ANKENY CITY COUNCIL

Regular Meeting

Tuesday, September 5, 2023
5:30 PM
Ankeny Kirkendall Public Library - City Council Chambers

1250 SW District Drive, Ankeny, Iowa

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro-Tem

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

---

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

ELECTRONIC MEETING INFORMATION

https://zoom.us/j/97312992966?pwd=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:	Mark Holm, Mayor
ROLL CALL:	Michelle Yuska, City Clerk
PLEDGE OF ALLEGIANCE:	Mark Holm, Mayor

CEREMONY: none

A. PUBLIC FORUM: none

B. APPROVAL OF AGENDA:

1. Approval of the September 5, 2023 Agenda

Action# B1-1. Consider motion to approve and accept the September 5, 2023 agenda, with or without amendment.

C. PUBLIC HEARING(S):

1. PH 2023-46 Proposed amendment to the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, for the City of Ankeny, Iowa, for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

Action# C1-1. Consider motion to close Public Hearing 2023-46.

2. PH 2023-47 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Action# C2-1. Consider motion to close Public Hearing 2023-47.

3. PH 2023-48 Proposed amendment to the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, for the City of Ankeny, Iowa, for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

Action# C3-1. Consider motion to close Public Hearing 2023-48.

4. PH 2023-49 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Action# C4-1. Consider motion to close Public Hearing 2023-49.

5. PH 2023-50 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Action# C5-1. Consider motion to close Public Hearing 2023-50.

6. PH 2023-51 Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Action# C6-1. Consider motion to close Public Hearing 2023-51.

7. PH 2023-52 Proposed 2023 Rally Complex Park Development Project

Action# C7-1. Consider motion to close Public Hearing 2023-52.

D. REPORTS OF ADVISORY BOARDS AND COMMISSION: none

E. APPROVAL OF CONSENT AGENDA:

- **Minutes**

CA - 1 Approval of official council actions of the regular meeting of August 21, 2023, as published, subject to correction, as recommended by the City Clerk.

CA - 2 Receive and file minutes of the Plan and Zoning Commission meeting of August 8, 2023.

CA - 3 Receive and file minutes of the Zoning Board of Adjustment meeting of July 18, 2023.

CA - 4 Receive and file minutes of the Library Board of Trustee meeting of June 15 and July 20, 2023.

CA - 5 Receive and file minutes of the Human Rights Commission meeting of June 22, 2023.

CA - 6 Receive and file minutes of the Park Board meeting of June 26, 2023.

- **Licenses and Permits**

CA - 7 Consider motion to approve the issuance of a special permit to Eric Weichers for the purpose of bow hunting of deer for the hunting season effective October 1, 2023 on private property within the city limits pursuant to Municipal Code Section 41.11(3).

CA - 8 Consider motion to approve the issuance of liquor licenses and/or beer/wine permits in the City of Ankeny.

- **Finance/Budget**

CA - 9 Consider motion to approve Change Order #2 increasing the contract amount by $3,671.60 to All-Star Concrete LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.

CA - 10 Consider motion to approve Payment #13 in the amount of $38,584.82 to Absolute Concrete Construction, Inc. for construction services on the SE 3rd Street Utility Improvements - Phase 1 project.

CA - 11 Consider motion to approve Payment #2 in the amount of $124,917.53 to All-Star Concrete, LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.

CA - 12 Consider motion to approve Payment #6 in the amount of $29,099.50 to Civil Design Advantage for engineering services on the NW 36th Street and NW Weigel Drive HMA Resurfacing project.

CA - 13 Consider motion to approve Payment #28 in the amount of $2,898.00 to FOX Strand, for engineering services on the Ankeny ASR project.

CA - 14 Consider motion to approve Payment #4 in the amount of $43,410.00 to FOX Strand, for engineering services on the NE 36th Street & NE 38th Street Water Main Loop project.

CA - 15 Consider motion to approve Payment #5 in the amount of $20,996.25 to JEO Consulting Group, Inc., for engineering services on the Transportation Master Plan project.

CA - 16 Consider motion to approve Payment #1 in the amount of $68,955.27 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.

CA - 17 Consider motion to approve Payment #13 in the amount of $19,187.93 to Short Elliott Hendrickson Inc., for engineering services on the S Ankeny Blvd Transmission Main project.

CA - 18 Consider motion to approve Payment #30 in the amount of $7,912.74 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.

CA - 19 Consider motion to approve Payment #31 in the amount of $13,002.27 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.

CA - 20 Consider motion to approve Payment #25 in the amount of $42,028.17 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.

CA - 21 Consider motion to approve Payment #3 in the amount of $14,504.50 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 3 project.

CA - 22 Consider motion to approve Payment #5 in the amount of $31,350.18 to Snyder & Associates, for engineering services on the SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement project.

CA - 23 Consider motion to approve Payment #4 in the amount of $47,192.42 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.

CA - 24 Consider motion to approve Payment #9 in the amount of $158,300.36 to Synergy Contracting, LLC, for construction services on the HTT Water Transmission Main & Drainage Improvements project.

CA - 25 Consider motion to approve the September 5, 2023 Accounts Payable.

CA - 26 Consider motion to adopt **RESOLUTION** accepting a proposal from TNT Landscaping & Nursery in the amount of $41,886.00 for the 2023 City Facilities Planting project.

CA - 27 Consider motion to adopt **RESOLUTION** accepting a proposal from Ace Pipe Cleaning, Inc. in the amount of $125,625.00 for the inspection of the Southern Interceptor Trunk Sewer.

- **Personnel Items - none**

- **Community Development Items**

CA - 28 Consider motion to adopt **RESOLUTION** accepting final plat, performance and maintenance bonds for public improvements, and platted easements for Aspen Ridge Commercial Plat 3.

CA - 29 Consider motion to adopt **RESOLUTION** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of storm sewer in Aspen Ridge Commercial Plat 3.

CA - 30 Consider motion to adopt **RESOLUTION** approving plans and specifications,

contracts, and performance and maintenance bonds for the construction of subgrade in Aspen Ridge Commercial Plat 3.

CA - 31 Consider motion to adopt **RESOLUTION** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of street paving in Aspen Ridge Commercial Plat 3.

CA - 32 Consider motion to adopt **RESOLUTION** accepting final plat, letter of credit for erosion control, performance and maintenance bonds for underground improvements, platted easements, parkland dedication agreement, sewer connection fee, and authorize cost-participation for upsizing of public water main for Canyon Landing Duplexes Plat 2 Final Plat.

CA - 33 Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of water main, sanitary sewer, storm sewer and subgrade in Canyon Landing Duplexes Plat 2 Final Plat.

CA - 34 Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Canyon Landing Duplexes Plat 2.

CA - 35 Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a hold harmless agreement allowing Stubbs Development, Inc. to place a development sign in a portion of the City's Public Utility Easement and Landscape Easement on Canyon Landing Townhomes Plat 1

CA - 36 Consider motion to adopt **RESOLUTION** waiving approval of the final plat for Dylan Estates Plat 1.

CA - 37 Consider motion to adopt **RESOLUTION** accepting final plat and platted easements for Spal Automotive USA Plat 1.

CA - 38 Consider motion to adopt **RESOLUTION** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the SE quadrant of Ankeny owned by Legacy Housby, LLC.

- **Engineering Items**

CA - 39 Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for utilities.

CA - 40 Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for subgrade.

CA - 41 Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for paving.

- **Capital Improvement Projects**

CA - 42 Consider motion to adopt **RESOLUTION** accepting a proposal from On Track Construction in the amount of $133,550.00 for the construction of the 2023 Annual Storm Sewer Repairs project.

- **Administrative Items**

CA - 43 Consider motion to receive and file the RAGBRAI 2023 Report.

CA - 44 Consider motion to receive and file the Ankeny SummerFest 2023 Report.

CA - 45 Consider a motion to adopt a **RESOLUTION** setting a public hearing on an ordinance amending the code of ordinances of the City of Ankeny, Iowa, by adding Chapter 58 – Provisions pertaining to the keeping of chickens within the City of

Ankeny (date of hrg: 9/18/2023 @ 5:30 p.m.)

- **Approval of Consent Agenda Items**

1. Consent Agenda Items CA-1 through CA-45.

Action# E1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-45.

F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS: none

G. RECESS - Mark Holm, Mayor

H. LEGISLATIVE BUSINESS:

- **Approval of Ordinances:**

1. Ord 2148 An Ordinance amending Chapter 69 Parking Regulations of the Municipal Code of the City of Ankeny, Iowa, by amending Section 69.04 Angle Parking, Section 69.10 No Parking on North and East Sides of Streets, and Section 69.11 No Parking on Both Sides.

Action# H1-1. Consider motion to accept third consideration of ORDINANCE 2148, sending it on its final passage and publication as required by law.

2. Ord 2149 An Ordinance amending Chapter 94.06 of the Municipal Code of the City of Ankeny, Sewer Connection Districts Established.

Action# H2-1. Consider motion to accept second consideration of ORDINANCE 2149.

3. Ord 2150 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A) (PH 2023-47).

Action# H3-1. Consider motion to accept first consideration of ORDINANCE 2150.

4. Ord 2151 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F). (PH 2023-49)

Action# H4-1. Consider motion to accept first consideration of ORDINANCE 2151.

5. Ord 2152 An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E). (PH 2023-50).

Action# H5-1. Consider motion to accept first consideration of ORDINANCE 2152.

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

District, Restricted to Single Family (Rezoning Area D). (PH 2023-51)

Action# H6-1. Consider motion to accept first consideration of ORDINANCE 2153.

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

Action# H7-1. Consider motion to accept first consideration of ORDINANCE 2154.

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

Action# H8-1. Consider motion to accept first consideration of ORDINANCE 2155.

I. OLD BUSINESS: none

J. NEW BUSINESS:

1. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope Kimberley LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B) (PH 2023-46).

Action# J1-1. Consider motion to adopt RESOLUTION approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Low Density Residential to Medium Density Residential (LUPA Area B).

2. Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope Kimberley LLC from High Density Residential to Community Commercial use classification (LUPA Area C) (PH 2023-48).

Action# J2-1. Consider motion to adopt RESOLUTION approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from High Density Residential to Community Commercial (LUPA Area C).

3. Proposed North Four Mile Creek Trunk Sewer - Phase 2
Professional Services Agreement with Foth Infrastructure and Environment, LLC. (Foth)

Action# J3-1. Consider a motion to approve the Professional Services Agreement with Foth, for the design engineering and bidding phase services on the North Four Mile Creek Trunk Sewer - Phase 2 Project in an amount not to exceed $29,000.00 and the Mayor to execute said agreement.

4. Faith Baptist College—Request to suspend: 1). enforcement of decibel levels in the City's Noise Control ordinance; and 2). discharging weapons in the Public Health and Safety Code of the Ankeny Municipal Code.

Action# J4-1.

Consider motion to approve or deny the request by Faith Baptist College to suspend enforcement of certain provisions of Chapter 44 and Chapter 41.09.

K. ADMINISTRATIVE BUSINESS:

- **Report of the City Staff:**

  City Manager
  City Attorney

- **Report of the Governing Body:**

  Mayor

  City Council Members:
  Council Member Bentz
  Council Member Perry
  Council Member Ruddy
  Council Member Shafer
  Council Member Stearns

- **Future Council Agenda Items:**

  - ***Public Hearing - NW Irvinedale Drive - Elevated Water Storage Tank - 9/18/23 @ 5:30 p.m.***
  - ***Public Hearing - Urban Chicken Ordinance - 9/18/23 @ 5:30 p.m.***
  - ***Regular Council Meeting - 10/2/23 @ 5:30 p.m.***

L. ADJOURNMENT

1. Adjournment

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

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

Meeting ID: 973 1299 2966
Passcode: 1234

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT: COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Approval of the September 5, 2023 Agenda

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve and accept the September 5, 2023 agenda, with or without amendment.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-46: Proposed amendment to the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, for the City of Ankeny, Iowa, for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is the property owner of approximately 45.14 acres; Land Use Plan Amendment Area B is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential. The applicant is now proposing to reclassify the future land use to Medium Density Residential. This request is accompanied by Rezoning Area A.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the request to amend The Ankeny Plan 2040, Comprehensive Plan, Future Land Use Map, reclassifying property from Low Density Residential to Medium Density Residential (LUPA Area B).

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended that the City Council approve the request by Hope Kimberley LLC, to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential at their meeting on August 8, 2023.

PUBLIC OUTREACH EFFORTS:

Legal publication notification. The Plan & Zoning Commission held a public hearing on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-46.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Resolution
P&Z Minutes
Staff Report
Aerial Map
Applicant Letter
LUPA Area B Exhibit
Future Land Use Map
Zoning Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Zoning Map
Hope Kimberley Properties - Combined Future Land Use Map

PUBLIC HEARING 2023-46 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED AMENDMENT TO THE ANKENY PLAN 2040, COMPREHENSIVE PLAN, FIGURE 12.10 FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, LUPA AREA B

Mayor:

This is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny.

FROM: Low Density Residential

TO: Medium Density Residential

Property Description: approximately 45.14-acres (+/-) located south of NE 126th Avenue and East of N Ankeny Boulevard.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

"Has any written correspondence been received regarding this proposed revision to The Ankeny Plan"?

City Clerk:

None in the Clerk's office.

Mayor:

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

After Report:

"Because this is an electronic meeting if there anyone who wishes to be heard for or against this requested item, please indicate by raising your hand on the video conference call OR if you are connected by phone you may press star 9 (*9). When you are called upon, please give name and address for the record."

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

- ❑ Consider **MOTION** to close public hearing PH 2023-46.

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

RESOLUTION

RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, LUPA AREA B

WHEREAS, on the 18th day of July, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 8th day of August, 2023, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by Hope Kimberley LLC, from Low Density Residential to Medium Density Residential (LUPA Area B); and

WHEREAS, on the 5th day of September, 2023, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 00°29'13" EAST ALONG THE EAST RIGHT OF WAY LINE OF NE 14TH STREET, 67.75 FEET; THENCE NORTH 08°56'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 305.39 FEET; THENCE NORTH 00°29'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1091.59 FEET; THENCE NORTH 18°53'24" EAST ALONG SAID EAST RIGHT OF WAY LINE, 79.20 FEET; THENCE NORTH 00°29'11" EAST ALONG SAID EAST RIGHT OF WAY LINE, 359.43 FEET; THENCE NORTH 21°26'57" EAST ALONG SAID EAST RIGHT OF WAY LINE, 27.96 FEET; THENCE NORTH 00°29'13" EAST ALONG SAID EAST RIGHT OF WAY LINE, 99.82 FEET; THENCE NORTH 17°27'09" EAST ALONG SAID EAST RIGHT OF WAY LINE, 34.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE NORTH 89°29'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 900.68 FEET; THENCE SOUTH 00°29'17" WEST, 1127.80 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.14 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 45.14-acres (+/-) located south of NE 126th Avenue and East of N Ankeny Boulevard.

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

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from Low Density Residential to Medium Density Residential (LUPA Area B); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

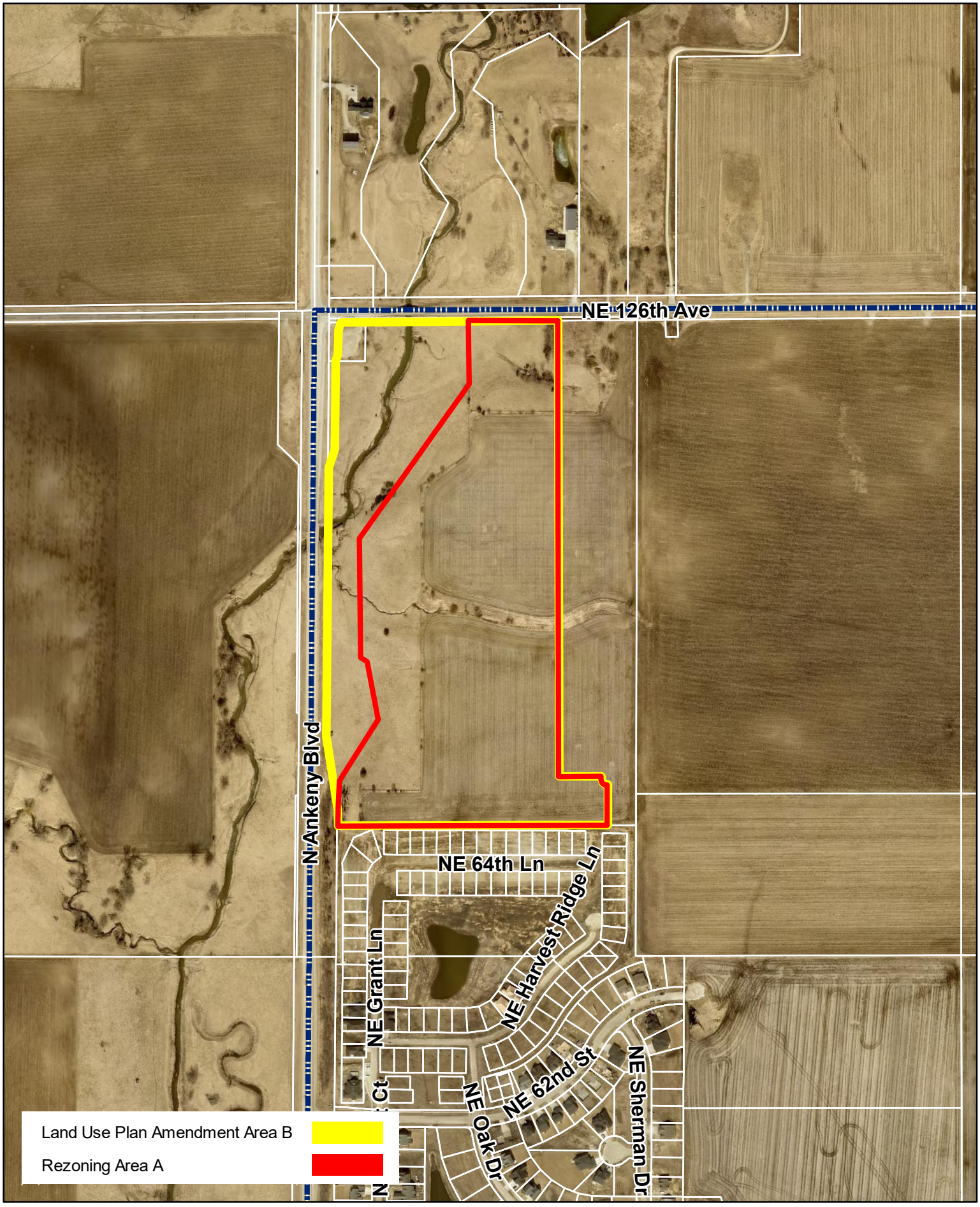
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.



N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A

Ankeny
bringing it all together.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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.

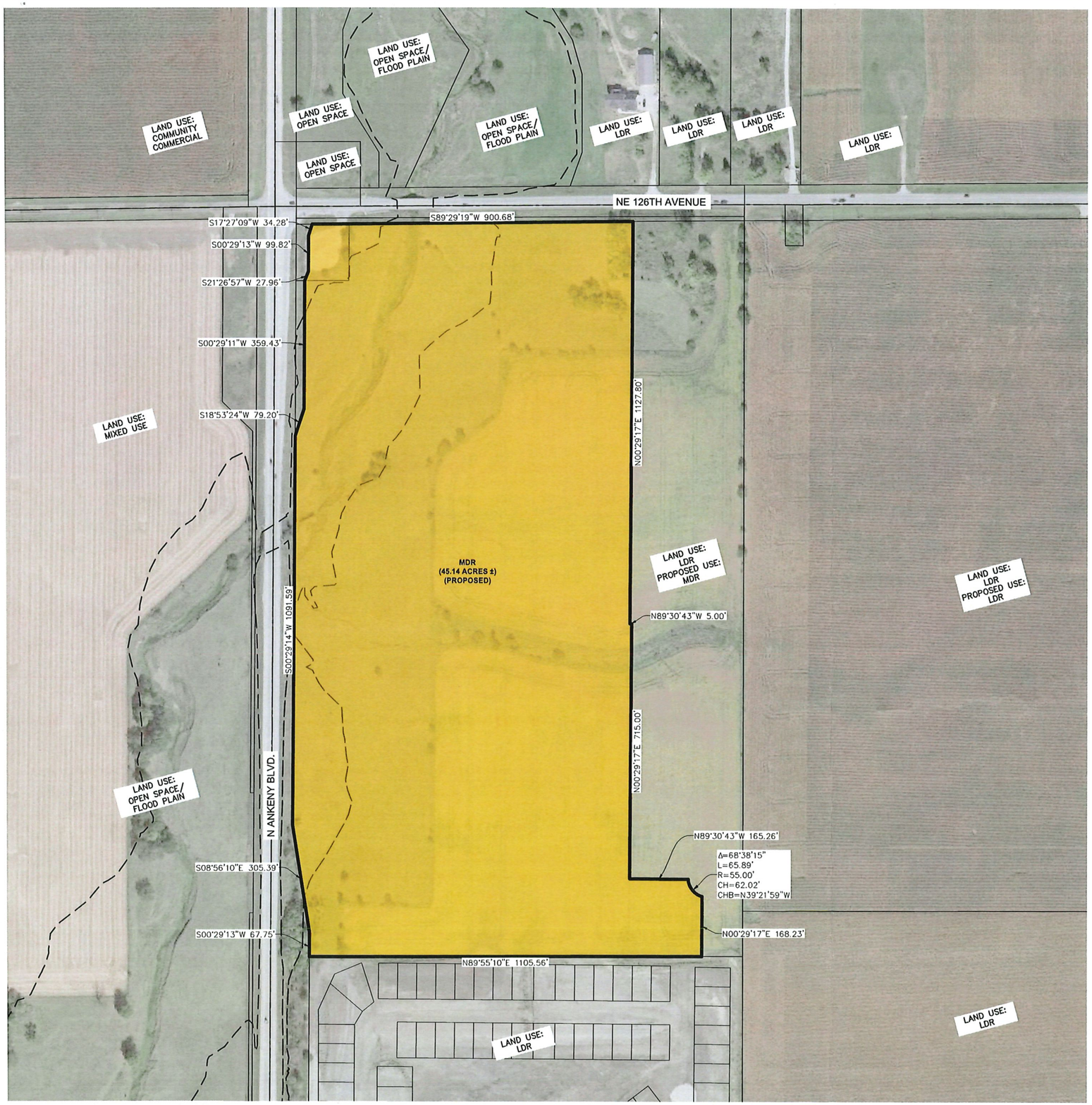
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

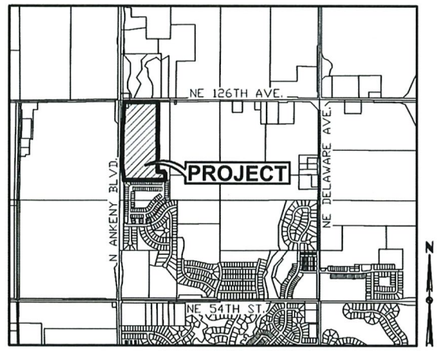
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

EXISTING: LDR: LOW DENSITY RESIDENTIAL/
OS: OPEN SPACE (FLOOD PLAIN)

PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 00°29'13" EAST ALONG THE EAST RIGHT OF WAY LINE OF NE 14TH STREET, 67.75 FEET; THENCE NORTH 08°56'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 305.39 FEET; THENCE NORTH 00°29'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1091.59 FEET; THENCE NORTH 18°53'24" EAST ALONG SAID EAST RIGHT OF WAY LINE, 79.20 FEET; THENCE NORTH 00°29'11" EAST ALONG SAID EAST RIGHT OF WAY LINE, 359.43 FEET; THENCE NORTH 21°26'57" EAST ALONG SAID EAST RIGHT OF WAY LINE, 27.96 FEET; THENCE NORTH 00°29'13" EAST ALONG SAID EAST RIGHT OF WAY LINE, 99.82 FEET; THENCE NORTH 17°27'09" EAST ALONG SAID EAST RIGHT OF WAY LINE, 34.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE NORTH 89°29'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 900.68 FEET; THENCE SOUTH 00°29'17" WEST, 1127.80 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.14 ACRES MORE OR LESS.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA

Date August 8, 2023

Ayes 7 Nays 0 Abstain — Absent —

APPROVED

T. Rapp Chairperson

Brenda Hughsong Secretary

REVISIONS	DATE
	06/14/2023
PREPARED	

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

ENGINEER: EKO | TECH: MAE

HOPE KIMBERLEY PROPERTY

LAND USE AMENDMENT 'B'

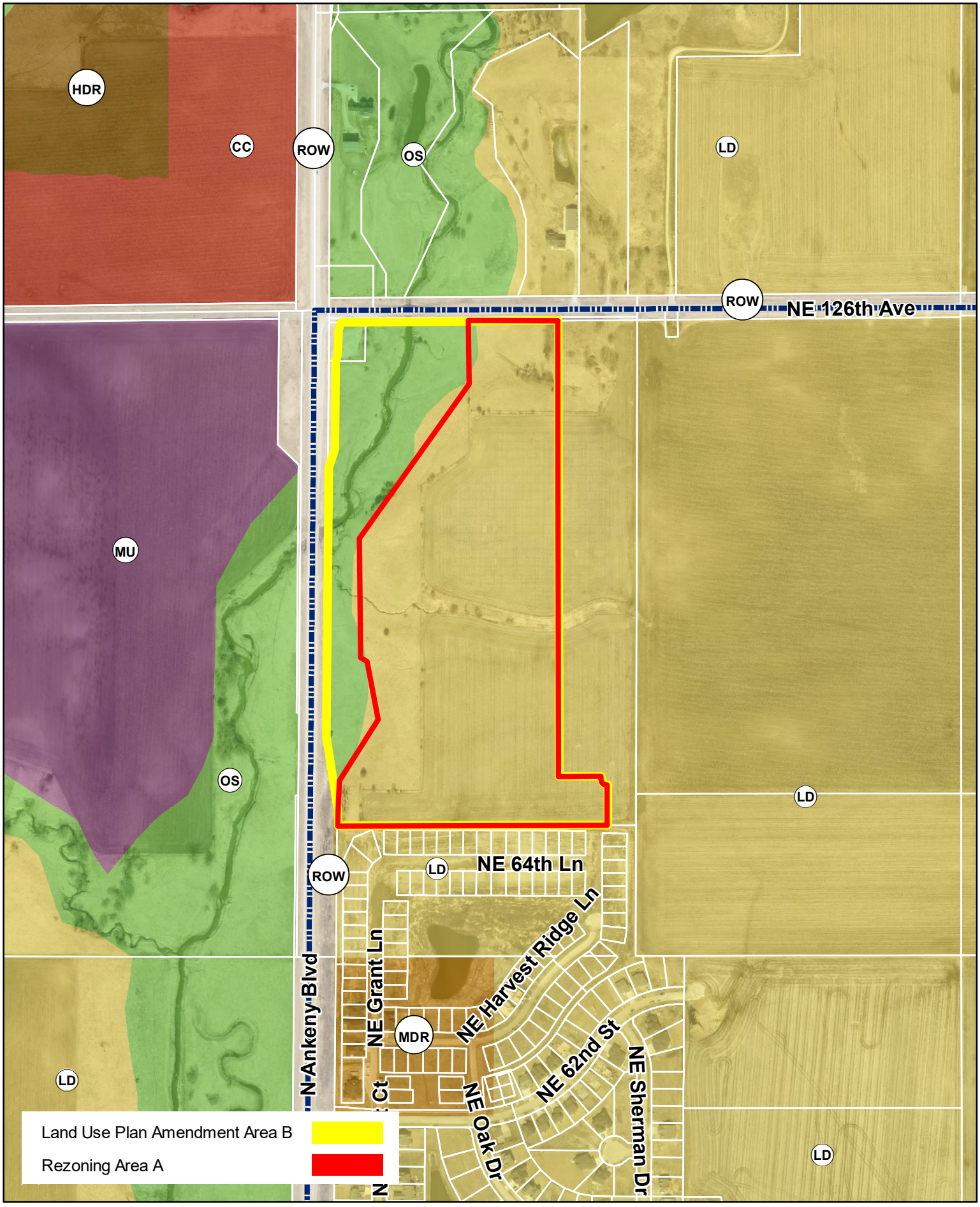
ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

1/1

2108.649

FILE: H:\2021\21088\49\DWG\21088-49-LAND USE AMENDMENT-B.DWG
PLOT DATE: 6/14/2023 8:47:34 AM
PLOTTED BY: MAE EVANS
COMMENT:
ENG:
TECH: MAE



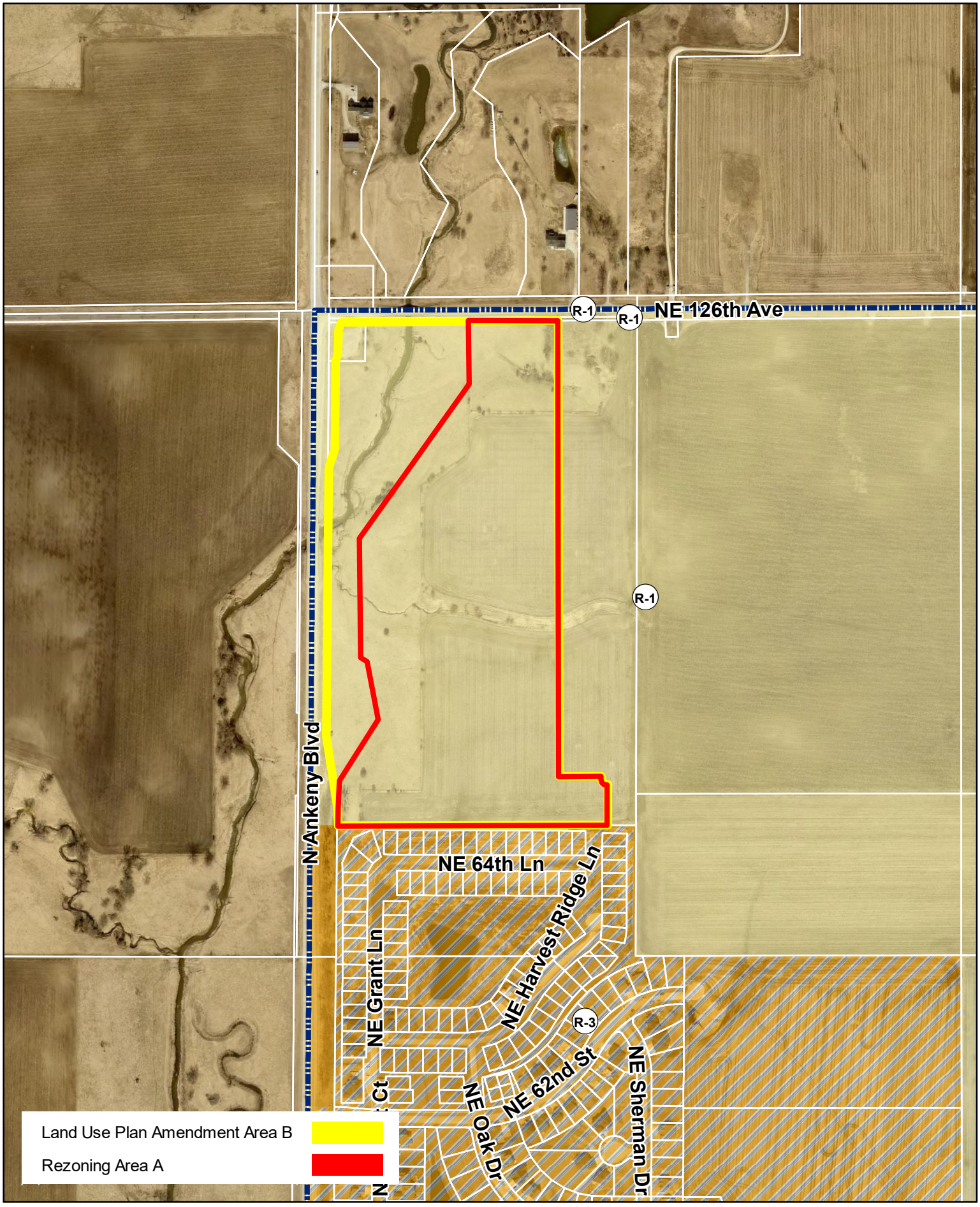
N

1 inch = 500 feet

Date: 7/12/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Future Land Use Map

Ankeny
bringing it all together.



N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Zoning Map

Ankeny
bringing it all together.

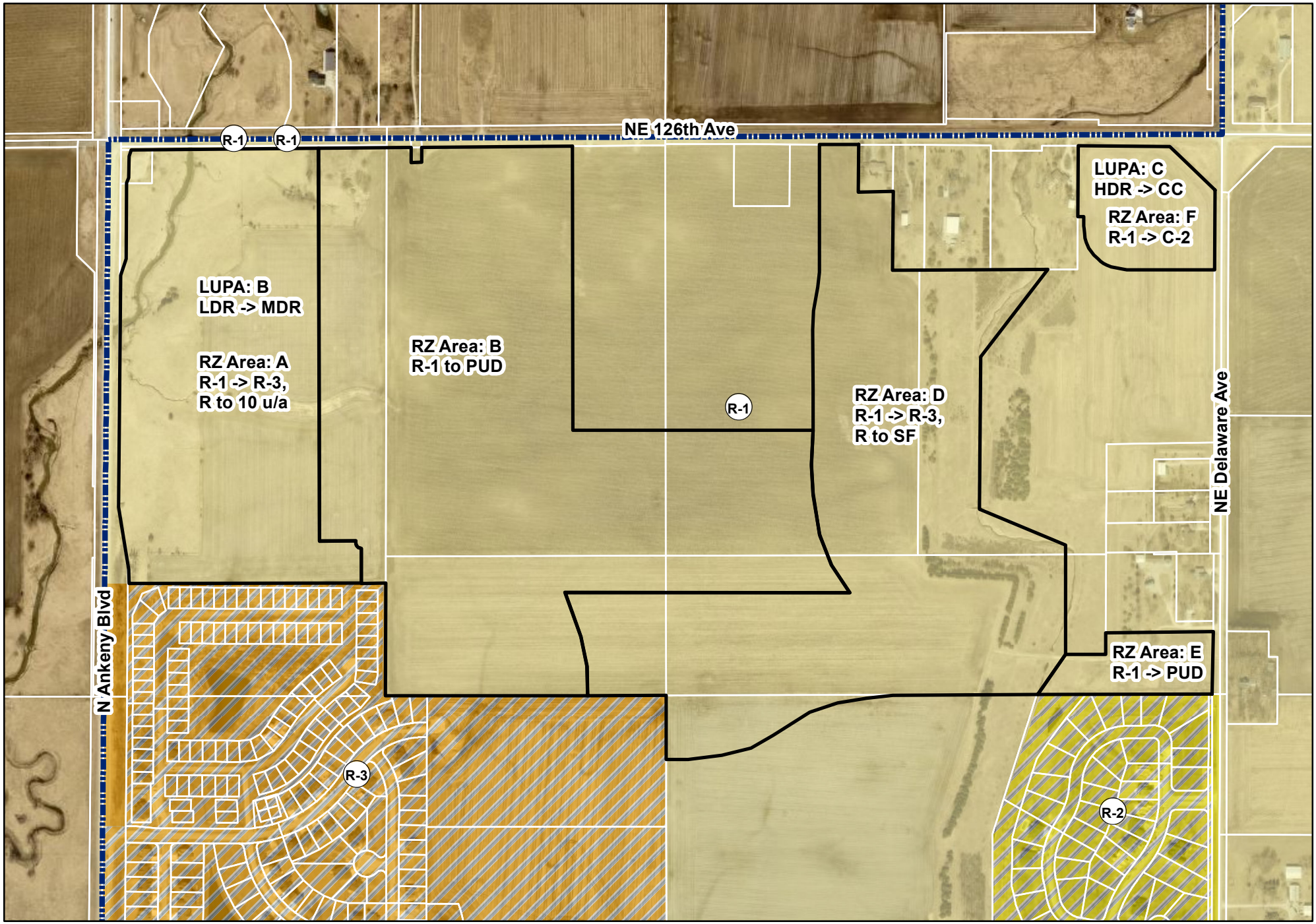
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



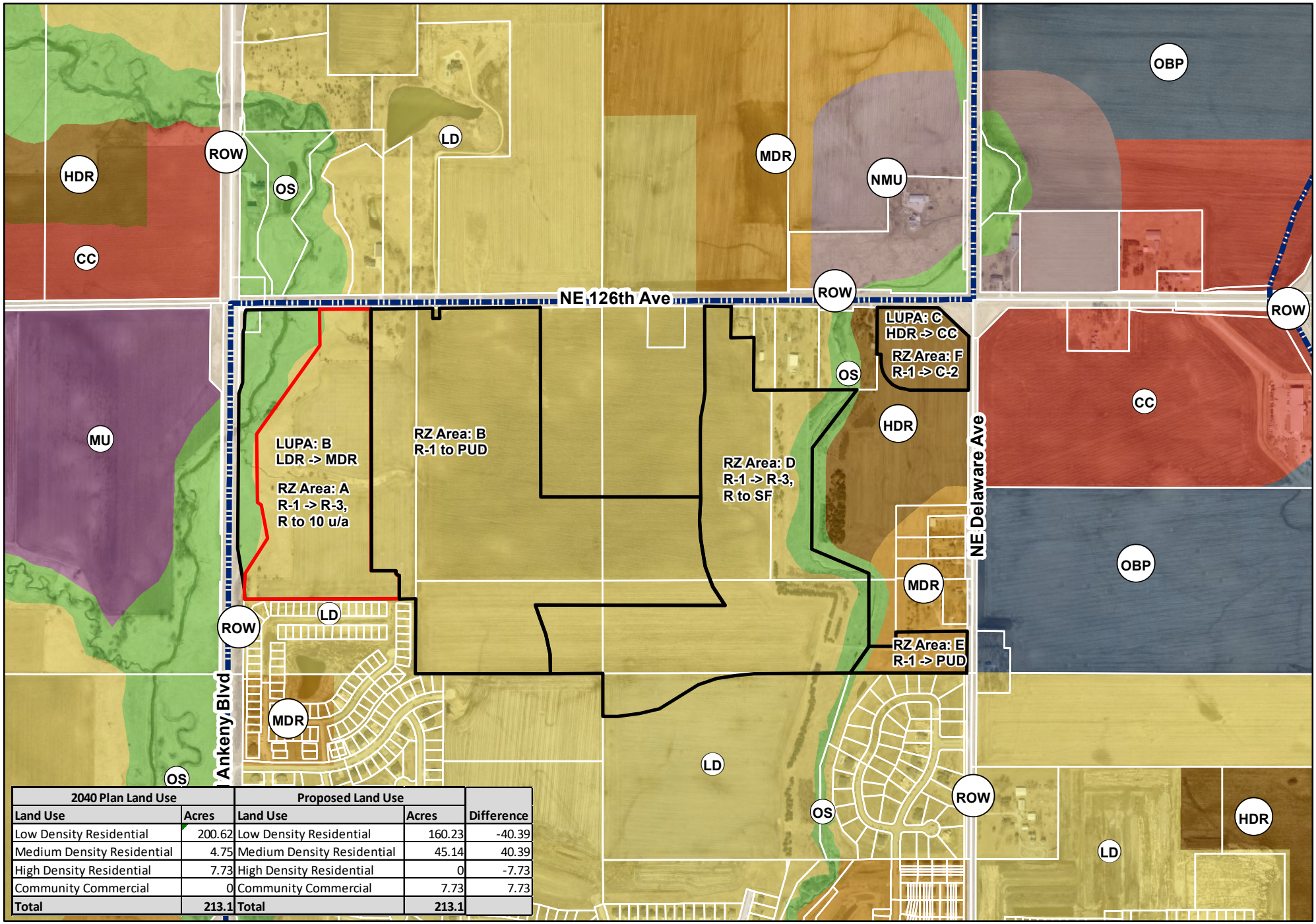
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-47: Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. The subject area is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection.

This rezoning request accompanies the applicants requests to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, LUPA Area B, from Low Density Residential LDR to Medium Density Residential.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

On August 8, 2023 the Plan and Zoning Commission recommended City Council approve the request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

PUBLIC OUTREACH EFFORTS:

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-47.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Ordinance
P&Z Minutes
Staff Report
Applicant Letter
Aerial Map
P&Z Approved Rezoning Area A Exhibit
Zoning Map
Future Land Use Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Zoning Map
Hope Kimberley Properties - Combined Future Land Use Map

PUBLIC HEARING 2023-47 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2150 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope Kimberley LLC.

FROM: its current R-1, One-Family Residence District

TO: R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A)

Layman's Description – approximately 34.56 acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

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

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

- Consider **MOTION** to close public hearing 2023-47.

Mayor

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

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE, REZONING AREA A

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 34.56-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commision;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. 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.

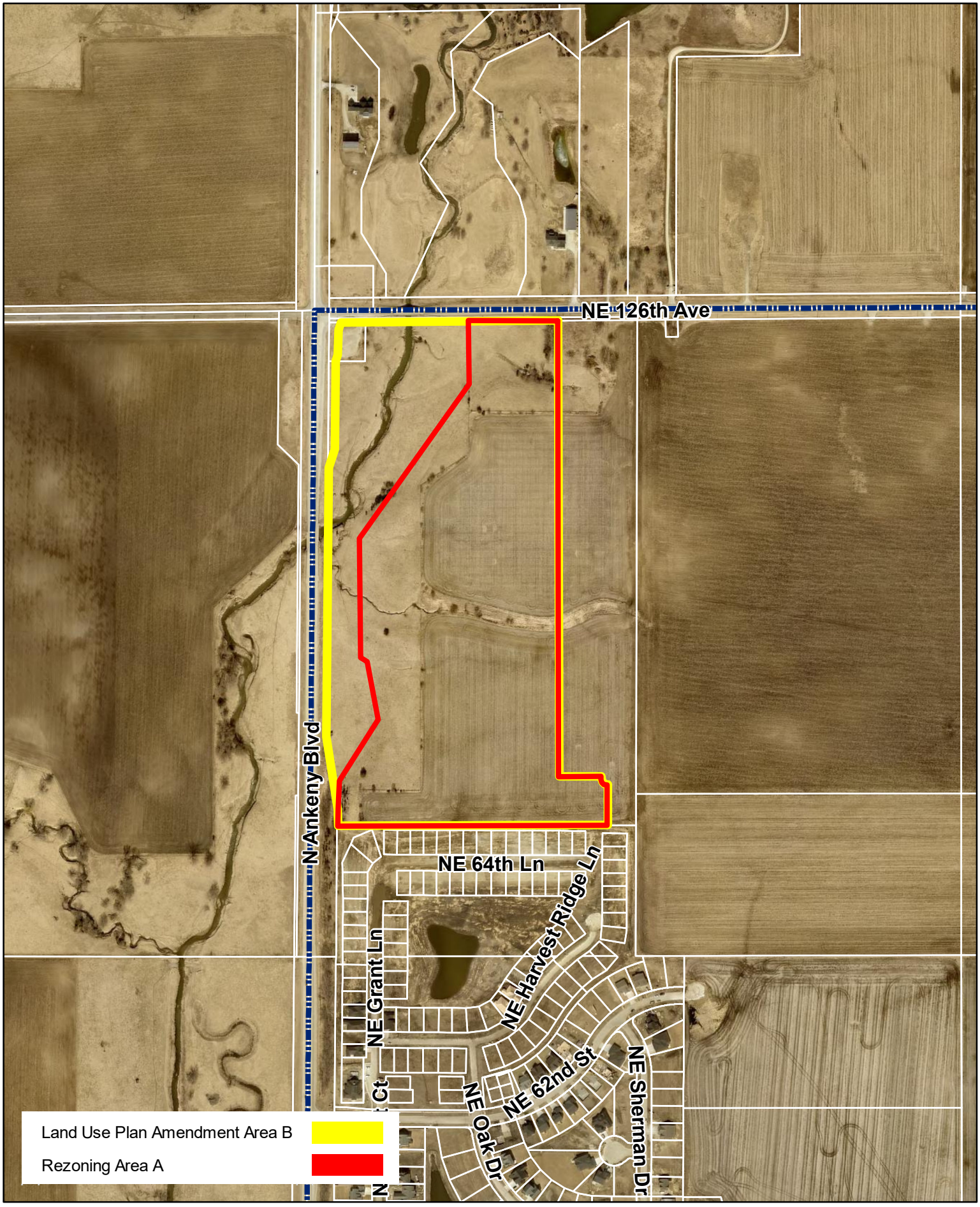
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



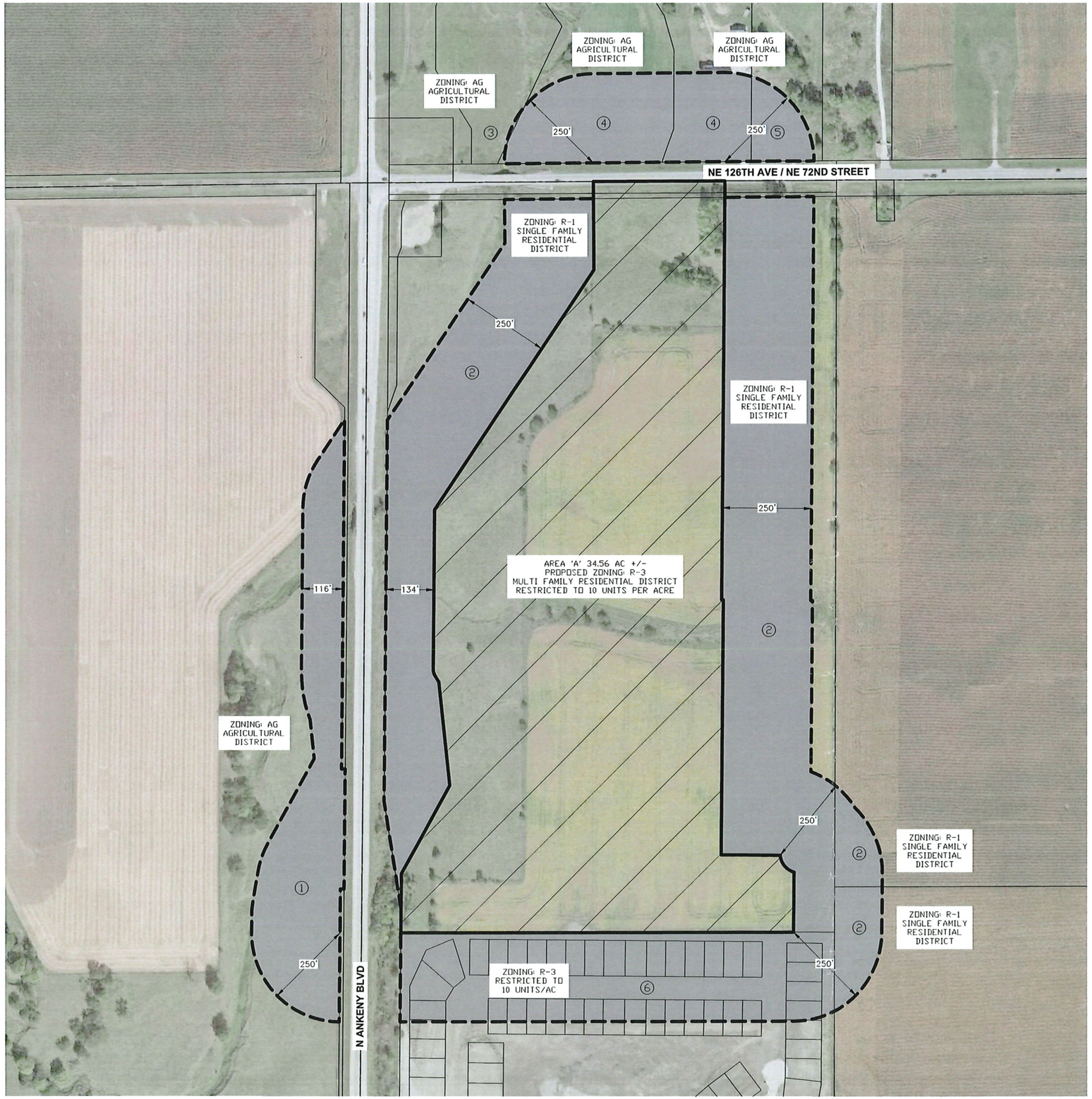
N

1 inch = 500 feet

Date: 7/13/2023

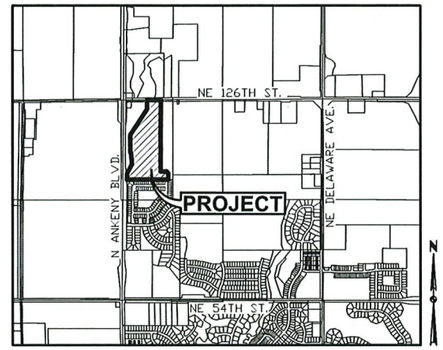
Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A

Ankeny
bringing it all together.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

RECEIVED
JUN 19 2023
CITY OF ANKENY

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 – MULTI FAMILY RESIDENTIAL DISTRICT RESTRICTED TO 10 UNITS PER ACRE

REZONING DESCRIPTION - AREA 'A':

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	EARL M REINHART TRUST	5.5	14.33%	
2	HOPE KIMBERLEY LLC	21.6	56.14%	X
3	GIBSON, DENNIS M	0.0	0.03%	
4	NEFZGER, JEREMY & TERESA	3.7	9.52%	
5	VOGEL, PATRICIA & TIMOTHY	0.7	1.83%	
6	COURTYARDS AT HARVEST RIDGE LLC	7.0	18.15%	X
		38.5	100.00%	74.29%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary

SCALE
0' 75' 150' 300'

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE | ANKENY, IOWA

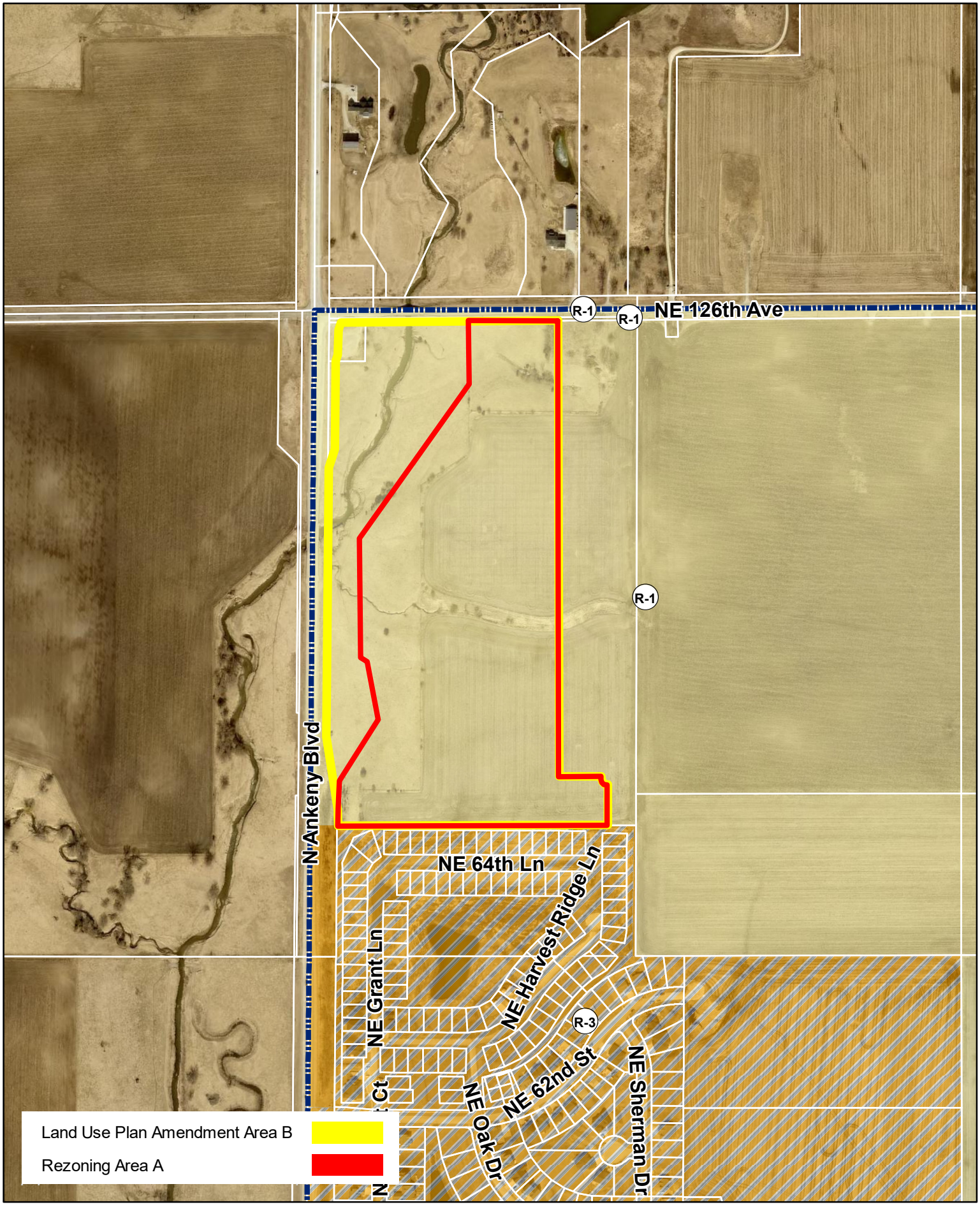
HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'A'

1/1

2108.649

FILE: (A:\2021\2108649\DWG\2108649-REZONE-ALB.DWG
FILE DATE: 8/16/23
PLOTTED BY: ERIK OLLENDIKE
DATE PLOTTED: 8/17/2023 10:43 AM
COMMENT:
ESC:
TECH:



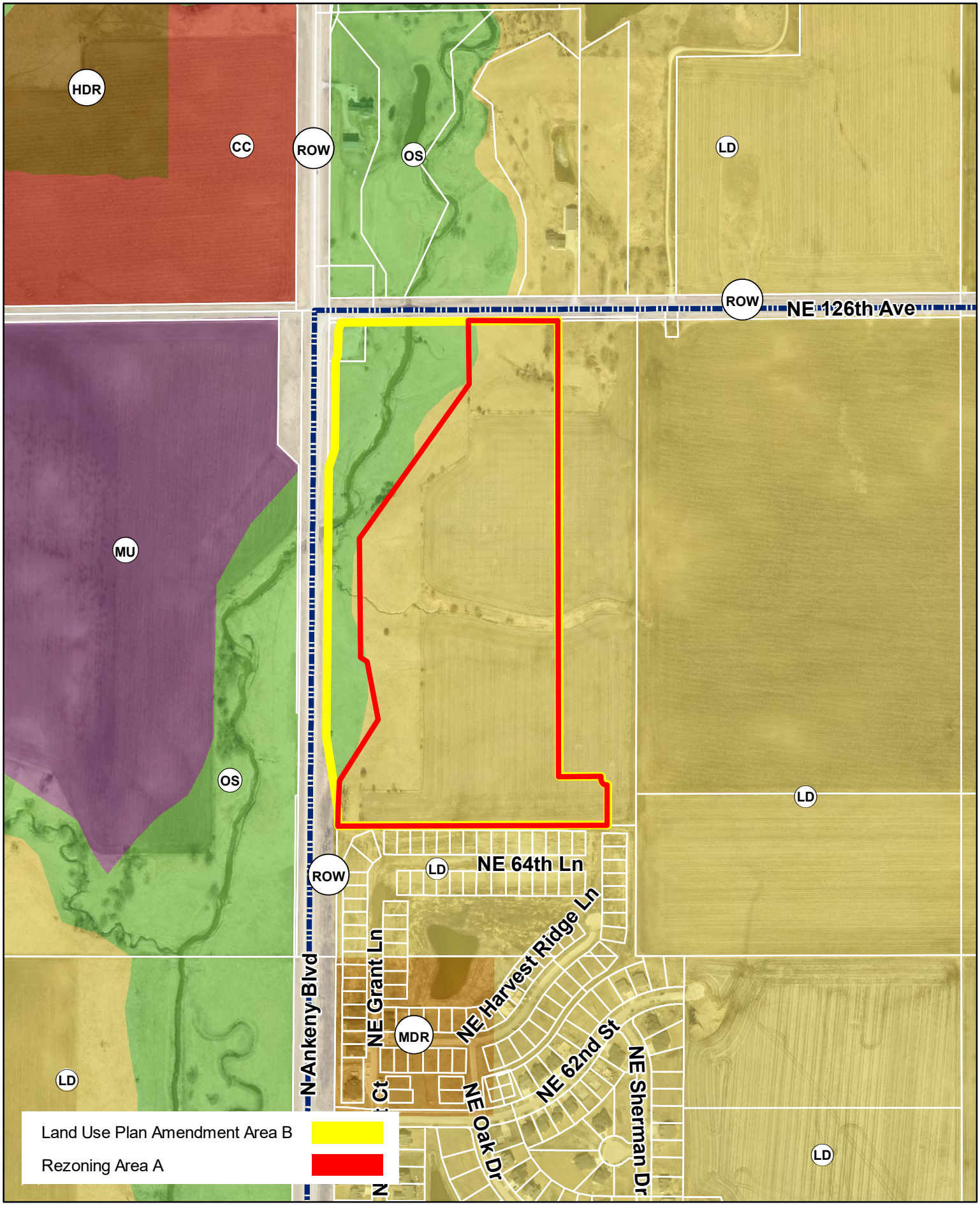
N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 500 feet

Date: 7/12/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Future Land Use Map

Ankeny
bringing it all together.

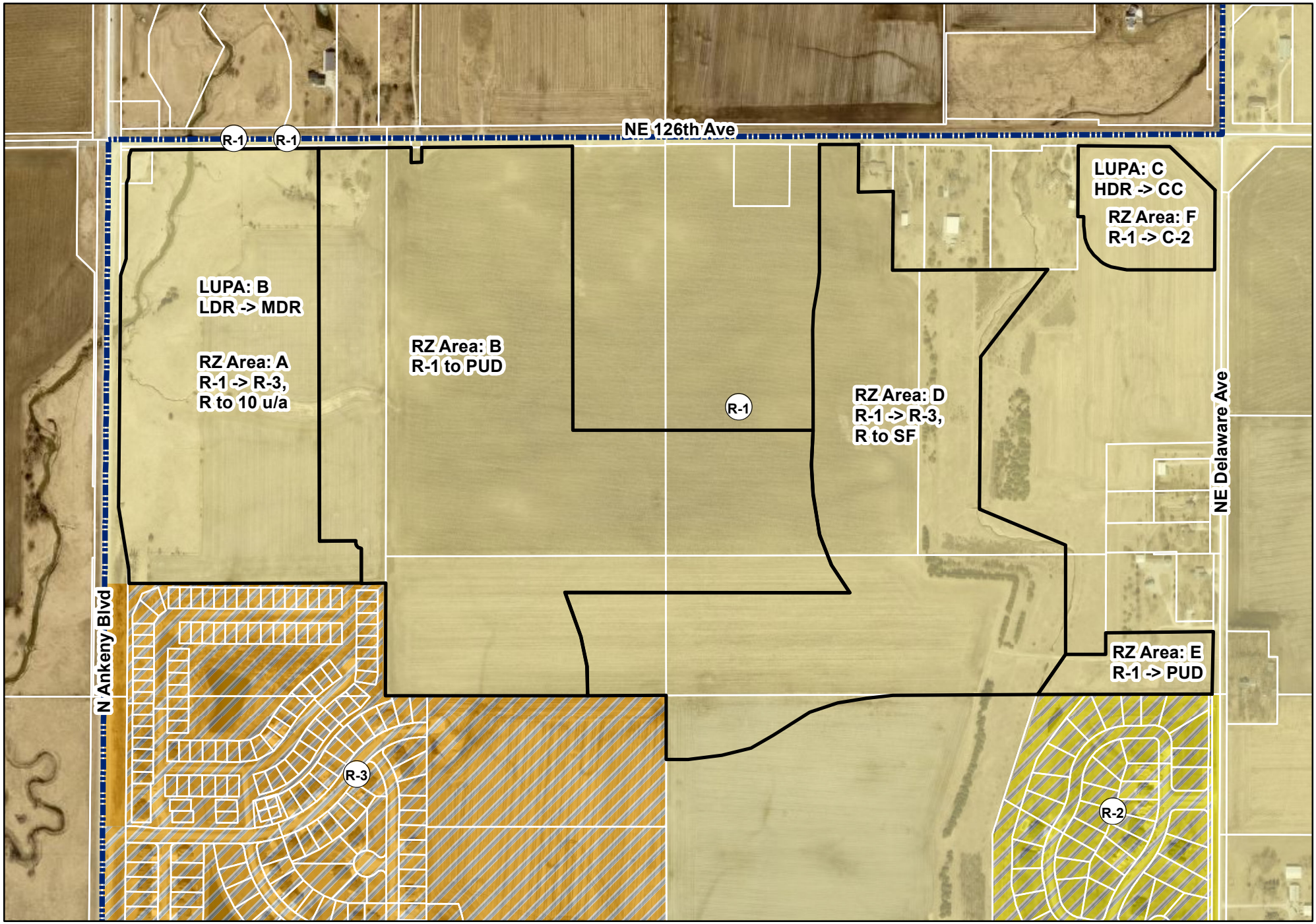
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



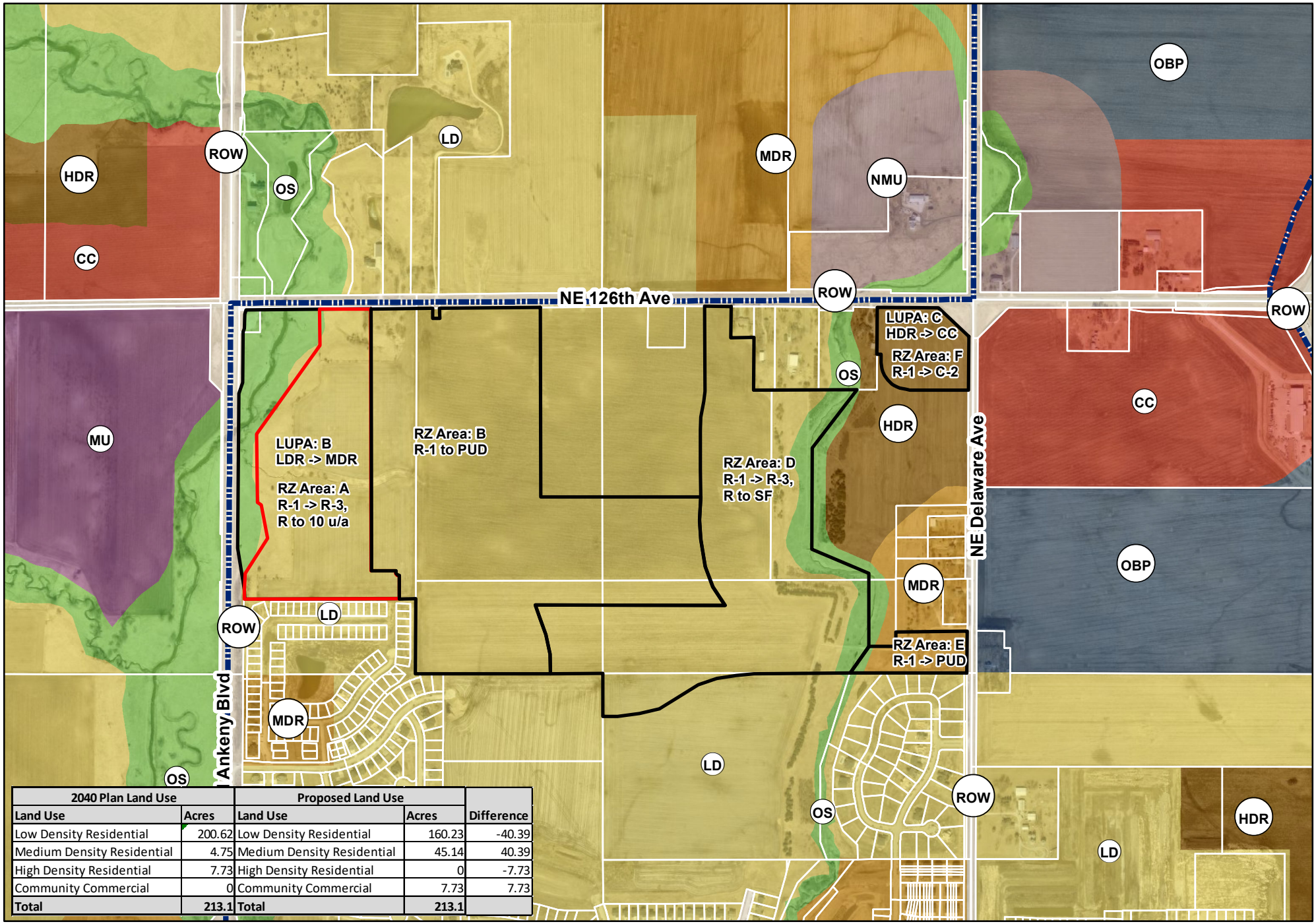
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-48: Proposed amendment to the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, for the City of Ankeny, Iowa, for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is the property owner of approximately 7.73 acres; Land Use Plan Amendment Area C is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential. The applicant is now proposing to reclassify the future land use to Community Commercial. This request is accompanied by Rezoning Area C.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the request to amend The Ankeny Plan 2040, Comprehensive Plan, Future Land Use Map, reclassifying property from High Density Residential to Community Commercial (LUPA Area C).

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended that the City Council approve the request by Hope Kimberley LLC, to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial at their meeting on August 8, 2023.

PUBLIC OUTREACH EFFORTS:

Legal publication notification. The Plan & Zoning Commission held a public hearing on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-48.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Resolution
P&Z Minutes
Staff Report
Aerial Map
Applicant Letter
LUPA Area C Exhibit
Future Land Use Map
Zoning Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Future Land Use Map
Hope Kimberley Properties - Combined Zoning Map

PUBLIC HEARING 2023-48 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED AMENDMENT TO THE ANKENY PLAN 2040, COMPREHENSIVE PLAN, FIGURE 12.10 FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL, LUPA AREA C

Mayor:

This is the time and place for a public hearing on a proposed amendment to the Ankeny Plan 2040 (Figure 12.10) Future Land Use Map for the City of Ankeny.

FROM: High Density Residential

TO: Community Commercial

Property Description: approximately 7.73-acres (+/-) located south of NE 126th Avenue and west of NE Delaware Avenue.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

"Has any written correspondence been received regarding this proposed revision to The Ankeny Plan"?

City Clerk:

None in the Clerk's office.

Mayor:

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

After Report:

"Because this is an electronic meeting if there anyone who wishes to be heard for or against this requested item, please indicate by raising your hand on the video conference call OR if you are connected by phone you may press star 9 (*9). When you are called upon, please give name and address for the record."

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

- ❑ Consider **MOTION** to close public hearing PH 2023-48.

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

RESOLUTION

RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL, LUPA AREA C

WHEREAS, on the 18th day of July, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 8th day of August, 2023, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by Hope Kimberley LLC, from High Density Residential to Community Commercial (LUPA Area C); and

WHEREAS, on the 5th day of September, 2023, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'54" EAST ALONG SAID EAST LINE, 334.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°42'57" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 438.30 FEET; THENCE SOUTH 44°59'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 296.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 375.69 FEET; THENCE NORTH 89°46'18" WEST, 369.58 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.73 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 7.73-acres (+/-) located south of NE 126th Avenue and west of NE Delaware Avenue.

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

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from High Density Residential to Community Commercial (LUPA Area C); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

_____

Mark E. Holm, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.

N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F

Ankeny
bringing it all together.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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.

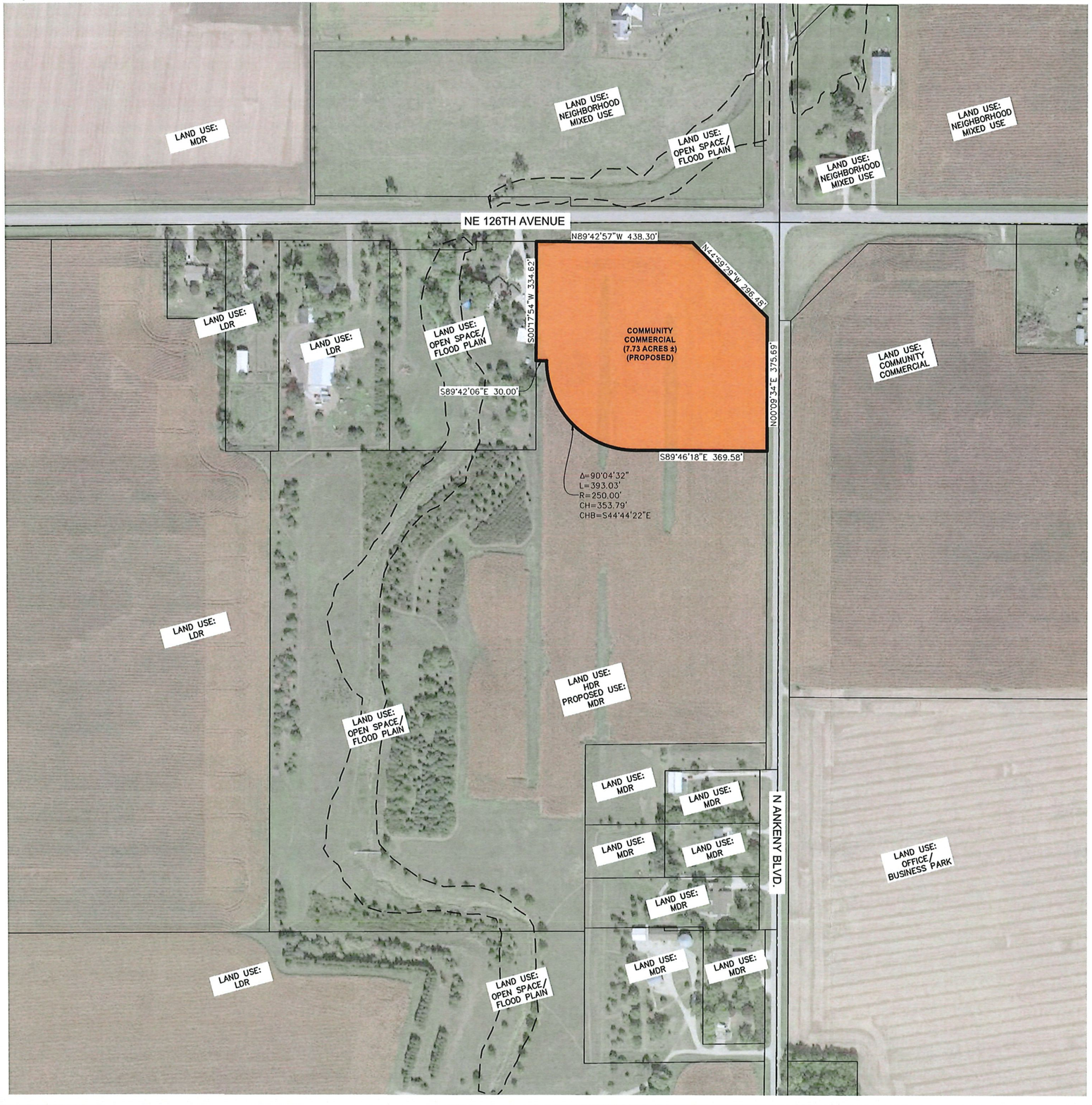
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

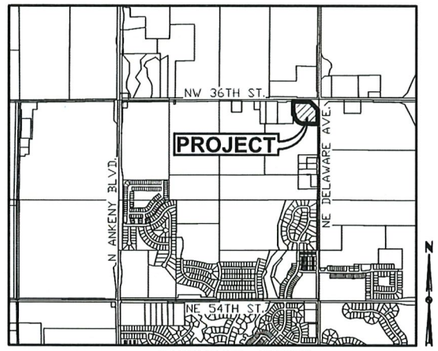
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

EXISTING: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED: CC: COMMUNITY COMMERCIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'54" EAST ALONG SAID EAST LINE, 334.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°42'57" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 438.30 FEET; THENCE SOUTH 44°59'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 296.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 375.69 FEET; THENCE NORTH 89°46'18" WEST, 369.58 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.73 ACRES MORE OR LESS.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Ropp Chairperson
Brenda Lugbany Secretary

N

SCALE
0' 75 150 300

REVISIONS	DATE
PREPARED	06/15/2023

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

ENGINEER: EKO
TECH: MAE

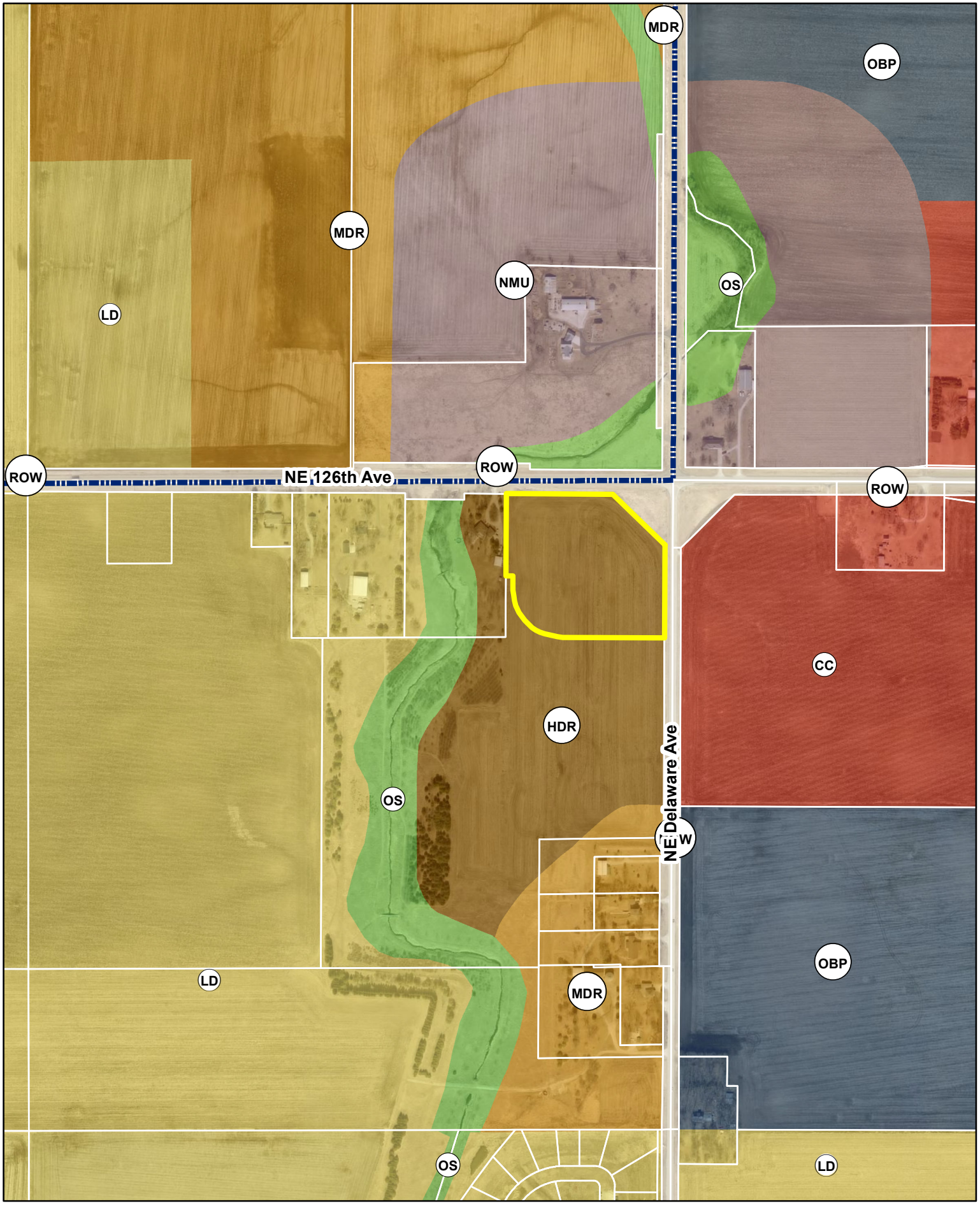
CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY
LAND USE AMENDMENT 'C'

ANKENY, IOWA

1/1

2108.649



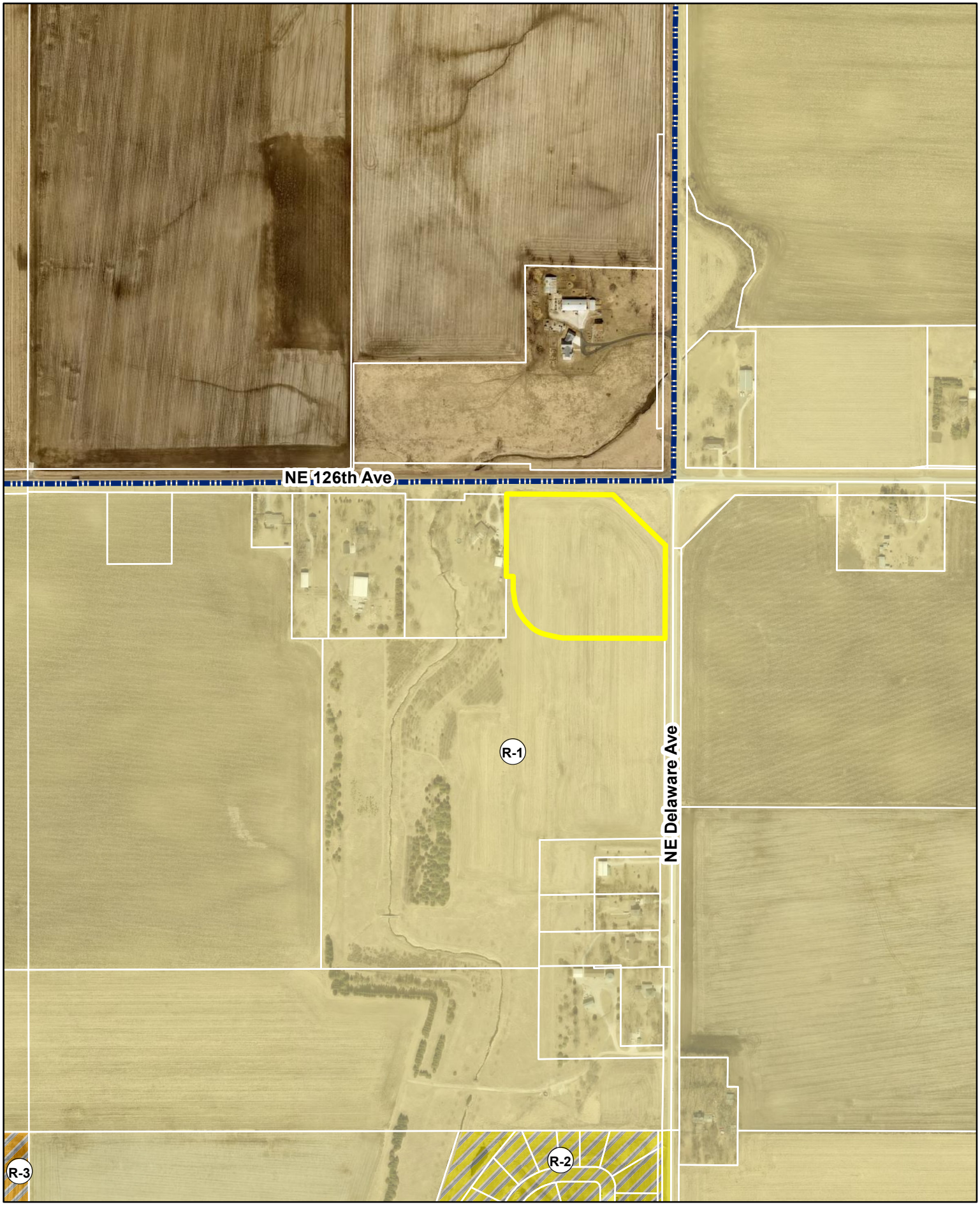
N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F
Future Land Use Map

Ankeny
bringing it all together.



N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F
Zoning Map

Ankeny
bringing it all together.

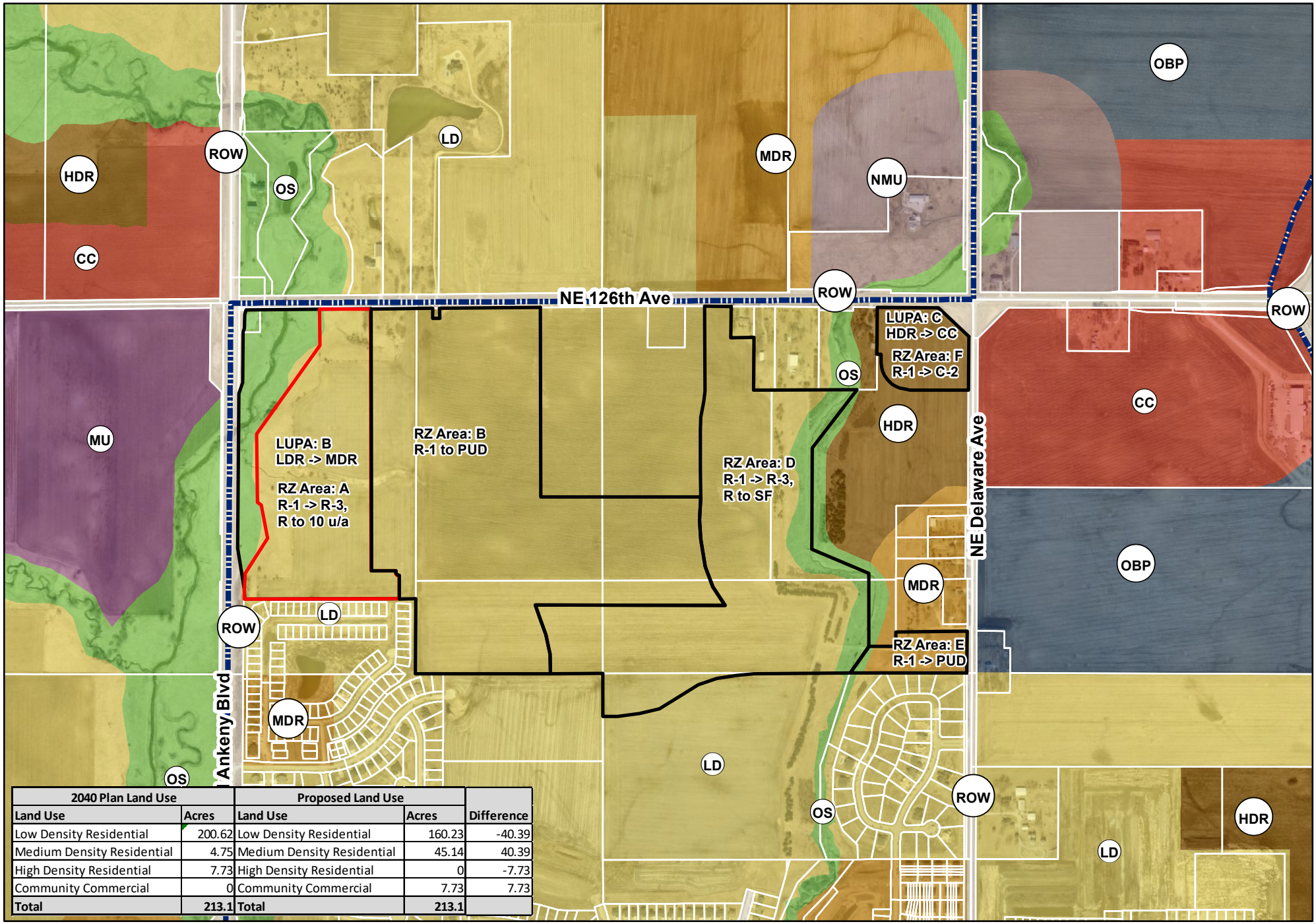
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

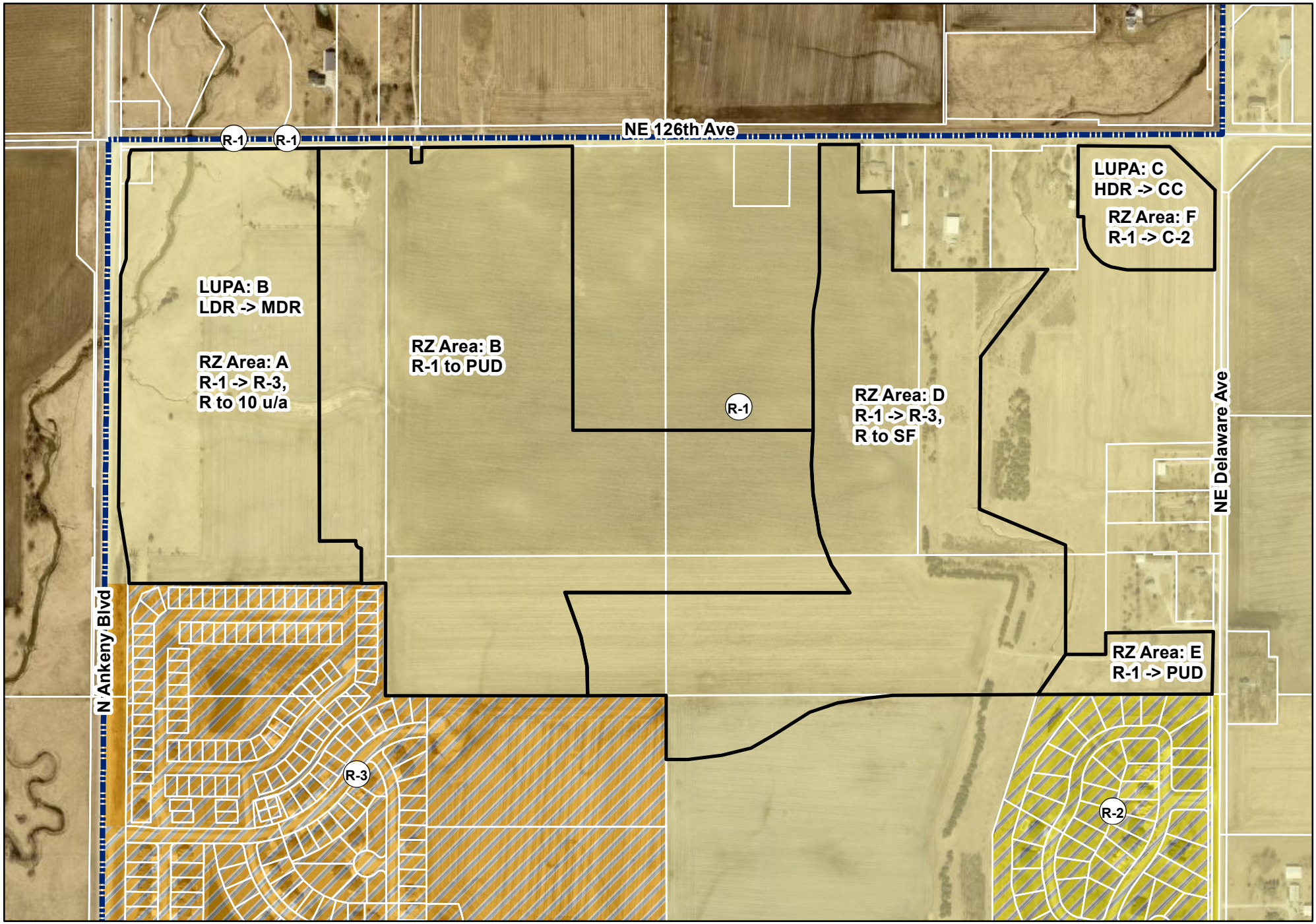
N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.



N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-49: Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is requesting to rezone 7.73 acres (Rezoning Area F) from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District. The subject property located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection

This rezoning request accompanies the applicant's request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, LUPA Area C, from High Density Residential to Community Commercial.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

On August 8, 2023 the Plan and Zoning Commission recommended City Council approve the request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

PUBLIC OUTREACH EFFORTS:

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-49.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Ordinance
P&Z Minutes
Staff Report
Applicant Letter
P&Z Approved Rezoning Area F Exhibit
Aerial Map
Zoning Map
Future Land Use Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Zoning Map
Hope Kimberley Properties - Combined Future Land Use Map

PUBLIC HEARING 2023-49 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2151 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope Kimberley LLC.

FROM: its current R-1, One-Family Residence District

TO: C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F)

Layman's Description – approximately 9.54 acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

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

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

- ❑ Consider **MOTION** to close public hearing 2023-49.

Mayor

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

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO C-2, GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT, REZONING AREA F

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 9.54-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commision;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. 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.

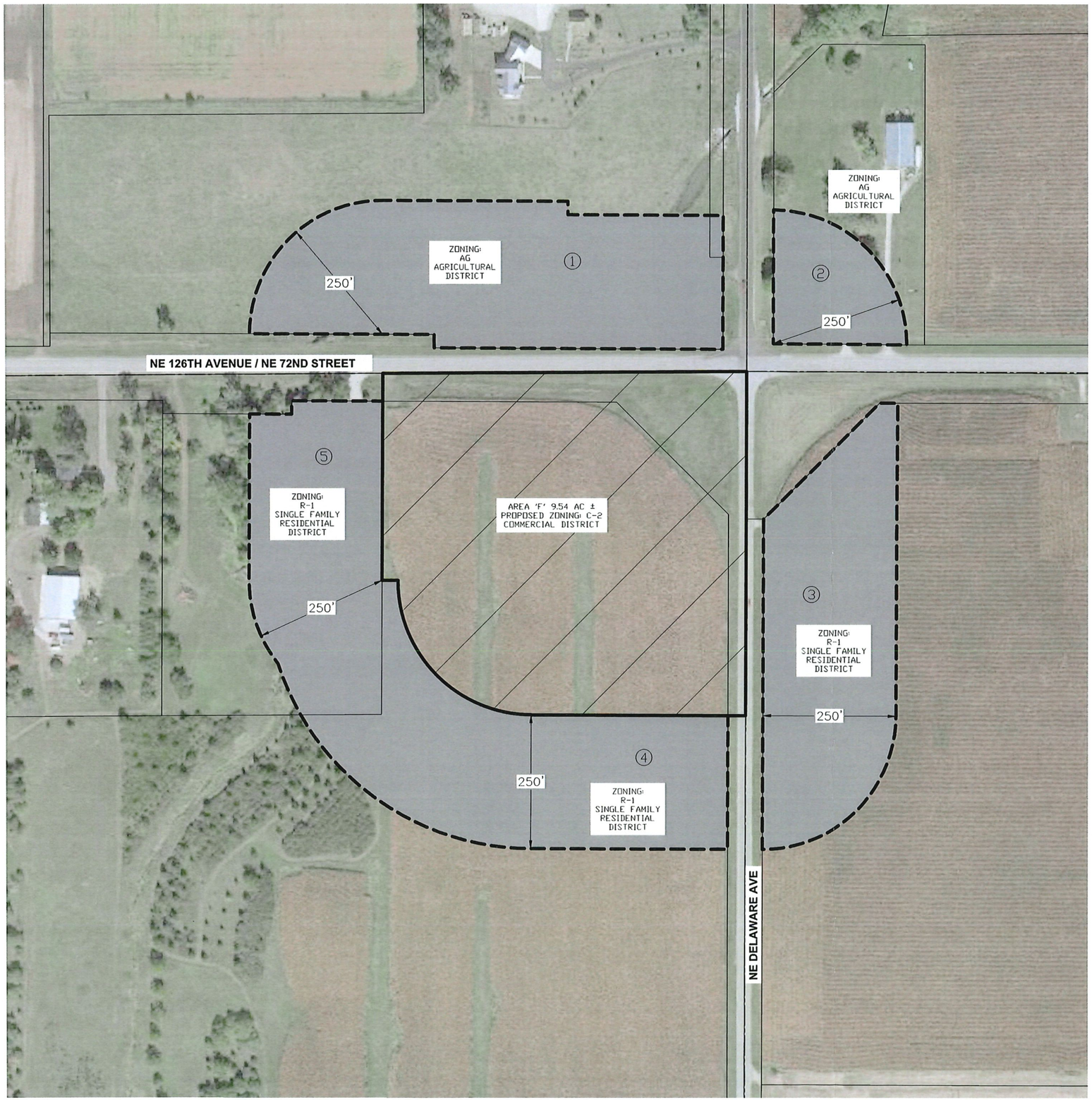
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

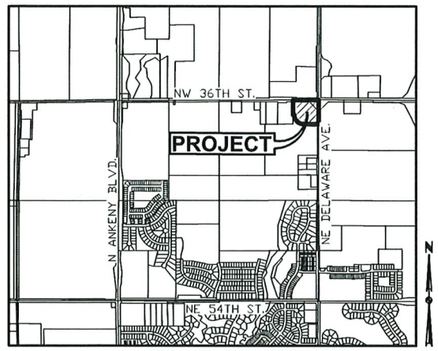
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: C-2 – COMMERCIAL DISTRICT

REZONING DESCRIPTION - AREA 'F':

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	WATTONVILLE, JASON/LINDA	4.9	28.24%	
2	HEBNER, ELVIN JR & CINDY	1.1	6.47%	
3	RUETER, TODD & ALEX; PAIGE BENLAALA	3.9	22.59%	X
4	HOPE KIMBERLEY LLC	4.4	24.99%	X
5	SEUNTJENS, CHRISTOPHER & IRENE	3.1	17.71%	
		17.5	100.00%	47.58%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughany Secretary

N

SCALE
0' 50 100 200

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO
TECH: MAE

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'F'

ANKENY, IOWA

1/1

2108.649

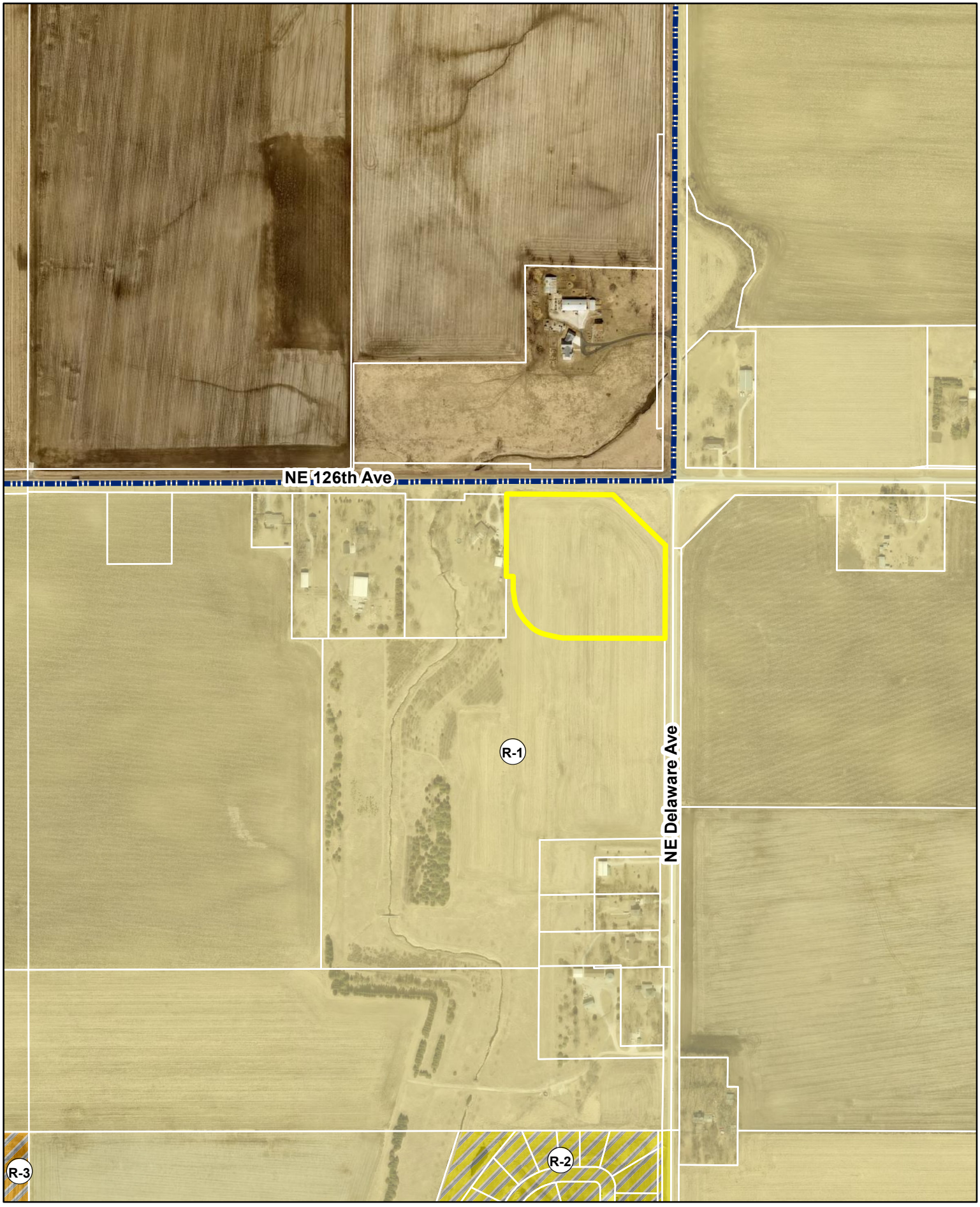
N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F

Ankeny
bringing it all together.



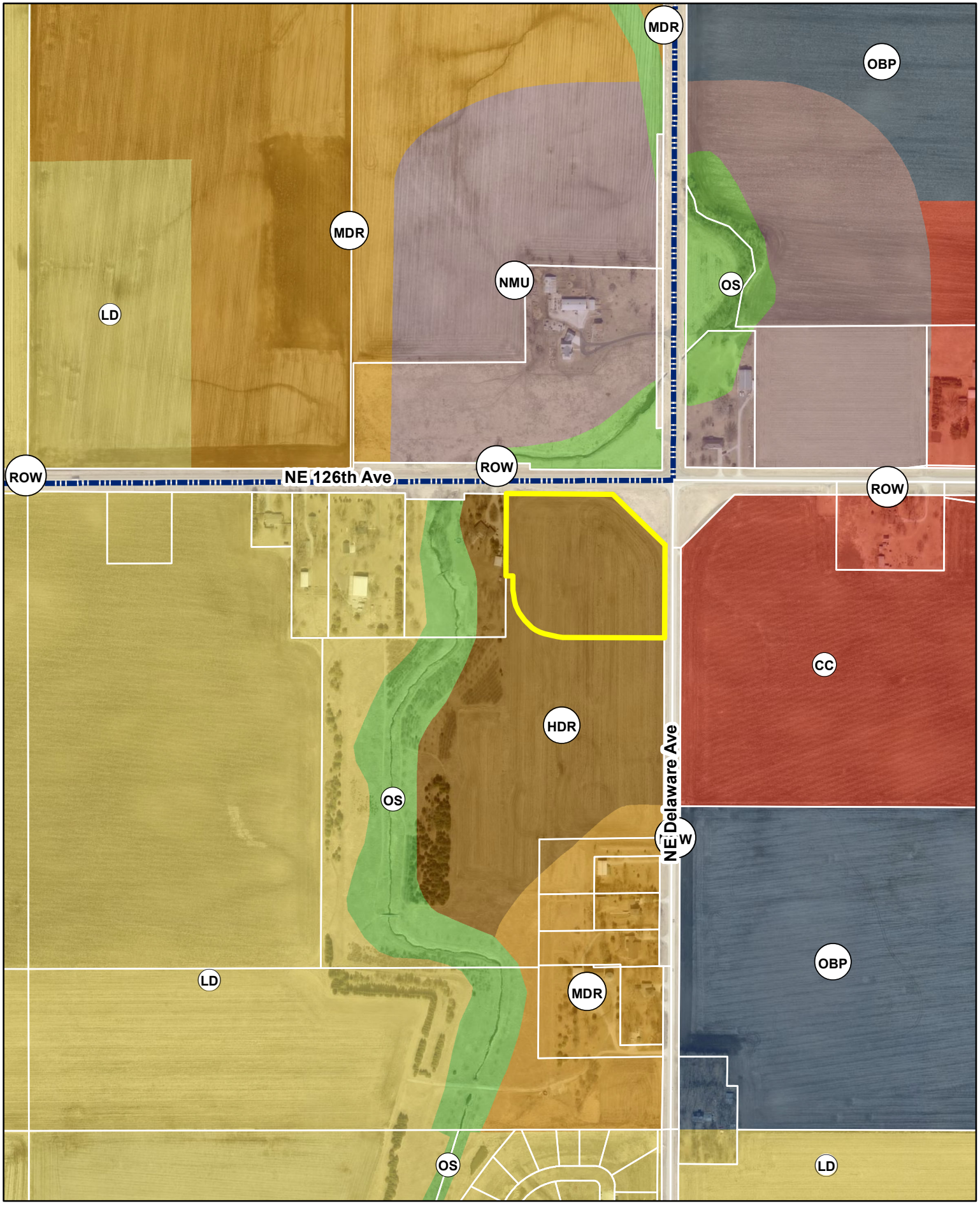
N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F
Future Land Use Map

Ankeny
bringing it all together.

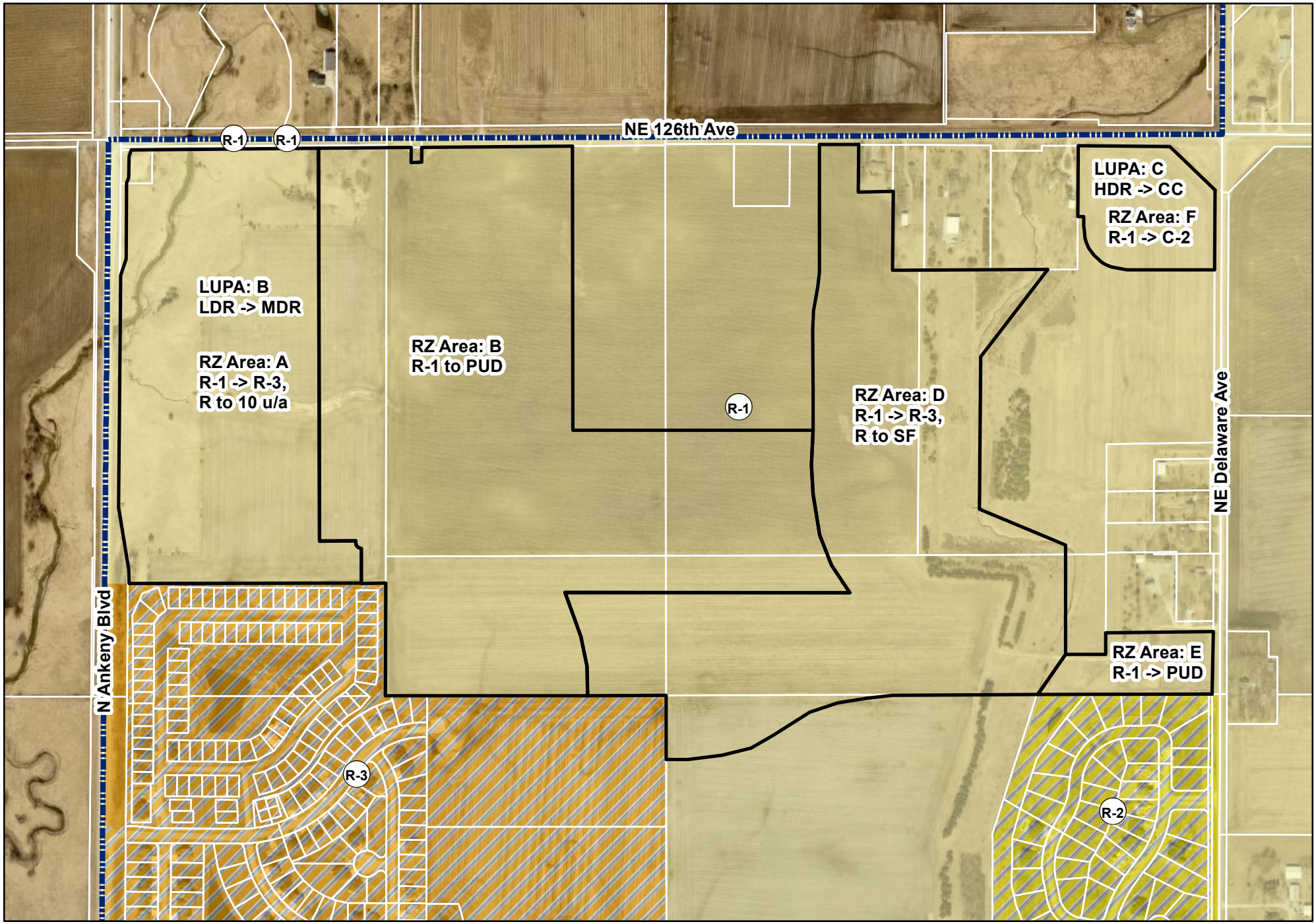
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



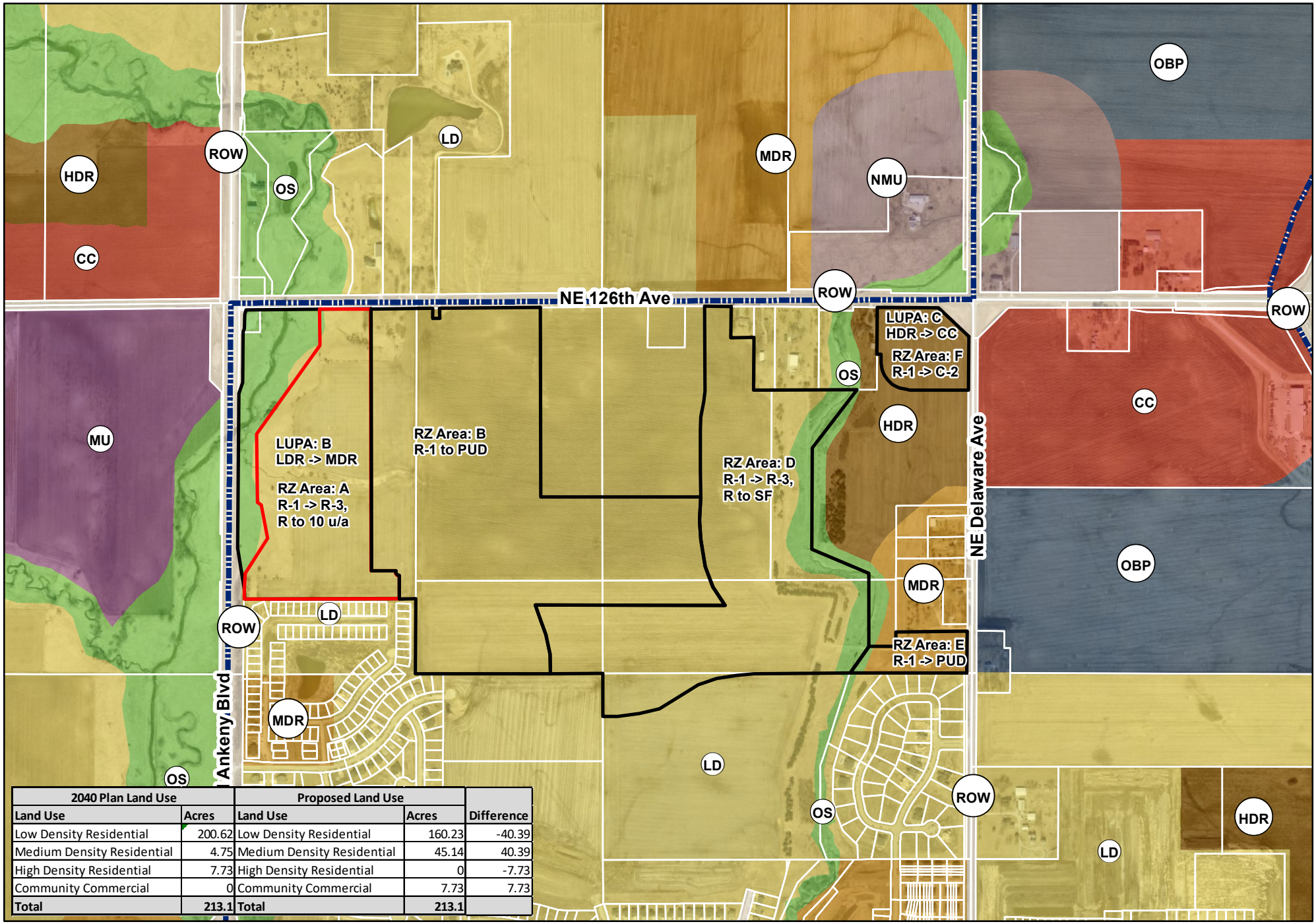
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-50: Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80’ min. lot width.

The Hope Kimberley Property PUD’s concept shows a total of 399 lots for a total density of 3.75 units

per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

On August 8, 2023 the Plan and Zoning Commission recommended City Council approve the request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

PUBLIC OUTREACH EFFORTS:

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-50.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Ordinance
P&Z Minutes
Staff Report
Applicant Letter
Aerial Map
P&Z Approved Rezoning Area B & E Exhibit
Zoning Map
Future Land Use Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Zoning Map
Hope Kimberley Properties - Combined Future Land Use Map

PUBLIC HEARING 2023-50 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2152 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope Kimberley LLC.

FROM: its current R-1, One-Family Residence District

TO: PUD, Planned Unit Development (Rezoning Area B and E)

Layman's Description (Area B) – approximately 88.5 acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard; and

Layman's Description (Area E) – approximately 4.75 acres (+/-) of land south of NE 126th Avenue and west of NE Delaware Avenue.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

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

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

- ❑ Consider **MOTION** to close public hearing 2023-50.

Mayor

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

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, REZONING AREA B AND E

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION (AREA B):

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 88.5-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

LEGAL DESCRIPTION (AREA E):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 4.75 acres (+/-) of land south of NE 126th Avenue and west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commision;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. 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.

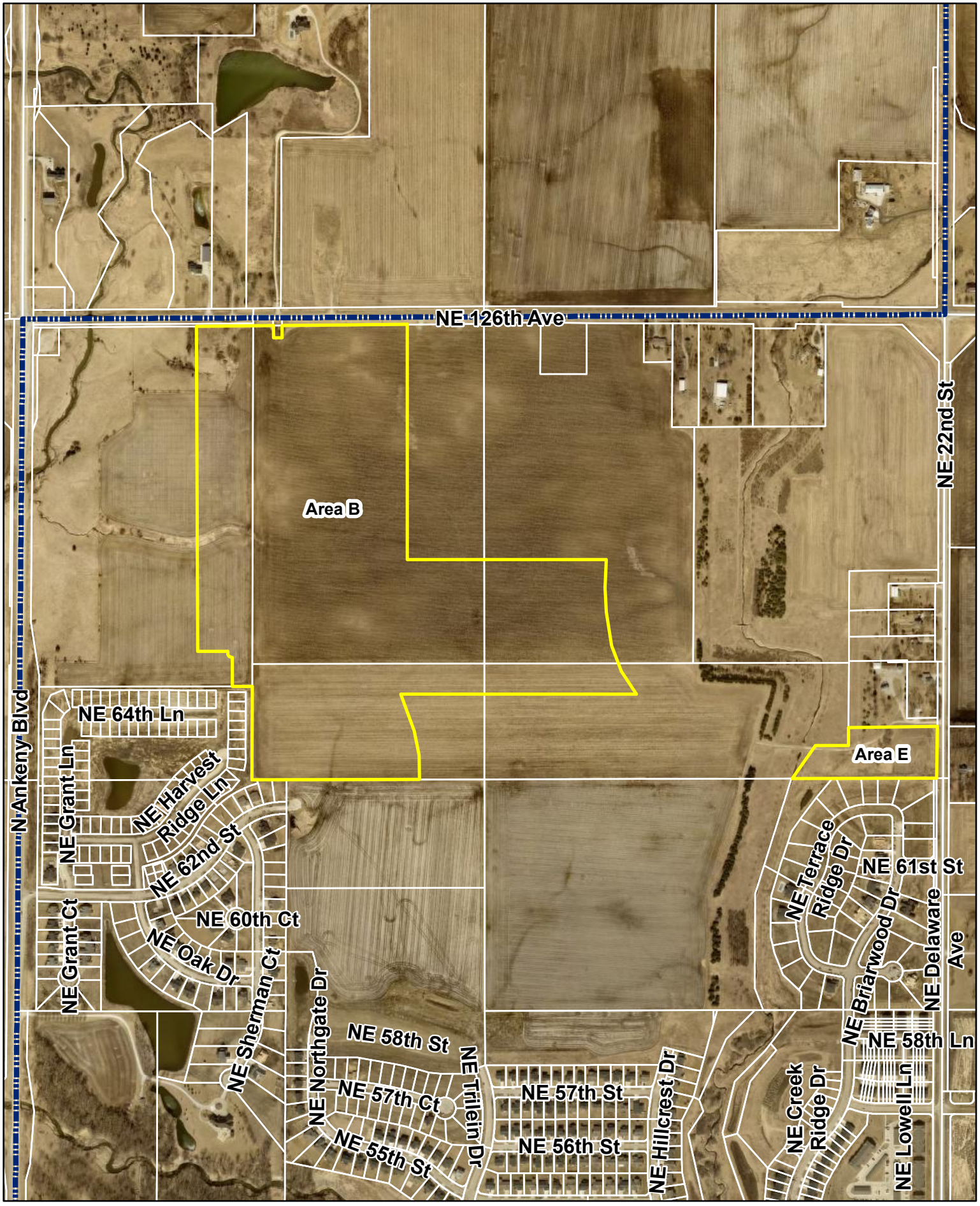
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



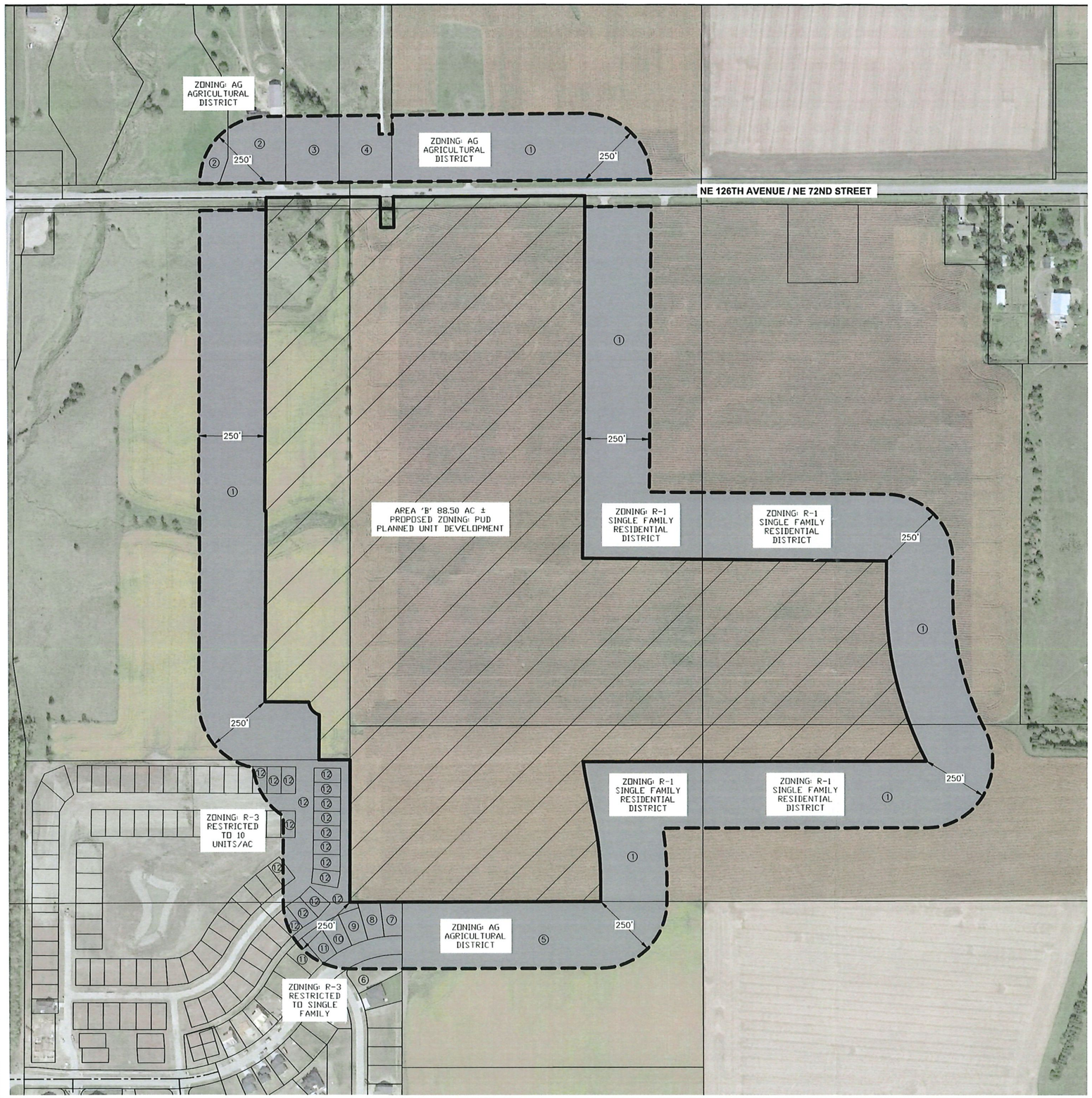
N

1 inch = 700 feet

Date: 7/13/2023

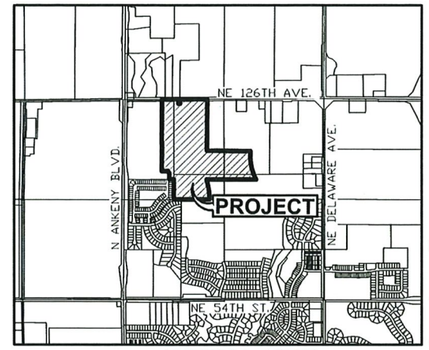
Hope Kimberley Properties
Rezoning Areas B & E

Ankeny
bringing it all together.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
Chairperson
Secretary

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%

N

SCALE
0' 100' 200' 400'

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

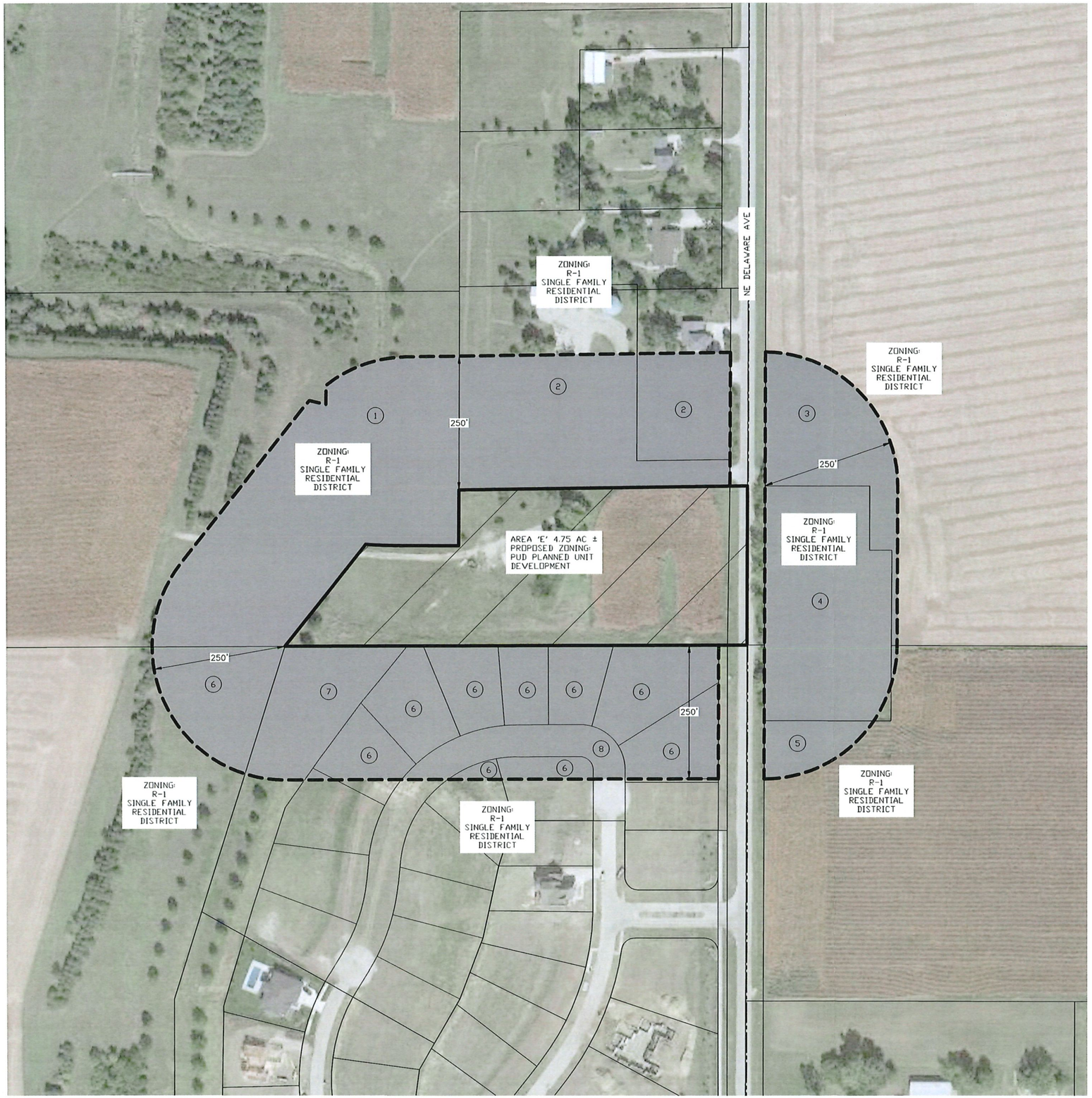
REZONING MAP - AREA 'B'

ANKENY, IOWA

1/1

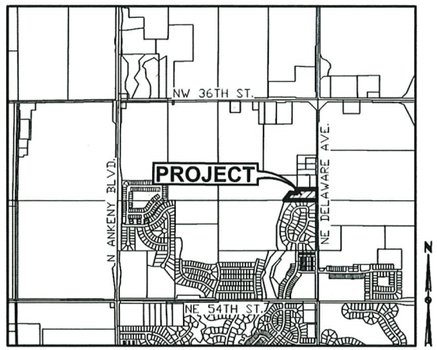
2108.649

FILE: L:\2021\2108449\DWG\DRAW\REZONE-B.DWG
PLOTTED BY: ERIN GLENDENNING TECH PLOTTED: 10/17/2023 10:41 AM
COMMENT: ENG



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL [2018-191] AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL [2018-191] A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL [2018-191] THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughang Secretary

N

SCALE
0' 50 100 200

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO
TECH: MAE

CIVIL DESIGN ADVANTAGE

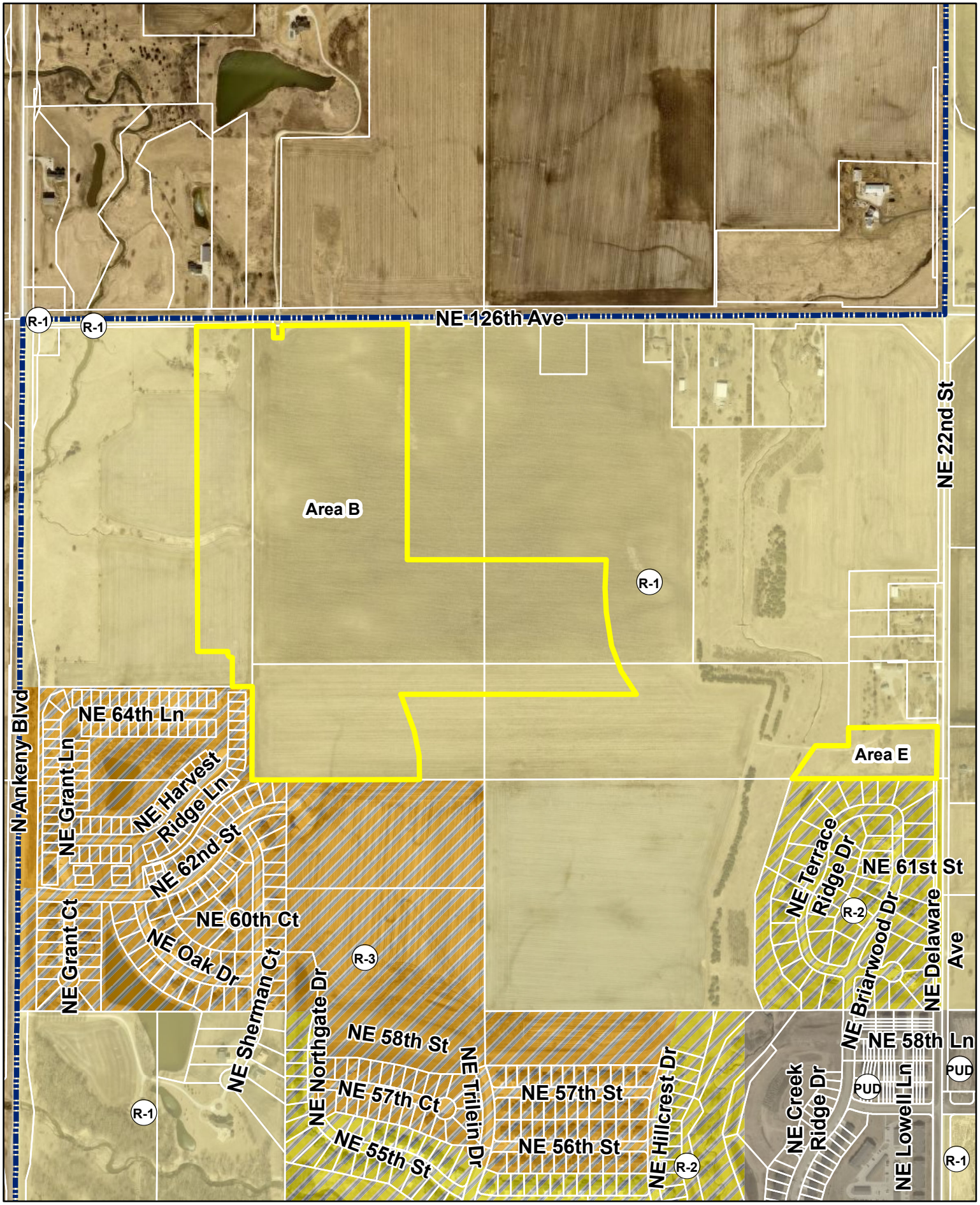
HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'E'

ANKENY, IOWA

1/1

2108.649



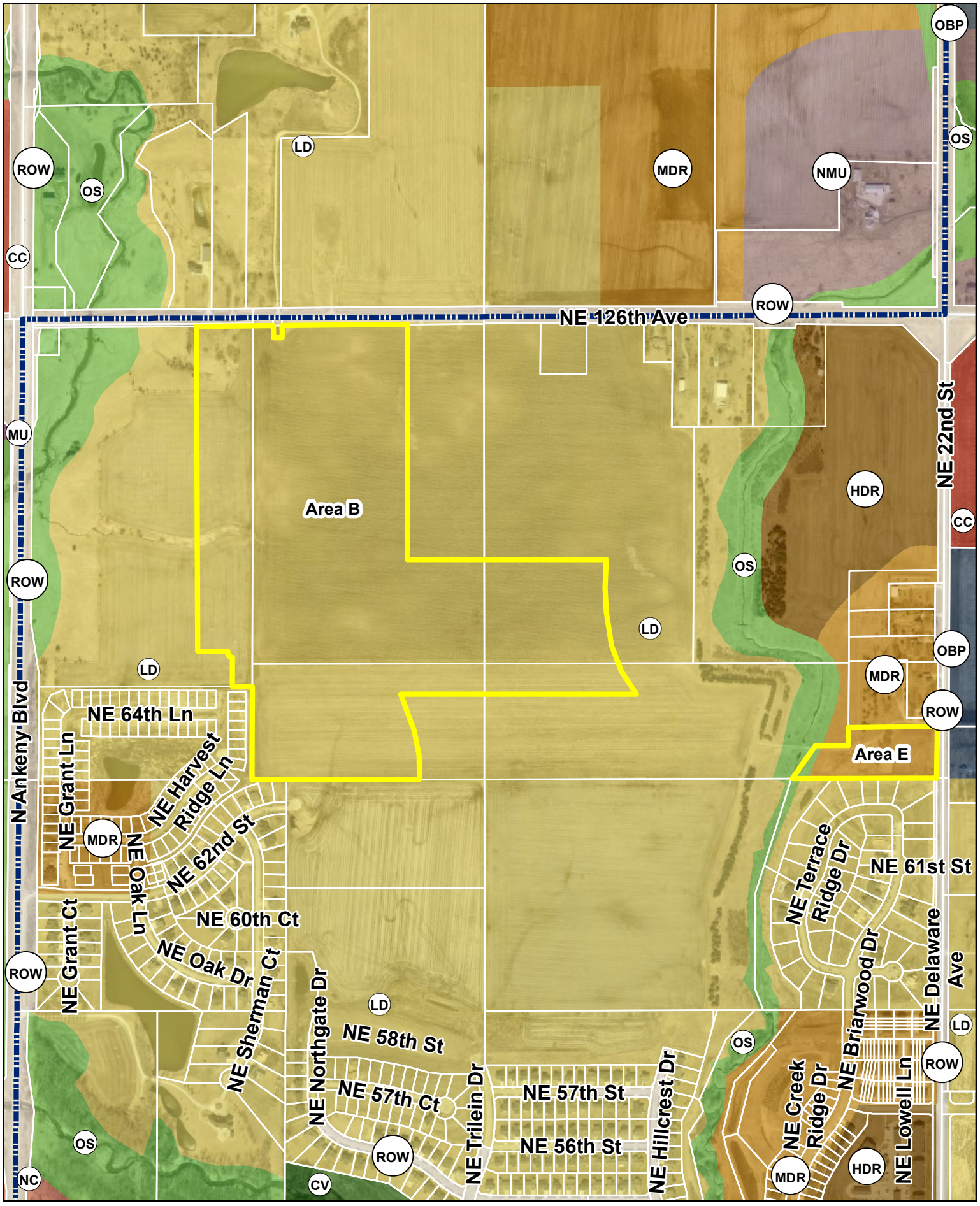
N

1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Areas B & E
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Areas B & E
Future Land Use Map

Ankeny
bringing it all together.

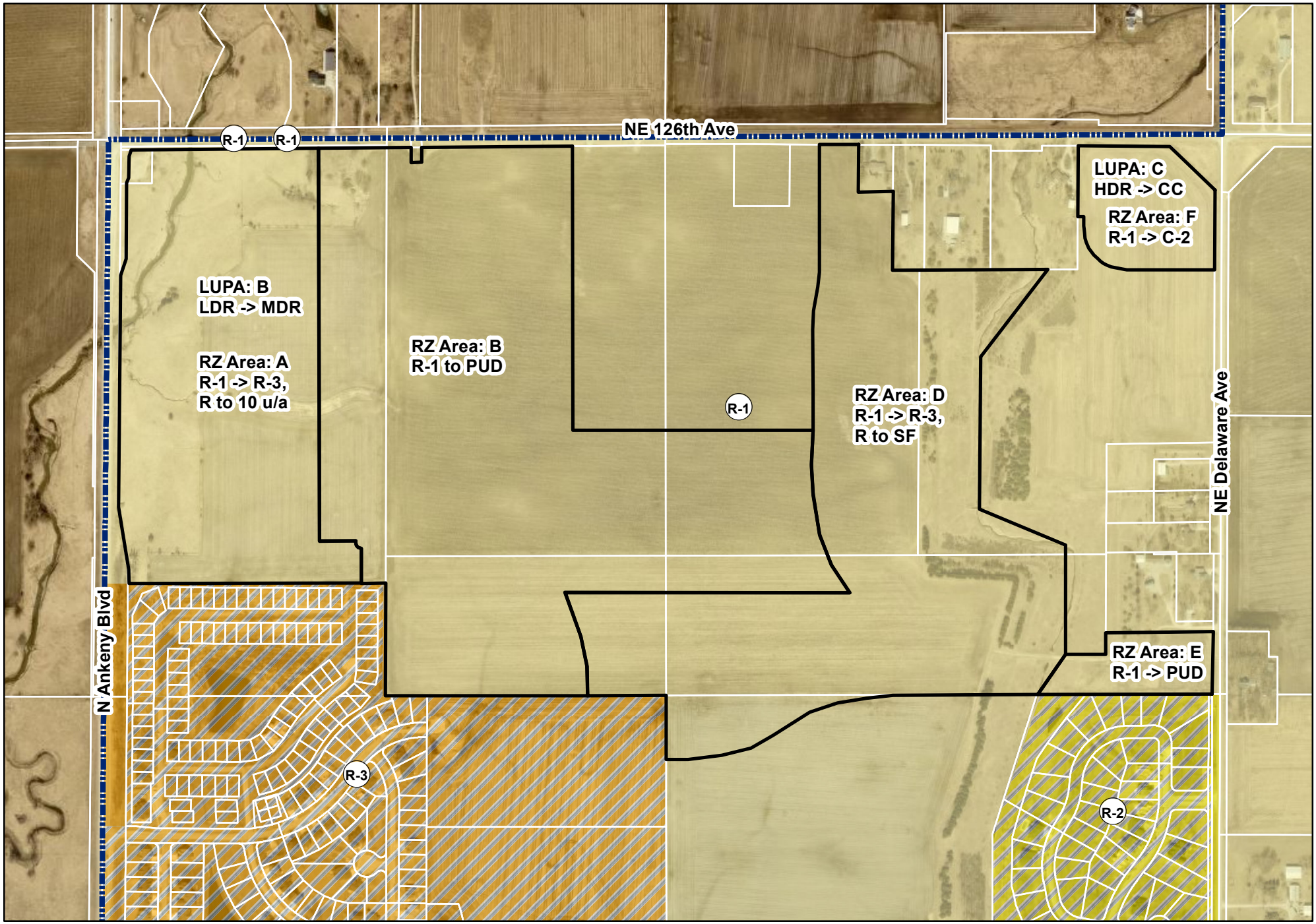
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



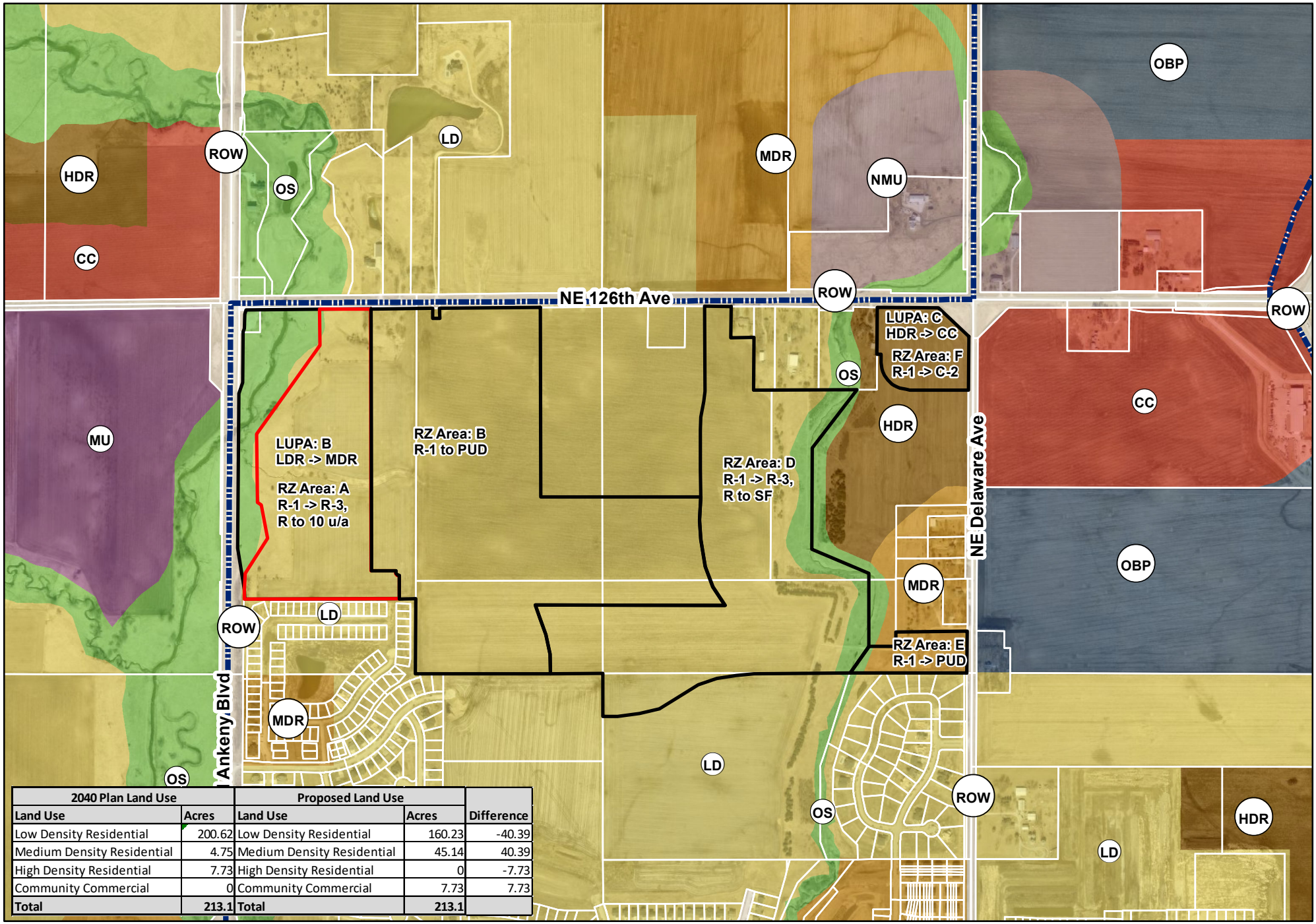
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

PH 2023-51: Proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, by rezoning certain property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

EXECUTIVE SUMMARY:

Hope Kimberley LLC is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

On August 8, 2023 the Plan and Zoning Commission recommended City Council approve the request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

PUBLIC OUTREACH EFFORTS:

Legal publication and notification. The Plan and Zoning Commission held a public hearing at their meeting on July 18, 2023.

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-51.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Ordinance
P&Z Minutes
Staff Report
Applicant Letter
P&Z Approved Rezoning Area D Exhibit
Aerial Map
Zoning Map
Future Land Use Map
Hope Kimberley Properties - Combined Aerial Map
Hope Kimberley Properties - Combined Zoning Map
Hope Kimberley Properties - Combined Future Land Use Map

PUBLIC HEARING 2023-51 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED REZONING OF CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC

Mayor:

This is the time and place for a public hearing on the matter of the proposed Ordinance 2153 amending the zoning regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, by rezoning certain real estate owned by Hope Kimberley LLC.

FROM: its current R-1, One-Family Residence District

TO: R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D)

Layman's Description – approximately 66.98 acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

Notice of this hearing was published in the Des Moines Register on the 25th day of August, 2023 and notices were mailed to affected property owners as required by law.

Mayor:

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

City Clerk:

None in the clerk's office.

Mayor:

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

After Report:

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

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

- Consider **MOTION** to close public hearing 2023-51.

Mayor

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

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY, REZONING AREA D

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 66.98-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).
Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within

their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School

District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.
Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley

presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map.* These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Community Commercial (CC)
This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)
This land use category is designed for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-along garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

Proposed: Medium Density Residential (MDR)
This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		
Land Use	**Acres**	**Land Use**	**Acres**	**Difference**
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	**276.21**	**Total**	**276.21**	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:

Courtyards at Harvest Ridge – 10 units/ac

Village at Rock Creek – 10 units/ ac

Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:
While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksite dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:
Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:
Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:
The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family.

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commision;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. 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.

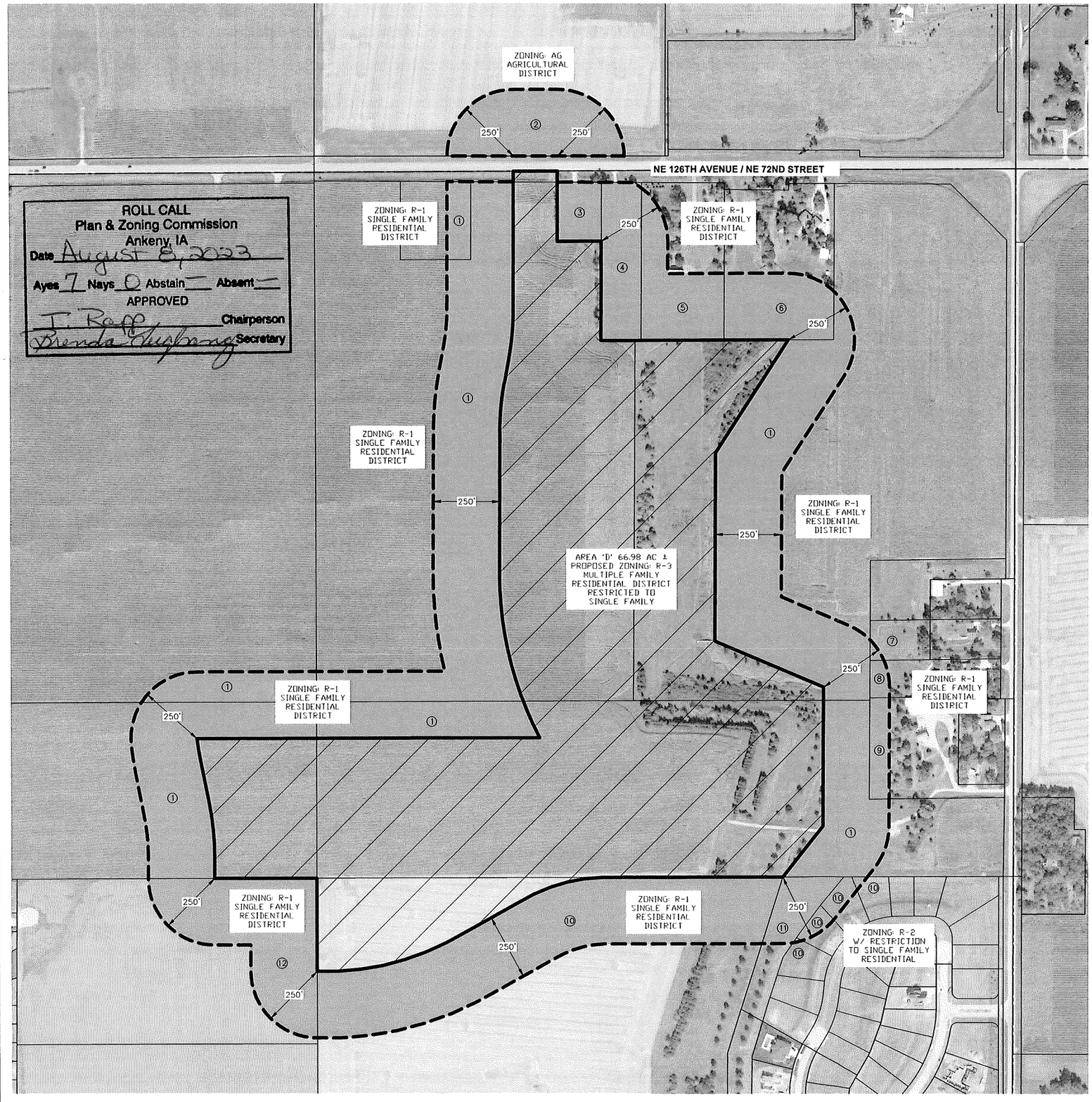
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

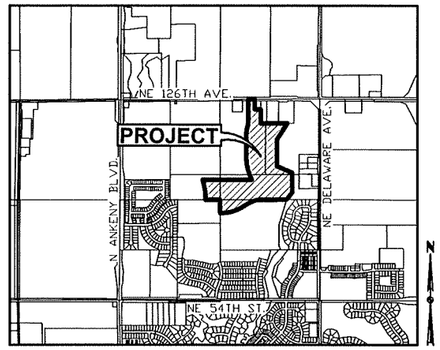
cc: Jenna Kimberley, Kimberley Development Corporation



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain ___ Absent ___
APPROVED
J. Raff Chairperson
Brenda Hughong Secretary

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

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

REZONING DESCRIPTION - AREA 'D':

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	34.8	55.05%	X
2	NORTHSTAR LTD	3.2	5.07%	
3	HUSS, EMILY & KEVIN	0.8	1.33%	
4	KLEIN, STEVEN J	2.0	3.22%	
5	GROVE, KELLY & KATIE	2.4	3.78%	
6	SEUNTJENS, CHRISTOPHER & IRENE	2.3	3.61%	
7	ABUHL, WAYNE E	0.1	0.08%	
8	HAUS, JILL & SHANNON	0.2	0.35%	
9	VAN DYKE, JUDITH & ROBIN	0.7	1.03%	
10	BILL KIMBERLEY LC	10.7	16.98%	X
11	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	1.54%	X
12	JERRYS HOMES INC	5.0	7.96%	
		63.2	100.00%	73.57%

N

SCALE
0' 100 200 400

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | TECH: MAE

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

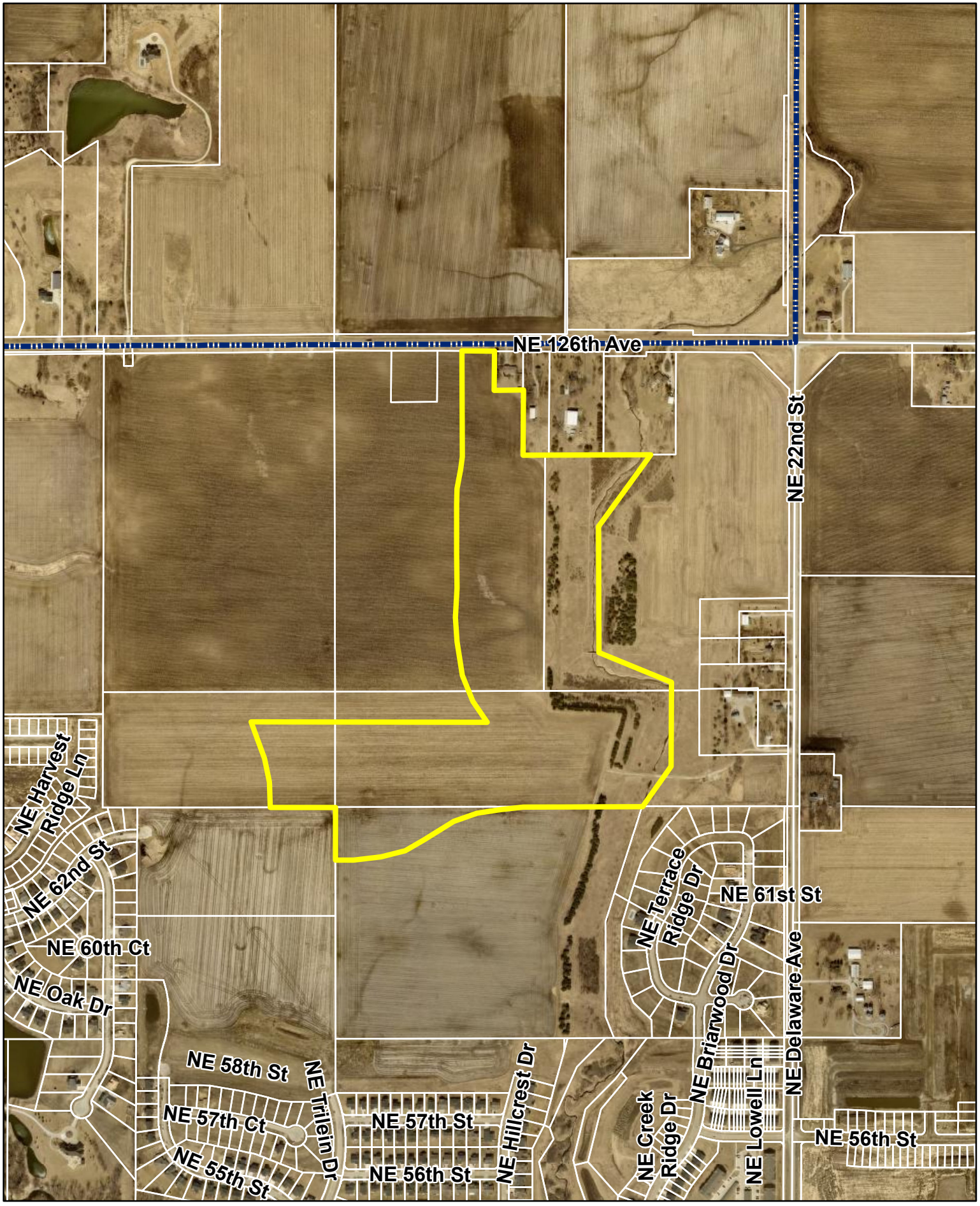
REZONING MAP - AREA 'D'

ANKENY, IOWA

1/1

2108.649

FILE = N:\2021\2108649\DWG\2108649-REZONE-D.DWG
FILE DATE: 6/14/23 DATE PLOTTED: 6/17/2023 10:38 AM COMMENT: ENG
PLOTTED BY: ERIK OLLENDORF TECH:



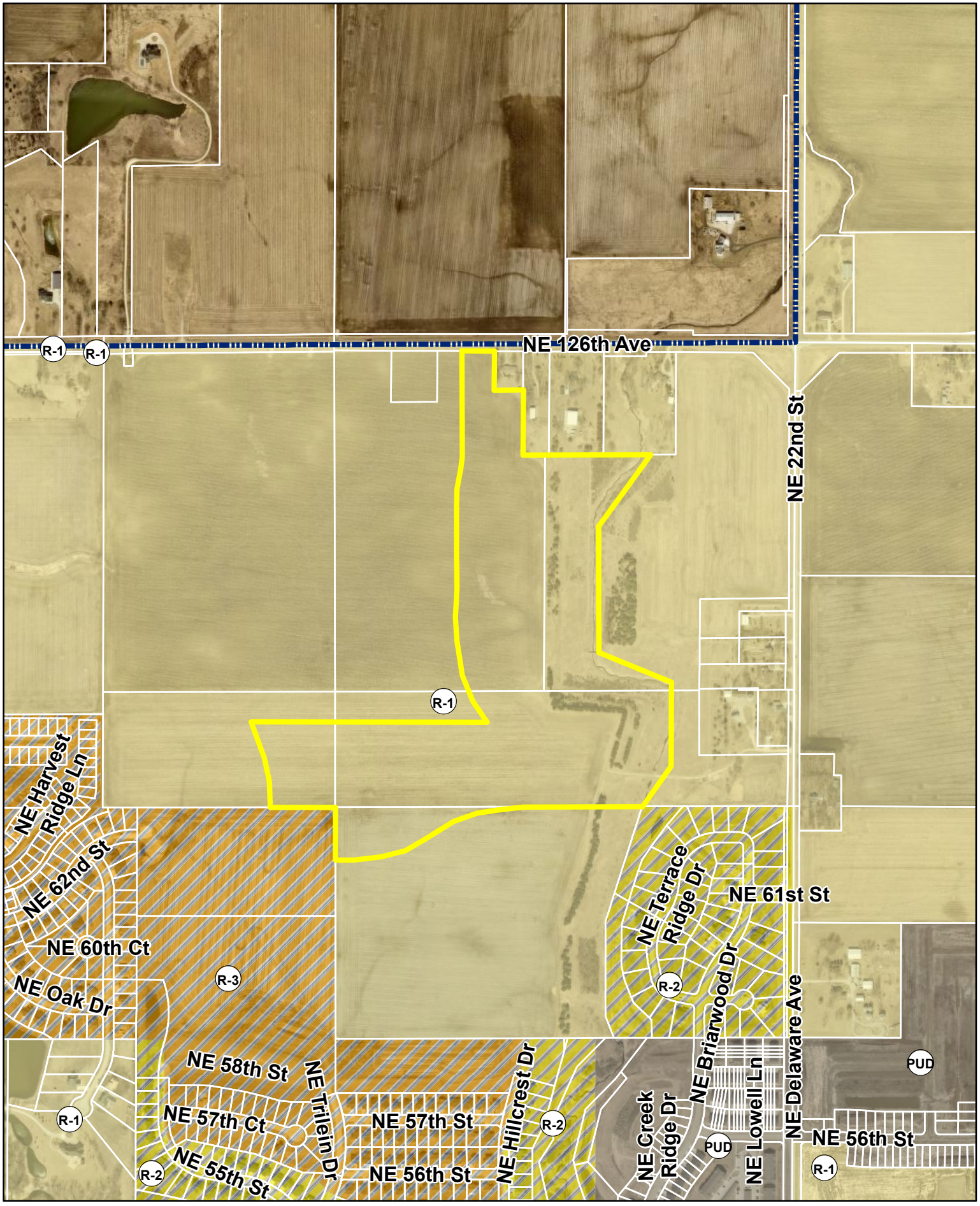
N

1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Area D

Ankeny
bringing it all together.



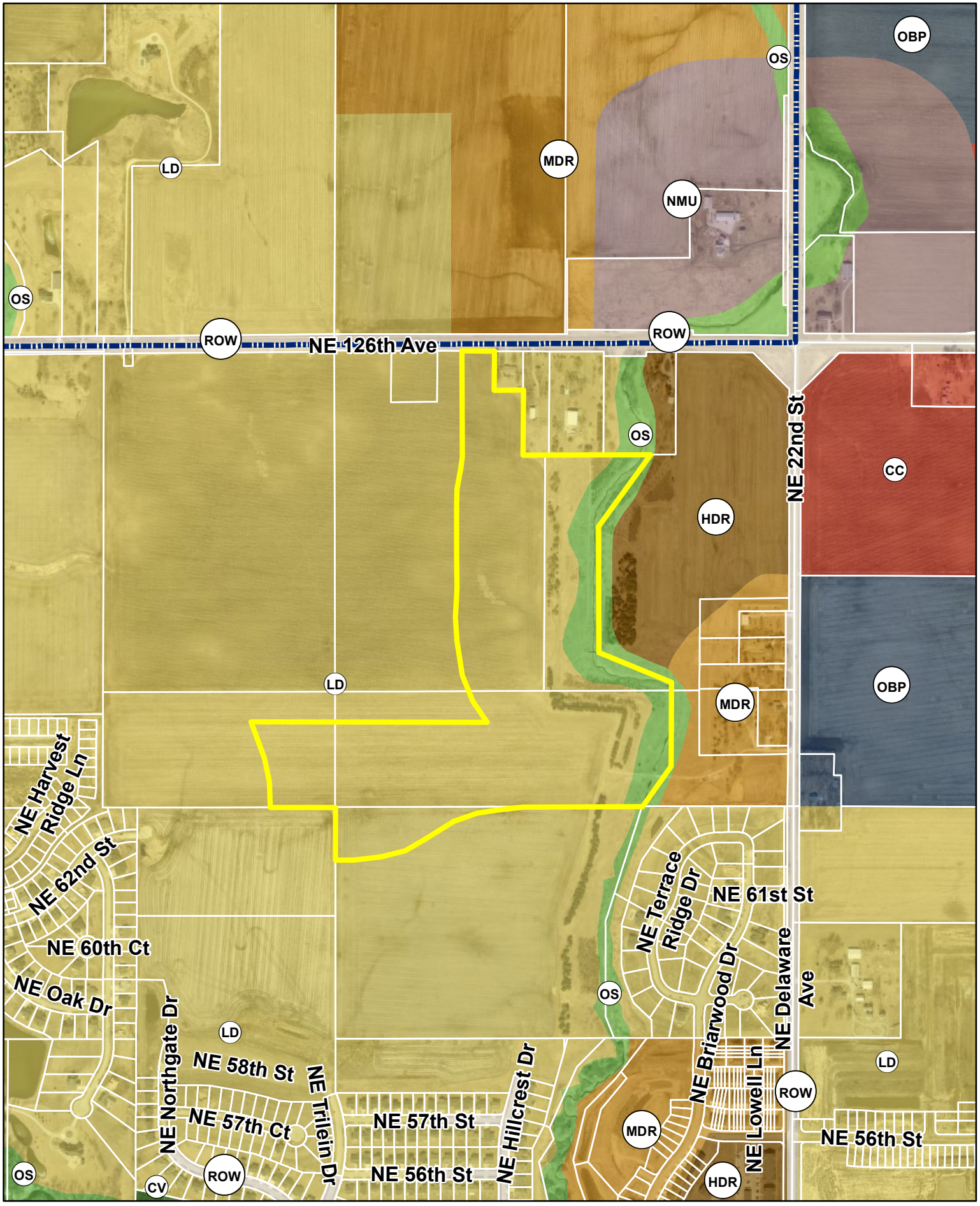
N

1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Area D
Zoning Map

Ankeny
bringing it all together.



N

1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Area D
Future Land Use Map

Ankeny
bringing it all together.

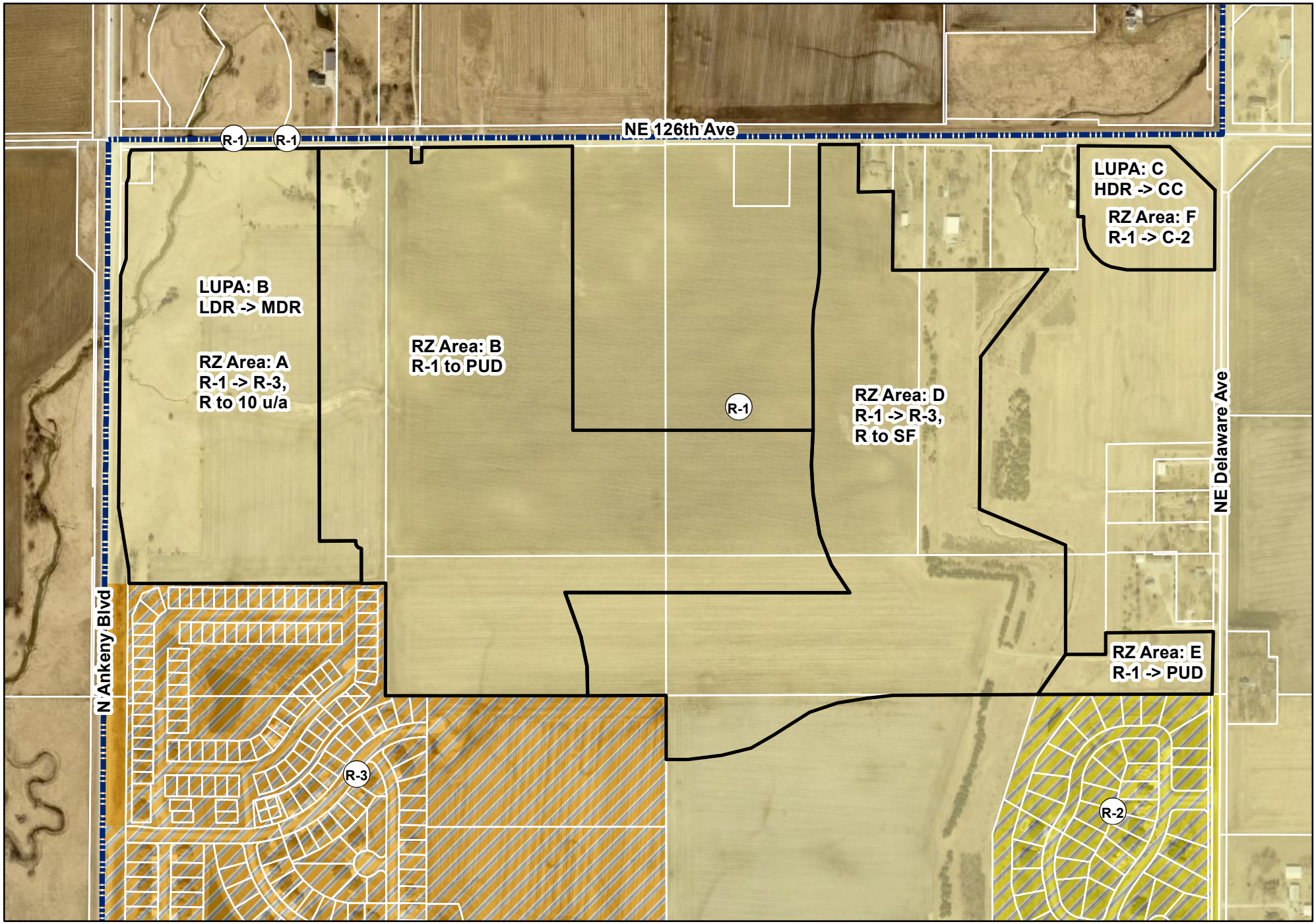
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map

Ankeny
bringing it all together.



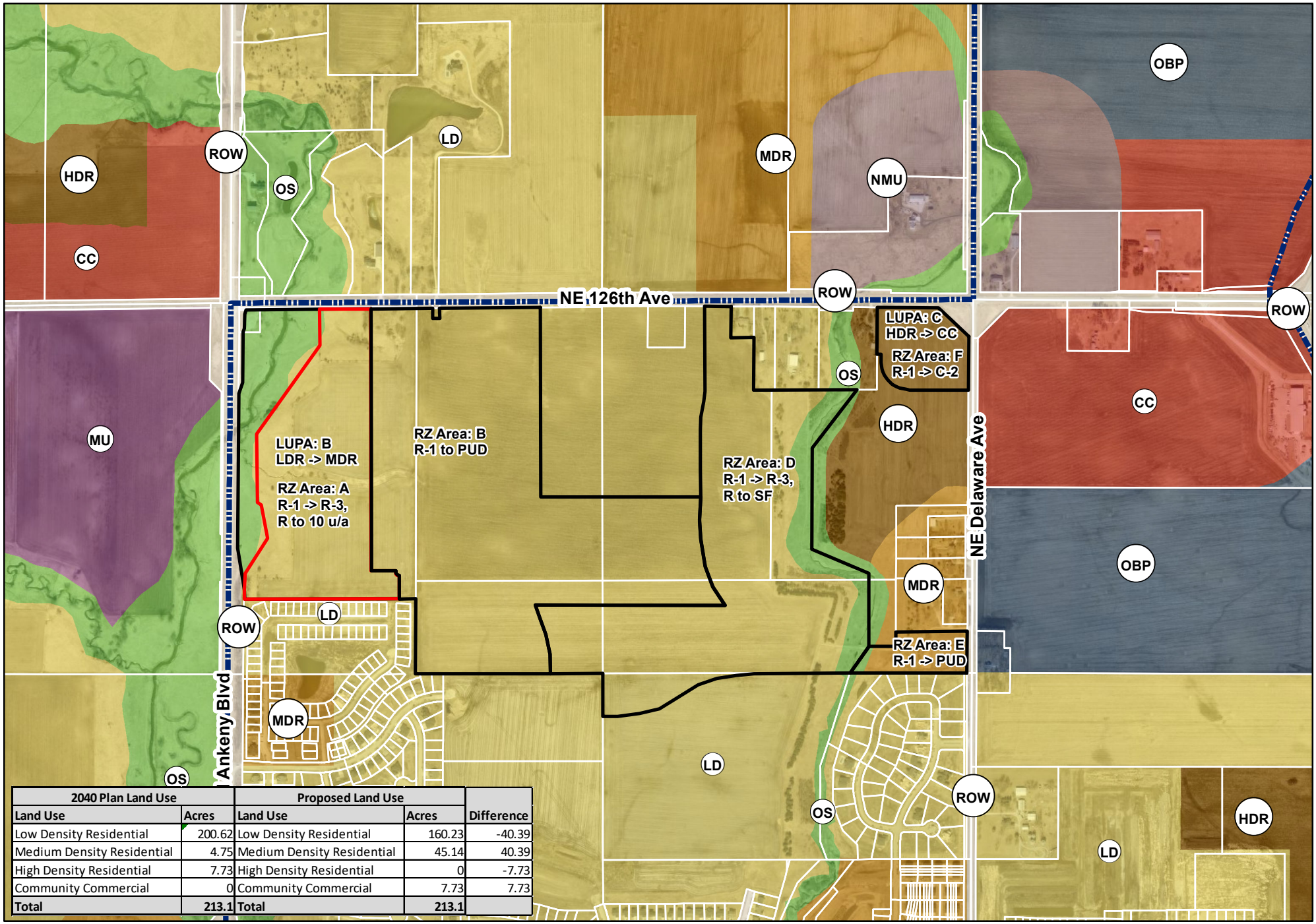
N

1 inch = 600 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map

Ankeny
bringing it all together.



2040 Plan Land Use		Proposed Land Use		
Land Use	Acres	Land Use	Acres	Difference
Low Density Residential	200.62	Low Density Residential	160.23	-40.39
Medium Density Residential	4.75	Medium Density Residential	45.14	40.39
High Density Residential	7.73	High Density Residential	0	-7.73
Community Commercial	0	Community Commercial	7.73	7.73
Total	**213.1**	**Total**	**213.1**	

N

1 inch = 900 feet

Date: 8/17/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Parks and Recreation	Enhance Quality of Life

ACTION REQUESTED:

Public Hearing

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

PH 2023-52:

Proposed 2023 Rally Complex Park Development Project

EXECUTIVE SUMMARY:

The 2023 Rally Complex Park Development Project includes the construction of a 12-court post-tension concrete pickleball facility, two softball fields, batting cages, and associated components, PCC sidewalks, parking lot, and turn lane improvements. Other associated improvements include water service, sanitary service, electrical utility service, irrigation, parking lot lighting installation, pickleball court lighting installation (ADD ALT), temp traffic control, pavement markings, erosion control, and landscaping. The project shall include installing lighting poles, footings, light fixtures, conduit, wiring, components, and associated improvements including the connection to an existing electrical source and to restroom/shelter, and surface restoration.

The bid opening for this project was held on Tuesday, August 29, 2023. Four (4) bids were received as

follows:

Base + Alternate Bid Totals

1. Brothers Cleaning Corporation dba Brothers Concrete Corporation $1,718,192.10

2. Larson Construction $2,152,062.45

3. Burkett Construction $2,240,059.95

4. Graphite Construction $2,267,472.50

The Engineers Estimate for the Base + Alternate Bid was $1,785,959.43. The bids range from approximately 4% below to 27% above the estimate.

No action is required at this time, except to hold the public hearing. Staff is currently working with the potential low bid contractor on securing contracts and bonds. Staff anticipates contracts and bonds to be presented for approval at the September 18, 2023, City Council meeting.

FISCAL IMPACT: **No**

This project is included in the current Capital Improvement Program with construction scheduled for 2023.

CITY MANAGER'S RECOMMENDATIONS:

No action is required at this time, except to hold the public hearing. Staff is currently working with the potential low bid contractor on securing contracts and bonds. Staff anticipates contracts and bonds to be presented for approval at the September 18, 2023, City Council meeting.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

August 7, 2023: The City Council approved a Resolution ordering construction and setting the bid opening date as August 29, 2023, and setting the public hearing date as September 5, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to close Public Hearing 2023-52.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Coversheet
Bid Sheet

Bid Tab
Location Map

PUBLIC HEARING 2023-52 **5:30 P.M.** **SEPTEMBER 5, 2023**

PROPOSED 2023 RALLY COMPLEX PARK DEVELOPMENT

Mayor:

This is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2023 Rally Complex Park Development project. Notice of this hearing was published in the Des Moines Register on the 18th day of August, 2023.

Mayor:

"HAS ANY WRITTEN CORRESPONDENCE BEEN RECEIVED FOR THIS HEARING?"

City Clerk:

None in the Clerk's Office

Mayor:

"I would like to request, at this time, Nick Lenox, Parks and Recreation Director, provide a report to the Council on said project."

After Report:

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

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

- Consider **MOTION** to close Public Hearing 2023-52.

Mayor announces that further consideration and action on this item will take place at the September 18, 2023 Council Meeting.

REC'D & FILED
BY CITY COUNCIL
9/5/23

city of Ankeny
bringing it all together

BID LETTING **10:30 A.M.** **AUGUST 29, 2023**

2023 RALLY COMPLEX PARK DEVELOPMENT

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2023 Rally Complex Park Development project, in accordance with the Plans and Specifications prepared by Nilles Associates.

Nick Lenox, Parks & Recreation Director

Project Estimate of Cost $ 1,785,959.43 Base Bid $ 20,000 — Alternate Bid

	Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (one) Acknowledged
* 1)	✓	Brothers Cleaning Corp. 4000 Colfax Ave Des Moines IA 50317	1,712,967.10 Alt. 18,500 —	✓
2)	✓	Larson Construction Co Inc PO Box 112 - 600 17th St SE Independence IA 50644	2,138,594.47 Alt. 102,310 —	✓
3)	✓	Burkett Construction PO Box 247 De Soto IA 50069	2,092,156 — Alt. 69,850 —	✓
4)	✓	Graphite Construction Group 1955 NE 58th Ave Suite 100 Des Moines IA 50313	1,984,946 — Alt. 68,262 —	✓
5)			Alt.	
6)			Alt.	

*Apparent Low Bidder

Bid Bond (10%)	Bidder/Address	Bid Amount	Addenda (one) Acknowledged
7) ____	_____	_____	_____
		Alt. _____	
8) ____	_____	_____	_____
		Alt. _____	
9) ____	_____	_____	_____
		Alt. _____	
10) ____	_____	_____	_____
		Alt. _____	
11) ____	_____	_____	_____
		Alt. _____	
12) ____	_____	_____	_____
		Alt. _____	
13) ____	_____	_____	_____
		Alt. _____	

*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of September 5, 2023 at 5:30 P.M.

ATTEST:

Diane Klemme

Diane Klemme, Deputy City Clerk

Nick Lenox, Parks & Recreation Director

city of Ankeny
bringing it all together

Rally Sports Complex

W S N E

1 in = 800 ft

Date: 7/27/2023

DEPARTMENT OF PARKS AND RECREATION

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT: COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Approval of official council actions of the regular meeting of August 21, 2023, as published, subject to correction, as recommended by the City Clerk.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Minutes

MINUTES OF THE ANKENY CITY COUNCIL
Monday, August 21, 2023 5:30 p.m.
Ankeny Kirkendall Library - City Council Chambers
Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem
Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

---

Mayor Mark Holm called the meeting to order at 5:30 p.m. Council Members Jeff Perry, Joe Ruddy, and Todd Shafer were in attendance. Council Members Bobbi Bentz and Kelly Stearns joined the meeting electronically. Stearns voted through the electronic meeting system due to audio difficulties; Stearns' votes were announced to the public. Bentz left the meeting at 5:41 p.m. City Manager David Jones and City Attorney Amy Beattie were also present. Mayor Holm led in the Pledge of Allegiance.

PUBLIC FORUM

1. Luis Montoya, Chief Planning Officer, DART Commission, presented an overview of the DART Operations and Maintenance Facility, Facility Options/Phasing, and Fleet.
2. Denise Hurt and Bill LaHay spoke about the loss of street trees in the city.
3. Renee Potts, Ankeny Community Network, shared information on the August 29th Minority Owned Business Summit.
4. Jack Stinogel, resident, spoke in favor of a proposed ordinance to allow the keeping of chickens within city limits.

APPROVAL OF AGENDA

1. Council Member Shafer moved, Ruddy seconded, to approve and accept the August 21, 2023 agenda as presented. Ayes: 4.

PUBLIC HEARING

1. PH 2023-45. Mayor Holm announced this is the time and place for a public hearing on the matter of the adoption of Ordinance 2149 to establish a benefited district and connection fees in the Fourmile Creek Trunk Sewer Connection District 3. Notice of this hearing was published in the Des Moines Register on the 21st day of July, 2023.

   Don Clark, Municipal Utilities Director, reported that the City of Ankeny is currently constructing the North Four Mile Creek Trunk Sewer. The City also anticipates the construction of additional trunk sewer to serve the Fourmile Creek basin area. The benefited district is the northwestern service area for the Fourmile drainage basin, adjacent to existing connection districts 1 and 2. The connection fee is established based on the sewer-related items in the bid tab for the North Four Mile Creek Trunk Sewer project and the estimated cost of sewer to be constructed in the future.

   Mayor Holm then asked for any public comment regarding the proposed ordinance. Craig Griffieon, 11655 NE 6th St, expressed concerns about the project. Council Member Shafer moved, Ruddy seconded, to close public hearing 2023-45. Ayes: 4.

APPROVAL OF CONSENT AGENDA

Minutes

1. Official council actions of the regular meeting of August 7, 2023, as published.

2. Receive and file minutes of the Plan and Zoning Commission meeting of July 18, 2023.
3. Receive and file minutes of the Civil Service Commission meeting of July 10, 2023.

Licenses and Permits

4. Issuance of a fireworks permit within the City of Ankeny to J & M Displays, to be held following the RV TV in The District event, September 4, 2023 at Promenade Park.
5. Issuance of liquor licenses and beer/wine permits in the City of Ankeny.

Finance/Budget

6. Receive and file Financial Reports for July 2023.
7. Receive and file Building Permit Report for July 2023.
8. Receive and file Utility Billing Report for July 2023.
9. Change Order #2 increasing the contract amount by $11,500.00 to Alliance Construction Group, LLC, for construction services on the 2023 PCC Reconstruction Program - SE Creekview Drive.
10. Change Order #3 increasing the contract amount by $3,440.00 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
11. Change Order #3 decreasing the contract amount by $3,943.50 to Elder Corporation, for construction services on the NW 18th Street Reconstruction - NW Ash Dr. to N Ankeny Blvd. project.
12. Change Order #1 increasing the contract amount by $6,819.22 to Electric Conduit Construction Company, for construction services on the SE Quadrant Fiber Upgrade, Phase One project.
13. Change Order #1 increasing the contract amount by $14,885.00 to TK Concrete, Inc., for construction services on the 2023 PCC Patching Program project.
14. Payment #2, $528,180.42 to Absolute Concrete Construction, Inc. for construction services on the Oralabor Gateway Trail - SW State Street Underpass and SW Oralabor Road and SW State Street Intersection Improvements project.
15. Payment #14, $346,030.56 to Absolute Concrete Construction, Inc., for construction services on the NW 36th Street Widening - NW Ash Drive to N Ankeny Boulevard project.
16. Payment #2, $252,815.66 to All-Star Concreate, LLC, for construction services on the 2023 PCC Reconstruction Program - SE 8th St project.
17. Payment #2, $822,488.15 to Alliance Construction Group, LLC, for construction services on the SW State Street Reconstruction Project - Southbound Lanes.
18. Payment #3, $54,769.87 to Alliance Construction Group, LLC, for construction services on the 2023 PCC Reconstruction Program - SE Creekview Drive project.
19. Payment #5, $4,232.00 to Bolton & Menk, Inc., for engineering services on the NW Prairie Ridge Dr/Ash Drive/9th Street Concept Study project.
20. Payment #1, $4,428.50 to Bolton & Menk, Inc., for engineering services on the SE Corporate Woods Drive & Crosswinds Drive Traffic Signalization project.
21. Payment #3, $8,896.50 to Civil Design Advantage, for engineering services on the Otter Creek Trunk Sewer Extension - Phase 4 project.
22. Payment #5, $770,595.15 to Elder Corporation, for construction services on the NE Delaware Avenue Reconstruction - NE 5th Street to Fourmile Creek project.
23. Payment #5, $1,252,887.43 to Elder Corporation, for construction services on the NW 18th Street Reconstruction – NW Ash Dr. to N Ankeny Blvd. project.
24. Payment #2, $13,759.58 to Electric Conduit Construction Company, for construction services on the SE Quadrant Fiber Upgrade, Phase One project.
25. Payment #5, $21,628.00 to Foth Infrastructure and Environment, LLC for engineering services on the NW State Street Extension project.

26. Payment #16, $2,499.00 to Foth Infrastructure and Environment, LLC for engineering services on the North Four Mile Creek Trunk Sewer project.
27. Payment #3, $65,722.14 to Granite Excavating for construction services on the S. Ankeny Blvd Transmission Blvd project.
28. Payment #8, $950.00 to ISG (I&S Group) for design and construction work on the High Trestle Trail Park Phase 1 project.
29. Payment #1, $635,203.02 to J&K Contracting, for construction services on the North Four Mile Creek Trunk Sewer project.
30. Payment #12, $1,083.00 to McClure Engineering Company, for engineering services on the SW State Street Reconstruction - Southbound Lanes project.
31. Payment #16, $63,642.51 to McClure Engineering Company, for engineering services on the NW 18th Street Reconstruction - NW Ash Dr. to N Ankeny Blvd. project.
32. Payment #2, $27,345.28 to OMG Midwest DBA Des Moines Asphalt and Paving for construction services on the 2023 Asphalt Street Resurfacing Program - SW Ordnance Road project.
33. Payment #4, $207,386.43 to On Track Construction, LLC for construction services on the NW Northlawn Area Utility Improvements - Phase 2.
34. Payment #4, $193,801.90 to TK Concrete, Inc., for construction services on the 2023 PCC Street Patching Program project.
35. August 21, 2023 Accounts Payable by fund: General 393,132; Hotel Motel Tax 6,000; Road Use Tax 90,498; Police/Fire Pension 4,238; Library Foundation 20,876; Miracle Park 631; Solid Waste 99,628; Water 998,979; Sewer 595,037; Storm Water 10,262; Golf Course 44,543; Enterprise Project 1,049,768; Revolving 24,773; Risk Management 10,113; Special Assessments 26,056; Capital Projects 4,682,055; Payroll Totals 2,027,310; Transfers/ACH (202,274); Agenda Payments approved separately (5,699,376); Grand Total $4,182,249.

Personnel

36. Accept the Civil Service Commission certified lists for appointment to: Fleet Technician, Division Chief of Community Risk Reduction, and Facilities Maintenance Technician; subject to passing any further departmental requirements.

Community Development

37. **RESOLUTION 2023-321** accepting final plat, letter of credit for erosion control, performance and maintenance bonds for underground improvements, platted easements, parkland dedication agreement, and sewer connection fee for Canyon Landing Townhomes Plat 2 Final Plat.
38. **RESOLUTION 2023-322** approving plans and specifications, and accepting contracts, and performance and maintenance bonds for the construction of water main, sanitary sewer, and subgrade in Canyon Landing Townhomes Plat 2 Final Plat.
39. **RESOLUTION 2023-323** accepting a public grading and sidewalk easement associated with the development of Lot 1, Crosswinds Plat 2.
40. **RESOLUTION 2023-324** accepting final plat, warranty deed to streets, subdivision bonds for seeding and erosion control, plans and specifications, contracts, and performance and maintenance bonds for public improvements, and platted easements for Four Mile Distribution Center Plat 2.
41. **RESOLUTION 2023-325** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of street paving, subgrade, water main, sanitary sewer, and storm sewer in Four Mile Distribution Center Plat 2.
42. Grant preliminary approval of Kimberley Crossing Plat 4 Final Plat.
43. **RESOLUTION 2023-326** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future

Land Use Map, reclassifying property owned by Hope Kimberley LLC from Low Density Residential to Medium Density Residential (LUPA Area B) (date of hrg: 9/5/23 @ 5:30p.m.)

44. **RESOLUTION 2023-327** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Hope Kimberley, LLC from the current R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A) (date of hrg: 9/5/23 @ 5:30p.m.)
45. **RESOLUTION 2023-328** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC from High Density Residential to Community Commercial (LUPA Area C) (date of hrg: 9/5/23 @ 5:30p.m.)
46. **RESOLUTION 2023-329** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F) (date of hrg: 9/5/23 @ 5:30 p.m.)
47. **RESOLUTION 2023-330** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E) (date of hrg: 9/5/23 @ 5:30p.m.)
48. **RESOLUTION 2023-331** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D) (date of hrg: 9/5/23 @ 5:30p.m.)

Engineering

49. **RESOLUTION 2023-332** accepting a proposal from Absolute Group in the amount of $97,767.00 for the construction of the 2023 City-Wide Permanent Surface Restoration project.
50. **RESOLUTION 2023-333** authorizing the execution of an updated Title VI Non-Discrimination Agreement, including Standard DOT Title VI Assurances with appendices, between the Iowa Department of Transportation and the City of Ankeny.
51. **RESOLUTION 2023-334** authorizing the Mayor to sign an annexation agreement from Charles Lepak, allowing connection to public sanitary sewer in the City of Ankeny, Iowa.

Capital Improvement Projects

52. **RESOLUTION 2023-335** accepting a proposal from Alpha Landscapes, LLC in the amount of $69,693.00 for the construction of the North Ankeny Boulevard & 18th Street: Landscape Improvements.
53. **RESOLUTION 2023-336** accepting a proposal from Caliber Concrete LLC in the amount of $82,437.46 for the Aspen Ridge Trail project.
54. **2023 Pedestrian Ramp Improvements Program - Fountain View:** a) Final Change Order #2 decreasing the contract amount by $1,220.80; b) Certificate of Completion; c) **RESOLUTION 2023-337** accepting the public improvements with Shekar Engineering, PLC in the amount of $183,559.81; and d) Final Payment #2 in the amount of $108,054.20; Retainage Payment in the amount of $9,177.99.
55. **NE Crestmoor Sanitary Sewer Replacement**: a) Final Change Order #1 increasing the contract amount by $2,793.00; b) Certificate of Completion; c) **RESOLUTION 2023-338** accepting the public improvement with Absolute Concrete Construction, Inc. in the amount of $405,398.00; and d) Final Payment #2 in the amount of $177,603.45 / Release of Retainage in the amount of $20,269.90.
56. **2023 Pedestrian Ramp Improvements Program - Barclay:** a) Final Change Order #1 increasing the contract amount by $4,284.00; b) Certificate of Completion; c) **RESOLUTION 2023-339** accepting the public improvements with Concrete Connection, LLC in the amount of

$184,284.00; and d) Final Payment #2 in the amount of $96,711.66; Retainage Payment in the amount of $9,214.20.

Administrative

57. Agreement with the Iowa Civil Rights Commission (ICRC) from July 1, 2023 - June 30, 2024 for the reimbursement of city staff time in processing discrimination claims referred to the ICRC.
58. Contractor Agreement with Public Consulting Group for Ground Emergency Medical Transportation (GEMT) Provider Cost Reporting.

Approval of Consent Agenda Items

1. Council Member Ruddy moved, second by Shafer, to approve the recommendations for Consent Agenda Items CA-1 through CA-58. Ayes: Ruddy, Shafer, Perry, Stearns.

LEGISLATIVE BUSINESS

Approval of Ordinances

1. **Ord 2148.** An Ordinance amending Chapter 69 Parking Regulations of the Municipal Code of the City of Ankeny, Iowa, by amending Section 69.04 Angle Parking, Section 69.10 No Parking on North and East Sides of Streets, and Section 69.11 No Parking on Both Sides. Council Member Ruddy moved, Shafer seconded, to accept second consideration of ORDINANCE 2148. Ayes: Ruddy, Shafer, Perry, Stearns.
2. **Ord 2149.** An Ordinance amending Chapter 94.06 of the Municipal Code of the City of Ankeny, Sewer Connection Districts Established. (PH 2023-45) Council Member Ruddy moved, Perry seconded, to accept first consideration of ORDINANCE 2149. Ayes: Ruddy, Perry, Shafer, Stearns.

ADJOURNMENT

1. Moved by Shafer, second by Ruddy, to go into Executive Session at 6:23 p.m., pursuant to the provisions of Iowa Code Section 21.5, subparagraph (i) “To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual’s reputation and that individual requests a closed session.” Ayes: Shafer, Ruddy, Perry, Stearns. Council adjourned the executive session at 6:28 p.m.
2. Council returned to regular session at 6:30 p.m. Moved by Shafer, second by Perry, to approve **RESOLUTION 2023-340** an amendment to employment agreement by and between the City of Ankeny and David A. Jones. Ayes: Shafer, Perry, Ruddy, Stearns.
3. Meeting adjourned at 6:31 p.m.

_____ _____

Michelle Yuska, City Clerk Mark Holm, Mayor

Published in the Des Moines Register on 9/1/23.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Plan and Zoning Commission meeting of August 8, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
P&Z Minutes 2023-08-08

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 8, 2023

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

CALL TO ORDER
Chair Ted Rapp called the August 8, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the August 8, 2023 agenda without amendments. Second by A.Renaud. All voted, aye. Motion carried 7 - 0.

COMMUNICATIONS
Chair T.Rapp commented that the correspondence received regarding Agenda Items #7 through #16, will be received and filed when the public hearing is closed. Correspondence was received from:

Jeremy Nefzger, 1558 NE 126th Avenue
Chris Seuntjens, 2075 NE 126th Avenue
Linda and Jason Wattonville, 12702 NE 22nd Street
Kelly Grove, 2013 NE 126th Avenue
Kevin Huss, 1957 NE 126th Avenue

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the July 18, 2023 minutes of the Plan and Zoning Commission meeting.
Item #2. 317 SE Magazine Road - First Family Church Parking Lot Expansion Site Plan
Motion to approve the site plan for 317 SE Magazine Road, First Family Church Parking Lot Expansion.
Item #3. 1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan
Motion to approve the site plan for 1804 NW Briargate Drive, Ankeny Children's Dentistry.
Item #4. Canyon Landing Townhomes Plat 2 Final Plat
Motion to recommend City Council approval of the Canyon Landing Townhomes Plat 2 Final Plat
Item #5. Kimberley Crossing Plat 4 Final Plat
Motion to recommend City Council preliminary approval of Kimberley Crossing Plat 4 Final Plat.
Item #6. 5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign
Motion to approve the modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate 35 right-of-way.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by R.Weisheit. All voted, aye. Motion carried 7– 0.

PUBLIC HEARINGS
Item #7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).
Item #8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).
Item #9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

Item #10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).
Item #11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).
Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).
Item #13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).
Item #14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).
Item #15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).
Item #16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp announced that the public hearing for Items #7 through #16 is continued from the prior meeting on July 18, 2023, due to the notification signage only being posted six days instead of seven.

Kevin Huss, 1957 NE 126th Avenue, stated that he did provide the Commission with a letter but had an additional question whether there had been any discussions with the North Polk School District during the planning process for The Ankeny 2040 Plan; or the proposed rezoning and land use plan map amendment requests. He also mentioned the additional traffic on NE 126th Avenue.

Michael Kline, Superintendent, North Polk School District, said as a school district, they are excited to grow and have worked with demographers, which data shows that the addition of 50 to 100 students per year is their sweet spot. He said that they are planning on that growth as they move forward. He stated that having over 100 students per year for them on a continual basis is going to be a challenge for them. He noted that they can only pass bonds in November since legislation has changed. Michael Kline noted that due to their location in Alleman, they do have infrastructure issues as they do not have sewer; they are on a well. He noted that when they look at growth; they are currently within their capacities of flow rate with their waste management system, but getting close to going over their rate. They also have infrastructure concerns as well. He further commented that they can only manage 50 to 100 new students per year.

Bob Kremme, Mayor, City of Alleman, said Alleman has approximately 421 people and is already experiencing huge growth and traffic problems in their town. He said as you look at what is being presented, all the traffic from the proposed development will travel to Alleman for school. He commented that Alleman is cash strapped, which only allows them to do an asphalt project once every 3 years. Mayor Kremme said that the proposed project will cause a lot of issues for the City of Alleman. He said that their attempt to annex land did not work, and this project will greatly affect the traffic in their town, including the sewer system.

Katie Grove, 2013 NE 126th Avenue, said that with the number of additional students this development will bring into the school, it will undoubtedly affect their education. She referred to the annexation process and said that they were asked if they referenced The Ankeny 2040 plan when they purchased their property; and at that time, she was not aware that such a document existed. She commented that it was implied that since they purchased with this comprehensive plan in place, they essentially agreed to the change it could bring. Katie Grove said even if they had consulted the plan before they purchased their homes, it shows low density residential. She noted that the proposal being presented is a huge difference from the low density residential shown on the plan. She stated that with such a high-density proposal she is concerned with response times for police, fire and EMS services not being adequate. She thanked the Commission.

Motion by R.Weisheit to close the public hearing, receive and file documents for Agenda Items #7 through #16. Second by T.Flack. All voted, aye. Motion carried 7 – 0.

Staff Report: J.Heil reported that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas in the NE quadrant of Ankeny. J.Heil presented an aerial map, which encompasses all the land area for agenda Items #7 through #16. J.Heil stated the complete land area is approximately 276 acres, which was annexed into the city in 2022 and briefly reviewed each proposed request by the applicant.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

J.Heil said that the questions and comments that were raised during the public hearing on July 18, 2023 included future land use, density, traffic, parkland, sewer and the concept of the area. He first responded by providing information on the land use planning process that cities follow when putting together a comprehensive plan such as The Ankeny Plan 2040. He presented The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. J.Heil provided information as to why staff does not support the proposed High Density Residential (HDR) in Land Use Plan Area A. He further commented that staff could support the HDR, if design safeguards would be put into place such as Planned Unit Development (PUD) zoning. He noted two examples of areas similar in size and zoning to this proposal currently in Ankeny. J.Heil presented a map, which provided a table illustrating the breakdown of the type of land use from the current land use plan to the land use being proposed. He stated the biggest change is the reduction of Low Density Residential (LDR) to Medium Density Residential (MDR). He shared that a traffic study or memo would be required to determine any impacts' the development associated traffic may have on the area. The traffic study would be provided during the development process and is not required at this time. He said that parkland dedication will be required as part of the development, which occurs during the platting process and said that the City does have the capacity to service the entire area with sanitary sewer. J.Heil said that staff, at this time, even though there were concerns brought up in the public hearing, will not address any concerns regarding the conceptual plan presented since it is only a concept and the plan will probably change. J.Heil addressed the question regarding notifying the North Polk School District during this process. He shared that staff does not directly reach out to them during the rezoning or land use plan amendment process. Staff recommends the following:

Item #7: The Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.
Item #8: The Plan and Zoning Commission to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.
Item #9: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.
Item #10: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #11: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

Item #12: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.
Item #13: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.
Item #14: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.
Item #15: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.
Item #16: The Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Referring to Land Use Plan Map Amendment C, Community Commercial, T.Rapp asked for clarification on the request due to it only having 7.7 acres versus the 20 acres or more that is stated in The Ankeny 2040 Comprehensive Plan. E.Jensen said it is a continuation of the Community Commercial located across the street.

A.Renaud asked what the acreage is of Bricktowne at Piper, which was referenced during the high-density residential portion of the staff presentation. E.Jensen stated, 26 acres with 18 units per acre.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 provided detailed information on their reasoning for moving the land uses around in this development. He presented a map, which showed the land uses in The Ankeny 2040 Land Use Plan Map and the proposed land uses. He said they were trying to be sensitive to the current landowners who have acreages around this development. They felt the high-density residential land use would be less intrusive to the current landowners if it was located on NE 126th Avenue, rather than where it is located on The Ankeny 2040 Land Use Plan Map. Bill Kimberley presented their conceptual plan in detail to the Commission. He said they were trying to preserve the creek with 125-foot wide lots. Bill Kimberley referenced Kimberley Estates and said that the property was supposed to be Medium Density Residential, and they made it less dense with large executive home lots. He continued to compare the specific density of land for this proposed area to The Ankeny 2040 plan for the same area and shared that they have not intensified the land use from The Ankeny 2040 plan when you consider Kimberley Estates. He said they just shifted it around for what they felt was less intrusive for the neighbors and better use of the property. Bill Kimberley stated that if they are denied the Land Use Plan Amendment Area A, they will pull their request for the Land Use Plan Amendment, Area D and leave the high-density land use where it is currently at in The Ankeny 2040 Comprehensive Plan. He said that they have really tried to consider the existing home owners' acreages and develop the land in a sensitive manner. Bill Kimberley presented a list, which included the surrounding homeowners and the date they purchased their property. He said that when some of the neighboring property owners purchased their homes, there was already growth within a mile of their property. He noted that the property will be developed, whether it is him or another developer.

G.Hunter asked what the anticipated timeframe is for this development to be built-out. Bill Kimberley said that it would probably be 20 years with the number of acres involved.

T.Rapp wanted clarification on the process if Bill Kimberley would remove the request for Land Use Plan Map Amendment D, since staff has recommended denial of Land Use Plan Map Amendment A. Staff shared with the Commission that each request is separate. The applicant can decide to remove any of them prior to it moving on to the City Council.

A.Renaud asked what staff's reasoning was in recommending denial of Land Use Plan Map Amendment A and Rezoning Area C. E.Jensen responded the size, 35 acres, and the location. He explained in detail the typical land planning principles that are looked at when planning land uses, that include high density residential.

There were no further discussions.

Item #7: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential. Second by L.West. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #8: Motion by T.Flack to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District. Second by G.Hunter. Motion carried to deny 6 – 1 (Nay: A.Renaud).

Item #9: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #10: Motion by R.Weisheit to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by L.West. All voted aye. Motion carried 7 – 0.

Item #11: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #12: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Item #13: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

Item #14: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #15: Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD. Second by R.Weisheit. All voted, aye. Motion carried 7 – 0.

Item #16: Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential. Second by G.Hunter. All voted, aye. Motion carried 7 – 0.

city of Ankeny

BUSINESS ITEMS
There were no business items.

REPORTS
City Council Meeting
E.Jensen reported on the August 7, 2023 City Council meeting. E.Jensen shared that the Council had a work session on the Transportation Master Plan project. He said they are about one-third through the process and at some point, he will have someone present it to the Commission.

Director's Report
E.Jensen presented the tentative agenda items for the August 22, 2023 Plan and Zoning Commission meeting, which includes a public hearing to rezone property in Uptown; and commented on the July 2023 Building Permit Report.

E.Jensen recognized Assistant City Manager Mike Schrock.

Commissioner's Reports
T.Flack said overall the whole region did a great job for putting on a well-organized Ragbrai event.

MISCELLANEOUS ITEMS
August 21, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT
There being no further business, T.Rapp motioned to adjourn. Second by R.Weisheit. Meeting adjourned at 7:35 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Zoning Board of Adjustment meeting of July 18, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
ZBOA Minutes 2023-07-18

Meeting Minutes

Zoning Board of Adjustment

Tuesday, July 18, 2023
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER
Vice Chair Jeff Baxter called the July 18, 2023 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

ROLL CALL
Members present: Jeff Baxter, Nichole Sungren and Brett Walker. Absent: Matt Ott and Kristi Tomlinson, Staff: E.Jensen, E.Carstens, L.Hutzell, B.Fuglsang.

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

MINUTES OF THEJUNE 20, 2023 REGULAR MEETING
Motion by B.Walker to approve the June 20, 2023 meeting minutes as submitted. Second by N.Sungren. All voted aye. Motion carried 3 – 0.

COMMUNICATIONS / CORRESPONDENCE
There were no communications.

BUSINESS ITEMS
PUBLIC HEARINGS:

#23-13
Great Barrier Fence Co.
on behalf of
Winsome Hays
for property located at
3410 SW Applewood Street
Lot 1, Diamond Hills Plat 2
RE: Variance - Front Yard Setback

Vice Chair J.Baxter opened the public hearing.

Winsome Hays, 3410 SW Applewood Street, said that their variance request is to construct a 6-foot wooden privacy fence. She said they would like to get a swimming pool and the privacy fence would make it safe for their family. Winsome Hays stated that they have a lot of people walk past their home since they live on a corner lot. She commented that they love their location, they just would like a little more privacy in their backyard. She said that the Great Barrier Fence Company is the contractor.

There were no questions from the Board.

L.Hutzell reported that the applicant is requesting a variance for a 6-foot tall privacy fence located at 3410 SW Applewood Street. The property is located east of SW State Street and south of SW Polk City Drive. It is a corner lot approximately .241-acres in size and contains a single-family home. She stated the property is zoned PUD, along with the surrounding properties. L.Hutzell said the property is subject to two front yards since it is a corner lot. The front yard setback on both SW 35th Street and SW Applewood Street is 25-feet. She stated the applicant has requested a variance to Ankeny Municipal Code Section 191.14(2), to install a 6-foot, wood, privacy fence to replace the existing 4-foot chain-link fence for the purpose of installing a pool in the backyard and for privacy. The proposed fence would be installed approximately 23-feet into the 25-foot front yard setback along the south property line adjacent to SW 35th Street. The applicant has indicated that they intend to keep the street trees along SW 35th Street intact if the fence is approved. Staff do not believe that the privacy fence poses any safety concerns for the public. The proposed fence is not anticipated to inhibit visibility on the corner of SW Applewood Street and SW 35th Street. More specifically, the fence would not obstruct the required 30-foot vision clearance triangle on that specific corner. Notices were sent to all residents within 250 feet from the

property and to date, there has not been any correspondence received for or against the request. The staff position is to grant a variance to Ankeny Municipal Code Section 191.14(2), allowing a 6-foot tall privacy fence to encroach approximately 23 feet into the 25-foot front yard setback along the south property line adjacent to SW 35th Street at 3410 SW Applewood Street, subject to the property owner agreeing to keep the existing trees along SW 35th Street. Staff's position is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, inhibit visibility, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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

Motion by J.Baxter to close the public hearing, and receive and file documents. Second by B.Walker. All voted aye. Motion carried 3 – 0.

The Board had no concerns with the request.

Board Action on Filing #23-13 property located at 3410 SW Applewood Street
Motion by B.Walker that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 191.14(2) to allow a 6-foot tall privacy fence to encroach approximately 23 feet into the front yard setback along the south property line adjacent to SW 35th Street, at 3410 SW Applewood Street, subject to the property owner agreeing to keep the existing trees along SW 35th Street. The Board's decision is based on a determination that the decreased front yard setback from the resulting fence would not impair adequate supply of air and light, would not increase public danger of fire, inhibit visibility, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.
Second by N.Sungren. All voted aye. Motion carried 3 – 0.

NEW BUSINESS
There was no new business.

REPORTS
Renewed Special Use Permits
#17-02 Luddy's Tavern, 106 SW State Street, Suite 100 (formerly Wheelhouse)
#20-07 Tavern 180, 1975 N Ankeny Blvd., Suite 117

There being no further business, meeting adjourned at 5:11 p.m.

Brenda Fuglsang
Submitted by Brenda Fuglsang, Board Secretary
Zoning Board of Adjustment

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
Kirkendall Library

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Library Board of Trustee meeting of June 15 and July 20, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Minutes June 15, 2023
Minutes - July 20, 2023

KIRKENDALL PUBLIC LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
Thursday, June 15, 2023
Regular meeting: 6 p.m.
Location: Library, Teleconference

Present: Tamara Fujinaka, John Meyer, Heather Lilienthal, Michael Wiser, Miranda Piepho and Heather Stephenson
Staff: Sam Mitchel

Topic	Discussion
Call to Order	Wiser called the meeting to order.
Approval of Minutes	Motion made by Fujinaka to approve the May minutes. Second by Stephenson. Motion passed unanimously.
Public Comments	
Consent Agenda	Mitchel discussed financials. • Sound panels were installed. We may end up adding more in the future.
Policy/Procedure Review	
Director's Report	Mitchel presented Director's report. • Focused this last month on staff training. Specifically, they focused on body language, unaccompanied children, and preventing conflict. • Staff discussed summer library program readiness and emergency procedures. • Great turnout at petting zoo. • Sam discussed maintaining marketing and getting the word out to the public about library services and programs.
Department Reports	
Old Business	
New Business	Wiser discussed New Business. • Reports to City Council – o After discussion with State Library representative, Wiser discussed possibility of board member becoming a liaison. This would help us approach governance more directly. Whoever is next president needs to keep this discussion going. o Wiser encouraged board members to attend city council meetings at least once quarterly. o Stephenson asked who prepares what is said at these council meetings. Wiser said he prepared notes, ran them by Mitchel, and presented. Mitchel said the only edits he'd make are to provide talking points. • Invoice Payment Process o Mitchel discussed this process. We need to start looking at a way to retain invoices for board to evaluate before being sent on to be paid. Contacted DSM, and they confirmed they have resolutions in place – allowing director to approve. There are other invoices where the board president would also need to approve. o Jennifer Sease reviewed the resolution and Sam made a few tweaks. She recommends we implement a resolution similar to what DSM has in place. o Meyer asked how many invoices we have that are over $10,000. Mitchel replied that there are very few. He may need to write a PO for these items. o Meyer mentioned that the Emergency Expenditures seemed like a lot – but

Topic	Discussion
	it could go quickly in an emergency. Do we need to add language how this budget is approved? We may need an option to approve this virtually. o Wiser asked if this conforms to state statutes? Mitchel confirmed this. o Stephenson motioned to approve. Seconded by Meyer. Approved by all.
Executive Session	Consider motion to go into Executive Session, pursuant to the provisions of Iowa Code Section 21.5, subparagraph (i), "to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session." Meyer motioned to approve. Lilienthal seconded. Approved by all.
Adjournment	Fujinaka made a motion to adjourn and Lilienthal second. Approved by all. The next meeting will be held July 20, 2023.

Respectfully submitted, Miranda Piepho, Secretary

Approved: 7/20/23

KIRKENDALL PUBLIC LIBRARY BOARD OF TRUSTEES
MEETING MINUTES
Thursday, July 20, 2023
Regular meeting: 6 p.m.
Location: Library, Teleconference

Present: John Meyer, Miranda Piepho, Gene Lucht, Amber Sommerfeld, Nancy Medema, Fred Schuster
Staff: Sam Mitchel, Holly Sealine

Topic	Discussion
Call to Order	Meyer called the meeting to order.
Approval of Minutes	Motion made by Piepho to approve the June minutes. Second by Lucht. Motion passed unanimously.
Public Comments	
Consent Agenda	Mitchel discussed financials. • Resolution was made to comply with statues stating that bills up to $10,000 – Director can pay these. Up to $25,000 has to be approved by president. Over that must be approved by entire board. • June Run Rate was 100%. • Sound panels that were installed seem to be working – but we may end up needing more. • Personal Services – o Schuster asked what happened in FY21 this went up $40K from $20K. In FY22 it doubled that. Mitchel stated that this was due to state wage increase. o Schuster also asked what temporary wages were for. Mitchel stated that this was for temp employees – we have more temp employees than full-time employees. • Contractual Services – o Schuster asked about the increase over the past year. Mitchel responded that these dues went up due to growth around District. This also covers common areas – like ensuring the fountain works. o Schuster also asked what Longevity meant. Mitchel stated that this applies to dept. directors – if you're here over 5 years, there is a bonus that is awarded. • Revenue – o Sealine stated that our biggest rental is for a local church – they rent our meeting rooms every Sunday. o Schuster asked who determines the County Library Contribution – Mitchel stated that it was Polk County Library that determines this amount. o Schuster asked about Library Fines – Lucht responded that we've discussed this in the past. We're interested in moving away from imposing fines; however, city doesn't support losing that revenue. If we want to recommend this for the next year, we'll have to build it into the budget.
Policy/Procedure Review	
Director's Report	Mitchel presented Director's report. • New trustees introduced themselves. • Discussed methods of communicating our services to the community.

Topic	Discussion
	• Polk Co. Rural Services – Co. Supervisors want to renew current contract at same amount for next 3 years (Ankeny typically gets $150K of the total amount given to the county). Some surrounding libraries want to discuss concerns with this. • Summerfest – Drastic difference from last year. Restrooms were a mess. People weren't coming here for the library – they were using this as a hallway. We even had to kick a few people out. The parking lot was taken over so patrons couldn't make it to the building.
Committee Reports (Evaluation, Finance, Marketing, Policy, Staffing, etc.)	
Friends of the Library (update)	Lucht and Medema will be the Trustee representatives at the Friends of the Library meetings.
Old Business	
New Business	• Elections: Medema motioned to approve. Lucht seconded. Passed unanimously. o President: Meyer nominated. o VP: Schuster nominated. o Secretary: Piepho nominated. • Trustee Orientation/Continuing Education o We reviewed finances earlier in the meeting. o Mitchel will bring in staff members to future meetings to discuss aspects about the library. o The group will review the first 2 chapters of the Trustee Handbook – by the State Library of Iowa before the next meeting. • Study Rooms and Conference Room Policy o Sealine realized when we were updating the Meeting Room Policy, we didn't have a formal policy regarding Study and Conference Rooms. Sealine drafted a new policy. o If a patron does use the room, they must also follow our other policies (such as the Unattended Child Policy). o Schuster asked for the reasoning behind the 2 hours per person. Sealine clarified that it's per person that made the reservation. However, Sealine may edit to have it say 2 hrs per reservation (not per person). o As long as this edit is made, Schuster moved to approve. Lucht seconded. This will go into effect September 2023. Approved by all.
Adjournment	Medema made a motion to adjourn and Lucht second. Approved by all. The next meeting will be held August 17, 2023.

Respectfully submitted, Miranda Piepho, Secretary

Approved: 8/17/23

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:
Receive and file minutes of the Human Rights Commission meeting of June 22, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
HRC Approved Minutes 6-22-2023

Meeting Minutes

Human Rights Commission

Thursday, June 22, 2023
5:30 p.m.
City Council Chambers Ankeny Kirkendall Public Library
1250 SW District Dr, Ankeny, Iowa

Aubrey Alvarez
Dustin Graber
Lindsay Norland
Tim Olson
Laura Parkinson

1. **CALL TO ORDER**
   Chair Olson called the meeting to order at 5:30 PM.

2. **ROLL CALL**
   Olson, Norland, Parkinson, and Alvarez present. Graber absent. Brandt Johnson, staff liaison present.

3. **MOTION TO APPROVE THE AGENDA FOR June 22, 2023**
   Alvarez motioned to approve the agenda as presented, Parkinson seconded. Ayes: 4, motion carried.

4. **MOTION TO APPROVE THE MINUTES FROM May 25, 2023**
   Alvarez motioned to approve the minutes from the May 25, 2023 meeting. Parkinson seconded. Ayes: 4, motion carried.

5. **NEW BUSINESS**
   a. **Discuss July Public Information/Training Session**
      Johnson discussed with the commission that he spoke to Amy Beattie, Ankeny's City Attorney, and they would be available to do a public information/training session with the HRC regarding Iowa open record and open meeting laws.

      The commission decided to not meet in July due to summer vacations and RAGBRAI coming through Ankeny on July 26. Olson said that a regular HRC business meeting would occur on Aug. 24 and that the public information/training session would be moved to the Sept. 28 meeting.

6. **STAFF REPORT**
   Johnson reviewed the June 2023 staff memo with the HRC.

7. COMMISSIONER REPORTS

Alvarez said that the Ankeny Chamber is developing a multicultural taskforce training that would be available for members to attend along with the Chambers minority owned business summit on August 29. Alvarez also mentioned that Ankeny Pride is this weekend on June 24 from 4 to 9 p.m. at the Ankeny Pavilion.

8. ADJOURN

Meeting adjourned at 5:42 PM.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
Parks and Recreation

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Receive and file minutes of the Park Board meeting of June 26, 2023.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Park Board Minutes 2023-06-26

Ankeny Park Board Meeting
June 26, 2023

Meeting Minutes:

Call to Order: Chairperson Aaron Bradshaw called the Park Board meeting to order at 5:30 p.m. Josh Craighead and Jared Baldwin were not in attendance. All other board members were present. Brandt Johnson, Nick Lenox and Leslie Reab represented City of Ankeny staff.

Approval of Minutes: The April meeting minutes were reviewed and approved with a motion from Chad Hade and a second from Amber Smith. All approved.

Special Presentation – Assistant to the City Manager Brandt Johnson: Johnson informed board members that the City adopted rules and regulations that allow for private use of E-Bikes, scooters and personal transportation devices on paved trails that are at least eight feet wide. Johnson provided board members with classifications and descriptions of devices impacted by the new ordinance. Currently, private companies that offer rental services will not be allowed to operate within city limits. Board members inquired how changes will be enforced and expressed safety concerns for trail goers. Discussion ensued.

Johnson also informed board members that an ordinance change is currently in discussion which would allow utility-terrain vehicles (UTVs) on city streets. UTVs will need to meet a maximum size and weight requirement and not exceed 35 MPH. All-terrain vehicles and golf carts are not allowed on any City streets, trails or sidewalks.

The new ordinances include a two-year clause at which time City Council will evaluate and consider extending the ordinance changes.

Director's Report: Lenox reported the City of Ankeny hosted a 2023 Transportation Master Plan project open house which allowed residents a chance to ask questions and provide input. Midway Park playground has been ordered and Rally Complex pickleball courts will have post-tension concrete instead of asphalt. In partnership with the Ankeny School District, the Prairie Ridge Sports Complex tennis court renovation project with be put out for bid soon with construction expected to take place this fall.

Other updates included July's Ice Cream Social will be held at Somersby Park, the dedication of Miracle Park WeGo Swing, and All-City Play Day volunteer opportunities. Lenox also informed board members there has been a recent increase in park vandalism, which takes Parks staff away from other duties to paint and make repairs to damaged equipment. Lenox will send out a Doodle Poll with possible dates for the annual parks tour.

Chairperson's Report – Aaron Bradshaw: No report.

Board Member Reports:

- Church: Nichole, along with a few of her coworkers at Snyder & Associates, helped the City clean-up Midway Park.
- Hade: No report.

- Make: No report.
- Maki: No report.
- Smith: No report.

Adjournment: Nichoel Church moved meeting adjournment and Chad Hade provided the second. The meeting was adjourned at 6:30 p.m.

Minutes Reported By: Leslie Reab, Parks & Recreation Administrative Assistant

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Consider motion to approve the issuance of a special permit to Eric Weichers for the purpose of bow hunting of deer for the hunting season effective October 1, 2023 on private property within the city limits pursuant to Municipal Code Section 41.11(3).

EXECUTIVE SUMMARY:

Captain Makai Echer has reviewed the request and approved the issuance of a special permit to the applicant for the purpose of bow hunting of deer within the City limits.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the special hunting permit as requested.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Application
PD Recommendation

08/15/2023

To Whom It May Concern:

I am writing to formally request a special permit to bowhunt whitetail deer within Ankeny city limits for the hunting season beginning on October 1st, 2023 and ending on January 10th, 2024. I have received written permission from Robert Johnson (signed statement enclosed) to bowhunt on his land if I am granted permission by the city of Ankeny. The physical address of his property is 7705 NE 29th St; the District/Parcel is 181/00002-002-753 and the GeoParcel is 8023-32-101-006. The land is south of Oralabor Rd, just east of the Ankeny Airport. I would be the only person allowed to hunt this property, and my permission to hunt is granted through January of 2024. I understand that I am subject to all of the rules and regulations for bowhunting whitetail deer in the state of Iowa as set forth by the Iowa Department of Natural Resources. I have previously completed a hunter's safety course and have been bowhunting in Iowa for more than 25 years, including hunting this land with a special hunting permit last 9 years. I appreciate your consideration; please feel to contact me with any additional questions or requirements.

Sincerely,

Eric Weichers

Eric Weichers
906 SE 5th St
Ankeny, IA 50021
515-745-3204
eaweichers@gmail.com

RECEIVED
AUG 17 2023
CITY OF ANKENY

August 15, 2023

I, Robert M. Johnson, give Eric Weichers my permission to bowhunt on the Johnson farms south of Oralabor Road and both sides of 4-Mile Creek Drive or East 29th. This is valid through January 2024.

Robert M Johnson

Robert M. Johnson

N

city of Ankeny
bringing it all together®

MEMORANDUM

TO: DAVID JONES
FROM: CAPTAIN MAKAI ECHER
SUBJECT: BOW HUNTING APPROVAL
DATE: AUGUST 24, 2023
CC:

The Police Department approves a special bow hunting permit for Eric Weichers on property located at 7705 NE 29th st: the District/Parcel is 181/00002-002-753 and the GeoParcel is 8023-32-101-006. The land is south of Oralabor Rd, just east of the Ankeny Airport. This approval is limited to Eric Weichers and cannot be extended or implied for others. This authorization is for the 2023 bow hunting season beginning October 1, 2023 and does not extend beyond January 10, 2024.

This approval from the Police Department is contingent upon the following requirements:

1. Express written authorization from the property owner(s) within the identified hunting site.

2. Compliance with all State of Iowa DNR regulations related to licensing and seasonal hunting laws to include times, registration and conformity with Iowa Code 252J.8.

3. Compliance with Iowa Code 716.7 Trespass prohibiting hunting on private property and recovery of injured or killed fur-bearing animals from private property.

4. The harvest of deer shall comply with all State of Iowa DNR laws and regulations.

5. The approval specifically prohibits the discharge of firearms anywhere within the City of Ankeny corporate limits.

   Approval by the Ankeny City Council is required for all hunting within the City limits pursuant to Ankeny Code Chapter 41.11(3). Property owner, Robert Johnson, has provided approval to Eric Weichers.

Respectfully,

Makai Echer Captain

Ankeny Police Department

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
City Clerk	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

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

EXECUTIVE SUMMARY:

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

1. Hy-Vee Inc. d/b/a Hy-Vee Tasting Room, 2510 SW State St. - Class C Retail Alcohol License (LC) (Renewal) includes Catering - Effective September 24, 2023.

2. a.) Hy-Vee, Inc, d/b/a Hy-Vee Fast & Fresh #2, 1710 SW SW Oralabor Rd. - Class E Retail Alcohol License (LE) (Renewal) - Effective September 24, 2023
   b.) Enrollment in the Automatic Renewal Program Effective 2024.

3. Ankeny Golf & Country Club, d/b/a Ankeny golf & Country Club, 314 SW Irvinedale Dr., - Class C Retail Alcohol License (LC) (Renewal) includes Outdoor Service - Effective October 1, 2023.

4. Amigos Mexican Grill Corp, d/b/a Amigos Mexican Grill, 502 N Ankeny Blvd Ste. 5. - Class C Retail Alcohol License (LC) (Renewal) - Effective October 1, 2023.

5. a.) Nitz Liquor Stores, LLC (New Legal Entity), d/b/a Liquor Lovers, 1510 S Ankeny Blvd, Ste. 107. - Class E Retail Alcohol License (LE) (New) - Tentatively Effective September 27, 2023.
   b.) Enrollment in the Automatic Renewal Program Effective 2024.

6. Great Caterers of Iowa Inc., d/b/a Great Caterers of Iowa, 1055 SW Prairie Trail Pkwy (FFA Bldg.) - Class C Retail Alcohol License (LC) (5 Day) - Effective September 28, 2023.

7. Your Private Bartender LLC, a/b/a Your Private Bar, 3700 SE Convenience Blvd (Exec 1 Aviation). - Class C Retail Alcohol License (LC) (5 Day) includes Outdoor Service - Effective September 12, 2023. PENDING DEPT APPROVAL

8. Apres Bar Co, LLC, d/b/a Apres Bar Co., 1055 SW Prairie Trial (FFA Bldg.) - Class C Retail Alcohol License (LC) (5 Day) - Effective September 18, 2023.

9. Cloud Wine, LLC, d/b/a/ Lucky Wife Wine Slushies, 423 S Ankeny Blvd (Rustic Swan) - Special Class C Retail Alcohol License (BW) (5 Day) - Effective October 12, 2023.

FISCAL IMPACT: **Yes**

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

CITY MANAGER'S RECOMMENDATIONS:

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

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Change Order #2 increasing the contract amount by $3,671.60 to All-Star Concrete LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Change Order #2

CHANGE ORDER FORM

city of Ankeny
bringing it all together

Project Title:	N Ankeny Boulevard and 18th Street Intersection Improvements		
Contractor:	All-Star Concreate LLC		
Address:	4989 NW Johnston Drive, Johnston, IA 50131		
Finance Budget Code:	913.3913.4451	***Finance Project #***	913.4451
Vendor Project or Invoice #:	N/A	***PO #***	N/A
Original Contract Date:	March 20, 2023	***Vendor #***	9679

Change Order Number: 2

Change Order Date: September 5, 2023

Purpose of Change Order:

Removing manhole and connecting 15" RCP with two collars. Minor manhole adjustment no longer needed.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
6.01	Manhole Adjustment, Minor	EA	(1)	$ 2,000.00	$ (2,000.00)
	Removing Intake And Setting 15" RCP And Two Collars	LS	1	$ 5,671.60	$ 5,671.60
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
Change Order Number: 2 makes the following adjustments to the Contract:					**$ 3,671.60**

Contractor Accepted: All-Star Concreate LLC
Firm Name

Paublo Sanchez
Signature

08.16.2023
Date

Engineer Approved: Snyder & Associates
Firm Name

Jordan Stoermer
Signature

Digitally signed by Jordan Stoermer
DN: C=US, E=jstoermer@snyder-associates.com, O="Snyder & Associates, Inc.", OU=Project Engineer, CN=Jordan Stoermer
Date: 2023.08.17 07:54:54 -05'00'

8/17/2023
Date

Reviewed by JHart 8/24/23

Owner Accepted: City of Ankeny

Signature

Mayor
Title

Date

Attest for Owner:

Signature

City Clerk
Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 439,624.75
1	July 17, 2023	$ 2,420.00
2	~~August 24~~ Sept 25, 2023	$ 3,671.60
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 445,716.35**

Date Printed: 8/16/2023

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #13 in the amount of $38,584.82 to Absolute Concrete Construction, Inc. for construction services on the SE 3rd Street Utility Improvements - Phase 1 project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Imagine it all together

Project Title:	SE 3rd Street Utility Improvements - Phase 1		
Contractor:	Absolute Concrete Construction, Inc.		
Address:	505 1st Avenue Slater, IA 50248		
Finance Budget Code:	48% 658.3658.4452 52% 695.3695.4453	**Finance Project #**	48% 658.4452 52% 695.4453
Vendor Project or Invoice #:	N/A	**PO #**	N/A
Original Contract Date:	January 18, 2022	**Vendor #**	4997

Date of Council Meeting: September 5, 2023 **PAYMENT REQUEST #** 13

PAYMENT PERIOD: From: July 1, 2023 Through: July 29, 2023

Contract Summary

Original Contract Amount:	$ 1,816,990.10			
Net change by Change Orders:	$ 72,324.05			
Contract Amount to Date: (line 1 ± 2)		$ 1,889,314.15		
Total completed and stored to date:	$ 1,302,524.69			
Retainage: 5 % of Completed Work:	$ 65,126.23			
Total Earned less Retainage:		$ 1,237,398.46		
Less previous applications for payment:		$ 1,198,813.64		
SUBTOTAL			$	38,584.82
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	38,584.82
Balance to finish, including retainage:		$ 651,915.69		
Contract Time Remaining (If applicable)	-	Working Days		

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

Construction Contractor Approval:

Absolute Concrete Construction, Inc.
Firm Name

Signature

08-22-23
Date

Engineer / Consultant Approval:

JEO Consulting Group
Firm Name

Signature

8/22/2023
Date

City of Ankeny Staff Approval:

Signature

08-23-2023
Date

Submit to: *Becky Ford, P.E. - Stormwater & Environmental Manager*

E-mail: bford@Ankenylowa.gov *Phone:* (515) 963-3526 *Fax:* (515) 963-3526

Date Printed: 8/22/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
2.01	CLEARING AND GRUBBING	LS	1.00		1.00	$15,000.00	$ 15,000.00		$ -	1.00	1.00	$ 15,000.00	0.00	100.00%
2.02	TOPSOIL, OFF-SITE	CY	316.00		316.00	$65.00	$ 20,540.00		$ -	0.00	0.00	$ -	316.00	0.00%
2.03	EXCAVATION, CLASS 10	CY	592.00	131.00	723.00	$25.00	$ 18,075.00		$ -	381.00	381.00	$ 9,525.00	342.00	52.70%
2.04	SUBGRADE PREPARATION, 6 IN. DEPTH	SY	5,556.00		5,556.00	$4.00	$ 22,224.00		$ -	3324.00	3,324.00	$ 13,296.00	2,232.00	59.83%
2.05	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR	SY	1,389.00		1,389.00	$6.00	$ 8,334.00		$ -	1426.00	1,426.00	$ 8,556.00	(37.00)	102.66%
2.06	SUBBASE, MODIFIED	SY	5,556.00	790.00	6,346.00	$12.00	$ 76,152.00		$ -	4114.00	4,114.00	$ 49,368.00	2,232.00	64.83%
2.07	COMPACTION TESTING	LS	1.00		1.00	$5,000.00	$ 5,000.00		$ -	0.66	0.66	$ 3,300.00	0.34	66.00%
	TRENCH EXCAVATION AND BACKFILL													
3.01	TRENCH COMPACTION TESTING	LS	1.00		1.00	$5,000.00	$ 5,000.00		$ -	0.66	0.66	$ 3,300.00	0.34	66.00%
	SEWERS AND DRAINS													
4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, TRUSS PVC, 15 IN. DIA	LF	1,249.00	(1,249.00)	0.00	$95.00	$ -		$ -	0.00	0.00	$ -	0.00	0.00%
4.02	STORM SEWER, TRENCHED, RCP, 15 IN. DIA	LF	104.00		104.00	$57.00	$ 5,928.00		$ -	44.00	44.00	$ 2,508.00	60.00	42.31%
4.03	STORM SEWER, TRENCHED, RCP, 36 IN. DIA	LF	1,249.00		1,249.00	$106.00	$ 132,394.00		$ -	776.00	776.00	$ 82,256.00	473.00	62.13%
4.04	STORM SEWER, TRENCHED, RCAP, 48 IN. ARCH. DIA.	LF	18.00		18.00	$242.85	$ 4,371.30		$ -	24.00	24.00	$ 5,828.40	(6.00)	133.33%
4.05	SANITARY SEWER SERVICE, PVC, 4"	LF	1,044.00	(1,044.00)	0.00	$68.00	$ -		$ -	0.00	0.00	$ -	0.00	0.00%
4.06	REMOVAL OF SANITARY SEWER, VCP, DIA. EQUAL TO OR LESS THAN 15 IN.	LF	1,255.00		1,255.00	$30.00	$ 37,650.00	28.00	$ 840.00	740.00	768.00	$ 23,040.00	487.00	61.20%
4.07	SANITARY SEWER TEMPORARY CLEANOUT	EA	3.00		3.00	$550.00	$ 1,650.00		$ -	2.00	2.00	$ 1,100.00	1.00	66.67%
4.08	REMOVAL OF STORM SEWER, RCP, DIA. EQUAL TO OR LESS THAN 18 IN.	LF	99.00		99.00	$15.00	$ 1,485.00		$ -	40.00	40.00	$ 600.00	59.00	40.40%
4.09	FOOTING DRAIN COLLECTOR/SUBDRAIN, CORRUGATED PVC, 8 IN. DIA	LF	2,399.00		2,399.00	$26.70	$ 64,053.30		$ -	1552.00	1,552.00	$ 41,438.40	847.00	64.69%
4.10	TEMPORARY SUBDRAIN CAP	EA	2.00		2.00	$60.00	$ 120.00		$ -	1.50	1.50	$ 90.00	0.50	75.00%
4.11	FOOTING DRAIN OUTLETS AND CONNECTIONS, 8 IN. DIA	EA	14.00		14.00	$180.00	$ 2,520.00		$ -	10.00	10.00	$ 1,800.00	4.00	71.43%
4.12	STORM SEWER SERVICE STUB, PVC, 1-1/2 IN. DIA.	EA	36.00		36.00	$625.00	$ 22,500.00		$ -	19.00	19.00	$ 11,875.00	17.00	52.78%
	WATER MAINS AND APPURTENANCES													
5.01	WATER MAIN, TRENCHED, PVC C900, 8 IN. DIA.	LF	1,253.00		1,253.00	$40.00	$ 50,120.00		$ -	800.00	800.00	$ 32,000.00	453.00	63.85%
5.02	FITTING, REDUCER, 8" X 4" IN.	EA	1.00		1.00	$475.00	$ 475.00		$ -	1.00	1.00	$ 475.00	0.00	100.00%
5.03	FITTING, UNION, 4" X 4"	EA	1.00		1.00	$425.00	$ 425.00		$ -	0.00	0.00	$ -	1.00	0.00%
5.04	FITTING, UNION, 8"X 8".	EA	1.00		1.00	$576.00	$ 576.00		$ -	0.00	0.00	$ -	1.00	0.00%
5.05	FITTING, 22.5 DEG., 8 IN.	EA	2.00		2.00	$545.25	$ 1,090.50		$ -	0.00	0.00	$ -	2.00	0.00%
5.06	FITTING, 45 DEG., 8 IN.	EA	2.00		2.00	$550.00	$ 1,100.00		$ -	2.00	2.00	$ 1,100.00	0.00	100.00%
5.07	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., NEAR SIDE	EA	18.00		18.00	$915.00	$ 16,470.00		$ -	11.00	11.00	$ 10,065.00	7.00	61.11%
5.08	WATER SERVICE, POLYETHYLENE, 3/4 IN. DIA., FAR SIDE	EA	18.00		18.00	$915.00	$ 16,470.00		$ -	11.00	11.00	$ 10,065.00	7.00	61.11%
5.09	REMOVAL OF WATER MAIN	LF	1,256.00		1,256.00	$22.50	$ 28,260.00		$ -	830.00	830.00	$ 18,675.00	426.00	66.08%
5.10	WATER MAIN, TEMPORARY, PEX, 2IN. DIA.	LF	2,948.00		2,948.00	$16.00	$ 47,168.00	990.00	$ 15,840.00	1632.00	2,622.00	$ 41,952.00	326.00	88.94%
5.11	VALVE, GATE, 8 IN.	EA	5.00		5.00	$1,725.00	$ 8,625.00		$ -	3.00	3.00	$ 5,175.00	2.00	60.00%
5.12	FIRE HYDRANT ASSEMBLY (ALTERNATE PLAN)	EA	3.00		3.00	$4,300.00	$ 12,900.00		$ -	2.00	2.00	$ 8,600.00	1.00	66.67%
5.13	VALVE BOX REPLACEMENT	EA	2.00		2.00	$540.00	$ 1,080.00		$ -	2.00	2.00	$ 1,080.00	0.00	100.00%
5.14	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1.00		1.00	$200.00	$ 200.00		$ -	1.00	1.00	$ 200.00	0.00	100.00%
5.15	VALVE REMOVAL	EA	2.00		2.00	$250.00	$ 500.00		$ -	2.00	2.00	$ 500.00	0.00	100.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
6.01	MANHOLE, SW-301, 48"	EA	3.00		3.00	$9,800.00	$ 29,400.00		$ -	2.00	2.00	$ 19,600.00	1.00	66.67%
6.02	MANHOLE, SW-303, 48"	EA	1.00		1.00	$10,525.00	$ 10,525.00		$ -	1.00	1.00	$ 10,525.00	0.00	100.00%
6.03	MANHOLE, SW-403, MODIFIED, 5.75' X 7.75'	EA	1.00		1.00	$12,405.00	$ 12,405.00		$ -	1.00	1.00	$ 12,405.00	0.00	100.00%
6.04	MANHOLE, SW-403, MODIFIED, 4' X 7.75'	EA	1.00		1.00	$14,150.00	$ 14,150.00		$ -	1.00	1.00	$ 14,150.00	0.00	100.00%
6.05	INTAKE, SW-505	EA	4.00		4.00	$5,270.00	$ 21,080.00		$ -	2.50	2.50	$ 13,175.00	1.50	62.50%
6.06	INTAKE, SW-506, MODIFIED	EA	4.00		4.00	$14,550.00	$ 58,200.00		$ -	2.50	2.50	$ 36,375.00	1.50	62.50%
6.07	INTAKE, SW-512	EA	2.00		2.00	$2,530.00	$ 5,060.00		$ -	0.00	0.00	$ -	2.00	0.00%
6.08	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	4.00		4.00	$250.00	$ 1,000.00		$ -	4.00	4.00	$ 1,000.00	0.00	100.00%
6.09	REMOVE MANHOLE, SANITARY	EA	4.00		4.00	$700.00	$ 2,800.00		$ -	2.00	2.00	$ 1,400.00	2.00	50.00%
6.10	REMOVE INTAKE	EA	4.00		4.00	$700.00	$ 2,800.00		$ -	2.00	2.00	$ 1,400.00	2.00	50.00%
	STREETS AND RELATED WORK													
7.01	PAVEMENT, PCC, CLASS C-SUD, 8 IN.	SY	4,677.00		4,677.00	$80.00	$ 374,160.00		$ -	3021.00	3,021.00	$ 241,680.00	1,656.00	64.59%
7.02	PAVEMENT, HMA 3 IN.	SY	64.00		64.00	$80.00	$ 5,120.00		$ -	0.00	0.00	$ -	64.00	0.00%
7.03	REMOVAL OF SIDEWALK AND DRIVEWAY	SY	2,053.00		2,053.00	$15.00	$ 30,795.00	180.00	$ 2,700.00	1257.90	1,437.90	$ 21,568.50	615.10	70.04%
7.04	SIDEWALK, PCC, 4 IN.	SY	960.00		960.00	$50.00	$ 48,000.00		$ -	603.60	603.60	$ 30,180.00	356.40	62.88%
7.05	SIDEWALK, PCC, 6 IN.	SY	53.00		53.00	$165.00	$ 8,745.00		$ -	53.50	53.50	$ 8,827.50	(0.50)	100.94%
7.06	DETECTABLE WARNINGS, POLYMER	SF	87.00		87.00	$50.00	$ 4,350.00		$ -	96.00	96.00	$ 4,800.00	(9.00)	110.34%
7.07	DRIVEWAY, PAVED, PCC, 6 IN.	SY	950.00		950.00	$75.00	$ 71,250.00		$ -	593.00	593.00	$ 44,475.00	357.00	62.42%
7.08	PAVEMENT REMOVAL	SY	3,861.00		3,861.00	$12.00	$ 46,332.00	1,183.00	$ 14,196.00	2678.00	3,861.00	$ 46,332.00	0.00	100.00%
7.09	PLASTIC CONCRETE TESTING	LS	1.00		1.00	$10,000.00	$ 10,000.00		$ -	0.66	0.66	$ 6,600.00	0.34	66.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

	TRAFFIC CONTROL													
8.01	PAINTED PAVEMENT MARKING, DURABLE	STA	18.96		18.96	$350.00	$ 6,636.00		$ -	9.09	9.09	$ 3,181.50	9.87	47.94%
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	18.96		18.96	$150.00	$ 2,844.00		$ -	9.09	9.09	$ 1,363.50	9.87	47.94%
8.03	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$20,000.00	$ 20,000.00	0.07	$ 1,400.00	0.63	0.70	$ 14,000.00	0.30	70.00%
8.04	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	CDAY	20.00		20.00	$100.00	$ 2,000.00		$ -	50.00	50.00	$ 5,000.00	(30.00)	250.00%
8.05	REMOVAL, SALVAGE, AND REINSTALL SIGN	EA	8.00		8.00	$300.00	$ 2,400.00		$ -	4.00	4.00	$ 1,200.00	4.00	50.00%
	SITE WORK AND LANDSCAPING													
9.01	TEMPORARY CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.60		0.60	$750.00	$ 450.00		$ -	0.00	0.00	$ -	0.60	0.00%
9.02	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.60		0.60	$2,400.00	$ 1,440.00		$ -	0.41	0.41	$ 984.00	0.19	68.33%
9.03	STABILIZED CONSTRUCTION ENTRANCE	SY	200.00		200.00	$8.00	$ 1,600.00		$ -	0.00	0.00	$ -	200.00	0.00%
9.04	EROSION CONTROL MULCH, HYDROMULCH (BFM)	AC	1.20		1.20	$3,500.00	$ 4,200.00	0.18	$ 630.00	0.59	0.77	$ 2,695.00	0.43	64.17%
9.05	INLET PROTECTION DEVICE, DROP-IN	EA	16.00		16.00	$200.00	$ 3,200.00		$ -	4.00	4.00	$ 800.00	12.00	25.00%
9.06	INLET PROTECTION DEVICE, OPEN-THROAT CURB INTAKE SEDIMENT FILTER	EA	4.00		4.00	$100.00	$ 400.00		$ -	8.00	8.00	$ 800.00	(4.00)	200.00%
9.07	INLET PROTECTION DEVICE, MAINTENANCE AND REMOVAL	EA	48.00		48.00	$40.00	$ 1,920.00	2.00	$ 80.00	30.00	32.00	$ 1,280.00	16.00	66.67%
9.08	INLET PROTECTION DEVICE, AREA INTAKE	EA	2.00		2.00	$150.00	$ 300.00		$ -	0.00	0.00	$ -	2.00	0.00%
	MISCELLANEOUS													
11.01	MOBILIZATION	LS	1.00		1.00	$150,000.00	$ 150,000.00		$ -	1.00	1.00	$ 150,000.00	0.00	100.00%
11.02	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$6,200.00	$ 6,200.00	0.04	$ 248.00	0.66	0.70	$ 4,340.00	0.30	70.00%
11.03	TEMPORARY GRANULAR SIDEWALK	SY	944.00		944.00	$20.00	$ 18,880.00	30.00	$ 600.00	403.00	433.00	$ 8,660.00	511.00	45.87%
11.04	TEMPORARY PEDESTRIAN RAMP	EA	4.00		4.00	$2,500.00	$ 10,000.00		$ -	6.00	6.00	$ 15,000.00	(2.00)	150.00%
11.05	CONCRETE WASHOUT, ROLL-OFF CONTAINER	LS	1.00		1.00	$3,000.00	$ 3,000.00		$ -	0.66	0.66	$ 1,980.00	0.34	66.00%
11.06	ORANGE MESH SAFETY FENCE	LS	1.00		1.00	$20,000.00	$ 20,000.00	0.04	$ 800.00	0.66	0.70	$ 14,000.00	0.30	70.00%
	CHANGE ORDER ITEMS													
12.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, A-2000, 15 IN. DIA	LF	0.00	1,249.00	1,249.00	$ 117.20	$ 146,382.80	28.00	$ 3,281.60	740.00	768.00	$ 90,009.60	481.00	61.49%
12.02	SANITARY SEWER SERVICE, A-2000, 4"	LF	0.00	1,044.00	1,044.00	$ 70.22	$ 73,309.68		$ -	576.00	576.00	$ 40,446.72	468.00	55.17%
12.03	4020-D - REMOVAL OF STORM SEWER, RCP, 36 IN. DIA.	LF	0.00	32.00	32.00	$ 38.85	$ 1,243.20		$ -	32.00	32.00	$ 1,243.20	0.00	100.00%
12.04	6010-H - REMOVE MANHOLE, STORM SEWER	EA	0.00	1.00	1.00	$ 999.00	$ 999.00		$ -	1.00	1.00	$ 999.00	0.00	100.00%
12.05	FOOTING REMOVAL (CO#3)	LS	0.00	1.00	1.00	$ 3,952.50	$ 3,952.50		$ -	1.00	1.00	$ 3,952.50	0.00	100.00%
12.06	8020-B, PAINTED PAVEMENT MARKINGS, TEMPORARY (CO#3)	LS	0.00	1.00	1.00	$ 3,348.87	$ 3,348.87		$ -	1.00	1.00	$ 3,348.87	0.00	100.00%
12.07	WATER SERVICE LINE RELOCATION (CO#3)	LS	0.00	1.00	1.00	$ 19,980.00	$ 19,980.00		$ -	1.00	1.00	$ 19,980.00	0.00	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK **CONTRACT = $1,889,314.15** **PAY PERIOD = $ 40,615.60** **COMPLETED = $1,302,524.69** **68.94%**

Date printed: 8/22/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 20, 2022	$ 9,285.30
2	July 18, 2022	$ 116,299.10
3	September 6, 2022	$ 126,710.14
4	September 19, 2022	$ 109,410.36
5	October 17, 2022	$ 55,354.09
6	November 21, 2022	$ 62,994.02
7	December 19, 2022	$ 170,950.60
8	January 16, 2023	$ 85,369.85
9	February 20, 2023	$ 26,667.80
10	May 15, 2023	$ 62,624.73
11	June 19, 2023	$ 191,825.52
12	July 17, 2023	$ 181,322.13
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = $ 1,198,813.64

Record of Change Orders

No.	Date	Amount
1	April 18, 2022	$ 30,045.48
2	July 18, 2022	$ 2,242.20
3	February 6, 2023	$ 27,281.37
4	August 7, 2023	$ 12,755.00
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

CHANGE ORDER TOTAL = $ 72,324.05

Contract Time Remaining

Contract Period:	Working Days
Construction Start Date:	May 23, 2022

Substantial Completion

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

Full Completion

Contract Working Days:	160.0
Added by Change Order:	30.5
Total Working Days:	190.5
Working Days Used to Date:	210.0
Working Days Remaining:	0.0

Date Printed: 8/22/2023

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #2 in the amount of $124,917.53 to All-Star Concrete, LLC, for construction services on the N Ankeny Boulevard and 18th Street Intersection Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #2

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	N Ankeny Boulevard and 18th Street Intersection Improvements		
Contractor:	All-Star Concreate LLC		
Address:	4989 NW Johnston Drive, Johnston, IA 50131		
Finance Budget Code:	913.3913.4451	***Finance Project #***	913.4451
Vendor Project or Invoice #:	N/A	***PO #***	N/A
Original Contract Date:	March 20, 2023	***Vendor #***	9679

Date of Council Meeting: 09/05/23 **PAYMENT REQUEST #** 2

PAYMENT PERIOD: From: 07/01/23 Through: 07/31/23

Contract Summary

Original Contract Amount:	$ 439,624.75			
Net change by Change Orders:	$ 6,091.60			
Contract Amount to Date: (line 1 ± 2)		$ 445,716.35		
Total completed and stored to date:	$ 274,637.90			
Retainage: 5 % of Completed Work:	$ 13,731.90			
Total Earned less Retainage:		$ 260,906.01		
Less previous applications for payment:		$ 135,988.48		
SUBTOTAL			$	124,917.53
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	124,917.53
Balance to finish, including retainage:		$ 184,810.35		

Contract Time Remaining (If applicable) N/A Completion Date August 18, 2023

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

Construction Contractor Approval: All-Star Concreate LLC
Firm Name

Paublo Sanchez
Signature

08.16.2023
Date

Engineer / Consultant Approval: Snyder & Associates
Firm Name

Jordan Stoermer
Signature
Digitally signed by Jordan Stoermer
DN: C=US, E=jstoermer@snyder-associates.com, O="Snyder & Associates, Inc.", OU=Project Engineer, CN=Jordan Stoermer
Date: 2023.08.17 07:54:05-05'00'

8/17/2023
Date

City of Ankeny Staff Approval:

Leslie Hart
Signature

8/24/23
Date

Submit to: Leslie Hart
E-mail: Lhart@ankenyiowa.gov *Phone:* 515-963-3548 *Fax:* 515-963-3548

Date Printed: 8/16/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # If Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
2.01	Topsoil, Off-site	CY	65		65	$ 45.00	$ 2,925.00	65.00	$ 2,925.00		65.00	$ 2,925.00	0	100.00%
2.02	Excavation, Class 10, Waste	CY	150		150	$ 28.00	$ 4,200.00		$ -	150.00	150.00	$ 4,200.00	0	100.00%
2.03	Subgrade Preparation, 6-inch Depth	SY	575		575	$ 7.00	$ 4,025.00		$ -	575.00	575.00	$ 4,025.00	0	100.00%
2.04	Subbase, Modified, 6-inch Depth	SY	575		575	$ 12.00	$ 6,900.00		$ -	575.00	575.00	$ 6,900.00	0	100.00%
2.05	Removal of Structure, Retaining Wall	LS	1		1	$ 2,500.00	$ 2,500.00		$ -	1.00	1.00	$ 2,500.00	0	100.00%
2.06	Removal of Structure, Brick Medians and Irrigation	LS	1		1	$ 3,800.00	$ 3,800.00		$ -	1.00	1.00	$ 3,800.00	0	100.00%
2.07	Compaction Testing	LS	1		1	$ 4,200.00	$ 4,200.00		$ -	1.00	1.00	$ 4,200.00	0	100.00%
	WATER MAIN AND APPURTENANCES								$ -		0.00	$ -		0.00%
5.01	Irrigation Sleeving, Trenchless HDPE, 3-inch Dia.	LF	334		334	$ 105.00	$ 35,070.00	338	$ 35,490.00		338.00	$ 35,490.00	(4)	101.20%
5.02	12-inch by 2-inch Service Saddle Tab and Corporation Valve	EA	1		1	$ 4,800.00	$ 4,800.00	1	$ 4,800.00		1.00	$ 4,800.00	0	100.00%
5.03	Valve Box Extension	EA	6		6	$ 642.00	$ 3,852.00	1	$ 642.00		1.00	$ 642.00	5	16.67%
5.04	12-Inch Ground Box	EA	6		6	$ 530.00	$ 3,180.00		$ -		0.00	$ -	6	0.00%
	STRUCTURES FOR SANITARY AND STORM				0		$ -		$ -		0.00	$ -		
6.01	Manhole Adjustment, Minor	EA	3	(1)	2	$ 2,000.00	$ 4,000.00		$ -		0.00	$ -	2	0.00%
	STREETS AND RELATED WORK													
7.01	Pavement, PCC, Class C-SUD, 9-inch Depth	SY	572		572	$ 92.00	$ 52,624.00	163.98	$ 15,086.16	485.72	649.70	$ 59,772.40	(78)	113.58%
7.02	Curb and Gutter, 2.5-foot Width, 9-inch Depth	LF	233		233	$ 55.00	$ 12,815.00	51	$ 2,805.00	153.31	204.31	$ 11,237.05	29	87.69%
7.03	PCC Beam Curb	LF	508		508	$ 48.00	$ 24,384.00		$ -		0.00	$ -	508	0.00%
7.04	Concrete Median, 6-inch Depth, PCC, Colored	SY	52		52	$ 150.00	$ 7,800.00		$ -	52.00	52.00	$ 7,800.00	0	100.00%
7.05	Removal of Sidewalk	SY	322		322	$ 15.00	$ 4,830.00		$ -	175.26	175.26	$ 2,628.90	147	54.43%
7.06	Sidewalk, PCC, 5-inch Depth	SY	58		58	$ 70.00	$ 4,060.00		$ -		0.00	$ -	58	0.00%
7.07	Sidewalk, PCC, 6-inch Depth	SY	80		80	$ 80.00	$ 6,400.00		$ -		0.00	$ -	80	0.00%
7.08	Sidewalk, PCC, 5-inch Depth, Textured Concrete	SY	191		191	$ 100.00	$ 19,100.00		$ -		0.00	$ -	191	0.00%
7.09	Sidewalk, PCC, 5-inch Depth, Colored and Textured Concrete	SY	257		257	$ 125.00	$ 32,125.00		$ -		0.00	$ -	257	0.00%
7.10	Detectable Warning, Galvanized Steel	SF	144		144	$ 60.00	$ 8,640.00		$ -		0.00	$ -	144	0.00%
7.11	Pavement Removal	SY	145		145	$ 32.00	$ 4,640.00		$ -	183.98	183.98	$ 5,887.36	(39)	126.88%
7.12	Curb and Gutter Removal	LF	1018		1,018	$ 14.00	$ 14,252.00		$ -	1,033.65	1,033.65	$ 14,471.10	(16)	101.54%
	TRAFFIC CONTROL				0				$ -					
8.01	Traffic Signal Modifications	LS	1		1	$ 69,734.00	$ 69,734.00	0.5	$ 34,867.00		0.50	$ 34,867.00	1	50.00%
8.02	Painted Pavement Markings, Durable	STA	53.25		53	$ 195.00	$ 10,383.75		$ -		0.00	$ -	53	0.00%
8.03	Painted Symbols and Legends	EA	6		6	$ 150.00	$ 900.00		$ -		0.00	$ -	6	0.00%
8.04	Pavement Markings Removed	STA	27		27	$ 100.00	$ 2,700.00		$ -		0.00	$ -	27	0.00%
8.05	Symbols and Legends Removed	EA	2		2	$ 200.00	$ 400.00		$ -		0.00	$ -	2	0.00%
8.06	Grooves Cut for Pavement Markings	STA	53.25		53	$ 100.00	$ 5,325.00		$ -		0.00	$ -	53	0.00%
8.07	Grooves Cut for Symbols and Legends	EA	6		6	$ 150.00	$ 900.00		$ -		0.00	$ -	6	0.00%
8.08	Temporary Traffic Control	LS	1		1	$ 12,700.00	$ 12,700.00	0.2911	$ 3,696.97	0.3256	0.62	$ 7,832.09	0	61.67%
8.09	Portable Dynamic Message Sign (PDMS)	CDAY	10		10	$ 150.00	$ 1,500.00		$ -		0.00	$ -	10	0.00%
	SITE WORK AND LANDSCAPING				0									
9.01	Conventional Seeding and Fertilizing, Type 6	AC	0.2		0	$ 5,000.00	$ 1,000.00		$ -		0.00	$ -	0	0.00%
9.02	Hydraulic Mulching, Bonded Fiber Matrix	AC	0.2		0	$ 10,000.00	$ 2,000.00	0.2	$ 2,000.00		0.20	$ 2,000.00	0	100.00%
	MISCELLANEOUS				0									
11.1	Mobilization	LS	1		1	$ 55,750.00	$ 55,750.00	0.5	$ 27,875.00	0.50	1.00	$ 55,750.00	0	100.00%
11.2	Concrete Washout	LS	1		1	$ 1,200.00	$ 1,200.00	0.25	$ 300.00	0.50	0.75	$ 900.00	0	75.00%
11.3	Remove and Reinstall of Type 'A' Sign	EA	3		3	$ 670.00	$ 2,010.00	1.5	$ 1,005.00	1.50	3.00	$ 2,010.00	0	100.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = $ 437,624.75 PAY PERIOD = $ 131,492.13 COMPLETED = $ 274,637.90 62.76%

Date printed: 8/16/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 30, 2023	$ 135,988.48
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = $ 135,988.48

Record of Change Orders

No.	Date	Amount
1	July 17, 2023	$ 2,420.00
2	~~August 21~~, 2023	$ 3,671.60
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

CHANGE ORDER TOTAL = $ 6,091.60

Contract Time Remaining

Contract Period:	Completion Date
Construction Start Date:	June 7, 2023
Completion Date:	August 18, 2023

Substantial Completion

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

Full Completion

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

Date Printed: 8/16/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 17, 2023

Leslie Hart, PE, PTOE
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: N ANKENY BOULEVARD AND 18TH STREET INTERSECTION IMPROVEMENTS
PARTIAL PAYMENT APPLICATION NO. 2
CHANGE ORDER NO. 2
FINANCE PROJECT NO. 913.4451
S&A PROJECT NO. 120.0315

Dear Mrs. Hart:

Partial Payment Application No. 2 includes work completed between July 1, 2023, and July 31, 2023. The Contractor's work through this period includes Stage 2 construction which includes the NW and SW corners of the intersection. Stage 2 is anticipated to be completed in August which Stage 3 commencing in late August with construction anticipated to be completed in September.

We recommend payment of $124,917.53 to the Contractor, All Star Concrete. 63% of the total contract work has been completed. The completion date for this project is August 18, 2023 so this project will exceed the allocated working days.

Change Order No. 2 includes the removal of an existing storm manhole and extending the two pipes to connect. The exiting manhole was originally going to get an adjustment but during construction it was determined the way the manhole was originally built that an adjustment was not possible and a removal was the best approach. We recommend payment of $3,671.60 to the Contractor.

Please contact me should you have any questions on this partial payment application. We will be in attendance at the July 18, 2022, council meeting to answer any questions regarding this partial payment application.

Sincerely,

SNYDER & ASSOCIATES, INC.

Jordan Stoermer

Jordan M. Stoermer, P.E.
Project Manager

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #6 in the amount of $29,099.50 to Civil Design Advantage for engineering services on the NW 36th Street and NW Weigel Drive HMA Resurfacing project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #6

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	NW 36th Street and NW Weigel Drive HMA Resurfacing		
Contractor:	Civil Design Advantage		
Address:	4121 NW Urbandale Drive, Urbandale, IA 50322		
Finance Budget Code:	895.3895.4210	**Finance Project #:**	895.421
Vendor Project #:		**Purchase Order #:**	
Original Contract Date:	March 6, 2023	**Vendor Account #:**	2407

Date of Council Meeting: September 5, 2023 **Payment Application #:** 6

Payment Period: From: June 26, 2023 Through: July 31, 2023

Contract Summary:

Original Contract Amount:	$ 218,864.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 218,864.00	
Total Completed and Stored to Date:	$ 76,070.62		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 76,070.62	
Less Previous Applications for Payment:		$ 46,971.12	
SUBTOTAL:			$ 29,099.50
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 29,099.50**
Balance to Finish, Including Retainage:		$ 142,793.38	
Contract Time Remaining:	- #		

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

Construction Contractor Approval: _____
Firm Name

_____ Signature _____ Date

Engineer / Consultant Approval: Civil Design Advantage
Firm Name

Joshua A. Tryggstad
Signature

8/17/2023
Date

City of Ankeny Staff Approval:

Emily Jaures
Signature

8/18/23
Date

Submit to: Jim Haberichter, P.E.

E-mail: JHaberichter@Ankenylowa.gov Phone Number: (515) 963-3536

Date Printed: 8/16/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	April 3, 2023	$ 14,652.14
2	April 15, 2023	$ 3,703.70
3	June 5, 2023	$ 20,142.70
4	June 19, 2023	$ 5,755.33
5	July 6, 2023	$ 2,717.25
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 46,971.12

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

Date Printed: 8/16/2023

Invoice

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

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

August 7, 2023
Project No: 2301.073
Invoice No: 41843
Due Date: September 6, 2023

Project 2301.073 C. of Ankeny - 36th/Weigel HMA Overlays

Professional Services from June 26, 2023 through July 31, 2023

Task 103 Topo/ROW Survey

Total this Task **0.00**

Task 107 Existing Utility Information

Total this Task **0.00**

Task 222 Joint Application Prep

Total this Task **0.00**

Task 302 Preliminary Roadway Design (36th)

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	2.00	198.00	396.00	
Engineer 5	1.00	138.00	138.00	
Engineer 7	15.50	161.00	2,495.50	
Engineer 8	18.00	172.00	3,096.00	
Technician 7	9.50	124.00	1,178.00	
Total Labor				**7,303.50**

Total this Task **$7,303.50**

Task 303 Preliminary Roadway Design (Weigel)

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	2.00	198.00	396.00	
Engineer 7	13.00	161.00	2,093.00	
Total Labor				**2,489.00**

Total this Task **$2,489.00**

Task 304 Preliminary Construction Drawings (HMA)

Professional Personnel

	Hours	Rate	Amount	
Technician 1	13.50	58.00	783.00	
Technician 7	39.00	124.00	4,836.00	
Total Labor				**5,619.00**

Total this Task **$5,619.00**

Task 305 Check Construction Drawings (HMA)

Project	2301.073	C. of Ankeny - 36th/Weigel HMA Overlays	Invoice	41843

Professional Personnel

	Hours	Rate	Amount	
Principal/Senior Engineer	6.00	198.00	1,188.00	
Total Labor				**1,188.00**
			Total this Task	**$1,188.00**

Task 306 Final Construction Drawings (HMA)

Total this Task **0.00**

Task 404 Front Ends/Project Manual

Total this Task **0.00**

Task 405 Estimated Construction Costs

Total this Task **0.00**

Task 504 Bidding Services

Total this Task **0.00**

Task 505 Bid Letting Services

Total this Task **0.00**

Task 701 Allendar Butzke - Geotechnical Invest.

Consultants

Sub-consultant

7/18/2023	Allender Butzke Engineers Inc	Geotechnical exploration	12,500.00	
Total Consultants			**12,500.00**	**12,500.00**
			Total this Task	**$12,500.00**

Task 998 Permits & Fees

Total this Task **0.00**

Task 999 Reimbursable Expenses

Total this Task **0.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	29,099.50	46,971.12	76,070.62
Limit			218,864.00
Remaining			142,793.38

Total this Invoice **$29,099.50**

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

Project Manager Joshua Trygstad

CIVIL DESIGN ADVANTAGE

CIVIL ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

August 17, 2023

Attn: Jim Haberichter, P.E.
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: Billing Information Report #6
NW 36th Street and NW Weigel Drive HMA Resurfacing
Ankeny, Iowa
CDA 2301.073

Dear Jim:

Enclosed, please find a copy of Billing Information Report #6 for the NW 36th Street and NW Weigel Drive HMA Resurfacing project.

During this time, Civil Design Advantage worked the preliminary design for the ultimate/future build-out for the NW 36th Street and NW Weigel Drive and also provided the Geotechnical Engineering Report for the project.

Please contact me with any comments or questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Josh Trygstad, P.E.
Project Manager

Enclosures

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #28 in the amount of $2,898.00 to FOX Strand, for engineering services on the Ankeny ASR project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #28

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Ankeny ASR		
Contractor:	FOX Strand		
Address:	414 South 17th St, Ste 107, Ames, IA 50010		
Finance Budget Code:	632.3632.4210	***Finance Project #***	632.4210
Vendor Project or Invoice #:	0199055	***PO #***	
Original Contract Date:	February 15, 2021	***Vendor #***	11377

Date of Council Meeting: September 5th, 2023 **PAYMENT REQUEST #** 28

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

Contract Summary

Original Contract Amount:	$ 349,900.00			
Net change by Change Orders:	$ 471,800.00			
Contract Amount to Date: (line 1 ± 2)		$ 821,700.00		
Total completed and stored to date:	$ 802,137.94			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 802,137.94		
Less previous applications for payment:		$ 799,239.94		
SUBTOTAL			$	2,898.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	2,898.00
Balance to finish, including retainage:		$ 19,562.06		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: FOX Strand

Firm Name

Steven J. Troyer, P.E. August 23, 2023

Signature Date

City of Ankeny Staff Approval:

Donald Clark 8/23/23

Signature Date

Submit to: Don Clark, Director of Municipal Utilities

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

Date Printed: 8/23/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	3/30/21	$ 12,000.00
2	5/30/20	$ 39,140.00
3	6/30/21	$ 14,380.00
4	7/31/21	$ 29,721.05
5	8/30/21	$ 47,830.00
6	9/30/21	$ 28,000.00
7	10/30/21	$ 45,745.90
8	11/30/21	$ 90,901.20
9	12/31/21	$ 52,850.19
10	1/31/22	$ 20,190.20
11	2/28/22	$ 27,490.50
12	3/31/22	$ 25,838.20
13	4/30/22	$ 18,385.15
14	5/30/22	$ 38,250.50
15	6/30/22	$ 41,877.85
16	7/31/22	$ 35,640.96
17	8/31/22	$ 37,939.97
18	9/30/22	$ 34,660.59
19	10/31/22	$ 26,208.18
20	11/30/22	$ 14,947.87
21	12/31/22	$ 19,540.34
22	01/31/23	$ 25,763.36
23	02/28/23	$ 23,303.05
24	03/31/23	$ 19,437.33
25	04/30/23	$ 8,492.15
26	05/31/23	$ 13,381.15
27	06/30/24	$ 7,324.25
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL $ 799,239.94

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL $ -

Please update Payment Application Sheet

Contract Time Remaining

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

Date Printed: 8/23/2023

STRAND ASSOCIATES®

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

Invoice

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

August 11, 2023
Project No: 7020.001
Invoice No: 0200884

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

Project 7020.001 Ankeny ASR - Final Design

Fee

Total Fee	172,600.00			
Percent Complete	100.00	Total Earned	172,600.00	
		Previous Fee Billing	172,600.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Project	**0.00**

Project 7020.002 Ankeny ASR - IDNR Permit Fees

Total this Project **0.00**

Project 7020.003 Ankeny ASR - Bidding

Fee

Total Fee	31,000.00			
Percent Complete	100.00	Total Earned	31,000.00	
		Previous Fee Billing	31,000.00	
		Current Fee Billing	0.00	
		Total Fee		**0.00**
			Total this Project	**0.00**

Project 7020.004 Ankeny ASR - Construction Administration; Demolition

Total this Project **0.00**

Project	7020.001	Ankeny ASR - Final Design		Invoice	0200884
Project	7020.005	Ankeny ASR - RPR Demolition			
			Total this Project		**0.00**
Project	7020.006	Ankeny ASR - Geotechnical Report			
			Total this Project		**0.00**
Project	7020.007	Ankeny ASR - Testing Services; WWTP Demolition			
			Total this Project		**0.00**
Project	7020.008	Ankeny ASR - Construction Administration			
Fee					
Total Fee		270,000.00			
Percent Complete		99.00	Total Earned	267,300.00	
			Previous Fee Billing	264,600.00	
			Current Fee Billing	2,700.00	
			Total Fee		**2,700.00**
			Total this Project		**$2,700.00**
Project	7020.009	Ankeny ASR - Bidding Documents			
			Total this Project		**0.00**
Project	7020.010	Construction Resident Project Representative			
	Total Labor				**198.00**
			Total this Project		**$198.00**
Project	7020.011	Construction Staking Services			
			Total this Project		**0.00**

Project	7020.001	Ankeny ASR - Final Design	Invoice	0200884
Project	7020.012	Construction Field and Laboratory Testing Services		
		Total this Project		**0.00**
		Total this Invoice		**$2,898.00**

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

STRAND ASSOCIATES®
Excellence in Engineering
Since 1946

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

DATE: August 15, 2023

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

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

DELIVERY: US mail

ITEMS: Status Report / Monthly Billing

COMMENTS:

Mr. Clark,

This billing is for professional engineering services for the July 2023 billing period. Time was spent this period on construction administration correspondence with the contractor. A construction progress meeting was held on July 19.

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

Steven J. Troyer

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

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #4 in the amount of $43,410.00 to FOX Strand, for engineering services on the NE 36th Street & NE 38th Street Water Main Loop project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: September 5, 2023 **PAYMENT REQUEST #** 4

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

Contract Summary

Original Contract Amount:	$ 204,000.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 204,000.00		
Total completed and stored to date:	$ 83,566.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 83,566.00		
Less previous applications for payment:		$ 40,156.00		
SUBTOTAL			$	43,410.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	43,410.00
Balance to finish, including retainage:		$ 120,434.00		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: FOX Strand

Firm Name

Mitchell Holtz, P.E. August 23, 2023

Signature Date

City of Ankeny Staff Approval:

Donald Clark 8/23/23

Signature Date

Submit to: Don Clark, Director of Municipal Utilities

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

Date Printed: 8/23/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 11, 2023	$ 12,436.75
2	June 12, 2023	$ 15,355.75
3	July 13, 2023	$ 12,363.50
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL $ 40,156.00

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL $ -

Contract Time Remaining

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

Date Printed: 8/23/2023

STRAND ASSOCIATES®

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

Invoice

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

August 10, 2023
Project No: 7020.013
Invoice No: 0200612

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

Project 7020.013 NE 36th Street and NE 38th Street Water Main Loop - Design & Bidding

Fee

Total Fee	175,000.00			
Percent Complete	35.00	Total Earned	61,250.00	
		Previous Fee Billing	35,000.00	
		Current Fee Billing	26,250.00	
		Total Fee		**26,250.00**
			Total this Project	**$26,250.00**

Project 7020.014 Easement Acquisition & Geotechnical Engineering Subcontracting Services

Total Expenses		**17,160.00**
	Total this Project	**$17,160.00**
	Total this Invoice	**$43,410.00**

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

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

STRAND ASSOCIATES®
Excellence in Engineering
Since 1946

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

STATUS REPORT

DATE: August 7, 2023

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

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

ITEMS: Status Report / Monthly Billing

COMMENTS:

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

Design & Bidding - FOX Strand continued with design for the project. Additional topographic survey was done after west-end construction on NE 36th Street was completed.

Easement Acquisition & Geotechnical Engineering Subcontracting Services - FOX Strand had correspondence with Terracon for geotechnical services. July's invoice includes progress payments to Terracon for their agreed upon services.

Let me know if you have any questions or concerns.

Mitch Holtz, P.E

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of $20,996.25 to JEO Consulting Group, Inc., for engineering services on the Transportation Master Plan project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Transportation Master Plan		
Contractor:	JEO Consulting Group, Inc.		
Address:	1937 N. Chestnut Street, Wahoo, NE 68066		
Finance Budget Code:	260.3265.4210	**Finance Project #:**	NA
Vendor Project #:	222064	**Purchase Order #:**	NA
Original Contract Date:	February 20, 2023	**Vendor Account #:**	7827

Date of Council Meeting: September 5, 2023 **Payment Application #:** 5

Payment Period: From: July 8, 2023 Through: August 18, 2023

Contract Summary:

Original Contract Amount:	$ 269,400.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 269,400.00	
Total Completed and Stored to Date:	$ 110,215.29		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 110,215.29	
Less Previous Applications for Payment:		$ 89,219.04	
SUBTOTAL:			$ 20,996.25
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 20,996.25**
Balance to Finish, Including Retainage:		$ 159,184.71	
Contract Time Remaining:	NA	----	

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

Construction Contractor Approval: ------- (Firm Name)

------- (Signature) ------- (Date)

Engineer / Consultant Approval: JEO Consulting Group, Inc. (Firm Name)

Signature August 24, 2023 (Date)

City of Ankeny Staff Approval:

Leslie Hart (Signature) 8/25/23 (Date)

Submit to: Leslie Hart, Traffic Engineering Manager

E-mail: lhart@ankenyiowa.gov Phone Number: 515-963-3548

Date Printed: 8/25/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 1, 2023	$ 6,332.50
2	June 5, 2023	$ 30,194.39
3	July 3, 2023	$ 38,156.25
4	August 7, 2023	$ 14,535.90
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 89,219.04

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	---
Construction Start Date:	---

Substantial Completion:

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

Full Completion:

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

Date Printed: 8/25/2023

Engineering | Architecture | Surveying | Planning

JEO CONSULTING GROUP

Invoice

August 25, 2023
Project No: R222064.00
Invoice No: 143851
Invoice Amount: 20,996.25

Leslie Hart
City of Ankeny
220 W 1st Street
Ankeny, IA 50023

Project Manager Lonnie Burklund

Project R222064.00 Ankeny Transportation Master Plan

Professional Services through August 18, 2023

- Include Pay Application sheet with invoice

	Contract Amount	Percent Complete	Billed-to-Date	Previous Billing	Current Billing
Lump Sum Phase(s)					
Project Management	$34,530.00	47%	$16,140.00	$11,672.50	$4,467.50
Current and Future Transportation Conditions	$54,150.00	80%	$43,500.75	$34,452.00	$9,048.75
Public Engagement and Stakeholder Input	$56,200.00	42%	$23,471.25	$17,836.25	$5,635.00
Goals, Objectives, and Action Steps	$29,750.00	45%	$13,429.00	$12,754.00	$675.00
Alternatives Analysis & Prioritization	$49,620.00	0%	0.00	0.00	0.00
Transportation Master Plan	$40,100.00	31%	$12,576.50	$12,211.50	$365.00
Direct Costs	$5,050.00	22%	$1,097.79	$292.79	$805.00
Total	**$269,400.00**		**$110,215.29**	**$89,219.04**	**$20,996.25**

Total Amount Due Upon Receipt : $20,996.25

Email invoice to: lhart@ankenyiowa.gov

Monthly Progress Report

DATE PREPARED | 8/21/22
PROJECT NAME | Ankeny Transportation Master Plan
JEO PROJECT NO. | R222064
CITY PROJECT MANAGER | Leslie Hart
CITY ADDRESS | 1210 NW Prairie Ridge Dr, Ankeny, IA 50023
PROFESSIONAL SERVICES DATE | 2/20/22
AGREEMENT NTP | 2/20/22
AGREEMENT END DATE | 5/31/24

Dear Leslie Hart,

Below is a progress report for the above referenced project during the dates as noted on the invoice.

1. SUMMARY OF WORK PERFORMED THIS PERIOD
    - Project Management activities to coordinate progress
    - Development of public information summaries and website pin map updates
    - Focus group meeting information and documentation
    - Project progress meeting
    - City Council project update presentation development and meeting
    - Development of Council one-on-one summary and coordination of draft mtg timelines.
    - Analysis of CIP projects/programs and summary of appendices exhibits (draft)

2. SUMMARY OF WORK ANTICIPATED NEXT PERIOD
    - Continued project management activities
    - Progress meeting
    - Draft of future conditions transportation impacts – existing network
    - Finalization of Goals & Objectives
    - Performance measures and alternatives analyses
    - Review of financial budgets and analysis for transportation programs
    - Public engagement coordination of comments to date and initial prep of Meeting #2 (virtual)

3. INFORMATION/DECISIONS NEEDED FROM THE CITY
    - Continued data sharing of any new project or program updates, review of materials submitted, and other relevant files as updated in meeting minutes.

4. SUMMARY OF POTENTIAL OUT OF SCOPE WORK/CURRENT PROJECT ISSUES
    - None to date.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #1 in the amount of $68,955.27 to Olsson, Inc., for engineering services on the Fiber Optic Network Upgrade project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #1

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

Project Title:	Fiber Optic Network Upgrade		
Contractor:	Olsson, Inc.		
Address:	PO Box 84608, Lincoln, NE 68501-4608		
Finance Budget Code:	888.3888.4210	**Finance Project #:**	888.4210
Vendor Project #:	023-02927	**Purchase Order #:**	NA
Original Contract Date:	April 3, 2023	**Vendor Account #:**	10076

Date of Council Meeting: September 5, 2023 **Payment Application #:** 1

Payment Period: From: April 3, 2023 Through: August 5, 2023

Contract Summary:

Original Contract Amount:	$ 423,644.46			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 423,644.46		
Total Completed and Stored to Date:	$ 68,955.27			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 68,955.27		
Less Previous Applications for Payment:		$ -		
SUBTOTAL:			$	68,955.27
##				
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**68,955.27**
##				
Balance to Finish, Including Retainage:		$ 354,689.19		
Contract Time Remaining:	86	388.00 Working Days		

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

Construction Contractor Approval: NA
Firm Name

Signature Date

Engineer / Consultant Approval: Olsson, Inc.
86

Meredith Emory
Signature August 23, 2023
Date

City of Ankeny Staff Approval:

Leslie Hart
Signature 8/24/23
Date

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

Date Printed: 8/23/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ -

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

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

Substantial Completion:

Contract Working Days:	373.0
Added by Change Order:	
Total Working Days:	373.0
Working Days Used to Date:	86.0
Working Days Remaining:	**287.0**

Full Completion:

Contract Working Days:	101.0
Added by Change Order:	
Total Working Days:	101.0
Working Days Used to Date:	
Working Days Remaining:	**101.0**

Date Printed: 8/23/2023

Invoice

olsson

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

August 24, 2023
Invoice No: 468458

Invoice Total $68,955.27

Leslie Hart
City of Ankeny IA
1210 NW Prairie Ridge Dr
Ankeny, IA 50023-1564

Olsson Project # 023-02927 Ankeny Fiber Optic Network Upgrade
Professional services rendered through August 5, 2023 for work completed in accordance with our Agreement dated April 3, 2023.

Phase 100 Project Management & Coordination
Labor

	Hours	Rate	Amount	
Principal				
Emory, Meredith	20.00	200.23	4,004.60	
Kosiski, Kara	.50	189.85	94.93	
Rotering, Kurt	1.00	232.86	232.86	
Project Professional				
Seib, Gregory	.50	169.02	84.51	
Assistant Professional				
Broadhead, Landon	10.00	96.41	964.10	
Pudlowski, Joshua	6.00	134.97	809.82	
Pudlowski, Joshua	1.00	145.35	145.35	
Administrative/Clerical				
Holman, Lacy	1.25	86.38	107.98	
Totals	40.25		6,444.15	
Total Labor				**6,444.15**
			Total this Phase	**$6,444.15**

Phase 200 Data Collection & Field Investigation
Labor

	Hours	Rate	Amount
Principal			
Emory, Meredith	42.00	200.23	8,409.66
Assistant Professional			
Broadhead, Landon	14.00	103.82	1,453.48
Broadhead, Landon	164.25	96.41	15,835.34
Pudlowski, Joshua	5.25	134.97	708.59

CAD Operator				
Benedetto, Daniel	14.00	74.04	1,036.56	
Jones, Jared	1.75	92.55	161.96	
Leonard, Aaron	7.25	87.15	631.84	
Van Den Broek, Ryan	79.50	104.89	8,338.76	
Totals	328.00		36,576.19	
Total Labor				**36,576.19**
			Total this Phase	**$36,576.19**

Phase 300 PS&E

Labor

	Hours	Rate	Amount	
Principal				
Emory, Meredith	71.50	200.23	14,316.45	
Assistant Professional				
Broadhead, Landon	.50	96.41	48.21	
Murphy, Erin	1.50	126.07	189.11	
Pudlowski, Joshua	28.25	134.97	3,812.90	
CAD Operator				
Clemence, Jared	11.25	98.72	1,110.60	
Hill, Spencer	98.50	65.56	6,457.66	
Totals	211.50		25,934.93	
Total Labor				**25,934.93**
			Total this Phase	**$25,934.93**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	68,955.27	0.00	68,955.27
Limit			423,644.46
Balance Remaining			354,689.19

AMOUNT DUE THIS INVOICE **$68,955.27**

Billings to Date

	Current	Prior	Total
Labor	68,955.27	0.00	68,955.27
Totals	**68,955.27**	**0.00**	**68,955.27**

Email Invoices to: Lhart@ankenyiowa.gov

Authorized By: Meredith Emory

INVOICE PAYMENT IS REQUESTED WITHIN 30 DAYS

MONTHLY PROGRESS REPORT

City of Ankeny, Fiber Optic Network Upgrade
Project No. 023-02927

Work Period: 04/03/2023 – 08/05/2023

Summary of Work Completed This Period:

- Prepared for and facilitated project kick-off meeting on April 12, 2023
- Prepared for and facilitated bi-weekly Tuesday status meetings
- Coordinated field inventory and locates for conditions verification through the city
    - Identified areas of conduit depth concern and determined replacement locations to maximize cost savings and minimize future network maintenance issues
    - Worked with city staff to further document and detail existing conditions that were not as expected
- Provided Iowa DOT Standard Details and Specifications for discussion of use for this project and city comments for variations
- Provided bank of general notes for project type or the city review and comment
- Began sheet setup for 30% plans
    - Coordinated the 811 design locate request for utilities
    - Obtained aerial reference images for use in design files and base mapping
    - Obtained ROW information and current conduit linework and equipment locations from the city
    - Revised linework based on field locates
- Began base splicing layout configuration documents to the city for comment
- Developed and provided initial fiber network architecture plans and communication groups for the traffic signal network
- Began development of initial fiber network architecture plans for the city services network

Summary of Future Work for Next Period:

- Prepare for and facilitate bi-weekly status meetings
- Complete initial fiber network architecture plans for the city services network
- Complete and submit 30% plan sheet set for review and comment
- Continue proposed design plan sheet development
- Continue field investigations and review as required
- Prepare and submit current work period invoice and progress report

olsson®

Issues, Special Problems, or Comments:

- None at this time

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #13 in the amount of $19,187.93 to Short Elliott Hendrickson Inc., for engineering services on the S Ankeny Blvd Transmission Main project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #13

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: September 5, 2024 **PAYMENT REQUEST #** 13

PAYMENT PERIOD: From: July 1, 2023 Through: July 29, 2023

Contract Summary

Original Contract Amount:	$ 216,800.00			
Net change by Change Orders:	$ 222,600.00			
Contract Amount to Date: (line 1 ± 2)		$ 439,400.00		
Total completed and stored to date:	$ 280,234.40			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 280,234.40		
Less previous applications for payment:		$ 261,046.47		
SUBTOTAL			$	19,187.93
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	19,187.93
Balance to finish, including retainage:		$ 159,165.60		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Short Elliott Hendrickson Inc.

Firm Name

Katrina L Kinsey August 10, 2023

Signature Date

City of Ankeny Staff Approval:

Donald Clark 8/10/23

Signature Date

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

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

Date Printed: 8/10/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 6, 2022	$ 107,390.36
2	October 3, 2022	$ 13,894.08
3	November 7, 2022	$ 24,938.29
4	November 27, 2022	$ 21,603.75
5	January 3, 2023	$ 20,653.82
6	February 6, 2023	$ 5,787.29
7	February 20, 2023	$ 1,671.99
8	March 20, 2023	$ 4,447.44
9	May 1, 2023	$ 6,876.96
10	June 5, 2023	$ 12,090.52
11	July 7, 2023	$ 9,158.72
12	August 7, 2023	$ 32,533.25
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **$ 261,046.47**

Record of Change Orders

No.	Date	Amount
1	March 20, 2023	$ 222,600.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **$ 222,600.00**

Contract Time Remaining

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

Date Printed: 8/10/2023

Invoice

Invoice Number: **450825**

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

BILL TO:

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

REMIT PAYMENT TO:

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

Pay This Amount	**$19,187.93**
Due Date	07-SEP-23
Invoice Date	08-AUG-23
Bill Through Date	29-JUL-23
Terms	30 NET
SEH Customer Acct #	86294
Customer Project #	
Agreement / PO #	165980
Project Manager	Katie Kinsey kkinsey@sehinc.com
Client Service Manager	Katie Kinsey kkinsey@sehinc.com
Accounting Representative	Mary Meyer mmeyer@sehinc.com 641.424.6344

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

Notes:

CC:

dclark@ankenyiowa.gov

Task: 5.0 - Construction Administration

Direct

Personnel	Hours	Amount	
Senior Project Engineer	1.50	$323.01	
Senior Admin Assistant	0.25	$31.01	
	1.75		**$354.02**

Task: 5.0 Total: $354.02

Task: 6.0 - Construction Observation

Direct

Personnel	Hours	Amount
Senior Project Engineer	6.00	$1,291.97
Staff Engineer	136.50	$17,005.54

Invoice

Invoice Number: **450825**

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

Task: 6.0 - Construction Observation

Personnel	Hours	Amount	
Intern	3.75	$240.00	
	146.25		**$18,537.51**

Reimbursed - Expenses

Expenditure Type	Amount	
Mileage	$296.40	
		$296.40

Task: 6.0 Total: $18,833.91

Invoice total **$19,187.93**

Project Billing Summary

	Current Amount Due	Previously Invoiced	Cumulative
Totals	**$19,187.93**	$261,046.47	$280,234.40

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #30 in the amount of $7,912.74 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #30

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny

Project Title: HTT Transmission Main and Drainage Improvements
Contractor: Snyder & Associates, Inc.
Address: 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023
Finance Budget Code: 629.3629.4210 *Finance Project Code:* 629.4210
Finance Budget Code: 688.3688.4210 *Finance Project Code:* 688.4210
Vendor Project or Invoice #: 120.1113.01 *PO #*
Original Contract Date: January 4, 2021 *Vendor #* 990

Date of Council Meeting 9/5/2023 **PAYMENT REQUEST #** 30
PAYMENT PERIOD: From: 07/24/23 through: 08/20/23

Contract Summary

Original Contract Amount:	$ 103,800.00		
Net change by Change Orders: Amd #1/2	$ 598,900.00		
Contract Amount to Date: (line 1 ± 2)		$ 702,700.00	
Total completed and stored to date:	$ 492,832.73		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 492,832.73	
Less previous applications for payment:		$ 484,919.99	
SUBTOTAL			$ 7,912.74
OTHER CHARGES (Please attach an itemized list)			$ -
	Current Payment Due - Division 1 (629.4210)		$ 7,912.74
	Current Payment Due - Division 2 (688.4210)		
CURRENT PAYMENT DUE			$ 7,912.74
Balance to finish, including retainage:		$ 209,867.27	
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 Mark A Lud Date 8/24/23

City of Ankeny Staff Approval
Signature Donald Clark Date 8/24/23

Submit to: Don Clark
Email: dclark@ankenyiowa.gov *Phone:* 515-963-3529 *Fax:*

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	3/23/2021	$ 47,394.98
2	4/22/2021	$ 14,665.92
3	5/26/2021	$ 16,258.50
4	6/24/2021	$ 4,639.50
5	7/22/2021	$ 6,659.86
6	8/25/2021	$ 1,525.50
7	9/22/2021	$ 3,837.50
8	10/21/2021	$ 15,215.25
9	11/23/2021	$ 24,875.92
10	12/21/2021	$ 15,796.50
11	1/26/2022	$ 16,200.50
12	2/24/2022	$ 14,679.78
13	3/24/2022	$ 17,788.50
14	4/20/2022	$ 12,803.50
15	5/24/2022	$ 29,637.85
16	6/23/2022	$ 25,728.81
17	7/20/2022	$ 18,544.85
18	8/25/2022	$ 22,644.25
19	9/21/2022	$ 15,138.00
20	10/26/2022	$ 9,243.47
21	11/23/2022	$ 12,849.25
22	12/21/2022	$ 11,784.50
23	1/26/2023	$ 13,247.02
24	2/23/2023	$ 5,183.49
25	3/23/2023	$ 22,707.12
26	4/18/2023	$ 19,862.85
27	5/25/2023	$ 26,947.70
28	6/22/2023	$ 18,611.96
29	7/26/2023	$ 20,447.16
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

#	Date	Amount
51		
52		
56		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TOTAL $ 484,919.99

Record of Change Orders

#	Date	Amount
1	9/7/2021	$ 158,200.00
2	12/6/2021	$ 185,400.00
3	11/21/2022	$ 255,300.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
	TOTAL	$ 598,900.00

Contract Time Remaining:

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

Date Printed: 8/24/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

August 24, 2023

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

Invoice No: 120.1113.01 - 30

Finance Budget Code 629.3629.4210/688.3688.4210
Project Code 629.4210/688.4210

Vendor #990

Email

Project **120.1113.01** **Ankeny HTT Water Main & Drainage Improvements**

Professional Services through August 20, 2023

Prelim Services

Phase Subtotal	**0.00**

	Total	Prior	Current
Billings to Date	**95,183.76**	**95,183.76**	**0.00**

Design Services Amendment 1
Hourly Services

	Hours	Rate	Amount	
Environmental Scientist I	.50	99.00	49.50	
Total Services	.50		49.50	
				49.50
		Phase Subtotal		**$49.50**

	Total	Prior	Current
Billings to Date	**82,836.00**	**82,786.50**	**49.50**

Design Services Amendment 2 (Division 1)

Phase Subtotal	**0.00**

	Total	Prior	Current
Billings to Date	**138,769.18**	**138,769.18**	**0.00**

Design Services Amendment 2 (Division 2)

Phase Subtotal	**0.00**

	Total	Prior	Current
Billings to Date	**20,792.00**	**20,792.00**	**0.00**

Construction Services Div 1
Hourly Services

	Hours	Rate	Amount
Principal Engineer II	1.50	229.00	343.50
Sr. Engineer	8.00	198.00	1,584.00
Engineer II	7.00	116.00	812.00

Project	120.1113.01	Ank-HTTWaterMain&DrainageImprovements		Invoice	30
Technician V		53.50	92.00	4,922.00	
	Total Services	70.00		7,661.50	
					7,661.50
Fleet Mileage					
					201.74
				Phase Subtotal	$7,863.24

	Total	Prior	Current
Billings to Date	**116,384.69**	**108,521.45**	**7,863.24**

Construction Services Div 2

	Phase Subtotal	0.00

	Total	Prior	Current
Billings to Date	**38,867.10**	**38,867.10**	**0.00**

Billing Limits	Current	Prior	To-Date
Total Billings	7,912.74	484,919.99	492,832.73
Limit			702,700.00
Remaining			209,867.27

Amount Due this Invoice	$7,912.74

	Total	Prior	Current
Billings to Date	**492,832.73**	**484,919.99**	**7,912.74**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Wesley Farrand

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 24, 2023

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

RE: HIGH TRESTLE TRAIL TRANSMISSION MAIN & DRAINAGE IMPROVEMENTS
PROGRESS REPORT NO. 30
S&A PROJECT NO. 120.1113.01

Mr. Clark:

This is the thirtieth progress report for the above referenced project and covers work through August 20, 2023. Work performed during this period primarily includes tasks associated with the project construction, including construction coordination, site meetings, pay applications, construction observation and reporting, and construction review of Division I work completion. This invoice of $7,912.74 represents a completion of about 70% of the $702,700 Design and Construction Services Agreement and Amendments to the contract.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the September 5, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/wcf

Enclosure

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #31 in the amount of $13,002.27 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #31

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

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

Date of Council Meeting 9/5/2023 **PAYMENT REQUEST #** 31
PAYMENT PERIOD: From: 07/24/23 through: 08/20/23

Contract Summary

Original Contract Amount:	$ 173,400.00		
Net change by Change Orders: Amd #1	$ 56,800.00		
Contract Amount to Date: (line 1 ± 2)		$ 230,200.00	
Total completed and stored to date:	$ 216,174.30		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 216,174.30	
Less previous applications for payment:		$ 203,172.03	
SUBTOTAL			$ 13,002.27
OTHER CHARGES (Please attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 13,002.27
Balance to finish, including retainage:		$ 14,025.70	
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 8/23/23
Date

City of Ankeny Staff Approval
Signature 8/25/23
Date

Submit to: Leslie Hart
Email: lhart@ankenyiowa.gov *Phone:* 515-965-6400 *Fax:*

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date		Amount
1	3/25/2020		1178.50
2	4/22/2020	$	9,430.16
3	5/21/2020	$	11,583.63
4	6/24/2020	$	8,959.75
5	7/23/2020	$	8,516.65
6	8/27/2020	$	11,199.75
7	9/24/2020	$	25,453.50
8	10/20/2020	$	3,516.20
9	11/19/2020	$	3,959.50
10	1/21/2021	$	1,686.50
11	10/20/2021	$	6,718.00
12	11/23/2021	$	1,600.25
13	12/21/2021	$	4,001.00
14	1/25/2022	$	8,141.50
15	2/24/2022	$	4,194.00
16	3/23/2022	$	1,564.00
17	4/20/2022	$	2,295.50
18	5/26/2022	$	2,233.50
19	8/24/2022	$	3,265.38
20	9/21/2022	$	4,863.63
21	10/25/2022	$	9,953.50
22	11/22/2022	$	3,215.25
23	12/21/2022	$	6,754.50
24	1/25/2023	$	2,129.00
25	2/22/2023	$	1,902.50
26	3/22/2023	$	3,409.75
27	4/18/2023	$	8,694.69
28	5/24/2023	$	8,689.21
29	6/21/2023	$	12,975.65
30	7/26/2023	$	21,087.08
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

#	Date	Amount
51		
52		
56		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TOTAL $ 203,172.03

Record of Change Orders

#	Date		Amount
1	3/21/2022	$	19,900.00
2	4/3/2023	$	36,900.00
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
	TOTAL	$	56,800.00

Contract Time Remaining:

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

Date Printed: 8/24/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 23, 2023

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

RE: N. ANKENY BOULEVARD LANDSCAPE IMPROVEMENTS
PROGRESS REPORT NO. 31
S&A PROJECT NO. 120.0315.01

Dear Ms. Hart:

This is the thirty-first progress report for the above referenced project and covers work through August 20, 2023. Work through this period includes construction administration for the fiber project, construction services for the U-STEP intersection improvements project, and soliciting bid proposals for the landscaping improvements project at the same 18th Street and N Ankeny Boulevard intersection.

The Contractor has completed the punch list items on the fiber project, and we are waiting for the grass to establish in several areas along the corridor. The Fall Seeding period is now open, and we have directed the Contractor to reseed the non-established areas once the temperatures are cooler after this week.

Paving operations are continuing on the N Ankeny Boulevard and 18th Street Intersection Improvements U-STEP Project. The Contractor is currently working on paving the NW return / quadrant of the intersection, and then will move to complete the pavement removals and paving of the east side of the intersection. The Contractor intends to move to the east leg of the intersection after paving in the NW quadrant is completed. The traffic signal work and setting of the cabinet on the east side of the intersection also needs to be completed. **The Completion Date for this Project was August 18, 2023, and the Contractor has approximately 50% of work yet to complete. The Contractor has been on site, but is short-handed on staff. Our construction observation budget is at 100% through this invoice.**

Bids were received for the N Ankeny Boulevard and 18th Street Intersection Landscaping Improvements Project on August 1, 2023. Alpha Landscaping was the low bidder. We have a preconstruction meeting today (August 23rd), and will find out the Contractor's schedule then.

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

We look forward to continuing working for the City and you on these important projects. Should you have any questions on this update, please feel free to contact me. We will attend the September 5, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Enclosures

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

August 23, 2023

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

Invoice No: 120.0315.01 - 31

Finance Budget Code 913.3913.4210
Finance Project Code 913.4210 Vendor 990

Email

Project **120.0315.01** **N. Ankeny Blvd. Landscape Improvements**

Professional Services through August 20, 2023

Basic Services

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	152,100.00	152,100.00
Limit			152,100.00

Phase Subtotal **0.00**

	Total	**Prior**	**Current**
Billings to Date	**152,100.00**	**152,100.00**	**0.00**

Construction Services

	Hours	**Rate**	**Amount**	
Principal Engineer	.25	220.00	55.00	
Principal Landscape Architect	2.50	220.00	550.00	
Principal Engineer	2.75	209.00	574.75	
Engineer VIII	5.00	174.00	870.00	
Engineer IV	3.00	136.00	408.00	
Landscape Architect II	4.00	112.00	448.00	
Lead Technician	3.00	133.00	399.00	
Technician VII	28.75	109.00	3,133.75	
Technician VI	3.50	98.00	343.00	
Technician V	4.50	88.00	396.00	
Technician II	84.00	66.00	5,544.00	
Technician I	1.00	58.00	58.00	
Administrative II	1.00	68.00	68.00	
Total Services	143.25		12,847.50	
Total Services				**12,847.50**

Employee Mileage	41.95	
Submittal Fees	15.22	
Total Expenses		**57.17**

Fleet Mileage **97.60**

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

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

Project	120.0315.01	Ank-NAnkBlvdLndscpImpr		Invoice	31

Billing Limits	Current	Prior	To-Date
Total Billings	13,002.27	51,072.03	64,074.30
Limit			78,100.00
Remaining			14,025.70

Phase Subtotal **$13,002.27**

	Total	Prior	Current
Billings to Date	**64,074.30**	**51,072.03**	**13,002.27**

Amount Due this Invoice **$13,002.27**

	Total	Prior	Current
Billings to Date	**216,174.30**	**203,172.03**	**13,002.27**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: John Haldeman

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #25 in the amount of $42,028.17 to Snyder & Associates, Inc., for engineering services on the NE Delaware Ave Recon - NE 5th St to NE 18th St project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #25

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

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

Date of Council Meeting 9/5/2023 **PAYMENT REQUEST #** 25
PAYMENT PERIOD: From: 07/24/23 through: 08/20/23

Contract Summary

Original Contract Amount:	$ 250,000.00		
Net change by Change Orders: Amd #1&2	$ 1,227,290.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,477,290.00	
Total completed and stored to date:	$ 935,743.16		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 935,743.16	
Less previous applications for payment:		$ 893,714.99	
SUBTOTAL			$ 42,028.17
			$ -
CURRENT PAYMENT DUE			$ 42,028.17
Balance to finish, including retainage:		$ 541,546.84	
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
Mark A Rd
Signature 8/23/23
Date

City of Ankeny Staff Approval
Adam Lust
Signature 08/24/23
Date

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

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

#	Date	Amount
1	8/25/2021	$ 30,784.32
2	9/21/2021	$ 3,859.36
3	10/20/2021	$ 13,195.08
4	11/23/2021	$59,301.65
5	12/21/2021	$ 30,772.95
6	1/25/2022	$ 34,225.25
7	2/24/2022	$ 15,226.25
8	3/23/2022	$ 39,734.44
9	4/20/2022	$ 49,219.11
10	5/25/2022	$ 104,345.95
11	6/22/2022	$ 89,753.67
12	7/20/2022	$ 80,936.65
13	8/24/2022	$ 96,981.13
14	9/21/2022	$ 48,325.63
15	10/26/2022	$ 24,744.69
16	11/22/2022	$ 5,433.50
17	12/21/2022	$ 10,748.63
18	1/25/2023	$ 6,328.25
19	2/22/2023	$ 14,823.38
20	3/22/2023	$ 16,026.72
21	4/18/2023	$ 21,058.49
22	5/24/2023	$ 30,346.26
23	6/21/2023	$ 32,070.31
24	7/26/2023	$ 35,473.32
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		

#	Date	Amount
51		
52		
56		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TOTAL $ 893,714.99

Record of Change Orders

#	Date	Amount
1	4/18/2022	$ 605,490.00
2	1/17/2023	$ 621,800.00
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
TOTAL		$ 1,227,290.00

Contract Time Remaining:

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

Date Printed: 8/24/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 23, 2023

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

RE: NE DELAWARE AVENUE RECONSTRUCTION - NE 5TH TO NE 18TH STREET
PROGRESS REPORT NO. 25
S&A PROJECT NO. 121.0695.01

Dear Mr. Lust:

This is the twenty-fifth progress report for the above referenced project and covers work through August 20, 2023. Our work through this period includes coordinating with City staff, coordinating with franchise utilities within the corridor, construction staking, and construction observation.

The Contractor has completed the machine mainline paving, and has three remaining hand pours to complete the roadway pavements. Sidewalk and retaining wall construction will commence soon. The traffic signals are anticipated to start in mid-September and be completed by the end of September. The Contractor anticipates completing construction for "Site 00" in advance of the No Excuse Roadway Opening Bonus Date of October 7, 2023.

We look forward to continuing working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the September 5, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Enclosures

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

August 23, 2023

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

Invoice No: 121.0695.01 - 25

Finance Budget Code 979.3979.4210

Finance Project Code 979.4210

Vendor 990

Email

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

Professional Services through August 20, 2023

Basic Services

	Hours	Rate	Amount	
Engineer VIII	2.00	174.00	348.00	
Engineer V	13.00	146.00	1,898.00	
Technician VII	4.50	109.00	490.50	
Total Services	19.50		2,736.50	
Total Services				**2,736.50**

Fleet Mileage **9.83**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	2,746.33	637,108.38	639,854.71	
Limit			643,290.00	
Remaining			3,435.29	
		Phase Subtotal		**$2,746.33**

Additional Services

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	122,128.96	122,128.96	
Limit			122,200.00	
Remaining			71.04	
		Phase Subtotal		**0.00**

Construction Services

	Hours	Rate	Amount
Principal Engineer II	.25	245.00	61.25
Principal Engineer I	3.50	230.00	805.00
Engineer VIII	4.50	192.00	864.00
Project Manager VI	4.50	173.00	778.50
Engineer V	8.00	161.00	1,288.00
Engineer IV	7.50	149.00	1,117.50
Engineer I	9.75	109.00	1,062.75

Project	121.0695.01	Ank-NEDelawareAveReconNE5thSttoNE18thSt		Invoice	25
Lead Technician		.25	146.00	36.50	
Technician VII		67.25	120.00	8,070.00	
Technician II		334.25	73.00	24,400.25	
Technician I		2.00	64.00	128.00	
	Total Services	441.75		38,611.75	
	Total Services				**38,611.75**
Construction Materials Testing (CMT)					
8/15/2023	Construction Materials Testing (CMT)	Cylinder molds		204.98	
	Total Consultants				**204.98**
Employee Mileage				161.16	
	Total Expenses				**161.16**
Fleet Mileage					**303.95**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	39,281.84	134,477.65	173,759.49
Limit			711,800.00
Remaining			538,040.51

Phase Subtotal **$39,281.84**

Amount Due this Invoice **$42,028.17**

	Total	**Prior**	**Current**
Billings to Date	**935,743.16**	**893,714.99**	**42,028.17**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: John Haldeman

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #3 in the amount of $14,504.50 to Snyder & Associates, Inc., for engineering services on the NW Northlawn Area Utility Improvements - Phase 3 project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #3

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
Bringing it all together

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

Date of Council Meeting: September 5, 2023 **Payment Application #:** 3

Payment Period: From: July 24, 2023 Through: August 20, 2023

Contract Summary:

Original Contract Amount:	$ 72,350.00		
Net Change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 72,350.00	
Total Completed and Stored to Date:	$ 45,665.80		
Retainage: 0 % of Completed Work:	$ -		
Total Earned Less Retainage:		$ 45,665.80	
Less Previous Applications for Payment:		$ 31,161.30	
SUBTOTAL:			$ 14,504.50
OTHER CHARGES:			$ -
CURRENT PAYMENT DUE:			**$ 14,504.50**
Balance to Finish, Including Retainage:		$ 26,684.20	
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 8/23/23

Date

City of Ankeny Staff Approval:

Signature 8/24/2023

Date

Submit to: Matt Grgurich

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

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	June 21, 2023	$ 5,378.00
2	July 26, 2023	$ 25,783.30
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 31,161.30

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

Date Printed: 8/24/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 23, 2023

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

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

Dear Mr. Grgurich:

This is the third progress report for the above referenced project and covers work through August 20, 2023. Our work through this period includes Phase 3 final design. We submitted check plans to the City on August 11, 2023 and are awaiting comments. A Project Information Meeting is scheduled for September 6, 2023. We will continue to work on final plans, permitting, and coordinating with franchise utilities prior to final plan submittal and bid letting this fall.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the September 5, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

August 23, 2023

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

Invoice No: 119.0975.01C - 3

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

Email

Project **119.0975.01C** **NW Northlawn Area Utility Improvements Ph 3**

Professional Services through August 20, 2023

		Hours	Rate	Amount	
Engineer VIII		8.00	192.00	1,536.00	
Engineer I		31.50	109.00	3,433.50	
Technician VI		79.50	108.00	8,586.00	
Technician II		13.00	73.00	949.00	
	Total Services	132.00		14,504.50	
	Total Services				**14,504.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	14,504.50	31,161.30	45,665.80
Limit			72,350.00
Remaining			26,684.20

Amount Due this Invoice **$14,504.50**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

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

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

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #5 in the amount of $31,350.18 to Snyder & Associates, for engineering services on the SE Oralabor Rd & SE Creekview Dr Traffic Signal Replacement project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #5

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny

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

Date of Council Meeting: September 5, 2023 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: April 17, 2023 Through: August 20, 2023

Contract Summary

Original Contract Amount:	$ 41,700.00			
Net change by Change Orders:	$ 74,500.00			
Contract Amount to Date: (line 1 ± 2)		$ 116,200.00		
Total completed and stored to date:	$ 73,050.18			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 73,050.18		
Less previous applications for payment:		$ 41,700.00		
SUBTOTAL			$	31,350.18
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	31,350.18
Balance to finish, including retainage:		$ 43,149.82		
Contract Time Remaining (If applicable)	-	Working Days		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Snyder & Associates Inc

Firm Name

Signature 8/24/23

Date

City of Ankeny Staff Approval:

Leslie Hart 8/25/23

Signature Date

Submit to: Leslie Hart

E-mail: lbubke@ankenyiowa.gov *Phone:* 515-965-6400 *Fax:*

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 25, 2023	$ 3,582.25
2	February 22, 2023	$ 13,685.25
3	March 22, 2023	$ 15,039.75
4	April 18, 2023	$ 9,392.75
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APP TOTAL = $ 41,700.00

Record of Change Orders

No.	Date	Amount
1	August 7, 2023	$ 74,500.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

CHANGE ORDER TOTAL = $ 74,500.00

Contract Time Remaining

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

Substantial Completion

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

Full Completion

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

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 24, 2023

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

RE: SE ORALABOR RD AND SE CREEKVIEW DR TRAFFIC SIGNAL REPLACEMENT
PROGRESS REPORT NO. 5
S&A PROJECT NO. 123.0135.01

Dear Ms. Hart:

Enclosed is the fifth invoice for the above referenced project, for work performed through August 20, 2023. Services performed since the last progress report (May 21, 2023) included the following:

- Finished and submitted final plans and front-end documents
- Coordinated with the City for the Construction Services/Additional Services addendum
- Attended bid opening and prepared bid tabulation and report of bids letter
- Coordinated and attended pre-construction meeting
- Reviewed contractor signal and roadway submittals
- Attended weekly construction meetings
- Performed construction observation and survey services

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 September 5, 2023, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/ajh

Enclosure

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

August 23, 2023

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

Invoice No: 123.0135.01 - 5

Finance Budget Code 965.3965.4210
Finance Project Code 965.4210 Vendor 990

Email

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

Professional Services through August 20, 2023

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	11.50	229.00	2,633.50	
Sr. Engineer	10.00	198.00	1,980.00	
Engineer IV	63.50	141.00	8,953.50	
Engineer III	5.75	129.00	741.75	
Lead Technician	3.00	138.00	414.00	
Technician VII	41.50	113.00	4,689.50	
Administrative II	1.75	71.00	124.25	
Total Services	137.00		19,536.50	
				19,536.50
Plan Distribution			726.00	
Total Expenses			**726.00**	**726.00**
		Phase Subtotal		**$20,262.50**

Construction Services
Hourly Services

	Hours	Rate	Amount	
Sr. Engineer	4.75	210.00	997.50	
Engineer IV	28.25	149.00	4,209.25	
Engineer III	.75	137.00	102.75	
Engineer I	1.00	109.00	109.00	
Lead Technician	2.50	146.00	365.00	
Technician VII	31.50	120.00	3,780.00	
Technician VI	7.00	108.00	756.00	
Technician II	9.50	73.00	693.50	
Total Services	85.25		11,013.00	
				11,013.00
Employee Mileage			15.72	
Total Expenses			**15.72**	**15.72**

Fleet Mileage				58.96
			Phase Subtotal	**$11,087.68**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	31,350.18	41,700.00	73,050.18
Limit			116,200.00
Remaining			43,149.82

Amount Due this Invoice **$31,350.18**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Houchin

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #4 in the amount of $47,192.42 to Snyder & Associates, for engineering services on the S Ankeny Blvd Improvements SE Peterson Dr to 1st St project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #4

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny

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

Date of Council Meeting: September 5, 2023 **Payment Application #:** 4

Payment Period: From: July 24, 2023 Through: August 20, 2023

Contract Summary:

Original Contract Amount:	$ 497,700.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 497,700.00		
Total Completed and Stored to Date:	$ 155,571.30			
Retainage: 0 % of Completed Work:	$ -			
Total Earned Less Retainage:		$ 155,571.30		
Less Previous Applications for Payment:		$ 108,378.88		
SUBTOTAL:			$	47,192.42
OTHER CHARGES:			$	-
CURRENT PAYMENT DUE:			**$**	**47,192.42**
Balance to Finish, Including Retainage:		$ 342,128.70		
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 8/23/23

Date

City of Ankeny Staff Approval:

Adam Lust 08/24/23

Signature Date

Submit to: Adam Lust

E-mail: alust@ankenyiowa.gov Phone Number: 515-963-3537

Date Printed: 8/24/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	May 25, 2023	$ 24,744.83
2	June 21, 2023	$ 25,064.30
3	July 26, 2023	$ 58,569.75
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 108,378.88

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

Contract Period:	Working Days
Construction Start Date:	

Substantial Completion:

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

Full Completion:

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

Date Printed: 8/24/2023

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

August 23, 2023

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

RE: SOUTH ANKENY BOULEVARD IMPROVEMENTS – SE PETERSON DRIVE TO 1ST STREET
PROGRESS REPORT NO. 04
S&A PROJECT NO. 123.0680.01

Dear Mr. Lust:

This is the fourth progress report for the above referenced project and covers services through August 20, 2023. Work through this period includes topographic survey, traffic study analysis and report, TSIP application preparation and submittal, preliminary alignment, geometry, and profile development, typical section design, design criteria memo, staging concept review, drainage review, utility accommodation design, utility coordination, Phase 1 ESA, geotechnical exploration, and project management tasks. Work anticipated in the next month includes topographic survey, preliminary design, utility coordination and accommodation review, field exam plan development, and project management tasks.

We look forward to continue working for the City and you on this important project. Should you have any questions on this update, please feel free to contact me. We will be in attendance at the September 5, 2023 council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

Enclosures

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

2727 SW SNYDER BOULEVARD | P.O. BOX 1159 | ANKENY, IA 50023-0974
P: 515-964-2020 | F: 515-964-7938 | SNYDER-ASSOCIATES.COM

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

August 24, 2023

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

Invoice No: 123.0680.01 - 4

Finance Budget Code 886.3886.4210

Finance Project 886.4210

Vendor 990

Email

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

Professional Services through August 20, 2023

Prelim Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	1.75	245.00	428.75	
Sr. Engineer	25.00	210.00	5,250.00	
Land Surveyor VIII	6.25	192.00	1,200.00	
Engineer III	6.50	137.00	890.50	
Right-of-Way Agent II	1.00	123.00	123.00	
Engineer I	29.00	109.00	3,161.00	
Technician VI	24.25	108.00	2,619.00	
Technician I	3.00	64.00	192.00	
Administrative II	4.50	75.00	337.50	
Total Services	101.25		14,201.75	
				14,201.75

Fleet Mileage **3.28**

Phase Subtotal **$14,205.03**

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Engineer II	3.00	245.00	735.00	
Principal Engineer I	8.75	230.00	2,012.50	
Sr. Engineer	26.00	210.00	5,460.00	
Engineer III	8.25	137.00	1,130.25	
Engineer I	72.50	109.00	7,902.50	
Technician VII	47.75	120.00	5,730.00	
Total Services	166.25		22,970.25	
				22,970.25

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

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

Fleet Mileage

11.14

Phase Subtotal **$22,981.39**

Additional Services
Hourly Services

	Hours	Rate	Amount	
Principal Environmental Scientist I	4.00	230.00	920.00	
Land Surveyor VIII	1.75	192.00	336.00	
Total Services	5.75		1,256.00	
				1,256.00

Allender Butzke Engineers, Inc.

8/4/2023	Allender Butzke Engineers, Inc. Geotechnical Exploration	8,750.00	
	Total Consultants	**8,750.00**	**8,750.00**

Phase Subtotal **$10,006.00**

Billing Limits	Current	Prior	To-Date
Total Billings	47,192.42	108,378.88	155,571.30
Limit			497,700.00
Remaining			342,128.70

Amount Due this Invoice **$47,192.42**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Andrew Burke

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #9 in the amount of $158,300.36 to Synergy Contracting, LLC, for construction services on the HTT Water Transmission Main & Drainage Improvements project.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Payment #9

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

city of Ankeny
bringing it all together

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

Date of Council Meeting: September 5, 2023 **Payment Application #:** 9

Payment Period: From: July 22, 2023 Through: August 18, 2023

Contract Summary:

Original Contract Amount:	$ 5,778,405.00			
Net Change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 5,778,405.00		
Total Completed and Stored to Date:	$ 5,190,348.74			
Retainage: 5 % of Completed Work:	$ 259,517.44			
Total Earned Less Retainage:		$ 4,930,831.30		
Less Previous Applications for Payment:		$ 4,772,530.94		
SUBTOTAL:			$	158,300.36
OTHER CHARGES:			$	-
	Current Payment Due - Division 1 (629.4450)		$	158,300.37
	Current Payment Due - Division 2 (688.4453)		$	-
CURRENT PAYMENT DUE:			$	**158,300.36**
Balance to Finish, Including Retainage:		$ 847,573.70		
Contract Time Remaining (Division 1):	64.50 Working Days			
Contract Time Remaining (Division 2):	- Working Days			

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

Construction Contractor Approval: Synergy Contracting, LLC
Firm Name

Signature

8-25-23
Date

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

Wesley Fauvre
Signature

8/25/23
Date

City of Ankeny Staff Approval:

Donald Clark
Signature

8/28/23
Date

Submit to: Don Clark, P.E. - Director of Municipal Utilities
E-mail: dclark@ankenyiowa.gov Phone Number: (515) 963-3529

Date Printed: 8/25/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment:

No.	Date	Amount
1	December 19, 2022	$ 111,373.25
2	January 17, 2023	$ 130,628.89
3	February 21, 2023	$ 265,766.84
4	March 20, 2023	$ 204,678.96
5	April 17, 2023	$ 634,936.90
6	May 15, 2023	$ 601,414.67
7	July 3, 2023	$ 2,107,126.85
8	August 7, 2023	$ 716,604.58
9		$ -
10		$ -
11		$ -
12		$ -
13		$ -
14		$ -
15		$ -
16		$ -
17		$ -
18		$ -
19		$ -
20		$ -
21		$ -
22		$ -
23		$ -
24		$ -
25		$ -
26		$ -
27		$ -
28		$ -
29		$ -
30		$ -
31		$ -
32		$ -
33		$ -
34		$ -
35		$ -

Previous Applications for Payment:

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

PREVIOUS PAY APPS TOTAL = $ 4,772,530.94

Record of Change Orders:

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

CHANGE ORDER TOTAL = $ -

Contract Time Remaining:

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

Full Completion (Div. 1)

Contract Working Days:	170.0
Added by Change Order:	0.0
Total Working Days:	170.0
Working Days Used to Date:	105.5
Working Days Remaining:	**64.5**

Full Completion (Div. 2):

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

Date Printed: 8/25/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

DIVISION 1 - WATER TRANSMISSION MAIN

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
1	Clearing and Grubbing, Select Trees	UNITS	50.00		50.00	$ 30.00	$ 1,500.00		$ -	185.50	185.50	$ 5,565.00	(135.50)	371.00%
2	Clearing and Grubbing, General	LS	1.00		1.00	$ 108,000.00	$ 108,000.00		$ -	1.00	1.00	$ 108,000.00	0.00	100.00%
	TRENCH EXCAVATION AND BACKFILL													
3	Trench Foundation	TON	820.00		820.00	$ 56.00	$ 45,920.00		$ -	0.00	0.00	$ -	820.00	0.00%
4	Special Pipe Support	EA	2.00		2.00	$ 3,500.00	$ 7,000.00		$ -	0.00	0.00	$ -	2.00	0.00%
5	Trench Compaction Testing	LS	1.00		1.00	$ 2,800.00	$ 2,800.00	0.10	$ 280.00	0.55	0.65	$ 1,820.00	0.35	65.00%
	SEWERS AND DRAINS													
6	Drain Tile Repair	EA	2.00		2.00	$ 1,750.00	$ 3,500.00		$ -	1.00	1.00	$ 1,750.00	1.00	50.00%
	WATER MAINS AND APPURTENANCES													
7	Water Main, Trenched, PVC, 24"	LF	4,815.00		4,815.00	$ 406.00	$ 1,954,890.00		$ -	4658.98	4,658.98	$ 1,891,545.88	156.02	96.76%
8	Water Main, Trenchless, PVC, 24"	LF	5,005.00		5,005.00	$ 406.00	$ 2,032,030.00	1,040.00	$ 422,240.00	3147.24	4,187.24	$ 1,700,019.44	817.76	83.66%
9	Water Main with Casing Pipe, Trenchless, PVC, 24"	LF	100.00		100.00	$ 1,001.00	$ 100,100.00		$ -	100.00	100.00	$ 100,100.00	0.00	100.00%
10	Fitting, Bend, 24"	EA	18.00		18.00	$ 6,720.00	$ 120,960.00		$ -	18.00	18.00	$ 120,960.00	0.00	100.00%
11	Fitting, Solid Sleeve Coupling, 24"	EA	10.00		10.00	$ 5,460.00	$ 54,600.00		$ -	12.00	12.00	$ 65,520.00	(2.00)	120.00%
12	Connect to Existing, 24"	EA	2.00		2.00	$ 9,100.00	$ 18,200.00		$ -	2.00	2.00	$ 18,200.00	0.00	100.00%
13	Valve, Gate, 24"	EA	1.00		1.00	$ 46,550.00	$ 46,550.00		$ -	1.00	1.00	$ 46,550.00	0.00	100.00%
14	Fire Hydrant Assembly	EA	7.00		7.00	$ 16,170.00	$ 113,190.00		$ -	7.00	7.00	$ 113,190.00	0.00	100.00%
	STREETS AND RELATED WORK													
15	Removal of Sidewalk	SY	200.00		200.00	$ 14.00	$ 2,800.00		$ -	198.08	198.08	$ 2,773.12	1.92	99.04%
16	Removal of Recreational Trail	SY	860.00		860.00	$ 14.00	$ 12,040.00		$ -	0.00	0.00	$ -	860.00	0.00%
17	Recreational Trail, PCC, 6"	SY	860.00		860.00	$ 72.00	$ 61,920.00		$ -	0.00	0.00	$ -	860.00	0.00%
18	Sidewalk, PCC, 4"	SY	240.00		240.00	$ 60.00	$ 14,400.00		$ -	248.66	248.66	$ 14,919.60	(8.66)	103.61%
19	Subbase Over-Excavation	TON	55.00		55.00	$ 56.00	$ 3,080.00		$ -	34.76	34.76	$ 1,946.56	20.24	63.20%
20	Granular Surfacing, Class A	TON	50.00		50.00	$ 42.00	$ 2,100.00		$ -	0.00	0.00	$ -	50.00	0.00%
21	Handhole, Type III	EA	3.00		3.00	$ 3,220.00	$ 9,660.00		$ -	0.00	0.00	$ -	3.00	0.00%
22	Conduit, 2"	LF	2,340.00		2,340.00	$ 35.00	$ 81,900.00		$ -	0.00	0.00	$ -	2,340.00	0.00%
	TRAFFIC CONTROL													
23	Temporary Traffic Control	LS	1.00		1.00	$ 17,500.00	$ 17,500.00	0.05	$ 875.00	0.70	0.75	$ 13,125.00	0.25	75.00%
	SITE WORK AND LANDSCAPING													
24	Conventional Seeding, Type 1	AC	2.30		2.30	$ 3,600.00	$ 8,280.00		$ -	0.00	0.00	$ -	2.30	0.00%
25	Hydraulic Seeding, Type 5 (Erosion Control)	AC	2.30		2.30	$ 3,600.00	$ 8,280.00		$ -	0.00	0.00	$ -	2.30	0.00%
26	Wattles, 9"	LF	6,400.00		6,400.00	$ 2.00	$ 12,800.00		$ -	3658.00	3,658.00	$ 7,316.00	2,742.00	57.16%
27	Wattles, Removal	LF	6,400.00		6,400.00	$ 1.00	$ 6,400.00		$ -	0.00	0.00	$ -	6,400.00	0.00%
28	Erosion Control Mulching, Hydromulching	AC	4.60		4.60	$ 3,600.00	$ 16,560.00		$ -	0.00	0.00	$ -	4.60	0.00%
29	Inlet Protection Device	EA	7.00		7.00	$ 180.00	$ 1,260.00		$ -	4.00	4.00	$ 720.00	3.00	57.14%
30	Tree Protection Fence	LF	750.00		750.00	$ 6.00	$ 4,500.00		$ -	230.78	230.78	$ 1,384.68	519.22	30.77%
	MISCELLANEOUS						$ -							
31	Mobilization	LS	1.00		1.00	$ 81,000.00	$ 81,000.00		$ -	1.00	1.00	$ 81,000.00	0.00	100.00%
32	Concrete Washout	LS	1.00		1.00	$ 7,000.00	$ 7,000.00		$ -	0.50	0.50	$ 3,500.00	0.50	50.00%
	CHANGE ORDER ITEMS													
	STORED MATERIALS				Qty Purchased & Received			New Stored - Qty Used This Period		Stored Qty - Qty Used Previously	Stored Qty Remaining Onsite		Stored Qty Unused	% Stored Qty Unused
	Fitting, 24" 11-1/4 Bend	EA			10.00	$ 1,720.00	$ 17,200.00	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Fitting, 24" Solid Sleeve	EA			10.00	$ 1,355.39	$ 13,553.90	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Fitting, 24"x 6" Tee	EA			7.00	$ 2,101.48	$ 14,710.36	(6.00)	$ (12,608.88)	6.00	0.00	$ -	0.00	0.00%
	Joint Restraint, 24"	EA			74.00	$ 489.26	$ 36,205.24	(14.00)	$ (6,849.64)	15.00	1.00	$ 489.26	1.00	1.35%
	Valve Box	EA			8.00	$ 230.26	$ 1,842.08	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Holding Spool, 24"x6"	EA			7.00	$ 218.82	$ 1,531.74	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Casing Spacers, 24"	EA			15.00	$ 250.18	$ 3,752.70	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	End Seals, 36"X24"	EA			2.00	$ 104.00	$ 208.00	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Gate Valve, 24"	EA			1.00	$ 28,198.79	$ 28,198.79	(1.00)	$ (28,198.79)	1.00	0.00	$ -	0.00	0.00%
	Joint Restraint, Bolt & Gasket Kit, 24"	EA			74.00	$ 158.54	$ 11,731.96	(14.00)	$ (2,219.56)	15.00	1.00	$ 158.54	1.00	1.35%
	Joint Restraint, Bolt & Gasket Kit, 6"	EA			21.00	$ 20.71	$ 434.91	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Pipe, 24" C900 PVC, 20'	LF			3,920.00	$ 176.95	$ 693,644.00	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Tracer Wire, Direct Bury	LF			4,000.00	$ 0.21	$ 840.00	0.00	$ -	0.00	0.00	$ 0.00	0.00	0.00%
	Tracer Wire, Trenchless	LF			5,000.00	$ 0.35	$ 1,750.00	(1,040.00)	$ (364.00)	1,093.78	53.78	$ 18.82	53.78	1.08%
	Tracer Box	EA			7.00	$ 22.50	$ 157.50	0.00	$ -	7.00	7.00	$ 157.50	7.00	100.00%
	Service Saddle, 24"x1"	EA			3.00	$ 381.18	$ 1,143.54	0.00	$ -	3.00	3.00	$ 1,143.54	3.00	100.00%
	Fitting, 24" 45 Bend	EA			8.00	$ 1,950.00	$ 15,600.00	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Hydrant, 7 ft	EA			0.00	$ 3,290.02	$ -	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Hydrant, 8 ft & 10 ft	EA			1.00	$ 3,692.48	$ 3,692.48	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Pipe, 24" C900 PVC, 40' Certa-Lok	LF			6,040.00	$ 198.50	$ 1,198,940.00	(1,040.00)	$ (206,440.00)	2,413.78	1,373.78	$ 272,695.33	1,373.78	22.74%
	Valve Box Extension	EA			8.00	$ 82.17	$ 657.36	(1.00)	$ (82.17)	1.00	0.00	$ -	0.00	0.00%
	Gate Valve, 6"	EA			7.00	$ 860.10	$ 6,020.70	0.00	$ -	0.00	0.00	$ -	0.00	0.00%
	Hydrant, 6 ft	EA			6.00	$ 3,115.87	$ 18,695.22	0.00	$ -	0.00	0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = $4,960,720.00 PAY PERIOD = $ 166,631.96 COMPLETED = $4,574,568.27 92.22%

Date printed: 8/25/2023

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

DIVISION 2 - DRAINAGE IMPROVEMENTS

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	TOTAL QUANTITY THIS PAY PERIOD	TOTAL VALUE THIS PAY PERIOD	TOTAL QUANTITY FROM PREVIOUS PAY PERIODS	TOTAL QUANTITY COMPLETE	TOTAL VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
	EARTHWORK													
33	Clearing and Grubbing, Select Trees	UNIT	1,500.00		1,500.00	$ 18.00	$ 27,000.00		$ -	2258.40	2,258.40	$ 40,651.20	(758.40)	150.56%
34	Clearing and Grubbing, General	LS	1.00		1.00	$ 72,000.00	$ 72,000.00		$ -	1.00	1.00	$ 72,000.00	0.00	100.00%
35	Excavation, Class 10	CY	4,672.00		4,672.00	$ 35.00	$ 163,520.00		$ -	4672.00	4,672.00	$ 163,520.00	0.00	100.00%
	TRENCH EXCAVATION AND BACKFILL													
36	Trench Foundation	TON	10.00		10.00	$ 56.00	$ 560.00		$ -	16.64	16.64	$ 931.84	(6.64)	166.40%
37	Trench Compaction Testing	LS	1.00		1.00	$ 1,400.00	$ 1,400.00		$ -	1.00	1.00	$ 1,400.00	0.00	100.00%
	SEWERS AND DRAINS													
38	Storm Sewer, Trenched, RCP, 15"	LF	30.00		30.00	$ 168.00	$ 5,040.00		$ -	36.38	36.38	$ 6,111.84	(6.38)	121.27%
39	Pipe Apron Guard, 24"	EA	6.00		6.00	$ 2,870.00	$ 17,220.00		$ -	0.00	0.00	$ -	6.00	0.00%
	STRUCTURES FOR SANITARY AND STORM SEWERS													
40	Manhole, SW-401, 48"	EA	1.00		1.00	$ 6,160.00	$ 6,160.00		$ -	1.00	1.00	$ 6,160.00	0.00	100.00%
41	Intake, SW-503	EA	1.00		1.00	$ 6,650.00	$ 6,650.00		$ -	1.00	1.00	$ 6,650.00	0.00	100.00%
42	Intake, SW-506	EA	1.00		1.00	$ 9,170.00	$ 9,170.00		$ -	1.00	1.00	$ 9,170.00	0.00	100.00%
43	Intake, SW-509	EA	1.00		1.00	$ 7,385.00	$ 7,385.00		$ -	1.00	1.00	$ 7,385.00	0.00	100.00%
44	Remove Intake	EA	1.00		1.00	$ 1,400.00	$ 1,400.00		$ -	1.00	1.00	$ 1,400.00	0.00	100.00%
	STREETS AND RELATED WORK													
45	Full Depth Patch, PCC	SY	210.00		210.00	$ 161.00	$ 33,810.00		$ -	191.18	191.18	$ 30,779.98	18.82	91.04%
46	Subbase Over-Excavation	TON	35.00		35.00	$ 56.00	$ 1,960.00		$ -	34.76	34.76	$ 1,946.56	0.24	99.31%
47	Granular Surfacing, Class A	TON	50.00		50.00	$ 42.00	$ 2,100.00		$ -	0.00	0.00	$ -	50.00	0.00%
	TRAFFIC CONTROL													
48	Temporary Traffic Control	LS	1.00		1.00	$ 10,500.00	$ 10,500.00		$ -	1.00	1.00	$ 10,500.00	0.00	100.00%
	SITE WORK AND LANDSCAPING													
49	Conventional Seeding, Type 1	AC	0.10		0.10	$ 3,600.00	$ 360.00		$ -	0.40	0.40	$ 1,440.00	(0.30)	400.00%
50	Conventional Seeding, Type 3	AC	3.30		3.30	$ 3,600.00	$ 11,880.00		$ -	2.60	2.60	$ 9,360.00	0.70	78.79%
51	Hydraulic Seeding, Type 3, BFM	AC	1.30		1.30	$ 5,400.00	$ 7,020.00		$ -	0.00	0.00	$ -	1.30	0.00%
52	Hydraulic Seeding, Type 5 (Erosion Control)	AC	4.70		4.70	$ 3,600.00	$ 16,920.00		$ -	2.20	2.20	$ 7,920.00	2.50	46.81%
53	Temporary RECP, Type 2	SY	500.00		500.00	$ 3.00	$ 1,500.00		$ -	0.00	0.00	$ -	500.00	0.00%
54	Wattles, 9"	LF	1,500.00		1,500.00	$ 2.00	$ 3,000.00		$ -	4825.00	4,825.00	$ 9,650.00	(3,325.00)	321.67%
55	Wattles, Removal	LF	1,500.00		1,500.00	$ 1.00	$ 1,500.00		$ -	0.00	0.00	$ -	1,500.00	0.00%
56	Check Dam, Rock	TON	50.00		50.00	$ 70.00	$ 3,500.00		$ -	19.49	19.49	$ 1,364.30	30.51	38.98%
57	Rip Rap, Class E	TON	3,660.00		3,660.00	$ 78.00	$ 285,480.00		$ -	1522.37	1,522.37	$ 118,745.16	2,137.63	41.59%
58	Silt Fence	LF	500.00		500.00	$ 3.00	$ 1,500.00		$ -	1191.53	1,191.53	$ 3,574.59	(691.53)	238.31%
59	Silt Fence, Removal	LF	500.00		500.00	$ 1.00	$ 500.00		$ -	0.00	0.00	$ -	500.00	0.00%
60	Erosion Control Mulching, Hydromulching	AC	9.00		9.00	$ 3,600.00	$ 32,400.00		$ -	6.70	6.70	$ 24,120.00	2.30	74.44%
	DEMOLITION													
61	Remove Pedestrian Bridge	EA	10.00		10.00	$ 5,250.00	$ 52,500.00		$ -	10.00	10.00	$ 52,500.00	0.00	100.00%
62	Tree Protection Fence	LF	750.00		750.00	$ 7.00	$ 5,250.00		$ -	0.00	0.00	$ -	750.00	0.00%
	MISCELLANEOUS													
63	Mobilization	LS	1.00		1.00	$ 25,000.00	$ 25,000.00		$ -	1.00	1.00	$ 25,000.00	0.00	100.00%
64	Concrete Washout	LS	1.00		1.00	$ 3,500.00	$ 3,500.00		$ -	1.00	1.00	$ 3,500.00	0.00	100.00%
	CHANGE ORDER ITEMS													
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%
					0.00		$ -		$ -		0.00	$ -	0.00	0.00%

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK CONTRACT = $ 817,685.00 PAY PERIOD = $ - COMPLETED = $ 615,780.47 75.31%

Date printed: 8/25/2023

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
Finance

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
Consider motion to approve the September 5, 2023 Accounts Payable.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
AP Recap
AP Check Report 1 of 3
AP Check Report 2 of 3
AP Check Report 3 of 3

CITY OF ANKENY
ACCOUNTS PAYABLE RECAP
SEPTEMBER 5, 2023

Fund		PAYMENTS
100	General Fund	$ 216,972.21
220	Fire Gift Fund	-
233	Hotel Motel Tax Fund	346,394.80
240	Parks Improvements	-
250	Police Gift Fund	-
260	Road Use Tax Fund	95,008.79
270	Seizure Fund	-
280	Tax Increment Financing Fund	-
284	Economic Development Fund	-
290	Police/Fire Pension Fund	-
300	Debt Service Fund	-
430	Library Foundation Fund	624.71
440	Park Dedication Trust Fund	-
445	Sports Complex Foundation Fund	-
446	Ankeny Garden Club	-
448	Miracle Park Fund	-
449	Dog Park Trust Fund	-
484	Civic Trust Fund	-
491	Ankeny Foundation Fund	-
500	Solid Waste Fund	5,073.64
510	Water Fund	91,855.29
520	Water Improvement Fund	-
530	Water Sinking Fund	-
550	Sewer Fund	5,541.65
560	Sewer Improvement Fund	-
570	Sewer Sinking Fund	-
580	Stormwater Fund	7,526.99
590	Golf Course Fund	57,850.39
600-699	Enterprise Project Funds	286,891.32
710	Revolving Fund	5,389.21
720	Risk Management Fund	51,275.56
730	Health Insurance Fund	195.70
770	Sustainability Revolving Loan	-
780	Economic Development Revolving	-
790	Equipment Reserve Fund	-
800-890	Special Assessments Funds	116,147.69
900	BAN/Bond Activity Fund	25,500.00
895-998	Capital Projects Funds	249,476.78
	Sub Total	$ 1,561,724.73
	Payroll Totals	1,450,229.07
	Service Transfers/ACH Drafts	(203,246.37)
	Agenda Payments Approved Separately	(662,339.94)
	Grand Total	$ 2,146,367.49

Honorable Mayor & City Council:

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

David A. Jones — 8/31/2023

City Manager — Date

VENDOR SET: 01 City of Ankeny
BANK: * ALL BANKS
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007463	MJ PROPERTIES							
M-CHECK	MJ PROPERTIES	UNPOST V	8/28/2023			224197		950.25CR
011618	CLAUDIA COWIE							
M-CHECK	CLAUDIA COWIE	UNPOST V	8/28/2023			241757		106.75CR
C-CHECK	VOID CHECK	V	9/05/2023			244979		

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS 0.00			
		VOID CREDITS 1,057.00CR	1,057.00CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	3	1,057.00CR	0.00	0.00
BANK: TOTALS:	3	1,057.00CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002736		3M COMPANY							
	I-9424227362	3M - SIGN MATERIALS	R	9/05/2023	4,945.14		244889		4,945.14
					*** VENDOR TOTALS ***		1 CHECKS		4,945.14
001844		A TECH INC-TCI							
	I-592991	SMOKE DETECTORS - PD	E	9/07/2023	1,000.00		007880		1,000.00
					*** VENDOR TOTALS ***		1 CHECKS		1,000.00
004997		ABSOLUTE CONCRETE							
	I-PAY 13-SE3RD UTLTY	PAY 13-SE3RD UTILITY IMPV-P1	R	9/05/2023	38,584.82		244890		38,584.82
					*** VENDOR TOTALS ***		1 CHECKS		38,584.82
005541		ACUSHNET COMPANY							
	I-915415407	MERCHANDISE FOR RESALE-OC	R	9/05/2023	131.47		244891		
	I-915944607	MERCHANDISE FOR RESALE-OC	R	9/05/2023	697.82		244891		
	I-916261134	MERCHANDISE FOR RESALE-OC	R	9/05/2023	258.22		244891		
	I-916305940	MERCHANDISE FOR RESALE-OC	R	9/05/2023	851.40		244891		
	I-916367595	MERCHANDISE FOR RESALE-OC	R	9/05/2023	1,723.13		244891		
	I-916394734	MERCHANDISE FOR RESALE-OC	R	9/05/2023	401.14		244891		
	I-916394748	MERCHANDISE FOR RESALE-OC	R	9/05/2023	372.78		244891		
	I-916404685	MERCHANDISE FOR RESALE-OC	R	9/05/2023	130.78		244891		
	I-916405169	MERCHANDISE FOR RESALE-OC	R	9/05/2023	470.40		244891		
	I-916423232	MERCHANDISE FOR RESALE-OC	R	9/05/2023	2,079.40		244891		7,116.54
					*** VENDOR TOTALS ***		1 CHECKS		7,116.54
009679		ALL STAR CONCRETE LLC							
	I-PAY 2-ANKBVD/18TH	PAY2-ANK BVD/18TH ST INTSCN	R	9/05/2023	124,917.53		244892		124,917.53
					*** VENDOR TOTALS ***		1 CHECKS		124,917.53
004201		TSJM TOWING SERVICE LLC							
	I-23-55631	TOW/HOOK FEE - PD	R	9/05/2023	73.00		244893		73.00
					*** VENDOR TOTALS ***		1 CHECKS		73.00
005950		BLACKSTONE AUDIO INC							
	I-2114113	MULTIMEDIA/SHELF SVCS-KL	R	9/05/2023	41.95		244894		
	I-2115026	MULTIMEDIA/SHELF SVCS-KL	R	9/05/2023	448.79		244894		490.74
					*** VENDOR TOTALS ***		1 CHECKS		490.74
005174		BOUND TREE MEDICAL LLC							
	I-85065166	EMS SUPPLIES - FD	R	9/05/2023	41.30		244895		
	I-85065167	EMS SUPPLIES - FD	R	9/05/2023	29.50		244895		
	I-85065168	EMS SUPPLIES - FD	R	9/05/2023	23.60		244895		
	I-85066573	EMS SUPPLIES - FD	R	9/05/2023	1,122.60		244895		1,217.00
					*** VENDOR TOTALS ***		1 CHECKS		1,217.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002407		CIVIL DESIGN ADVANTAGE LLC							
	I-41843 #6	PAY 6-NW 36TH ST/WEIGEL HMA	E	9/07/2023	29,099.50		007882		29,099.50
					*** VENDOR TOTALS ***		1 CHECKS		29,099.50
009277		CONVERGE ONE INC							
	I-IE9111524	VEEAM BACKUP - RENEWAL	E	9/07/2023	7,323.75		007887		
	I-IE9111662	MERAKI MS125-24P SWITCH	E	9/07/2023	9,885.64		007887		17,209.39
					*** VENDOR TOTALS ***		1 CHECKS		17,209.39
001654		CUMMINS, INC							
	I-J4-37978	#220 TURBO ACTUATOR	E	9/07/2023	1,987.28		007879		1,987.28
					*** VENDOR TOTALS ***		1 CHECKS		1,987.28
007254		CUTTER & BUCK							
	I-0097008417	MERCH FOR RESALE - OC	R	9/05/2023	2,528.36		244896		2,528.36
					*** VENDOR TOTALS ***		1 CHECKS		2,528.36
000146		CENTURY HOMES CO							
	I-70492IN	FUNGICIDE - OCM	R	9/05/2023	4,180.05		244897		
	I-70789IN	CHLOROTHALONIL - OCM	R	9/05/2023	287.50		244897		4,467.55
					*** VENDOR TOTALS ***		1 CHECKS		4,467.55
003099		DELL MARKETING L P							
	I-10693719677	FD2 REPORT PC	R	9/05/2023	1,288.00		244898		1,288.00
					*** VENDOR TOTALS ***		1 CHECKS		1,288.00
000457		EOR IOWA LLC							
	I-01364-0007-1	SAYLOR CREEK BRUSH REMOVA	E	9/07/2023	6,179.00		007875		6,179.00
					*** VENDOR TOTALS ***		1 CHECKS		6,179.00
005719		JAMIE ERIE							
	I-08/14/23-08/16/23	8/14-8/16/23 TRAVEL RMBRSMNT	E	9/07/2023	827.35		007889		827.35
					*** VENDOR TOTALS ***		1 CHECKS		827.35
011911		TYLER FOULK							
	I-8/21/23	SAFETY BOOTS REIMBURSEMENT	E	9/07/2023	140.00		007890		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
011377		STRAND ASSOCIATES, INC.							
	I-0199055 #28	PAY 28-ANKENY ASR	R	9/05/2023	2,898.00		244899		
	I-7020.013 #4	PAY 4-36TH ST/38TH WTR MN LOOP	R	9/05/2023	43,410.00		244899		46,308.00
					*** VENDOR TOTALS ***		1 CHECKS		46,308.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011909		TAMARA GEITZENAUER							
	I-8/28/2023	STORMWATER BMP REIMBURSEMENT	R	9/05/2023	1,495.00		244900		1,495.00
					*** VENDOR TOTALS ***		1 CHECKS		1,495.00
000252		GRIMES ASPHALT AND PAVING CORP							
	I-24565	8/10/23 COLD MIX	R	9/05/2023	2,988.00		244901		2,988.00
					*** VENDOR TOTALS ***		1 CHECKS		2,988.00
003668		HAZARDOUS WASTE MANAGEMENT							
	I-16613	WATER FROM FUEL TANK	R	9/05/2023	3,518.15		244902		3,518.15
					*** VENDOR TOTALS ***		1 CHECKS		3,518.15
011912		HEALTH PARTNERS							
	I-AFD29009	REFUND - FD	R	9/05/2023	702.64		244903		702.64
					*** VENDOR TOTALS ***		1 CHECKS		702.64
008805		RYAN HOWE							
	I-08/15/23-08/17/23	8/15-8/17/23 TRAVEL REIMBRSMNT	R	9/05/2023	220.08		244904		220.08
					*** VENDOR TOTALS ***		1 CHECKS		220.08
007827		JEO CONSULTING GROUP INC							
	I-222064 #5	PAY 5-TRANSPORTATION MSTR PLN	E	9/07/2023	20,996.25		007885		20,996.25
					*** VENDOR TOTALS ***		1 CHECKS		20,996.25
000065		RENEWABLE ENERGY GROUP INC							
	I-573413	8/01/23 DIESEL DYED	E	9/07/2023	1,144.71		007874		1,144.71
					*** VENDOR TOTALS ***		1 CHECKS		1,144.71
002207		MANATTS INC							
	I-5108752	8/09/23 C4WR C20 CL3	E	9/07/2023	942.50		007881		942.50
					*** VENDOR TOTALS ***		1 CHECKS		942.50
001799		MARTIN MARIETTA AGGREGATE							
	I-39634090	7/13/23 1" CLEAN	R	9/05/2023	1,440.90		244905		
	I-39860051	7/31/23 1" CLEAN	R	9/05/2023	856.13		244905		
	I-39894278	8/03/23 1" CLEAN	R	9/05/2023	295.11		244905		2,592.14
					*** VENDOR TOTALS ***		1 CHECKS		2,592.14
011913		MASA							
	I-AFD29853	REFUND - FD	R	9/05/2023	250.00		244906		250.00
					*** VENDOR TOTALS ***		1 CHECKS		250.00
007664		MERCY NORTH PHARMACY							
	I-5/11/2023	EMS PHARMACY - FD	R	9/05/2023	168.68		244907		
	I-5/25/2023	EMS PHARMACY - FD	R	9/05/2023	154.91		244907		
	I-6/12/2023	EMS PHARMACY - FD	R	9/05/2023	484.98		244907		
	I-6/15/2023	EMS PHARMACY - FD	R	9/05/2023	263.98		244907		
	I-7/03/2023	EMS PHARMACY - FD	R	9/05/2023	101.08		244907		

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-7/28/2023	EMS PHARMACY - FD	R	9/05/2023	922.39		244907		
	I-8/04/2023	EMS PHARMACY - FD	R	9/05/2023	211.18		244907		2,307.20
					*** VENDOR TOTALS ***		1 CHECKS		2,307.20
000945		MIDWEST WHEEL COMPANIES							
	I-3358056-00	UNIT #163 ALTERNATOR	R	9/05/2023	1,291.95		244908		1,291.95
					*** VENDOR TOTALS ***		1 CHECKS		1,291.95
007277		MILLERBERND MANUFACTURING COMP							
	I-179460	SIGNAL/ LIGHTING POLES-TRFC	R	9/05/2023	2,902.00		244909		2,902.00
					*** VENDOR TOTALS ***		1 CHECKS		2,902.00
006756		MTI DISTRIBUTING INC							
	I-1400920-01	UNIT #861 SWITCH	R	9/05/2023	104.32		244910		
	I-1400921-00	SHAFT ROLLER #877 OCM	R	9/05/2023	128.70		244910		233.02
					*** VENDOR TOTALS ***		1 CHECKS		233.02
000350		MUNICIPAL SUPPLY INC							
	I-0876018-IN	WATER PARTS - MU	R	9/05/2023	6,430.00		244911		
	I-0880466-IN	METERS - MU	R	9/05/2023	21,760.00		244911		
	I-0881377-IN	WATER PARTS - MU	R	9/05/2023	2,435.00		244911		
	I-0881378-IN	METER HEAD ASSEMBLIES-MU	R	9/05/2023	6,140.00		244911		36,765.00
					*** VENDOR TOTALS ***		1 CHECKS		36,765.00
003057		NAPA AUTO PARTS							
	I-2986-720619	UNIT #809 OIL FILTER	R	9/05/2023	13.02		244912		13.02
					*** VENDOR TOTALS ***		1 CHECKS		13.02
010076		OLSSON, INC							
	I-468458 #1	PAY 1 FIBER OPTIC UPGRADE	R	9/05/2023	68,955.27		244913		68,955.27
					*** VENDOR TOTALS ***		1 CHECKS		68,955.27
003105		P & M APPAREL							
	I-54361	UNIFORMS - FD	E	9/07/2023	1,524.00		007883		1,524.00
					*** VENDOR TOTALS ***		1 CHECKS		1,524.00
009158		PERFORMANCE FOODSERVICE - THOM							
	I-7366096 A	FOOD FOR RESALE - OC	R	9/05/2023	1,751.75		244914		
	I-7366096 B	FOOD FOR RESALE-OC	R	9/05/2023	58.01		244914		1,809.76
					*** VENDOR TOTALS ***		1 CHECKS		1,809.76
003387		PJ IOWA LC PAPA JOHN'S PIZZA							
	I-159817	8/23 PIZZA HAWKEYE	R	9/05/2023	7.50		244915		
	I-159827	8/28 PIZZA HAWKEYE	R	9/05/2023	7.50		244915		
	I-165525	8/14 PIZZA HAWKEYE	R	9/05/2023	7.50		244915		22.50
					*** VENDOR TOTALS ***		1 CHECKS		22.50

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006390		QUILL CORPORATION							
	I-33973368	DYMO TAPE - P&R	R	9/05/2023	22.41		244916		22.41
					*** VENDOR TOTALS ***		1 CHECKS		22.41
011914		MARK RITCHIE							
	I-8/30/2023	STORMWATER BMP REIMBURSEMENT	R	9/05/2023	1,092.50		244917		1,092.50
					*** VENDOR TOTALS ***		1 CHECKS		1,092.50
011405		SHORT ELLIOTT HENDRICKSON INCO							
	I-450825 #13	PAY 13-ANK BVD TRNSMSN MN	E	9/07/2023	19,187.93		007888		19,187.93
					*** VENDOR TOTALS ***		1 CHECKS		19,187.93
003348		SMITH'S SEWER SERVICE INC							
	I-441338	JET/TELEVISE STORM SEWER	R	9/05/2023	748.80		244918		748.80
					*** VENDOR TOTALS ***		1 CHECKS		748.80
000990		SNYDER & ASSOCIATES INC							
	I-119.0975.01C #3	PAY 3- NW NTHLWN UTLTY IMP P3	E	9/07/2023	14,504.50		007878		
	I-120.0315.01 #31	PAY 31-ANK BVD LNDSCPE IMPVMT	E	9/07/2023	13,002.27		007878		
	I-120.1113.01 #30	PAY 30 HTT TRNS MN/DRNG IMP	E	9/07/2023	7,912.74		007878		
	I-121.0695.01 #25	PAY 25-DEL AVE RECON 5TH/18TH	E	9/07/2023	42,028.17		007878		
	I-123.0135.01 #5	PAY 5-ORALBR RD/CRKVW TRFC SIG	E	9/07/2023	31,350.18		007878		
	I-123.0680.01 #4	PAY 4-ANK BVD IMP/PETSN/1ST	E	9/07/2023	47,192.42		007878		155,990.28
					*** VENDOR TOTALS ***		1 CHECKS		155,990.28
000474		STATE HYGIENIC LABORATORY AR							
	I-260454	7/31/2023 TESTING - MU	E	9/07/2023	911.00		007877		911.00
					*** VENDOR TOTALS ***		1 CHECKS		911.00
008350		STIVERS FORD							
	I-697631/1	UNIT #78 REPAIRS	R	9/05/2023	792.00		244919		792.00
					*** VENDOR TOTALS ***		1 CHECKS		792.00
005089		SYNERGY CONTRACTING LLC							
	I-PAY 9-HTT TRNS/DRN	PAY 9-HTT WTR TRNSMSN MN/DRNG	E	9/07/2023	158,300.36		007884		158,300.36
					*** VENDOR TOTALS ***		1 CHECKS		158,300.36
000468		TRUCK EQUIPMENT INC							
	I-311476	#220 #228 SWEEPER BROOMS	E	9/07/2023	1,373.80		007876		1,373.80
					*** VENDOR TOTALS ***		1 CHECKS		1,373.80
008174		JUSTIN VANDER LEEST							
	I-08/2023 BOOTS	08/2023 BOOTS	R	9/05/2023	140.00		244920		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00

VENDOR SET: 01 City of Ankeny
BANK: APFNB FIRST NATIONAL BANK AMES
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
008820		SIOUXLAND TURF PRODUCTS INC							
	I-184746	FERTILIZER-OCM	E	9/07/2023	3,744.00		007886		
	I-184747	FOLIAR PAK -OCM	E	9/07/2023	175.00		007886		3,919.00
					*** VENDOR TOTALS ***		1 CHECKS		3,919.00

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	32		360,798.12	0.00	360,798.12
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	17		420,732.35	0.00	420,732.35
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:	49	781,530.47	0.00	781,530.47
BANK: APFNB TOTALS:	49	781,530.47	0.00	781,530.47
REPORT TOTALS:	49	781,530.47	0.00	781,530.47

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: 8/24/2023 THRU 9/07/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: VENDOR SORT KEY

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

VENDOR SET: 01 City of Ankeny
BANK: * ALL BANKS
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
007463	MJ PROPERTIES							
M-CHECK	MJ PROPERTIES	UNPOST V	8/28/2023			224197		950.25CR
011618	CLAUDIA COWIE							
M-CHECK	CLAUDIA COWIE	UNPOST V	8/28/2023			241757		106.75CR
C-CHECK	VOID CHECK	V	9/05/2023			244979		

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	3	VOID DEBITS 0.00			
		VOID CREDITS 1,057.00CR	1,057.00CR	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: TOTALS:	3	1,057.00CR	0.00	0.00
BANK: TOTALS:	3	1,057.00CR	0.00	0.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001844		A TECH INC-TCI							
	I-593139	TEST/TAG/INSPECT-ANK MAINT FAC	E	9/07/2023	159.00		007830		
	I-593677	WELL PUMP BLDG ALARM PLAN	E	9/07/2023	250.00		007830		409.00
					*** VENDOR TOTALS ***		1 CHECKS		409.00
008725		A-PLUS LAWN & LANDSCAPE-ANKENY							
	I-1329696	MOVED DIFFUSER-SPRINGWOOD	R	9/05/2023	150.00		244921		
	I-1353789	SPRINGWOOD SOUTH DIFFUSER	R	9/05/2023	771.00		244921		
	I-1444663	CHEMICALS-WAGNER POND	R	9/05/2023	212.50		244921		1,133.50
					*** VENDOR TOTALS ***		1 CHECKS		1,133.50
000003		ACCO UNLIMITED CORP							
	I-0235347-IN	CHEMICALS CFAC	R	9/05/2023	3,625.80		244922		
	I-0235348-IN	CHEMICALS - PRAC	R	9/05/2023	413.60		244922		
	I-0235421-IN	CHEMICALS - CFAC	R	9/05/2023	258.75		244922		
	I-0235432-IN	CHEMICALS - PRAC	R	9/05/2023	586.80		244922		
	I-0235504-IN	CHEMICALS - CFAC	R	9/05/2023	2,498.50		244922		7,383.45
					*** VENDOR TOTALS ***		1 CHECKS		7,383.45
000164		G & S HARDWARE INC							
	I-209139/2	WASP SPRAY/BOLTS - PD	R	9/05/2023	19.72		244923		
	I-209140/2	JANITORIAL SUPPLIES -PKS	R	9/05/2023	7.99		244923		
	I-209152/2	HOSE MENDER -PKS	R	9/05/2023	10.99		244923		
	I-209156/2	SMALL ENGINE/CHAINSAW PARTS-PK	R	9/05/2023	101.95		244923		
	I-209166/2	CHOKE CLNR/SPARK PLUG-PRSC	R	9/05/2023	23.97		244923		164.62
					*** VENDOR TOTALS ***		1 CHECKS		164.62
005541		ACUSHNET COMPANY							
	I-915173936	MERCHANDISE FOR RESALE-OC	R	9/05/2023	2,081.17		244924		
	I-915513246	MERCHANDISE FOR RESALE-OC	R	9/05/2023	335.68		244924		
	I-915535600	STOCK MERCH FOR RESALE -OC	R	9/05/2023	420.24		244924		
	I-915665350	MERCHANDISE FOR RESALE-OC	R	9/05/2023	309.42		244924		
	I-916097240	STOCK MERCH FOR RESALE-OC	R	9/05/2023	133.21		244924		
	I-916105607	STOCK MERCH FOR RESALE-OC	R	9/05/2023	1,100.56		244924		
	I-916279371	MERCHANDISE FOR RESALE-OC	R	9/05/2023	128.79		244924		
	I-916305937	MERCHANDISE FOR RESALE-OC	R	9/05/2023	184.20		244924		
	I-916323529	MERCHANDISE FOR RESALE-OC	R	9/05/2023	314.86		244924		5,008.13
					*** VENDOR TOTALS ***		1 CHECKS		5,008.13
000226		AIRGAS NORTH CENTRAL INC							
	I-5500780917	CYLINDER RENTALS - CG	R	9/05/2023	54.41		244925		
	I-5500781983	CYLINDER RENTALS - CG	R	9/05/2023	4.03		244925		58.44
					*** VENDOR TOTALS ***		1 CHECKS		58.44

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009262		AMAZON CAPITAL SERVICES INC							
	C-1HWJ-M67F-QXX4	CR: SNACKS FOR PROGRAMS-KL	E	9/07/2023	44.05CR		007857		
	C-1RGW-GRMT-6PJD	CR: PAPER - KL	E	9/07/2023	34.80CR		007857		
	I-116P-QRCJ-66XP	MAGNETS/SNACKS/SUPS -KL	E	9/07/2023	266.63		007857		
	I-11D1-W9LK-1W6P	PAPER/SUPPLIES FOR PROGRAMS-KL	E	9/07/2023	247.77		007857		
	I-16D3-9KVL-F69W	DISINFECTANT - KL	E	9/07/2023	38.99		007857		
	I-16KX-DJYW-PHM3	MISC BOOKS -KL	E	9/07/2023	25.97		007857		
	I-16VY-PKMP-CD9C	MULTIMEDIA -KL	E	9/07/2023	29.77		007857		
	I-17M9-VWQ6-RGN3	VEHICLE PARTS - FD	E	9/07/2023	17.99		007857		
	I-19G7-9X97-7RG6	WALLPAPER GLUE - PD	E	9/07/2023	12.35		007857		
	I-19G7-9X97-N679	BUBBLES/GOOGLY EYES /MISC -KL	E	9/07/2023	76.49		007857		
	I-1CQX-JRQW-1CMX	SNACKS FOR PROGRAMS-KL	E	9/07/2023	52.53		007857		
	I-1DDY-M3V3-D9QX	OFFICE SUPPLIES/FLSHLT/BAG-FD	E	9/07/2023	797.05		007857		
	I-1DJC-X9VM-MTWG	MISC BOOKS - KL	E	9/07/2023	113.09		007857		
	I-1DJL-M9P4-6NTW	MULTIMEDIA - KL	E	9/07/2023	97.52		007857		
	I-1FDJ-GWCL-1QDP	MISC BOOKS - KL	E	9/07/2023	280.11		007857		
	I-1FFW-4FT4-JYNR	WORK BOOTS - MU	E	9/07/2023	52.16		007857		
	I-1H3V-476W-CP3Y	FLAME ROD ELECTRODE KIT-AC	E	9/07/2023	345.90		007857		
	I-1J94-YT4R-KNC9	MULTIMEDIA - KL	E	9/07/2023	42.92		007857		
	I-1K3M-7P1J-K7WG	WORK BOOTS - MU	E	9/07/2023	119.95		007857		
	I-1KNK-9JDX-HGFJ	MISC BOOKS - KL	E	9/07/2023	13.49		007857		
	I-1KPT-TTD3-JJ7M	TABLE COVERS-STAFF TAILGATE	E	9/07/2023	140.00		007857		
	I-1KXG-CMKL-31WQ	RUGGED CASES - PKS MNT	E	9/07/2023	80.85		007857		
	I-1MHF-XTXH-HTQ9	MULTIMEDIA - KL	E	9/07/2023	22.96		007857		
	I-1NVH-YGD3-K3M1	SIGN HOLDER/STRIPS/MISC-KL	E	9/07/2023	127.27		007857		
	I-1P7M-34NR-F947	PAPER FASTENERS - HR	E	9/07/2023	19.98		007857		
	I-1RGW-GRMT-TVR6	MULTIMEDIA-KL	E	9/07/2023	39.92		007857		
	I-1VFY-KVPX-N114	MULTIMEDIA - KL	E	9/07/2023	123.21		007857		
	I-1VVX-Q3QC-4VCV	MISC MULTIMEDIA-KL	E	9/07/2023	45.92		007857		
	I-1VWM-T9F3-3T66	STOPWATCH - P&R	E	9/07/2023	22.99		007857		
	I-1WDD-KMRN-HXJT	PAINT MIXER- PRSC	E	9/07/2023	9.74		007857		
	I-1XP7-CFJQ-GPXT	OFFICE SUPPLIES - PSB	E	9/07/2023	44.89		007857		
	I-1Y6P-K4K6-CMPG	UPS PD SERGEANT - PD	E	9/07/2023	146.99		007857		
	I-1Y9N-6C7P-XDDR	BOOK CLUB BOOKS - KL	E	9/07/2023	392.62		007857		3,769.17
					*** VENDOR TOTALS ***		1 CHECKS		3,769.17
004201		TSJM TOWING SERVICE LLC							
	I-23-55530	UNIT #94 TOW/HOOK FEE	R	9/05/2023	50.00		244926		
	I-23-55536	UNIT #87 TOW/HOOK FEE	R	9/05/2023	100.00		244926		
	I-23-55537	UNIT #63 TOW/HOOK FEE	R	9/05/2023	100.00		244926		
	I-23-55538	UNIT #98 TOW/HOOK FEE	R	9/05/2023	100.00		244926		
	I-23-55539	UNIT #94 TOW/HOOK FEE	R	9/05/2023	100.00		244926		
	I-23-55543	UNIT #88 TOW/HOOK FEE	R	9/05/2023	49.00		244926		
	I-23-55593	UNIT #60 TOW/HOOK FEE	R	9/05/2023	106.00		244926		605.00
					*** VENDOR TOTALS ***		1 CHECKS		605.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000067		BAKER & TAYLOR INC							
	I-2037722420	MISC BOOKS - KL	E	9/07/2023	1,113.82		007813		
	I-2037727236	MISC BOOKS -KL	E	9/07/2023	305.54		007813		
	I-2037733026	MISC BOOKS - KL	E	9/07/2023	707.08		007813		
	I-2037736061	MISC BOOKS - KL	E	9/07/2023	215.52		007813		
	I-2037739074	MISC BOOKS -KL	E	9/07/2023	494.38		007813		
	I-NS23080021	10/01/23-09/30/24 RENEWAL-KL	E	9/07/2023	568.86		007813		
	I-NS23080136	10/01/23-09/30/24 RENEWAL-KL	E	9/07/2023	1,798.50		007813		5,203.70
					*** VENDOR TOTALS ***		1 CHECKS		5,203.70
009918		ZELLA BERRY							
	I-08/15/23-08/16/23	8/15-8/16/23 MILEAGE	E	9/07/2023	36.94		007870		36.94
					*** VENDOR TOTALS ***		1 CHECKS		36.94
006349		HY-VEE INC-BDI							
	I-59865	BEVERAGES FOR RESALE-OC	R	9/05/2023	755.35		244927		
	I-60187	BEVERAGES FOR RESALE -OC	R	9/05/2023	569.25		244927		1,324.60
					*** VENDOR TOTALS ***		1 CHECKS		1,324.60
005950		BLACKSTONE AUDIO INC							
	I-2114661	MULTIMEDIA/SHELF SVCS-KL	R	9/05/2023	41.49		244928		41.49
					*** VENDOR TOTALS ***		1 CHECKS		41.49
003947		BOB BROWN GMC INC							
	I-435916	UNIT #88 REPAIRS FUEL STATION	E	9/07/2023	969.53		007841		969.53
					*** VENDOR TOTALS ***		1 CHECKS		969.53
011907		JOE BOSWELL							
	I-8/24/2023	STORMWATER BMP REIMBURSEMENT	R	9/05/2023	1,372.50		244929		1,372.50
					*** VENDOR TOTALS ***		1 CHECKS		1,372.50
005174		BOUND TREE MEDICAL LLC							
	I-85050461	EMS SUPPLIES - FD	R	9/05/2023	9.00		244930		
	I-85051958	EMS SUPPLIES - FD	R	9/05/2023	691.63		244930		
	I-85051959	EMS SUPPLIES - FD	R	9/05/2023	179.90		244930		
	I-85056226	EMS SUPPLIES - FD	R	9/05/2023	786.92		244930		
	I-85057907	EMS SUPPLIES - FD	R	9/05/2023	693.44		244930		2,360.89
					*** VENDOR TOTALS ***		1 CHECKS		2,360.89
004120		BENJAMIN E BOWERSOX							
	I-08/17/2023 FUEL	08/17/23 FUEL UNIT #98	R	9/05/2023	30.25		244931		
	I-08/19/2023 FUEL	8/19/23 FUEL	R	9/05/2023	52.13		244931		82.38
					*** VENDOR TOTALS ***		1 CHECKS		82.38

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004591		GREATER DSM COMMUNITY FOUNDATI							
	I-FY24 #1	FY24 #1 HOTEL/MOTEL CONTRBTN	R	9/05/2023	155,197.40		244932		155,197.40
					*** VENDOR TOTALS ***		1 CHECKS		155,197.40
011451		BRIDGESTONE GOLF, INC							
	I-INV-1003187650	STOCK MERCH FOR RESALE-OC	E	9/07/2023	409.54		007861		409.54
					*** VENDOR TOTALS ***		1 CHECKS		409.54
005497		BRYAN ROCK PRODUCTS INC							
	I-59444	AGLIME-PRSC	R	9/05/2023	3,741.44		244933		
	I-59756	AG LIME-PRSC	R	9/05/2023	1,844.92		244933		5,586.36
					*** VENDOR TOTALS ***		1 CHECKS		5,586.36
000453		CARQUEST AUTO PARTS							
	I-2330-800966	CABIN AIR FILTERS - CG	R	9/05/2023	17.34		244934		17.34
					*** VENDOR TOTALS ***		1 CHECKS		17.34
003072		QWEST CORPORATION							
	I-08/04/2023	08/2023 STATEMENT - TRAFFIC	R	9/05/2023	100.89		244935		100.89
					*** VENDOR TOTALS ***		1 CHECKS		100.89
000426		CERTIFIED POWER INC							
	I-40525371	UNIT #225 PARTS	R	9/05/2023	375.00		244936		375.00
					*** VENDOR TOTALS ***		1 CHECKS		375.00
011576		CINTAS CORPORATION							
	I-4150694057	UNIFORM RENTALS-OCM	R	9/05/2023	46.40		244937		
	I-4165548165	BANQUET SUPPLY RENTALS-OC	R	9/05/2023	170.71		244937		
	I-416850021	BANQUET SUPPLY RENTALS-OC	R	9/05/2023	139.09		244937		356.20
					*** VENDOR TOTALS ***		1 CHECKS		356.20
008258		CIT CHARTERS INC							
	I-19162	9/27/23 BUS TRIP	R	9/05/2023	1,568.76		244938		
	I-19176	OCT 19 BUS TRIP	R	9/05/2023	1,969.55		244938		3,538.31
					*** VENDOR TOTALS ***		1 CHECKS		3,538.31
009761		CLEAR BROOK COUNSELING PROFESS							
	I-JAN 2023-MAR 2023	FIRE COUNSELING SVCS 1/23-3/23	R	9/05/2023	800.00		244939		800.00
					*** VENDOR TOTALS ***		1 CHECKS		800.00
000146		CENTURY HOMES CO							
	I-70264IN	MIRAGE FUNGICIDE- OCM	R	9/05/2023	487.20		244940		
	I-70274IN	FERTILIZER-PRSC	R	9/05/2023	4,968.00		244940		
	I-70295IN	WETTING AGENT & DYE-OCM	R	9/05/2023	2,718.88		244940		
	I-70527IN	HERBICIDE SPRAY - PKS	R	9/05/2023	730.75		244940		8,904.83
					*** VENDOR TOTALS ***		1 CHECKS		8,904.83

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000605		DEMCO INC							
	I-7346673	JEWEL CASE/DVD ALBUMS/TAPE-KL	E	9/07/2023	120.36		007825		120.36
					*** VENDOR TOTALS ***		1 CHECKS		120.36
000758		DES MOINES IRON & SUPPLY CO							
	I-1904678639	SALT CONVEYOR STEP KEY - PW	R	9/05/2023	11.49		244941		11.49
					*** VENDOR TOTALS ***		1 CHECKS		11.49
001353		THE DES MOINES REGISTER							
	I-FY24 DM2510742	08/01/23-08/31/24 SUBSCRPTN-KL	R	9/05/2023	1,559.35		244942		1,559.35
					*** VENDOR TOTALS ***		1 CHECKS		1,559.35
007083		DES MOINES RIFLE & REVOLVER CL							
	I-FY24 MBRSHP-DS	FY24 MEMBERSHIP-DS	R	9/05/2023	100.00		244943		
	I-FY24 MBRSHP-TG	FY24 MEMBERSHIP-TG	R	9/05/2023	100.00		244943		200.00
					*** VENDOR TOTALS ***		1 CHECKS		200.00
011431		DINNER DELIGHTS							
	I-08/25/2023	8/27/23 FREEZER WORKSHOP	R	9/05/2023	127.00		244944		127.00
					*** VENDOR TOTALS ***		1 CHECKS		127.00
006399		DIRECTV							
	I-013989570X230819	8/18/23-9/17/23 SERVICES-FD	R	9/05/2023	154.24		244945		154.24
					*** VENDOR TOTALS ***		1 CHECKS		154.24
004568		DOLL DISTRIBUTING LLC							
	I-1060	NEW GLYCOL BEER SYSTEM-OC	E	9/07/2023	2,701.50		007843		
	I-1318546	ALCOHOL FOR RESALE -OC	E	9/07/2023	833.50		007843		
	I-1323584	ALCOHOL FOR RESALE - OC	E	9/07/2023	641.75		007843		4,176.75
					*** VENDOR TOTALS ***		1 CHECKS		4,176.75
000759		JAY EASON							
	I-08/20/23-08/23/23	8/20-8/23/23 TRAVEL REIMBSMNT	E	9/07/2023	265.00		007827		265.00
					*** VENDOR TOTALS ***		1 CHECKS		265.00
006319		EDWARD DON AND COMPANY							
	C-71218493	CR: FOOD FOR RESALE -OC	R	9/05/2023	62.07CR		244946		
	I-30677778	FOOD FOR RESALE/SUPPLIES-OC	R	9/05/2023	433.38		244946		371.31
					*** VENDOR TOTALS ***		1 CHECKS		371.31
000186		ELECTRONIC ENGINEERING							
	I-120015588-1	BATTERIES - MU	E	9/07/2023	392.59		007814		392.59
					*** VENDOR TOTALS ***		1 CHECKS		392.59

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
003443		EMBARKIT INC							
	I-65090	AUDIOVISUAL TECH - FD	E	9/07/2023	128.75		007839		128.75
					*** VENDOR TOTALS ***		1 CHECKS		128.75
008036		ENVISIONWARE INC							
	I-INV-US-67186	RFID TAGS	E	9/07/2023	1,432.00		007853		1,432.00
					*** VENDOR TOTALS ***		1 CHECKS		1,432.00
005478		EXCEL MECHANICAL COMPANY INC							
	I-165054	AC REPAIR - PRSC	E	9/07/2023	230.59		007848		
	I-165183	COUNCIL HEAT PUMP REPAIRS	E	9/07/2023	691.12		007848		
	I-165329	ERV REPAIR -ACC	E	9/07/2023	102.00		007848		
	I-165330	LAKESIDE FREEZER REPAIR	E	9/07/2023	306.00		007848		1,329.71
					*** VENDOR TOTALS ***		1 CHECKS		1,329.71
011713		FARNSWORTH GROUP INC							
	I-244665	PAY 4 ASPEN TRIDGE TRAIL	R	9/05/2023	1,200.00		244947		1,200.00
					*** VENDOR TOTALS ***		1 CHECKS		1,200.00
002285		FASTENAL COMPANY							
	I-IADES432706	TRAFFIC SUPPLIES - PW	E	9/07/2023	448.26		007834		448.26
					*** VENDOR TOTALS ***		1 CHECKS		448.26
006858		FERGUSON ENTERPRISES INC #1657							
	I-WW044024	HIGH STRENGTH CABLE - MU	R	9/05/2023	424.85		244948		424.85
					*** VENDOR TOTALS ***		1 CHECKS		424.85
007648		DAIOHS USA INC							
	I-6946	COFFEE SERVICES - PW	E	9/07/2023	99.57		007851		99.57
					*** VENDOR TOTALS ***		1 CHECKS		99.57
003664		FIRST TEAM INC							
	I-92339	CRANK FOR TITAN ACTUATOR-PKS	R	9/05/2023	173.62		244949		173.62
					*** VENDOR TOTALS ***		1 CHECKS		173.62
006979		BECKY FORD							
	I-08/2023 FITNESS	FITNESS REIMBURSEMENT	E	9/07/2023	195.70		007869		195.70
					*** VENDOR TOTALS ***		1 CHECKS		195.70
000211		GALE							
	I-81679227	AUGUST BIOGRAPHY 2 PLAN	E	9/07/2023	51.73		007815		
	I-81679364	AUGUST CHRISTIAN ROMANCE 5	E	9/07/2023	125.20		007815		
	I-81691739	AUGUST CHRISTIAN ROMANCE	E	9/07/2023	94.46		007815		
	I-81692250	AUGUST DIVERSE VOICES 2 PLAN	E	9/07/2023	52.48		007815		
	I-81725252	AUGUST MARCH AFRICAN AM 2	E	9/07/2023	50.23		007815		
	I-81725362	AUGUST AMISH FICTION 3 PLAN	E	9/07/2023	72.72		007815		
	I-81725395	AUGUST THRILLER ADVNTRE 3 PLN	E	9/07/2023	80.22		007815		
	I-81725537	AUGUST CLEAN READS 3 PLAN	E	9/07/2023	72.72		007815		

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-81725809	AUGUST SFTCVR ROMANCE FICTN3	E	9/07/2023	62.22		007815		
	I-81725903	AUGUST HISTORY FACT FCTN 2	E	9/07/2023	52.48		007815		
	I-81739490	AUGUST WESTERN 2 PLAN	E	9/07/2023	47.98		007815		762.44
					*** VENDOR TOTALS ***		1 CHECKS		762.44
009366		GEMPLER'S INC							
	I-INV0004559954	SAFETY SUPPLIES -PKS	E	9/07/2023	564.12		007858		564.12
					*** VENDOR TOTALS ***		1 CHECKS		564.12
010891		THE NEW GOLF CARS OF IOWA							
	I-2023-26539	TIRE/WHEEL REMOVAL-OC	R	9/05/2023	125.00		244950		
	I-2023-26789	DIPSTICK -OC	R	9/05/2023	95.42		244950		
	I-2023-26814	UNIT #815 DRIVE BELT	R	9/05/2023	73.13		244950		293.55
					*** VENDOR TOTALS ***		1 CHECKS		293.55
000227		GRAINGER							
	I-9791860324	BATTERIES FOR SINKS-KL	E	9/07/2023	131.53		007816		
	I-9797165843	UNIT #114 PARTS	E	9/07/2023	33.97		007816		
	I-9803980268	HOSE FITTING/STRAINER - MU	E	9/07/2023	29.67		007816		
	I-9803980276	EMERGENCY EXIT LIGHT-PKS	E	9/07/2023	66.54		007816		
	I-9806373685	CAULKING KNIVES - KL	E	9/07/2023	59.43		007816		
	I-9808704887	HEX KEY FOR DOOR - FD	E	9/07/2023	11.89		007816		333.03
					*** VENDOR TOTALS ***		1 CHECKS		333.03
008737		TRAVIS GRANDGEORGE							
	I-07/24/23-07/26/23	7/24-7/26/23 MEALS	R	9/05/2023	14.10		244951		
	I-08/09/2023 MEAL	8/7/23 MEAL	R	9/05/2023	21.88		244951		35.98
					*** VENDOR TOTALS ***		1 CHECKS		35.98
000229		GRAYBAR ELECTRIC CO INC							
	I-9333485499	ETHERNET CABLE TERMINATIONS	R	9/05/2023	163.68		244952		163.68
					*** VENDOR TOTALS ***		1 CHECKS		163.68
006348		GRAZIANO BROTHERS INC							
	I-238249	FOOD FOR RESALE-OC	E	9/07/2023	275.45		007849		275.45
					*** VENDOR TOTALS ***		1 CHECKS		275.45
004543		GREATER DES MOINES CONVENTION							
	I-FY24 #1	FY24 #1 HOTEL/MOTEL CONTRBTN	E	9/07/2023	155,197.40		007842		155,197.40
					*** VENDOR TOTALS ***		1 CHECKS		155,197.40
004265		THE GREATER DES MOINES							
	I-4018647	2024 INVESTOR COMMITMENT	R	9/05/2023	36,000.00		244953		36,000.00
					*** VENDOR TOTALS ***		1 CHECKS		36,000.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000235		HANIFEN CO INC							
	I-246614	UNIT #925 TOWING	R	9/05/2023	363.75		244954		363.75
					*** VENDOR TOTALS ***		1 CHECKS		363.75
001815		HAWKEYE TRUCK EQUIPMENT							
	I-159071	SALTER WIRE HARNESS-PKS	R	9/05/2023	450.00		244955		450.00
					*** VENDOR TOTALS ***		1 CHECKS		450.00
003629		HEARTLAND AREA LACROSSE ORGANI							
	I-08/07/23-08/10/23	LAX CAMP 8/7 - 8/10	E	9/07/2023	1,530.40		007840		1,530.40
					*** VENDOR TOTALS ***		1 CHECKS		1,530.40
006564		TONY HIGGINS							
	I-8/22/23	MINI FRIDGE REIMBURSEMENT	E	9/07/2023	210.94		007867		210.94
					*** VENDOR TOTALS ***		1 CHECKS		210.94
004853		HOLT TIRE SERVICE INC							
	I-213253	UNIT #812 MOUNT	E	9/07/2023	155.99		007846		155.99
					*** VENDOR TOTALS ***		1 CHECKS		155.99
000248		HORNUNGS GOLF PRODUCTS							
	I-532930	POLY STOCK LOGO BAG-OCPRO	R	9/05/2023	150.67		244956		150.67
					*** VENDOR TOTALS ***		1 CHECKS		150.67
003098		HOTSY CLEANING SYSTEMS IN							
	I-0216334-IN	LANCE W/ SIDE HANDLE-PRSC	E	9/07/2023	63.75		007838		63.75
					*** VENDOR TOTALS ***		1 CHECKS		63.75
008906		IMAGE TREND INC							
	I-144713	JULY 2023 BILLING BRIDGE	E	9/07/2023	1,296.45		007856		1,296.45
					*** VENDOR TOTALS ***		1 CHECKS		1,296.45
000266		INTERSTATE BATTERY SYSTEM							
	I-40215752	SHOP SUPPLIES - CG	E	9/07/2023	911.70		007817		
	I-902062	UNIT #818 BATTERIES	E	9/07/2023	120.95		007817		1,032.65
					*** VENDOR TOTALS ***		1 CHECKS		1,032.65
008023		IOWA AUDIO VIDEO INC							
	I-C708094	VIDEO/MICROPHONE REPAIRS-OC	R	9/05/2023	215.00		244957		215.00
					*** VENDOR TOTALS ***		1 CHECKS		215.00
002156		IOWA BEVERAGE SYSTEMS INC							
	I-W-4846467	ALCOHOL FOR RESALE-OC	R	9/05/2023	1,081.75		244958		
	I-W-4855998	ALCOHOL FOR RESALE-OC	R	9/05/2023	1,263.95		244958		2,345.70
					*** VENDOR TOTALS ***		1 CHECKS		2,345.70

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
001053		IOWA GOLF ASSOCIATION							
	I-13965	MEMBER FEES - OC PRO	E	9/07/2023	682.00		007828		682.00
					*** VENDOR TOTALS ***		1 CHECKS		682.00
005407		IOWA MUNICIPALITIES WORKERS'							
	I-INV87487	INSTALL 3-WORK COMP PREM 23-24	R	9/05/2023	47,005.00		244959		47,005.00
					*** VENDOR TOTALS ***		1 CHECKS		47,005.00
011763		IOWA POND GUY, LLC							
	I-3987	JULY POND MAINTENANCE	E	9/07/2023	1,436.00		007865		
	I-4068	AUGUST POND MAINTENANCE	E	9/07/2023	1,436.00		007865		2,872.00
					*** VENDOR TOTALS ***		1 CHECKS		2,872.00
000272		IOWA PRISON INDUSTRIES							
	I-036531	SIGN - P&R	R	9/05/2023	28.15		244960		
	I-036571	SIGNAGE FOR GARAGE-PD	R	9/05/2023	71.90		244960		
	I-036618	SIGNS- P&R	R	9/05/2023	28.15		244960		128.20
					*** VENDOR TOTALS ***		1 CHECKS		128.20
003605		ISU EXTENSION - POLK COUNTY							
	I-PEST AP CE-EVANS	10/18/2023 PESTICIDE APP CE	R	9/05/2023	45.00		244961		
	I-PEST AP CE-KNOOT	11/8/23 PESTICIDE APP CD-KNOOT	R	9/05/2023	45.00		244961		
	I-PEST APP CE-EK	11/8/23PESTICIDE APP CE-KAUFMN	R	9/05/2023	45.00		244961		
	I-PESTICIDE AP CE-KR	11/8/23 PESTICIDE APP CE-KR	R	9/05/2023	45.00		244961		
	I-PESTICIDE APP CE	11/8/23 PESTICIDE APP CE-BR	R	9/05/2023	45.00		244961		225.00
					*** VENDOR TOTALS ***		1 CHECKS		225.00
009276		J & M GOLF INC							
	I-0681811-IN	STOCK MERCH FOR RESALE-OC	R	9/05/2023	135.42		244962		135.42
					*** VENDOR TOTALS ***		1 CHECKS		135.42
000693		KBC, INC							
	I-7147735	FREON FOR AC - MU	E	9/07/2023	420.68		007826		420.68
					*** VENDOR TOTALS ***		1 CHECKS		420.68
000065		RENEWABLE ENERGY GROUP INC							
	I-573725	8/18/23 UNLEAD87/DIESEL-PRSC	E	9/07/2023	1,575.20		007812		1,575.20
					*** VENDOR TOTALS ***		1 CHECKS		1,575.20
011906		MELISSA KILGORE							
	I-08/15/23-08/16/23	8/15-8/16/23 MILEAGE	E	9/07/2023	50.57		007873		50.57
					*** VENDOR TOTALS ***		1 CHECKS		50.57

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000581		MIDWEST MOTOR SUPPLY CO INC							
	I-101330212	ANCHOR/RIVET - PKS	E	9/07/2023	85.20		007823		
	I-101348533	SHOP HARDWARE -PKS	E	9/07/2023	22.87		007823		108.07
					*** VENDOR TOTALS ***		1 CHECKS		108.07
002368		LAWSON PRODUCTS INC							
	I-9310816527	CABLE TIES - CG	E	9/07/2023	25.50		007835		25.50
					*** VENDOR TOTALS ***		1 CHECKS		25.50
009618		LIBRARY IDEAS, LLC							
	I-101594	MISC BOOKS - KL	R	9/05/2023	926.82		244963		926.82
					*** VENDOR TOTALS ***		1 CHECKS		926.82
008997		SARAH STROMINGER							
	I-1038	PRINCESS PARTY FY24	R	9/05/2023	1,000.00		244964		1,000.00
					*** VENDOR TOTALS ***		1 CHECKS		1,000.00
004810		LOGAN CONTRACTORS SUPPLY							
	I-D08100	TRUNCATED DOMES - PRAC	E	9/07/2023	930.96		007845		930.96
					*** VENDOR TOTALS ***		1 CHECKS		930.96
000285		LUBE-TECH & PARTNERS LLC							
	I-3276420	SHOP SUPPLIES - CG	E	9/07/2023	156.45		007819		
	I-3278940	WINTERIZATION SUPPLIES-PRAC	E	9/07/2023	532.00		007819		
	I-3282205	POOL ANTIFREEZE/WINTERIZE-AC	E	9/07/2023	532.00		007819		
	I-3284568	POOL WINTERIZE ANTIFREEZE-AC	E	9/07/2023	532.00		007819		1,752.45
					*** VENDOR TOTALS ***		1 CHECKS		1,752.45
000470		LUMEN							
	I-652693002	8/12/2023 STATEMENT	E	9/07/2023	690.21		007821		690.21
					*** VENDOR TOTALS ***		1 CHECKS		690.21
002207		MANATTS INC							
	I-5108953	SUNRISE DOME CONCRETE-PKS	E	9/07/2023	495.00		007833		
	I-5109800	8/16/23 C4WR C20 -PRAC	E	9/07/2023	350.00		007833		845.00
					*** VENDOR TOTALS ***		1 CHECKS		845.00
008131		MARTIN BROTHERS DISTRIBUTING C							
	C-1059909	CR: FOOD FOR RESALE - PRAC	E	9/07/2023	14.30CR		007855		
	I-1068261	FOOD FOR RESALE - PRAC	E	9/07/2023	648.11		007855		
	I-1068262	FOOD FOR RESALE PRAC	E	9/07/2023	360.51		007855		
	I-1122710	FOOD FOR RESALE -CFAC	E	9/07/2023	1,005.90		007855		2,000.22
					*** VENDOR TOTALS ***		1 CHECKS		2,000.22

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
009346		MARY'S CLEANING CARE INC							
	I-32847	AUG CLEANINGS - LAKESIDE	R	9/05/2023	600.00		244965		
	I-32848	CLEANING - OUTDOOR ED CENTER	R	9/05/2023	95.00		244965		
	I-32881	AUGUST CLEANINGS - CH	R	9/05/2023	829.00		244965		
	I-32883	08/2023 CLEANING SVCS - KL	R	9/05/2023	7,845.00		244965		
	I-32886	08/2023 CLEANING SVCS -ACC	R	9/05/2023	1,645.00		244965		
	I-32887	AUGUST CLEANINGS - PW	R	9/05/2023	175.00		244965		
	I-32890	JANITORIAL SUPPLIES - CH	R	9/05/2023	318.00		244965		
	I-32895	JANITORIAL SUPPLIES - ACC	R	9/05/2023	684.00		244965		12,191.00
					*** VENDOR TOTALS ***		1 CHECKS		12,191.00
001671		MCC IOWA LLC							
	I-8/01/23-8/31/23	8/01/23-8/31/23 DEDICATE INT	R	9/05/2023	500.00		244966		500.00
001671		MCC IOWA LLC							
	I-9/01/23-9/30/23	9/01/23-9/30/23 DEDICATE INT	R	9/05/2023	500.00		244967		500.00
					*** VENDOR TOTALS ***		2 CHECKS		1,000.00
004747		MENARDS							
	C-90324	CR: AIR COMPRESSOR - MU	R	9/05/2023	169.99CR		244968		
	I-89672	LOCK NUTS/SUPER GLUE - PW	R	9/05/2023	8.91		244968		
	I-89975	SPRAY HEAD HALF CIRCLE-OCM	R	9/05/2023	22.96		244968		
	I-90032	EPOXY/DRILL BIT - TRAFFIC	R	9/05/2023	37.92		244968		
	I-90087	SN PASSAGE JUNO KNOB-OCM	R	9/05/2023	22.97		244968		
	I-90287	AIR COMPRESSOR - MU	R	9/05/2023	169.99		244968		
	I-90356	TOOLS/PAPER TOWELS - MU	R	9/05/2023	229.80		244968		
	I-90376	REBAR - PKS	R	9/05/2023	54.80		244968		
	I-90401 8/09/23	FURRING STRIP - PD	R	9/05/2023	26.64		244968		
	I-90443 8/10/23	WATER PARTS - MU	R	9/05/2023	383.70		244968		
	I-90450	LED CAPLIGHT - OCM	R	9/05/2023	11.98		244968		
	I-90495	WASP SPRAY/HEX/GRN TRTD-PKS	R	9/05/2023	63.68		244968		
	I-90496 08/11/23	CABLE TIES/BRKRM SUPS-PRSC	R	9/05/2023	142.56		244968		
	I-90507	SPRAY PAINT - PW	R	9/05/2023	56.88		244968		
	I-90611	PADLOCKS - TRAFFIC	R	9/05/2023	119.98		244968		
	I-90627	TRANSFER PUMP/RINGS - PRAC	R	9/05/2023	68.98		244968		1,251.76
					*** VENDOR TOTALS ***		1 CHECKS		1,251.76
008914		BRIAN MENKE							
	I-08/09/2023 MEAL	8/09/23 MEAL	R	9/05/2023	17.60		244969		17.60
					*** VENDOR TOTALS ***		1 CHECKS		17.60
001931		METRO WASTE AUTHORITY							
	C-70024842	CR: 07/2023 MONTHLY CURB-IT FE	E	9/07/2023	99,627.84CR		007831		
	I-70024782	07/2023 MONTHLY CURB-IT FEE	E	9/07/2023	104,701.48		007831		5,073.64
					*** VENDOR TOTALS ***		1 CHECKS		5,073.64

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
004772		MID-IOWA SOLID WASTE EQUIPMENT							
	I-59161	SEWER CLEANING PARTS - MU	E	9/07/2023	110.50		007844		
	I-59166	SEWER CLEANING PARTS - MU	E	9/07/2023	220.12		007844		330.62
					*** VENDOR TOTALS ***		1 CHECKS		330.62
000271		MIDAMERICAN ENERGY COMPANY							
	I-542761196	08/09/23 STATEMENT	E	9/07/2023	60.42		007818		
	I-FY24#3 1695158009	8/11/2023 STATEMENT	E	9/07/2023	164,713.95		007818		164,774.37
					*** VENDOR TOTALS ***		1 CHECKS		164,774.37
008058		CTB MIDWEST INC							
	I-1829432 RI	PARTS - OCM	E	9/07/2023	18.00		007854		
	I-1830467 RI	SALT AUGER SUPPLIES - PW	E	9/07/2023	280.02		007854		298.02
					*** VENDOR TOTALS ***		1 CHECKS		298.02
1		AGARWAL, NIKHIL							
	I-000202308300288	US REFUND	R	9/05/2023	75.33		244824		75.33
1		AYERS, IRIS							
	I-000202308300298	US REFUND	R	9/05/2023	90.74		244825		90.74
1		BARCLAY, CHLOE							
	I-000202308300284	US REFUND	R	9/05/2023	97.81		244826		97.81
1		BECKMAN, BROOKE							
	I-000202308300310	US REFUND	R	9/05/2023	93.39		244827		93.39
1		BOSTWICK, JORDYN							
	I-000202308300308	US REFUND	R	9/05/2023	49.22		244828		49.22
1		BRANNEN, JARED							
	I-000202308300307	US REFUND	R	9/05/2023	86.78		244829		86.78
1		BROPHY, COLTON							
	I-000202308300300	US REFUND	R	9/05/2023	38.65		244830		38.65
1		BULVER, NOLAN							
	I-000202308300324	US REFUND	R	9/05/2023	36.85		244831		36.85
1		BURKE, VINCENT							
	I-000202308300325	US REFUND	R	9/05/2023	98.67		244832		98.67
1		BURLING, BENJAMIN							
	I-000202308300278	US REFUND	R	9/05/2023	29.88		244833		29.88

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		CLARK, LAUREL							
	I-000202308300277	US REFUND	R	9/05/2023	25.38		244834		25.38
1		COCKRELL, ABBY							
	I-000202308300275	US REFUND	R	9/05/2023	9.73		244835		9.73
1		CULLERS, DONALD							
	I-000202308300292	US REFUND	R	9/05/2023	43.33		244836		43.33
1		DERVISEVIC, ALMEDIN							
	I-000202308300326	US REFUND	R	9/05/2023	40.72		244837		40.72
1		DH REMODEL & CONSTRU							
	I-000202308300286	US REFUND	R	9/05/2023	38.71		244838		38.71
1		DOUGLAS, CAURI							
	I-000202308300305	US REFUND	R	9/05/2023	96.04		244839		96.04
1		ESPESET, NATHAN							
	I-000202308300338	US REFUND	R	9/05/2023	99.96		244840		99.96
1		EVANS, SYDNEY							
	I-000202308300327	US REFUND	R	9/05/2023	96.04		244841		96.04
1		FERRO, MARISSA							
	I-000202308300331	US REFUND	R	9/05/2023	18.49		244842		18.49
1		GAST, GUY & DEANA							
	I-000202308300332	US REFUND	R	9/05/2023	484.48		244843		484.48
1		GOERGEN, KENNEDY							
	I-000202308300322	US REFUND	R	9/05/2023	57.15		244844		57.15
1		GRENELL, SKYLER							
	I-000202308300318	US REFUND	R	9/05/2023	92.06		244845		92.06
1		HANKINS, KAMRYN							
	I-000202308300283	US REFUND	R	9/05/2023	6.98		244846		6.98
1		HEEREN, JENNA							
	I-000202308300313	US REFUND	R	9/05/2023	62.20		244847		62.20
1		HEGEDUS, DAVID M							
	I-000202308300339	US REFUND	R	9/05/2023	39.00		244848		39.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		HIXSON, JUDY							
	I-000202308300295	US REFUND	R	9/05/2023	94.92		244849		94.92
1		IPPOLITO, ISABELLA							
	I-000202308300302	US REFUND	R	9/05/2023	93.39		244850		93.39
1		JACKSON, JAMIE & KRI							
	I-000202308300303	US REFUND	R	9/05/2023	100.00		244851		100.00
1		JOHNSON, ABIGAIL							
	I-000202308300276	US REFUND	R	9/05/2023	64.42		244852		64.42
1		JOHNSON, JEREMY&JESS							
	I-000202308300311	US REFUND	R	9/05/2023	60.24		244853		60.24
1		JOHNSON, JOLISA							
	I-000202308300281	US REFUND	R	9/05/2023	23.02		244854		23.02
1		JOHNSON, SCOTT							
	I-000202308300337	US REFUND	R	9/05/2023	58.18		244855		58.18
1		KAUFMAN, ALEXANDER							
	I-000202308300334	US REFUND	R	9/05/2023	100.00		244856		100.00
1		KLINKENBORG, EMILY							
	I-000202308300279	US REFUND	R	9/05/2023	48.66		244857		48.66
1		KNIGHT, JOSHUA							
	I-000202308300319	US REFUND	R	9/05/2023	37.32		244858		37.32
1		LARKIN, SPENCER							
	I-000202308300299	US REFUND	R	9/05/2023	94.72		244859		94.72
1		MARTIN, HANNAH							
	I-000202308300335	US REFUND	R	9/05/2023	100.00		244860		100.00
1		MARTINSEN, DANIEL							
	I-000202308300320	US REFUND	R	9/05/2023	94.72		244861		94.72
1		MASSEY, CALIA							
	I-000202308300317	US REFUND	R	9/05/2023	19.55		244862		19.55
1		MILLER, CALEB							
	I-000202308300323	US REFUND	R	9/05/2023	100.00		244863		100.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		NONNA'S SIGNATURE SA							
	I-000202308300285	US REFUND	R	9/05/2023	100.00		244864		100.00
1		OLSON, JON							
	I-000202308300294	US REFUND	R	9/05/2023	60.27		244865		60.27
1		OVERTURF, CONNOR							
	I-000202308300289	US REFUND	R	9/05/2023	99.22		244866		99.22
1		PAYTON, LISA							
	I-000202308300297	US REFUND	R	9/05/2023	100.00		244867		100.00
1		PIEART, SAMANTHA							
	I-000202308300333	US REFUND	R	9/05/2023	43.37		244868		43.37
1		POE, HOLLY							
	I-000202308300293	US REFUND	R	9/05/2023	99.40		244869		99.40
1		REED, DYLAN							
	I-000202308300336	US REFUND	R	9/05/2023	85.45		244870		85.45
1		ROODA, ANGELA							
	I-000202308300301	US REFUND	R	9/05/2023	14.31		244871		14.31
1		RUBY, MIKE							
	I-000202308300296	US REFUND	R	9/05/2023	19.32		244872		19.32
1		RUTLEDGE, KAEL							
	I-000202308300309	US REFUND	R	9/05/2023	12.22		244873		12.22
1		SCHEEL, ALLISON							
	I-000202308300280	US REFUND	R	9/05/2023	55.31		244874		55.31
1		SHREIBER, MAUREEN							
	I-000202308300306	US REFUND	R	9/05/2023	37.32		244875		37.32
1		SJLM CORP.							
	I-000202308300330	US REFUND	R	9/05/2023	100.00		244876		100.00
1		SMITH, THOMAS							
	I-000202308300312	US REFUND	R	9/05/2023	53.43		244877		53.43
1		STRANJAC, ADIS							
	I-000202308300316	US REFUND	R	9/05/2023	100.00		244878		100.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1		VANDELUNE, MALORIE							
	I-000202308300304	US REFUND	R	9/05/2023	32.03		244879		32.03
1		VAUGHAN, JON							
	I-000202308300314	US REFUND	R	9/05/2023	93.74		244880		93.74
1		WALKER, MERRIQUE							
	I-000202308300287	US REFUND	R	9/05/2023	78.84		244881		78.84
1		WALTER, MARK							
	I-000202308300291	US REFUND	R	9/05/2023	95.89		244882		95.89
1		WANG, HEZENG							
	I-000202308300290	US REFUND	R	9/05/2023	99.39		244883		99.39
1		WATLEY, LAQUANA							
	I-000202308300328	US REFUND	R	9/05/2023	35.06		244884		35.06
1		WIEDERIEN, BRANDON							
	I-000202308300282	US REFUND	R	9/05/2023	56.52		244885		56.52
1		WIHLM, JACOB							
	I-000202308300321	US REFUND	R	9/05/2023	93.39		244886		93.39
1		WILMETH, BRAD							
	I-000202308300315	US REFUND	R	9/05/2023	97.35		244887		97.35
1		WRIGHT, NATHAN							
	I-000202308300329	US REFUND	R	9/05/2023	42.04		244888		42.04
					*** VENDOR TOTALS ***		65 CHECKS		4,700.60
004765		MOODY'S INVESTORS SERVICE							
	I-P0444364	GO BONDS SERIES 2023B-INTL FEE	R	9/05/2023	25,500.00		244970		25,500.00
					*** VENDOR TOTALS ***		1 CHECKS		25,500.00
006756		MTI DISTRIBUTING INC							
	I-1400918-00	FILTERS - OCM	R	9/05/2023	61.14		244971		
	I-1400920-00	UNIT #877 SWITCH/KIT	R	9/05/2023	132.96		244971		194.10
					*** VENDOR TOTALS ***		1 CHECKS		194.10
003057		NAPA AUTO PARTS							
	I-2986-719450	UNIT #906 PARTS	R	9/05/2023	52.22		244972		
	I-2986-719469	UNIT #906 PARTS	R	9/05/2023	74.99		244972		
	I-2986-719780	UNIT #409 PARTS	R	9/05/2023	154.99		244972		
	I-2986-719783	OIL FILTER - CG	R	9/05/2023	17.04		244972		
	I-2986-719854	SHOP SUPPLIES/#609 PARTS	R	9/05/2023	223.62		244972		
	I-2986-719918	FUEL/AIR/OIL FILTERS - CG	R	9/05/2023	163.60		244972		
	I-2986-720105	UNITS 824/867/812/875 FILTERS	R	9/05/2023	34.08		244972		

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-2986-720194	UTILITY PARTS - MU	R	9/05/2023	28.97		244972		
	I-2986-720214	SILICONE SPRAY - MU	R	9/05/2023	25.16		244972		
	I-2986-720232	OIL FILTERS/GRASE/BULBS-CG	R	9/05/2023	224.87		244972		
	I-2986-720258	SHOP SUPPLIES - CG	R	9/05/2023	83.00		244972		
	I-2986-720297	BEAMS - CG	R	9/05/2023	29.14		244972		1,111.68
					*** VENDOR TOTALS ***		1 CHECKS		1,111.68
010339		US TREASURY							
	I-N00164LE1195-23 09	REISSUE: NVG LEASE - PD	R	9/05/2023	2,400.00		244973		2,400.00
					*** VENDOR TOTALS ***		1 CHECKS		2,400.00
003727		ODP BUSINESS SOLUTIONS, LLC							
	I-321700598001	OFFICE SUPPLIES - PSB	R	9/05/2023	227.24		244974		
	I-321705149001	CUPS - PSB	R	9/05/2023	23.76		244974		
	I-321719071001	OFFICE SUPPLIES - CH	R	9/05/2023	60.59		244974		
	I-322006164001	BINDERS - FD	R	9/05/2023	19.99		244974		
	I-322984602001	PAPER/TAPE/SCISSORS/BATS-KL	R	9/05/2023	365.82		244974		
	I-322996321001	CLEANER - KL	R	9/05/2023	15.04		244974		
	I-322996322001	SOAP -KL	R	9/05/2023	19.58		244974		
	I-322996325001	BABY WIPES -KL	R	9/05/2023	39.95		244974		771.97
					*** VENDOR TOTALS ***		1 CHECKS		771.97
010122		LG PLAYGROUNDS LLC							
	I-3511	PLAYGROUND PARTS -PKS	R	9/05/2023	689.00		244975		689.00
					*** VENDOR TOTALS ***		1 CHECKS		689.00
007878		OVERDRIVE INC							
	I-06497CO23282394	MULTIMEDIA - KL	E	9/07/2023	68.99		007852		
	I-06497CO23284339	MULTIMEDIA - KL	E	9/07/2023	705.49		007852		
	I-06497CO23289775	MULTIMEDIA -KL	E	9/07/2023	991.07		007852		
	I-06497CO23289808	MULTIMEDIA-KL	E	9/07/2023	153.59		007852		
	I-06497CO23290062	MULTIMEDIA-KL	E	9/07/2023	239.97		007852		
	I-06497CO23292831	MULTIMEDIA - KL	E	9/07/2023	304.00		007852		
	I-06497CO23293595	MULTIMEDIA -KL	E	9/07/2023	921.23		007852		
	I-06497CO23295635	MULTIMEDIA - KL	E	9/07/2023	936.34		007852		
	I-06497DA23294820	MULTIMEDIA - KL	E	9/07/2023	111.58		007852		4,432.26
					*** VENDOR TOTALS ***		1 CHECKS		4,432.26
011850		HOLLY D PARKER							
	I-08/15/23-08/16/23	8/16/23 MILEAGE	E	9/07/2023	21.22		007872		21.22
					*** VENDOR TOTALS ***		1 CHECKS		21.22
002191		PC PRINT CENTER							
	I-081423-POG	POSTER - FD	R	9/05/2023	23.37		244976		
	I-082323-AUS	FY24 BUDGET BOOK COVER/INDEX	R	9/05/2023	64.98		244976		88.35
					*** VENDOR TOTALS ***		1 CHECKS		88.35

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
002717		PEPSI-COLA METROPOLITAN BOTTLI							
	I-00410907	BEVERAGES FOR RESALE-P&R	E	9/07/2023	630.26		007836		
	I-19661756	BEVERAGES FOR RESALE - OC	E	9/07/2023	599.17		007836		
	I-19939106	BEVERAGES FOR RESALE - OC	E	9/07/2023	347.03		007836		1,576.46
					*** VENDOR TOTALS ***		1 CHECKS		1,576.46
009158		PERFORMANCE FOODSERVICE - THOM							
	I-7359884	FOOD FOR RESALE-OC	R	9/05/2023	1,498.31		244977		
	I-7361176	FOOD FOR RESALE - OC	R	9/05/2023	153.66		244977		1,651.97
					*** VENDOR TOTALS ***		1 CHECKS		1,651.97
000384		PITNEY BOWES INC							
	I-1023714101	E-Z SEAL - CH	E	9/07/2023	82.99		007820		82.99
					*** VENDOR TOTALS ***		1 CHECKS		82.99
003387		PJ IOWA LC PAPA JOHN'S PIZZA							
	I-159769	07/31 PIZZA CFAC	R	9/05/2023	45.00		244978		
	I-159775	7/31 PIZZA CFAC	R	9/05/2023	90.00		244978		
	I-159776	8/1 PIZZA CFAC	R	9/05/2023	120.00		244978		
	I-159777	8/1 PIZZA CFAC	R	9/05/2023	97.50		244978		
	I-159778	8/1 PIZZA CFAC	R	9/05/2023	45.00		244978		
	I-159779	8/2 PIZZA PRAC	R	9/05/2023	15.00		244978		
	I-159780	8/1 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-159782	8/2 PIZZA CFAC	R	9/05/2023	45.00		244978		
	I-159783	8/03 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-159784	8/3 PIZZA CFAC	R	9/05/2023	90.00		244978		
	I-159785	08/03 PIZZA CFAC	R	9/05/2023	60.00		244978		
	I-159786	8/03 PIZZA HAWKEYE	R	9/05/2023	7.50		244978		
	I-159787	8/4 PIZZA CFAC	R	9/05/2023	105.00		244978		
	I-159788	8/4 PIZZA PRAC	R	9/05/2023	60.00		244978		
	I-159789	8/4 PIZZA CFAC	R	9/05/2023	75.00		244978		
	I-159790	8/4 PIZZA CFAC	R	9/05/2023	22.50		244978		
	I-159791	8/4 PIZZA PRAC	R	9/05/2023	15.00		244978		
	I-159792	8/5 PIZZA CFAC	R	9/05/2023	97.50		244978		
	I-159793	8/5 PIZZA PRAC	R	9/05/2023	52.50		244978		
	I-159794	8/5 PIZZA PRAC	R	9/05/2023	15.00		244978		
	I-159795	8/5 PIZZA CFAC	R	9/05/2023	60.00		244978		
	I-159796	8/6 PIZZA CFAC	R	9/05/2023	37.50		244978		
	I-159798	8/6 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-159799	8/7 PIZZA CFAC	R	9/05/2023	97.50		244978		
	I-159800	8/7 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-159801	8/7 PIZZA CFAC	R	9/05/2023	67.50		244978		
	I-159802	8/16 PIZZA HAWKEYE	R	9/05/2023	7.50		244978		
	I-159814	8/21 PIZZA HAWKEYE	R	9/05/2023	7.50		244978		
	I-159816	8/22 PIZZA HAWKEYE	R	9/05/2023	7.50		244978		
	I-165500	8/12 PIZZA HAWKEYE SOCCER	R	9/05/2023	15.00		244978		
	I-165501	8/8 PIZZA CFAC	R	9/05/2023	112.50		244978		
	I-165502	8/08 PIZZA PRAC	R	9/05/2023	37.50		244978		

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-165503	8/8 PIZZA CFAC	R	9/05/2023	82.50		244978		
	I-165505	8/9 PIZZA CFAC	R	9/05/2023	67.50		244978		
	I-165506	8/9 PIZZA PRAC	R	9/05/2023	22.50		244978		
	I-165507	8/10 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-165508	8/10 PIZZA CFAC	R	9/05/2023	112.50		244978		
	I-165509	8/10 PIZZA PRAC	R	9/05/2023	22.50		244978		
	I-165510	8/10 PIZZA CFAC	R	9/05/2023	82.50		244978		
	I-165512	8/11 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-165513	8/11 PIZZA CFAC	R	9/05/2023	112.50		244978		
	I-165514	8/11 PIZZA PRAC	R	9/05/2023	32.50		244978		
	I-165515	8/12 PIZZA PRSC	R	9/05/2023	15.00		244978		
	I-165516	8/12 PIZZA CFAC	R	9/05/2023	112.50		244978		
	I-165517	8/11 PIZZA CFAC	R	9/05/2023	112.50		244978		
	I-165518	8/12 PIZZA PRAC	R	9/05/2023	37.50		244978		
	I-165519	8/12 PIZZA CFAC	R	9/05/2023	82.50		244978		
	I-165520	8/12 PIZZA PRAC	R	9/05/2023	15.00		244978		
	I-165521	8/13 PIZZA PRAC	R	9/05/2023	22.50		244978		
	I-165522	8/13 PIZZA CFAC	R	9/05/2023	45.00		244978		
	I-165523	8/13 PIZZA CFAC	R	9/05/2023	45.00		244978		
	I-165528	8/15 PIZZA HAWKEYE	R	9/05/2023	7.50		244978		2,762.50
					*** VENDOR TOTALS ***		1 CHECKS		2,762.50
011708		PLAYAWAY PRODUCTS LLC							
	I-438319	MULTIMEDIA -KL	E	9/07/2023	63.94		007864		63.94
					*** VENDOR TOTALS ***		1 CHECKS		63.94
001119		POLK COUNTY TREASURER							
	I-09/2023A	8024.09.300.019 PROPERTY TAXES	R	9/05/2023	86.00		244980		86.00
					*** VENDOR TOTALS ***		1 CHECKS		86.00
000587		RED WING SHOE STORE							
	I-462-1-59399	BOOTS - C. POEHLEIN	E	9/07/2023	140.00		007824		140.00
					*** VENDOR TOTALS ***		1 CHECKS		140.00
005746		WALTER REED							
	I-08/14/23-08/16/23	8/14-8/16/23 MEALS	R	9/05/2023	143.81		244981		143.81
					*** VENDOR TOTALS ***		1 CHECKS		143.81
001985		RIDD X PEST CONTROL							
	I-64666	PEST CONTROL SVCS - PSB	E	9/07/2023	119.00		007832		
	I-64668	BEE TREATMENT - AC	E	9/07/2023	238.00		007832		
	I-64677	WASP CONTROL - CFAC	E	9/07/2023	119.00		007832		
	I-64678	WASP/SPWERSPRAY - PRAC	E	9/07/2023	119.00		007832		
	I-64684	PERIMETER POWER SPRAY-PRAC	E	9/07/2023	119.00		007832		
	I-64693	PERIMETER CICADA SPRAY-PRSC	E	9/07/2023	119.00		007832		
	I-64698	PEST CONTROL - CFAC	E	9/07/2023	119.00		007832		952.00
					*** VENDOR TOTALS ***		1 CHECKS		952.00

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
006366		ROTELLA'S ITALIAN BAKERY INC							
	I-Z04511	FOOD FOR RESALE - OC	E	9/07/2023	110.80		007850		
	I-Z09086	FOOD FOR RESALE -OC	E	9/07/2023	133.00		007850		243.80
					*** VENDOR TOTALS ***		1 CHECKS		243.80
004079		STRAWBERRY PATCH							
	I-94097	TINY TOTS SHIRT ORDER P&R	R	9/05/2023	3,648.00		244982		3,648.00
					*** VENDOR TOTALS ***		1 CHECKS		3,648.00
000791		COREY J SCHNEDEN							
	I-08/14/23-08/16/23	8/14-8/16/23 TRAVEL REMBSMNT	R	9/05/2023	956.99		244983		956.99
					*** VENDOR TOTALS ***		1 CHECKS		956.99
007586		SCHOLASTIC LIBRARY PUBLISHING							
	I-50844836	PROGRAM BOOKS -KL	R	9/05/2023	403.19		244984		403.19
					*** VENDOR TOTALS ***		1 CHECKS		403.19
010375		MICHAEL SCHROCK							
	I-8/17/2023	METRO MANAGER LUNCH REMBRSMNT	E	9/07/2023	10.00		007871		10.00
					*** VENDOR TOTALS ***		1 CHECKS		10.00
006963		DAVID SCHUMACHER							
	I-08/07/23 MEAL	8/7/23 MEAL	E	9/07/2023	11.35		007868		11.35
					*** VENDOR TOTALS ***		1 CHECKS		11.35
009078		SITEONE LANDSCAPE SUPPLY HOLDI							
	I-133252783-001	RAIN BIRD ROTOR - PRSC	R	9/05/2023	880.40		244985		
	I-133672519-001	ARMADA ADV TRUE RMS-OCM	R	9/05/2023	313.96		244985		1,194.36
					*** VENDOR TOTALS ***		1 CHECKS		1,194.36
002339		STAPLES CONTRACT & COMMERCIAL							
	I-3544327002	MARKERS - PD	R	9/05/2023	26.68		244986		
	I-3544327003	COFFEE - PD	R	9/05/2023	302.04		244986		
	I-3544563712	CASE JACKETS - PD	R	9/05/2023	504.45		244986		
	I-3544563713	CALENDAR - PD	R	9/05/2023	11.39		244986		
	I-3544698055	CASE JACKETS - PD	R	9/05/2023	424.80		244986		1,269.36
					*** VENDOR TOTALS ***		1 CHECKS		1,269.36
008350		STIVERS FORD							
	I-698015/1	UNIT #98 REPAIRS FUEL STATION	R	9/05/2023	650.00		244987		
	I-698018/1	UNIT #87 REPAIRS FUEL STATION	R	9/05/2023	712.87		244987		
	I-698020/1	UNIT #94 REPAIRS FUEL STATION	R	9/05/2023	583.16		244987		1,946.03
					*** VENDOR TOTALS ***		1 CHECKS		1,946.03

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
011487		STRETCH LAWN CARE							
	I-3074	8/12/23-08/18/23 SOUTH ZONE B	E	9/07/2023	6,245.10		007862		
	I-3075	08/19-08/25/23 SOUTH ZONE B	E	9/07/2023	6,245.10		007862		12,490.20
					*** VENDOR TOTALS ***		1 CHECKS		12,490.20
007400		STRYKER SALES CORPORATION							
	I-9204396791	EMS TRAVEL/LABOR - FD	R	9/05/2023	310.00		244988		310.00
					*** VENDOR TOTALS ***		1 CHECKS		310.00
011545		SSCW FIRE & SAFETY INC.							
	I-21416	SEMI ANNUAL FIRE INSPCTN-OC	E	9/07/2023	290.00		007863		290.00
					*** VENDOR TOTALS ***		1 CHECKS		290.00
000124		SYSCO IOWA INC							
	C-339189469	CR: FOOD FOR RESALE - OC	R	9/05/2023	14.66CR		244989		
	C-339189470	CR: FOOD FOR RESALE - OC	R	9/05/2023	23.55CR		244989		
	C-339189473	CR: FOOD FOR RESALE - OC	R	9/05/2023	18.35CR		244989		
	C-339210007	CR: FOOD FOR RESALE - OC	R	9/05/2023	77.30CR		244989		
	C-339210640	CR: FOOD FOR RESALE - OC	R	9/05/2023	27.55CR		244989		
	C-339210641	CR: FOOD FOR RESALE-OC	R	9/05/2023	37.19CR		244989		
	I-339158669	FOOD FOR RESALE - OC	R	9/05/2023	901.59		244989		
	I-339195744	FOOD FOR RESALE - OC	R	9/05/2023	619.49		244989		
	I-339201814	FOOD FOR RESALE- CFAC	R	9/05/2023	476.49		244989		
	I-339204268	FOOD FOR RESALE - CFAC	R	9/05/2023	745.02		244989		
	I-339208914	FOOD FOR RESALE - OC	R	9/05/2023	730.78		244989		3,274.77
					*** VENDOR TOTALS ***		1 CHECKS		3,274.77
009540		TELEFLEX LLC							
	I-9507295587	EMS SUPPLIES - FD	E	9/07/2023	562.50		007859		
	I-9507329255	EMS SUPPLIES - FD	E	9/07/2023	558.87		007859		
	I-9507329256	EMS SUPPLIES - FD	E	9/07/2023	228.63		007859		1,350.00
					*** VENDOR TOTALS ***		1 CHECKS		1,350.00
006441		TITAN MACHINERY INC							
	I-18660544 - GS	END OF WARRANTY INSPECTION-MU	R	9/05/2023	299.00		244990		299.00
					*** VENDOR TOTALS ***		1 CHECKS		299.00
001533		TOMAHAWK LIVE TRAP LLC							
	I-409155	TURTLE TRAP -PKS	E	9/07/2023	184.73		007829		184.73
					*** VENDOR TOTALS ***		1 CHECKS		184.73
011455		TRIVISTA COMPANIES INC							
	I-XA100009198:01	UNIT #223 PARTS	R	9/05/2023	46.99		244991		
	I-XA100009773:01	DUMPTRUCK PARTS	R	9/05/2023	64.68		244991		
	I-XA100009814:01	UNIT #277 PARTS	R	9/05/2023	896.37		244991		
	I-XA100009827:01	UNIT #225 PARTS	R	9/05/2023	60.64		244991		
	I-XA100009832:01	UNIT #225 PARTS	R	9/05/2023	238.47		244991		1,307.15
					*** VENDOR TOTALS ***		1 CHECKS		1,307.15

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/24/2023 THRU 9/07/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
010088		TRUCK CENTER COMPANIES EAST LL							
	I-XA301346800:01	UNIT #220 PARTS	E	9/07/2023	197.00		007860		197.00
					*** VENDOR TOTALS ***		1 CHECKS		197.00
011876		HD SUPPLY, INC.							
	I-INV00099824	CHEMICALS - MU	E	9/07/2023	259.81		007866		259.81
					*** VENDOR TOTALS ***		1 CHECKS		259.81
000475		UTILITY EQUIPMENT COMPANY							
	I-20055607-000	ADHESIVE - MU	E	9/07/2023	499.20		007822		499.20
					*** VENDOR TOTALS ***		1 CHECKS		499.20
005012		VAN-WALL EQUIPMENT INC							
	I-5977489	PROGATOR REPAIRS-PRSC	E	9/07/2023	1,460.97		007847		
	I-5984620	UNIT #730 FUEL PUMP	E	9/07/2023	172.52		007847		
	I-5985744	UNIT #629 PARTS	E	9/07/2023	120.81		007847		
	I-5986958	TINES - OCM	E	9/07/2023	872.52		007847		2,626.82
					*** VENDOR TOTALS ***		1 CHECKS		2,626.82
002569		WASTE CONNECTIONS INC							
	I-3541872T071	08/01-08/31/23 WASTE SVCS OCP	R	9/05/2023	252.99		244992		252.99
					*** VENDOR TOTALS ***		1 CHECKS		252.99
002783		ZIEGLER INC							
	C-CM000159707	CR: UNIT #255 PARTS	E	9/07/2023	1.62CR		007837		
	I-IN001102556	ATV RENTALS - RAGBRAI	E	9/07/2023	860.00		007837		858.38
					*** VENDOR TOTALS ***		1 CHECKS		858.38

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	136		357,494.14	0.00	357,494.14
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	0		0.00	0.00	0.00
EFT:	62		389,528.86	0.00	389,528.86
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: APGWB TOTALS:	198	747,023.00	0.00	747,023.00
BANK: APGWB TOTALS:	198	747,023.00	0.00	747,023.00
REPORT TOTALS:	198	747,023.00	0.00	747,023.00

SELECTION CRITERIA

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

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 8/24/2023 THRU 9/07/2023
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: VENDOR SORT KEY

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

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000966	U S BANK							
I-07/23 P-CARD STMT	U S BANK	D	8/22/2023			002299		
100 2335.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	06/30	BUILDASIGN.COM	775.22				
100 2335.4269	MEETINGS & FOOD	07/13	CRUMBL* ANKENY	22.50				
100 2335.4240	ADVERTISING & PUBLICATION	07/16	FACEBK QLAMGPX	100.00				
100 2335.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/16	AMZN MKTP US*Y	14.99				
100 2442.4240	ADVERTISING & PUBLICATION	07/24	FACEBK H7WNQP7	15.27				
100 2442.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/24	FACEBK LZS5XPP	400.00				
100 2442.4240	ADVERTISING & PUBLICATION	07/24	FACEBK LZS5XPP	231.68				
100 2335.4240	ADVERTISING & PUBLICATION	07/24	FACEBK LZS5XPP	140.00				
510 3510.4261	DUES, MEMBERSHIPS & LICENSES	07/05	IA DNR FEES AN	83.54				
510 3512.4380	BUILDINGS MAINTENANCE SUPPLIES	07/24	WAL-MART #0892	257.79				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	06/29	HY-VEE ANKENY	4.99				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/06	SQ *THE DEALT	100.00				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/13	HY-VEE ANKENY	3.00				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/06	WM SUPERCENTER	159.49				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/06	MICHAELS STORE	15.98				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/13	TARGET	65.72				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/13	MICHAELS STORE	78.94				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/13	WAL-MART #0892	60.27				
100 2331.4345	LIBRARY BOOKS/REFERENCE MATERI	07/14	BARNES & NOBLE	292.49				
100 2331.4215	COMPUTER SERVICES	07/18	SPOTIFY	10.59				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/24	TARGET	7.98				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/24	MICHAELS STORE	6.49				
100 1141.4266	TRAVEL	06/27	IMAGETREND INC	1,290.00				
100 1141.4353	UNIFORMS	07/08	SPORTSMANS WAR	139.99				
100 1141.4266	TRAVEL	07/21	HOLIDAY INN ST	547.98				
100 1141.4266	TRAVEL	07/21	HOLIDAY INN ST	615.93				
100 1111.4214	FINANCIAL SERVICES	07/03	PAYFLOW/PAYPAL	30.00				
100 4885.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	32.22				
100 2335.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	32.22				
100 1141.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	64.44				
590 2595.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	32.22				
100 2440.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	96.66				
100 1111.4261	DUES, MEMBERSHIPS & LICENSES	07/17	SAMS CLUB RENE	32.24				
100 1112.4321	GASOLINE/FUEL	06/26	CENEX CUBBY S	23.69				
100 1111.4266	TRAVEL	06/26	LOVE'S #631	13.79				
100 1111.4266	TRAVEL	06/26	PERKINS RESTAU	23.93				
100 1112.4321	GASOLINE/FUEL	06/26	CASEYS #6196	28.99				
100 1111.4266	TRAVEL	06/27	THE FARM HOUSE	14.30				
100 1111.4266	TRAVEL	06/27	SPRUCE STREET	15.71				
100 1112.4321	GASOLINE/FUEL	06/27	CASEYS #3206	26.00				
100 1111.4266	TRAVEL	06/29	THE FARM HOUSE	18.32				
100 1111.4266	TRAVEL	06/29	TEXAS ROADHOUS	24.27				
100 1112.4321	GASOLINE/FUEL	06/29	CASEYS #6196	26.12				
100 1112.4321	GASOLINE/FUEL	06/29	KUM&GO 0023R N	19.16				
100 1111.4266	TRAVEL	06/29	88 TACTICAL FO	34.85				
100 1111.4266	TRAVEL	06/30	FAIRFIELD INN	364.65				

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000966	U S BANK CONT							
I-07/23 P-CARD STMT	U S BANK	D	8/22/2023			002299		
100 1112.4336	AMMUNITION/RANGE SUPPLIES	06/27	IN *RING'S MAN	543.85				
100 1111.4266	TRAVEL	06/27	DELTA AIR 00	517.81				
100 1111.4266	TRAVEL	06/27	DELTA AIR 00	517.81				
100 1111.4266	TRAVEL	06/27	DELTA AIR 00	517.81				
100 1111.4261	DUES, MEMBERSHIPS & LICENSES	06/30	SQ *NATIONAL T	35.00				
100 1111.4265	TRAINING AND EDUCATION	07/10	SAFARILAND	1,095.00				
100 1111.4266	TRAVEL	07/18	TANNER'S BAR A	18.81				
100 1111.4266	TRAVEL	07/18	COURTYARD BY M	415.41				
100 1111.4266	TRAVEL	07/19	PARKING UTILIT	1.75				
100 1111.4266	TRAVEL	07/19	CHEESECAKE MAD	33.55				
100 1111.4266	TRAVEL	07/19	IHOP 3669	17.55				
100 1111.4266	TRAVEL	07/20	THE OLD FASHIO	25.05				
100 1111.4266	TRAVEL	07/20	IHOP 3669	15.67				
100 1114.4321	GASOLINE/FUEL	07/21	KWIK TRIP 119	47.50				
100 1111.4266	TRAVEL	07/21	COURTYARD BY M	13.61				
100 1111.4266	TRAVEL	07/21	CULVERS OF CED	16.14				
100 1112.4339	MISCELLANEOUS SUPPLIES	07/24	RAYALLEN.COM	329.94				
100 1112.4299	MISCELLANEOUS SERVICES	06/27	NATIONWIDE PET	560.56				
100 1111.4215	COMPUTER SERVICES	06/30	APPOINTMENT-PL	69.00				
100 1141.4270	BUILDING MAINTENANCE SERVICES	06/29	SAMSCLUB.COM	232.26				
100 1142.4321	GASOLINE/FUEL	07/04	BP#8149718TIMS	27.00				
100 1141.4270	BUILDING MAINTENANCE SERVICES	07/11	SAMSCLUB.COM	500.38				
100 1142.4266	TRAVEL	07/18	BURGER MOES	32.33				
100 1142.4266	TRAVEL	07/20	PILOT_00576	41.87				
100 1142.4319	OFFICE EQUIPMENT/FURNITURE	07/20	BELNICK RETAIL	58.01CR				
100 2443.4342	RECREATION SUPPLIES	06/26	DOLLAR TREE	3.98				
100 2446.4372	FOOD AND BEVERAGE	07/08	HY-VEE ANKENY	54.75				
100 2442.4342	RECREATION SUPPLIES	07/14	HY-VEE ANKENY	99.54				
100 2443.4342	RECREATION SUPPLIES	07/21	SP FUNSPARKS	159.99				
260 3262.4352	SAFETY EQUIPMENT	07/19	WM SUPERCENTER	144.44				
100 1141.4269	MEETINGS & FOOD	07/08	CASEYS #1659	148.32				
100 1141.4269	MEETINGS & FOOD	07/14	CASEYS #1659	8.40CR				
100 1141.4353	UNIFORMS	07/17	MILITARY NAMES	122.50				
100 2442.4342	RECREATION SUPPLIES	06/27	WAL-MART #0892	19.30				
100 2442.4342	RECREATION SUPPLIES	06/27	SAMS CLUB#6979	180.26				
100 2444.4372	FOOD AND BEVERAGE	07/01	SAMS CLUB #697	820.84				
100 2444.4372	FOOD AND BEVERAGE	07/03	SAMSCLUB.COM	391.50				
100 2442.4342	RECREATION SUPPLIES	07/05	WM SUPERCENTER	121.04				
100 2444.4215	COMPUTER SERVICES	07/05	PEAK SOFTWARE	43.38				
100 2442.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	07/06	SQ *TB CREATIO	250.00				
100 2442.4265	TRAINING AND EDUCATION	07/11	NRPA OPERATING	905.00				
100 2442.4342	RECREATION SUPPLIES	07/11	HY-VEE ANKENY	38.94				
100 2442.4266	TRAVEL	07/11	AMERICAN AIR00	479.81				
100 2440.4266	TRAVEL	07/11	AMERICAN AIR00	479.81				
100 2442.4342	RECREATION SUPPLIES	07/12	IN *SIDELINE P	434.00				
100 2442.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	07/17	SQ *TB CREATIO	250.00				

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE		AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000966	U S BANK CONT								
I-07/23 P-CARD STMT	U S BANK	D	8/22/2023				002299		
260 3265.4296	POSTAGE AND SHIPPING	07/10	THE UPS STORE		15.57				
510 3512.4265	TRAINING AND EDUCATION	06/29	PAYPAL *KEYELE		340.00				
550 3552.4265	TRAINING AND EDUCATION	07/14	KIRKWOOD CONT		175.00				
550 3552.4265	TRAINING AND EDUCATION	07/14	KIRKWOOD CONT		175.00				
550 3552.4265	TRAINING AND EDUCATION	07/14	KIRKWOOD CONT		195.00				
550 3552.4265	TRAINING AND EDUCATION	07/14	KIRKWOOD CONT		175.00				
590 2592.4240	ADVERTISING & PUBLICATION	07/06	SIGNARAMA		950.00				
590 2592.4240	ADVERTISING & PUBLICATION	07/06	SIGNARAMA		126.76				
590 2592.4244	COMMUNICATIONS SERVICES	07/10	DTV*DIRECTV SE		73.41				
590 2595.4244	COMMUNICATIONS SERVICES	07/10	DTV*DIRECTV SE		73.42				
100 4883.4261	DUES, MEMBERSHIPS & LICENSES	07/05	IOWA LEAGUE OF		300.00				
100 1460.4215	COMPUTER SERVICES	07/12	CADD MICROSYST		1,800.00				
100 2440.4265	TRAINING AND EDUCATION	07/11	NRPA OPERATING		645.00				
100 2444.4372	FOOD AND BEVERAGE	06/27	SAMS CLUB#6979		177.72				
100 2444.4352	SAFETY EQUIPMENT	07/13	LAERDALMEDICAL		190.80				
100 2444.4261	DUES, MEMBERSHIPS & LICENSES	07/13	SMK*SURVEYMONK		234.00				
100 2442.4215	COMPUTER SERVICES	07/13	SMK*SURVEYMONK		234.00				
100 2442.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/17	PAYPAL *LITTLE		600.00				
100 2444.4261	DUES, MEMBERSHIPS & LICENSES	07/17	DPH REGULATORY		790.00				
100 2444.4372	FOOD AND BEVERAGE	07/18	SAMS CLUB #697		223.44				
100 2444.4372	FOOD AND BEVERAGE	07/19	SAMS CLUB #697		269.06				
100 2444.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/19	WALMART.COM		64.46				
100 2444.4372	FOOD AND BEVERAGE	07/20	HY-VEE ANKENY		19.99				
100 2444.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/20	HY-VEE ANKENY		35.97				
430 2430.4291	CONTRIBUTIONS-PAY TO OTHERS	07/02	EIG*CONSTANTCO		227.00				
430 2430.4291	CONTRIBUTIONS-PAY TO OTHERS	07/07	WSJ/BARRONS SU		9.90CR				
430 2430.4291	CONTRIBUTIONS-PAY TO OTHERS	07/17	TARGET		14.99				
100 2331.4310	OFFICE SUPPLIES	07/17	TARGET		30.00				
100 1111.4296	POSTAGE AND SHIPPING	07/03	THE UPS STORE		14.48				
100 1111.4261	DUES, MEMBERSHIPS & LICENSES	07/17	NATIONAL WHITE		50.00				
100 2331.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	06/28	ANKENY AREA CH		25.00				
100 2331.4344	CIRCULATION MATERIALS	07/06	WAL-MART #0892		5.12				
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	07/06	SAMS CLUB#6979		129.78				
100 2331.4261	DUES, MEMBERSHIPS & LICENSES	07/11	IA SECRETARY O		30.00				
100 2331.4215	COMPUTER SERVICES	07/19	ZOOM.US 888-79		149.90				
100 4883.4266	TRAVEL	06/28	EMC 0066		2.00				
100 4885.4211	CONSULTING & MANAGEMENT	06/30	GOVERNMENT FIN		575.00				
100 1141.4321	GASOLINE/FUEL	07/07	BP#8149718TIMS		22.17				
100 1141.4382	VEHICLES & MOTORIZED EQUIP MAI	07/07	FLEET FARM 330		125.64				
590 2595.4372	FOOD AND BEVERAGE	06/25	THE WEBSTAURAN		97.29				
590 2595.4372	FOOD AND BEVERAGE	06/26	SAMSCLUB #6979		141.86				
590 2595.4270	BUILDING MAINTENANCE SERVICES	06/26	IN *COMMERCIAL		389.65				
590 2595.4380	BUILDINGS MAINTENANCE SUPPLIES	06/27	SAMSCLUB.COM		17.48				
590 2595.4372	FOOD AND BEVERAGE	06/27	SAMSCLUB.COM		324.49				
590 2595.4270	BUILDING MAINTENANCE SERVICES	06/28	ORECK CLEAN HO		109.97				
590 2595.4372	FOOD AND BEVERAGE	07/05	SAMSCLUB.COM		421.12				

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000966	U S BANK	CONT						
I-07/23 P-CARD STMT	U S BANK	D	8/22/2023			002299		
590 2595.4380	BUILDINGS MAINTENANCE SUPPLIES	07/10	SAMSCLUB.COM	17.98				
590 2595.4372	FOOD AND BEVERAGE	07/10	SAMSCLUB.COM	359.48				
590 2595.4372	FOOD AND BEVERAGE	07/15	FAREWAY STORES	7.10				
590 2595.4372	FOOD AND BEVERAGE	07/15	SAMS CLUB #697	47.98				
590 2595.4373	ALCOHOLIC BEVERAGES	07/17	SQ *SUPERIOR P	1,158.68				
590 2595.4372	FOOD AND BEVERAGE	07/18	SAMSCLUB.COM	566.85				
590 2595.4372	FOOD AND BEVERAGE	07/19	SAMSCLUB.COM	61.40				
100 1141.4315	PERIODICALS/BOOKS/MANUALS	06/27	FIRE PROTECTIO	981.00				
100 2442.4342	RECREATION SUPPLIES	06/26	MARATHON PRINT	181.17				
100 2442.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	06/30	SQ *JP PARTY R	1,122.70				
100 2442.4342	RECREATION SUPPLIES	07/03	WM SUPERCENTER	38.05				
100 2442.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	07/06	SEVEN OAKS REC	200.00				
100 4884.4212	LEGAL & RECORDING SERVICES	06/27	IOWA LAND RECO	20.32				
100 4884.4212	LEGAL & RECORDING SERVICES	06/27	IOWA LAND RECO	15.22				
100 4884.4265	TRAINING AND EDUCATION	07/06	ISU EVENT REGI	368.00				
100 4884.4212	LEGAL & RECORDING SERVICES	07/07	IOWA LAND RECO	55.97				
100 4884.4212	LEGAL & RECORDING SERVICES	07/07	IOWA LAND RECO	20.32				
100 4884.4212	LEGAL & RECORDING SERVICES	07/07	IOWA LAND RECO	20.32				
100 4884.4212	LEGAL & RECORDING SERVICES	07/19	IOWA LAND RECO	20.32				
100 4884.4212	LEGAL & RECORDING SERVICES	07/19	IOWA LAND RECO	30.50				33,171.26
			*** VENDOR TOTALS ***			1 CHECKS		33,171.26

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0		0.00	0.00	0.00
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	1		33,171.26	0.00	33,171.26
EFT:	0		0.00	0.00	0.00
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00		
		VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
100 1111.4214	FINANCIAL SERVICES	30.00
100 1111.4215	COMPUTER SERVICES	69.00
100 1111.4261	DUES, MEMBERSHIPS & LICENSES	117.24
100 1111.4265	TRAINING AND EDUCATION	1,095.00
100 1111.4266	TRAVEL	2,620.79

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
100 1111.4296	POSTAGE AND SHIPPING	14.48
100 1112.4299	MISCELLANEOUS SERVICES	560.56
100 1112.4321	GASOLINE/FUEL	123.96
100 1112.4336	AMMUNITION/RANGE SUPPLIES	543.85
100 1112.4339	MISCELLANEOUS SUPPLIES	329.94
100 1114.4321	GASOLINE/FUEL	47.50
100 1141.4261	DUES, MEMBERSHIPS & LICENSES	64.44
100 1141.4266	TRAVEL	2,453.91
100 1141.4269	MEETINGS & FOOD	139.92
100 1141.4270	BUILDING MAINTENANCE SERVICES	732.64
100 1141.4315	PERIODICALS/BOOKS/MANUALS	981.00
100 1141.4321	GASOLINE/FUEL	22.17
100 1141.4353	UNIFORMS	262.49
100 1141.4382	VEHICLES & MOTORIZED EQUIP MAI	125.64
100 1142.4266	TRAVEL	74.20
100 1142.4319	OFFICE EQUIPMENT/FURNITURE	58.01CR
100 1142.4321	GASOLINE/FUEL	27.00
100 1460.4215	COMPUTER SERVICES	1,800.00
100 2331.4215	COMPUTER SERVICES	160.49
100 2331.4261	DUES, MEMBERSHIPS & LICENSES	30.00
100 2331.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	25.00
100 2331.4310	OFFICE SUPPLIES	30.00
100 2331.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	632.64
100 2331.4344	CIRCULATION MATERIALS	5.12
100 2331.4345	LIBRARY BOOKS/REFERENCE MATERI	292.49
100 2335.4240	ADVERTISING & PUBLICATION	240.00
100 2335.4261	DUES, MEMBERSHIPS & LICENSES	32.22
100 2335.4269	MEETINGS & FOOD	22.50
100 2335.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	790.21
100 2440.4261	DUES, MEMBERSHIPS & LICENSES	96.66
100 2440.4265	TRAINING AND EDUCATION	645.00
100 2440.4266	TRAVEL	479.81
100 2442.4215	COMPUTER SERVICES	234.00
100 2442.4240	ADVERTISING & PUBLICATION	246.95
100 2442.4265	TRAINING AND EDUCATION	905.00
100 2442.4266	TRAVEL	479.81
100 2442.4292	SPECIAL PROGRAMS/EVENTS-SERVIC	1,822.70
100 2442.4342	RECREATION SUPPLIES	1,112.30
100 2442.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	1,000.00
100 2443.4342	RECREATION SUPPLIES	163.97
100 2444.4215	COMPUTER SERVICES	43.38
100 2444.4261	DUES, MEMBERSHIPS & LICENSES	1,024.00
100 2444.4343	SPECIAL PROGRAMS/EVENTS-SUPPLI	100.43
100 2444.4352	SAFETY EQUIPMENT	190.80
100 2444.4372	FOOD AND BEVERAGE	1,902.55
100 2446.4372	FOOD AND BEVERAGE	54.75

VENDOR SET: 01 City of Ankeny
BANK: APGWB FIRST INTERSTATE BANK
DATE RANGE: 8/22/2023 THRU 8/22/2023

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
100 4883.4261	DUES, MEMBERSHIPS & LICENSES	300.00
100 4883.4266	TRAVEL	2.00
100 4884.4212	LEGAL & RECORDING SERVICES	182.97
100 4884.4265	TRAINING AND EDUCATION	368.00
100 4885.4211	CONSULTING & MANAGEMENT	575.00
100 4885.4261	DUES, MEMBERSHIPS & LICENSES	32.22
	*** FUND TOTAL ***	26,400.69
260 3262.4352	SAFETY EQUIPMENT	144.44
260 3265.4296	POSTAGE AND SHIPPING	15.57
	*** FUND TOTAL ***	160.01
430 2430.4291	CONTRIBUTIONS-PAY TO OTHERS	232.09
	*** FUND TOTAL ***	232.09
510 3510.4261	DUES, MEMBERSHIPS & LICENSES	83.54
510 3512.4265	TRAINING AND EDUCATION	340.00
510 3512.4380	BUILDINGS MAINTENANCE SUPPLIES	257.79
	*** FUND TOTAL ***	681.33
550 3552.4265	TRAINING AND EDUCATION	720.00
	*** FUND TOTAL ***	720.00
590 2592.4240	ADVERTISING & PUBLICATION	1,076.76
590 2592.4244	COMMUNICATIONS SERVICES	73.41
590 2595.4244	COMMUNICATIONS SERVICES	73.42
590 2595.4261	DUES, MEMBERSHIPS & LICENSES	32.22
590 2595.4270	BUILDING MAINTENANCE SERVICES	499.62
590 2595.4372	FOOD AND BEVERAGE	2,027.57
590 2595.4373	ALCOHOLIC BEVERAGES	1,158.68
590 2595.4380	BUILDINGS MAINTENANCE SUPPLIES	35.46
	*** FUND TOTAL ***	4,977.14

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: APGWB TOTALS:	1	33,171.26	0.00	33,171.26
BANK: APGWB TOTALS:	1	33,171.26	0.00	33,171.26
REPORT TOTALS:	1	33,171.26	0.00	33,171.26

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Parks and Recreation	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting a proposal from TNT Landscaping & Nursery in the amount of $41,886.00 for the 2023 City Facilities Planting project.

EXECUTIVE SUMMARY:

The 2023 City Facilities Planting project was seeking a licensed contractor to provide replacement landscaping services at city facilities. Bids included installation costs along with a one-year replacement warranty for labor and plant materials.

A request for proposal was sent out to five (5) contractors. Bids received have been evaluated to determine the lowest responsible and responsive bidder who submitted a bid in compliance with the reasonable and stated specifications. The project's window for installation will begin on September 11,2023, and be completed by October 31, 2023.

The results of the request for proposals from the vendors are as follows:

- TNT Landscaping & Nursery $41,886.00
- Sustainable Sites $47,585.80
- Garden Gate Landscaping $53,951.00

City Staff's estimated cost for the project was $54,000.00. TNT Landscaping & Nursery has completed successful landscaping projects for the city in the past and they have the technical experience to complete this project. The Parks & Recreation Department recommends awarding the 2023 City Facilities Planting project to TNT Landscaping & Nursery, of Ankeny, Iowa.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Staff recommends awarding the 2023 City Facilities Planting project to TNT Landscaping & Nursery, of Ankeny, Iowa.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Bid
Project Specifications

RESOLUTION -

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BID PROPOSAL FROM TNT LANDSCAPING & NURSERY FOR THE 2023 CITY FACILITIES PLANTING PROJECT

WHEREAS, the City of Ankeny is seeking a licensed contractor to provide landscaping services at city facilities; and

WHEREAS, a request for proposal was sent out to five (5) contractors; and

WHEREAS, bids received have been evaluated to determine the lowest responsible and responsive bidder who submitted a bid in compliance with the reasonable and stated specifications; and

WHEREAS, the results of the request for proposals from the vendors are as follows:

- TNT Landscaping & Nursery $41,886.00
- Sustainable Sites $47,585.80
- Garden Gate Landscaping $53,951.00

- City Staff Estimate $54,000.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa that the proposal from TNT Landscaping & Nursery in the total amount of $41,886.00 for the purchase and installation of the required landscaping is hereby accepted.

BE IT FURTHER RESOLVED by the City Council that the City Manager is hereby authorized to issue a purchase order to facilitate the purchase and installation of said landscaping.

Passed and approved the 5th day of September, 2023.

_____
Mark E. Holm, Mayor

_____
Michelle Yuska, City Clerk

TNT *LANDSCAPING & NURSERY*

1313 S.W. Ordnance Road - Ankeny, Iowa 50023 - (515) 965 - 1206

Date: 08-23-2023

Project: Plantings at multiple locations as below
Attn: Vince Knoot
nature@ankeny.com

Project: Fire Station #1 – 120 NW Ash Dr

QTY	SIZE	TYPE		
3	2" b&b	Regal Prince oak	465	1395
2	5-6'b&b	Black Hills spruce	340	680
3	1.5"b&b	Amur flame maple	365	1095
		Mulching individual plants		
			Fire Station 1 Total	3170.00

Project: Fire Station #2 – 665 SE Oralabor Rd

QTY	SIZE	TYPE		
1	1.5" b&b 15 pot	Ivory Silk lilac	225	225
2	1.5" b&b	Crabapple 'Floribunda'	325	650
15	5 pot	Viburnum 'Blue Muffin'	70	1050
14	3 pot	Potentilla 'Pink Beauty'	43	602
		Mulched shrub beds 6 cu yds		720
			Fire Station 2 Total	3247.00

Project: Fire Station #3 – 1360 NE 36th St

QTY	SIZE	TYPE		
22	5 pot	Viburnum 'Blue Muffin'	70	1540
12	3 pot	Spirea 'Tor'	42	504
1	2.5" b&b	Honeylocust 'Skyline'	610	610
		Mulched shrub beds 6 cu yds		720
			Fire Station 3 Total	3374.00

Project: Police Department Headquarters 1 – 411 SW Ordnance Rd

QTY	SIZE	TYPE		
5	1.5" cal	Maple 'Autumn Blaze'	380	1900
10	1.5" cal	Regal Prince oak	475	4750
8	1.5" cal	Swamp white oak	265	2120
1	1.5" cal	Flowering crabapple 'Adirondack'	325	325
7	1.5" cal	Ivory silk lilac	250	1750
2	5-6' b&b	White pine	330	660
5	2" cal	Kentucky coffee tree	375	1875
1	5' b&b	Cornus Mas (Cornelian Cherry dogwood)	365	365
		Mulching individual plants		
			Police Hdqtrs 1 Total	13495.00

Project: Police Department Headquarters 2 – 411 SW Ordnance Rd

QTY	SIZE	TYPE		
1	5 pot	Common lilac	54	54
2	5 pot	Annabelle hydrangea	45	90
2	5 pot	Densi yew	60	120
9	5 pot	Viburnum 'Blue Muffin'	70	630
19	3 pot	Goldflame/Goldmound spirea	33	627
26	3 pot	Kelsey dogwood	50	1300
5	3 pot	Midnight wine weigela	47	235
		Mulching individual plants		550
			Police Hdqtrs 2 Total	3606.00

Project: Kirkendall Public Library 1 – 1250 SW District Dr

QTY	SIZE	TYPE		
3	5-6' b&b	Norway Spruce	345	1035
1	5-6' clump 15 pot	Serviceberry	250	250
3	2.5" b&b	Imperial locust	610	1830
1	2" b&b	Maple 'Fall Fiesta'	500	500
4	1.5" b&b	Black tupelo	320	1280
5	5 pot	Green velvet boxwood	63	315
3	3 pot	Spirea 'Doozie'	47	141
7	3 pot	Spirea 'Magic Carpet	47	329
7	2 pot	Karl Foerster grass	56	392
		Mulching individual plants		
			Public Library 1 Total	6072.00

Project: Kirkendall Public Library 2 – 1250 SW District Dr

QTY	SIZE	TYPE		
4	2" b&b	Bald Cypress	420	1680
5	2" cal	Skyline Locust	473	2365
1	2" cal	American linden	420	420
1	1.5" b&b	Black tupelo	320	320
6	2" cal	Swamp White oak	465	2790
2	1.5" b&b	Flowering crabapple 'Adirondack'	325	650
1	2" b&b	Gingko 'Princeton Sentry'	430	430
2	5 pot	Chokeberry	50	100
3	5 pot	Fairview yew	60	180
3	5 pot	Viburnum 'Blue Muffin'	70	210
8	3 pot	Dwarf Korean lilac	50	400
6	3 pot	Spirea 'Magic Carpet	45	270
4		Daylily 'Stella d'Oro'	18	72
		Mulching individual plants		
			Public Library 2 Total	8922.00

Grand Total $41,886.00

We propose hereby to furnish materials and labor in accordance with above specifications, for the sum above

Nathan Schofer
Designer / Project Manager

Acceptance of Proposal

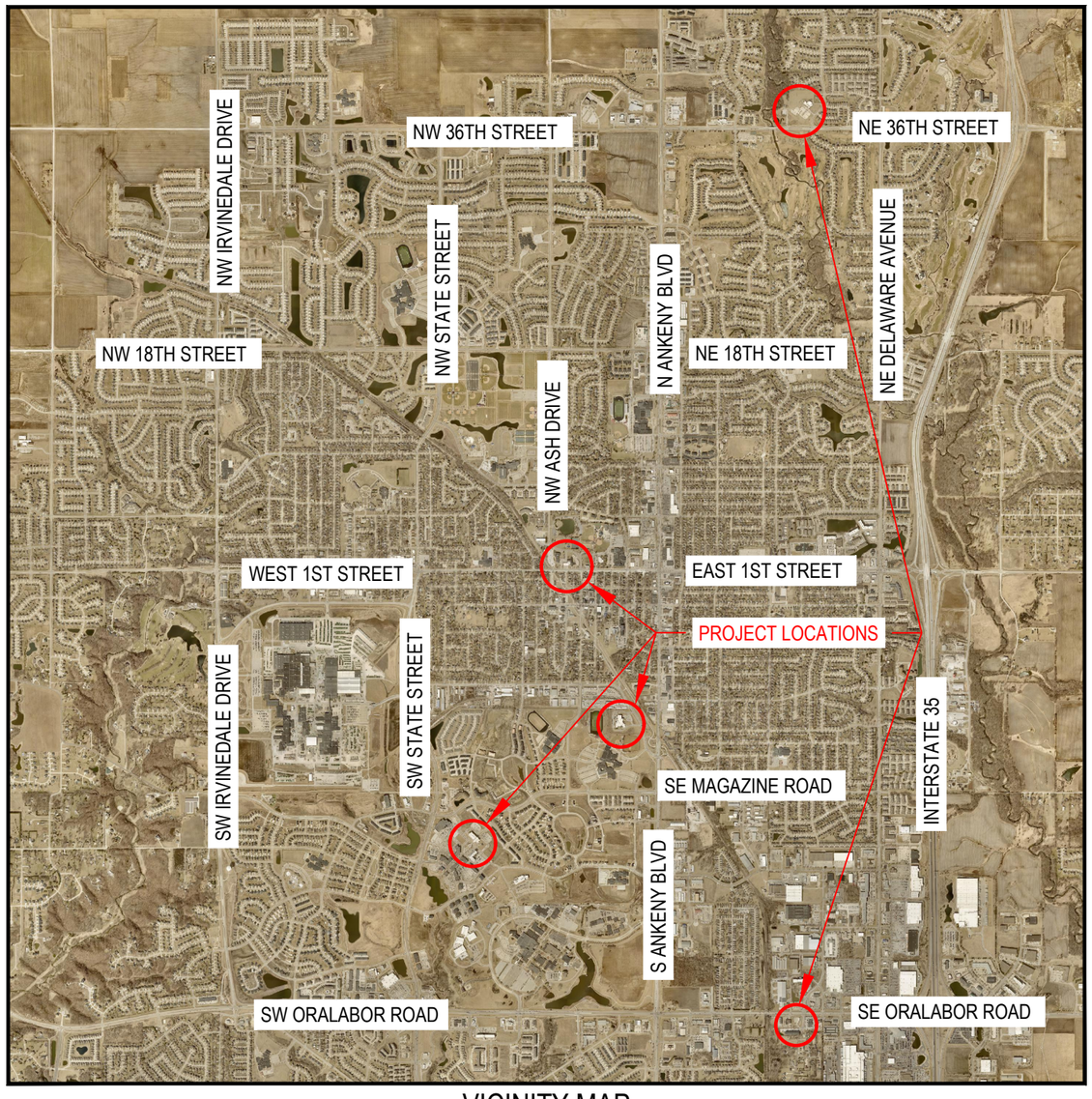
The above prices and specifications are hereby accepted. Acceptance Signature
I authorize you to perform work as specified.

PUBLIC IMPROVEMENT PLANS FOR

2023 CITY FACILITIES PLANTING PROJECT

CITY OF ANKENY
POLK COUNTY, IOWA

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.



VICINITY MAP
1 INCH = 3500 FEET

ESTIMATED PROJECT QUANTITIES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
RPO	QUERCUS ROBAR X BICOLOR	REGAL PRINCE OAK	2"	B&B	13
BHS	PICEA GLAUCA	BLACK HILLS SPRUCE	5/6'	B&B	1
STM	ACER TRUNCATUM	SHANGTUNG MAPLE	2"	B&B	3
JTL	SYRINJA RETICULATA 'IVORY SILK	JAPANESE TREE LILAC ' IVORY SILK'	1.5" CAL. SINGLE TRUNK	B&B	8
HGC	MALUS X 'HARVEST GOLD'	HARVEST GOLD CRABAPPLE	1.5"	B&B	2
SHL	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2"	B&B	9
ABM	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	1.5" CAL.	B&B	5
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	1.5" CAL.	B&B	14
AFC	MALUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRAB	1.5" CAL.	B&B	3
WTP	PINUS STOBUS	WHITE PINE	5/6'	B&B	2
KCT	GYMNOCLADUS DIOCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL.	B&B	5
PGD	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	4-6' CLUP	B&B	1
NWS	PICEA ABIES	NORWAY SPRUCE	5/6'	B&B	3
SVB	AMELANCIER GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5-6' CLUMP	B&B	1
SGM	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2" CAL.	B&B	1
BLT	NYSSA SYLVATICA	BLACK TUPELO	1.5" CAL.	B&B	5
BCP	TAXODIUM DISTICHUM	BALD CYPRESS	5-6'	B&B	4
GSL	TILLIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2" CAL.	B&B	1
GPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	1
BMV	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5 GAL.	CONT.	49
PBP	POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'	PRIMROSE BEAUTY POTENTILLA	3 GAL.	CONT.	14
TBS	SPIREA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	3 GAL.	CONT.	12
CLB	SYRINGA VULGARIS	COMMON LILAC BUSH	5 GAL.	CONT.	1
ABH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE GYDRANGEA	5 GAL.	CONT.	2
DSY	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	15-18"	CONT.	2
GFS	SPIREA JAPONICA 'FOLDFLAME'	GOLDFLAME SPIREA	3 GAL.	CONT.	19
KLD	CORNUS SERICEA 'KELSEYI'	KELSEY DWF. DOGWOOD	3 GAL.	CONT.	26
MWW	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEIGELA	5 GAL.	CONT.	5
GVB	BUXUS SINICA VAR. INSULARIS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	CONT.	5
FBS	SPIREA X BUMALDA 'FROBELII'	FROEBEL SPIREA	3 GAL.	CONT.	3
MCS	SPIREA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	3 GAL.	CONT.	13
FRG	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	2 GAL.	CONT.	7
BCB	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.	CONT.	2
DFY	TAXUS DENSIFORMIS	DENSE YEW	15-18"	CONT.	3
DKL	SYRINGA MEYERI 'PALIBIN'	DWF. KOREAN LILAC	5 GAL.	CONT.	8
SDD	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILLY	2 GAL.	CONT.	4

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

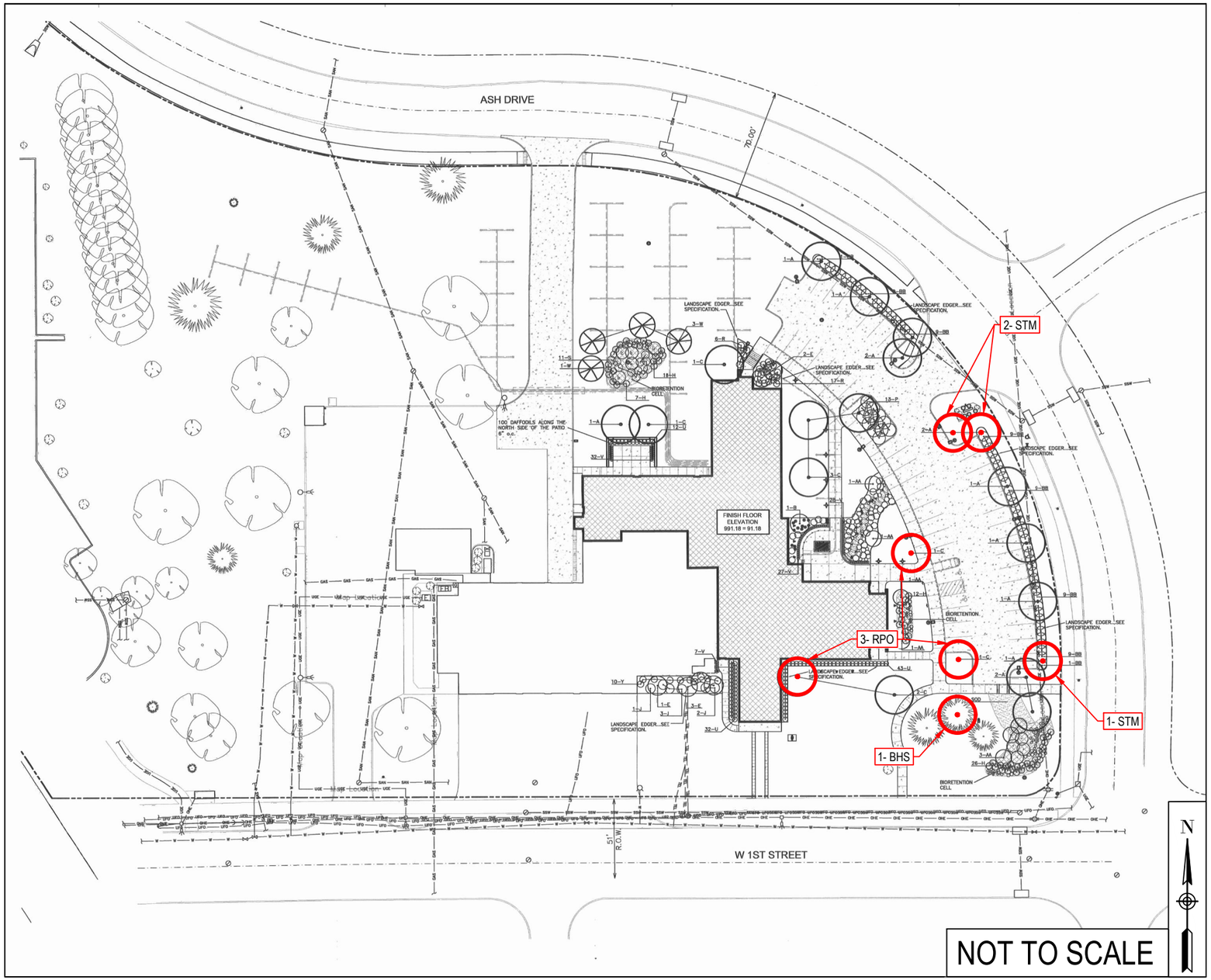
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

TITLE SHEET
2023 CITY FACILITIES PLANTING PROJECT

SHEET
A.1

FIRE STATION #1

120 NW ASH DRIVE



PLANTING AND BIDDING NOTES

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: FIRE STATION #1

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
RPO	QUERCUS ROBAR X BICOLOR	REGAL PRINCE OAK	2"	B&B	3
BHS	PICEA GLAUCA	BLACK HILLS SPRUCE	5/6'	B&B	1
STM	ACER TRUNCATUM	SHANGTUNG MAPLE	2"	B&B	3

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

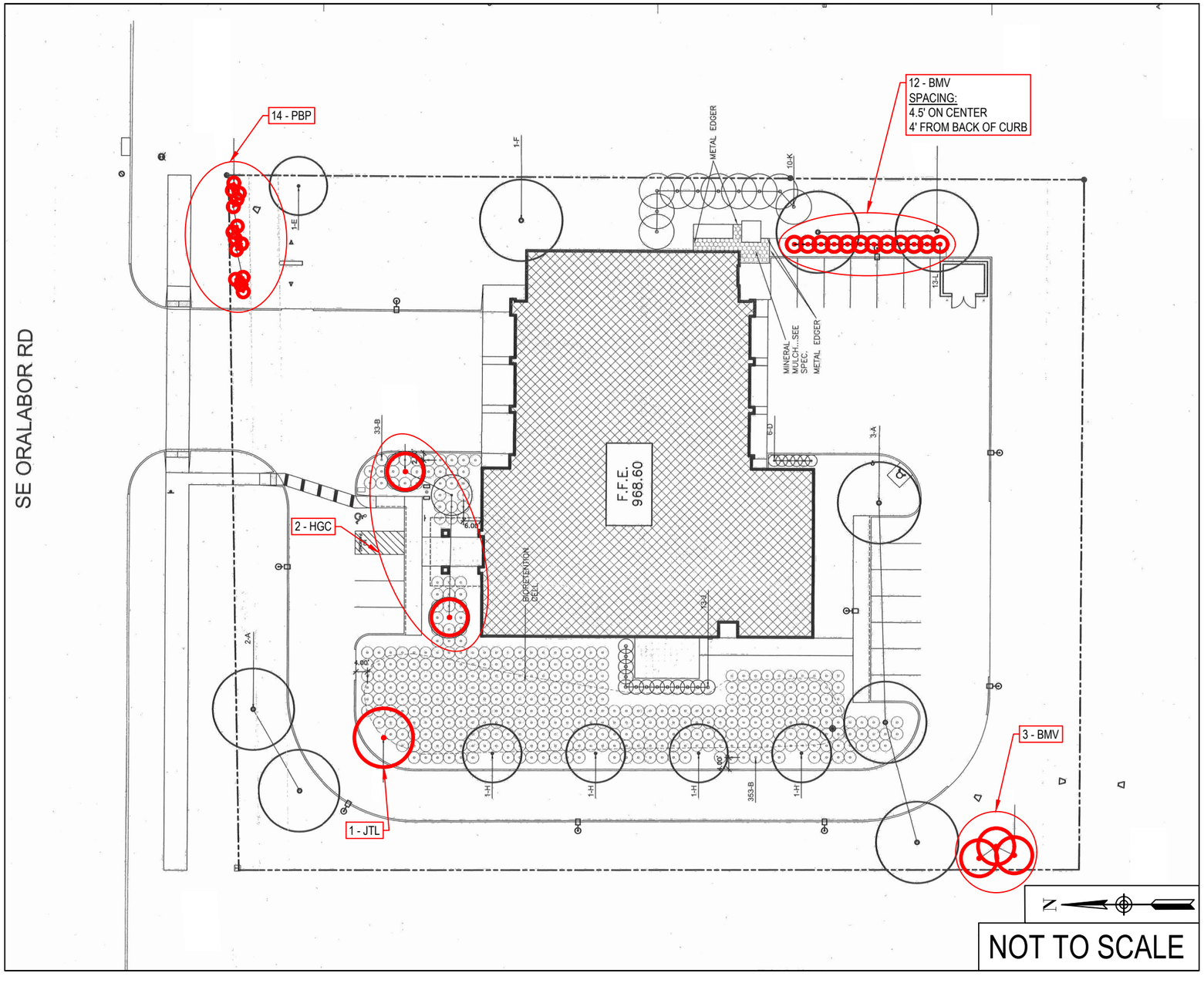
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.1

FIRE STATION #2

665 SE ORALABOR ROAD



PLANTING AND BIDDING NOTES:

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: FIRE STATION #2

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
JTL	SYRINJA RETICULATA 'IVORY SILK	JAPANESE TREE LILAC ' IVORY SILK'	1.5" CAL. SINGLE TRUNK	B&B	1
HGC	MALUS X 'HARVEST GOLD'	HARVEST GOLD CRABAPPLE	1.5"	B&B	2
BMV	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5 GAL.	CONT.	15
PBP	POTENTILLA FRUTICOSA 'PRIMROSE BEAUTY'	PRIMROSE BEAUTY POTENTILLA	3 GAL.	CONT.	14

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

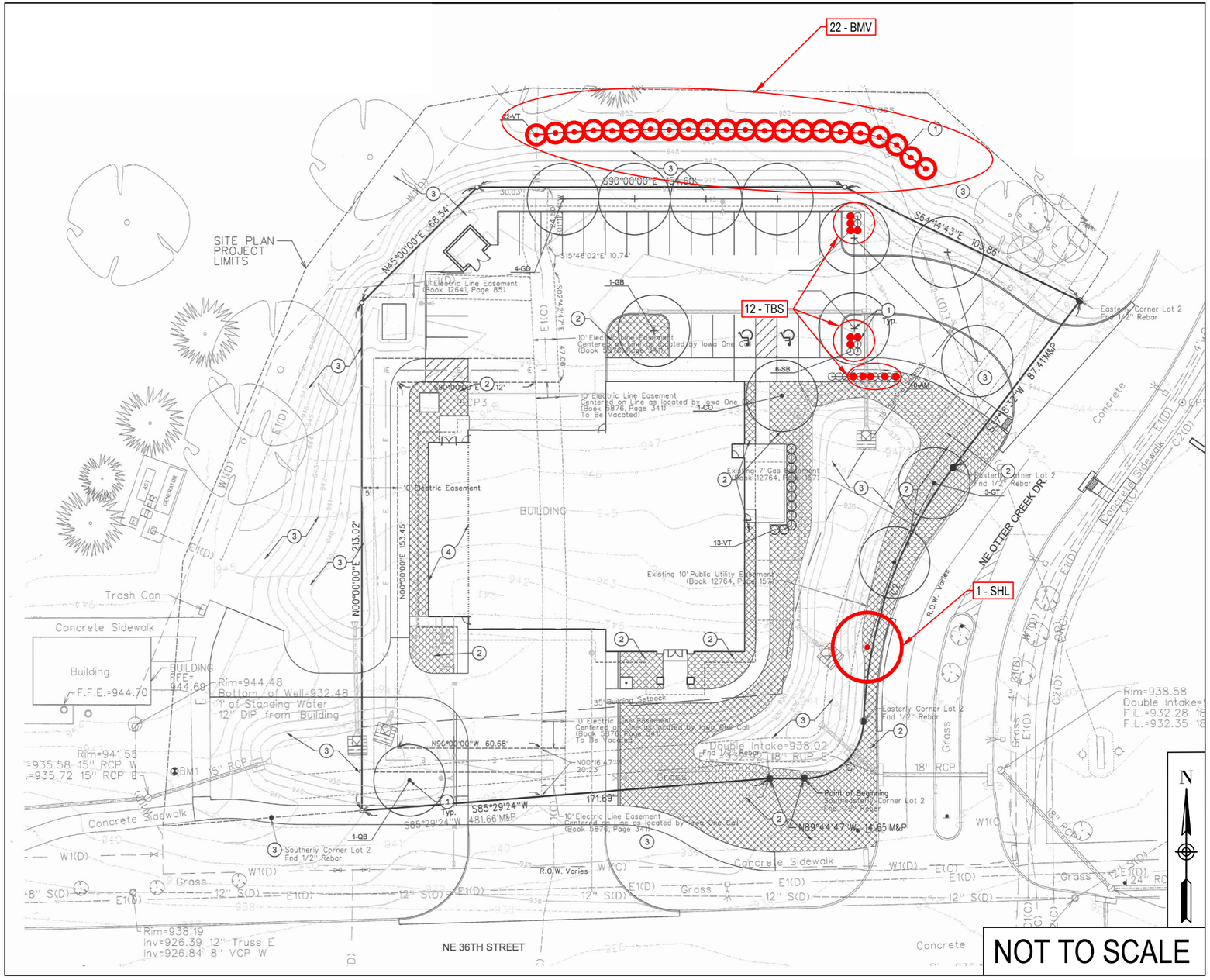
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.2

FIRE STATION #3

1360 NE 36TH STREET



PLANTING AND BIDDING NOTES:

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: FIRE STATION #3

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
BMV	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5 GAL.	CONT.	22
TBS	SPIREA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	3 GAL.	CONT.	12
SHL	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2"	B&B	1

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

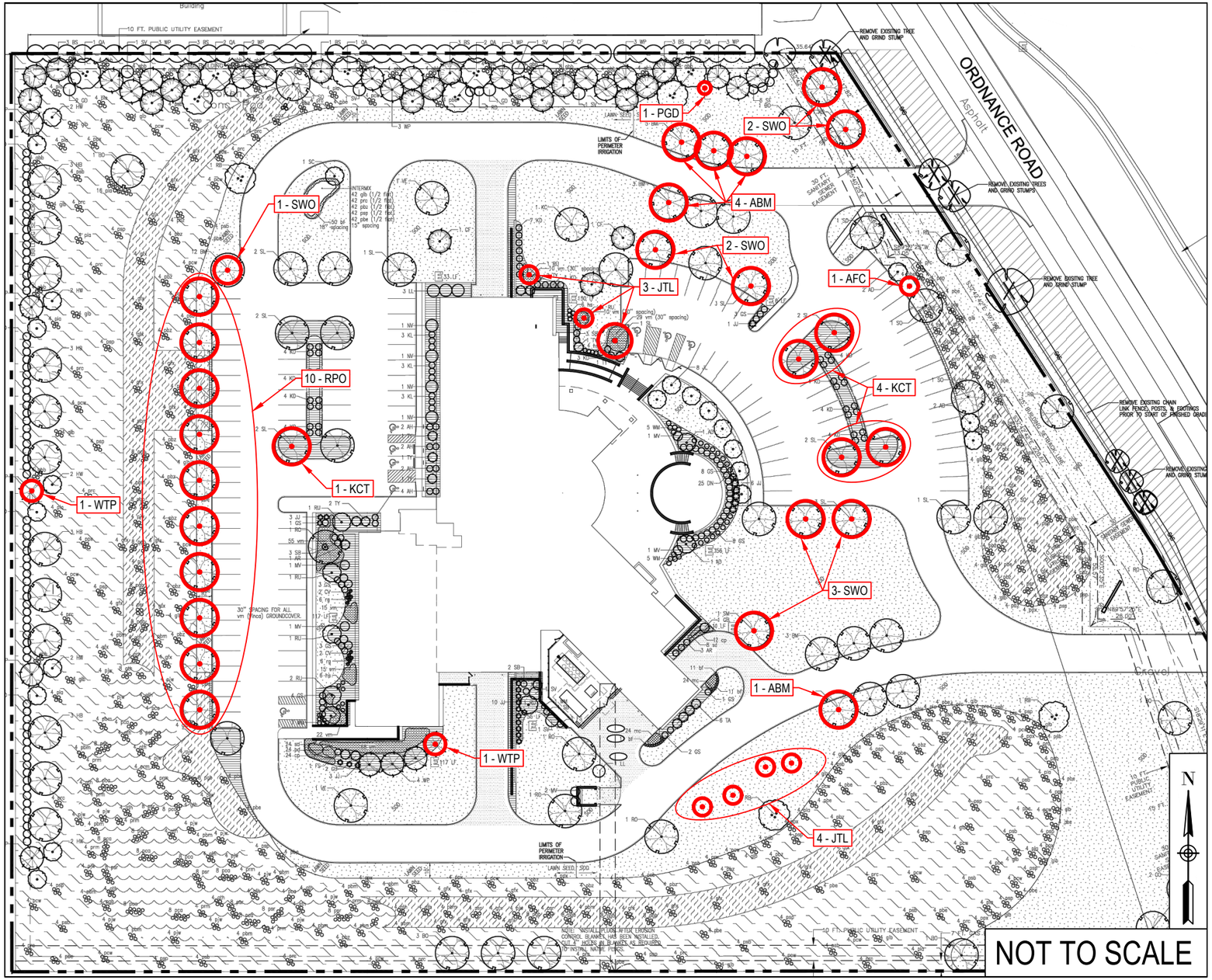
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.3

ANKENY POLICE DEPARTMENT HEADQUARTERS

411 SW ORDNANCE ROAD



PLANTING AND BIDDING NOTES:

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: ANKENY POLICE DEPARTMENT HEADQUARTERS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
ABM	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	1.5" CAL.	B&B	5
RPO	QUERCUS ROBAR X BICOLOR	REGAL PRINCE OAK	1.5" CAL.	B&B	10
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	1.5" CAL.	B&B	8
AFC	MALUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRAB	1.5" CAL.	B&B	1
JTL	SYRINJA RETICULATA 'IVORY SILK	JAPANESE TREE LILAC ' IVORY SILK'	1.5" CAL. SINGLE TRUNK	B&B	7
WTP	PINUS STOBUS	WHITE PINE	5/6'	B&B	2
KCT	GYMNOCLADUS DIOCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL.	B&B	5
PGD	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	4-6' CLUP	B&B	1

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

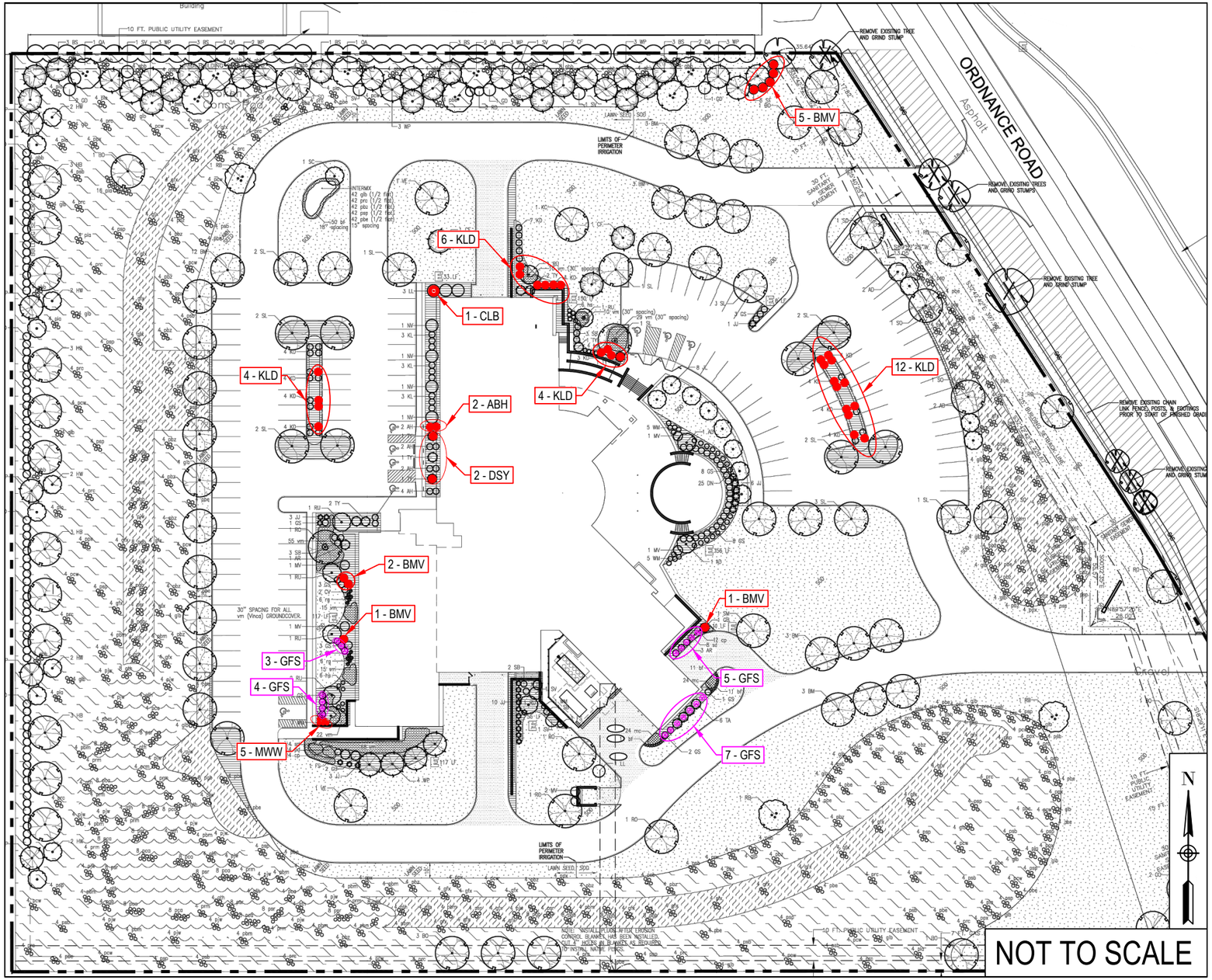
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.4

ANKENY POLICE DEPARTMENT HEADQUARTERS

411 SW ORDNANCE ROAD



PLANTING AND BIDDING NOTES

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: ANKENY POLICE DEPARTMENT HEADQUARTERS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
CLB	SYRINGA VULGARIS	COMMON LILAC BUSH	5 GAL.	CONT.	1
ABH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE GYDRANGEA	5 GAL.	CONT.	2
DSY	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	15-18"	CONT.	2
BMV	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5 GAL.	CONT.	9
GFS	SPIREA JAPONICA 'FOLDFLAME'	GOLDFLAME SPIREA	3 GAL.	CONT.	19
KLD	CORNUS SERICEA 'KELSEYI'	KELSEY DWF. DOGWOOD	3 GAL.	CONT.	26
MWW	WEIGELA FLORIDA 'ELVERA'	MIDNIGHT WINE WEIGELA	5 GAL.	CONT.	5

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

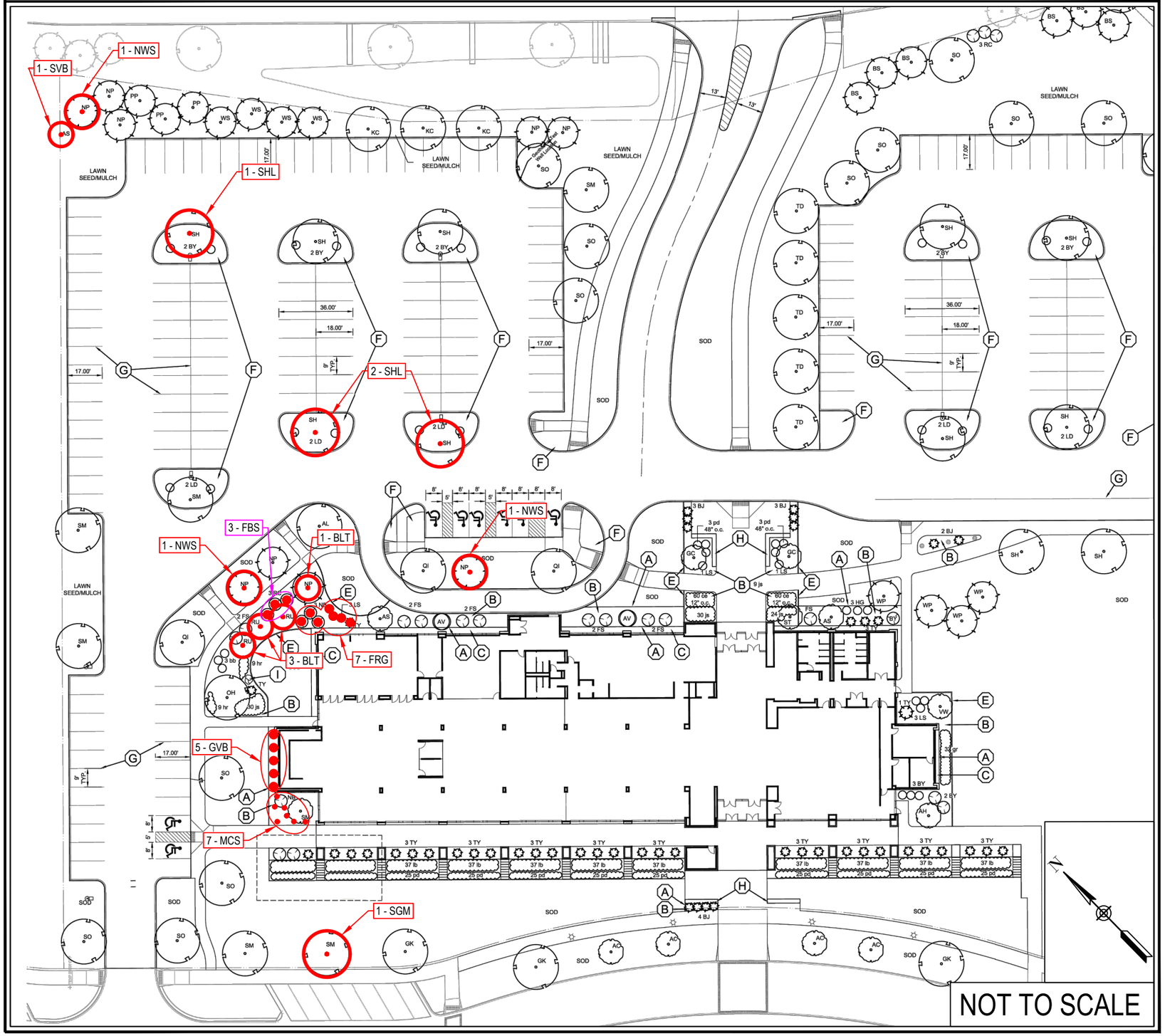
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.5

ANKENY KIRKENDALL PUBLIC LIBRARY

1250 SW DISTRICT DRIVE



PLANTING AND BIDDING NOTES:

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: ANKENY KIRKENDALL PUBLIC LIBRARY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
NWS	PICEA ABIES	NORWAY SPRUCE	5/6'	B&B	3
SVB	AMELANCIER GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5-6' CLUMP	B&B	1
SHL	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	DKYLINE LOCUST	2" CAL.	B&B	3
SGM	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2" CAL.	B&B	1
BLT	NYSSA SYLVATICA	BLACK TUPELO	1.5" CAL.	B&B	4
GVB	BUXUS SINICA VAR. INSULARIS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	CONT.	5
FBS	SPIREA X BUMALDA 'FROBELII'	FROEBEL SPIREA	3 GAL.	CONT.	3
MCS	SPIREA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	3 GAL.	CONT.	7
FRG	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	2 GAL.	CONT.	7

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

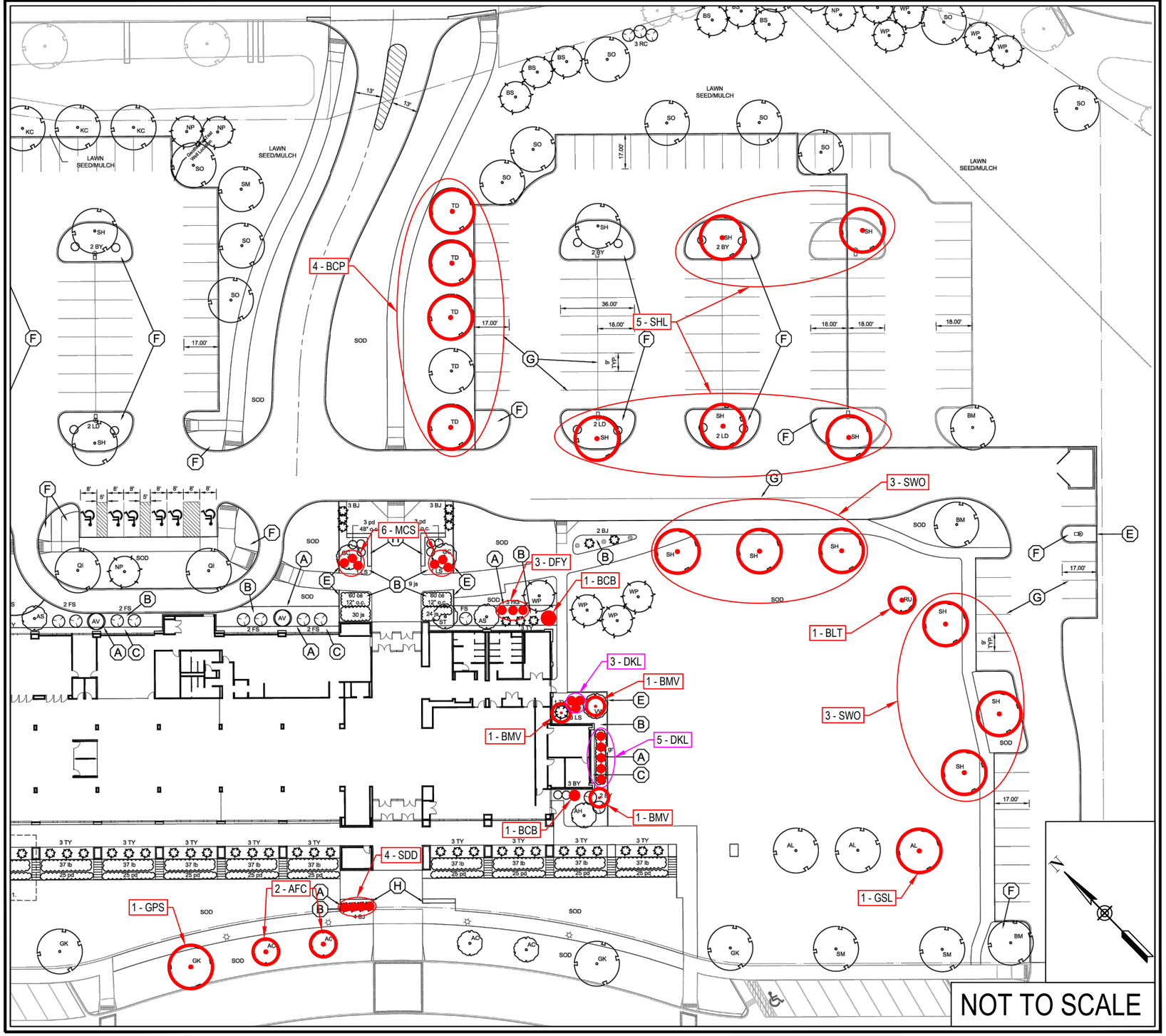
Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.6

ANKENY KIRKENDALL PUBLIC LIBRARY

1250 SW DISTRICT DRIVE



PLANTING AND BIDDING NOTES:

1. ALL PLANT MATERIAL SHALL MEET MINIMUMS AS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1.
2. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM INITIAL ACCEPTANCE OF PLANT MATERIAL AT NO EXTRA COST TO CITY
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM CITY STAFF.
4. CONTRACTOR TO STAKE OUT PLANT LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY CITY STAFF, ANY IMPROPERLY LOCATED PLANT TO BE RELOCATED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ANY EXISTING PLANTS, ROOT BALLS, WIRE BASKETS, ETC. AS NEEDED WHEN REPLACING PLANT MATERIAL THAT IS DEAD OR IN POOR CONDITION.
6. CONTRACTOR SHALL PLANT, MULCH, STAKE (TREES), WATER ALL PLANT MATERIAL ON THE DAY OF PLANTING, AND A FOLLOW UP WATERING 7 DAYS AFTER PLANTING.

PLANT SCHEDULE: ANKENY KIRKENDALL PUBLIC LIBRARY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
BCP	TAXODIUM DISTICHUM	BALD CYPRESS	5-6'	B&B	4
SHL	GLEDITSIA TRICANTHOS F. INERMIS 'SKYLINE'	DKYLINE LOCUST	2" CAL.	B&B	5
GSL	TILLIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2" CAL.	B&B	1
BLT	NYSSA SYLVATICA	BLACK TUPELO	1.5" CAL.	B&B	1
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	B&B	6
AFC	MALUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRAB	1.5" CAL.	B&B	2
GPS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	B&B	1
BCB	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL.	CONT.	2
DFY	TAXUS DENSIFORMIS	DENSE YEW	15-18"	CONT.	3
BMV	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5 GAL.	CONT.	3
DKL	SYRINGA MEYERI 'PALIBIN'	DWF. KOREAN LILAC	5 GAL.	CONT.	8
MCS	SPIREA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	3 GAL.	CONT.	6
SDD	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILLY	2 GAL.	CONT.	4

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

Z:\2023 CITY FACILITIES PLANTING PROJECT\2023 CITY FACILITIES PLANTING PROJECT.DWG

PLANTING LOCATIONS
2023 CITY FACILITIES PLANTING PROJECT

SHEET
P.7

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting a proposal from Ace Pipe Cleaning, Inc. in the amount of $125,625.00 for the inspection of the Southern Interceptor Trunk Sewer.

EXECUTIVE SUMMARY:

The action before the Council is the adoption of a Resolution accepting a proposal from Ace Pipe Cleaning, Inc. for the Southern Interceptor Trunk Sewer Inspection project.

The project includes the inspection of the existing 30" trunk sewer starting at the Saylor Creek Lift Station then east to Interstate 35, then north along Interstate 35 to Magazine Road.

The inspection will be done live and is estimated to take a couple weeks to inspect all 17,500 lineal feet of 30" trunk sewer. It will also include any necessary traffic control needed to enable the contractor to complete their inspection. They will provide the City with video and still picture results from inspection.

A request for proposal was sent out to three (3) contractors. One proposal was received. The results of the request for proposal were as follows:

1. Ace Pipe Cleaning, Inc. $63,693.00

2. Sewerview NO BID

3. Vortex Company NO BID

The Engineer's Estimate for the project was $125,000.00. The bid was 0.50% above the Engineer's Estimate. Ace Pipe Cleaning, Inc. has completed similar work for the City of Urbandale and the WRA in the past. We visited their site and observed their work. They have the technical experience and capacity to undertake this project. The Municipal Utilities Department recommends award of the project to Ace Pipe Cleaning, Inc. of Kansas City, MO.

Pending City Council approval, work on the improvement shall be commenced any time after a written Notice to Proceed is issued, no earlier than September 11, 2023 and no later than October 23, 2023 for Fall 2023 work. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in September 2023.

The Contractor shall fully complete the overall project **no later than December 22, 2023.** Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Two Hundred Fifty Dollars ($250.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

FISCAL IMPACT: **No**

The project is included in the current FY 2024 budget.

CITY MANAGER'S RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from Ace Pipe Cleaning, Inc. for the Southern Interceptor Trunk Sewer Inspection project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Contract

RESOLUTION 2023 - XXX

RESOLUTION ACCEPTING A PROPOSAL FROM ACE PIPE CLEANING, INC. IN THE AMOUNT OF $125,625.00 FOR THE INSPECTION OF THE SOUTHERN INTERCEPTOR TRUNK SEWER.

WHEREAS, The City of Ankeny desires to perform the inspection of the Southern Interceptor Trunk Sewer for approximately 17,500 lineal feet from the Saylor Creek Lift Station east to Interstate 35 and then north along Interstate 35 to Magazine Road, and;

WHEREAS, a request for proposal was sent out to three (3) contractors, and;

WHEREAS, the results of the requests for proposal are as follows:

Sewerview	No Bid
Vortex Company	No Bid
Ace Pipe Cleaning, Inc.	$125,625.00

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa that the proposal from Ace Pipe Cleaning, Inc, in the amount of $125,625.00 be accepted for the inspection of the Southern Interceptor Inspection Project, and the Mayor is authorized to execute the Contract on behalf of the City of Ankeny, Iowa.

PASSED AND APPROVED on this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 29th 5th day of September August, 20 23, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and Ace Pipe Cleaning, Inc., hereinafter called the "Contractor."

WITNESSETH:

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

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

Southern Interceptor Inspection Project

The Southern Interceptor Inspection Project will consist of multi sensor inspection (MSI) of approximately 17,500 feet of 30" reinforced concrete sanitary sewer. Inspection will consist of sonar, LiDAR and CCTV inspection with a deliverable of CCTV videos (via hard drive), and final reports for each type of inspection as expressed in Appendix A. Traffic Control pay item shall include all necessary traffic control for the inspection operation. Contractor shall be responsible for any damage caused to the sanitary sewer by inspection equipment or inspection process.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of One Hundred Twenty Five Thousand Six Hundred Twenty Five DOLLARS ($ 125,625.00). 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 overall project no later than December **22nd, 2023.** Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Two Hundred Fifty Dollars ($250.00) 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, in triplicate on the date first shown written.

JURISDICTION:

By Mark E. Holm, Mayor

(Seal)

ATTEST: Michelle Yuska, City Clerk

K. Do

ACE PIPE CLEANING, INC. CORPORATE SEAL MISSOURI

CITY SEAL ANKENY IOWA

CONTRACTOR:

Ace Pipe Cleaning, Inc
Contractor

By Bu Vat
Signature

Secretary/Treasurer
Title

6601 Universal AVe
Street Address

Kansas City, MO 64120
City, State, Zip Code

816-241-2891
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION: To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C091421 __ - __ __ 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 Missouri)
) SS
Jackson County)

On this 29th day of August, 2023, before me, the undersigned, a Notary Public in and for the State of Missouri, personally appeared Bruce Vantine and _____, to me known, who, being by me duly sworn, did say that they are the Secretary/Treasurer, 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 Bruce Vantine and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Bobbi Dowland
Notary Public in and for the State of Missouri
My commission expires 6/28, 2024

BOBBI DOWLAND
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires 6/28/2024
Commission # 07138623

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

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

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

CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES

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

ITEM	ITEM	UNIT	TOTAL	UNIT	TOTAL
ITEM NO.	ITEM	UNIT	TOTAL	UNIT PRICE	TOTAL PRICE
	Mobilization	LS	1	$7,500.00	$7,500.00
	Inspection /Reports/Video	foot	17,500	$6.75	$118,125.00

TOTAL AMOUNT BID = $ 125,625.00

*APC will use laser ring in lieu of LiDAR as approved by the City on 7/26/23.

INSTRUCTIONS TO BIDDERS

Project Name: **Southern Interceptor Inspection Program**

The work comprising the above referenced project shall be constructed in accordance with the most recent edition of the SUDAS Standard Specifications and as further modified by Supplemental Specifications and Special Provisions included in the Contract Documents. The terms used in the contract revision of the documents are defined in said Standard Specifications. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

Bid security will not be required for this project.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

A. The proposal shall be e-mailed, properly identified as the Proposal with the project title and the name and address of the Bidder, and received by the Engineer at or before the time and at the place provided in the Notice to Bidders. It is the sole responsibility of the Bidder to see that its Proposal is delivered to the Engineer prior to the time for opening bids. Any Proposal received after the scheduled time for the receiving of proposals will not be considered.

B. The following documents shall be completed, signed, and e-mailed with the Proposal. The bid cannot be opened if any of these documents are omitted from the e-mailed Proposal.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgment of Addenda, if any have been issued
-
- Part C – Bid Items, Quantities, and Prices
-
- Part G – Identity of Bidder (including the Bidder Status Form)

Sign the Proposal. The signature of the Proposal and all proposal attachments must be signed by the same individual who is the Company Owner or an authorized Officer of the Company.

The Bidder Status Form is required by the Iowa Labor Commissioner, pursuant to the Iowa Administrative Code rule 875-156.2(1). The Bidder must complete and submit the Bidder Status Form, signed by an authorized representative of the Bidder, with their bid proposal. Under Iowa Administrative Code rule 875-156.2(1), failure to provide the Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

The Worksheet: Authorization to Transact Business from the Iowa Labor Commissioner is included on page IB-2 and can be used to assist Bidders in completing the Bidder Status Form.

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☒ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.

☐ Yes ☒ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.

☐ Yes ☒ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

☒ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

☐ Yes ☒ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of State nor had its authority revoked.

☐ Yes ☒ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

☐ Yes ☒ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa, and a statement of cancellation has not been filed.

☐ Yes ☒ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.

☐ Yes ☒ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of State that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

☐ Yes ☒ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

☐ Yes ☒ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa, and the certificate has not been revoked or canceled.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The **City of Ankeny**, hereinafter called the "Jurisdiction," has need of a qualified contractor to complete the work comprising the below referenced inspection. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the Ankeny Public Services Building, at the prices hereinafter provided in Part C of the Proposal, for the following described improvement:

Southern Interceptor Inspection Project

The Southern Interceptor Inspection Project will consist of multi sensor inspection (MSI) of approximately 17,500 feet of 30" reinforced concrete sanitary sewer. Inspection will consist of sonar, LiDAR and CCTV inspection with a deliverable of CCTV videos (via hard drive), and final reports for each type of inspection as expressed in Appendix A. Traffic Control pay item shall include all necessary traffic control for the inspection operation. Contractor shall be responsible for any damage caused to the sanitary sewer by inspection equipment or inspection process.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER 1 (Laser Ring) ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive bidder; and

2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and

3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and

2. Commence the work on this project on or before a date to be specified in a 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 overall project no later than **December 22nd 2023.** Full completion for the overall project shall be defined as all work including punch list items completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **Two Hundred Fifty Dollars ($250.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this Proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and

2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and

3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

4. That this Proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and

5. That the individual(s) executing this Proposal have the authority to execute this Proposal on behalf of the Bidder.

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- ☐ Individual, Sole Proprietorship
- ☐ Partnership
- ☒ Corporation
- ☐ Limited Liability Company
- ☐ Joint-venture: all parties must join-in and execute all documents
- ☐ Other

The Bidder shall enter its Public Registration Number C 0 9 1 4 - 2 1 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A Contract will not be executed until the Contractor is registered.

Ace Pipe Cleaning, Inc.
Bidder

Signature

By Bruce Vantine
Name (Print/Type)

Secretary/Treasurer
Title

6601 Universal Ave
Street Address

Kansas City, MO 64120
City, State, Zip Code

816-241-2891
Telephone Number

bids@acepipe.com
E-mail

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.

Steve Hontz
Name

President
Title

All bidders must submit the following completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156.

Bidder Status Form

To be completed by all bidders **Part A**

Please answer "Yes" or "No" for each of the following:

☒ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on page IB-2).

☒ Yes ☐ No My company has an office to transact business in Iowa.

☐ Yes ☒ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.

☒ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.

☐ Yes ☒ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders **Part B**

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: __/__/__ to __/__/__ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: __/__/__ to __/__/__ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: __/__/__ to __/__/__ Address: _____
(mm/dd/yyyy) City, State, Zip: _____
You may attach additional sheet(s) if needed.

To be completed by non-resident bidders **Part C**

1. Name of home state or foreign country reported to the Iowa Secretary of State: Missouri
2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☒ No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders **Part D**

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: Ace Pipe Cleaning, Inc.

Signature: Brian Vatt Date: August 10th, 2023

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

ITEM NO.	ITEM	UNIT	TOTAL	UNIT PRICE	TOTAL PRICE
	Mobilization	LS	1	$7,500.00	$7,500.00
	Inspection /Reports/Video	foot	17,500	$6.75	$118,125.00

TOTAL AMOUNT BID = $ 125,625.00

**APC will use laser ring in lieu of LiDAR as approved by the City on 7/26/23.

ACTION BY ALL OF THE DIRECTORS
OF
ACE PIPE CLEANING
BY WRITTEN CONSENT
IN LIEU OF AN ANNUAL MEETING

The undersigned, being all the members of the Board of Directors of Ace Pipe Cleaning Inc., a Missouri corporation (the "Corporation"), hereby waive all notice, and hereby vote for, consent to, ratify, and adopt the following actions as if the same had been duly voted for, consented to, ratified, and adopted at a duly called and convened annual meeting of the board of directors of the Corporation:

RESOLVED, that the following persons are hereby elected to the offices of the Corporation set forth opposite such person's name, to serve until such person's successors are elected and qualified, in accordance with the By-Laws of the Corporation:

Steve Hontz	President
Don Uberroth	Vice President
Theresa Calvert	Vice President
Bruce Vantine	Secretary / Treasurer

FURTHER RESOLVED, this consent may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one instrument. This consent may be executed by facsimile, telecopy, pdf, or other reproduction, and such execution shall be considered valid, binding and effective for all purposes.

FURTHER RESOLVED, that any and all acts previously taken by the officers of the Corporation since the date of the last annual meeting (or written consent in lieu thereof) of the Board of Directors, are in all respects expressly ratified and confirmed as the acts and deeds of the Corporation.

Dated: January 10, 2019

Steve Hontz,
Being the Sole Director of the Corporation

ACE PIPE CLEANING, INC.
CORPORATE SEAL
MISSOURI

CONTRACTOR REGISTRATION CERTIFICATE

STATE OF IOWA
DIVISION OF LABOR

150 Des Moines St, Des Moines, IA 50309
Phone: 515-242–5871 | FAX: 515-725-2427
www.iowacontractor.gov | contractor.registration@iwd.iowa.gov

DATE ISSUED:
05/04/2023

DATE EXPIRES:
06/16/2024

REGISTRATION NUMBER:
C091421

ACE PIPE CLEANING INC
6601 UNIVERSAL AVENUE BLDG
KANSAS CITY, MO 64120

Larry Johnson, Labor Commissioner

IOWA SECRETARY OF STATE
PAUL D. PATE

CERTIFICATE OF REGISTRATION

Issue Date: 4/20/2022

Name: ACE PIPE CLEANING, INC. (490 FP - 417040)
Authorized Date: 5/16/2011
Duration: PERPETUAL
State of Incorporation: MISSOURI

I, Paul D. Pate, Secretary of State of the State of Iowa, custodian of the records of incorporations, certify the following for the corporation named on this certificate:

a. The entity is registered to do business in this state.

b. All fees, taxes, and penalties owed to this state have been paid.

c. The most recent biennial report required has been filed with the Secretary of State.

Certificate ID: **CS244771**

To validate certificates visit:
sos.iowa.gov/ValidateCertificate

Paul D. Pate, Iowa Secretary of State

ACE PIPE CLEANING
A Carylon Company

6601 Universal Avenue
Kansas City, MO 64120
p: (816) 241-2891
f: (816) 241-5054
office@acepipe.com

Multi-Sensor Inspection
References

Trinity River Authority of Texas
Pipeline Cleaning & CCTV Inspection 4430-044-G-22
Ace Pipe Cleaning is currently performing CCTV inspection, Multi-Sensor Inspection (MSI) platforms (Laser/LiDAR, Sonar and HDCCTV) and cleaning of 6 inch to 110 inch sewer pipe for Trinity River Authority of Texas, Northern Region Facilities. Facilities include but are not limited to water and wastewater treatment facilities located in Ellis, Dallas, Denton and Tarrant Counties.
Contract Value: Various per location / Max Value: $1,363,500.00
Contract Period: 2022-Present
Contact: TRA, Bill Cyrus (214) 876-1480; Basilio Chavez (214) 876-8255;
Tim Morgan (469) 865-8989; Donald Thompson (214) 846-1473

Trinity River Authority of Texas
Pipeline Cleaning & CCTV Inspection 4430-044-G-16
Ace Pipe Cleaning performed CCTV inspection, Multi-Sensor Inspection (MSI) platforms (Laser/LiDAR, Sonar and HDCCTV) and cleaning of 6 inch to 110 inch sewer pipe for Trinity River Authority of Texas, Northern Region Facilities in 2016. Facilities included but were not limited to water and wastewater treatment facilities located in Ellis, Dallas, Denton and Tarrant Counties.
Contract Value: Various per location / Max Value: $261,080.00
Contract Period: 2016-2017
Contact: TRA, Bill Cyrus (214) 876-1480; Basilio Chavez (214) 876-8255;
Tim Morgan (469) 865-8989; Donald Thompson (214) 846-1473

City of Des Moines, IA
"WRA Collection System Televising 2017"
Ace Pipe Cleaning performed this work as prime contractor. The project included the inspection and televising of 60 miles of sanitary sewer pipe ranging in size from 15-inch to 96-inch diameter utilizing multi-sensor inspection, including High Definition TV (HDCCTV), Light Imaging Detection and Ranging (LiDAR), and sonar technologies. This project was complete and final December 30, 2018. Ace completed this project three months prior to the scheduled deadline.
Owner: City of Des Moines, IA
Contact: Nicholas Carter, P.E., City of Des Moines, IA (515) 323-8135

City of Cedar Rapids, IA
"Large Diameter Sanitary Sewer Inspection" Contract 6550048-01
Ace Pipe Cleaning performed this work as prime contractor. The project included internal inspection of sanitary sewer interceptor pipes based on priorities established by the Public Works and Water Pollution Control department via laser profiling, sonar, and CCTV. This work was completed at multiple interceptor sewer locations within the City of Cedar Rapids. This project was complete and final December 2018.
Owner: City of Cedar Rapids, IA
Contact: Jason Junk, Project Manager, City of Cedar Rapids; j.junk@cedar-rapids.org (319) 286-5724

City of Omaha, NE
OPW 53907 Papillion Creek Interceptor Rehabilitation (South Sarpy)
Ace Pipe Cleaning performed work as a subcontractor on this project. The Project included Multi-Sensor Inspections (MSI) on approximately 40,800 feet of Large Diameter Sanitary Sewers located in Omaha, NE. The project was complete and final in 2021.
Owner: City of Omaha
Owner Representative: HDR Inc.
Contact: Sean Bell, Engineer, HDR, Inc. sean.bell@hdrinc.com (402) 253-4950

North Little Rock Wastewater Treatment Committee
"Upper Riverside Interceptor Assessment, Phase II"
Ace Pipe Cleaning performed this work as the Prime Contractor. The scope of the project consisted of condition assessment of large diameter municipal pipelines using digital CCTV, Sonar, and Laser Profiling of approximately 5,890 linear feet of 30" RCP.
Owner: North Little Rock Wastewater Treatment Committee
Contact: Michael Clayton, PE, NLRWU; mclayton@nlrwu.com

North Little Rock Wastewater Treatment Committee
"Dark Hollow Interceptor Assessment Project Phase I & II"
Ace Pipe Cleaning, acting as the Prime Contractor completed this work in 2020.
Phase I scope of project consisted of condition assessment of large diameter municipal pipelines using digital CCTV, Sonar, and Laser Profiling of approximately 1,546 linear feet of 24" RCP, 5,328 linear feet of 30" RCP, and 5,802 linear feet of 36" RCP.
Phase II scope of project consisted of condition assessment of large diameter municipal pipelines using digital CCTV, Sonar, and Laser Profiling of approximately 4,666 linear feet of 48" RCP.
Owner: North Little Rock Wastewater Treatment Committee
Contact: Michael Clayton, PE, NLRWU; mclayton@nlrwu.com

Arcadis U.S., Inc.
"Little Rock Large Diameter Sewer Main Inspection and Repair Program"
Ace Pipe Cleaning performed this work as a subcontractor. The project included 66,351 feet of large diameter sanitary sewer inspections using Multi-Sensor Inspection (MSI) platforms (Sonar and HDCCTV). Ace completed this inspection work in 2019.
Owner: City of Little Rock, AR
Contact: James Shelton, Arcadis U.S., Inc., james.shelton@arcadis.com (302) 723-1450

City of Bentonville, Arkansas
"Multi-Sensor Inspection 30-36" Hobas Sewer Pipe"
Ace Pipe Cleaning, acting as the Prime Contractor, completed this work in 2018. The project included Multi-Sensor Inspections utilizing (HDCCTV/LiDAR/Sonar) on approximately 47,073 FT of 30-36 inch Hobas pipe for ovality deflection and to capture all other defects and scoring.
Owner: City of Bentonville, AR
Contact: Preston Newbill, pnewbill@bentonvillear.com (479) 271-3140

ACE PIPE CLEANING
A Carylon Company

6601 Universal Avenue
Kansas City, MO 64120
p: (816) 241-2891
f: (816) 241-5054
office@acepipe.com

Little Blue Valley Sewer District
"Sanitary Sewer Televised Line Inspection Services - Phs I & II"
Ace Pipe Cleaning performed this work as the prime contractor. The project included cleaning and televising of approximately 57,868 FT of 12-180" sanitary and storm sewer pipes and approximately 3-4 miles of multi-sensor inspection, including High Definition TV (HDCCTV), Light Imaging Detection and Ranging (LiDAR), and sonar technologies. Ace completed phase I and II of this project in 2017.
Owner: Little Blue Valley Sewer District (LBVSD)
Contact: John Flathers, LBVSD, jflathers@lbvsd.org (816)796-9191 x225

St. Louis Metropolitan Sewer District
"CCTV Inspection & Physical Inspection of Large Diameter Sewers" Contracts 11811 & 11999
These sewer inspection services contracts were issued to provide baseline data to the District in support of its operations and capital improvement program (CMOM). Work included Multi-Sensor inspections of Large Diameter Sewer located throughout the District in addition to regular Sewer Cleaning and CCTV Inspections of sewers and tunnels. Work also included Project Management, Safety Plans, Notifications, Progress Meetings, Data Submittals and Emergency Call outs.
Total Multi-Sensor footage over a six year period was 375,929 feet.
Owner: St. Louis Metropolitan Sewer District
Contact: Brittnee Wilson, P.E., St. Louis MSD bwilson@stlmsd.com (314) 768-6294

Freese & Nichols, Inc.
"Austin-Infrastructure/Community Services Large Diameter MSI Pilot"
Ace Pipe Cleaning performed as a subcontractor for this project. The project included 43,761 feet of sanitary sewer main inspections using Multi-Sensor Inspection (MSI) platforms (Laser/LiDAR, Sonar and HDCCTV) located throughout the City of Austin, TX. This project was completed in December 2017.
Owner: City of Austin, TX
Contact: Mazen Kawasmi, Consultant mazen.kawasmi@freese.com (817) 735-74

City of Fort Worth, Fort Worth, Texas
"Interceptor Condition Assessment Program – ICAP"
Ace Pipe Cleaning, acting as the Prime Contractor, completed this work during the years of 2006-2013. Work includes the Sonar/Laser/HDCCTV- Sonar- Laser/CCTV Inspection of the entire Citywide Large Diameter Concrete Sewer Mains. Total Scope is 588,000' L.F This project is the single largest project in the world for the 3 in1 Inspection Technology. Ace Pipe Cleaning has completed approximately 488,000 L.F. of Level 2 Inspections the System. The City has saved millions of dollars in the "Prevention" of Large Diameter Sewer Mains. The program gives the Owner the "Remaining Useful Life" of Large Diameter Concrete Sewer Mains.
Owner: City of Fort Worth, TX
Contact: Mark Shell, City of Fort Worth, TX, mark.shell@forthworthtexas.gov (817) 999-7907

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/30/2023

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
Arthur J. Gallagher Risk Management Services, LLC
2850 Golf Rd
Rolling Meadows IL 60008

CONTACT NAME: Christina Cunningham, Client Service Mgr Sr.
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS: christina_cunningham@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : American Zurich Insurance Company	40142
INSURER C : American Guarantee and Liability Ins Co	26247
INSURER D : Coalition Insurance Solutions, Inc.	
INSURER E :	
INSURER F :	

INSURED CAROCOR-04
ACE PIPE CLEANING, INC.
6601 Universal Ave
Kansas City, MO 64120

COVERAGES **CERTIFICATE NUMBER:** 970003122 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	GLO 9377201-19	10/31/2022	10/31/2023	EACH OCCURRENCE	$ 2,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X XCU INCLUDED						MED EXP (Any one person)	$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						GENERAL AGGREGATE	$ 4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
A	AUTOMOBILE LIABILITY	Y	Y	BAP 9377199-19	10/31/2022	10/31/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 5,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB [X] OCCUR			AUC 5916947-17	10/31/2022	10/31/2023	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 10,000,000
	[ ] DED [X] RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		Y	WC 9377202-19	10/31/2022	10/31/2023	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Cyber Liability			C-4LY2-095167-CYBER-2022	10/31/2022	10/31/2023	Limit Deductible	$2,000,000 $50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Project: Southern Interceptor Inspection Program | Section 1070 - Legal Relations and Responsibility to the Public | SUDAS Standard Specifications

City of Ankeny, IA, The Jurisdiction, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees, and volunteers, and all its officers, agents, and consultants are shown as Additional Insureds solely with respect to General Liability coverage as evidenced herein on a primary/non-contributory basis and Auto Liability coverage as required by written contract with respect to work performed by the named insured. A Waiver of Subrogation in favor of Additional Insureds under General Liability, Auto Liability and Workers Compensation coverages as evidenced herein as required by written contract. Umbrella Follows Form. 60 Days' Notice of Cancellation applies in favor of Certificate Holder as required by written contract.

CERTIFICATE HOLDER
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny IA 50023

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

AUTHORIZED REPRESENTATIVE
Jeffrey P. Druce

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Policy Number
GLO9377201-19

ENDORSEMENT

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION

Effective Date: 10-31-22
12:01 AM., Standard Time

Agent Name GALLAGHER

Agent 24059-000

BLANKET NOTICE TO OTHERS OF CANCELLATION

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL GENERAL LIABILITY COVERAGE PART
A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN IN THE DECLARATIONS; ORB. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
4. MUST BE ACCURATE.
SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.
B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.
C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.
D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
1. EXTEND THE COVERAGE PART CANCELLATION DATE;
2. NEGATE THE CANCELLATION; OR
3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.
E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Policy Number
GLO9377201-19

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured	CARYLON CORPORATION	**Effective Date:**	10/31/2022
			12:01 AM., Standard Time
Agent Name	GALLAGHER	**Agent**	24059 000

NAMED INSURED

CARYLON CORPORATION
VIDEO INDUSTRIAL SERVICES, INC.
ACE PIPE CLEANING, INC.
NATIONAL PLANT SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
NATIONAL POWER RODDING CORP.
ODESCO INDUSTRIAL SERVICES, INC.
SEWER SYSTEM EVALUATIONS, INC.
NATIONAL INDUSTRIAL MAINTENANCE, INC.
MOBILE DREDGING & VIDEO PIPE, INC.
NATIONAL WATER MAIN CLEANING COMPANY
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
BIO-NOMIC SERVICES, INC.
ROBINSON PIPE CLEANING CO.
ROBINSON PIPE SERVICES, INC.
BEARY PROPERTIES, INC.
DEEP SOUTH SOLUTIONS, INC.
SPECIALIZED MAINTENANCE SERVICES, INC.
NATIONAL INDUSTRIAL MAINTENANCE SOLUTIONS, INC.
SELECT TRANSPORTATION, INC.
VIDEO PIPE SERVICES, INC.
NATIOINAL INDUSTRIAL MAINTENANCE - MICHIGAN, INC.
BEARY MANAGEMENT SERVICES, INC.

POLICYNUMBER: GLO 9377201-19

COMMERCIAL GENERAL LIABILITY
CG25030509

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s):
A GENERAL AGGREGATE LIMIT APPLIES TO EACH CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS, HOWEVER, A GENERAL AGGREGATE LIMIT DOES NOT APPLY TO ANY CONSTRUCTION PROJECT WHERE THE NAMED INSURED IS PERFORMING OPERATIONS THAT ARE INSURED UNDER A WRAP-UP OR ANY OTHER CONSOLIDATED OR SIMILAR INSURANCE PROGRAM.

ntormat1on re.9.u1red to complete this Schedule, if not shown above, will be shown in the Dec1arat1ons.

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

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

© Insurance Services Office, Inc., 2008

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

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce theamount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

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

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

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

© Insurance Services Office, Inc., 2008

POLICY NUMBER: GLO 9377201-19

COMMERCIAL GENERAL LIABILITY
CG 02 2410 93

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARLIER NOTICE OF CANCELLATION PROVIDED BY US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERALLIABILITY COVERAGEPART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART
PRODUCTS/ COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Number of Days' Notice 60_

(If no entry appears above, information required to complete this Schedule will be shown in the Declarations as applicable to this endorsement.)

For any statutorily permitted reason other than nonpayment of premium, the number of days required for notice of cancellation, as provided in paragraph **2.** of either the CANCELLATION Common Policy Condition or as amended by an applicable state cancellation endorsement, is increased to the number of days shown in the Schedule above.

Copyright, Insurance Services Office, Inc., 1992

Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO9377201-19	10/31/2022	10/31/2023	10/31/2022	24059000	$ INCL	$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

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

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

Other Insurance Amendment - Primary And Non-Contributory

ZURICH')

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO9377201-19	10/31/2022	10/31/2023	10/31/2022	24059000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: Carylon Corporation

Address (including ZIP Code): 2500 Arthington; Chicago, IL 60612

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

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

   This insurance is primary insurance 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

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

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

   This insurance is excess over:

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

All other terms and conditions of this policy remain unchanged.

Includes copyrighted materialof Insurance Services Office, Inc.,withits permission.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

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

o 1983 National Council on Compensation Insurance.

Policy Number
BAP9377199-19

SCHEDULE OF NAMED INSURED(S)

ZURICH AMERICAN INSURANCE COMPANY

Named Insured CARYLON CORPORATION

Effective Date: 10/31/2022
12:01 A.M., Standard Time

Agent Name GALLAGHER

Agent No. 24059-000

NAMED INSURED

CARYLON CORPORATION
ACE PIPE CLEANING, INC.
BEARY PROPERTIES, INC.
BIO-NOMIC SERVICES, INC.
DEEP SOUTH INDUSTRIAL SERVICES, INC.
DEEP SOUTH SOLUTIONS, INC.
METROPOLITAN ENVIRONMENTAL SERVICES, INC.
MOBILE DREDGING & VIDEO PIPE, INC.
NATIONAL INDUSTRIAL MAINTENANCE, INC.
NATIONAL INDUSTRIAL MAINTENANCE SOLUTIONS, INC.
NATIONAL PLANT SERVICES, INC.
NATIONAL POWER RODDING CORP.
NATIONAL WATER MAIN CLEANING COMPANY
ODESCO INDUSTRIAL SERVICES, INC.
ROBINSON PIPE CLEANING CO.
ROBINSON PIPE SERVICES, INC.
SEWER SYSTEM EVALUATIONS, INC.
SPECIALIZED MAINTENANCE SERVICES, INC.
VIDEO INDUSTRIAL SERVICES, INC.
SELECT TRANSPORTATION, INC.
BEARY MANAGEMENT SERVICES, INC.
NATIONAL INDUSTRIAL MAINTENANCE - MICHIGAN, INC.
VIDEO PIPE SERVICES, INC.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

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

This endorsement modifies insurance provided under the following:

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

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

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

Named Insured: CARYLON CORPORATION

Endorsement Effective Date: 10/31/2022

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

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

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

© Insurance Services Office, Inc., 2011

ZURICH

ENDORSEMENT

Insurance forthis coverage partprovided by:

ZURICH AMERICAN INSURANCE COMPANY

Policy Number
BAP 9377199-19
Renewal of Number
BAP 9377199-18

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
THIS ENDORSEMENT MODIFIES INSURANCE PROVIDED UNDER THE:
COMMERCIAL AUTO COVERAGE PART

A. IF WE CANCEL THIS COVERAGE PART BY WRITTEN NOTICE TO THE FIRST NAMED INSURED FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, WE WILL DELIVER ELECTRONIC NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED TO EACH PERSON OR ORGANIZATION SHOWN IN A SCHEDULE PROVIDED TO US BY THE FIRST NAMED INSURED. SUCH SCHEDULE:
   1. MUST BE INITIALLY PROVIDED TO US WITHIN 15 DAYS:
      A. AFTER THE BEGINNING OF THE POLICY PERIOD SHOWN INTHE DECLARATIONS; OR
      B. AFTER THIS ENDORSEMENT HAS BEEN ADDED TO POLICY;
   2. MUST CONTAIN THE NAMES AND E-MAIL ADDRESSES OF ONLY THE PERSONS OR ORGANIZATIONS REQUIRING NOTIFICATION THAT SUCH COVERAGE PART HAS BEEN CANCELLED;
   3. MUST BE IN AN ELECTRONIC FORMAT THAT IS ACCEPTABLE TO US; AND
   4. MUST BE ACCURATE.

SUCH SCHEDULE MAY BE UPDATED AND PROVIDED TO US BY THE FIRST NAMED INSURED DURING THE POLICY PERIOD. SUCH UPDATED SCHEDULE MUST COMPLY WITH PARAGRAPHS 2. 3. AND 4. ABOVE.

B. OUR DELIVERY OF THE ELECTRONIC NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE BASED ON THE MOST RECENT SCHEDULE IN OUR RECORDS AS OF THE DATE THE NOTICE OF CANCELLATION IS MAILED OR DELIVERED TO THE FIRST NAMED INSURED. DELIVERY OF THE NOTIFICATION AS DESCRIBED IN PARAGRAPH A. OF THIS ENDORSEMENT WILL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE EFFECTIVE DATE OF CANCELLATION TO THE FIRST NAMED INSURED.

C. PROOF OF EMAILING THE ELECTRONIC NOTIFICATION WILL BE SUFFICIENT PROOF THAT WE HAVE COMPLIED WITH PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

D. OUR DELIVERY OF ELECTRONIC NOTIFICATION DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT IS INTENDED AS A COURTESY ONLY. OUR FAILURE TO PROVIDE SUCH DELIVERY OF ELECTRONIC NOTIFICATION WILL NOT:
   1. EXTEND THE COVERAGE PART CANCELLATION DATE;
   2. NEGATE THE CANCELLATION; OR
   3. PROVIDE ANY ADDITIONAL INSURANCE THAT WOULD NOT HAVE BEEN PROVIDED IN THE ABSENCE OF THIS ENDORSEMENT.

E. WE ARE NOT RESPONSIBLE FOR THE ACCURACY, INTEGRITY, TIMELINESS AND VALIDITY OF INFORMATION CONTAINED IN THE SCHEDULE PROVIDED TO US AS DESCRIBED IN PARAGRAPHS A. AND B. OF THIS ENDORSEMENT.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

Coverage Extension Endorsement – Liability Only

ZURICH

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
BAP 9377199-19	10/31/2022	10/31/2023	10/31/2022			

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

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

   The following are also "insureds":

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

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

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

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

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

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

B. Amendment – Supplementary Payments

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

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

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

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

C. **Fellow Employee Coverage**

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

D. **Driver Safety Program Liability Coverage**

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

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

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

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

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

Include, as soon as practicable:

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

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

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

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

F. **Waiver of Transfer Of Rights Of Recovery Against Others To Us**

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

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

G. **Unintentional Failure to Disclose Hazards**

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

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

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

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

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

H. **Hired Auto – World Wide Coverage**

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

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

I. **Bodily Injury Redefined**

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

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

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

J. **Expected Or Intended Injury**

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

Expected Or Intended Injury

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

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

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

Additional Insured - Owners, Lessees Or Contractors - Completed Operations

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 9377201-19	EffectiveDate: 10/31/2022

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization: ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRED THE ISO CG203710/2001 EDITION FORM OR THE EQUIVALENT OF SAME
Location And Description of Completed Operations: ANY LOCATION OR PROJECT, OTHER THAN A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM LOCATION OR PROJECT FOR WHICH INSURANCE IS OTHERWISE SEPARATELY PROVIDED TO YOU BY A WRAP-UP OR OTHER CONSOLIDATED INSURANCE PROGRAM
Additional Premium:

Section II - Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

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

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

Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

ZURICH

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.	
Policy No. GLO 9377201-19	EffectiveDate: 10/31/2022

This endorsement modifies insurance provided under the following:

Commercial General Liability Coverage Part

SCHEDULE

Name of Person or Organization:
ANY PERSON OR ORGANIZATION, BUT ONLY WHEN YOU ARE REQUIRED TO PROVIDE ADDITIONAL INSURED STATUS IN A WRITTEN CONTRACT OR WRITTEN AGREEMENT EXECUTED PRIOR TO LOSS AND WHERE THAT CONTRACT SPECIFICALLY REQUIRES THE ISO CG2010 10/2001 EDITION FORM OR THE EQUIVALENT OF SAME

A. **Section** II - **Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the 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.

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

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

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat, performance and maintenance bonds for public improvements, and platted easements for Aspen Ridge Commercial Plat 3.

EXECUTIVE SUMMARY:

The Aspen Ridge Commercial Plat 3 Final Plat is a proposed 1.54-acre (+/-) final plat located at the intersection of NW State Street and NW 36th Street. The final plat creates one developable commercial lot that is zoned C-1, Neighborhood Retail Commercial District. Public and private improvements are associated with this plat as well, including a right-in/right-out access point off NW 36th Street and a private drive that cuts across Outlot X of Aspen Ridge Commercial Plat 2, providing access to NW 34th Street. A center median will be installed along NW 36th Street as part of the public improvements to prevent patrons from making left turns when exiting the site.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan & Zoning Commission recommended approval of the final plat on August 22, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
P&Z Commission Minutes
Final Plat
Staff Report
Aerial Map
Applicant Letter

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, PERFORMANCE AND MAINTENANCE BONDS FOR PUBLIC IMPROVEMENTS, AND PLATTED EASEMENTS FOR ASPEN RIDGE COMMERCIAL PLAT 3

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of the final plat for Aspen Ridge Commercial Plat 3 on the 22nd day of August 2023; and

WHEREAS, the attorney's title opinion, performance and maintenance bonds for public improvements, and platted easements have been submitted and approved by the City Engineer and the Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Aspen Ridge Commercial Plat 3 is hereby approved; and
2. That the performance and maintenance bonds for paving, storm sewer, and subgrade are hereby accepted; and
3. That the public ingress/egress easement is hereby accepted; and

PASSED AND APPROVED this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 22, 2023

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

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

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

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

CONSENT AGENDA ITEMS
Item #2. Aspen Ridge Commercial Plat 3 Final Plat
Motion to recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #6. Second by R.Weisheit. All voted, aye. Motion carried 7– 0.

ASPEN RIDGE COMMERCIAL PLAT 3
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
PART: OUTLOT 'Y', ASPEN RIDGE COMMERCIAL PLAT2
PROPRIETOR: MURPHY COMMERCIAL PROPERTIES
REQUESTED BY: ATI GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: McCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR RD. ANKENY, IOWA 50021 / 515-512-1361

OWNER:
MURPHY COMMERCIAL PROPERTIES LLC
7513 EAGLE CREST DRIVE
JOHNSTON, IOWA 50131
(515) 490-7019
WWW.POWERHOUSERETAILSERVICES.COM
ATTN: MIKE MURPHY

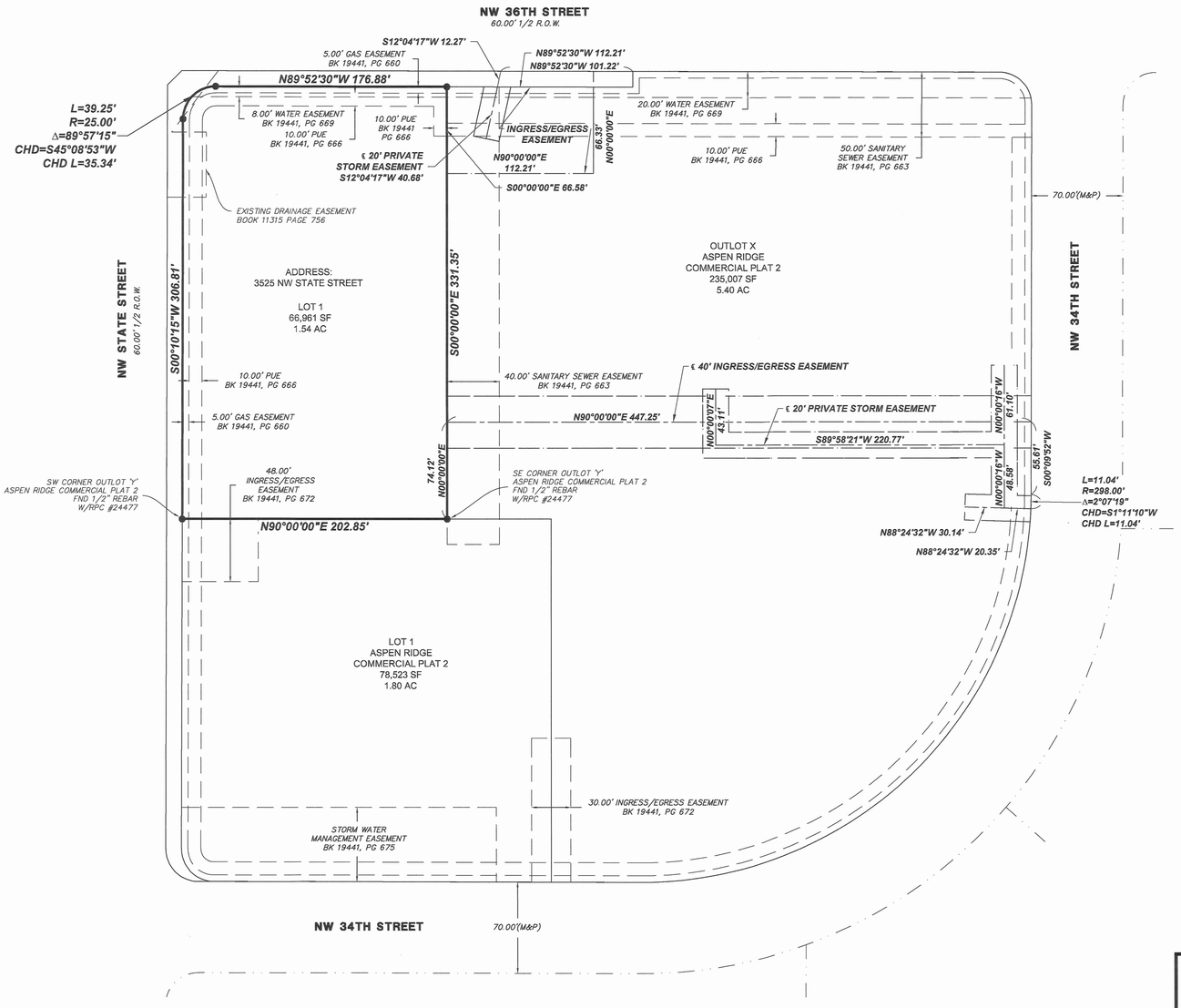
ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

ZONING:
C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

SETBACK SUMMARY:
FRONT = 35'
SIDE = NO MINIMUM REQUIREMENTS FOR ANY PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25'
REAR = 40'
MAX HEIGHT = 35'

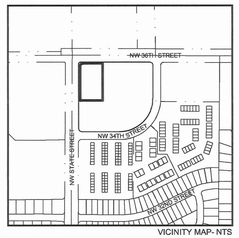
LEGAL DESCRIPTION:
OUTLOT Y, ASPEN RIDGE COMMERCIAL PLAT 2, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

AREA SUMMARY:
OUTLOT Y IN ASPEN RIDGE COMMERCIAL PLAT 2:
66,961 SQ. FEET / 1.54 ACRES



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 22, 2023
Ayes 7 Nays 0 Abstain — Absent 0
APPROVED
Chairperson
Secretary

GENERAL LEGEND	
SURVEY BOUNDARY	
PROPOSED LOT	
EXIST PROPERTY LINE	
SECTION LINE	
SETBACK LINE	
PROPOSED EASEMENT	
EXIST EASEMENT	
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
■	1/2" REBAR W/OPC #11579
●	1/2" REBAR W/RPC #24477 (UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
△	SECTION CORNER 1/2" REBAR W/RPC #24477
○	1/2" REBAR W/RPC #24477
⌑	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



VICINITY MAP- NTS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSED LAND SURVEYOR — PATRICK SHELQUIST 24477 — IOWA

PATRICK SHELQUIST — DATE 8/30/2023
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: ONE SHEET
DATE SURVEYED: 11/04/2021

N NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

ENGINEER T. SMITH | DRAWN BY L. GRIDDINE
SURVEYOR P. SHELQUIST | CREW CHIEF K. THURMAN
DRAWING NO. FP-01 | SHEET NO. 01/01

REVISIONS
ASPEN RIDGE COMMERCIAL PLAT 3
FINAL PLAT
ANKENY, IOWA
POLK COUNTY
210829-000
06/28/2023

McCLURE
making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

RECEIVED
AUG 30 2023
CITY OF ANKENY

DRAWING PATH: K:\210829-000\05-Drawings\Survey\210829-000 Final Plat 3.dwg PLOT DATE: 08/30/2023 8:39 AM PLOTTED BY: PATRICK SHELQUIST

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: August 22nd, 2023

Agenda Item: Aspen Ridge Commercial Plat 3 - Final Plat
Report Date: August 16, 2023
Prepared by: Bryan Morrissey, Associate Planner EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Aspen Ridge Commercial Plat 3 Final Plat.

Project Summary:

The Aspen Ridge Commercial Plat 3 Final Plat is a proposed 1.54-acre (+/-) final plat located at the intersection of NW State Street and NW 36th Street. The final plat creates one developable commercial lot that is zoned C-1, Neighborhood Retail Commercial District. Public and private improvements are associated with this plat as well, including a right-in/right-out access point off NW 36th Street and a private drive that cuts across Outlot X of Aspen Ridge Commercial Plat 2, providing access to NW 34th Street. A center median will be installed along NW 36th Street as part of the public improvements to prevent patrons from making left turns when exiting the site.

Project Report:

Streets: New public streets will not be included as a part of this development. A private drive will cut across Outlot X of Aspen Ridge Commercial Plat 2 to provide patrons access to a full access point on NW 34th Street. Additionally, a right-in/right-out access point will be available to patrons near the northwest corner of Outlot X.

Water: Utilities in the area were installed with the previously approved Aspen Ridge Commercial Plat 2 Public Improvement Plans. The subject property will connect to the eight-inch water main that runs along the northern property line on the site.

Sewer: Utilities in the area were installed with the previously approved Aspen Ridge Commercial Plat 2 Public Improvement Plans. The subject property will connect to the eight-inch sanitary line that runs along the eastern property line on the site.

Drainage: Stormwater in the area generally flows to the south and west. Individual lots on the site will require on-site detention.

Parkland: Parkland dedication is not required for commercial developments.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT:	**Aspen Ridge Commercial Plat 3**
NAME OF OWNER:	**Murphy Commercial Properties, LLC**
NAME OF DEVELOPER:	**Murphy Commercial Properties, LLC**

GENERAL INFORMATION:

PLAT LOCATION: Intersection of NW State Street and NW 36th Street
SIZE OF PLAT: 1.54 acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: 1 Commercial Lot
SIZE/DENSITY: Lot 1: 1.54 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

PARK SITE DEDICATION: Not Required for Commercial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District (undeveloped)
SOUTH: C-1, Neighborhood Retail Commercial District
EAST: C-1, Neighborhood Retail Commercial District
WEST: R-1, One-Family Residence District (undeveloped)

WASTE WATER:

PROJECTED FLOWS: 1.54 acres of developable land x 5000 gal. per day/acre of developable land = 7,700 GPD
TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

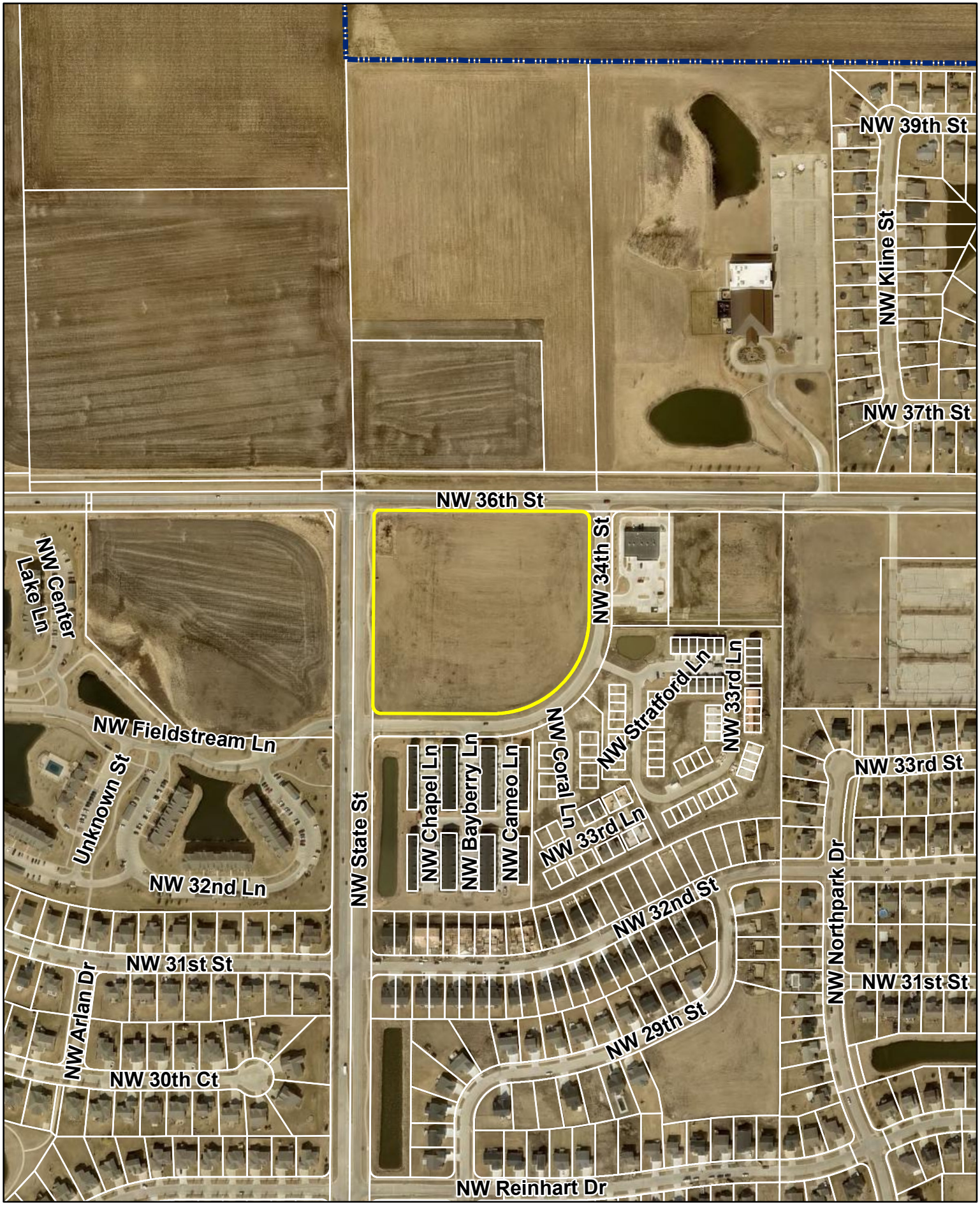
STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Basin

WATER SYSTEM:

USAGE: 1.54 acres of developable land x 5000 gal. per day/acre of developable land = 7,700 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved.



N

1 inch = 375 feet

Date: 8/1/2023

Aspen Ridge Commercial Plat 3 - Final Plat

Ankeny
bringing it all together.

McCLURE™
ENGINEERING Co.

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

www.mecresults.com

06/30/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Aspen Ridge Commercial Plat 3 – Final Plat and Construction Drawings

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of ATI Group, we are pleased to submit a final plat package for approximately 6.93 acres in the City of Ankeny at the southeast corner of 36th Street and State Street and respectfully request your approval of said final plat package.

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny. Additionally, we believe the proposed final plat offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property that will accommodate commercial users
- Provide a variety of commercial uses that encourages a variety of businesses in a location immediately adjacent to higher density residential properties

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of storm sewer in Aspen Ridge Commercial Plat 3.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, CONTRACTS, AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF STORM SEWER IN ASPEN RIDGE COMMERCIAL PLAT 3

WHEREAS, the plans and specifications for the construction of storm sewer in Aspen Ridge Commercial Plat 3 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval and the City Council has approved the final plat for Aspen Ridge Commercial Plat 3.

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

1. That the plans and specifications for the construction of storm sewer are hereby accepted; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED on this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of subgrade in Aspen Ridge Commercial Plat 3.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, CONTRACTS, AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SUBGRADE IN ASPEN RIDGE COMMERCIAL PLAT 3

WHEREAS, the plans and specifications for the construction of subgrade in Aspen Ridge Commercial Plat 3 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Aspen Ridge Commercial Plat 3.

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

1. That the plans and specifications for the construction of subgrade are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

_____

Mark E. Holm, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, contracts, and performance and maintenance bonds for the construction of street paving in Aspen Ridge Commercial Plat 3.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, CONTRACTS, AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF STREET PAVING IN ASPEN RIDGE COMMERCIAL PLAT 3

WHEREAS, the plans and specifications for the construction of street paving in Aspen Ridge Commercial Plat 3 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for Aspen Ridge Commercial Plat 3.

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

1. That the plans and specifications for the construction of street paving are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contact to construct said above described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED on this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat, letter of credit for erosion control, performance and maintenance bonds for underground improvements, platted easements, parkland dedication agreement, sewer connection fee, and authorize cost-participation for upsizing of public water main for Canyon Landing Duplexes Plat 2 Final Plat.

EXECUTIVE SUMMARY:

Canyon Landing Duplexes Plat 2 is a proposed 9.06-acre (+/-) plat located south of NE 14th Street and west of NE 38th Street. The subject plat creates 50 one and two-family residential lots, three street lots, an outlot, and associated utility easements and improvements. All lots are subject to the Twinhome bulk regulations. The proposed plat is in general conformance with the Canyon Landing PUD.

FISCAL IMPACT: **Yes**

Cost-participation request for upsizing of public water main along NE 38th Street in the amount estimated to be $24,200.00.

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended approval at their meeting on August 22, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
P&Z Minutes
Final Plat
Staff Report
Aerial Map
Applicant Letter

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

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, LETTER OF CREDIT FOR EROSION CONTROL, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND IMPROVEMENTS, PLATTED EASEMENTS, WARRANTY DEED FOR STREETS, PARKLAND DEDICATION AGREEMENT, SEWER CONNECTION FEE, AND AUTHORIZING COST-PARTICIPATION FOR UPSIZING OF PUBLIC WATER MAIN, FOR CANYON LANDING DUPLEXES PLAT 2

WHEREAS, on the 22nd day of August 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended approval of Canyon Landing Duplexes Plat 2; and

WHEREAS, the attorney's title opinion, letter of credit for erosion control, performance bonds for paving and underground improvements, public easement documents, warranty deed to streets, parkland dedication agreement and sewer connection fee, have been submitted and approved by the Community Development Director.

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

1. That final plat for Canyon Landing Duplexes Plat 2 is hereby approved; and
2. That the letter of credit for erosion control is hereby accepted; and
3. That the performance and maintenance bonds for paving and underground improvements are hereby accepted; and
4. That the Public Gas Easement, Public Storm Sewer Easement, Public Landscape Easement, Public Storm Sewer and Drainage Easement, Public Water Main, Public Utility Easement, and Public Storm Water Management Facility Maintenance Covenant and Permanent Easement are hereby accepted; and
5. That warranty deed for streets is hereby accepted; and
6. The parkland dedication agreement is hereby accepted; and
7. That the Deer Creek Trunk Sewer Connection District 2 connection fee of $43,288.68 is hereby accepted; and
8. That cost participation for upsizing public water main be authorized in an amount estimated to be $24,200.00 is hereby approved.

PASSED AND APPROVED this 5th day of September 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, August 22, 2023

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

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

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

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

CONSENT AGENDA ITEMS
Item #3. Canyon Landing Duplexes Plat 2 Final Plat
Motion to recommend City Council approval of the Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be $24,200.00.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #6. Second by R.Weisheit. All voted, aye. Motion carried 7– 0.

CANYON LANDING DUPLEXES PLAT 2

FINAL PLAT

INDEX LEGEND	
LOCATION:	PART OF THE NE 1/4, SEC 17, T80N, R23W, CITY OF ANKENY, POLK COUNTY, IOWA
PARCEL ID:	8023-17-200-016 AND 8023-17-200-017
REQUESTOR:	STUBBS DEVELOPMENT, INC.
PROPRIETOR:	STUBBS DEVELOPMENT, INC. 1236 34TH ST SE ALTOONA, IA 50009
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTOONA, IA 50009 515-343-6756

OWNER AND DEVELOPER:
STUBBS DEVELOPMENT, INC.
1236 34TH ST SE
ALTOONA, IA 50009
515-979-9963

ZONING:
CANYON LANDING PUD

BULK REGULATIONS:
ONE-FAMILY AND TWO-FAMILY
RESIDENTIAL - TOWNHOMES

MINIMUM LOT AREA:
1. ONE-FAMILY DETACHED DWELLING - 6,500 SQ. FT.
2. ONE-FAMILY ATTACHED DWELLING - 4,000 SQ. FT.
3. TWO-FAMILY DWELLING - 8,000 SQ. FT.

MINIMUM LOT WIDTH:
1. ONE-FAMILY DETACHED DWELLING - 50 FT.
2. ONE-FAMILY ATTACHED DWELLING - 31 FT.
3. TWO-FAMILY DWELLING - 62 FT.

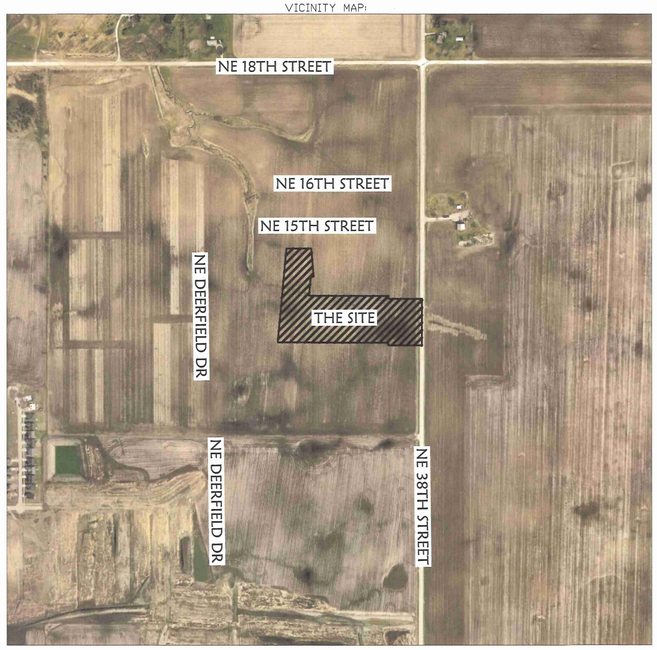
MINIMUM YARD REQUIREMENTS:
1. FRONT - 25 FT.
2. SIDE - 5 FT., 0 FT ALLOWED FOR ONE SIDE FOR ATTACHED DWELLINGS.
3. REAR - 35 FT.

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., BEING A PART OF PARCEL 2020-154 AS RECORDED IN BOOK 18157, PAGE 321, AND A PART OF PARCEL 2021-239 AS RECORDED IN BOOK 18903, PAGE 797 OF THE POLK COUNTY RECORDER, CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF CANYON LANDING DUPLEXES PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 19122, PAGE 649, THENCE S00°14'45"W ALONG THE EAST LINE OF SAID PARCELS 2020-154 AND 2021-239, A DISTANCE OF 328.00 FEET; THENCE N89°43'06"W, A DISTANCE OF 238.84 FEET; THENCE N00°16'54"E, A DISTANCE OF 17.00 FEET TO THE SOUTH LINE OF SAID PARCEL 2020-154; THENCE N89°43'06"W ALONG SAID SOUTH LINE AND LINE EXTENDED, A DISTANCE OF 779.69 FEET TO THE EAST LINE OF CANYON LANDING PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 19123, PAGE 51 OF THE POLK COUNTY RECORDER; THENCE N00°15'12"E ALONG THE EAST LINE OF SAID CANYON LANDING PLAT 2, A DISTANCE OF 11.15 FEET; THENCE N05°20'15"E ALONG THE EAST LINE OF SAID CANYON LANDING PLAT 2 A DISTANCE OF 651.39 FEET TO THE SOUTH LINE OF CANYON LANDING PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 18297, PAGE 133 OF THE POLK COUNTY RECORDER; THENCE S89°43'05"E ALONG THE SOUTH LINE OF SAID CANYON LANDING PLAT 1, A DISTANCE OF 176.13 FEET TO THE NORTHWEST CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S04°58'31"E ALONG THE WEST LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 195.93 FEET TO A WESTERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE SOUTHWESTERLY A DISTANCE OF 34.77 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET, CHORD LENGTH OF 32.03 FEET; CHORD BEARING OF S45°10'52"W, AND DELTA ANGLE OF 79°41'15" TO A WESTERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S05°20'15"W ALONG THE WEST LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 112.64 FEET TO THE SOUTHWEST CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S89°43'06"E ALONG THE SOUTH LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 560.75 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S00°16'54"W ALONG A WESTERLY LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 19.00 FEET TO A SOUTHERLY CORNER OF SAID CANYON LANDING DUPLEXES PLAT 1; THENCE S89°43'06"E ALONG THE SOUTH LINE OF SAID CANYON LANDING DUPLEXES PLAT 1, A DISTANCE OF 238.63 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 9.06 ACRES.

SURVEY NOTES:
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 20757 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. LOTS "A", "B" AND "C" SHALL BE DEEDED TO THE CITY OF ANKENY, IOWA.
6. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON THE CANYON LANDING DUPLEXES PLAT 1, AN OFFICIAL PLAT, IN BOOK 19122, PAGE 649.
7. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0210F, EFFECTIVE DATE 2-1-2019.

CITY NOTES:
1. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG NE 38TH STREET.
2. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ON THE WEST SIDE OF NE 38TH STREET.
3. INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE CITY THE LOCATION, WIDTH, AND ELEVATION OF SIDEWALKS.
4. NO FENCES NOR SHEDS SHALL BE CONSTRUCTED WITHIN 17' LANDSCAPING BUFFER ALONG NE 38TH STREET.
5. LANDSCAPE BUFFER ALONG NE 38TH STREET SHALL CONSIST OF THREE TREES AND FIVE SHRUBS PER LOT.

VICINITY MAP:



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 22, 2023
Ayes 7 Nays 0 Abstain — Absent 0
APPROVED
T. Rapp Chairperson
Brenda Fuglsang Secretary

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER, P.L.S. — IA. LIC. NO. 20757 — 8-28-23 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): PAGES 1 AND 2

STUBBS ENGINEERING
431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

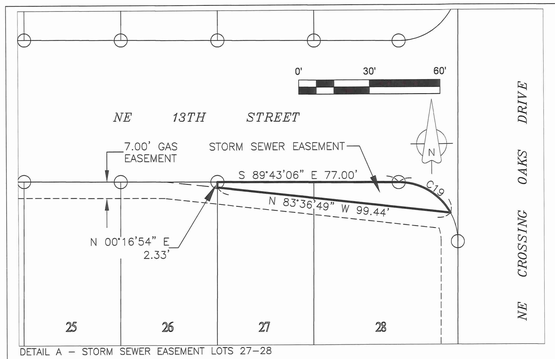
SYMBOLS LEGEND:

○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED	M MEASURED DISTANCE	IR IRON ROD
◉ SET "X" CUT IN CONCRETE	R RECORDED DISTANCE	IP IRON PIPE
◇ SET "MAG" NAIL IN ASPHALT	OPC ORANGE PLASTIC CAP	SBL SETBACK LINE
● FOUND IR YPC 20757 UNLESS NOTED	BPC BLUE PLASTIC CAP	(1234) LOT ADDRESS
	YPC YELLOW PLASTIC CAP	
	ROW RIGHT-OF-WAY	
	SF SQUARE FEET	

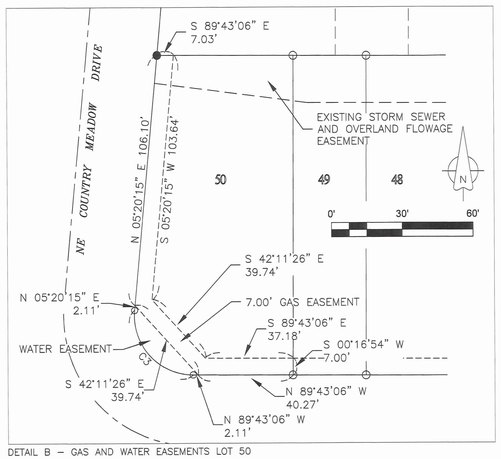
CANYON LANDING DUPLEXES PLAT 2
ANKENY, IOWA
FINAL PLAT

PROJECT NO:		
21-101	PAGE 1 OF 2	
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'

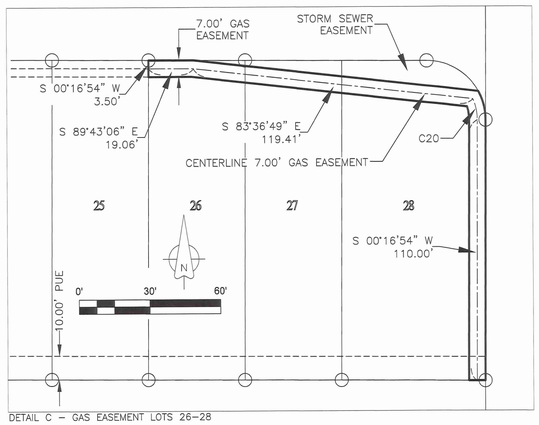
REVISIONS:
7-25-23 - ADDRESSED CITY COMMENTS
8/7/23 - ADDRESSED CITY COMMENTS
8/28/23 - UPDATED GAS EASEMENT AT LOT 50



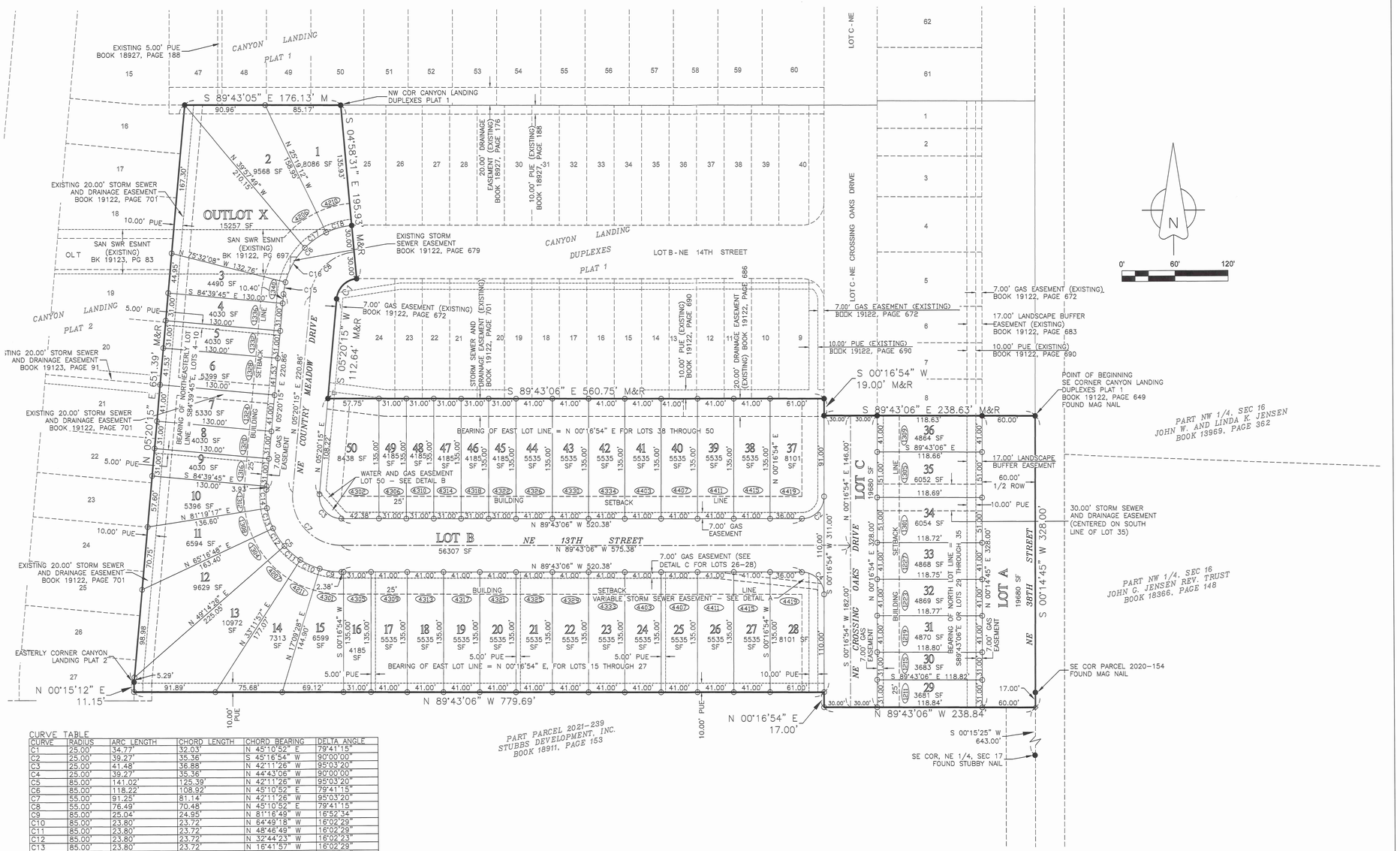
DETAIL A – STORM SEWER EASEMENT LOTS 27–28



DETAIL B – GAS AND WATER EASEMENTS LOT 50



DETAIL C – GAS EASEMENT LOTS 26–28



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	34.77'	32.03	N 45°10'52" E	79°41'15"
C2	25.00'	39.27'	35.36'	S 45°16'54" W	90°00'00"
C3	25.00'	41.48'	36.88'	N 42°11'26" W	95°03'20"
C4	25.00'	39.27'	35.36	N 44°43'06" W	90°00'00"
C5	85.00'	141.02'	125.39'	N 42°11'26" W	95°03'20"
C6	85.00'	118.22'	108.92'	N 45°10'52" E	79°41'15"
C7	55.00'	91.25'	81.14'	N 42°11'26" W	95°03'20"
C8	55.00'	76.49'	70.48	N 45°10'52" E	79°41'15"
C9	85.00'	25.04'	24.95'	N 81°16'49" W	16°52'34"
C10	85.00'	23.80'	23.72'	N 64°49'18" W	16°02'29"
C11	85.00'	23.80'	23.72'	N 48°46'49" W	16°02'29"
C12	85.00'	23.80'	23.72'	N 32°44'23" W	16°02'23"
C13	85.00'	23.80'	23.72'	N 16°41'57" W	16°02'29"
C14	85.00'	20.79'	20.74'	N 01°40'14" W	14°00'57"
C15	85.00'	13.54'	13.53'	N 09°54'03" E	9°07'37"
C16	85.00'	45.00'	44.48'	N 29°37'56" E	30°20'09"
C17	85.00'	29.49'	29.34'	N 54°44'24" E	19°52'48"
C18	85.00'	30.18'	30.02'	N 74°51'09" E	20°20'41"
C19	25.00'	26.64'	25.40'	S 59°11'20" E	61°03'31"
C20	21.50'	9.09'	9.02'	S 11°49'44" E	24°13'18"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°31'28" E	65.32'

STUBBS ENGINEERING
431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

SYMBOLS LEGEND:

- ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- ◉ SET 'X' CUT IN CONCRETE
- ◇ SET 'MAG' NAIL IN ASPHALT
- ● FOUND IR YPC 20757 UNLESS NOTED

M MEASURED DISTANCE
R RECORDED DISTANCE
DPC ORANGE PLASTIC CAP
BPC BLUE PLASTIC CAP
YPC YELLOW PLASTIC CAP
ROW RIGHT-OF-WAY
SF SQUARE FEET
IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
(1234) LOT ADDRESS

CANYON LANDING DUPLEXES PLAT 2
ANKENY, IOWA
FINAL PLAT

PROJECT NO:		PAGE 2 OF 2	REVISIONS:
21-101			7-25-23 - ADDRESSED CITY COMMENTS 8-7-23 - ADDRESSED CITY COMMENTS 8-28-23 - UPDATED GAS EASEMENT AT LOT 50
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 60'	

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: August 22, 2023

Agenda Item: Canyon Landing Duplexes Plat 2 – Final Plat
Report Date: August 16, 2023
Prepared By: Jake Heil
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Canyon Landing Duplexes Plat 2 Final Plat; and recommend City Council authorization of cost-participation for upsizing of public water main along NE 38th Street in the amount estimated to be $24,200.00.

Project Summary:

Canyon Landing Duplexes Plat 2 is a proposed 9.06-acre (+/-) plat located south of NE 14th Street and west of NE 38th Street. The subject plat creates 50 one and two-family residential lots, three street lots, an outlot, and associated utility easements and improvements. All lots are subject to the Twinhome bulk regulations. The proposed plat is in general conformance with the Canyon Landing PUD.

Project Report:

Streets: The proposed plat will be accessed primarily from the north or south via NE Crossing Oaks Drive. NE Crossing Oaks Drive feeds into NE 16th Street to the north or NE 12th Street to the south, which both provide access to NE 38th Street. All proposed roads in the development will be required to have five-foot sidewalks.

Water: Eight-inch water mains will be extended throughout the development. The cost participation for water main includes upsizing from 8-inch to 16-inch along NE 38th Street, for an estimated cost of $24,200.00.

Sewer: This plat will extend the current 8-inch sanitary mains throughout the development.

Drainage: Stormwater for this plat generally flows westerly, where it is then conveyed off-site draining into a series of detention basins west of NE Deerfield Drive. Storm water will then convey off-site to the north and west, draining into Deer Creek, ultimately outletting into Four Mile Creek.

Parkland: The parkland dedication requirement for Duplexes Plat 2 is 0.65 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Canyon Landing Duplexes Plat 2**
NAME OF OWNER/ DEVELOPER: **Stubbs Development, Inc.**

GENERAL INFORMATION:

PLAT LOCATION:	South of NE 14th Street and west of NE 38th Street
SIZE OF PLAT:	9.06 acres
ZONING:	Canyon Landing PUD

LOTS:

NUMBER:	50 One-Family and Two-Family lots; 3 street lots
SIZE/DENSITY:	5.5 units per acre
USE:	Residential
BUILDING LINES:	**One-Family & Two-Family Residential - Twinhomes**

Minimum lot width at front yard setback:

1. One-Family Detached Dwelling - 50'
2. One-Family Attached Dwelling - 31'
3. Two-Family Attached Dwelling - 62'

Minimum lot area:

1. One-Family Detached Dwelling - 6,500 SF
1. One-Family Attached Dwelling – 4,000 SF
2. Two-Family Attached Dwelling – 8,000 SF

Minimum yard requirements:

Front: 25'
Rear: 35'
Side: 5'

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 2 is 0.65 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres. Any additional parksite dedication required would be by payment in lieu of land dedication.

ADJACENT LANDS:

NORTH:	Canyon Landing PUD – Duplex Plat 1
SOUTH:	Canyon Landing PUD – Plat 3
EAST:	Cropland zoned AG, Agricultural
WEST:	Canyon Landing PUD – Plat 2

STREET DEVELOPMENT:

NAME:	NE 13th Street
LENGTH:	575'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Crossing Oaks Drive
LENGTH:	328'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

NAME:	NE Country Meadow Drive
LENGTH:	220'
CLASSIFICATION:	Normal Residential
R.O.W. (REQ'D./PROV.):	60'/60'
PAVEMENT WIDTH:	27'

WASTE WATER:

PROJECTED FLOWS: 9.06 acres of developable land X 990 gal. per day/pers.= 8,969.4 GPD

TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 50 units X 3 pers. per house X 100 gal. per day/person = 15,000 GPD

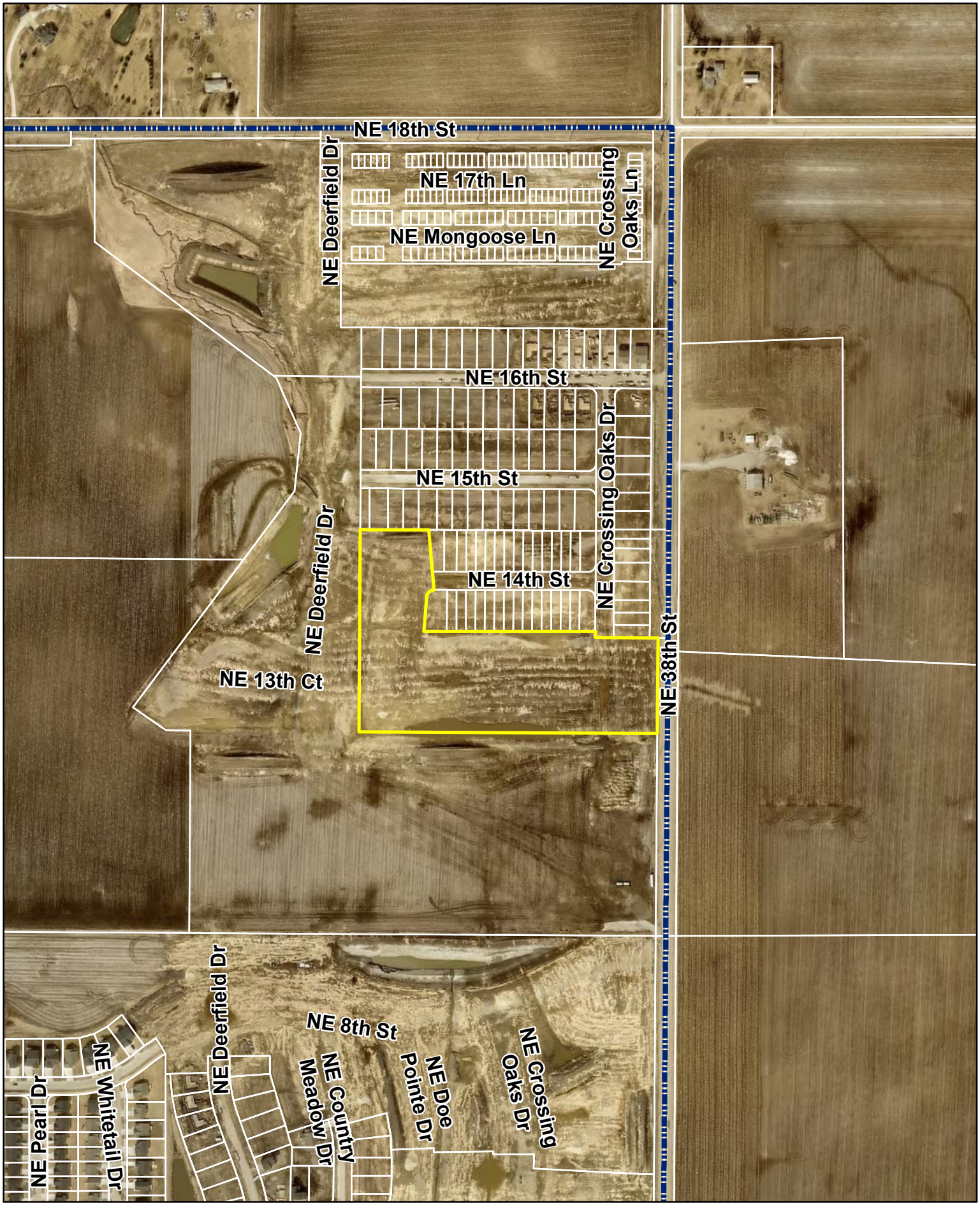
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



N

1 inch = 400 feet

Date: 8/16/2023

Canyon Landing Duplexes Plat 2
Final Plat

Ankeny
bringing it all together.

STUBBS ENGINEERING
431 NE 72nd St. Pleasant Hill, IA 50327

08/10/23

City Council & Planning and Zoning Commission
City of Ankeny

Canyon Landing Approval Request and Cost Participation

Stubbs Engineering requests approval for Canyon Landing Duplexes Plat 2 Construction Plans on August 10th 2023. This site is a residential development and consists 9.06 acres. The site also contains 50 lots for the purpose of building duplexes. Listed below are the cost shares for cost participation based on comments from city staff:

- $25.00/LF on all 16” water main

The developer would like to request the following cost share participation from the city of Ankeny per city staff’s comments:

A cost share of $25 per LF for the upsizing of an 8” to 16” water main. There is 968 LF of 16” pipe installed with Canyon Landing Duplexes Plat 2. $25 per LF x 968 = $24,200.00.

Sincerely,
Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts, performance and maintenance bonds for the construction of water main, sanitary sewer, storm sewer and subgrade in Canyon Landing Duplexes Plat 2 Final Plat.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF WATER MAIN, SANITARY SEWER, STORM SEWER AND SUBGRADE IN CANYON LANDING DUPLEXES PLAT 2

WHEREAS, the plans and specifications for the construction of water main, sanitary sewer, storm sewer and subgrade in Canyon Landing Duplexes Plat 2 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above described improvements have been submitted and approved by the City Engineer; and

WHEREAS, the Plan and Zoning Commission and the City Council have granted approval of the final plat for Canyon Landing Duplexes Plat 2.

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

1. That the plans and specifications for the construction of water main, sanitary sewer, storm sewer and subgrade are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED on this 5th day of September 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts, performance and maintenance bonds for the construction of street paving in Canyon Landing Duplexes Plat 2.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ACCEPTING CONTRACTS, PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF STREET PAVING IN CANYON LANDING DUPLEXES PLAT 2

WHEREAS, the plans and specifications for the construction of street paving in Canyon Landing Duplexes Plat 2 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contract for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission and the City Council have granted approval of the final plat for Canyon Landing Duplexes Plat 2.

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

1. That the plans and specifications for the construction of street paving are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED on this 5th day of September 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a hold harmless agreement allowing Stubbs Development, Inc. to place a development sign in a portion of the City's Public Utility Easement and Landscape Easement on Canyon Landing Townhomes Plat 1

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Hold Harmless Agreement

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

RESOLUTION

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A HOLD HARMLESS AGREEMENT ALLOWING STUBBS DEVELOPMENT, INC. TO PLACE A DEVELOPMENT SIGN IN A PORTION OF THE CITY'S PUBLIC UTILITY EASEMENT AND LANDSCAPE EASEMENT ON CANYON LANDING TOWNHOMES PLAT 1

WHEREAS, the City Council approved the final plat for Canyon Landing Townhomes Plat 1 on May 24, 2022; and

WHEREAS, the proposed monument sign will be placed within a public utility easement and landscape easement adjacent to the northwest corner of Canyon Landing Townhomes Plat 1; and

WHEREAS, Stubbs Development, Inc. and City Staff have agreed to a set of terms and conditions regarding the placement of the monument sign in a portion of the City's public utility easement and landscape easement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby authorizes the Mayor to sign the aforesaid Hold Harmless Agreement on behalf of the City of Ankeny, Iowa, authorizing Stubbs Development, Inc. to place a ground sign in a portion of the City's public utility easement and landscape easement on a part of Canyon Landing Townhomes Plat 1.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

City of Ankeny,
Attn. Michelle Yuska, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Marc Abels 400 Locust Ste. 400, DSM, IA (515) 288-5000

HOLD HARMLESS AGREEMENT

WHEREAS, Stubbs Development, Inc., (hereinafter "Property Owner") has requested permission to place a monument sign (hereinafter "Structure") within a portion of the City of Ankeny's (hereinafter "City") Public Utility Easement, Landscape Easement and Public Gas Easement (hereinafter "Easement") described as:

The Landscape Easement with Ankeny filed May 24, 2022 in Book 19123 at Page 4; and
The Public Utility Easement to Ankeny filed May 24, 2022 in Book 19123 at Page 22;

all on Outlot Y" in CANYON LANDING TOWNHOMES PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa Outlot Y.

The Structure is located on part of Outlot Y more particularly described as follows:

A TRACT OF LAND LOCATED OVER AND ACROSS THE FOLLOWING DESCRIBED PORTIONS OF OUTLOT Y OF CANYON LANDING TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT Y, THENCE N89°45'31"E ALONG THE NORTH LINE OF SAID OUTLOT Y, A DISTANCE OF 32.00 FEET; THENCE S00°16'54"W, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'31"E, A DISTANCE OF 25.00 FEET; THENCE S00°16'54"W, A DISTANCE OF 20.00 FEET; THENCE S89°45'31"W, A DISTANCE OF 25.00 FEET; THENCE N00°16'54"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 500 SQUARE FEET OR 0.01 ACRES, as shown on Exhibit A attached hereto,

(hereinafter Easement Area).

WHEREAS, the City agrees to allow the Property Owner to place the Structure within the Easement Area under the terms and conditions stated herein.

NOW, THEREFORE, IT IS HEREBY AGREED:

1. That the City will allow the Property Owner to place the Structure within a portion of the City's Easement. Said Structure shall otherwise comply with all agreements, ordinances and laws; and

2. That the Property Owner agrees for itself and for its successors-in-interest, to remove the Structure, at no cost to the City, within 14 days of the City's prior written request for said removal, to allow required work within the Easement. To the extent said required Easement work by the City can be accomplished by avoiding the removal of the Structure, then the City shall make all reasonable efforts to do so. If the Property Owner or Property Owner's successors-in-interest fail to remove said Structure (as required herein) within the 14 days of the City's request, then the City shall have the right to remove said Structure at the Property Owner or Property Owner's successors-in-interest's cost. Provided further, that the City may remove the Structure without prior notice in the event of an emergency at the Property Owner or Property Owner's successors-in-interest's cost; and

3. That in the event the Structure is removed, and if at the time the Structure is removed it is a legal nonconforming use, the Property Owner or Property Owner's successors-in-interest shall have the right to rebuild the same Structure that was removed in the same or a comparable location as reasonably agreed to by the parties, at the Property Owner's or Property Owner's successors-in-interest expense; and

4. That the Property Owner or Property Owner's successors-in-interest agrees to protect, indemnify and hold harmless the City from and against any and all losses, costs, damages and expenses occasioned by, or arising out of the Property Owner's or Property Owner's successors-in-interest use of the City's Easement or the removal or rebuilding of its Structure, except to the extent arising from the unauthorized or unreasonable actions, negligence or willful misconduct of the City; and

5. That this Agreement shall be binding on the Property Owner so long as Property Owner is the titleholder of record of the Easement Area and shall run with the land and be binding on the Property Owner's successors-in-interest and title to the Easement Area. Property Owner shall have no further responsibility or liability under this Agreement once it has conveyed title to Property Owner's successors-in-interest and title to the Easement Area.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the City of Ankeny, Iowa, has caused this Agreement to be duly executed in its name and on behalf by its Mayor and its seal to be hereunto duly fixed and attested by its City Clerk. The Property Owner has caused this Agreement to be executed by its authorized representative.

DATED this _____ day of _____, 2023.

CITY OF ANKENY, IOWA

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **MARK E. HOLM** and **MICHELLE YUSKA**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Ankeny, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Ankeny, Iowa, on the ____ day of _____, 2023, and the said **MARK E. HOLM** and **MICHELLE YUSKA** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

PROPERTY OWNER

By: Stubbs Development, Inc.

Sign: _____

Title: David W. Stubbs, President

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on August 28, 2023, by David W. Stubbs as President of Stubbs Development, Inc.

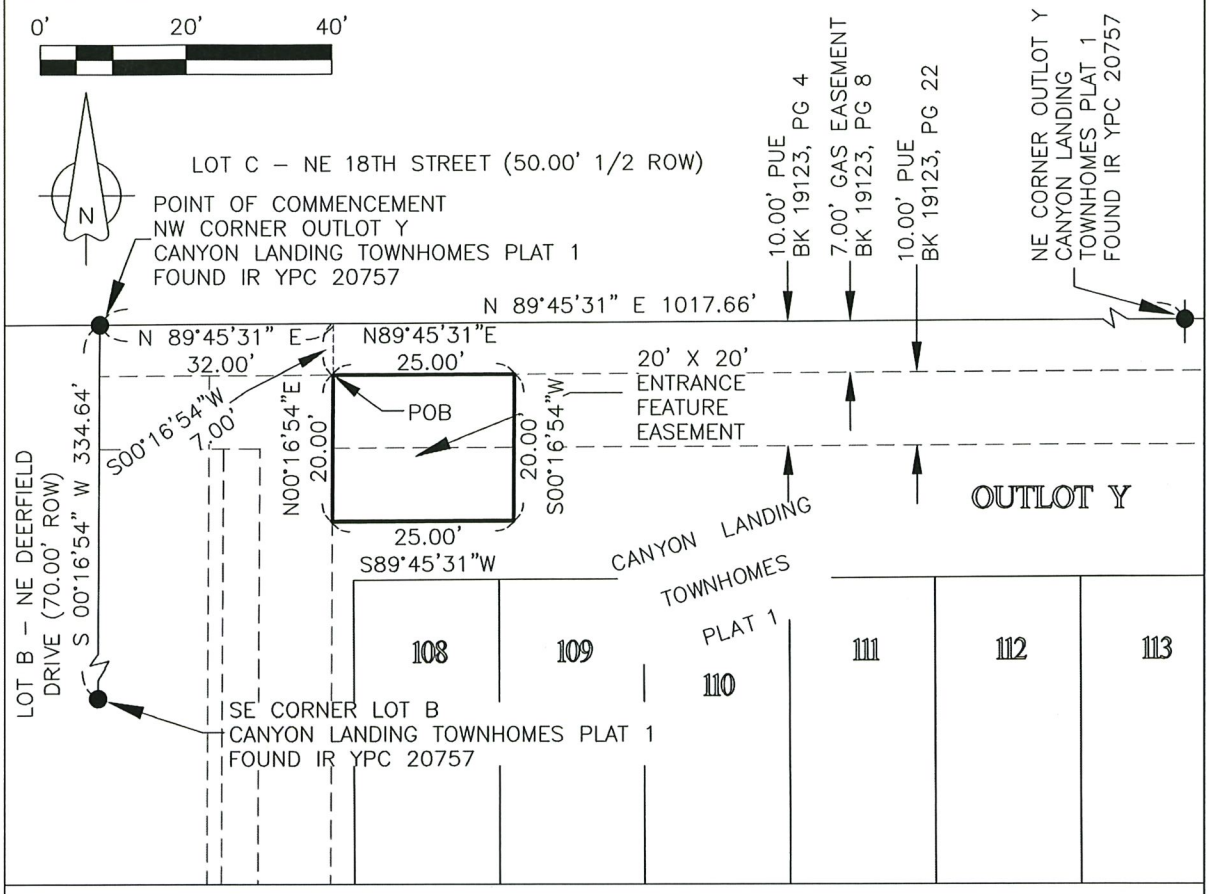
_____
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MARCUS F. ABELS
Commission Number 154893
My Commission Expires
2/8/2026

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

EXHIBIT A - EASEMENT DRAWING

FOR ENTRANCE FEATURE EASEMENT IN OUTLOT Y OF CANYON LANDING TONWHOMES PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED OVER AND ACROSS THE FOLLOWING DESCRIBED PORTIONS OF OUTLOT Y OF CANYON LANDING TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT Y, THENCE N89°45'31"E ALONG THE NORTH LINE OF SAID OUTLOT Y, A DISTANCE OF 32.00 FEET; THENCE S00°16'54"W, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING; THENCE N89°45'31"E, A DISTANCE OF 25.00 FEET; THENCE S00°16'54"W, A DISTANCE OF 20.00 FEET; THENCE S89°45'31"W, A DISTANCE OF 25.00 FEET; THENCE N00°16'54"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 500 SQUARE FEET OR 0.01 ACRES.

LEGEND:
- ● FOUND IRON ROD YPC 20757
- ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- ◉ SET 'X' CUT IN CONCRETE
- ◇ FOUND 'MAG' NAIL IN ASPHALT

M	MEASURED DISTANCE
R	RECORDED DISTANCE
OPC	ORANGE PLASTIC CAP
BPC	BLUE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
IR	IRON ROD
IP	IRON PIPE
POB	POINT OF BEGINNING

DRAWN DATE: 8/29/2023
DRAWN BY: N CARTER
SCALE: 1" = 20'
PAGE 1 OF 1
PROJECT #21-101

NICHOLAS F. CARTER 20757 IOWA LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR

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.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

STUBBS ENGINEERING

431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** waiving approval of the final plat for Dylan Estates Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Final Plat
Future Land Use Map

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

RESOLUTION

RESOLUTION WAIVING APPROVAL OF THE FINAL PLAT FOR DYLAN ESTATES PLAT 1

WHEREAS, the final plat for Dylan Estates Plat 1 has been submitted for approval, which lies within Polk County and the two-mile territorial jurisdiction of the City of Ankeny; and

WHEREAS, City staff has reviewed this Final Plat, and finds that while it is within the two-mile territorial jurisdiction of the City of Ankeny within Polk County, it is outside the City of Ankeny Planning Boundary; and therefore, City staff recommends that City Council waive approval of the Final Plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa, hereby accepts the recommendation by City staff, and deems it appropriate to waive approval of the final plat for Dylan Estates Plat 1.

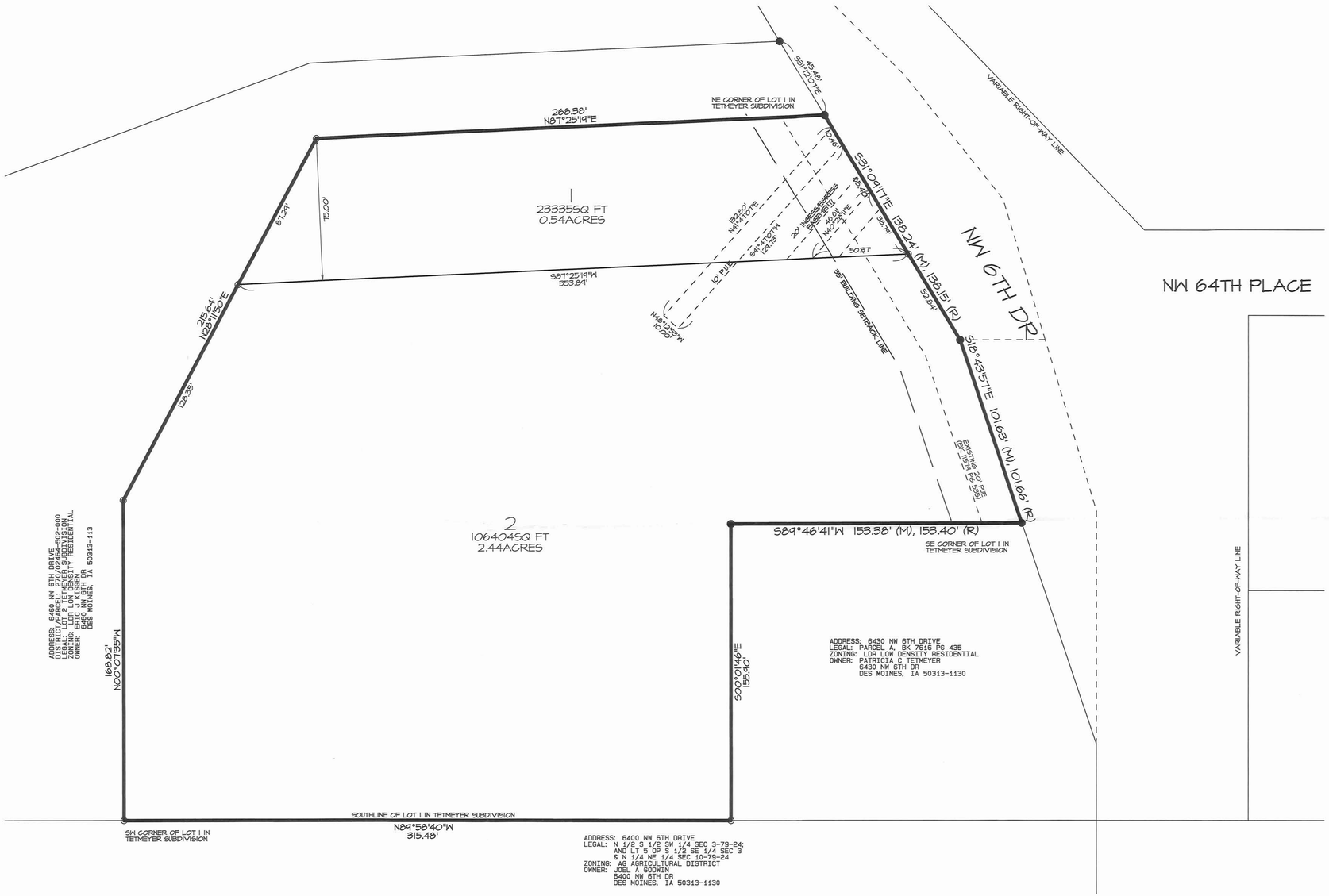
PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



MAJOR FINAL PLAT

DYLAN ESTATES PLAT 1

SHEET 1 OF 1

PLOTTED: Fri Aug 25, 2023 10:04:32AM

OWNER/DEVELOPER

Lawrence Tetmeyer
6450 NW 6th Drive
Des Moines, IA 50313
Phone #: (515) 284-2248

ENGINEER/SURVEYING COMPANY

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 S.E. PRINCETON DRIVE, SUITE M
GRIMES, IOWA 50111
PHONE: 515-255-3156
CONTACT: VIC PIAGENTINI
EMAIL: VICP@AECOFIOWA.COM

ZONING

LDR - LOW DENSITY RESIDENTIAL

BULK REGULATIONS

DEVELOPMENT OPTION: SINGLE FAMILY
FRONT YARD SETBACK- 35'
REAR YARD SETBACK- 35'
SIDE YARD SETBACK- 10'

LEGAL DESCRIPTION

LOT 1 TETMEYER SUBDIVISION

GENERAL NOTES

1. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
2. STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
   (A.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
   (B.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
   (a.) DAMAGE DOWN STREAM PROPERTY.
   (b.) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
   (c.) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
   C.) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
   (D.) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
3. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
4. ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
5. UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
6. SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
7. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
8. SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
9. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
10. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
11. ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
12. ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT
13. LOT 1 AND LOT 2 WILL BE REQUIRED TO UTILIZE AND SHARE THE EXISTING DRIVEWAY ACCESS TO NW 6TH DRIVE.

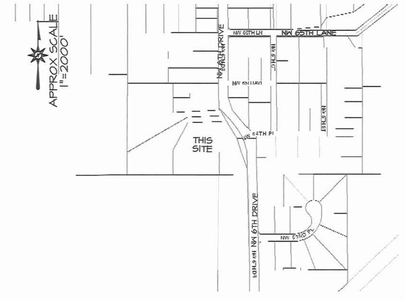
Mediacom
Mr. Chad Ernst
2205 Ingersol Avenue
Des Moines, Iowa 50312
(515)-244-2351 (Mobile)
(515)-246-2213 (office)
(515)-246-2294 (fax)

Midamerican Energy
Electric Transmission
Mr. Steve Harrison, P.E.
3500 104th Street
Urbandale, IA 50322
(515) 252-6560 (of flee>
(515) 252-6540 (fnxl
s.jharrison@midamerican.com

Des Moines Water Works
Taylor Andrew
2201 George Flagg Parkway
Des Moines, Iowa 50321
(515) 323-6204 (office)
andrew@dmwn.com
Midamerican Energy
Mr. Chuck Wellman
200 SE 3rd Street
Des Moines, Iowl 50309
(515)-242-3978 (office)
cawellman@midamerican.com

Qwest Communications
Mr. Brent Carlston
2109 E. University
Des Moines, Iowa 50317
(515) 263-7304 (office)
(515) 252-6463 (fax)
jdsheperd@midamerican.com

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
LICENSE RENEWAL DATE: DEC 31, 2024
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: _____ DATE: _____
GREGORY L. ROSS P.L.S. 13286

GREGORY L. ROSS L.S.#13286 IOWA

RECEIVED
AUG 25 2023
CITY OF ANKENY

LEGEND

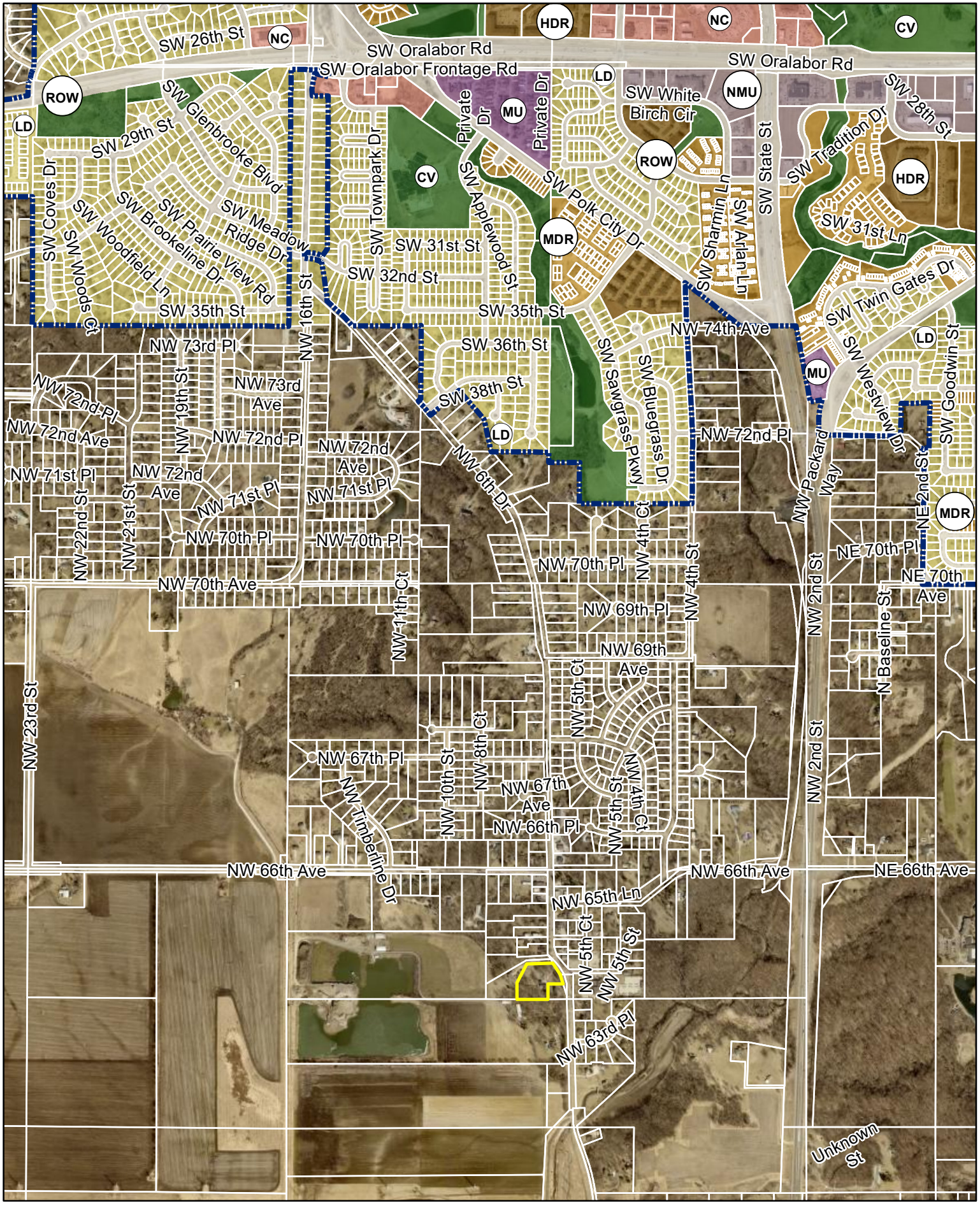
- MONUMENT FOUND AS NOTED
- SET 1/2" IB W/ ORANGE CAP #13286
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- 100.00 EXISTING SPOT ELEVATION
- [100.00] PROPOSED SPOT ELEVATION
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 211874

FIRST SUBMITTAL DATE: 07-21-23



N

1 inch = 1,250 feet

Date: 8/28/2023

Dylan Estates Plat 1
Future Land Use Map

Ankeny
bringing it all together.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat and platted easements for Spal Automotive USA Plat 1.

EXECUTIVE SUMMARY:

The Spal Automotive USA Plat 1 Final Plat is a proposed 25-acre (+/-) final plat located within the Crosswinds Business Park Planned Unit Development. The final plat creates one lot for a single building that is anticipated to be used for office and light manufacturing.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Planning Manager of the City of Ankeny, Iowa, recommended approval of the final plat on August 29, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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

Preparer Information: Bryan Morrissey, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023 Phone: 515-963-3551

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT AND PLATTED EASEMENTS FOR SPAL AUTOMOTIVE USA PLAT 1

WHEREAS, the Planning Manager of the City of Ankeny, Iowa, recommended approval of the final plat for Spal Automotive USA Plat 1 on the 29th day of August 2023; and

WHEREAS, the attorney's title opinion and platted easements have been submitted and approved by the City Engineer and the Director of Community Development of the City of Ankeny, Iowa.

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

1. That the final plat for Spal Automotive USA Plat 1 is hereby approved; and
2. That the public utility easement and public gas easement are hereby accepted.

PASSED AND APPROVED this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

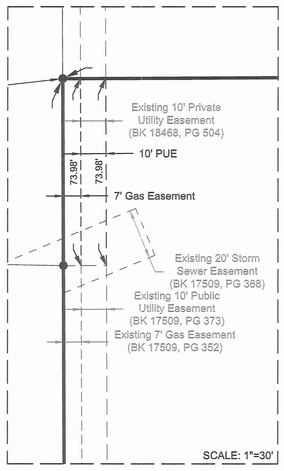
SPAL AUTOMOTIVE USA PLAT 1

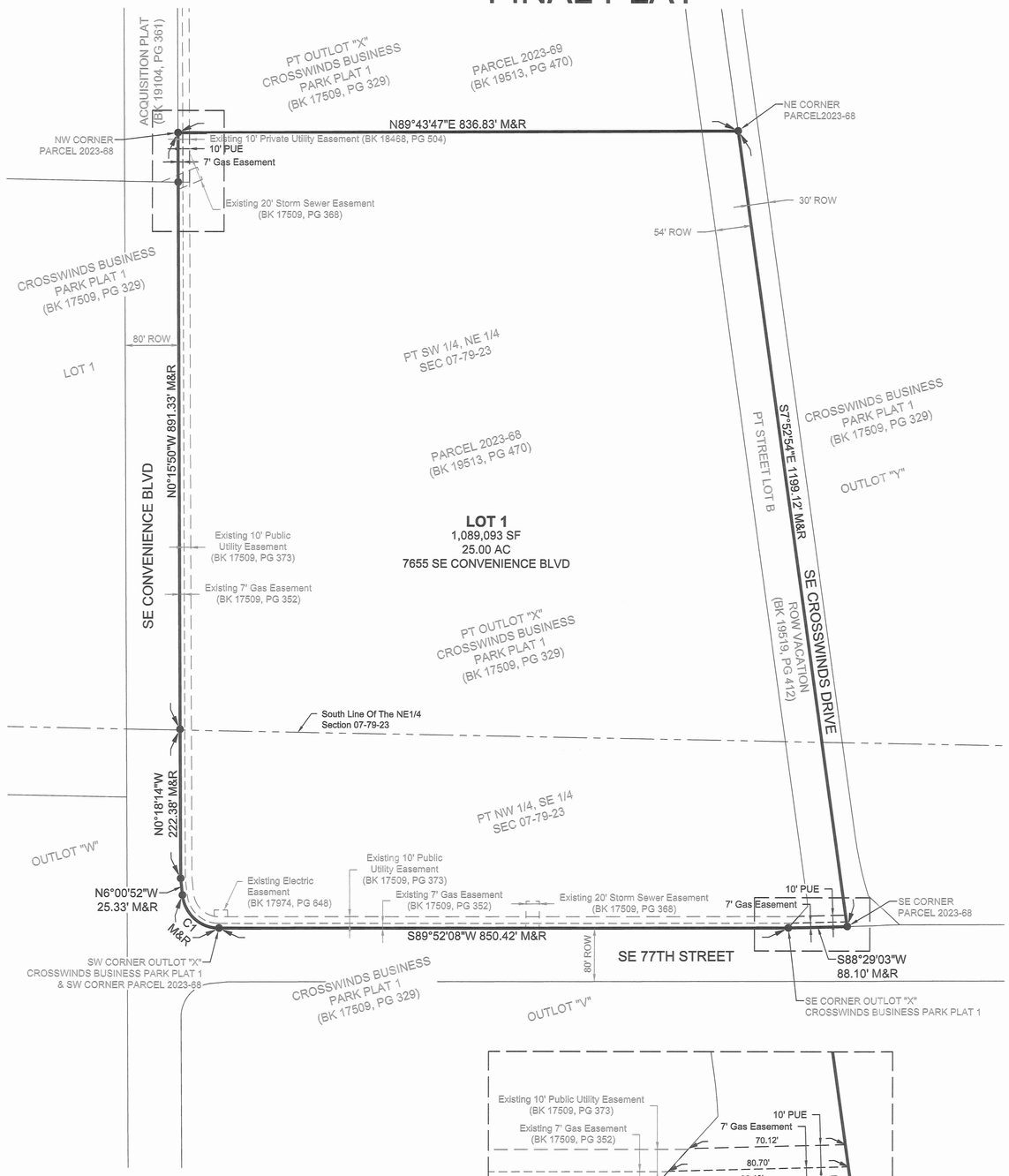
FINAL PLAT

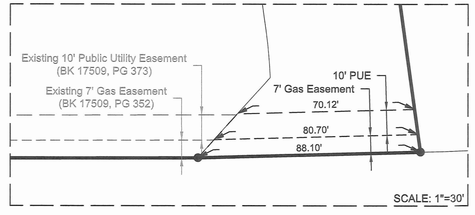
AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES. COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PARCEL 2023-68
PT OUTLOT "X"
CROSSWINDS BUSINESS PARK PLAT 1
REQUESTED BY:
SPAL AUTOMOTIVE USA, INC.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023







I hereby grant administrative approval of the final plat for Spal Automotive USA Plat 1, as set forth in the Crosswinds Business Park Planned Unit Development.

CITY OF ANKENY, IA
Eric Carstens, Planning Manager
Community Development Department

ATTEST:
Brenda Fuglsang 8/29/2023
Brenda Fuglsang Date
Administrative Assistant

PROPERTY DESCRIPTION

PARCEL 2023-68 BEING A PART OF OUTLOT "X" AND A PART OF STREET LOT "B" ALL IN CROSSWINDS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT ANKENY, POLK COUNTY, IOWA, AS SHOWN ON PLAT OF SURVEY RECORDED JUNE 21, 2023 IN BOOK 19513 AT PAGE 470 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA AND CONTAINING 25.00 ACRES (1,089,093 SF)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

SW 1/4, NE 1/4 SEC 07-79-23 = 18.59 AC
NW 1/4, SE 1/4 SEC 07-79-23 = 6.41 AC

OWNER/APPLICANT

SPAL-USA, INC.
1731 SE ORALABOR ROAD
ANKENY, IOWA 50021-9412
CONTACT: JUSTIN SAMPLE
PHONE: (515) 289-7000

ZONING

PUD: PLANNED UNIT DEVELOPMENT-CROSSWINDS BUSINESS PARK

BULK REGULATIONS

DISTRIBUTION/WAREHOUSE
MINIMUM LOT SETBACKS:
FRONT - 50'
SIDE - 25'
REAR - 35'
*MAXIMUM HEIGHT:
PRINCIPAL STRUCTURES - 75'

*AS REGULATED BY THE CROSSWINDS BUSINESS PARK PUD, EXHIBITS C & D AND BY THE ANKENY REGIONAL AIRPORT ZONING IN CHAPTER 201 OF THE ANKENY MUNICIPAL CODE.

DATE OF SURVEY

APRIL 13, 2023

FEMA FIRM DESIGNATION

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", BEING AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, IOWA, PANEL NUMBER 19153C0215F, EFFECTIVE DATE FEBRUARY 1, 2019.

NOTES

1. THIS FINAL PLAT SHALL CONFORM TO THE REQUIREMENTS OF THE APPROVED NEIGHBORHOOD PLAN FOR CROSSWINDS BUSINESS PARK NEIGHBORHOOD PLAN #4.
2. DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT AND SIDEWALK INSTALLATION WITHIN THE PUBLIC ROW ADJACENT THE PROPERTY.

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	84°07'01"	55.00'	80.75'	49.62'	N48°04'22"W 73.69'

LEGEND

SURVEY	Found	Set
SECTION CORNER	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #19710 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	H	H
CONTROL POINT	⊙ CP	
BENCH MARK	⊕	
PLATTED DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED AS	R	
DEED DISTANCE	D	
CALCULATED DISTANCE	C	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		

0 100
FEET

ERIN D. GRIFFIN 19710 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS 8/25/23
Erin D. Griffin, PLS Date

License Number 19710
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	6-8-23	AWS
2	REVISED PER CITY COMMENTS	6-23-23	AWS

Engineer: BKC Checked By: EDG Scale: 1" = 100'
Technician: AWS Date: 05-19-2023 T-R-S: 79N-23W-07
Project No: 123.0590.01 Sheet 1 of 1

ANKENY, IOWA

SPAL AUTOMOTIVE USA PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0590.01
Sheet 1 of 1

V:\Projects\2023\123.0590.01\CADD\FP_1230590_BNDY.dwg ALAN SMITH, 22X34 EXHIBIT L, 2023/08/24, 4:21 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

City Council
Staff Report

Meeting Date: September 5th, 2023

Agenda Item: Spal Automotive USA Plat 1 - Final Plat
Report Date: August 30, 2023
Prepared By: Bryan Morrissey
Associate Planner

Staff Recommendation:

That the City Council approve the Spal Automotive USA Plat 1 Final Plat.

Project Summary:

Spal Automotive USA Plat 1 is an approximate 25.00-acre (+/-) final plat located west of SE Four Mile Drive and north of SE 77th Street within the Crosswinds Business Park Planned Unit Development. The proposed final plat is in conformance with the Crosswinds Business Park Neighborhood Plan #4, which was previously approved by the City Council on April 15, 2019. The proposed final plat creates one (1) developable 25-acre lot with the anticipated use of the lot being a combination of office and light manufacturing.

Project Report:

Streets: The proposed plat will not include the development of new streets.

Water: The proposed plat has access to 10" water mains that are present off SE Convenience Boulevard and SE 77th Street. Future water connections are expected to stem from one of those mains.

Sewer: The proposed plat has access to an 8" sanitary main that exists to the south of the project area on SE 77th Street. Future sanitary connections are expected to stem from that sanitary main.

Drainage: Individual lots will require on-site detention. Future stormwater detention areas will be determined during the site planning process.

Parkland: Parkland dedication is not required for industrial developments.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Spal Automotive USA Plat 1**
NAME OF OWNER: **Spal-USA Inc.**
NAME OF DEVELOPER: **Spal-USA Inc.**

GENERAL INFORMATION:

PLAT LOCATION:	West of SE Fourmile Drive, north of SE 77th Street
SIZE OF PLAT:	25.00 acres
ZONING:	Crosswinds Business Park PUD

LOTS:

NUMBER:	One buildable lot
SIZE/DENSITY:	Lot 1: 25.00 acres
USE:	Office/Light Industrial
BUILDING LINES:	Front 50', Side 25', Rear 35'

PARK SITE DEDICATION:

Park site dedication is not required for industrial developments.

ADJACENT LANDS:

NORTH:	PUD, Crosswinds Business Park Planned Unit Development
SOUTH:	PUD, Crosswinds Business Park Planned Unit Development
EAST:	PUD, Crosswinds Business Park Planned Unit Development
WEST:	PUD, Crosswinds Business Park Planned Unit Development

WASTE WATER:

PROJECTED FLOWS: 25.00 acres of developable land X 5000 gal. per day/acre of developable land= 125,000 GPD Est.
TREATMENT PLANT CAPACITY (Four Mile): Design: 47 MGD; current daily avg. 18 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin.

WATER SYSTEM:

PROJECTED USAGE: 25.00 acres of developable land X 5000 gal. per day/acre of developable land= 125,000 GPD Est.
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.

N

1 inch = 550 feet

Date: 6/22/2023

SPAL Automotive USA Plat 1 - Final Plat

Ankeny
bringing it all together.

June 9, 2023

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: FINAL PLAT -RESUBMITTAL
SPAL AUTOMOTIVE USA PLAT 1
PARCEL 2023-68, PART OF SECTION 7, T.79N., R.23W.
ANKENY, IOWA
S&A Project No. 123.0590.01

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

On behalf of SPAL Automotive USA, Inc, as Applicant, please find accompanying the revised Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's Crosswinds Business Park PUD standards and ordinances, we respectfully request the City's review and approval. The final plat illustrates development of one (1) lot for a single building with a office and light manufacturing use being 25.00 acres.

As requested, we have addressed the Tech Review comments through plan modification and discussions with Staff.

Please find accompanying the following items with this submittal:

- Two (2) copies of the Response Letter indicating how each comment was addressed,
- Six (6) revised copies of the Final Plat,
- Easement descriptions for franchise utilities,

The following items will be provided with the upcoming City Council submittal:

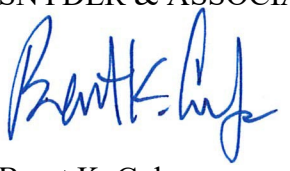
- Six (6) signed copies of the Final Plat,
- Contracts and bonds, legal documents and other items,
- Sewer Connection Fee of $105,600.00 will be submitted by the Applicant,
- Water Connection Fee of $73,475.00 will be submitted by the Applicant, and
- The easement legal documents will be submitted by the Applicant's Attorney.

The Erosion Control Bond or Letter of Credit for the Seeding bond and Silt Fence bond storm water detention basin easement will be completed and submitted with the Site Plan. Also, we have received a *"determination of no hazard to air navigation"* from the FAA so no issues were found, and no mitigation measures are required.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information or material. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure
cc: Tom Phillips, SPAL Automotive USA, Inc. (w/enclosures emailed)
File (electronic)

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** receiving and filing an application for the annexation of and providing for the giving of notice for annexation of certain territory located adjacent to the SE quadrant of Ankeny owned by Legacy Housby, LLC.

EXECUTIVE SUMMARY:

The owner of one parcel has requested annexation to the City of Ankeny. The land area petitioned for annexation is 33.941 acres. The proposed annexation area, including non-petitioned parcels and right-of-way, contains 35.521 acres overall. The proposed annexation area is located in the southeast portion of the city and generally located east of I-35, north of NE 54th Avenue, and east of NE Four Mile Drive.

The proposed annexation area includes one property, owned by Legacy Housby, LLC and all corresponding right-of-way to the centerline of the road. The Ankeny Plan 2040 identifies the area as Light Industrial on the Future Land Use Map. If the property is annexed, it will be zoned R-1, One-Family Residence District. A map has been included to show the annexation area in relation to the Ankeny City Limits.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Staff Report
Annexation Application
Annexation Map

RESOLUTION

A RESOLUTION INITIATING THE ANNEXATION OF, AND PROVIDING FOR THE GIVING OF NOTICE AND THE FILING OF AN APPLICATION FOR ANNEXATION OF CERTAIN TERRITORY LOCATED ADJACENT TO THE SOUTHEAST QUADRANT OF ANKENY

WHEREAS, the titleholders of the following described property, has made application for annexation of the same to the City of Ankeny, Iowa:

LEGAL DESCRIPTION:

THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 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 1/4 OF THE SOUTHWEST 1/4, 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 WARRENTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426 PAGE 486, POLK COUNTY, IOWA. (Owner: LEGACY HOUSBY, LLC)

LAYMAN'S DESCRIPTION

Approximately 33.941 acres (+/-) of land adjacent to the southeast quadrant of Ankeny and generally located north of NE 54th Avenue, east of SE Four Mile Drive.

WHEREAS, Section 368.7, Code of Iowa, provides that cities may, in connection with an application for voluntary annexation, annex up to 20% of the total of the property to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The titleholders to the properties described above, have filed applications pursuant to Section 368.7 and the City has determined, in conjunction with the application, to exercise its authority to annex additional territory from non-consenting owners in order to avoid the creation of islands or to create a more uniform boundary. The following described property is additional territory to be annexed from non- consenting property owners:

LEGAL DESCRIPTION:

THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 79, RANGE 23 WEST OF THE 5TH P.M. POLK COUNTY, IOWA EXCEPT PUBLIC ROAD RIGHT OF WAY ON THE WEST SIDE THEREOF AND RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 16 FEET OF THE WEST 110 FEET OF SAID PROPERTY. THIS DEED MADE AND EXECUTED PURSUANT TO A CONTRACT FOR THE SALE OF SAID PROPERTY, FROM LESTER H. DAVIS TO THE ABOVE NAMED GRANTEES AND IT SHALL BE PLACED IN ESCROW TO BE DELIVERED TO THE GRANTEES, THEIR HEIRS OR ASSIGNS UPON FULL PAYMENT OF THE CONTRACT. (Owner: RICHARD W. & PEGGY J. GROVES)

LAYMAN'S DESCRIPTION:

Approximately 1.58 acres (+/-) of land adjacent to the southeast quadrant of Ankeny and generally located north of NE 54th Avenue, west of SE Four Mile Drive.

WHEREAS, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

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

1. That the application for the proposed annexation area is hereby received and filed.
2. That copies of said application shall be referred to the Plan & Zoning Commission of the City for its review and recommendation.
3. That a consultation meeting with the affected townships and the County Board of Supervisors will be at 10:00 am on September 25, 2023, in the Public Services Building, 1210 NW Prairie Ridge Drive, Conference Room C.

DATED at Ankeny, Iowa, this 5th day of September 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

City Council
Staff Report

Meeting Date: September 5, 2023

Agenda Item: Legacy Housby Annexation
Report Date: August 29, 2023
Prepared by: Laura Hutzell
Associate Planner

EJC

Discussion:

The owner of one parcel has requested annexation to the City of Ankeny. The land area petitioned for annexation is 33.941 acres. The proposed annexation area, including non-petitioned parcels and right-of-way, contains 35.521 acres overall. The proposed annexation area is located in the southeast portion of the City and generally located East of I-35, north of NE 54th Avenue, and east of NE Four Mile Drive. There is one parcel of land within the proposed annexation area that has not petitioned at this time. If petitions are not received for this parcel, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries.

The annexation area is currently identified in the Comprehensive Plan as Light Industrial. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

city of Ankeny
bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City**.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned _____

_____

Legal Description *(if necessary, provide attachment)* see Exhibit A attached hereto

_____

_____

Property Owner(s): Legacy Housby, LLC, an Iowa limited liability company

Address: 4200 River Oaks Drive, Des Moines, Iowa 50312

Address: _____

Phone #: 515-360-7059

Signed by: _____ **Date:** 8/11/23
***Property Owner Signature** *
Patricia S. Housby, Manager
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

_____
Name (Print/Type)

_____ **Date:** _____
Property Owners Signature

_____
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

_____

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 11 day of AUGUST, 2023, before me, a Notary Public in and for Polk County, personally appeared PATRICIA S. HOUSBY, to me personally known, who being by me duly sworn, did say that that person is the MANAGER (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that PATRICIA S. HOUSBY, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

NOTARIAL SEAL IOWA
TIMOTHY C HOGAN
Commission Number 160432
My Commission Expires
May 02, 2024

Applicant / Contact Timothy C. Hogan

Address: Hogan Law Office, 1717 Ingersoll Avenue, Suite 200, Des Moines, Iowa 50309

Phone #: 515-279-9059

Signed by: _____ **Date:** 8/1/23

Applicant/Contact

Timothy C. Hogan

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT A

Legal Description of Property to be Annexed

The South 208.71 feet of the West 450.42 feet of the Northwest 1/4 of the Southwest 1/4 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 1/4 of the Southwest 1/4, 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.

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov

FILED

Date	**10/7/2020 09:10 AM**
Corp No	**643888**
Cert No	**FT0076067**

Certificate of Organization - LLC

Information

CODE 489 DOMESTIC LIMITED LIABILITY COMPANY
Chapter

Legacy Housby, LLC
Name of Entity

10/7/2020 12:00:00 AM
Effective Date and Time

Perpetual
Expiration Date

No
Does the limited liability company hold an interest in agricultural land in Iowa?

Registered Agent and Registered Office Address

Charles E Cuttler
Full Name

1307 50TH STREET
Address1

Address2

West Des Moines	IA	50266	USA
City	State	Zip	Country

Principal office

3200 Jordan Grove
Address1

Address2

West Des Moines	IA	50265	USA
City	State	Zip	Country

Signature(s)

Timothy C Hogan	10/7/2020 9:09:02 AM
Organizer	Date

CERTIFICATE OF ORGANIZATION

OF

LEGACY HOUSBY, LLC

The undersigned, acting as organizer to form a limited liability company under the Revised Uniform Limited Liability Company Act, does sign, verify and deliver to the Secretary of State of the State of Iowa this Certificate of Organization.

ARTICLE I.
NAME OF COMPANY

The name of the limited liability company shall be Legacy Housby, LLC.

ARTICLE II.
REGISTERED OFFICE AND AGENT FOR SERVICE OF PROCESS

The address of the registered agent's office is 1307 50th Street, West Des Moines, Iowa 50266.

The name of the registered agent for service of process is Charles E. Cutler.

Dated: October 7, 2020.

Timothy C. Hogan, Organizer

OPERATING AGREEMENT

OF

LEGACY HOUSBY, LLC

ARTICLE I.
ORGANIZATION OF THE COMPANY

1.1 Formation. The parties to this Agreement, by execution of this Operating Agreement, hereby agree to the formation of Legacy Housby, LLC as an Iowa limited liability company pursuant to and in accordance with the Iowa Revised Uniform Limited Liability Company Act as amended from time to time. A Certificate of Organization has been filed with the Iowa Secretary of State. The Managers of the Company may take any such further action as they deem necessary to permit the Company to conduct business as a limited liability company in any other jurisdiction.

1.2 Principal Office. The principal office of the Company in the State of Iowa shall be located at 3200 Jordan Grove, West Des Moines, Iowa 50265. The Company may have such other offices, either within or without the State of Iowa, as the Members may designate or as the business of the Company may from time to time require.

1.3 Registered Agent. The initial registered agent for service of process on the Company, required by the Iowa Revised Uniform Limited Liability Company Act, to be maintained in the State of Iowa is Charles E. Cutler, whose address is 1307 50th Street, West Des Moines, Iowa 50266. The registered office and the registered agent for service of process may be changed from time to time by action of the Members and by filing the prescribed form with the Secretary of State of the State of Iowa.

1.4 Business of the Company. The Company may engage in any business permitted by Iowa law.

ARTICLE II.
MEETINGS

2.1 Meetings. Meetings of the Members, for any purpose or purposes, unless otherwise prescribed by statute, may be called by a Manager or by any of the Members.

2.2 Notice of Meeting. Written, email or telephonic notice stating the place, day and hour of the meeting and the purposes for which the meeting is called, shall be delivered not less than three (3) days before the date of the meeting, either personally or by mail or email, by or at the direction of a Manager to each Member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the Member at his address as it appears on the books of the Company, with postage thereon prepaid. When all the Members of the Company are present at any meeting, or if those not present sign in writing a waiver of notice of such meeting, or subsequently ratify all the proceedings

thereof, the transactions of such meeting are as valid as if a meeting were formally called and notice had been given.

2.3 Quorum. At any meeting of the Members, a majority of the Units of the Company, as reflected by the books of the Company, represented in person or by proxy, shall constitute a quorum at a meeting of Members. If less than the majority of the Units are represented at a meeting, a majority of the Units so represented may adjourn the meeting from time to time without further notice. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

2.4 Proxies. At all meetings of Members, a Member may vote by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Such proxy shall be filed with the Manager of the Company before or at the time of the meeting. No proxy shall be valid after three months from date of execution, unless otherwise provided in the proxy.

2.5 Voting by Certain Members. Certificates of Ownership standing in the name of a corporation, partnership or limited liability company may be voted by such officer, partner, member, manager, agent or proxy as the Bylaws or Operating Agreement of such entity may prescribe. Certificates of Ownership held by a trustee, personal representative, administrator, executor, guardian or conservator may be voted by him, either in person or by proxy, without a transfer of such certificates into his name.

2.6 Formal Action by Members. Ordinarily, the act of a majority of the Members present at a meeting at which a quorum is present shall be the act of the Members. Upon demand of any Member, voting on a particular issue may be in accordance with the Members' Units in the Company.

2.7 Procedure. A Manager of the Company shall preside at meetings of the Members, may move or second any item of business but shall not vote upon any matter when there is an even number of Members present and the Members are evenly divided as to an issue. A record shall be maintained of the meetings of the Members. The Members may adopt their own rules of procedure which shall not be inconsistent with this Operating Agreement. This provision is not intended to limit or restrict a Manager of the Company from voting upon matters in his capacity as a Member.

2.8 Presumption of Assent. A Member of the Company who is present at a meeting of the Members at which action on any matter is taken shall be presumed to have assented to the action taken, unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by certified mail to the secretary of the meeting immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Member who voted in favor of such action.

2.9 Informal Action of Members. Unless otherwise provided by law, any action required to be taken at a meeting of the Members, or any other action which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the Members entitled to vote with respect to the subject matter thereof.

2.10 Telephonic Meeting. Members of the Company may participate in any meeting of the Members by means of conference telephone or similar communication if all persons participating in such meeting can hear one another for the entire discussion of the matter(s) to be voted upon. Participating in a meeting pursuant to this Section shall constitute presence in person at such meeting.

ARTICLE III.
CERTIFICATES OF OWNERSHIP AND THEIR TRANSFER

3.1 Certificates. Certificates of Ownership representing each Member's ownership of Units in the Company shall be in such form as shall be determined by the Members. Such Certificates of Ownership shall be signed by a Manager. All Certificates of Ownership shall be consecutively numbered or otherwise identified. The name and address of the person to whom the Certificates of Ownership are issued, with the number of Units issued, shall be entered in the Register of Certificates of the Company. In case of a lost, destroyed or mutilated Certificate of Ownership, a new one may be issued upon such terms and indemnity to the Company as the Members may prescribe.

3.2 Initial Capital Contributions. The initial capital contributions to the Company by the Members shall be as set forth on Schedule A attached hereto and incorporated herein by this reference.

3.3 Additional Capital Contributions. Members may contribute in proportionate amounts any additional capital deemed necessary for the operation of the Company, provided, however, that in the event that any Member deems it advisable to refuse or fails to contribute his share of any or all of the additional capital, then the other Members or any one of them may contribute the additional capital not paid in by such refusing Member and shall receive therefore additional Units of the Company in direct proportion to the additional capital contributed. Unless otherwise agreed, the right to make up additional capital contributions of a refusing Member shall be available proportionately or in such proportions as the remaining Members may agree.

3.4 Additional Members. The existing Members may, upon a majority vote, admit additional Members to the Company. The new Members of the Company shall have all of the rights and obligations of a Member under the Operating Agreement.

3.5 Transfers of Units. Any Member proposing a transfer or assignment of his Units in the Company shall first notify the Company, in writing, of all the details and consideration for the proposed transfer or assignment. The Company, for the benefit of the remaining Members, shall have the first right to acquire the Units under the same terms and conditions first proposed

by the withdrawing Member. If the Company declines to elect such option, the remaining Members desiring to participate may proportionately (or in such proportions as the remaining Members may agree) purchase the Units under the same terms and conditions first proposed by the withdrawing Member. The election of both the Company and the remaining Members shall be exercised within ten (10) days after the date of notification to the Company.

If the transfer or assignment is made as originally proposed and the other Members fail to approve the transfer or assignment by unanimous written consent, the transferee or assignee shall have no right to participate in the management of the business and affairs of the Company or to become a Member. The transferee or assignee shall only be entitled to receive the share of the profit or other compensation by way of income and the return of contributions to which that Member would otherwise be entitled.

ARTICLE IV.
FISCAL YEAR, BOOKS AND RECORDS

4.1 Fiscal Year. The fiscal year of the Company shall begin on the first day of January and end on the last day of December each year, unless otherwise determined by resolution of the Members.

4.2 Books and Records. The books and records of the Company shall be kept at the principal office of the Company or at such other places, as the Managers shall from time to time determine.

4.3 Right of Inspection. Any Member of record shall have the right to examine, at any reasonable time or times for all purposes, the books and records of account, minutes and records of Members and to make copies thereof. Such inspection may be made by any agent or attorney of the Member.

4.4 Financial Records. All financial records shall be maintained and reported based on generally acceptable accounting practices.

ARTICLE V.
DISTRIBUTION OF PROFITS

5.1 Distribution of Profits. Distributions will be made at the discretion of the Managers. Any distributions made will be pro rata in proportion to the respective ownership interests of the Members. No distribution will be declared or paid if the Company is unable to pay its debts or the Company's total assets would be less than the sum of its liabilities.

ARTICLE VI.
MANAGEMENT OF THE COMPANY

6.1 Management. The Company's business activities and the management of its affairs shall be exercised and conducted exclusively by the Managers, who shall have authority to act for the Company in all matters, and those persons selected from time to time by the Managers to perform such other services as may from time to time be required. Except as otherwise set forth in this Operating Agreement, the Members shall not participate in the management of the Company or have any power or authority to bind the Company. The words "Manager" and/or "Managers" shall be used interchangeably throughout this Agreement regardless of the number of Managers that are ultimately elected.

6.2 Managers. The Company shall initially be managed by one (1) Manager, **Patricia S. Housby**, which number may be changed from time to time by the Members of the Company. Each Manager shall have an equal right, power and authority with the other Managers in management and operation of the activities of the Company. In the event of a difference arising among the Managers as to a matter in the ordinary course of the activities of the Company, such difference shall be decided by a majority of the Managers.

6.3 Election and Tenure. The Managers of the Company shall be elected by majority vote of the Members. Managers need not be selected from among the Members. Each Manager shall hold office from date of election until death, resignation or removal.

6.4 Resignations and Removal. Any Manager may resign at any time by giving written notice to the other Managers, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. Any Manager may be removed at any time by the Members with or without cause. The Members may, at their discretion, elect a new Manager to replace the resigning or removed Manager at a meeting called for such purpose.

6.5 Salaries. The salaries of the Managers (if any) shall be fixed from time to time by the Members and no Manager shall be prevented from receiving such salary by reason of the fact that he is also a Member of the Company.

6.6 Deposits. All funds of the Company shall be deposited from time to time to the credit of the Company in such banks, trust companies or other depositories as the Managers may select.

6.7 Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, and all notes or other evidences of indebtedness issued in the name of the Company shall be signed by any Manager.

6.8 Loans. Loans may be contracted on behalf of the Company by any Manager.

6.9 Contracts. Any Manager may enter into any contract or execute any instrument in the name of and on behalf of the Company.

6.10 Real Estate Transactions. Any Manager may execute any deed or other instrument relating to the purchase or sale of real estate in the name of and on behalf of the Company.

6.11 Accountant. One or more accountant(s) may be selected from time to time by the Managers to perform such tax and accounting services as may from time to time be required.

6.12 Legal Counsel. One or more attorney(s) at law may be selected from time to time by the Managers to perform such other services as may from time to time be required.

ARTICLE VII.
MISCELLANEOUS

7.1 Notice. Any notice required or permitted to be given pursuant to the provisions of the Iowa Revised Uniform Limited Liability Company Act, the Certificate of Organization of the Company or this Operating Agreement shall be effective as of the date personally delivered; or if sent by mail, on the date deposited with United States Postal Service, prepaid and addressed to the intended receiver at his last known address as shown in the records of the Company; or if sent by email, on the date the email was sent.

7.2 Waiver of Notice. Whenever any notice is required to be given pursuant to the provisions of the Iowa Revised Uniform Limited Liability Company Act, the Certificate of Organization of the Company or this Operating Agreement, a waiver thereof, in writing, signed by the persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

7.3 Indemnification By Company. The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action or proceeding, has no reasonable cause to believe his conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not in itself create a presumption that the person did or did not act in good faith and in a manner which he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

7.4 Indemnification Funding. The Company shall fund the indemnification obligations provided by Section 7.3 in such manner and to such extent as the Members may from time to time deem proper.

7.5 Duality of Interest Transactions. Managers and Members of this Company have a duty of honesty to this Company in all matters affecting this Company's interests. Managers and Members may hold interests in and manage entities engaged in business similar to the Company.

7.6 Anticipated Transactions. Notwithstanding the provision of Section 7.5, it is anticipated that the Members may from time to time have other legal and financial relationships outside of the Company and/or participate in contracts and transactions outside of their membership in the Company.

7.7 Gender and Number. Whenever the context requires, the gender of all words used herein shall include the masculine, feminine and neuter, and the number of all words shall include the singular and plural thereof.

7.8 Articles and other Headings. The Articles and other headings contained in this Operating Agreement are for reference purposes only and shall not affect the meaning or interpretation.

7.9 Reimbursement of Managers and Members. Managers and Members shall receive reimbursement for expenses reasonably incurred in the performance of their duties.

7.10 Authority. Each person executing this Operating Agreement has the legal capacity with full power and authority to execute this Operating Agreement on behalf of the Member they represent and this Operating Agreement has been duly authorized, approved and ratified by each respective entity Member and is therefore binding on such entity Member.

ARTICLE VIII.
TERMINATION AND DISSOLUTION

8.1 Events Requiring Termination and Dissolution. The Company shall be dissolved upon the happening of any of the following events:

(a) The occurrence of any event which would make unlawful the continuing existence of the Company; or

(b) The affirmative action of its Members.

8.2 Business After Dissolution. After dissolution, the Company shall not engage in any business except that necessary to wind up the Company's affairs and to protect the value of and distribute the Company's assets.

8.3 Profits and Losses During Winding Up. Profits and losses earned or incurred during the course of the winding up of the Company shall be credited or debited to the Members in the same proportion as before dissolution.

8.4 Management of the Company After Dissolution. The management of the Company after dissolution shall be the same as provided in this Operating Agreement for the Company prior to dissolution.

8.5 Distribution of Assets Upon Dissolution. In settling accounts after dissolution, the assets of the Company shall be distributed in the following order:

(a) To creditors, including the Members who are creditors (to the extent permitted by law) in satisfaction of the liabilities of the Company, other than for distributions to Members under the Iowa Revised Uniform Limited Liability Company Act.

(b) To the Members in satisfaction of liabilities for distributions under the Iowa Revised Uniform Limited Liability Company Act.

(c) To the Members of the Company.

8.6 Certificate of Dissolution. When all debts, liabilities and obligations have been paid and discharged or reasonably adequate provisions have been made therefore and all of the remaining property and assets have been distributed to the Members, articles of dissolution shall be executed and filed with the Iowa Secretary of State. Thereafter, the existence of the Company shall cease, except for the purpose of suits, other proceedings and appropriate action as may be expressly provided in the Iowa Revised Uniform Limited Liability Company Act. The Managers shall thereafter have authority to distribute any Company property discovered after dissolution, convey real estate and take such other action as may be necessary on behalf of and in the name of the Company.

ARTICLE IX.
AMENDMENTS

9.1 Amendments. This Operating Agreement may be altered, amended, restated, or repealed and a new Operating Agreement may be adopted by majority vote of the Members, after notice and opportunity for discussion of the proposed alteration, amendment, restatement, or repeal.

CERTIFICATION

THE UNDERSIGNED, being all of the Members of the Company, hereby evidence their adoption and ratification of the foregoing Operating Agreement of the Company.

DATED this 7th day of October, 2020.

By: _____
Patricia S. Housby, Trustee of the Patricia Sargent Housby Family Trust

SCHEDULE A

Member and Address	Initial Capital Contributions	Units	Certificate Number	Date
Patricia S. Housby, Trustee of the Patricia Sargent Housby Family Trust 3200 Jordan Grove West Des Moines, IA 50265	$100.00	100	1	10/07/2020

CONSENT TO ACTIONS TAKEN

IN LIEU OF AN ORGANIZATIONAL MEETING OF THE MEMBERS

OF

LEGACY HOUSBY, LLC

THE UNDERSIGNED, being the Members of Legacy Housby, LLC, a limited liability company (the "Company") duly organized and existing under the laws of the State of Iowa, pursuant to the provisions of the Iowa Revised Uniform Limited Liability Company Act, do hereby consent, adopt and subscribe to the following resolutions by unanimous written consent, which consent shall have the same force and effect as a unanimous vote by the Members in lieu of holding an organizational meeting of the Company.

WHEREAS, the proposed draft of Operating Agreement prepared by counsel for the Company has been reviewed and should be adopted as the Operating Agreement for the Company.

WHEREAS, the proposed form of Certificate of Ownership prepared by counsel for the Company has been reviewed and should be adopted for use by the Company.

NOW THEREFORE RESOLVED, that the proposed draft of Operating Agreement is adopted as the Operating Agreement of the Company.

FURTHER RESOLVED, that Patricia S. Housby is elected to serve as Manager of the Company until death, resignation or removal as provided in the Operating Agreement of the Company.

FURTHER RESOLVED, that the proposed form of Certificate of Ownership is adopted for use by the Company and that the Manager is authorized and directed to prepare and issue Certificates of Ownership for Units in the Company as follows:

Member	Units	Certificate Number	Percentage
Patricia S. Housby, Trustee of the Patricia Sargent Housby Family Trust	100	1	100%

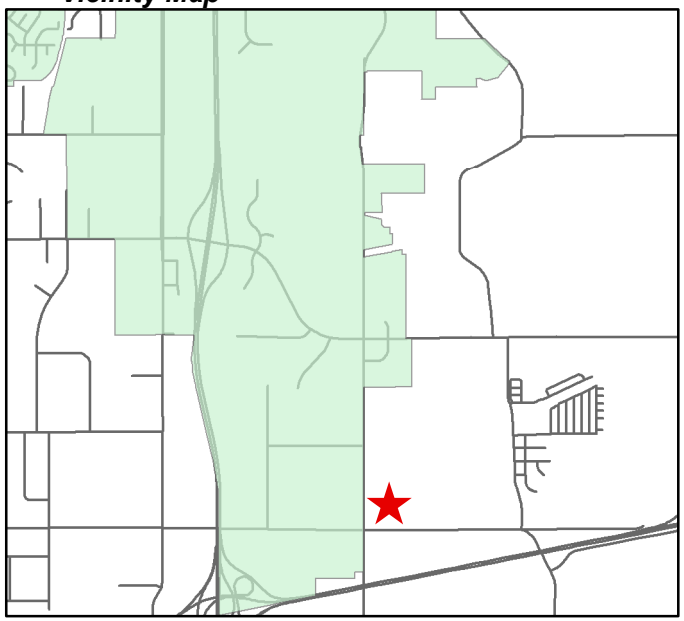
FURTHER RESOLVED, that the Managers are authorized and directed to execute a resolution and other documents reasonably necessary to conduct business with a bank for the Company and when so executed the documents will become a binding obligation on the Company.

FURTHER RESOLVED, that the Registered Agent of the Company is authorized, directed and empowered to sign the Biennial Report of the Company and to file the same with the Secretary of State of the State of Iowa.

DATED this 7th day of October, 2020.

By: _____
Patricia S. Housby, Trustee of the Patricia Sargent Housby Family Trust

Vicinity Map



LEGAL DESCRIPTION:

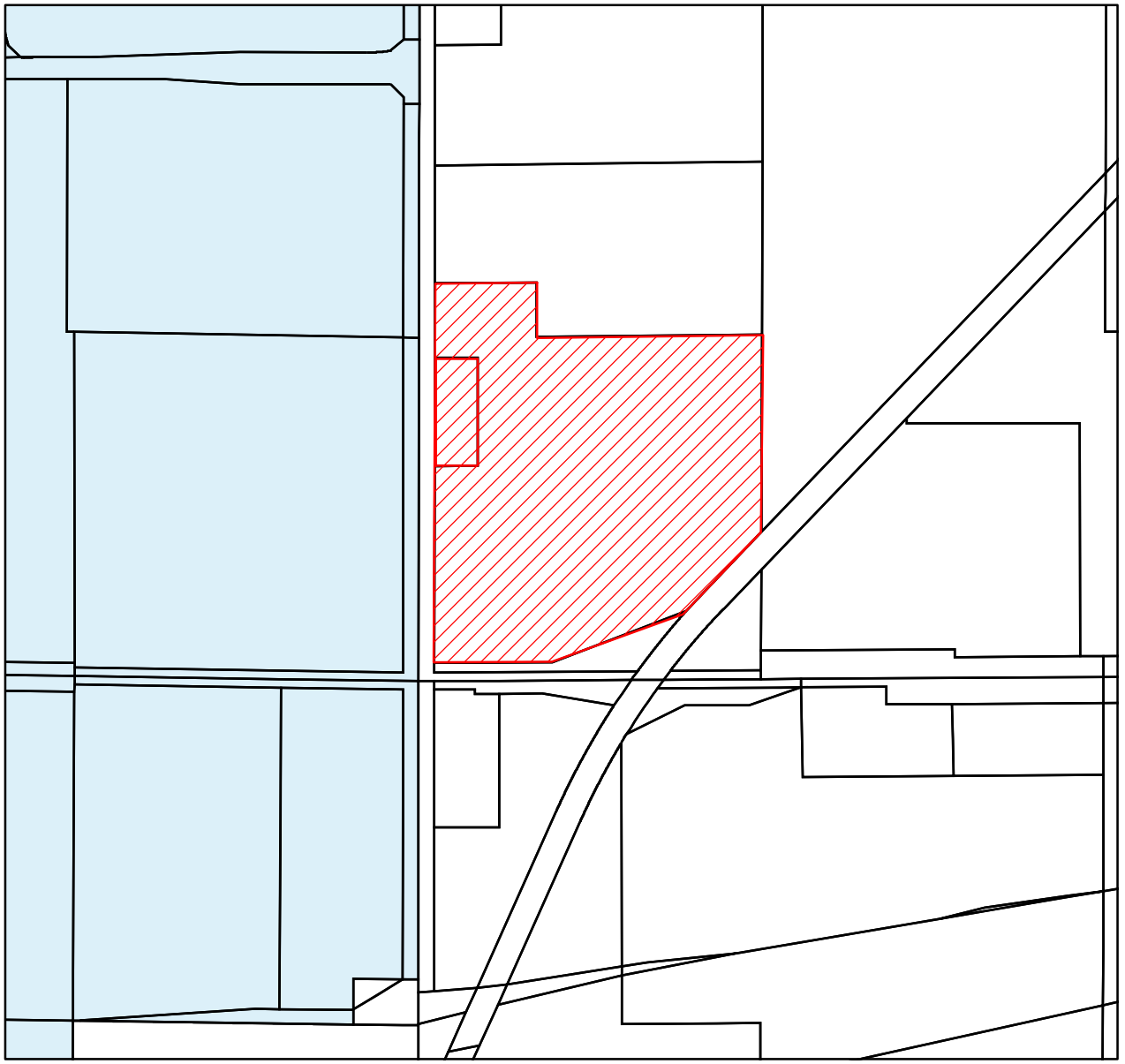
THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 EXCEPT THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET, THAT PORTION LAYING NORTHWEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 8, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO POLK COUNTY BY WARRENTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426 PAGE 486, POLK COUNTY, IOWA.

AND

THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 79, RANGE 23 WEST OF THE 5TH P.M. POLK COUNTY, IOWA EXCEPT PUBLIC ROAD RIGHT OF WAY ON THE WEST SIDE THEREOF AND RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 16 FEET OF THE WEST 110 FEET OF SAID PROPERTY. THIS DEED MADE AND EXECUTED PURSUANT TO A CONTRACT FOR THE SALE OF SAID PROPERTY, FROM LESTER H. DAVIS TO THE ABOVE NAMED GRANTEES AND IT SHALL BE PLACED IN ESCROW TO BE DELIVERED TO THE GRANTEES, THEIR HEIRS OR ASSIGNS UPON FULL PAYMENT OF THE CONTRACT.

ALL BEING IN POLK COUNTY, IOWA.

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."



1 inch = 650.337 feet

Annexation Map

Property Owners:
Legacy Housby LLC, Richard W. & Peggy J. Groves

City of Ankeny

Legacy Housby Annexation

Sheet No. 1 of 1

City of Ankeny, Iowa
Community Development Department

Drawn By: LLH

Checked by:

Date: August 29, 2023

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for utilities.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN KIMBERLEY ESTATES PLAT 2 FOR UTILITIES

WHEREAS, on the 15th day of August, 2022, the City of Ankeny, Iowa entered into a three-party contract with Evolution Contracting, LLC, the Contractor, and Kimberley Development Corporation, the Developer, for the construction of certain public improvements generally described as Utilities, approved under Resolution No. 2022-388; 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 September 5th, 2023 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.

PASSED AND APPROVED on this 5th day of September, 2023.

CITY OF ANKENY, IOWA

By: _____
Mark E. Holm, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Kimberley Estates Plat 2

Ankeny, Iowa

September 5, 2023

This is to certify that the construction improvements on the ***Kimberley Estates Plat 2*** 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

Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for subgrade.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN KIMBERLEY ESTATES PLAT 2 FOR SUBGRADE

WHEREAS, on the 15th day of August, 2022, the City of Ankeny, Iowa entered into a three-party contract with Huber Grading Inc, the Contractor, and Kimberley Development Corporation, the Developer, for the construction of certain public improvements generally described as Subgrade, approved under Resolution No. 2022-389; 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 September 5th, 2023 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.

PASSED AND APPROVED on this 5th day of September, 2023.

CITY OF ANKENY, IOWA

By: _____
Mark E. Holm, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Kimberley Estates Plat 2

Ankeny, Iowa

September 5, 2023

This is to certify that the construction improvements on the ***Kimberley Estates Plat 2*** 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

Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Municipal Utilities	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting public improvements in Kimberley Estates Plat 2 for paving.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Certificate of Completion

RESOLUTION

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN KIMBERLEY ESTATES PLAT 2 FOR PAVING

WHEREAS, on the 15th day of August, 2022, the City of Ankeny, Iowa entered into a three-party contract with Manatts Inc., the Contractor, and Kimberley Development, the Developer, for the construction of certain public improvements generally described as Paving, approved under Resolution No. 2022-390; 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 September 5th, 2023 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.

PASSED AND APPROVED on this 5th day of September, 2023.

CITY OF ANKENY, IOWA

By: _____
Mark E. Holm, Mayor

ATTEST:

By: _____
Michelle Yuska, City Clerk

CERTIFICATE OF COMPLETION

Kimberley Estates Plat 2

Ankeny, Iowa

September 5, 2023

This is to certify that the construction improvements on the ***Kimberley Estates Plat 2*** 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

Erin Ollendike, P.E.
Project Engineer
Civil Design Advantage
Iowa License Number: 16926

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Upgrade Essential Infrastructure

ACTION REQUESTED:

Resolution

LEGAL:

No Review Required

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting a proposal from On Track Construction in the amount of $133,550.00 for the construction of the 2023 Annual Storm Sewer Repairs project.

EXECUTIVE SUMMARY:

The action before the Council is the adoption of a Resolution accepting a proposal from On Track Construction for the 2023 Annual Storm Sewer Repairs project.

The 2023 Annual Storm Sewer Repairs project includes storm sewer repairs at 5 locations throughout the City of Ankeny, more specifically the 700 block of NE Hayes Drive, SW 2nd Court, SE Magazine Road and SE Wanda Road, NE 31st Street and NE Trilein Drive, and NW Briargate Drive.

The construction improvements include removing 2 intakes, constructing one (1) SW-505 intake and one (1) SW-506 modified intake, removing thirty-four (34) linear feet of existing storm sewer, constructing

eighteen (18) linear feet of 15-inch diameter reinforced concrete pipe storm sewer and sixteen (16) linear feet of 18-inch diameter reinforced concrete pipe storm sewer, one (1) connection repair, removing and replacing eleven (11) square yards of 4-inch PCC sidewalk, removing and replacing fifty-five (55) square feet of 5-inch thick PCC flume, and constructing one hundred and forty-five (145) square yards of full depth pavement patches, C-SUD PCC, 7-inch to 8-inch thick. Other associated improvements include temporary traffic control, surface restoration, erosion control, mobilization, and miscellaneous associated work necessary to complete the project.

Bid invitations were sent to twenty-one (21) contractors. Three (3) bids were received for the project as follows:

On Track Construction $133,550.00

Granite Excavating $142,355.00

TK Concrete, Inc. $170,845.00

The Engineer's estimated cost for the project was $179,780.00. The bids ranged from 74% below to 95% below the engineer's estimate. On Track Construction has completed similar projects for the City of Ankeny in the past and they have the technical experience to complete this project. The Public Works Department recommends awarding the 2023 Annual Storm Sewer Repairs project to On Track Construction of Nevada, Iowa.

FISCAL IMPACT: **No**

The cost for the project was included in the 2023-2027 CIP for construction in 2023.

CITY MANAGER'S RECOMMENDATIONS:

Approve the motion to adopt RESOLUTION accepting a proposal from On Track Construction for the 2023 Annual Storm Sewer Repairs project.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution
Bid Tabulation
Location Map

RESOLUTION 2023-XXX

A RESOLUTION ACCEPTING A PROPOSAL FROM ON TRACK CONSTRUCTION IN THE AMOUNT OF $133,550.00 FOR THE CONSTRUCTION OF THE 2023 ANNUAL STORM SEWER REPAIRS PROJECT.

WHEREAS, the City of Ankeny desires to complete storm sewer repairs at 5 locations throughout the City of Ankeny, more specifically the 700 block of NE Hayes Drive, SW 2nd Court, SE Magazine Road and SE Wanda Road, NE 31st Street and NE Trilein Drive, and NW Briargate Drive, and;

WHEREAS, a request for proposal was sent out to twenty-one (21) contractors, and;

WHEREAS, the results of the request for proposal are as follows:

On Track Construction	$133,550.00
Granite Excavating	$142,355.00
TK Concrete, Inc.	$170,845.00
Engineer's Estimated Cost	$179,780.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Proposal from On Track Construction in the amount of $133,550.00 be accepted for the construction of the 2023 Annual Storm Sewer Repairs project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Bid Tabulation
2023 Annual Storm Sewer Repairs
8/29/2023

				Engineer's Estimate			On Track Construction			Granite Excavating			TK Concrete, Inc		
Item No.	SUDAS No.	Item	Unit	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price	Total	Unit Price	Total Price
		700 BLOCK NE HAYES DR													
		TRENCH EXCAVATION AND BACKFILL													
1	3010-F	Trench Compaction Testing	LS	1	$ 1,000.00	$ 1,000.00	1	$ 505.00	$ 505.00	1	$ 600.00	$ 600.00	1	$ 2,750.00	$ 2,750.00
		SEWERS AND DRAINS													
2	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	12	$ 340.00	$ 4,080.00	12	$ 462.50	$ 5,550.00	12	$ 400.00	$ 4,800.00	12	$ 300.00	$ 3,600.00
3	4020-D	Removal of Storm Sewer, RCP, Less Than or Equal to 36-inch Diameter	LF	12	$ 60.00	$ 720.00	12	$ 67.50	$ 810.00	12	$ 70.00	$ 840.00	12	$ 75.00	$ 900.00
4	4040-A	Subdrain, Corrugated PVC, Type 1, Case B, 6" Diameter	LF	3	$ 30.00	$ 90.00	3	$ 190.00	$ 570.00	3	$ 43.00	$ 129.00	3	$ 250.00	$ 750.00
5	4040-999-A	Removal of Subdrain, Any Type, Any Size	LF	3	$ 20.00	$ 60.00	3	$ 125.00	$ 375.00	3	$ 20.00	$ 60.00	3	$ 100.00	$ 300.00
		STRUCTURES FOR SANITARY AND STORM SEWERS													
6	6010-B	Intake, Type SW-505, 6'-8" x 2'-0"	EA	1	$ 15,000.00	$ 15,000.00	1	$ 11,200.00	$ 11,200.00	1	$ 8,000.00	$ 8,000.00	1	$ 8,500.00	$ 8,500.00
7	6010-B	Intake, Type SW-506 (Modified), 7'-0" x 6'-0"	EA	1	$ 20,500.00	$ 20,500.00	1	$ 13,645.00	$ 13,645.00	1	$ 11,000.00	$ 11,000.00	1	$ 12,500.00	$ 12,500.00
8	6010-H	Remove Intake	EA	2	$ 2,000.00	$ 4,000.00	2	$ 1,500.00	$ 3,000.00	2	$ 1,300.00	$ 2,600.00	2	$ 1,500.00	$ 3,000.00
		STREETS AND RELATED WORK													
9	7010-999-X	Plastic Concrete Testing	LS	1	$ 500.00	$ 500.00	1	$ 1,000.00	$ 1,000.00	1	$ 600.00	$ 600.00	1	$ 1,200.00	$ 1,200.00
10	7030-A	Removal of Sidewalk	SY	11	$ 60.00	$ 660.00	11	$ 15.00	$ 165.00	11	$ 29.00	$ 319.00	11	$ 25.00	$ 275.00
11	7030-E	Sidewalk, PCC, Class C, 4" Thick	SY	11	$ 90.00	$ 990.00	11	$ 125.00	$ 1,375.00	11	$ 262.00	$ 2,882.00	11	$ 250.00	$ 2,750.00
12	7040-A	Full Depth Patches, PCC, Class C-SUD, 8" Thick (max.) - 7" Thick (min.)	SY	68	$ 250.00	$ 17,000.00	68	$ 190.00	$ 12,920.00	68	$ 275.00	$ 18,700.00	68	$ 150.00	$ 10,200.00
		TRAFFIC CONTROL													
13	8030-A	Temporary Traffic Control	LS	1	$ 15,000.00	$ 15,000.00	1	$ 3,232.00	$ 3,232.00	1	$ 800.00	$ 800.00	1	$ 6,500.00	$ 6,500.00
14	8030-999-1	Portable Dynamic Message Sign (PDMS)	CDAY	6	$ 200.00	$ 1,200.00	6	$ 100.00	$ 600.00	6	$ 800.00	$ 4,800.00	6	$ 400.00	$ 2,400.00
		SITE WORK AND LANDSCAPING													
15	9010-A	Conventional Seeding and Fertilizing, Type 1	Ac.	0.05	$ 20,000.00	$ 1,000.00	0.05	$ 40,000.00	$ 2,000.00	0.05	$ 11,000.00	$ 550.00	0.05	$ 25,000.00	$ 1,250.00
16	9040-E	Temporary RECP, Type 1.C	SY	160	$ 4.00	$ 640.00	160	$ 5.00	$ 800.00	160	$ 6.00	$ 960.00	160	$ 5.00	$ 800.00
17	9040-T-1	Inlet Protection Device, Drop-in Intake Protection	EA	4	$ 350.00	$ 1,400.00	4	$ 250.00	$ 1,000.00	4	$ 275.00	$ 1,100.00	4	$ 300.00	$ 1,200.00
18	9040-T-1	Inlet Protection Device, Surface-applied	EA	4	$ 350.00	$ 1,400.00	4	$ 500.00	$ 2,000.00	4	$ 275.00	$ 1,100.00	4	$ 300.00	$ 1,200.00
19	9040-T-2	Inlet Protection Device, Maintenance	EA	4	$ 50.00	$ 200.00	4	$ 100.00	$ 400.00	4	$ 55.00	$ 220.00	4	$ 150.00	$ 600.00
		MISCELLANEOUS													
20	11010-A	Construction Survey	LS	1	$ 1,000.00	$ 1,000.00	1	$ 1,000.00	$ 1,000.00	1	$ 2,000.00	$ 2,000.00	1	$ 5,000.00	$ 5,000.00
21	11020-A	Mobilization	LS	1	$ 6,000.00	$ 6,000.00	1	$ 9,975.00	$ 9,975.00	1	$ 3,000.00	$ 3,000.00	1	$ 10,500.00	$ 10,500.00
22	11050-A	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00	1	$ 1,010.00	$ 1,010.00	1	$ 650.00	$ 650.00	1	$ 2,250.00	$ 2,250.00
23	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 1,075.00	$ 1,075.00	1	$ 650.00	$ 650.00	1	$ 1,500.00	$ 1,500.00
		SW 2ND CT													
		SEWERS AND DRAINS													
24	4999-A	Concrete Collar at PVC connection to CMP Structure	EA	1	$ 750.00	$ 750.00	1	$ 2,475.00	$ 2,475.00	1	$ 5,500.00	$ 5,500.00	1	$ 4,750.00	$ 4,750.00
		SITE WORK AND LANDSCAPING													
25	9010-A	Conventional Seeding and Fertilizing, Type 1	Ac.	0.05	$ 20,000.00	$ 1,000.00	0.05	$ 40,400.00	$ 2,020.00	0.05	$ 22,000.00	$ 1,100.00	0.05	$ 25,000.00	$ 1,250.00
26	9040-E	Temporary RECP, Type 1.C	SY	200	$ 4.00	$ 800.00	200	$ 5.00	$ 1,000.00	200	$ 6.00	$ 1,200.00	200	$ 4.00	$ 800.00
27	9040-F	Wattle, Straw, 9" Diameter	LF	25	$ 10.00	$ 250.00	25	$ 5.00	$ 125.00	25	$ 4.00	$ 100.00	25	$ 5.00	$ 125.00
		MISCELLANEOUS													
28	11020-A	Mobilization	LS	1	$ 3,000.00	$ 3,000.00	1	$ 2,055.00	$ 2,055.00	1	$ 2,500.00	$ 2,500.00	1	$ 5,500.00	$ 5,500.00
29	11050-A	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00	1	$ 100.00	$ 100.00	1	$ 600.00	$ 600.00	1	$ 1,250.00	$ 1,250.00
30	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 105.00	$ 105.00	1	$ 600.00	$ 600.00	1	$ 1,500.00	$ 1,500.00
		SE MAGAZINE RD & SE WANDA RD													
		SEWERS AND DRAINS													
31	4020-A-1	Storm Sewer, Trenched, Class III RCP, 15" Diameter	LF	6	$ 340.00	$ 2,040.00	6	$ 615.00	$ 3,690.00	6	$ 500.00	$ 3,000.00	6	$ 575.00	$ 3,450.00
32	4020-D	Removal of Storm Sewer, RCP, Less Than or Equal to 36-inch Diameter	LF	6	$ 60.00	$ 360.00	6	$ 100.00	$ 600.00	6	$ 75.00	$ 450.00	6	$ 100.00	$ 600.00
		TRAFFIC CONTROL													

33	8030-A	Temporary Traffic Control	LS	1	$ 2,500.00	$ 2,500.00	1	$ 1,515.00	$ 1,515.00	1	$ 800.00	$ 800.00	1	$ 3,200.00	$ 3,200.00
		SITE WORK AND LANDSCAPING													
34	9010-A	Conventional Seeding and Fertilizing, Type 1	Ac.	0.01	$ 20,000.00	$ 200.00	0.01	$ 101,000.00	$ 1,010.00	0.01	$ 55,000.00	$ 550.00	0.01	$ 125,000.00	$ 1,250.00
35	9040-E	Temporary RECP, Type 1.C	SY	55	$ 4.00	$ 220.00	55	$ 5.00	$ 275.00	55	$ 6.00	$ 330.00	55	$ 4.00	$ 220.00
36	9040-T-1	Inlet Protection Device, Drop-in Intake Protection	EA	2	$ 350.00	$ 700.00	2	$ 255.00	$ 510.00	2	$ 275.00	$ 550.00	2	$ 300.00	$ 600.00
37	9040-T-2	Inlet Protection Device, Maintenance	EA	2	$ 50.00	$ 100.00	2	$ 100.00	$ 200.00	2	$ 55.00	$ 110.00	2	$ 150.00	$ 300.00
		MISCELLANEOUS													
38	11020-A	Mobilization	LS	1	$ 3,500.00	$ 3,500.00	1	$ 3,300.00	$ 3,300.00	1	$ 3,000.00	$ 3,000.00	1	$ 5,500.00	$ 5,500.00
39	11050-A	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00	1	$ 100.00	$ 100.00	1	$ 650.00	$ 650.00	1	$ 1,250.00	$ 1,250.00
40	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 100.00	$ 100.00	1	$ 650.00	$ 650.00	1	$ 1,500.00	$ 1,500.00
NE 31ST ST & NE TRILEIN DR															
		TRENCH EXCAVATION AND BACKFILL													
41	3010-F	Trench Compaction Testing	LS	1	$ 1,000.00	$ 1,000.00	1	$ 355.00	$ 355.00	1	$ 600.00	$ 600.00	1	$ 1,500.00	$ 1,500.00
		SEWERS AND DRAINS													
42	4020-A-1	Storm Sewer, Trenched, Class III RCP, 18" Diameter	LF	16	$ 425.00	$ 6,800.00	16	$ 298.00	$ 4,768.00	16	$ 375.00	$ 6,000.00	16	$ 300.00	$ 4,800.00
43	4020-D	Removal of Storm Sewer, RCP, Less Than or Equal to 36-inch Diameter	LF	16	$ 60.00	$ 960.00	16	$ 95.00	$ 1,520.00	16	$ 70.00	$ 1,120.00	16	$ 100.00	$ 1,600.00
		STREETS AND RELATED WORK													
44	7010-999-X	Plastic Concrete Testing	LS	1	$ 500.00	$ 500.00	1	$ 505.00	$ 505.00	1	$ 650.00	$ 650.00	1	$ 1,250.00	$ 1,250.00
45	7040-A	Full Depth Patches, PCC, Class C-SUD, 8" Thick (max.) - 7" Thick (min.)	SY	73	$ 250.00	$ 18,250.00	73	$ 165.00	$ 12,045.00	73	$ 275.00	$ 20,075.00	73	$ 150.00	$ 10,950.00
		TRAFFIC CONTROL													
46	8030-A	Temporary Traffic Control	LS	1	$ 15,000.00	$ 15,000.00	1	$ 2,929.00	$ 2,929.00	1	$ 850.00	$ 850.00	1	$ 3,750.00	$ 3,750.00
47	8030-999-1	Portable Dynamic Message Sign (PDMS)	CDAY	6	$ 200.00	$ 1,200.00	6	$ 100.00	$ 600.00	6	$ 850.00	$ 5,100.00	6	$ 400.00	$ 2,400.00
		SITE WORK AND LANDSCAPING													
48	9010-A	Conventional Seeding and Fertilizing, Type 1	Ac.	0.01	$ 20,000.00	$ 200.00	0.01	$ 101,000.00	$ 1,010.00	0.01	$ 60,000.00	$ 600.00	0.01	$ 125,000.00	$ 1,250.00
49	9040-E	Temporary RECP, Type 1.C	SY	100	$ 4.00	$ 400.00	100	$ 5.00	$ 500.00	100	$ 6.00	$ 600.00	100	$ 4.00	$ 400.00
50	9040-T-1	Inlet Protection Device, Drop-in Intake Protection	EA	4	$ 350.00	$ 1,400.00	4	$ 255.00	$ 1,020.00	4	$ 275.00	$ 1,100.00	4	$ 450.00	$ 1,800.00
51	9040-T-2	Inlet Protection Device, Maintenance	EA	4	$ 50.00	$ 200.00	4	$ 100.00	$ 400.00	4	$ 55.00	$ 220.00	4	$ 150.00	$ 600.00
		MISCELLANEOUS													
52	11020-A	Mobilization	LS	1	$ 6,000.00	$ 6,000.00	1	$ 5,000.00	$ 5,000.00	1	$ 2,500.00	$ 2,500.00	1	$ 5,500.00	$ 5,500.00
53	11050-A	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00	1	$ 505.00	$ 505.00	1	$ 700.00	$ 700.00	1	$ 1,250.00	$ 1,250.00
54	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 435.00	$ 435.00	1	$ 700.00	$ 700.00	1	$ 1,500.00	$ 1,500.00
NW BRIARGATE DR															
		STRUCTURES FOR SANITARY AND STORM SEWERS													
55	6010-E-2	Intake Adjustment, Minor	EA	1	$ 3,000.00	$ 3,000.00	1	$ 1,250.00	$ 1,250.00	1	$ 2,675.00	$ 2,675.00	1	$ 3,500.00	$ 3,500.00
56	6999-A	Removal and Replacement of Concrete Flume, 5" Thick	SF	55	$ 100.00	$ 5,500.00	55	$ 55.00	$ 3,025.00	55	$ 75.00	$ 4,125.00	55	$ 100.00	$ 5,500.00
		SITE WORK AND LANDSCAPING													
57	9010-A	Conventional Seeding and Fertilizing, Type 1	Ac.	0.01	$ 20,000.00	$ 200.00	0.01	$ 101,000.00	$ 1,010.00	0.01	$ 75,000.00	$ 750.00	0.01	$ 125,000.00	$ 1,250.00
58	9040-E	Temporary RECP, Type 1.C	SY	140	$ 4.00	$ 560.00	140	$ 5.00	$ 700.00	140	$ 6.00	$ 840.00	140	$ 5.00	$ 700.00
59	9040-F	Wattle, Straw, 9" Diameter	LF	25	$ 10.00	$ 250.00	25	$ 20.00	$ 500.00	25	$ 4.00	$ 100.00	25	$ 5.00	$ 125.00
		MISCELLANEOUS													
60	11020-A	Mobilization	LS	1	$ 3,000.00	$ 3,000.00	1	$ 1,655.00	$ 1,655.00	1	$ 3,500.00	$ 3,500.00	1	$ 5,500.00	$ 5,500.00
61	11050-A	Concrete Washout	LS	1	$ 1,000.00	$ 1,000.00	1	$ 101.00	$ 101.00	1	$ 750.00	$ 750.00	1	$ 1,250.00	$ 1,250.00
62	11999-A	Orange Mesh Safety Fence	LS	1	$ 500.00	$ 500.00	1	$ 330.00	$ 330.00	1	$ 750.00	$ 750.00	1	$ 1,500.00	$ 1,500.00
TOTAL AMOUNT BID =						**$ 179,780.00**			**$ 133,550.00**			**$ 142,355.00**			**$ 170,845.00**

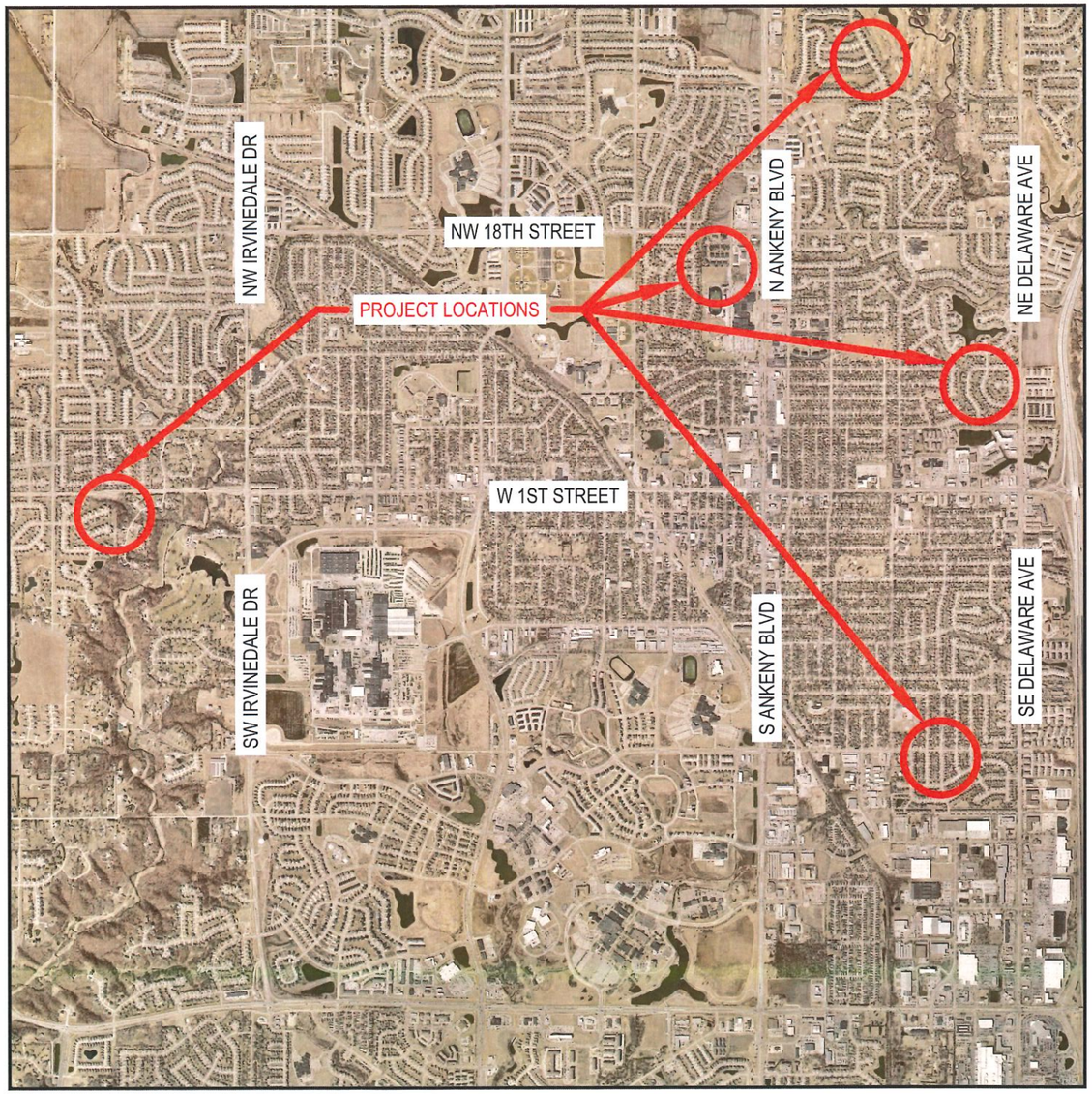
PUBLIC IMPROVEMENT PLANS FOR

2023 ANNUAL STORM SEWER REPAIRS

CITY OF ANKENY

POLK COUNTY, IOWA

2023-030



VICINITY MAP
1 INCH = 3000 FEET

APPLICABLE SUDAS FIGURES

3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
4020.211	STORM SEWER PIPE CONNECTIONS
4040.231	SUBDRAINS
4040.233	SUBDRAIN OUTLETS
6010.501	SINGLE GRATE INTAKE
6010.503	SINGLE GRATE INTAKE WITH MANHOLE
6010.506	DOUBLE GRATE INTAKE WITH MANHOLE
6010.514	BOXOUTS FOR GRATE INTAKES
6010.602	CASTINGS FOR STORM SEWER MANHOLES
6010.603	CASTINGS FOR GRATE INTAKES
7010.101	JOINTS
7010.102	PCC CURB DETAILS
7010.901	PCC PAVEMENT JOINTING
7010.904	TYPICAL JOINTING LAYOUT
7030.201	CLASSES OF SIDEWALK
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS
8030.101	TEMPORARY TRAFFIC CONTROL GENERAL INFORMATION
8030.102	WORK OFF OF PAVEMENT WITH MINOR ENCROACHMENT ONTO TRAVELED WAY
8030.111	LANE CLOSURE AT AN INTERSECTION
8030.112	LANE CLOSURE ON THE FAR SIDE OF AN INTERSECTION
8030.113	CLOSURE OF TURN LANE
8030.116	STREET OR ROAD CLOSURE
8030.117	SIDEWALK DETOUR
8030.118	SIDEWALK DIVERSION

INDEX OF SHEETS

A.1	TITLE SHEET
A.2	LEGEND AND SYMBOL INFORMATION SHEET
B.1-B.3	TYPICAL DETAILS
C.1-C.9	QUANTITIES AND GENERAL INFORMATION
D.1	700 BLOCK NE HAYES DR PLAN SHEET
D.2	SW 2ND CT PLAN SHEET
D.3	NE 31ST ST & NE TRILEIN DR PLAN SHEET
D.4	NW BRIARGATE DR PLAN SHEET
D.5	SE MAGAZINE RD & SE WANDA RD PLAN SHEET
G.1	700 BLOCK NE HAYES DRIVE SURVEY SHEET
J.1	GENERAL TRAFFIC CONTROL NOTES
J.2-J.4	TRAFFIC CONTROL PLAN SHEETS
RR.1-RR.3	EROSION AND SEDIMENT CONTROL PLAN SHEETS

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Iowa's Before, 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
REBECCA L. FORD
P19717
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.

Rebecca Ford 06/07/2023
Rebecca L. Ford, P.E. Date

License Number: P19717
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal:

ALL

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

city of Ankeny
bringing it all together

TITLE SHEET
2023 ANNUAL STORM SEWER REPAIRS

SHEET
A.1

S:\PUBWORKS\ENGINEERINGDIVISION\PUBLIC WORKS PROJECTS\2023 PUBLIC WORKS\2023 ANNUAL STORM SEWER REPAIRS – 2023-030\ANNUAL STORM SEWER REPAIRS – OPEN CUT.DWG

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
City Manager	Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to receive and file the RAGBRAI 2023 Report.

EXECUTIVE SUMMARY:

The RAGBRAI 2023 Report is intended to inform elected officials of the City's obligation of resources, operational impacts and costs associated with RAGBRAI 2023.

FISCAL IMPACT: **Yes**

The cost for the one-day event totaled $235,898.62 and has been broken down into indirect and direct costs. Indirect costs totaled $179,667.48, which included straight time personnel costs and equipment usage that would have otherwise been spent performing regular job duties. Direct costs totaled $56,231.14, which included overtime personnel costs and miscellaneous expenses that only incurred because of RAGBRAI.

CITY MANAGER'S RECOMMENDATIONS:

Recommend to receive and file the RAGBRAI 2023 Report.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
RAGBRAI 2023 Report

Jennifer Sease
Administrative Services Director
City Manager's Office

Date: August 28, 2023

To: Mayor and City Council

Subject: RAGBRAI 2023

Background

In early 2023, the City was notified of its selection as a pass-thru and meeting town for the Register's Annual Great Bicycle Ride Across Iowa (RAGBRAI) 2023. This officially began the planning efforts of hosting Day 4: Wednesday, July 26 from Ames to Des Moines. The route from Ames to Des Moines included 50 miles, 1,216 ft of elevation, and was the shortest route of the week. The ride from Ames to Des Moines was themed "Guinness Book of World Records" and initial discussions with RAGBRAI officials suggested Ankeny could expect to see up to 100,000 riders pass through Ankeny. The effort to achieve official Guinness Book of World Records certification for the largest "parade of riders" on Day 4 was however officially abandoned by RAGBRAI late in the event planning process. By that time, public safety and resource allocation efforts were tailored around an expected rider range of 30,000 – 60,000. Actual ridership estimates for that day have not been provided, but were likely on the lower end of the projected range due to the extreme heat experienced on Day 4.

Financial and Operational Impacts

The planning efforts for an event of this size were significant and involved most City departments, including stakeholders from The District at Prairie Trail, Uptown Ankeny Association and the Ankeny Chamber of Commerce.

The table below represents the total costs related to RAGBRAI 2023:

	Indirect			Direct			
Department	**Personnel Costs Regular**	**Equipment Usage**	**Total Indirect Costs**	**Personnel Costs Overtime**	**Miscellaneous Expenses**	**Total Direct Costs**	**Total Costs**
City Clerk	$ 3,980.51	$ -	$ 3,980.51	$ -	$ 125.32	$ 125.32	$ 4,105.83
City Manager	15,947.29	-	15,947.29	-	52.75	52.75	16,000.04
Communications	13,870.42	-	13,870.42	-	3,445.22	3,445.22	17,315.64
Community Development	771.54	-	771.54	-	-	-	771.54
Development Engineering	2,603.24	133.44	2,736.68	67.84	-	67.84	2,804.52
Economic Development	9,976.24	-	9,976.24	-	1,004.71	1,004.71	10,980.95
Fire Department	8,077.54	772.09	8,849.63	3,401.19	860.00	4,261.19	13,110.82
Human Resources	589.22	-	589.22	-	-	-	589.22
IT	3,672.07	-	3,672.07	231.56	141.92	373.48	4,045.55
Parks and Recreation	16,838.64	2,726.80	19,565.44	353.64	13,319.50	13,673.14	33,238.58
Police Department	25,888.60	5,319.04	31,207.64	11,843.61	2,198.56	14,042.17	45,249.81
Public Works	25,194.99	26,847.72	52,042.71	4,165.15	13,312.20	17,477.35	69,520.06
Sewer	1,454.95	-	1,454.95	449.69	110.45	560.14	2,015.09
Water	2,593.38	-	2,593.38	512.96	634.87	1,147.83	3,741.21
Outside Public Safety Agencies	11,447.48	962.28	12,409.76	-	-	-	12,409.76
RAGBRAI Total	**$ 142,906.11**	**$ 36,761.37**	**$ 179,667.48**	**$ 21,025.64**	**$ 35,205.50**	**$ 56,231.14**	**$ 235,898.62**

RAGBRAI Pass-Through City Contribution	$ 10,000.00
Fire Inspections	200.00
Vendor Permits	9,800.00
Total Revenue	**$ 20,000.00**
Total Hotel/Motel Tax Transfer	**$ 36,231.14**

Similar to other large-scale events, such as SummerFest, City departments were asked to track all costs associated with RAGBRAI 2023 including personnel costs, equipment usage and miscellaneous expenses. The cost for the one-day event totaled $235,898.62 and has been broken down into indirect and direct costs. Indirect costs totaled $179,667.48, which included straight time personnel costs and equipment usage that would have otherwise been spent performing regular job duties. Direct costs totaled $56,231.14, which included overtime personnel costs and miscellaneous expenses that only incurred because of RAGBRAI. Overtime for most departments was limited when compared to other events that take place over the weekend or evenings since the route closed streets during normal working hours. Public safety had the largest amount of overtime because additional resources were needed the day of the event. The City also received resources from the Dallas and Polk County Sherriff's Office; Iowa State Patrol; Desoto, Urbandale, Waukee and Windsor Heights Police Departments; Johnston-Grimes, Pleasant Hill and Urbandale Fire Departments and Iowa Department of Transportation.

The City generated $20,000 in total revenue which included a $10,000 contribution from the Des Moines Register for being a pass-through city, $200 from fire inspections and $9,800 from vendor permits. These revenues are being shown as an offset to the total direct costs of $56,231.14, for a net cost to the City of $36,231.14. It is recommended that $36,231.14 be transferred from the hotel/motel tax fund to offset the cost of RAGBRAI 2023. The FY 2024 hotel/motel tax fund budget included $40,000 in anticipated costs.

Finally, thank you to all the staff and volunteers that worked to make RAGBRAI 2023 a successful and safe event. It was a wonderful opportunity to showcase Ankeny.

Conclusion

This report is intended to inform elected officials of the City's obligation of resources, operational impacts and costs associated with RAGBRAI 2023.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:
Enhance Quality of Life

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Consider motion to receive and file the Ankeny SummerFest 2023 Report.

EXECUTIVE SUMMARY:

The Ankeny SummerFest 2023 Report is intended to inform elected officials of the City's obligation of resources, operational impacts and costs associated with SummerFest 2023. It also demonstrates the City's commitment to SummerFest and provides valuable information to the Ankeny Area Chamber of Commerce.

FISCAL IMPACT: **Yes**

The City's contribution of in-kind services and miscellaneous costs for SummerFest 2023 is $38,988.49. These costs will be paid from the hotel/motel tax fund.

CITY MANAGER'S RECOMMENDATIONS:

Recommend to receive and file the Ankeny SummerFest 2023 Report.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
SummerFest 2023 Report

Jennifer Sease
Administrative Services Director
City Manager's Office

Date: August 28, 2023

To: Mayor and City Council

Subject: SummerFest 2023

Background

In 2007, the Ankeny City Council adopted Resolution No. 2007-201 formally recognizing Ankeny SummerFest as a special community festival eligible for support from the City of Ankeny through in-kind services.

In 2011, the Ankeny City Council approved a SummerFest Policy. The policy provided that as long as this special community festival is administered by the Ankeny Area Chamber of Commerce, the City will continue providing an annual subsidy within its fiscal means. The policy capped the maximum City contribution of in-kind services at $50,000 annually to be paid from the hotel/motel tax fund. The maximum contribution has been adjusted approximately 5% annually and is approved in the hotel/motel tax fund budget.

Financial and Operational Impacts

The table below represents the history of the City's SummerFest and Celebrate Ankeny commitment of in-kind services (primarily personnel costs and equipment usage):

SummerFest 2011	$ 41,768.11	SummerFest 2017	$ 58,742.52
SummerFest 2012	49,595.20	SummerFest 2018	58,657.37
SummerFest 2013	61,251.89	SummerFest 2019	59,180.95
SummerFest 2014	47,392.21	Celebrate Ankeny 2021	12,838.13
SummerFest 2015	46,918.98	SummerFest 2022	54,630.06
SummerFest 2016	45,615.81	SummerFest 2023	38,988.49

The table below represents the departmental costs related to SummerFest 2023:

Department	Personnel Costs Regular	Personnel Costs Overtime	Miscellaneous Costs	Total
Fire	$ 1,483.03	$ 2,747.47	$ 323.15	$ 4,553.65
Park Maintenance	899.94	743.60	1,258.44	2,901.98
Police	988.25	19,470.92	-	20,459.17
Public Works	885.25	4,791.60	3,362.66	9,039.51
Water	77.88	790.04	251.13	1,119.05
Wastewater	-	646.88	268.25	915.13
Total	$ 4,334.35	$ 29,190.51	$ 5,463.63	$ 38,988.49

The FY 2024 budgeted commitment to SummerFest 2023 is $71,000. The actual departmental costs of $38,988.49 are $32,011.51 below budget. These costs will be paid from the hotel/motel tax fund. The relocation of SummerFest to The District at Prairie Trail in 2022 and further improvements and familiarity with the site in 2023 showed a further reduction in in-kind services, primarily in the park maintenance, police and public works

departments. It is anticipated that the FY 2025 budget allocation to SummerFest 2024 will be reduced to reflect the actual cost of the event over the past couple of years.

Conclusion

This report is intended to inform elected officials of the City's obligation of resources, operational impacts and costs associated with SummerFest 2023. It also demonstrates the City's commitment to SummerFest and provides valuable information to the Ankeny Area Chamber of Commerce.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
City Manager	Enhance Quality of Life

ACTION REQUESTED:

Resolution

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider a motion to adopt a **RESOLUTION** setting a public hearing on an ordinance amending the code of ordinances of the City of Ankeny, Iowa, by adding Chapter 58 – Provisions pertaining to the keeping of chickens within the City of Ankeny (date of hrg: 9/18/2023 @ 5:30 p.m.)

EXECUTIVE SUMMARY:

City Council have received requests from community members to consider the keeping of chickens in the City of Ankeny. Presentations were provided to the Council on June 5 2023, and Aug. 21, 2023 regarding chickens and proposed recommendations by City staff. As directed during said meetings, changes requested by City Council have been incorporated into a draft ordinance and a public hearing date is being proposed.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

To approve setting the public hearing for September 18, 2023.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

Discussion on the keeping of chickens occurred at City Council Action Planning Sessions on June 5, 2023, and Aug. 21, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
PH Resolution - Urban Chickens
NOH - Urban Chickens Ordinance

RESOLUTION XX-XXX

A RESOLUTION SETTING A PUBLIC HEARING ON ORDINANCE XXXXX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING CHAPTER 58 – PERTAINING TO THE KEEPING OF CHICKENS

WHEREAS, the City Council of Ankeny, Iowa is considering an amendment to the Ankeny Code of Ordinances; and

WHEREAS, the addition of Chapter 58, Urban Chickens, is being considered as it pertains to the keeping of chickens; and

WHEREAS, the keeping of chickens is not permitted within the City of Ankeny; and

WHEREAS, City Council is considering to allow the keeping of chickens within the City limits if all conditions of the proposed ordinance are met; and

WHEREAS, the City Council determined that it is necessary to set this matter for a public hearing to receive input for and against the proposed ordinance from any interested party.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Ankeny, Iowa sets a public hearing on the proposed amendment in the Council Chambers at Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa 50023 for September 18th, 2023 at 5:30 p.m. at which time it will hear comments for or against the adoption of a proposed amendment; and the City Clerk is hereby authorized and directed to publish notice of this hearing as required by law.

Passed and approved this 5th day of September, 2023.

_____
Mark E. Holm, Mayor

_____
Michelle Yuska, City Clerk

NOTICE OF HEARING CONCERNING AMENDMENTS TO THE ANKENY CODE OF ORDINANCES PERTAINING TO THE KEEPING OF CHICKENS

Notice is hereby given that a public hearing will be held by the City of Ankeny, Iowa on the 18th day of September, 2023 at 5:30 P.M. in the City Council Chambers located at Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023, for the purpose of amending the Ankeny Code of Ordinances.

The proposed comprehensive changes are to create Chapter 58 of the Code of Ordinances – Urban Chickens – as it pertains to the keeping of chickens. A copy of the proposed amendments to the Code of Ordinances of the City of Ankeny, Iowa is available on the City's website at www.ankenyiowa.gov and in the City Clerk's Office.

At the aforementioned time, oral comments may be made on the proposed amendments to the Code of Ordinances. Written comments may be filed electronically and sent to the City Clerk at myuska@ankenyiowa.gov or can be sent to Ankeny City Hall, 410 West First Street, Ankeny, IA 50023 prior to 4:30 P.M. on September 18, 2023. After said hearing, the City may take action on the proposed amendment.

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 and submit comments 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

Questions regarding this hearing or the availability of documentation may be directed to the City Clerk's Office at 515-965-6405.

DATED this 5th day of September, 2023.

_____

Michelle Yuska, City Clerk

Published in the Des Moines Register on the Xth day of XXXXXX, 2023.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT: COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Consent Agenda Items CA-1 through CA-45.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-45.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Public Works	Deliver Exceptional Service

ACTION REQUESTED:

Ordinance - 3rd Reading

LEGAL:

No Review Required

SUBJECT:

Ord 2148: An Ordinance amending Chapter 69 Parking Regulations of the Municipal Code of the City of Ankeny, Iowa, by amending Section 69.04 Angle Parking, Section 69.10 No Parking on North and East Sides of Streets, and Section 69.11 No Parking on Both Sides.

EXECUTIVE SUMMARY:

As the City of Ankeny continues to grow, occasional updates and changes are needed in the regulations governing public on-street parking in order to support traffic safety and mobility. The proposed revisions to Chapter 69 Parking Regulations, recommended by the Public Works Department, cover four primary purposes:

- to support traffic safety in street sections where additional travel lanes, such as left-turn lanes, are designated at intersections;
- to support on-street parking in residential neighborhoods with specific challenges;
- to support intersection traffic safety by reducing sightline obstructions to on-coming vehicles;
- to support traffic flow on major thoroughfares.

FISCAL IMPACT: **No**

The associated expense will be for the sign procurement. Installation will be completed by City staff.

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2148 to amend Chapter 69, Parking Regulations, of the Municipal Code.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

Letters were sent on June 1, 2023 to residents along the street sections where changes to parking regulations are proposed. Modifications to the proposed upgrade have been made due to resident concerns received.

ACTION REQUESTED:

Action: Consider motion to accept third consideration of ORDINANCE 2148, sending it on its final passage and publication as required by law.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Ordinance
Map Chapter_69.04_Angle_Parking
Map Chapter_69_NW_Quadrant
Map Chapter_69_NW_19th_St_Ct
Map Chapter_69_NE_Quadrant
Map Chapter_69_SE_Quadrant
Map Chapter_69_SW_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: That Section 69.04, Angle Parking, be and is hereby amended to delete the stricken language and to include the underlined language:

Angle or diagonal parking is permitted on public streets only where parking spaces are properly marked to indicate individual angle or diagonal parking spaces. ~~in the following locations:~~

(Code of Iowa, Sec. 321.361)

~~1. Southwest 3rd Street. On the north side of Southwest 3rd Street from a point 100 feet west of Southwest Maple Street to a point 100 feet east of Southwest Walnut Street, and on the south side of Southwest 3rd Street from a point 100 feet west of Southwest Maple to Southwest Maple Street, and from a point 25 feet east of Southwest Cherry Street to Southwest Walnut Street;~~

~~2. Southwest Cherry Street. On both sides of Southwest Cherry Street from Southwest 3rd Street to Southwest 2nd Street, and on the east side of Southwest Cherry Street from a point 28 feet south of Southwest 3rd Street to a point 103 feet south of Southwest 3rd Street;~~

~~3. Southwest Walnut Street. On the west side of Southwest Walnut Street from Southwest 3rd Street to Southwest 2nd Street;~~

~~4. Southwest Maple Street. On the west side of Southwest Maple Street from a point 30 feet south of Southwest 3rd Street to a point 332 feet south on Southwest Maple Street.~~

~~5. Southwest 4th Street. On the north side of Southwest 4th Street from a point 15 feet west of Southwest Maple Street to a point 134 feet west on Southwest 4th Street;~~

~~6. Southwest Maple Street. On the east side of Southwest Maple Street from a point 217 feet south of Southwest 4th Street to a point 100 feet south on Southwest Maple Street;~~

~~7. Southwest 5th Street. On the north side of Southwest 5th Street from a point 20 feet east of Southwest Maple Street to a point 110 feet east on Southwest 5th Street;~~

~~8. Southwest 2nd Street. On the south side of Southwest 2nd Street from a point 20 feet west of Southwest Walnut Street to a point 134 feet west of Southwest Walnut Street;~~

~~9. Southwest School Street. On the west side of Southwest School Street from Southwest School Street and Southlawn Drive to a point 328 feet south of Southwest School Street and Southwest Southlawn Drive.~~

~~10. Maple Street. On the west side of Maple Street from a point 50 feet south of the centerline of West 1st Street to a point 50 feet north of the centerline of Southwest 2nd Street.~~

Section 2: That Section 69.10, No Parking on North and East Sides of Streets, be and is hereby amended to include the underlined 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:

   W. On the south side of Northwest 19th Street and Northwest 19th Court from Northwest Boulder Ridge Lane to the east end of Northwest 19th Court

   X. On the south side of Southwest Prairie Trail Parkway from Southwest College Avenue to 250 feet west of Southwest State Street

2. Exceptions. Notwithstanding the provisions of this section parking is authorized or prohibited along certain street as hereinafter set forth:

   BC. Southwest White Birch Drive. Parking is prohibited on both sides of Southwest White Birch Drive from Southwest White Birch Circle to Southwest Plaza Shops Lane.

   BD. Southwest Cherry Street. Parking is prohibited on both sides of Southwest Cherry Street from 100 feet north of Southwest Ordnance Road to 150 feet south of Southwest Magazine Road, except in marked parking spaces.

   BE. Southwest Des Moines Street. Parking is prohibited on both sides of Southwest Des Moines Street from 200 feet north of Southwest Magazine Road to 350 feet south of Southwest Magazine Road; and between SW Prairie Trail Parkway and 250 feet north of SW Prairie Trail Parkway.

   BF. Southwest College Avenue. Parking is prohibited on both sides of Southwest College Avenue from Southwest Oralabor Road to Southwest Plaza Parkway.

   BG. Southwest Oralabor Frontage Road. Parking is prohibited on both sides of Southwest Oralabor Frontage Road.

   BH. Northeast Threshold Drive. Parking is prohibited on both sides of Northeast Threshold Drive from Northeast 36th Street to Northeast 38th Street.

   BI. Northeast 38th Street. Parking is prohibited on both sides of Northeast 38th Street west of Northeast Four Mile Drive.

   BJ. Northeast 40th Street. Parking is prohibited on both sides of Northeast 40th Street from Northeast Spectrum Drive to Northeast Four Mile Drive.

   BK. Southwest Prairie Trail Parkway. Parking is prohibited on both sides of Southwest Prairie Trail Parkway from Southwest Irvinedale Drive to Southwest Plaza Parkway.

BL. Southwest Woodbury Lane. Parking is prohibited on both sides of Southwest Woodbury Lane from Southwest Woodland Court to Southwest Irvinedale Drive.

Section 3: That Section 69.11, No Parking on Both Sides, be and is hereby amended to delete the stricken language and include the underlined language:

2. Major Thoroughfares. On both sides of the following major thoroughfares:
I. Southeast Eastlawn Drive from Southeast Grant Street to Ankeny Boulevard;
J. Southeast Peterson Drive from Southeast Grant Street to Ankeny Boulevard;
K. Southeast 3rd Street from Southeast Grant Street to Ankeny Boulevard;
M. Southwest 3rd Street from Southwest Maple Street to Southwest Scott Street, ~~and from Southwest Scott Street west to Southwest Flynn Drive,~~ except where head-in or angle parking exists, and from Southwest State Street to Southwest 3rd Street Place;
Y. Southwest State Street, except in marked parking spaces;
II. Northeast Frisk Drive;
JJ. Southeast Frisk Drive
KK. Northeast Four Mile Drive;
LL. Southeast Four Mile Drive;
MM. Northeast Deerfield Drive from 250 feet north of Northeast 8th Street to Northeast 18th Street;
NN. Northeast Spectrum Drive;
OO. Northwest 54th Street;
PP. Northeast 54th Street;
QQ. Southeast 54th Street;
RR. Southwest 54th Street
SS. Southeast Crosswinds Drive;
TT. Southeast Corporate Woods Drive;
UU. Southeast 90th Street;
VV. Southwest Magazine Road, except in marked parking spaces;
WW. Southwest Vintage Parkway, except in marked parking spaces.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed**.**

Section 5: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this _____ day of _____ 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

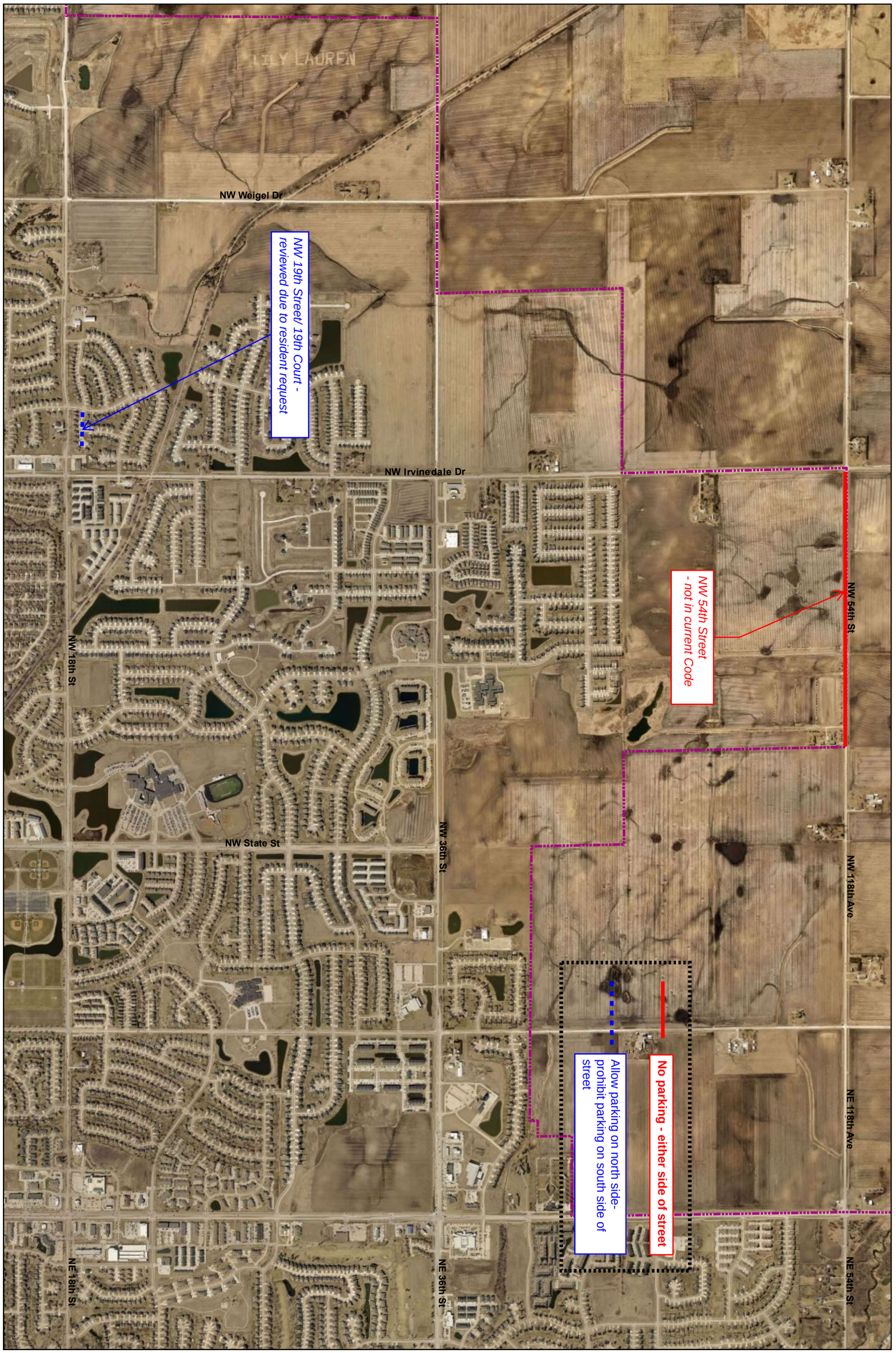
Published in the Des Moines Register
On the ___ day of _____, 2023

1st Con _____
2nd Con _____
3rd Con _____

city of Ankeny bringing it all together	Chapter 69.04 Angle Parking Map is for Locational Purposes Only.	N W E S	1 in = 1,000 ft Date: 7/17/2023

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION



city of Ankeny
bringing it all together

Chapter 69: Updates in NW Quadrant

Map is for Locational Purposes Only.

W S N E

1 in = 1,250 ft

Date: 7/19/2023

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

NW 19th Street/ 19th Court - reviewed due to resident request

Allow parking on north side- prohibit parking on south side of street

NW Trestle Point Dr
NW Woodland Dr
NW Woodbury Dr
NW Woodland Ct
NW Irvinedale Dr
NW Penny Ln
NW Northwood Ln
NW Lois Ln
NW 20th St
NW 20th Ln
NW 19th Ct
NW 19th St
NW Boulder Ridge Ln
NW 18th St
NW 17th Ct
NW 16th Ct
NW Ridge Rd
NW North Creek Dr
NW Northwood Dr
NW Countrywood Ln
NW Cedarwood Ln
NW Linwood Ln
Unknown St
North Creek Park

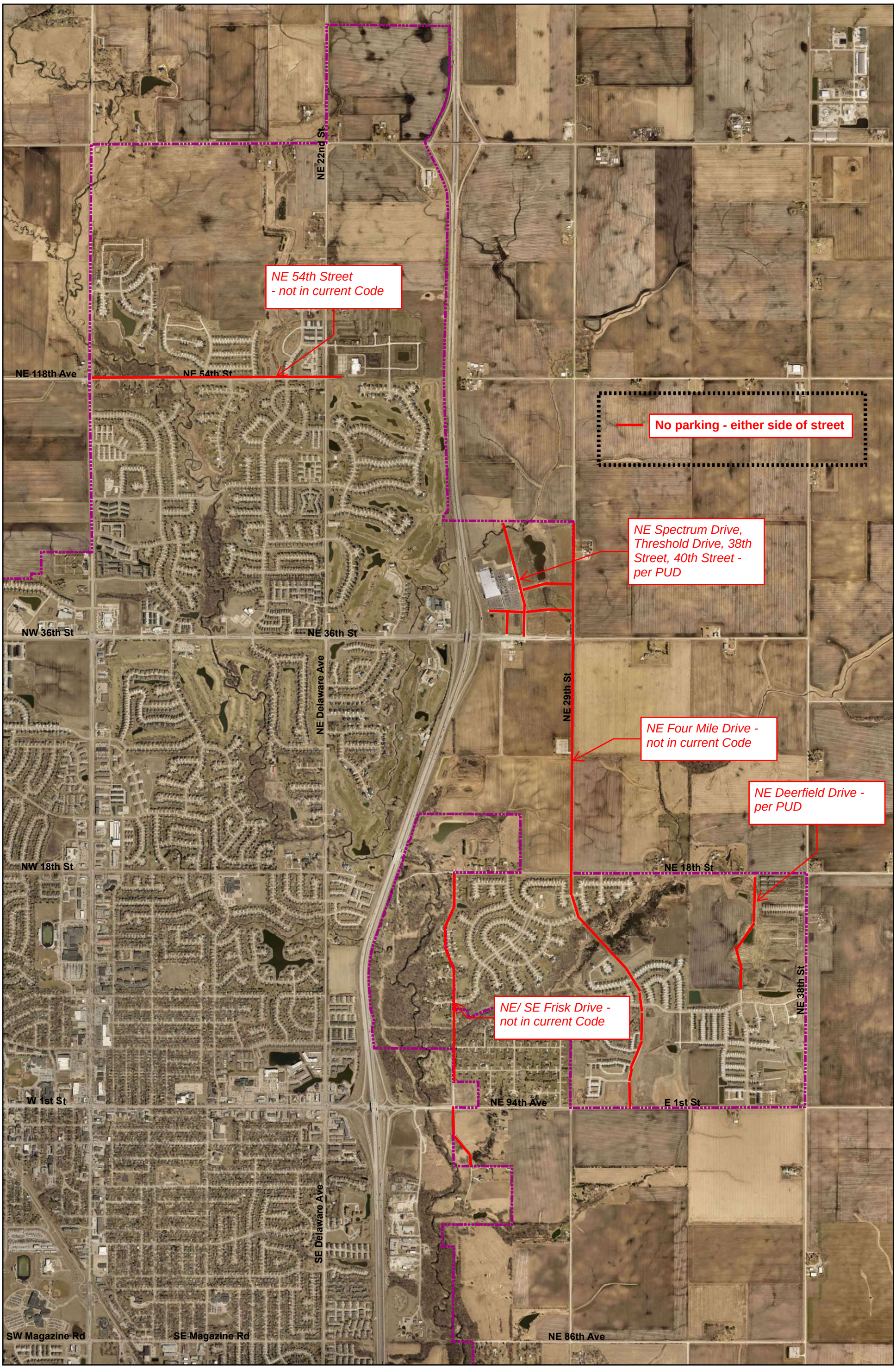
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1 in = 150 ft
Date: 7/19/2023

N
W E
S

Chapter 69: Updates in NW Quadrant
Map is for Locational Purposes Only.

city of Ankeny
bringing it all together



city of Ankeny
bringing it all together

Chapter 69: Updates in NE Quadrant

Map is for Locational Purposes Only.

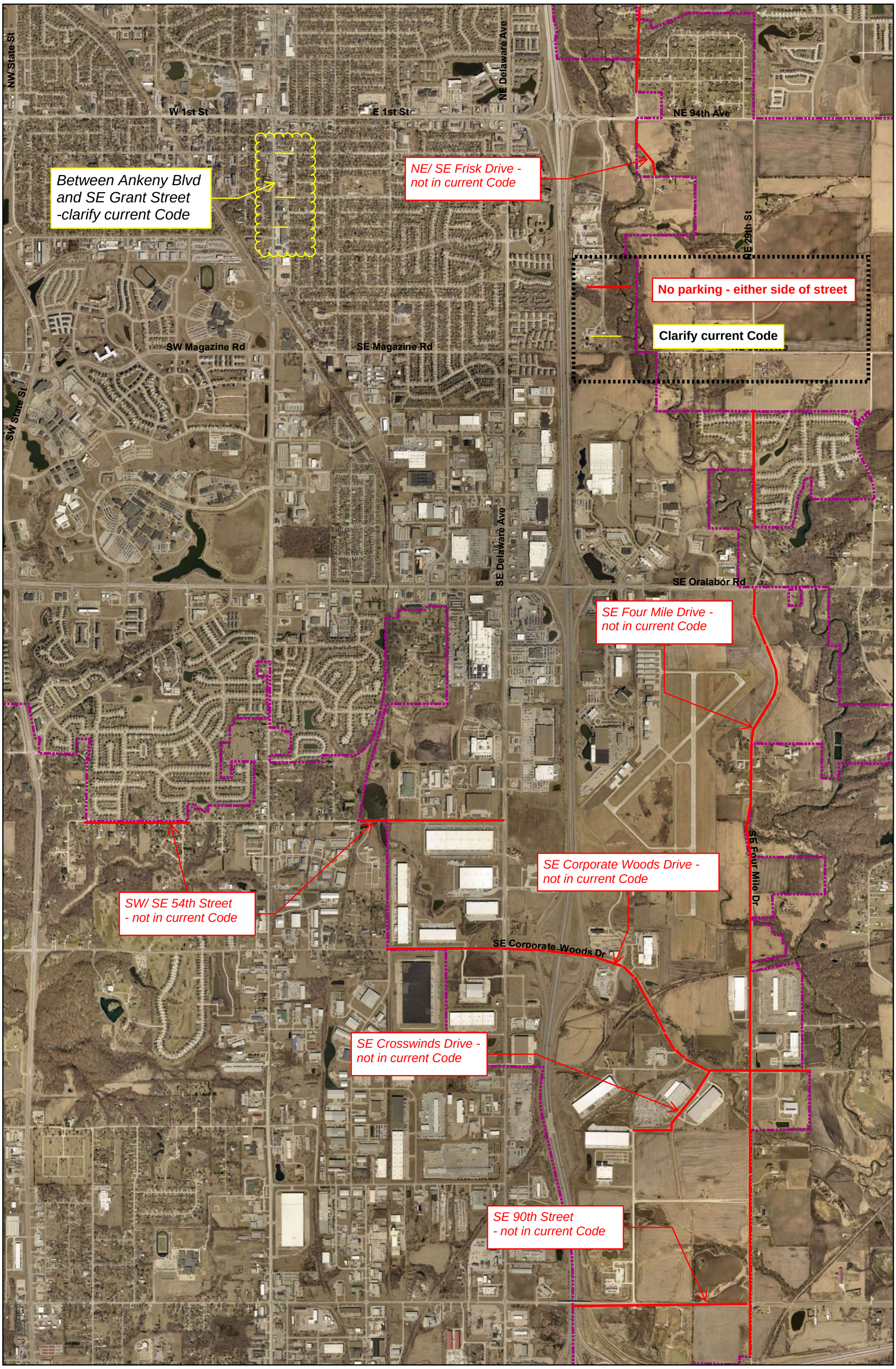
N
W E
S

1 in = 2,000 ft

Date: 7/17/2023

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION



city of Ankeny
bringing it all together

Chapter 69: Updates in SE Quadrant

Map is for Locational Purposes Only.

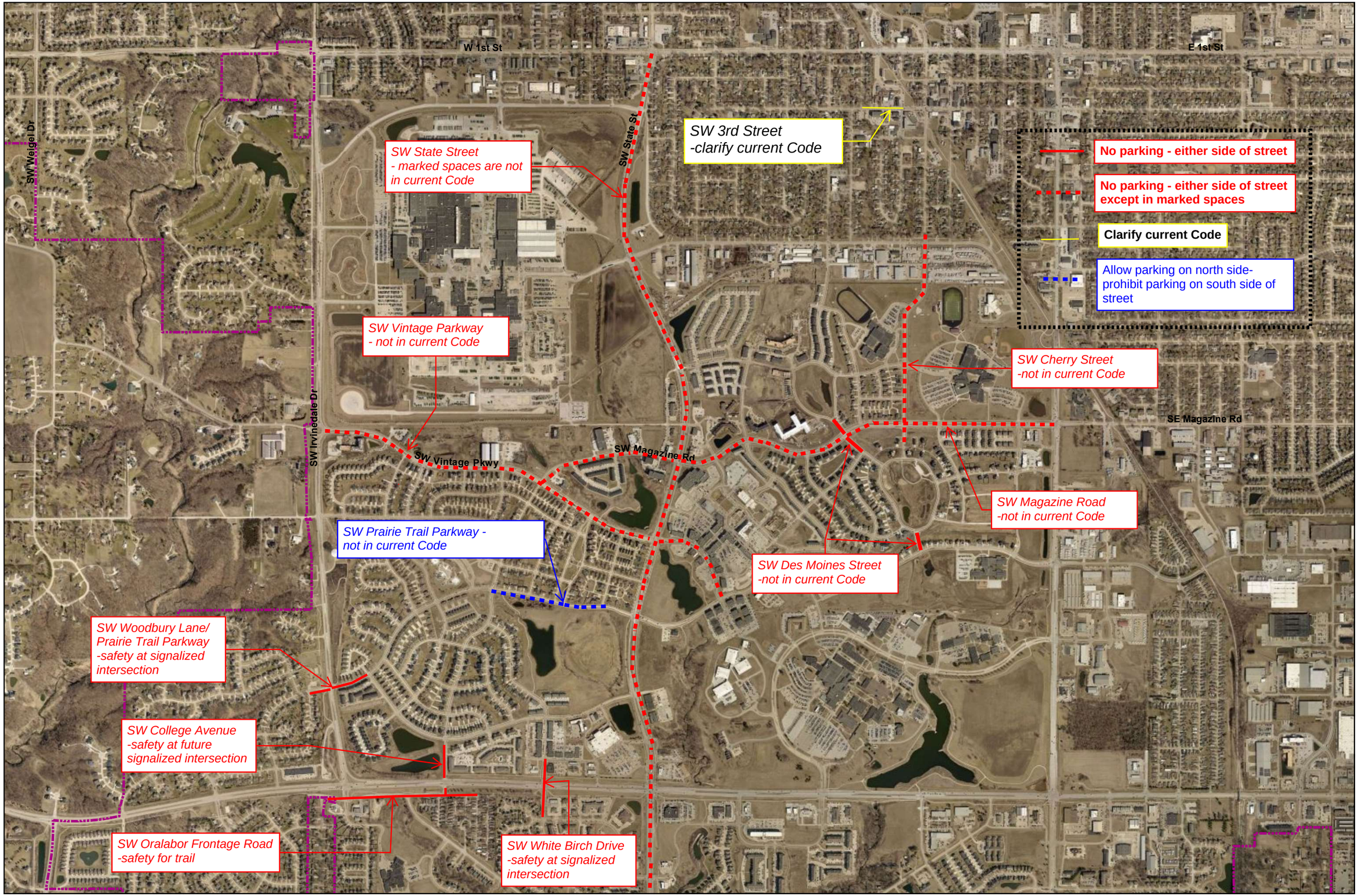
N
W E
S

1 in = 2,000 ft

Date: 7/19/2023

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION



PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1 in = 1,250 ft

Date: 7/19/2023

N
W E
S

Chapter 69: Updates in SW Quadrant

Map is for Locational Purposes Only.

city of Ankeny
bringing it all together

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Ordinance - 2nd Reading

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:

Ord 2149: An Ordinance amending Chapter 94.06 of the Municipal Code of the City of Ankeny, Sewer Connection Districts Established.

EXECUTIVE SUMMARY:

Accept second consideration of Ordinance 2149 amending the Sewer Connection Districts to add Fourmile Sanitary Sewer Connection District 3.

FISCAL IMPACT: **No**

The intent of the connection district is to recover the city's costs associated with the past and future construction of sanitary trunk sewer in the Fourmile Creek basin.

CITY MANAGER'S RECOMMENDATIONS:

Accept second consideration of ORDINANCE 2149 amending the sewer district to include the additional area included within the Fourmile Sanitary Sewer Connection District 3.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

July 17, 2023: The City Council approved Resolution 2023-296 setting a public hearing on the proposed adoption of an ordinance to establish a benefited district and connection fees for the Fourmile Sanitary Trunk Sewer Connection District 3. (date of hrg: 8/21/2023 @ 5:30 p.m.)

August 21, 2023: Public Hearing held on the proposed adoption of an ordinance to establish a benefited district and connection fees for the Fourmile Sanitary Sewer Connection District 3.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

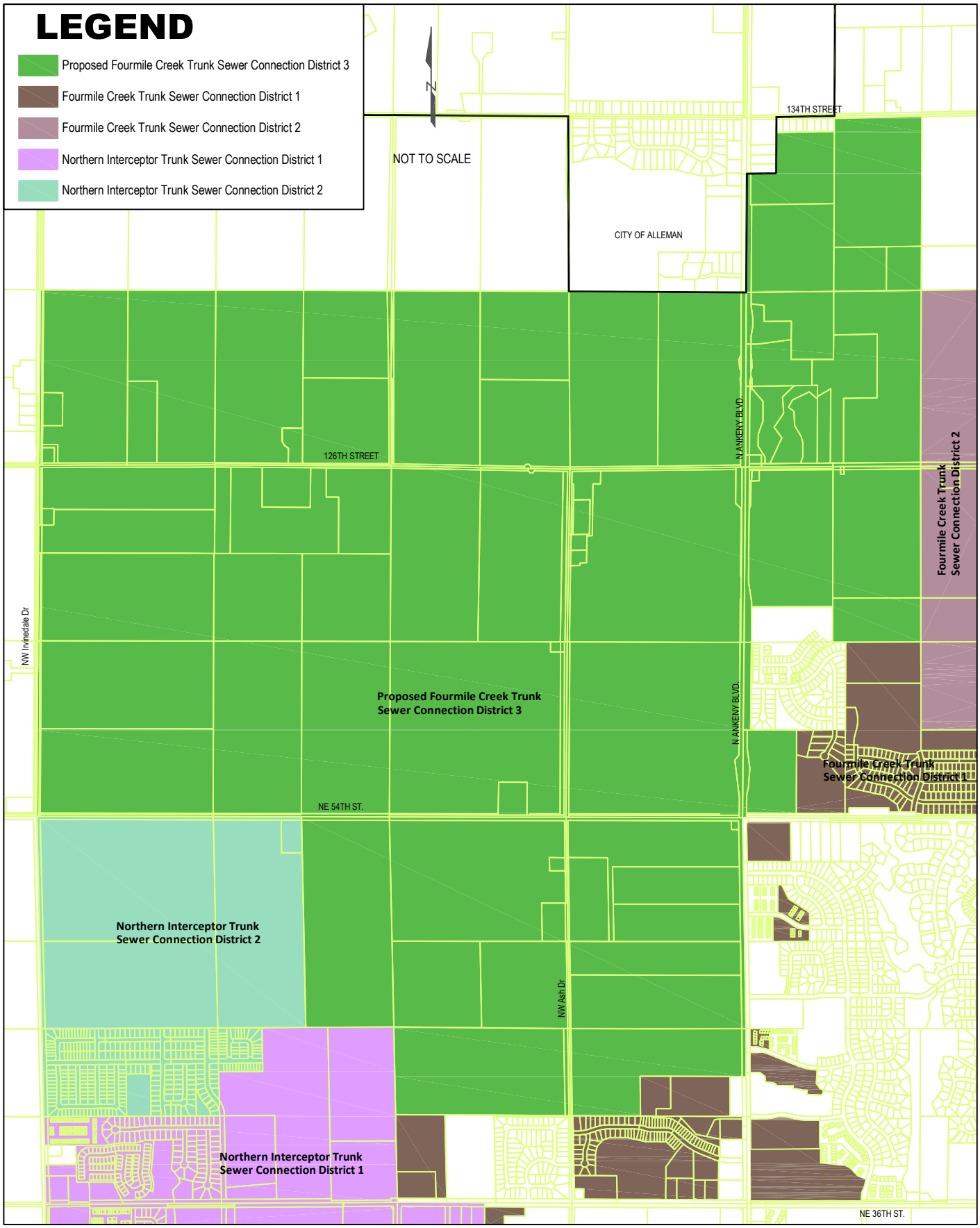
Action: Consider motion to accept second consideration of ORDINANCE 2149.

ADDITIONAL INFORMATION:

Legal publication and Notice to Property Owners was was mailed to affected property owners, and Public Hearing held as required.

ATTACHMENTS:

Click to download
Project Location Map
Proposed Ordinance



PROPOSED FOURMILE TRUNK SEWER CONNECTION DISTRICT 3

city of Ankeny
bringing it all together

MUNICIPAL UTILITIES

DEVELOPMENT ENGINEERING

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 94.06 OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, SEWER CONNECTION DISTRICTS ESTABLISHED.

WHEREAS, the City of Ankeny has established water and sewer connection fee districts in Chapter 94 of the Ankeny Municipal Code; and

WHEREAS, the City Council proposes that the costs of extending improvements not assessed to properties specially benefitted thereby should be recovered by the imposition of a connection fee upon the owners of properties which connect to and derive service from the municipal sanitary sewer utility; and

WHEREAS, the following connection fee ordinance has been prepared for said purpose, which ordinance establishes a certain connection fee district to be known as the Fourmile Creek Trunk Sewer Connection District 3, and provides that property owners within said district would be eligible to connect to the sanitary sewer utility upon application therefor and payment of a connection fee in the amount prescribed to be connected to and served by the sanitary sewer utility.

NOW, THEREFORE, be it Ordained by the City Council of the City of Ankeny, Iowa:

Section 1. That the Municipal Code of the City of Ankeny, Iowa, be and is hereby amended by adding a new Section, as follows:

94.06.22 Fourmile Creek Trunk Sewer Connection District 3

A. Fourmile Creek Trunk Sewer Connection District 3 means and includes only the following described real estate and as shown on an exhibit on file in the office of the Director of Municipal Utilities:

EX W 446F N 846F- & -EX COM NW COR THN E 446.10F ALNG N LN TO POB THN E 874F S 233.05F W 873.82F N 233.05F TO POB- NW 1/4 NW 1/4 LESS .64A RD SEC 25-81-24 (GEOPARCEL # 8124-25-100-013); and

N 60 A E 1/2 NW 1/4 LESS 1 A RD SEC 25-81-24 (GEOPARCEL # 8124-25-100-003); and

SW1/4 NW1/4 LES 2.27A RD SEC 25-81-24 (GEOPARCEL # 8124-25-100-004); and

EX E 8A- S 1/2 SE 1/4 NW 1/4 SEC 25-81-24 (GEOPARCEL # 8124-25-100-005); and

E 8A S 1/2 SE 1/4 NW 1/4 SEC 25-81-24 (GEOPARCEL # 8124-25-100-006); and

OUTLOT X FOUR MILE FOUR (GEOPARCEL # 8124-25-376-001); and

N & E OF LN BEG 1146.74F N & 75F E OF SW COR THN SE 198F S 240F E 410F S 575.53F E TO E LN NW 1/4 SW 1/4 SEC 25-81-24 (GEOPARCEL # 8124-25-300-001); and

LOT 4 FOUR MILE FOUR (GEOPARCEL # 8124-25-326-001); and

PAR A BK 11516 PG 523 BNG BEG 1860.08F N OF SW COR THN N 606.92F E 75F SE 198F S 240F E 410F S 277.36F SW 502.5F NW 183.43F TO POB SW 1/4 LESS RD SEC 25-81-24 (GEOPARCEL # 8124-25-300-006); and

PRT LOT 1 LYG E PARCELS C & D BK 18760 PG 763 GENE'S PLACE (GEOPARCEL # 8124-25-301-003); and

LOT 1 -EX RD EAS COM SW COR SEC 25 THN N 1219.26F E 65.18F TO POB THN E 28.84F SW 93.65F N 33.71F NE 53.30F TO POB- FOUR MILE FOUR (GEOPARCEL # 8124-25-351-006); and

OUTLOT W -EX RD EAS COM SW COR SEC 25 THN N 1219.26F E 65.18F TO POB THN E 28.84F SW 93.65F N 33.71F NE 53.30F TO POB- FOUR MILE FOUR (GEOPARCEL # 8124-25-351-007); and

OUTLOT Z FOUR MILE FOUR (GEOPARCEL # 8124-25-351-003); and

LOT 2 FOUR MILE FOUR (GEOPARCEL # 8124-25-351-004); and

LOT 3 FOUR MILE FOUR (GEOPARCEL # 8124-25-351-005); and

S 181.5F W 240F SW1/4 SW1/4 LESS RD SEC 25-81-24 (GEOPARCEL # 8124-25-300-003); and

PRT LOT 1 LYG W PARCEL C BK 18760 PG 763 GENE'S PLACE (GEOPARCEL # 8124-25-301-002); and

EX E 75F & S 33F- & -EX RD EAS COM SE COR NE 1/4 SE 1/4 THN N 128.44F W 75F TO POB THN NW 52.39 N 125.40F NE 84.86F S 252F TO POB- & -EX RD EAS COM SE COR SEC 26 THN N 1242.62F W 75F TO POB THN NW 43.17F N 57.01F NE 35.74F S 133F TO POB- E 1/2 SE 1/4 SEC 26-81-24 (GEOPARCEL # 8124-26-400-003); and

W 1/2 SE 1/4 LESS 1 A RD SEC 26-81-24 (GEOPARCEL # 8124-26-400-001); and

NE 1/4 SW 1/4 SEC 26-81-24 (GEOPARCEL # 8124-26-300-003); and

EX COM SW COR SEC 26 THN E 2004.17F TO POB THN N 33F NE 39.57F E 46.1F SE 39.46F S 33F W 97.53F TO POB- SE 1/4 SW 1/4 LESS 0.926A RD SEC 26-81-24 (GEOPARCEL # 8124-26-300-005); and

W1/2 SW 1/4 LESS 2.5A RD SEC 26-81-24 (GEOPARCEL # 8124-26-300-001); and

SE 1/4 SE 1/4 LESS 2 A RD SEC 27-81-24 (GEOPARCEL # 8124-27-400-003); and

NE1/4 SE1/4 LESS 1.5A RD SEC 27-81-24 (GEOPARCEL # 8124-27-400-002); and

PARCEL C BK 15128 PG 632 PRT OF W 1/2 SE 1/4 LESS .16A RD EAS SEC 27-81-24 (GEOPARCEL # 8124-27-400-005); and

EX PARCEL C BK 15128 PG 632- W 1/2 SE 1/4 LESS .84A RD SEC 27-81-24 (GEOPARCEL # 8124-27-400-004); and

LOT 1 -LESS .66 A RD- CHRISTIAN JUON EST (GEOPARCEL # 8124-27-300-003); and

LOT 2 -LESS .34 A RD- CHRISTIAN JUON EST (GEOPARCEL # 8124-27-300-002); and

EX PARCEL E BK 15611 PG 732- & -EX PARCEL D BK 15571 PG 306- PARCEL A BK 9113 PG 504 BEG W 1/4 COR OF SEC THN E ALNG N LN 1322.12F TO NE COR S 2639.33F TO SE COR W 1097.5F N 265.01F W 230.01F TO W LN N 2376.88F TO POB W 1/2 SW 1/4 LESS 2.90 RD EAS SEC 27-81-24 (GEOPARCEL # 8124-27-300-008); and

PARCEL E BK 15611 PG 732 COM SW COR SEC 27 THN N ALNG W LN SW 1/4 597.40F TO POB THN CONT N 497.83F THN E 350F S 497.83F W 350F TO POB W 1/2 SW 1/4 LESS .57 RD EAS SEC 27-81-24 (GEOPARCEL # 8124-27-300-009); and

PARCEL D BK 15571 PG 306 COM SW COR SEC 27 BNG SW COR PARCEL B BK 9113 PG 504 THN N 265.08F TO POB THN CONT N 45F E 281.54F S 310F TO S LN SEC 27 THN W 51.50F TO SE COR PARCEL B THN N 265.02F THN W 230.02F TO POB SW 1/4 SW 1/4 LESS .09A RD EAS SEC 27-81-24 (GEOPARCEL # 8124-27-300-007); and

PARCEL B BK 9113 PG 504 S 265.01F W 230.01F SW 1/4 SW 1/4 LESS .44A RD EAS SEC 27-81-24 (GEOPARCEL # 8124-27-300-005); and

PARCEL C BK 14439 PG 496 BNG PRT LTS 3 & 5 LESS 2.73A RD CHRISTIAN JUON EST (GEOPARCEL # 8124-34-100-008); and

PARCEL A W 230F S 245F N900F LT 3 LESS .281A RD CHRISTIAN JUON EST (GEOPARCEL # 8124-34-100-007); and

OUTLOT X CHRISTIAN JUON ESTATES PLAT 2 (GEOPARCEL # 8124-34-100-010); and

LOT 4 LESS 1.52 A RD & S PT LOT 5 BNG E 443.7 F W 871.8 F S 1326.6 F CHRISTIAN JUON EST (GEOPARCEL # 8124-34-100-005); and

SW 1/4 NE 1/4 SEC 34-81-24 (GEOPARCEL # 8124-34-200-004); and

OUTLOT Y CHRISTIAN JUON ESTATES PLAT 2 (GEOPARCEL # 8124-34-200-008); and

OUTLOT Z CHRISTIAN JUON ESTATES PLAT 3 (GEOPARCEL # 8124-34-200-012); and

LOT 3 CHRISTIAN JUON ESTATES PLAT 2 (GEOPARCEL # 8124-34-200-010); and

OUTLOT Y CHRISTIAN JUON ESTATES PLAT 3 (GEOPARCEL # 8124-34-200-014); and

LOT 1 CHRISTIAN JUON ESTATES PLAT 3 (GEOPARCEL # 8124-34-200-013); and

LOT 1 CHRISTIAN JUON ESTATES PLAT 2 (GEOPARCEL # 8124-34-200-011); and

SE 1/4 NE 1/4 SEC 34-81-24 (GEOPARCEL # 8124-34-200-005); and

100F VAC RR ROW THRU E 1/2 NW 1/4 LESS RD EAS SEC 35-81-24 (GEOPARCEL # 8124-35-100-003); and

LOTS 7 & 8 LESS 1.02 A RD CHRISTIAN JUON EST (GEOPARCEL # 8124-35-100-001); and

EX COM NW COR SEC 35 THN E 2063.02F TO POB THN E 96.86F S 33F SW 39.46F W 45.6F NW 39.46F N 33F TO POB- E 1/2 NW 1/4 LESS 0.927A RD & 5.98 A RY SEC 35-81-24 (GEOPARCEL # 8124-35-100-004); and

LOT 2 ENGELWOOD ACRES (GEOPARCEL # 8124-35-201-003); and

LOT 1 ENGELWOOD ACRES (GEOPARCEL # 8124-35-201-002); and

PARCEL B BEG 460.3F S OF N 1/4 COR OF SEC THN S 522.7F TO NW COR ENGELWOOD ACRES E 60.01F TO E ROW LN NE 6TH ST E 250.04F N 522.7F W 250.04F TO E ROW LN 6TH ST W 60.01F TO POB NE 1/4 LESS .72A RD EAS SEC 35-81-24 (GEOPARCEL # 8124-35-201-005); and

EX PARCEL B BEG 460.3F S OF N 1/4 COR OF SEC THN S 522.7F TO NW COR ENGELWOOD ACRES E 60.01F TO E ROW LN 6TH ST E 250.04F N 522.7F W 250.04F TO E ROW LN 6TH ST W 60.01F TO POB- BEG NW COR THN E 463F S 225F W 112F S 780F W 79.5F N 22F W 271.5F N 983F TO POB NE 1/4 LESS RD SEC 35-81-24 (GEOPARCEL # 8124-35-201-004); and

EX BEG NW COR THN E463F S 225F W 112F S 780F W 79.5F S 407F W 98F S 40F W 173.5F N 1452F TO POB- NE 1/4 LESS RD SEC 35-81-24 (GEOPARCEL # 8124-35-226-001); and

EX COM NW COR SEC 36 THN S 208.25F ON W LN SEC 36 THN E 60.01F TO POB THN E 25F NE 28F N 100F NE 34.33F TO SLY ROW LN NE 126TH AVE THN W 45.01F TO ELY ROW LN US 69 THN S 158.48F TO POB- N 208.25F W 208.25F NW1/4 NW1/4 LESS .57A RD SEC 36-81-24 (GEOPARCEL # 8124-36-100-006); and

W 50F N 115F E 1206.05F NE 1/4 NW 1/4 LESS .038 A RD SEC 36-81-24 (GEOPARCEL # 8124-36-100-003); and

OUTLOT Y FOUR MILE FOUR (GEOPARCEL # 8124-36-126-001); and

EX PARCEL 2020-135 BK 18074 PG 32- & -EX N 208.25F W 208.25F- & -EX COM NW COR SEC 36 THN S 208.25F ON W LN NW 1/4 THN E 60.01F TO POB THN E 25F S 358.85F SW 79.06F TO EXISTING ELY ROW LN THN N 433.44F TO POB- W 1/2 NW 1/4 LESS 5.43A RD SEC 36-81-24 (GEOPARCEL # 8124-36-100-008); and

S 1/4 E 1/2 NW 1/4 SEC 36-81-24 (GEOPARCEL # 8124-36-100-005); and

PARCEL B BK 13599 PG 404 BEG 60F E OF NW COR THN E 743.77F ALNG N LN S 1251.03F TO N ROW LN NE 118TH AV W 748.88F ALNG N ROW LN TO ELY ROW LN US HWY 69 N 281.15F ALNG ELY ROW LN NE 92.2F NE 300.4F NW 302F N 277.86F ALNG ELY ROW LN TO POB SW 1/4 SW 1/4 SEC 36-81-24 (GEOPARCEL # 8124-36-300-004); and

SE 1/4 LESS 6.6A RD & 2.4A RR SEC 35-81-24 (GEOPARCEL # 8124-35-400-001); and

EX N 150F- ABND RAILROAD ROW BNG ELY 60F LYG W & ADJ NE 6TH STREET ROW SW 1/4 SEC 35-81-24 (GEOPARCEL # 8124-35-300-008); and

N 150F ABND RAILROAD ROW BNG ELY 60F LYG W & ADJ NE 6TH STREET ROW SW 1/4 SEC 35-81-24 (GEOPARCEL # 8124-35-300-007); and

PARCEL C BK 10789 PG 213 BEG 60F W OF CNT OF SEC TO W ROW LN NE 6TH ST THN S 150F ALNG W ROW LN W 150F N 150F TO N LN E 150F TO POB NE 1/4 SW 1/4 SEC 35-81-24 (GEOPARCEL # 8124-35-300-005); and

EX E 60F & PARCEL A BK 8437 PG 534 BEG 1634F E OF SW COR THN NLY 528.07F E 430F S 528F TO S LN W 438F TO POB & PARCEL C BK 10789 PG 213 BEG 60F W OF CNT OF SEC TO W ROW LN NE 6TH ST THN S 150F ALNG W ROW LN W 150F N 150F TO N LN E 150F TO POB- SW 1/4 LESS 2.47A RD SEC 35-81-24 (GEOPARCEL # 8124-35-300-004); and

PARCEL A BEG 1634F E OF SW COR THN NLY 528.07F E 430F S 528F TO S LN W 438F TO POB SW 1/4 LESS .33A RD SEC 35-81-24 (GEOPARCEL # 8124-35-300-003); and

E 1/2 SE 1/4 LESS 1 A RD SEC 34-81-24 (GEOPARCEL # 8124-34-400-002); and

W 1/2 SE 1/4 LESS 1.52 A RD SEC 34-81-24 (GEOPARCEL # 8124-34-400-001); and

S 1/2 SW 1/4 LESS 3.515 A ROAD SEC 34-81-24 (GEOPARCEL # 8124-34-300-002); and

N 1/2 SW 1/4 LESS 1.515 A ROAD SEC 34-81-24 (GEOPARCEL # 8124-34-300-001); and

EX PARCEL 2022-7 BK 19156 PG 500- E 1/2 NE FRL 1/4 LESS RD SEC 3-80-24 (GEOPARCEL # 8024-03-200-005); and

PARCEL 2022-7 BK 19156 PG 500 E 1/2 NE FRL 1/4 LESS 0.25A RD SEC 3-80-24 (GEOPARCEL # 8024-03-200-006); and

SW 1/4 NW FRL 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-100-003); and

EX PARCEL 2021-249 BK 19166 PG 562- SE1/4 NW FRL 1/4 LESS RD SEC 2-80-24 (GEOPARCEL # 8024-02-100-007); and

PARCEL 2021-249 BK 19166 PG 562 SE1/4 NW FRL 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-100-008); and

LOT 1 TRIPLE J PARK PLAT 1 (GEOPARCEL # 8024-02-100-006); and

EX PARCELS D & E BEG 610F S & 25F W OF N 1/4 COR OF SEC THN S 200F WLY 235F N 200F ELY 235F TO POB- & -EX TRIPLE J PARK PLAT 1- N 1/2 NW FRL 1/4 LESS RD SEC 2-80-24 (GEOPARCEL # 8024-02-100-005); and

PARCELS D & E BEG 610F S & 25F W OF N 1/4 COR OF SEC THN S 200F WLY 235F N 200F ELY 235F TO POB NE 1/4 NW FRL 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-100-002); and

W 112 F E 172 F S 133 F N 183 F NE FRL 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-200-002); and

EX W 112F E 172F S 133F N 183F & W 616F S 1262F & S 1125F E 1960F- N 1/2 NE FRL 1/4 LESS 3.751A RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-001); and

W 616F S 1262F N1/2 NE FRL 1/4 LESS .96A RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-003); and

N 562.5F S 1125F E 1960F N 1/2 NE FRL 1/4 LESS RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-004); and

E 1960F S 562.2F N 1/2 NE FRL 1/4 LESS RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-005); and

EX S810F- S1/2 NEFRL1/4 LESS 1.09A RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-006); and

S 810F S 1/2 NE FRL 1/4 LESS 1.73A RD SEC 2-80-24 (GEOPARCEL # 8024-02-200-007); and

EX E 1597.2 F S 600 F- LESS 1.92 A RD N 1/2 SE 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-400-001); and

W 60F E 85F N 1/2 SW 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-300-002); and

EX E 85F- N 1/2 SW 1/4 SEC 2-80-24 (GEOPARCEL # 8024-02-300-001)

B. The owner of any parcel included within the Fourmile Creek Trunk Sewer Connection District 3 desiring to make a service connection shall pay a connection fee. Connection fees are hereby established as follows:

Effective Date	Sewer Connection Fee (per acre – 1 acre minimum)
Prior to and through December 31, 2023	$5,630
January 1, 2024	$5,783
January 1, 2025	$5,935
January 1, 2026	$6,088
January 1, 2027 and thereafter	To be re-evaluated

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

Section 3. Severability. If any section, subsection, provision, sentence, clause, phrase or other part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or other part hereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2023.

_____
Mark E. Holm, Mayor

Attest:

_____
Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ___ day of _____, 2023

1st Con 08/21/23 (Public Hearing)
2nd Con _____
3rd Con _____

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2150: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A) (PH 2023-47).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept first consideration of Ordinance 2150 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2150.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Ordinance
Rezoning Area A Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO 10 UNITS PER ACRE, REZONING AREA A

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 34.56-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

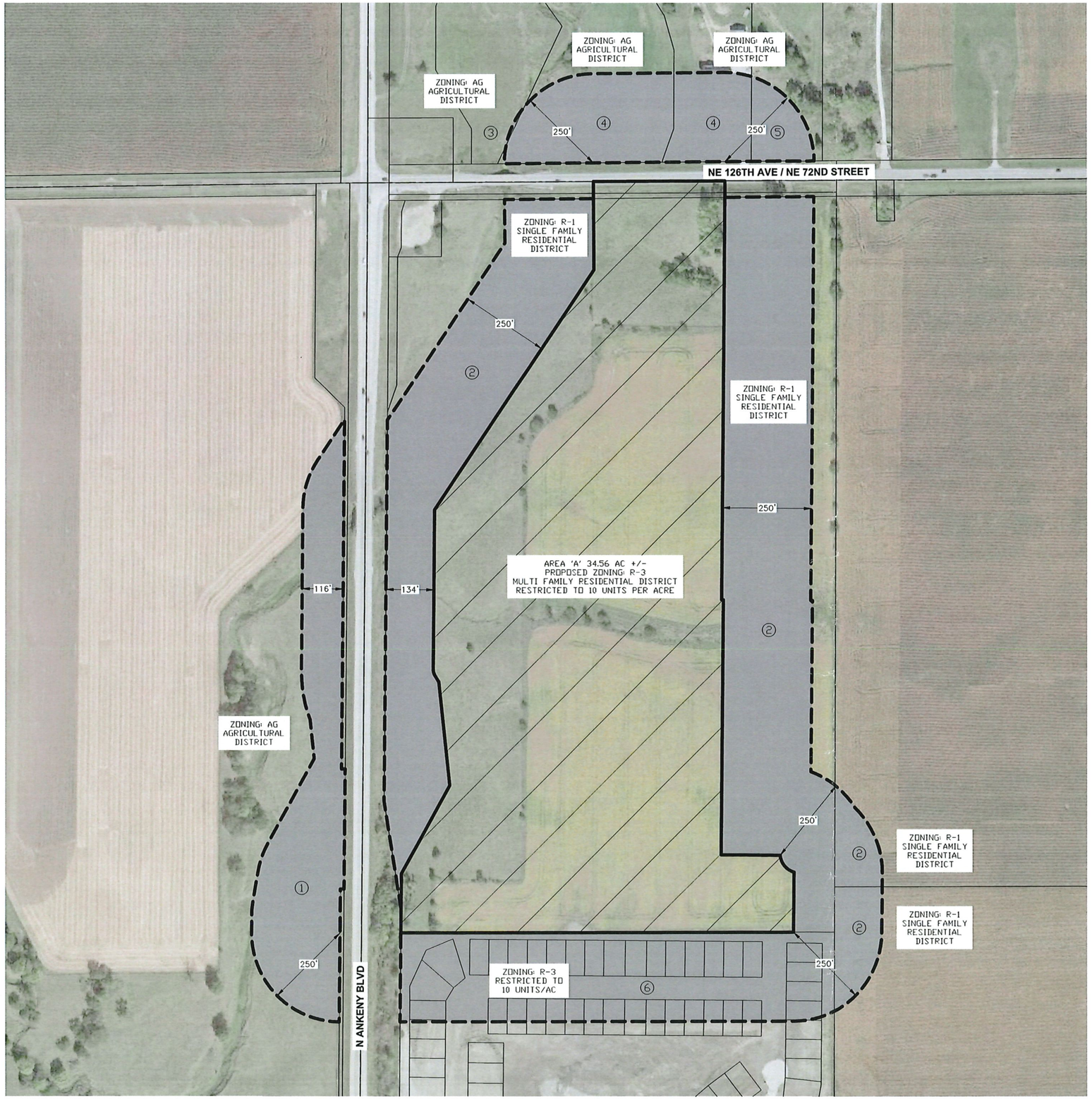
Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

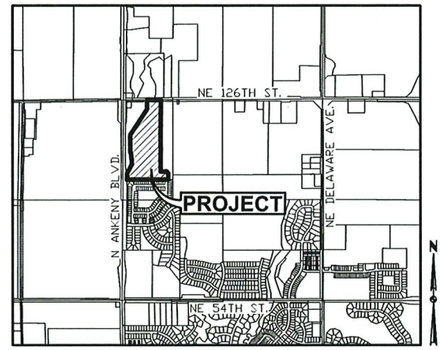
PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

RECEIVED
JUN 19 2023
CITY OF ANKENY

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 – MULTI FAMILY RESIDENTIAL DISTRICT RESTRICTED TO 10 UNITS PER ACRE

REZONING DESCRIPTION - AREA 'A':

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	EARL M REINHART TRUST	5.5	14.33%	
2	HOPE KIMBERLEY LLC	21.6	56.14%	X
3	GIBSON, DENNIS M	0.0	0.03%	
4	NEFZGER, JEREMY & TERESA	3.7	9.52%	
5	VOGEL, PATRICIA & TIMOTHY	0.7	1.83%	
6	COURTYARDS AT HARVEST RIDGE LLC	7.0	18.15%	X
		38.5	100.00%	74.29%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary

SCALE
0' 75' 150' 300'

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE | ANKENY, IOWA

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'A'

1/1

2108.649

FILE: (A:\2021\2108649\DWG\2108649-REZONE-ALB.DWG
FILE DATE: 8/16/23
PLOTTED BY: ERIK OLLENDIKE
DATE PLOTTED: 8/17/2023 10:43 AM
COMMENT:
ESC:
TECH:

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2151: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F). (PH 2023-49)

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept first consideration of ORDINANCE 2151 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2151.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Ordinance
Rezoning Area F Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO C-2, GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT, REZONING AREA F

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 9.54-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

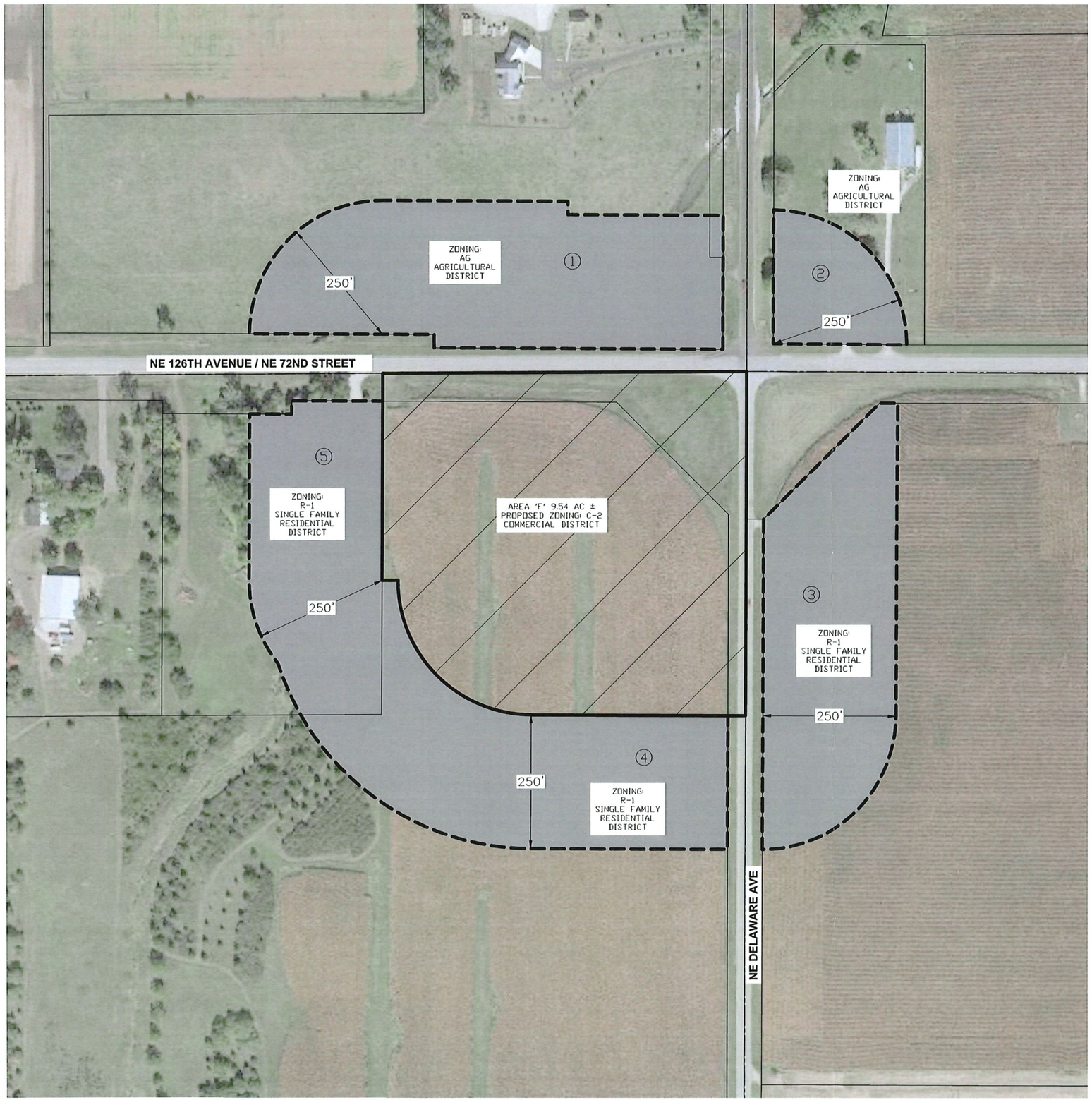
_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

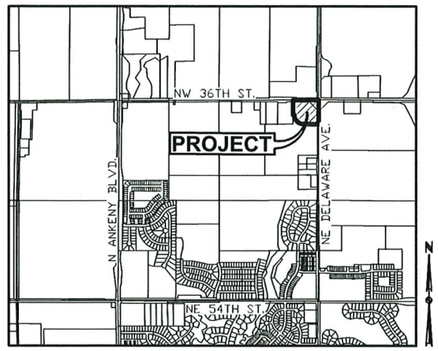
PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: C-2 – COMMERCIAL DISTRICT

REZONING DESCRIPTION - AREA 'F':

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 386.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	WATTONVILLE, JASON/LINDA	4.9	28.24%	
2	HEBNER, ELVIN JR & CINDY	1.1	6.47%	
3	RUETER, TODD & ALEX; PAIGE BENLAALA	3.9	22.59%	X
4	HOPE KIMBERLEY LLC	4.4	24.99%	X
5	SEUNTJENS, CHRISTOPHER & IRENE	3.1	17.71%	
		17.5	100.00%	47.58%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughany Secretary

N

SCALE
0' 50 100 200

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO
TECH: MAE

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'F'

ANKENY, IOWA

1/1

2108.649

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2152: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E). (PH 2023-50).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept first consideration of ORDINANCE 2152 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2152.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Ordinance
Rezoning Area B & E Exhibit
P&Z stamped PUD Book

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, REZONING AREA B AND E

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION (AREA B):

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 88.5-acres (+/-) located south of NE 126th Avenue, east of N Ankeny Boulevard.

LEGAL DESCRIPTION (AREA E):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 4.75 acres (+/-) of land south of NE 126th Avenue and west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to PUD, Planned Unit Development (Rezoning Area B and E); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

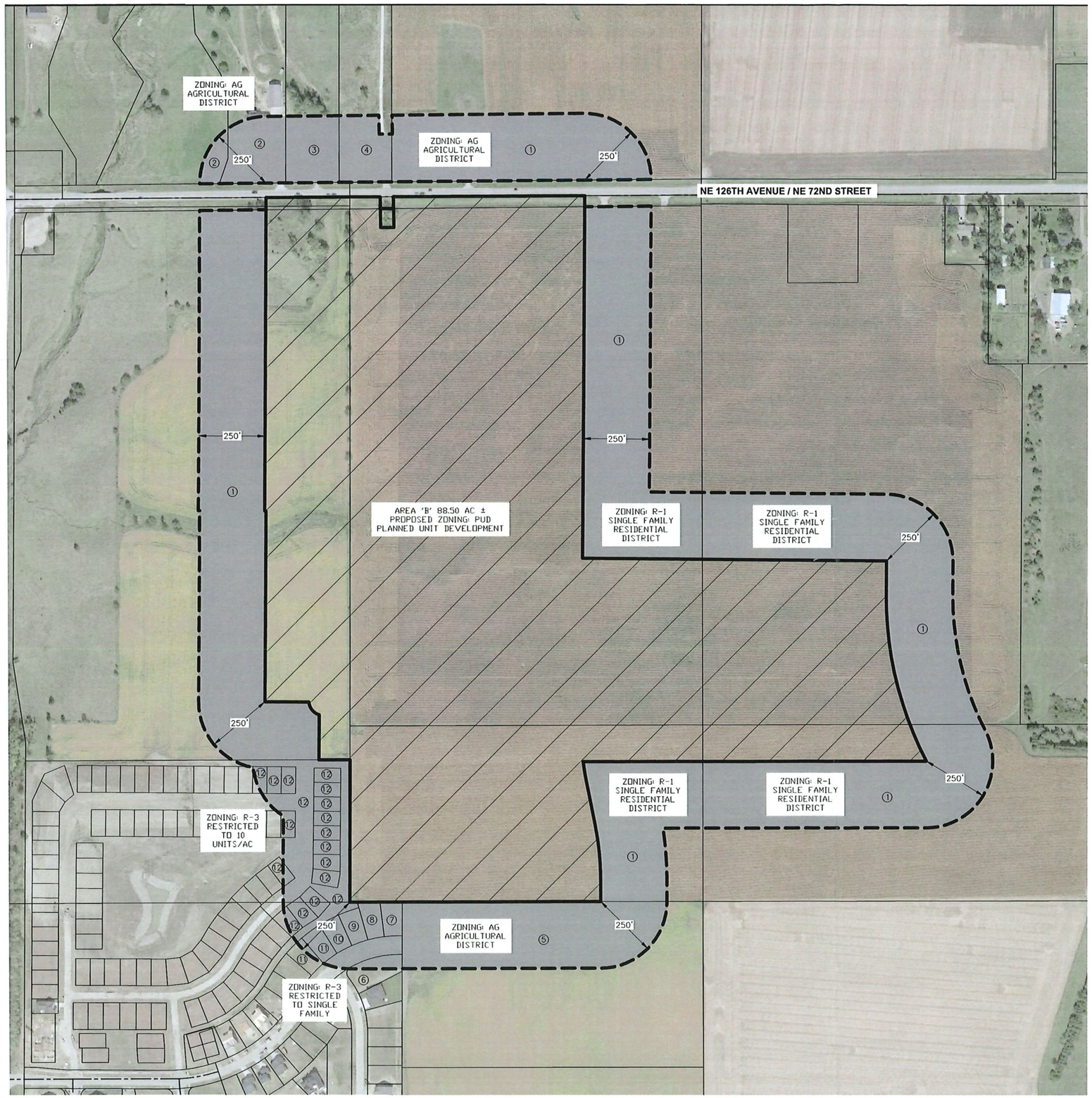
Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

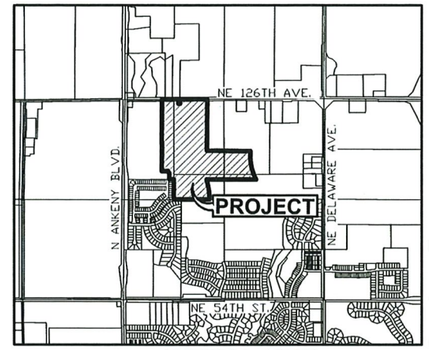
PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
Chairperson
Secretary

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%

N

SCALE
0' 100' 200' 400'

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

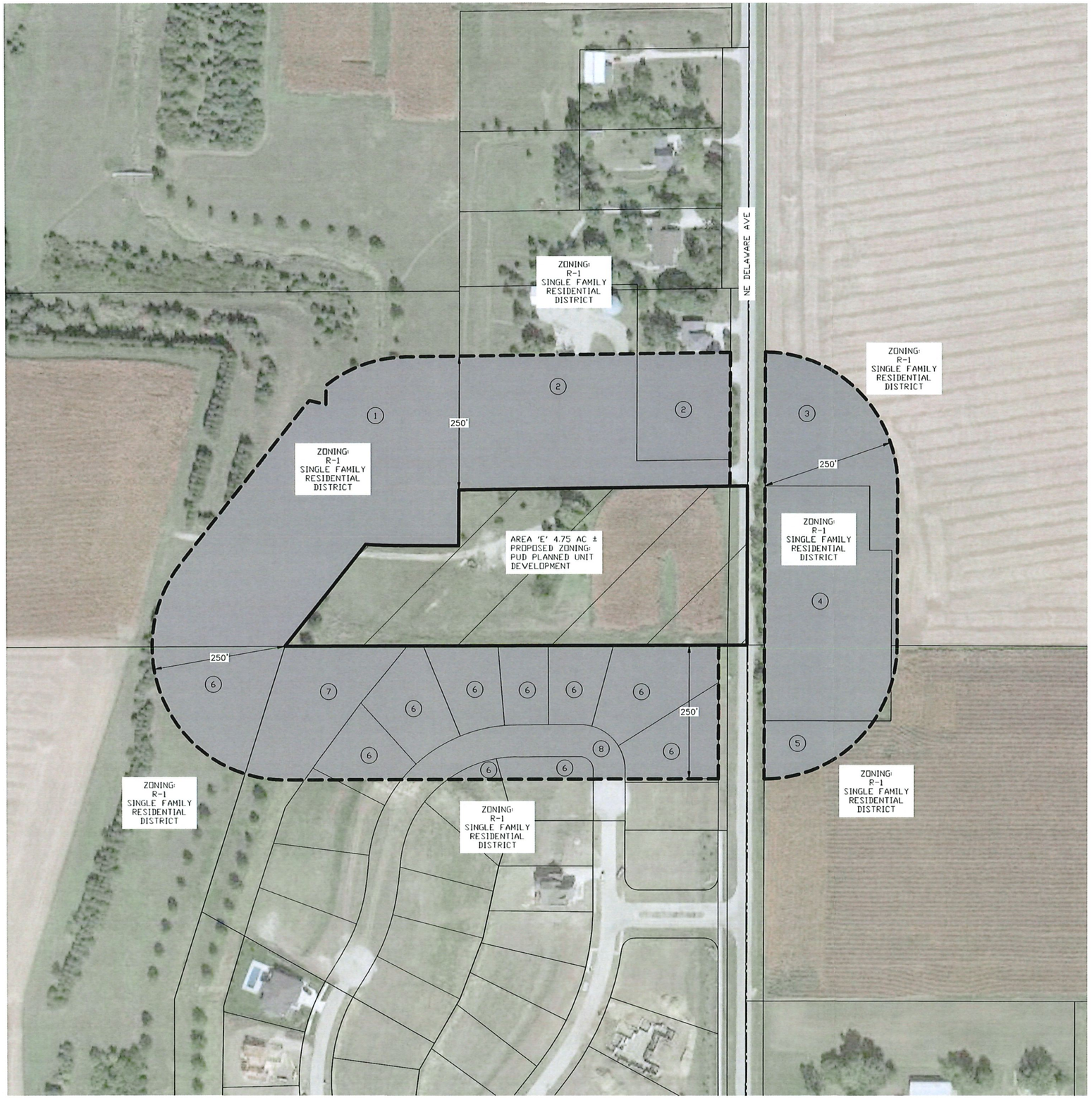
REZONING MAP - AREA 'B'

ANKENY, IOWA

1/1

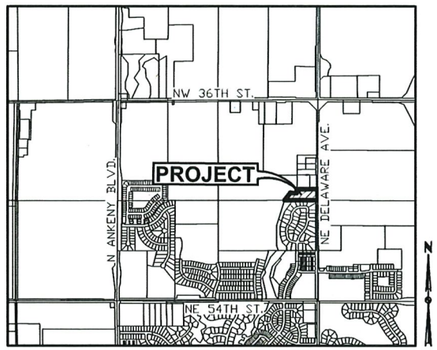
2108.649

FILE: L:\2021\2108449\DWG\DRAW\REZONE-B.DWG
PLOTTED BY: ERIN GLENDENNING TECH PLOTTED: 10/17/2023 10:41 AM
COMMENT: ENG



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL [2018-191] AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL [2018-191] A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL [2018-191] THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughang Secretary

N

SCALE
0' 50 100 200

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO
TECH: MAE

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'E'

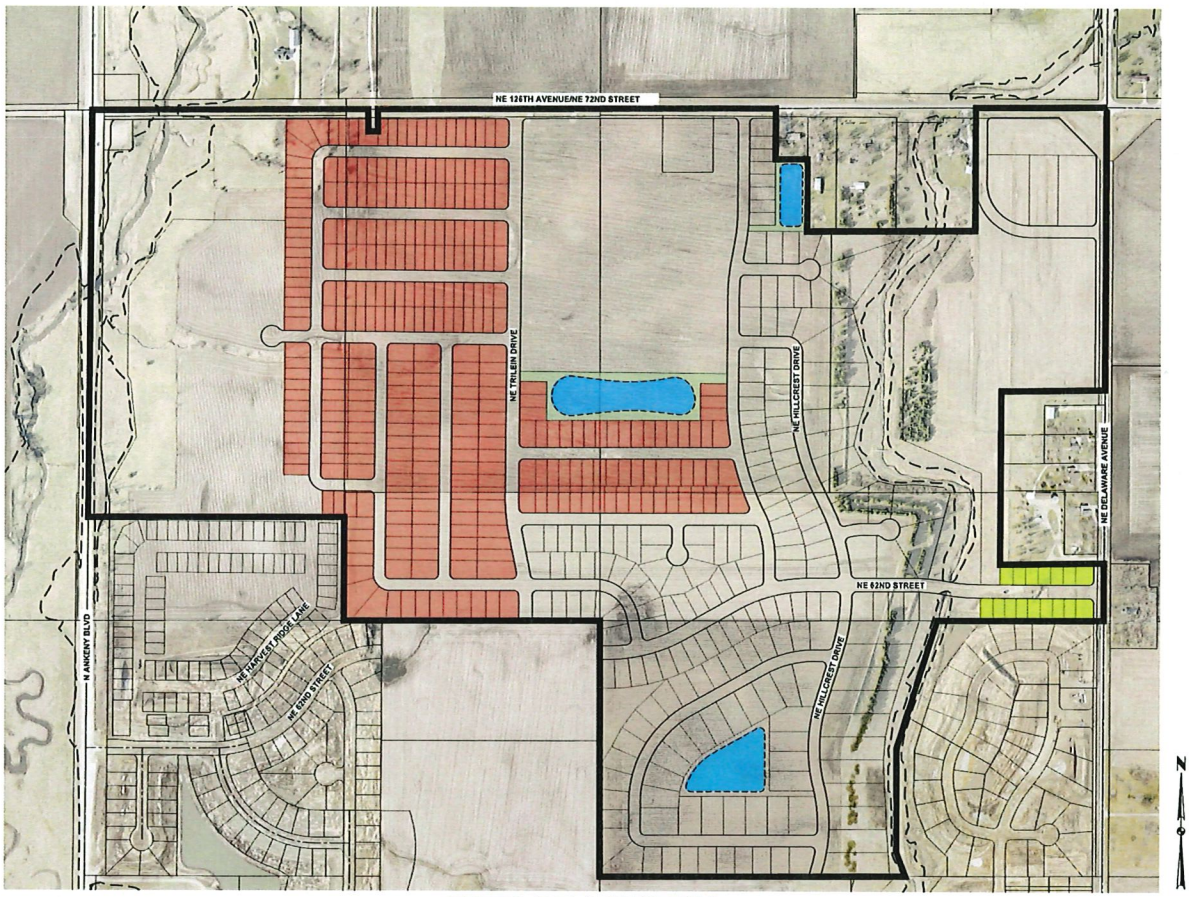
ANKENY, IOWA

1/1

2108.649

HOPE KIMBERLEY PROPERTY

PLANNED UNIT DEVELOPMENT



CITY OF ANKENY

Applicant:

Hope Kimberley, LLC
2785 N. Ankeny Blvd, Ste 22
Ankeny, Iowa 50023

Prepared by:

CIVIL DESIGN ADVANTAGE

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain — Absent —
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary

June 19, 2023

RECEIVED
JUN 19 2023
CITY OF ANKENY

HOPE KIMBERLEY PROPERTY
Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN
- Overview Narrative
- PUD Master Plan
- Bulk Regulations

2 REZONING REQUEST
- Rezoning Petition
- Rezoning Map

3 SUPPORTING EVIDENCE
- Supporting Evidence Statement
- Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER
- Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 126th Avenue and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (93.25 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. Two city neighborhood parks will also be situated off two main creeks that run north/south through the development on the east and west sides for the enjoyment of its residents. These linear parks will connect with other areas that have been dedicated to the City to create future walking trails and natural features for the residents of Ankeny.

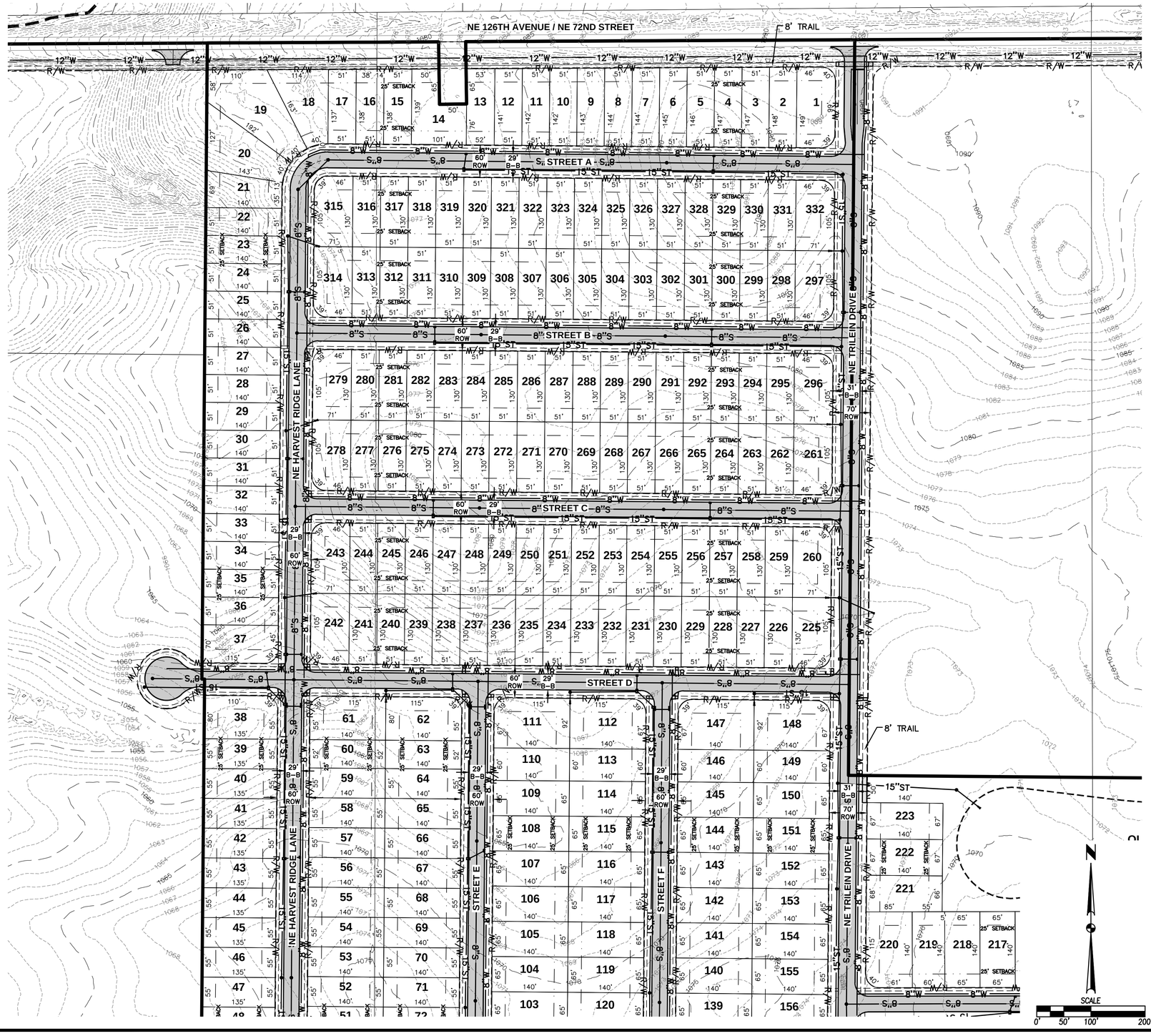
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

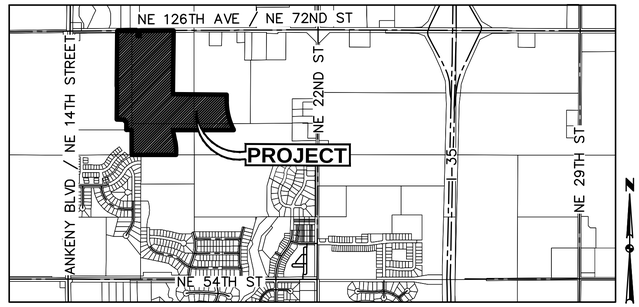
As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "B"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING

EXISTING: R-1: SINGLE FAMILY RESIDENCE DISTRICT

PROPOSED: P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MINIMUM LOT WIDTH = 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH = 75 FEET

SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

399 UNITS

UNITS (332) / ACRE (88.50) =3.75 UNITS/ACRE

NOTE: A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE SOUTH SIDE OF NE 72ND STREET AND EAST SIDE OF NE TRILEIN DRIVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 1-19 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE 126TH AVENUE/NE 72ND STREET.
6. OUTLOT 'X' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
8. LOTS ALONG NE 72ND STREET WILL REQUIRE 3 TREES AND 5 SHRUBS PER LOT.

P.U.D. LEGAL DESCRIPTION - AREA 'B'

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36 ; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°23'56" EAST, 168.31 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.61 FEET AND WHOSE CHORD BEARS NORTH 39°13'27" WEST, 61.79 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 5.74 FEET; THENCE NORTH 00°29'24" EAST, 165.00 FEET; THENCE SOUTH 89°30'43" EAST, 674.26 FEET; THENCE NORTH 00°29'17" EAST, 428.25 FEET; THENCE NORTH 12°23'36" EAST, 96.89 FEET; THENCE NORTH 40°18'10" EAST, 97.83 FEET; THENCE NORTH 65°12'39" EAST, 97.90 FEET; THENCE SOUTH 89°30'43" EAST, 338.84 FEET; THENCE NORTH 00°29'17" EAST, 385.00 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 1352.48 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°46'38" WEST, 335.87 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 68.62 FEET AND WHOSE CHORD BEARS SOUTH 08°39'36" WEST, 68.61 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 527.24 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1331.17 FEET, WHOSE ARC LENGTH IS 624.50 FEET AND WHOSE CHORD BEARS SOUTH 13°13'23" EAST, 618.79 FEET; THENCE SOUTH 24°58'24" EAST, 19.96 FEET; THENCE SOUTH 89°52'38" WEST, 1291.08 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.37 ACRES MORE OR LESS.

DATE	REVISIONS
06/16/2023	SECOND SUBMITTAL
04/14/2023	FIRST SUBMITTAL

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

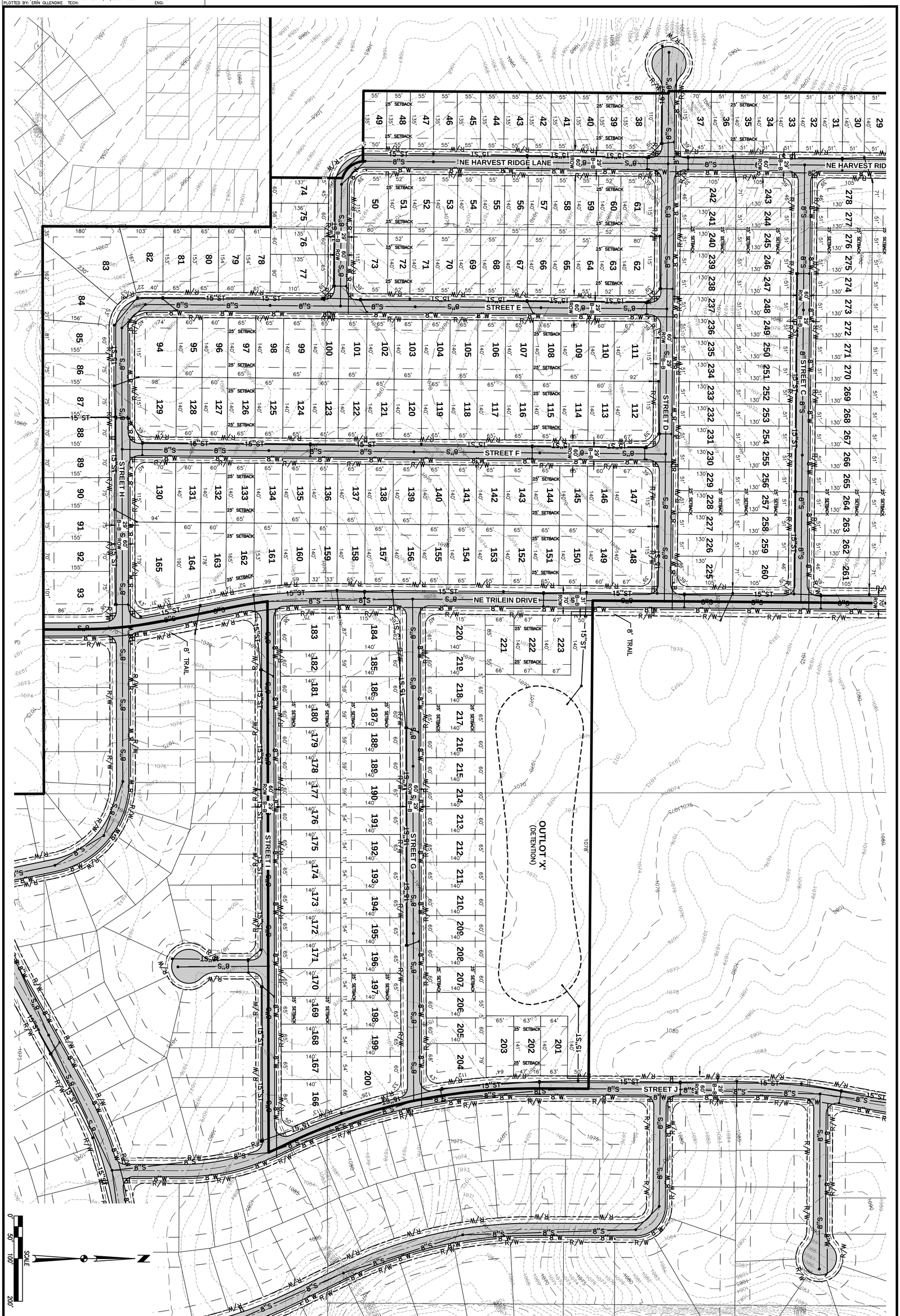
ENGINEER: EKO | TECH: MST / MAE

CIVIL DESIGN ADVANTAGE | ANKENY, IOWA

HOPE KIMBERLEY - AREA "B"
P.U.D. CONCEPTUAL PLAN

2108.649

FILE: H:\2021\2108649\DWG\2108649-PUD CONCEPTUAL PLAN.DWG
PLOTTED: 7/13/2023 10:20 AM BY: ERIN OLLENDIKE
PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
ENG:



FILE: H:\2021\2108649\DWG\2108649-PUD CONCEPTUAL PLAN.DWG
FILE DATE: 6/16/23 DATE PLOTTED: 7/13/2023 10:20 AM COMMENT:
PLOTTED BY: ERIN OLLENDIKE TECH: ENG:

HOPE KIMBERLEY - AREA "B"

P.U.D. CONCEPTUAL PLAN

ANKENY, IOWA

2108.649

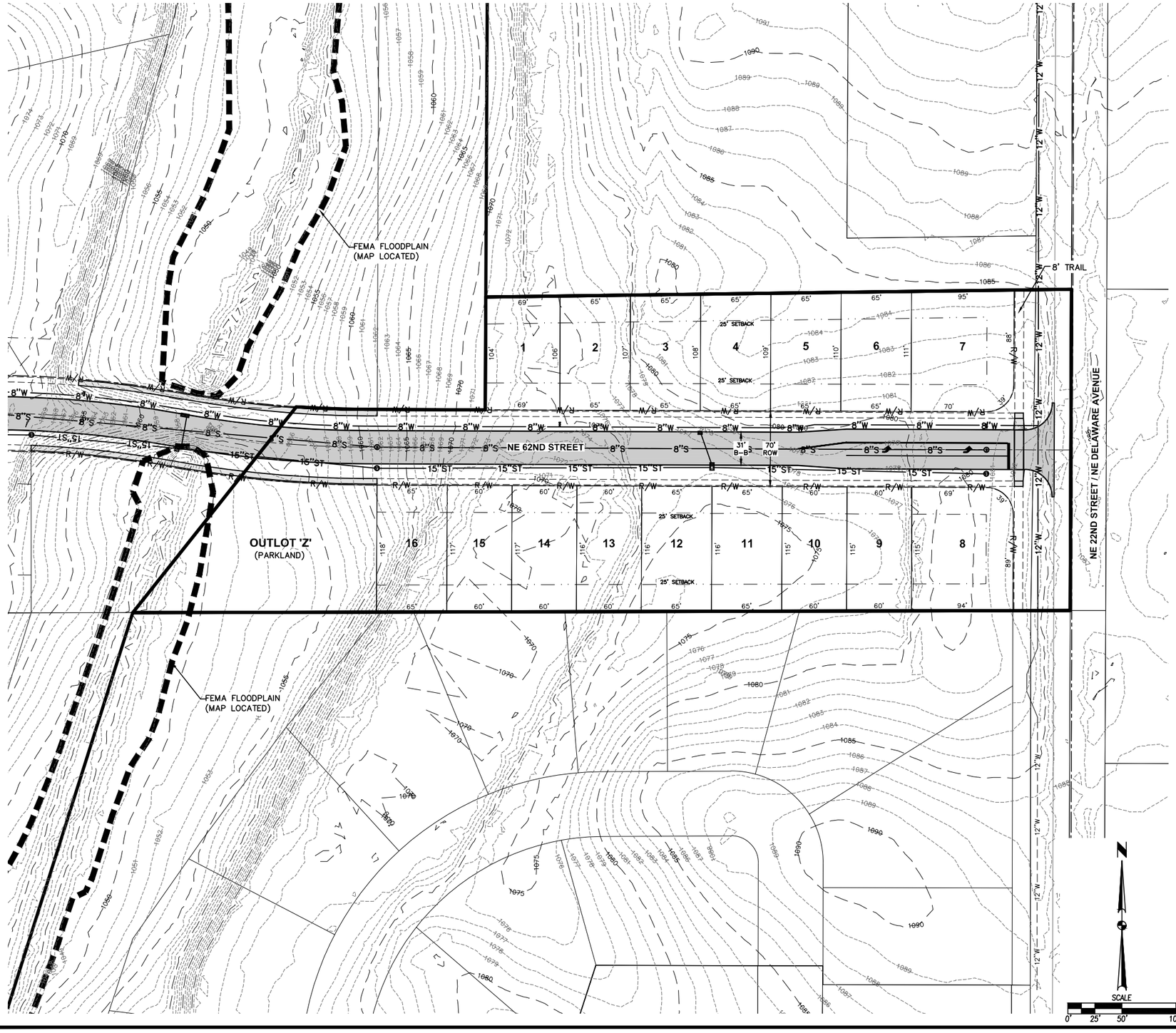
2 / 2

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO
TECH: MST / MAE

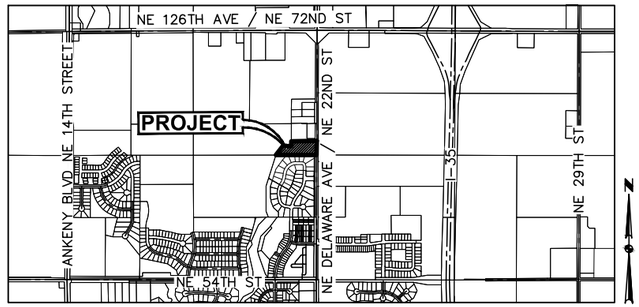
REVISIONS	DATE
SECOND SUBMITTAL	06/16/2023
FIRST SUBMITTAL	04/14/2023

HOPE KIMBERLEY - AREA "E"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING

EXISTING: R-1: SINGLE FAMILY RESIDENCE DISTRICT

PROPOSED: P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MINIMUM LOT WIDTH	= 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH	= 75 FEET

SETBACKS:

FRONT YARD	= 25 FEET
REAR YARD	= 25 FEET
SIDE YARD	= 5 FEET

16 UNITS

UNITS (16) / ACRE (4.75) =3.4 UNITS/ACRE

NOTE: A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE WEST SIDE OF NE DELAWARE AVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 7-8 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
6. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY AS PARKLAND.
7. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM NE DELAWARE AVENUE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE DELAWARE AVENUE R.O.W.
8. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

P.U.D. LEGAL DESCRIPTION - AREA 'E'

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191" A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

DATE	REVISIONS
06/16/2023	SECOND SUBMITTAL
04/14/2023	FIRST SUBMITTAL

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

HOPE KIMBERLEY - AREA "E"
P.U.D. CONCEPTUAL PLAN

1/1

2108.649

FILE: H:\2021\2108649\DWG\2108649-PUD CONCEPTUAL PLAN.DWG
LAST SAVED BY: MAX EVANS ON 4/14/2023 10:53 AM
PLOTTED BY: MAX EVANS
COMMENT: ENG

Hope Kimberley Property – Ankeny
Planned Unit Development

BULK REGULATIONS

AREA 'B' and AREA 'E' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
    - Front – 25 feet
    - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
    - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'39" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST ALONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1430.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):

Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley (owner name) — Jenna Kimberley (Signature)

(owner name) — (Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC
Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266
Signature: Jenna Kimberley Date:
Printed Name: Jenna Kimberley Title:

Property Owner: William Kimberley Development Corporation
Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023
Signature: Jenna Kimberley Date: 6/14/2023
Printed Name: Jenna Kimberley Title: VP

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'23" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):

Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC
Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266
Signature: Jenna Kimberley Date: 3/7/2023
Printed Name: Jenna Kimberley Title: VP

Property Owner: Bill Kimberley LC
Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023
Signature: Jenna Kimberley Date: 3/7/2023
Printed Name: Jenna Kimberley Title: VP

Property Owner: Kimberley Estates Owners Association Inc.

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley Date: 3/7/2023

Printed Name: Jenna Kimberley Title: President

Property Owner: Hope K Farms LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Date: 03/10/2023

Printed Name: Reza Kargarzadeh Title: Owner

Property Owner:

Address:

Signature: Date:

Printed Name: Title:

Property Owner:

Address:

Signature: Date:

Printed Name: Title:

Property Owner:

Address:

Signature: Date:

Printed Name: Title:

Property Owner:

Address:

Signature: Date:

Printed Name: Title:

Property Owner:

Address:

Signature: Date:

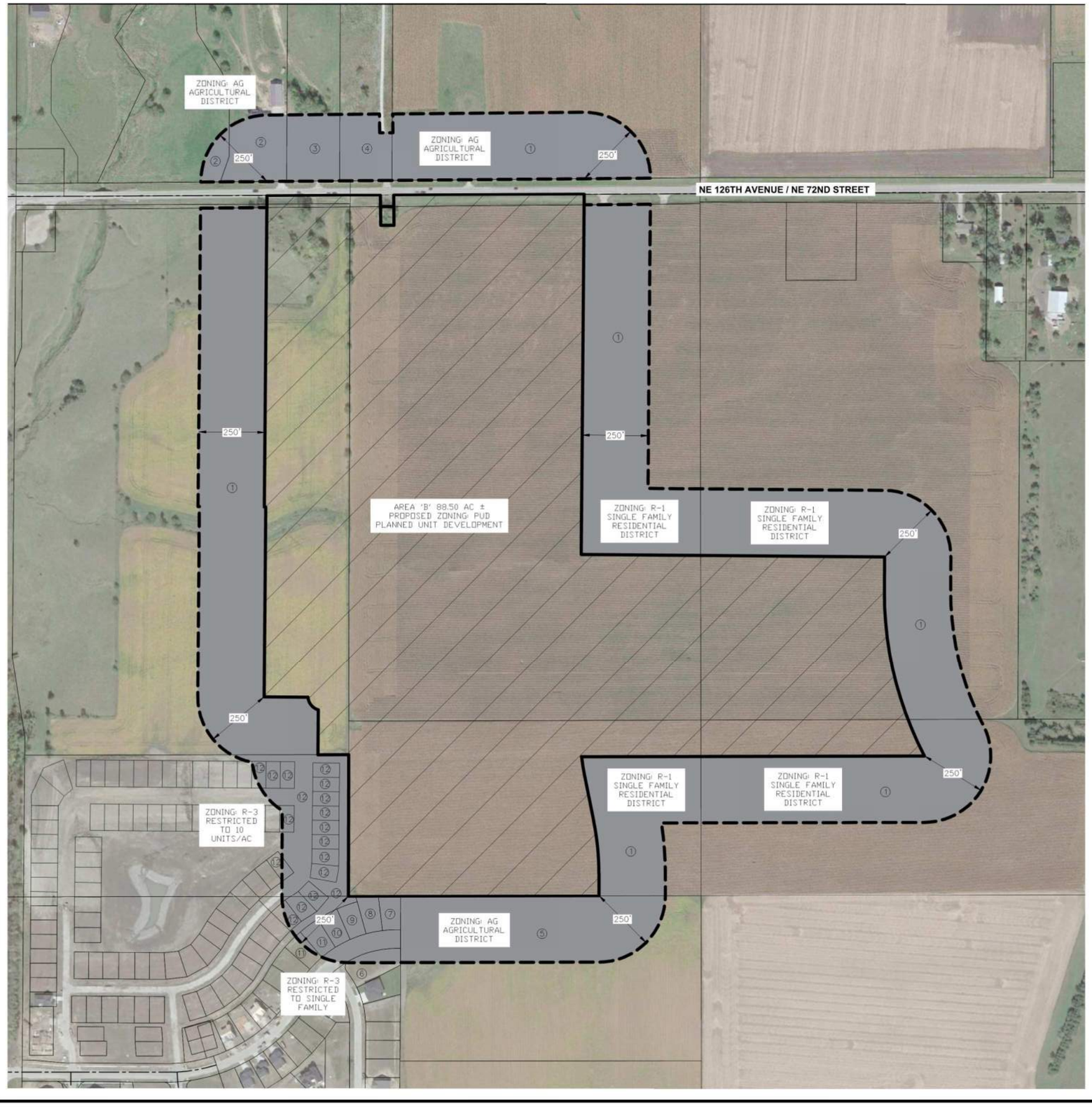
Printed Name: Title:

Property Owner:

Address:

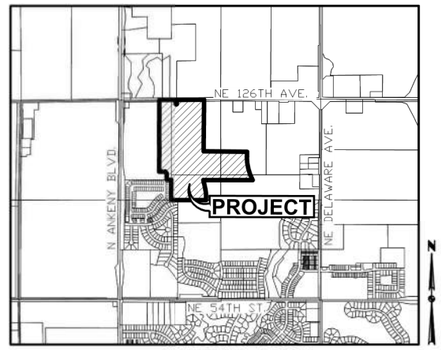
Signature: Date:

Printed Name: Title:



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%

N

SCALE
0' 100' 200' 400'

REVISIONS	DATE
FIRST SUBMITTAL	04/13/2023
SECOND SUBMITTAL	06/19/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

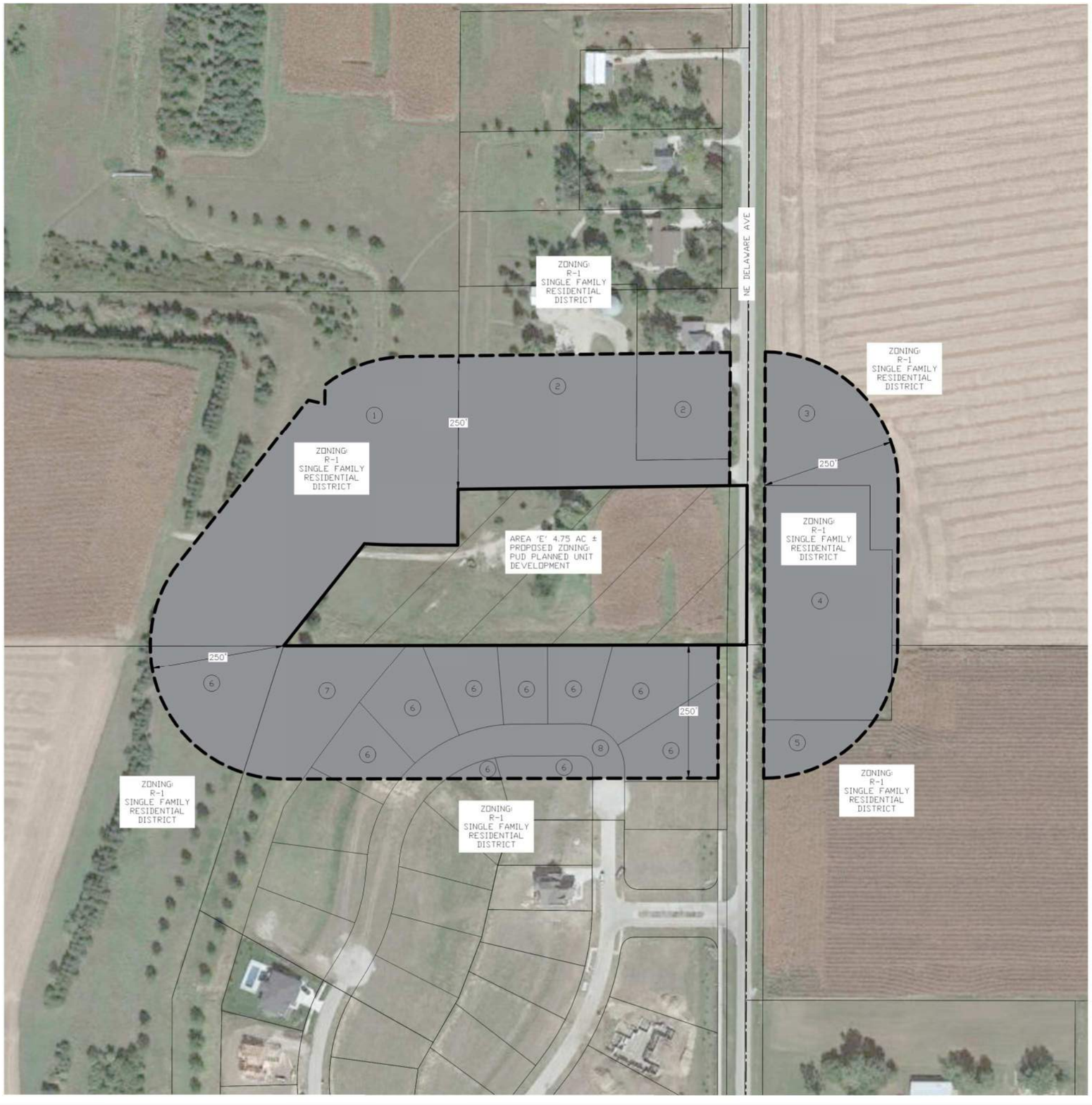
HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'B'

1 / 1

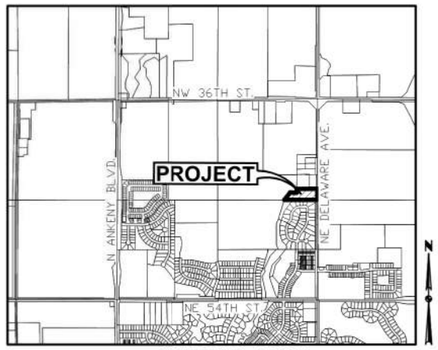
2108.649

FILE: H:\2021\2108649\DWG\2108649-REZONE-B.DWG
LAST SAVED: 6/7/2023 10:41 AM COMMENT:
PLOTTED BY: ERIN CLEVENGER TECH:



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191" A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191" THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%

N

SCALE
0 50 100 200

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

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

ENGINEER: EKO | TECH: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'E'

1/1

2108.649

FILE: H:\2021\2108649\DWG\2108649-REZONE-H.DWG
LAYOUT: ALT22 LAST EDITED: 6/7/2023 10:34 AM COMMENT:
PLOTTED BY: ERIN CLEVENGER TECH:

SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 126th Avenue to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

The city of Ankeny has a long-term plan to widen NE Ankeny Boulevard, NE Ankeny Boulevard and NE 126th Avenue as there are Interstate 35 entrance/exits ramps located northeast of this property.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 126th Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10’ public utility easements and 7’ gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 126th Avenue. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 22.57 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development.

ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.

512

523

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

SUBJECT:

Ord 2153: An Ordinance amending the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D). (PH 2023-51)

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept first consideration of ORDINANCE 2153 amending the Zoning Regulations.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2153.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Ordinance
Rezoning Area D Exhibit

ORDINANCE

AN ORDINANCE AMENDING THE ZONING REGULATIONS, CHAPTER 192, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA, BY REZONING CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM THE CURRENT R-1, ONE-FAMILY RESIDENCE DISTRICT, TO R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, RESTRICTED TO SINGLE FAMILY, REZONING AREA D

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing and on the 8th day of August, 2023, recommended to the City Council that the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, for the following described property owned by Hope Kimberley LLC, be rezoned from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

WHEREAS, on the 2nd day of October, 2023, after due notice and hearing provided by law, the Council now deems it reasonable and appropriate to rezone the following described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 66.98-acres (+/-) located south of NE 126th Avenue, west of NE Delaware Avenue.

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

Section 1. That Chapter 192 of the Municipal Code of the City of Ankeny, Iowa, is hereby amended by rezoning the above-described property owned by Hope Kimberley LLC, from the current R-1, One-Family Residence District, to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D); and

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

Section 3. This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny Iowa, this **2nd**, day of **October**, 2023.

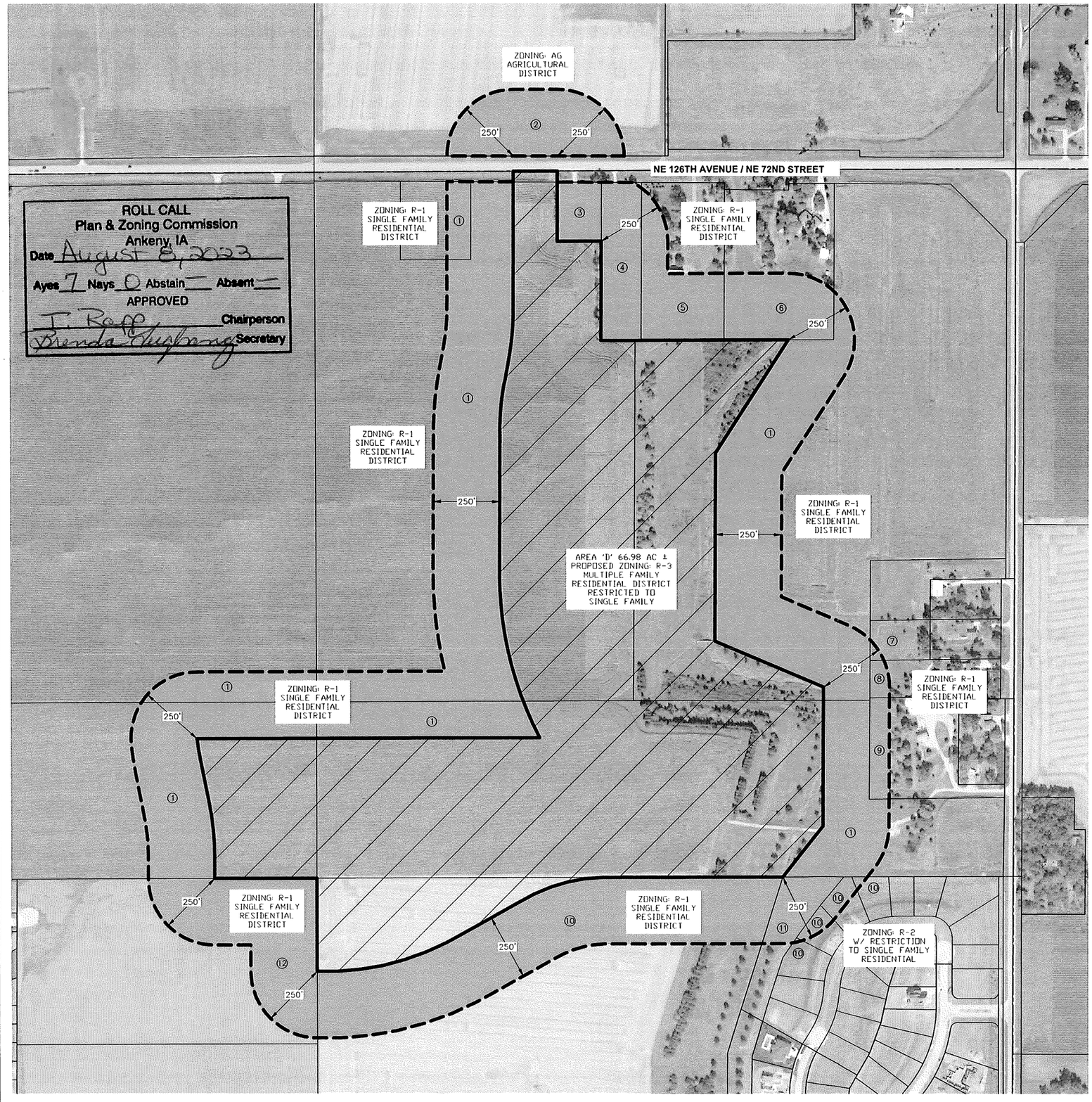
Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

PUBLISHED IN THE
DES MOINES REGISTER
ON THE ____DAY OF _____, 2023

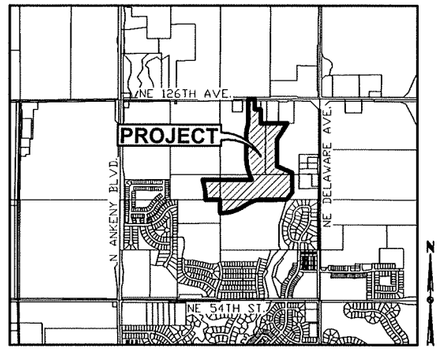
1st Con _9/5/23_ (P. Hrg.)
2nd Con _9/18/23_
3rd Con _10/2/23__



ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date August 8, 2023
Ayes 7 Nays 0 Abstain ___ Absent ___
APPROVED
J. Raff Chairperson
Brenda Hughong Secretary

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT

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

REZONING DESCRIPTION - AREA 'D':

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	34.8	55.05%	X
2	NORTHSTAR LTD	3.2	5.07%	
3	HUSS, EMILY & KEVIN	0.8	1.33%	
4	KLEIN, STEVEN J	2.0	3.22%	
5	GROVE, KELLY & KATIE	2.4	3.78%	
6	SEUNTJENS, CHRISTOPHER & IRENE	2.3	3.61%	
7	ABUHL, WAYNE E	0.1	0.08%	
8	HAUS, JILL & SHANNON	0.2	0.35%	
9	VAN DYKE, JUDITH & ROBIN	0.7	1.03%	
10	BILL KIMBERLEY LC	10.7	16.98%	X
11	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	1.54%	X
12	JERRYS HOMES INC	5.0	7.96%	
		63.2	100.00%	73.57%

N

SCALE
0' 100 200 400

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | TECH: MAE

REVISIONS	DATE
SECOND SUBMITTAL	06/19/2023
FIRST SUBMITTAL	04/13/2023

CIVIL DESIGN ADVANTAGE

HOPE KIMBERLEY PROPERTY

REZONING MAP - AREA 'D'

ANKENY, IOWA

1/1

2108.649

FILE = N:\2021\2108649\DWG\2108649-REZONE-D.DWG
FILE DATE: 6/14/23 DATE PLOTTED: 6/17/2023 10:38 AM COMMENT: ENG
PLOTTED BY: ERIK OLLENDORF TECH:

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
City Manager	Enhance Quality of Life

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

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

EXECUTIVE SUMMARY:

The ordinance under consideration amends section 82.03 – "Uses Not Permitted" – to include additional language related to solicitors, peddlers, and non-recreational activity on trails. Currently, Chapter 82 does not explicitly prohibit solicitors and peddlers from conducting non-recreational activity on trails. Staff are requesting the amendment to Chapter 82 be approved to match current standards and practices for use of the multi-use recreational trails.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2154.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Chapter 82 Ordinance Revision

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 82 OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it necessary and proper to amend Chapter 82, of the Code of Ordinances to match current standards and practices for use of Multi-Use Recreational Trails.

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

Section 1: That Chapter 82, Multi-Use Recreational Trails, Section 82.03, Uses Not Permitted, be and is hereby amended to include the underlined language:

82.03 USES NOT PERMITTED.

Except as otherwise provided, the following uses are not permitted on multi-use recreational trails:

1. Motorized vehicles, except where the trail utilizes an existing road, street or highway or specifically defined or allowed otherwise in Chapter 76 of this Code of Ordinances;

2. Equestrian uses;

3. Skateboards are not permitted on the portions of trails that utilize an existing road, street or highway;

4. Any occupation of a portion of any area of the trail for washing or repairing vehicles, advertising, peddling, or any other non-recreational activity, except concessionaries acting under the authority of lease or contract with the City.

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

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this _____ day of _____ 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ___ day of _____, 2023

1st Con _____
2nd Con _____
3rd Con _____

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
City Manager	Enhance Quality of Life

ACTION REQUESTED:

Ordinance - 1st Reading

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

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

EXECUTIVE SUMMARY:

The ordinance under consideration amends sections 132.02 – "Definitions" – and 132.18 – "Peddlers Operating Upon Streets" - to include the addition of multi-use recreational trails and minor grammatical edits. Currently, Chapter 132 does not include multi-use recreational trails and staff are requesting the amendment to Chapter 132 be approved to match current standards and practices for use of the multi-use recreational trails.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to accept first consideration of ORDINANCE 2155.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Chapter 132 Revisions

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 132, OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, IOWA

WHEREAS, the City Council of the City of Ankeny, Iowa, deems it necessary and proper to amend Chapter 132, of the Code of Ordinances to match current standards and practices for use of Multi-Use Recreational Trails.

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

Section 1: That Chapter 132, Peddlers, Solicitors and Transient Merchants, be and is hereby amended delete the stricken language and to include the underlined language:

132.02 DEFINITIONS.

For use in this chapter the following terms are defined:

1. "Peddler" means any person carrying goods or merchandise who sells or offers for sale for immediate delivery such goods or merchandise from house to house, ~~or~~ upon the public street or Multi-Use Recreational trails. An ice cream truck is considered a peddler unless it contains a mobile kitchen and facilitates the preparation, marketing and sale of food that is whole and unprocessed, packaged, or prepared in which case the ice cream truck is considered a Mobile Food Vendor subject to Municipal Code Chapter 142.

2. "Solicitor" means any person who solicits or attempts to solicit from house to house ~~or~~ upon the public street or Multi-Use Recreational trails any contribution or donation or any order for goods, services, subscriptions or merchandise to be delivered at a future date. The definition of "solicitor" also includes any person engaged in the business of bill posting.

…

132.18 PEDDLERS OPERATING UPON STREETS.

No peddler shall sell or offer for sale upon the public right-of-way any goods or merchandise for immediate delivery unless such vendor complies with the conditions set forth in this section.

…

3. Stopping for Delivery Prohibited; Sales on Streets or in Parks or on Multi-Use Recreational Trails Prohibited. No person operating a vehicle (peddler's ice cream truck is exempt) may stop for the purpose of delivering goods or merchandise on the paved portion of the public right-of-way. In no event shall sales be permitted on any collector or arterial street within the City or within any public park or Multi-Use Recreational trail.

…

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

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED at Ankeny, Iowa, this _____ day of _____ 2023.

_____
Mark E. Holm, Mayor

ATTEST:

_____
Michelle Yuska, City Clerk

Published in the Des Moines Register
On the ___ day of _____, 2023

1st Con _____
2nd Con _____
3rd Con _____

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope Kimberley LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B) (PH 2023-46).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve resolution approving the request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Low Density Residential to Medium Density Residential (LUPA Area B).

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to adopt RESOLUTION approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from Low Density Residential to Medium Density Residential (LUPA Area B).

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, LUPA AREA B

WHEREAS, on the 18th day of July, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 8th day of August, 2023, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by Hope Kimberley LLC, from Low Density Residential to Medium Density Residential (LUPA Area B); and

WHEREAS, on the 5th day of September, 2023, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 00°29'13" EAST ALONG THE EAST RIGHT OF WAY LINE OF NE 14TH STREET, 67.75 FEET; THENCE NORTH 08°56'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 305.39 FEET; THENCE NORTH 00°29'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1091.59 FEET; THENCE NORTH 18°53'24" EAST ALONG SAID EAST RIGHT OF WAY LINE, 79.20 FEET; THENCE NORTH 00°29'11" EAST ALONG SAID EAST RIGHT OF WAY LINE, 359.43 FEET; THENCE NORTH 21°26'57" EAST ALONG SAID EAST RIGHT OF WAY LINE, 27.96 FEET; THENCE NORTH 00°29'13" EAST ALONG SAID EAST RIGHT OF WAY LINE, 99.82 FEET; THENCE NORTH 17°27'09" EAST ALONG SAID EAST RIGHT OF WAY LINE, 34.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE NORTH 89°29'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 900.68 FEET; THENCE SOUTH 00°29'17" WEST, 1127.80 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.14 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 45.14-acres (+/-) located south of NE 126th Avenue and East of N Ankeny Boulevard.

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

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from Low Density Residential to Medium Density Residential (LUPA Area B); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for the City of Ankeny, Iowa, reclassifying property owned by Hope Kimberley LLC from High Density Residential to Community Commercial use classification (LUPA Area C) (PH 2023-48).

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve resolution approving the request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from High Density Residential to Community Commercial (LUPA Area C).

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to adopt RESOLUTION approving a proposed amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property from High Density Residential to Community Commercial (LUPA Area C).

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Resolution

RESOLUTION

RESOLUTION AMENDING THE ANKENY PLAN 2040 COMPREHENSIVE PLAN, FIGURE 12.10, FUTURE LAND USE MAP, TO RECLASSIFY CERTAIN PROPERTY OWNED BY HOPE KIMBERLEY LLC, FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL, LUPA AREA C

WHEREAS, on the 18th day of July, 2023, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 8th day of August, 2023, recommended City Council approval of an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, to reclassify certain property owned by Hope Kimberley LLC, from High Density Residential to Community Commercial (LUPA Area C); and

WHEREAS, on the 5th day of September, 2023, after due notice and hearing provided by law, and having heard and considered all comments for and against said amendment, the City Council of the City of Ankeny, Iowa, now deems it reasonable and appropriate to reclassify the following-described property:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'54" EAST ALONG SAID EAST LINE, 334.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°42'57" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 438.30 FEET; THENCE SOUTH 44°59'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 296.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 375.69 FEET; THENCE NORTH 89°46'18" WEST, 369.58 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.73 ACRES MORE OR LESS.

LAYMAN'S DESCRIPTION:

Approximately 7.73-acres (+/-) located south of NE 126th Avenue and west of NE Delaware Avenue.

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

1. That The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, is hereby amended to reclassify the above-described property from High Density Residential to Community Commercial (LUPA Area C); and
2. That City staff is hereby authorized and directed to revise The Ankeny Plan 2040 Comprehensive Plan documents and maps necessary to reflect such change.

PASSED AND APPROVED this 5th day of September, 2023.

CITY OF ANKENY, IOWA

_____

Mark E. Holm, Mayor

ATTEST:

_____

Michelle Yuska, City Clerk

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
Municipal Utilities

COUNCIL GOAL:
Upgrade Essential Infrastructure

ACTION REQUESTED:
Motion

LEGAL:
No Review Required

SUBJECT:

Proposed North Four Mile Creek Trunk Sewer - Phase 2

Professional Services Agreement with Foth Infrastructure and Environment, LLC. (Foth)

EXECUTIVE SUMMARY:

The action before the City Council is the approval of a Professional Services Agreement with Foth Infrastructure and Environment, LLC., for design engineering and bidding phase services needed for the North Four Mile Creek Trunk Sewer - Phase 2 Project.

This project will include the installation of approximately 2,000 lineal feet of 30" and 18" diameter sanitary trunk sewer from the existing 30" sanitary line at the south end of the Harvest Ridge Development along N. Ankeny Blvd. to the north side of Harvest Ridge Development.

FISCAL IMPACT: **No**

The project is included in the City's 2023 - 2027 Capital Improvement Program with design scheduled to

be completed in 2023 and construction in 2024.

CITY MANAGER'S RECOMMENDATIONS:

Approve the Professional Services Agreement with Foth, for the design engineering and bidding phase services on the North Four Mile Creek Trunk Sewer - Phase 2 Project in an amount not to exceed $29,000.00 and the Mayor to execute said agreement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider a motion to approve the Professional Services Agreement with Foth, for the design engineering and bidding phase services on the North Four Mile Creek Trunk Sewer - Phase 2 Project in an amount not to exceed $29,000.00 and the Mayor to execute said agreement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Professional Services Agreement

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

North Four Mile Creek Trunk Sewer – Phase 2

This Agreement is made and entered into this 5th day of September, 2023, by and between City of Ankeny, a municipal corporation, hereinafter referred to as "City," and FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC, (Fed. I.D. #20-5814224) party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

   Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

   The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

   A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant	$ 29,000.00
II. Construction Services	Added via Amendment
Total	$ 29,000.00

   B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

   C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.

B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least $1,000,000 each personal injury accident and/or death; $1,000,000 general aggregate personal injury and/or death; and $1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least $1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of $1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation of the professional liability policy.

E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

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

FOR THE CONSULTANT:

Name: Foth Infrastructure and Environment, LLC
Attn: Andy Floy, P.E.
Title: Lead Civil Engineer
Address: 8191 Birchwood Court, Suite L
City, State: Johnston, Iowa 50131

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant’s negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.

B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.

B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.

E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT	CITY OF ANKENY
BY: Andy Floy	BY: _____
Name: Andy Floy, P.E.	Mark E. Holm, Mayor
Title: Lead Civil Engineer	
WITNESS	ATTEST
By: Patrick P. Kueter	By: _____
Name: Patrick P. Kueter, P.E.	Name: _____
Title: Client Director	Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

I. BASIC SERVICES OF THE CONSULTANT

The Consultant shall consult on a regular basis with the City to clarify and define the City's requirements for the Project and review available data. The City agrees to furnish to the Consultant full information with respect to the City's requirements, including any special or extraordinary considerations for the Project or special services needed, and also to make available pertinent existing data. The North Four Mile Creek Trunk Sewer – Phase 2 project is generally described as follows:

The project involves the design of a 30-inch sanitary sewer to provide capacity in the wastewater collection system north of NE 62nd Street adjacent to N Ankeny Boulevard/US-69.

This scope of services is based on the following project assumptions:

- Design shall consist of the gravity sewer extension from the newly constructed manhole located on the south side of NE 62nd Street and run along the east side of N Ankeny Boulevard/US-69.
- Anticipated length of extension is approximately 1,900 feet of trenchless sewer and shall mostly include the portion that was previously designed and removed from the bid package for the previous phase.
- Foth shall provide construction services as an amendment if needed

The scope of services to be performed by the Consultant shall be completed in accordance with generally accepted standards of practice and shall include the services to complete the following tasks:

PHASE 11 – PROJECT COORDINATION

Task 1 - Project Management

The project manager will be responsible for the development and tracking of the project plan for the project development. This includes task identification, staff scheduling and coordination, project communications, monthly progress reporting and invoicing and other important elements of the project.

- The project duration is assumed to be three (3) months.

Task 2 – Project Review Meetings.

Maintain communications with the project development team and various other designated representatives. The project development team will include City of Ankeny Municipal Utilities and Foth. Meet to review progress and to discuss specific elements of the project design. The meetings will also serve to establish schedules, develop project goals, establish initial design parameters, promote a dialog between the various entities, improve the decision-making process, and expedite design development.

For budget purposes, it is assumed one (1) meeting will be attended by two (2) staff members of the Consultant.

Task 3 - Periodic Meetings with Local Elected Officials – Task Not Included

Informational update presentations will be provided to the City Council on an as needed basis during the design development process. The presentations will provide an introduction/overview of the project and project goals and objectives. It will also provide an update on design development concepts and schedule. The presentations will be held in conjunction with the Council Work Sessions. For estimating purposes, it is assumed that the Consultant will attend zero (0) meetings.

Task 4 - Project Permitting Coordination

The Consultant will assist the City in project clearance with governmental authorities that have jurisdiction to approve the design of the project and participate in consultations with such authorities, as necessary. The Consultant shall provide coordination with the following agencies:

- US Army Corps of Engineers
- Iowa Department of Natural Resources
- Iowa Department of Transportation

- Polk County

The Consultant will attend up to the following assumed meetings to assist in the coordination of the project development activities. For budget purposes, it is assumed that zero (0) meetings will be attended by two (2) staff members of the Consultant.

Any fees for construction permits, licenses or other costs associated with permits and approvals shall be the responsibility of the City. The Consultant shall provide technical criteria, written descriptions and design data for the City's use in filing the applications for permits. The Consultant shall prepare the permit applications and other documentation.

Task 5 - Individual Property Owner Meetings – Task Not Included
The Consultant will conduct meetings with individual property owners to address issues of specific concern to adjacent properties. These meetings will be held in concert with the preliminary design development and property acquisition Segments of the project. This will include specific discussions about access issues, changes in circulation, potential right-of-way needs, and other issues related to specific parcels.

During the scheduled individual property owner meeting times, the Consultants project manager will meet with the affected property owner to discuss the specifics of the project as it relates to their property, obtain information regarding any issues the property owner feels is important, and get input regarding their expectations about the project. The information gathered at this time will be used in developing the project documents and negotiating the required right-of-way. It is anticipated that the following meetings with 0 individual property owners involved in the right-of-way acquisitions will be required.

- Zero (0) meetings with zero (0) property owners.

Task 6 – Design Development Exhibit Preparation – Task Not Included
Exhibit for the design development will consist of a full-size strip plot with the major project features shown on the aerial photograph. Includes coloring, lettering, and other techniques to delineate the proposed design concepts and right of-way needs, including typical section elements of the roadway. The figure will indicate right-of-way needs, property lines, property ownership, access control lines, structure limits, and new roadway improvements.

Task 7 – Individual Parcel Exhibits – Task Not Included
The Consultant will prepare individual property acquisitions exhibits (8.5-in by 11-in) for each parcel which will consist of aerial imagery and show the proposed design elements, driveway access, site modifications, in addition to existing right-of-way lines, proposed fee title right-of-way needs and permanent/temporary easement needs. The exhibits will be label with key parcel information and reference individual easement square footage areas. The exhibits will be used for initial right-of-way discussions and verification in advance of the preparation of acquisition plats.

- Zero (0) Exhibits

PHASE 120 – DESIGN SURVEYS – Task Not Included
Survey for the project was already completed in a previous contract. As-built information of the sewer that is currently under construction will be gathered under the previous contract as well.

PHASE 148- FINAL DESIGN (SANITARY SEWER) AND SPECIFICATIONS
Based upon previously approved preliminary design, the Consultant shall subsequently proceed with final design, contract drawings, specifications and opinion of probable construction costs for the award of a single Contract for the construction of the proposed improvements. Comments received from the Preliminary Design Phase plans will be implemented in the Final Design Phase plans. The work tasks to be performed include the following:

Task 1 - Final Construction Plans
The Consultant shall provide the City with the following deliverables:

Final Title Sheets (A Sheets) - Finalize title sheet. The title sheets will include the Index of Sheets, Legend, Location Map and Project Number.

Final Typical Sections and Final Details (B Sheets) - This item consists of final design and drafting of typical cross sections and standard details to be utilized for the improvements.

Final Quantities and Final Estimate of Miscellaneous Quantities (C Sheets) - This item consists of final bid items to be included in the Project, as well as final quantity tabulations, the development of the general notes and estimate reference information. This item also includes the final design and drafting of erosion control measures to be provided on the project.

Final Plan and Profiles (D Sheets) - This item consists of the final design and drafting of sanitary sewer plan and profile sheets, including the detail information required for plan approvals, permitting, and construction of the proposed improvements.

Reference Ties, Bench Marks and Alignment Information (G Sheets)
Finalize the plan control points and the benchmark data used to develop the plans and to be preserved throughout construction of the project. Provide the centerline alignment tangent and curve data.

Traffic Control, Staging and Signing (J Sheets) – This item consists of final design and drafting of the traffic control, staging, and haul road information.

Final Erosion Control (R Sheets) – This item consists of the development of erosion control sheets that show a draft pollution prevention plan, existing and proposed topography, location of proposed best management practices, and permanent surface restoration locations.

Task 2 - Project Permitting
The Consultant will assist the City in preparing applications for permits from governmental authorities that have jurisdiction to approve the design of the project and participate in consultations with such authorities, as necessary. The Consultant shall prepare the following documents for the project:

- IDNR Wastewater Construction Permit
- Use of Highway Right-of-Way for Utilities Accommodation
- Notice of Publication
- Pollution Prevention Plan

Any fees for construction permits, licenses or other costs associated with permits and approvals shall be the responsibility of the Consultant. The Consultant shall provide technical criteria, written descriptions and design data for use in filing the applications for permits. The Consultant shall prepare the permit applications and other documentation.

Task 3 - Project Manual
The task consists of preparation of a Project Manual utilizing the standard City front-end documents, including Notice of Hearing and Letting, Instruction to Bidders, Bid forms, Bond Forms, Agreement Forms, General Conditions of Construction Contract, Supplementary General Conditions, and Detailed Construction Specifications. The Statewide Urban Design and Specifications (SUDAS) manuals shall be utilized for this project.

Task 4 - Opinion of Probable Construction Cost
The Consultant shall prepare a Final Opinion of Probable Construction Cost for the project at the time of completion of the plans and specifications. The Opinion of Probable Construction Cost is intended for the use of the City in financing the Project.

Task 5 - Quality Control
Involve ongoing quality control input from the Project Team and the Consultant's senior technical staff throughout the development of final plans. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the final plan set to the Project Team.

PHASE 160 - PROJECT BIDDING
The Consultant will coordinate and manage the letting process for the project. For estimating purposes, one (1) letting per sewer phase has been included as part of this Agreement. The work tasks to be performed or coordinated by the Consultant shall include the following:

Task 1 - Printing of Plans and Specifications
This task consists of printing and handling of the Plans and Specifications. For budget purposes it is estimated that twenty (20) half-size (11"x17") plan sets and specifications will be duplicated and assembled by the Consultant, with five (5) of those being delivered to the City. This task also includes dissemination of the contract documents and maintaining a plan holders list during the bidding phase.

Task 2 - Notice of Project
The Consultant shall prepare of the formal Notice of Hearing and Letting. The City shall handle publication of the Notice to Bidders and Notice of Public Hearing.

Task 3 - Plan Clarification and Addenda
The Consultant shall be available to answer questions from contractors prior to the letting and shall issue addenda as appropriate to interpret, clarify or expend the bidding documents. For estimating purposes, one (1) addendum will be issued.

Task 4 - Letting, Bid Tabs, and Award Recommendation
The Consultant shall be a representative present when the bids and proposals are opened, shall make tabulations of bid for the Owner, shall advise the Owner on the responsiveness of the bidders and assist the Owner in making the award of contract, including preparation of necessary contract documents.

Project Deliverables
The scope of services shall be considered complete upon completion and delivery of the following items to the satisfaction of the City Engineer:

- Five (5) sets of the original Final Construction drawings (half-size 11"x17") and two (2) final Project Manuals.

ADDITIONAL SERVICES:

Additional Services are ***not*** included in this Agreement. If authorized under a Supplemental Agreement the Consultant shall furnish or obtain from others the following services:

1.) State Revolving Fund (SRF) Applications
2.) Right of Way Services
3.) Review Appraisals
4.) Eminent Domain proceedings
5.) Mitigation Plan
6.) USACE Meetings or additional data collection
7.) Alternative Analysis for Individual Permit
8.) NEPA Evaluation
9.) T&E Botanical or Insect Surveys
10.) As-Constructed Documentation for the Section 404 Permit
11.) Major HEC-RAS Water Surface Modeling
12.) Contaminated Soils Investigations
13.) Streetscape Design
14.) Traffic Signal Design
15.) Structural/Retaining Wall Design
16.) Bridge Design
17.) Special Geotechnical Considerations
18.) Subsurface Utility Investigations
19.) Storm Water Pollution Prevention Monitoring
20.) Construction Period Services
21.) Construction Period Testing Services

CITY'S RESPONSIBILITIES:

The City shall provide the following:

1. Provide existing utility plans and studies.
2. Provide existing street and utility plans/record drawings and utility maps for the project area.
3. Provide existing topographic base mapping, aerial photo images and other available electronic files pertinent to the Project.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the design and engineering services under this Agreement shall be as follows:

I. Basic Services of the Consultant

Anticipated Contract Approval	September 5, 2023
A. Project Coordination	September – November 2023
B. Final Design and Specifications	September - October 2023
C. Letting	October 2023

ATTACHMENT 3 - SCHEDULE OF FEES

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC
2023 STANDARD HOURLY RATE SCHEDULE

CLASSIFICATION	HOURLY RATE
Principal	$240.00-$250.00
Project Manager	$180.00-$240.00
Project Engineer	$154.00-$240.00
Staff Engineer	$127.00-$157.00
Planner	$127.00-$207.00
Project Scientist	$127.00-$167.00
Technician	$85.00-175.00
Construction Manager	$132.00-$182.00
Land Surveyor	$145.00-$205.00
Project Administrator	$82.00-$102.00
Administrative Assistant	$62.00

REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.

ADJUSTMENTS TO FEE SCHEDULE

1. Fee schedule effective January 1, 2023. Rates subject to change annually on January 1.

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Manager

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:
Item Reviewed by Legal Counsel

SUBJECT:

Faith Baptist College—Request to suspend: 1). enforcement of decibel levels in the City's Noise Control ordinance; and 2). discharging weapons in the Public Health and Safety Code of the Ankeny Municipal Code.

EXECUTIVE SUMMARY:

Faith Baptist College is planning a homecoming event for Saturday, October 14, 2023. The college has requested the National Guard discharge a howitzer at the end of the National Anthem and after home-team goals during the soccer game. It is estimated the howitzer would be fired approximately two to three times during the event. The howitzer does not fire projectiles (shells or bullets) but does generate a noise level of up to 134 decibels. While it is expected that noise related to a howitzer will be short in duration, noise levels above 120dB can cause immediate harm to human ears, according to the Centers for Disease Control and Prevention. The same request is made in regards to two sections of the Ankeny Municipal Code: Chapter 44, which limits noise levels and specifically prohibits injurious or disturbing sounds, which is defined in the code as: "any sound which endangers or injures the health, safety or welfare of a human being, disturbs a reasonable human being of normal sensitivities, or causes or tends to cause an adverse physiological or physical effect on human beings, or devalues or injuries property…." Additionally, Chapter 41.09 prohibits (makes it unlawful) the discharge of "rifles, shotguns, revolvers, pistols, guns or

other firearms of any kind within the City limits."

Chapter 44.02 specifically states: "This chapter applies to the control of all noise originating within the limits of the City, except in the following cases: (2). The Council has determined that, by reason of public acceptance of the activity producing a particular noise or noises, such noise is deemed acceptable to the residents of Ankeny."

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Staff denied the request based on the noise and discharge being violations of the Ankeny Municipal Code. The City Manager recommends the Council consider **approving or denying** the request by Faith Baptist College to suspend enforcement of certain provisions of Chapter 44 and Chapter 41.09. If the City Council approves the request, the following conditions are recommended by staff to be included as part of the motion:

1. That the approval be specific for shooting the howitzer by qualified personnel on the Faith Baptist College campus on the afternoon of Saturday, October 14, 2023 and only on a limited basis related to the soccer game.
2. That the approval be conditioned on Faith Baptist College notifying all property owners within 250 feet of the property line of the location of the event, in writing, that a howitzer will be utilized during the soccer game, including the date, time and approximate duration of the event.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

Council approved the same request from Faith Baptist College in 2022 as follows:

Suspending enforcement of certain provisions of Chapter 44 and Chapter 41.09 providing: 1) completion of notification to neighbors within 250' and 2) one time only at the conclusion of the National Anthem, approximately 1:00 p.m.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve or deny the request by Faith Baptist College to suspend enforcement of certain provisions of Chapter 44 and Chapter 41.09.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT: COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

City Manager
City Attorney

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available

ANKENY CITY COUNCIL

City Council Agenda

September 5, 2023
5 : 30 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

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

Print

ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

- ***Public Hearing - NW Irvinedale Drive - Elevated Water Storage Tank - 9/18/23 @ 5:30 p.m.***
- ***Public Hearing - Urban Chicken Ordinance - 9/18/23 @ 5:30 p.m.***
- ***Regular Council Meeting - 10/2/23 @ 5:30 p.m.***

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available