



## **ANKENY CITY COUNCIL**

### **Regular Meeting**

**Monday, April 4, 2022**

**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, Kerry Walter-Ashby, Kelly Whiting

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#### **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: Diane Klemme, Deputy City Clerk

PLEDGE OF ALLEGIANCE: Mark Holm, Mayor

**CEREMONY: none**

**A. PUBLIC FORUM: none**

**B. APPROVAL OF AGENDA:**

1. Approval of the April 4, 2022 Agenda:

**Action# B1-1. Consider motion to approve and accept the April 4, 2022 agenda, with/without amendment.**

**C. PUBLIC HEARING(S):**

1. PH 2022-34 Proposed State Revolving Fund (SRF) Loan Projects

**Action# C1-1. Consider motion to close Public Hearing 2022-34.**

2. PH 2022-35 Proposed SW Des Moines Street Parks - Phase 1

**Action# C2-1. Consider motion to close Public Hearing 2022-35.**

3. PH 2022-36 Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2022

**Action# C3-1. Consider motion to close Public Hearing 2022-36.**

**D. REPORTS OF ADVISORY BOARDS AND COMMISSION: none**

**E. APPROVAL OF CONSENT AGENDA:**

- **Minutes**

- |               |                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CA - 1</b> | Approval of official council actions of the regular meeting of March 21, 2022, as published, subject to correction, as recommended by the City Clerk. |
| <b>CA - 2</b> | Receive and file minutes of the Plan and Zoning Commission meeting of March 8, 2022.                                                                  |
| <b>CA - 3</b> | Receive and file minutes of the Zoning Board of Adjustment meeting of February 8, 2022.                                                               |
| <b>CA - 4</b> | Receive and file minutes of the Zoning Board of Adjustment meeting of March 8, 2022.                                                                  |
| <b>CA - 5</b> | Receive and file minutes of the Human Rights Commission meetings of March 24, 2022                                                                    |
| <b>CA - 6</b> | Receive and file minutes of the Park Board meeting of January 31, 2022.                                                                               |
| <b>CA - 7</b> | Receive and file minutes of the Ankeny Cultural Arts Board meeting of December 13, 2021.                                                              |
| <b>CA - 8</b> | Receive and file minutes of the Library Board of Trustee meeting of February 17, 2022.                                                                |

- **Licenses and Permits**

- |               |                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------|
| <b>CA - 9</b> | Consider motion to approve the issuance of liquor license(s) and/or beer / wine permit(s) in the City of Ankeny. |
|---------------|------------------------------------------------------------------------------------------------------------------|

- **Finance/Budget**



- CA - 10** Consider motion to approve Change Order #12 increasing the contract amount by \$15,411.62 to Graphite Construction Group for additional construction services on the Ankeny Senior Community Center project.
- CA - 11** Consider motion to approve Amendment No. 1 to the Memorandum of Agreement with the Polk County Aviation Authority.
- CA - 12** Consider motion to approve Payment #8 in the amount of \$201,346.21 to McAninch Corporation, for construction services on the Irvinedale Drive Water Main Improvements - Phase 3 project.
- CA - 13** Consider motion to approve Payment #20 in the amount of \$24,556.91 to McClure Engineering Company, for engineering services on the Irvinedale Drive Water Main Improvements - Phase 3 project.
- CA - 14** Consider motion to approve Payment #13 in the amount of \$16,015.00 to MSA Professional Services, Inc., for engineering services on the NW 36th Street and NW Weigel Drive Water Main project.
- CA - 15** Consider motion to approve Payment #22 in the amount of \$3,334.30 to Shive Hattery for design\development services on the Ankeny Senior Community Center.
- CA - 16** Consider motion to approve Payment #1 in the amount of \$3,695.29 to Snyder & Associates, Inc., for engineering services on the Cherry Glenn Ballfield Development project.
- CA - 17** Consider motion to approve Payment #20 in the amount of \$10,160.87 to Snyder & Associates, Inc., for engineering services on the High Trestle Trail Ext Magazine Rd to Oralabor Rd project.
- CA - 18** Consider motion to approve Payment #13 in the amount of \$17,788.50 to Snyder & Associates, Inc., for engineering services on the HTT Transmission Main and Drainage Improvements project.
- CA - 19** Consider motion to approve Payment #16 in the amount of \$1,564.00 to Snyder & Associates, Inc., for engineering services on the N Ankeny Blvd Landscape Improvements project.
- CA - 20** Consider motion to approve Payment #8 in the amount of \$39,734.44 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 #12 in the amount of \$3,109.50 to Snyder & Associates, Inc., for engineering services on the NW 36th St and NW State St Interim Improvements project.
- CA - 22** Consider motion to approve Payment #16 in the amount of \$8,459.69 to Snyder & Associates, Inc., for engineering services on the NW 36th St Widening - NW Ash Dr to N Ankeny Blvd project.
- CA - 23** Consider motion to approve Payment #27 in the amount of \$37,535.92 to Snyder & Associates, Inc., for engineering services on the SE Crosswinds Drive - RISE project.
- CA - 24** Consider motion to approve Payment #23 in the amount of \$4,111.50 to Snyder & Associates, Inc., for engineering services on the SE Delaware Ave and SE 8th St Widening and Traffic Signalization project.
- CA - 25** Consider motion to approve the April 4, 2022 Accounts Payable. (Finance Committee: J. Perry, Chp, J. Ruddy, K. Walter-Ashby)
- CA - 26** Consider motion to increase public mowing services for the North and South Zones from a ten day mowing cycle to a seven day mowing cycle.

- CA - 27** Consider motion to adopt **RESOLUTION** authorizing the purchase of a chassis for a Public Works Department single axle snow plow truck (replace existing truck #268).
- CA - 28** Consider motion to adopt **RESOLUTION** authorizing the purchase of a chassis for a Public Works Department single axle snow plow truck (replace existing truck #270).

- **Personnel Items**

- CA - 29** Consider motion to approve the job classification position description for Environmental/Civil Engineer I in the Public Works Stormwater division.
- CA - 30** Consider motion to appoint Michelle Yuska as City Clerk effective April 11, 2022.

- **Community Development Items**

- CA - 31** Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin, located southeast of the NW 54th Street (NW 118th Avenue) and NW Irvinedale Drive (NW 16th Street) intersection. (date of hrg: 4/18/22 @ 5:30 p.m.)
- CA - 32** Consider motion to adopt **RESOLUTION** receiving and filing application for the annexation of, and providing for the giving of notice for annexation of certain territory located adjacent to the southeast quadrant of Ankeny requested by ATI Ankeny Industrial, LLC.
- CA - 33** Consider motion to adopt **RESOLUTION** accepting final plat, platted easements, and letter of credit for seeding and erosion control for Parkway Townhomes at Prairie Trail Plat 1.
- CA - 34** Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts and performance and maintenance bonds for the construction of water main and sanitary sewer in Parkway Townhomes at Prairie Trail Plat 1.

- **Engineering Items**

- CA - 35** Consider motion to adopt a **RESOLUTION** authorizing the execution of an Amendment to the Agreement for Cooperative Public Service between Polk County and the City of Ankeny for the funding of the Watershed Coordinator Position.
- CA - 36** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of the temporary construction easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (DRA Properties, LC)
- CA - 37** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and permanent drainage easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (JEP Farms, Inc.)
- CA - 38** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (NDA Farms, LLC)
- CA - 39** Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and permanent drainage easement for the NE 36th Street Reconstruction Project: Interstate 35 to

NE Fourmile Drive in Ankeny, Iowa. (NDA Farms, LLC)

- CA - 40** Consider motion to adopt **RESOLUTION** accepting public improvements in Briarwood Plat 24 for sanitary sewer.

- **Capital Improvement Projects - none**
- **Administrative Items**

- CA - 41** Consider motion to approve Professional Services Agreement with Confluence for landscape architect services for Uptown streetscape improvements in an amount not to exceed \$10,000 and authorize the City Manager to execute said Agreement.

- **Approval of Consent Agenda Items**

1. Consent Agenda Items CA-1 through CA-41.

**Action# E1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-41.**

**F. SUPPLEMENTAL AND REMOVED CONSENT AGENDA ITEMS: none**

**G. RECESS - Mark Holm, Mayor**

**H. LEGISLATIVE BUSINESS:**

- **Boards/Commissions Appointments:**

1. An amendment to **RESOLUTION 2021-461** by adding Mid-Iowa Planning Alliance and making an appointment for service.

**Action# H1-1. Consider motion to amend RESOLUTION 2021-461 by adding Mid-Iowa Planning Alliance and appointing Derek Lord as 1st Representative.**

- **Approval of Ordinances:**

1. Ord 2098 An Ordinance creating section 143 - Entertainment Districts in the City of Ankeny, Iowa.

**Action# H1-1. Consider motion to accept third consideration of ORDINANCE 2098, sending it on its final passage and publication as required by law.**

2. Ord 2099 An Ordinance amending Chapter 44.06 Noise Ordinance by adding a section referencing Chapter 143 - Entertainment Districts

**Action# H2-1. Consider motion to accept third consideration of ORDINANCE 2099, sending it on its final passage and publication as required by law.**

3. Ord 2100 An Ordinance amending Chapter 130.07 Outdoor Seating addressing Chapter 143 - Entertainment Districts

**Action# H3-1. Consider motion to accept third consideration of ORDINANCE 2100, sending it on its final passage and publication as required by law.**

4. Ord 2101 An Ordinance amending Chapter 196.02 Special Use Permits addressing Chapter 143 - Entertainment Districts

**Action# H4-1. Consider motion to accept third consideration of ORDINANCE 2101, sending it on its final passage and publication as required by law.**

5. Ord 2102      An Ordinance vacating a Public Utility Easement associated with Lot 1, The District at Prairie Trail Plat 11.

**Action# H5-1. Consider motion to accept third consideration of ORDINANCE 2102, sending it on its final passage and publication as required by law.**

**Action# H5-2. Consider motion to adopt RESOLUTION authorizing the sale of real estate vacated by the City of Ankeny to DRA Properties, LC.**

6. Ord 2104      An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges.

**Action# H6-1. Consider motion to accept third consideration of ORDINANCE 2104, sending it on its final passage and publication as required by law.**

7. Ord 2105      An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees.

**Action# H7-1. Consider motion to accept third consideration of ORDINANCE 2105, sending it on its final passage and publication as required by law.**

8. Ord 2106      An Ordinance establishing street grade elevations along a portion of NE 36th Street.

**Action# H8-1. Consider motion to accept second consideration of ORDINANCE 2106.**

9. Ord 2107      An Ordinance establishing street grade elevations along a portion of NE Four Mile Drive.

**Action# H9-1. Consider motion to accept second consideration of ORDINANCE 2107.**

**I. OLD BUSINESS: none**

**J. NEW BUSINESS:**

1. Proposed Environmental Review for SRF Loan Projects (PH 2022-34)

**Action# J1-1. Consider motion to adopt RESOLUTION accepting the environmental information document for SRF loan application with the Iowa Department of Natural Resources.**

2. Proposed 2022 SW Des Moines Street Parks - Phase 1 (PH 2022-35)

**Action# J2-1. Consider motion to adopt 1) RESOLUTION adopting plans, specifications, form of contract and estimate of cost \$368,367.00; 2) receive and file report of bids received March 29, 2022; 3) adopt RESOLUTION making award of construction contract with JAS Construction in the amount of \$332,036.07; and 4) adopt RESOLUTION approving contract and bonds with JAS Construction in the amount of \$332,036.07.**

3. Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2022 (PH 2022-36)

**Action# J3-1. Consider motion to adopt RESOLUTION amending the current budget for the Fiscal Year Ending June 30, 2022.**

4. Amended FY 2022 Fund Transfers

**Action# J4-1. Consider motion to adopt RESOLUTION approving amendment to fiscal year 2022 fund transfers.**

5. Proposed NE Frisk Drive Bridge Replacement Project - Cooperative Public Service Agreement with Polk County

**Action# J5-1.**

**Consider motion to adopt RESOLUTION to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the NE Frisk Drive Bridge Replacement Project.**

6. Proposed SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project - Cooperative Public Service Agreement with Polk County

**Action# J6-1. Consider motion to adopt RESOLUTION to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project.**

7. Proposed N Ankeny Blvd. Water Main Project  
Initiate Proceedings

**Action# J7-1. Consider motion to adopt RESOLUTION ordering construction on the N Ankeny Blvd. Water Main Project and fixing a date for hearing thereon and taking of bids therefor. (date of bid-letting: 4/26/22 @ 10:30 a.m./date of hrg: 5/2/22 @ 5:30 p.m.)**

8. NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street  
Notice of Intent to Commence a Public Improvement Project and to Acquire Property Interests

**Action# J8-1.**

**Consider motion to adopt RESOLUTION fixing a date for hearing on intent to commence a public improvement and to acquire property interests for the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project. (date of hrg: 5/2/22 at 5:30 P.M.).**

9. \$33,685,000 General Obligation Bonds, Series 2022A

**Action# J9-1. Consider motion to adopt RESOLUTION directing the advertisement for sale of \$33,685,000 General Obligation Bonds, Series 2022A and approving electronic bidding procedures and Official Statement.**

**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 Walter-Ashby*

*Council Member Whiting*

- **Future Council Agenda Items:**

- ***Public Hearing - NE 36th Street Reconstruction - Interstate 35 to NE Four Mile Drive - 4/18/22 @ 5:30 p.m.***
- ***Public Hearing - 2022 Asphalt Street Resurfacing Program - 4/18/22 @ 5:30 p.m.***
- ***Public Hearing - 2022 Hope Kimberley Voluntary Annexation - 4/18/22 @ 5:30 p.m.***
- ***Public Hearing - rezoning - Moeckly, Ferrier & Voegtlin, - 4/18/22 @ 5:30 p.m.***
- ***CAPS Meeting - Local Business Investment Policy - 4/18/22 @ 5:30 p.m.***
- ***Public Hearing - N Ankeny Blvd Water Main - 5/2/22 @ 5:30 p.m.***
- ***Public Hearing - Notice of Intent - NE Delaware Ave Reconstruction - NE 5th St to 700 feet North of NE 18th St - 5/2/22 @ 5:30 p.m.***

**L. ADJOURNMENT**

1. Adjournment



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:

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ACTION REQUESTED:  
Public Hearing

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LEGAL:  
No Review Required

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SUBJECT:  
  
PH 2022-34:  
  
Proposed State Revolving Fund (SRF) Loan Projects

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EXECUTIVE SUMMARY:

The Municipal Utilities Department has a project being designed (High Trestle Trail Transmission Main and Drainage Project) that will be utilizing the State Revolving Fund (SRF) to provide a lower rate of interest. As part of the SRF process, an environmental review will be included that requires this public hearing to allow residents to bring their concerns to our attention. This notice was published in the Des Moines Register on March 4, 2022. The Iowa Department of Natural Resources (IDNR) provided us the Environmental Information Document (EID) for use at the hearing. It summarizes all of their findings to date. We will need to have the Mayor execute the document after the hearing and it will need to be returned to the IDNR. The consultant has provided the Intended Use Plan (IUP) Application as well as the Environmental Review Checklist and pictures. Staff has added the project location map.

The purpose of this project is to increase water conveyance High Trestle Trail to the NW Booster Station and to combine the southwest and east pressure zones into one pressure zone. This project is a portion of

our transmission main network to provide an improved performance and operation of our water distribution system.

This project is still being designed, but the intention is to have it out for bid later this summer, with construction to follow in the fall of 2022 and into 2023.

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#### FISCAL IMPACT: **No**

This project is included in the City's current Capital Improvements Program with construction scheduled for 2022 and 2023.

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#### CITY MANAGER'S RECOMMENDATIONS:

It is recommended that the Council take the following action:

1. Hold a hearing on the Environmental Information Document and other provided information to allow for public comment.
2. Approve Resolution, adopting said documents for the SRF Loan Application and Environmental Review process.

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#### PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

February 21, 2022: The City Council approved a Resolution ordering this public hearing date as April 4, 2022.

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#### PUBLIC OUTREACH EFFORTS:

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#### ACTION REQUESTED:

**Action:** Consider motion to close Public Hearing 2022-34.

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#### ADDITIONAL INFORMATION:

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#### ATTACHMENTS:

|                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                      |
|  <a href="#">PH Coversheet</a>                      |
|  <a href="#">Resolution</a>                         |
|  <a href="#">Environmental Information Document</a> |
|  <a href="#">Project Location Map</a>               |
|  <a href="#">IUP Application</a>                    |
|  <a href="#">Environmental Checklist</a>            |





**PUBLIC HEARING 2022-34**

**5:30 P.M.**

**APRIL 4, 2022**

**PROPOSED APPLICATION FOR A STATE REVOLVING FUND (SRF) LOAN**

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**Mayor:**

This is the time and place for a public hearing on the matter of the proposed review of an application for State Revolving Fund (SRF) Loan and to make available to the public the contents of an environmental information document and the City's project plan.

The proposed project involves the construction of the High Trestle Trail Transmission Main and Drainage Project.

Notice of this hearing was published in the Des Moines Register on the 4<sup>th</sup> day of March, 2022.

**Mayor:**

"Has any written correspondence been received on this proposed item"?

**City Clerk:**

None.

**Mayor:**

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

After Report:

"Because this is an electronic meeting if there anyone who wishes to be heard for or against this 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, the Mayor states: "We need to take the following action":**

- ☐ Consider **MOTION** to close public hearing PH 2022-34.

**Mayor:**

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

## **RESOLUTION**

### **RESOLUTION ACCEPTING THE ENVIRONMENTAL INFORMATION DOCUMENT FOR SRF LOAN APPLICATION WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES**

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**WHEREAS**, on the 28<sup>th</sup> day of December, 2021, the City of Ankeny applied for a loan through the State Revolving Fund (SRF) with the Iowa Department of Natural Resources for the construction of certain public improvements generally described as construction of the High Trestle Trail Transmission Main and Drainage Project; and

**WHEREAS**, the City needed to hold a Public Hearing allowing residents to voice any concerns related to the project; and

**WHEREAS**, a Public Hearing was conducted on April 4, 2022; and

**WHEREAS**, all public comments and concerns were documented.

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

That the City of Ankeny approve the Environmental Information Document and have the Mayor sign it so it can be returned to the Iowa Department of Natural Resources.

**PASSED AND APPROVED** on this 4th day of April, 2022.

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Mayor

**ATTEST:**

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City Clerk

**Why You Should Read This:** The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



**IOWA STATE REVOLVING FUND**  
**ENVIRONMENTAL INFORMATION DOCUMENT**

***PROJECT IDENTIFICATION***

**Applicant:** City of Ankeny  
**County:** Polk  
**State:** Iowa

**SRF Number:** FS-77-22-DWSRF-030  
**Iowa DNR Project Number:** W2019-0654

***COMMUNITY DESCRIPTION***

**Location:** The City of Ankeny is located in Polk County, Iowa approximately 8 miles north of Des Moines, Iowa and 20 miles south of Ames, Iowa.

**Population:** The population of Ankeny according to the 2020 US Census was 67,887. The design population equivalent for the year 2035 is 92,925.

**Current Supply, Distribution, and Storage System:** The existing water distribution system consists of approximately 281 miles of public water mains ranging from 4 to 24 inches in diameter. There are two elevated storage tanks and two ground storage tank owned and maintained by Ankeny in the distribution system that provide water storage needs. Ankeny owns, maintains and operates two ASR wells that together can feed up to 4.15 MGD to the system. Ankeny owns, maintains and operates two pump stations in the system, Delaware Pump Station and Magazine Pump Station, which both pump to the East pressure zone HGL. There are approximately 3,110 fire hydrants and 3,878 isolation valves located in the distribution system.

***PROJECT DESCRIPTION***

**Purpose:** The purpose of this project is to make improvements to the drinking water distribution system to enhance their reliability, increase capacity, and to replace obsolete system to safely and reliably operate the City of Ankeny's drinking water distribution system for the next 20 years.

**Proposed Improvements:** Project consists of approximately 9,900 linear feet of 24" water main to be constructed at typical depths of 5-9 feet along the High Trestle Trail and NW 18th Street. Approximately 5,300 linear feet of the water main will be constructed by trenchless methods. The project will also include improvements to the drainage channel adjacent to

the water main construction. This work will consist primarily of debris and tree removal, erosion control measures, and channel stabilization and shaping in selected locations. The current plan is to construct both phases as part of a single contract.

### ***ALTERNATIVES CONSIDERED***

**Alternatives Considered:** After review of the existing distribution system, the City identified the water main location of greatest concern. This project is part of the City's long term plan to provide transmission upgrades and combine the east and southwest pressure zones.

**Reasons for Selection of Proposed Alternative:** This will increase conveyance to and from the Ash Water Tower in an area of high headloss / high velocity pipes in the East pressure zone and to improve system performance and operations, eventually allowing the Southwest and East pressure zones to be combined. The transmission main will also help in supplying the Northwest Booster Station suction with water. The project site was selected for the availability of land (it is already City-owned) as well as minimization of the impacts to the environment.

### ***MEASURES TAKEN TO ASSESS IMPACT***

**Coordination and Documentation with Other Agencies and Special Interest Groups:** The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- State Historical Society of Iowa (State Historical Preservation Office)
- Iowa DNR Conservation and Recreation Division
- Iowa DNR Flood Plain Management Section
- Citizen Band Potawatomi Indian Tribe
- Flandreau Santee Sioux
- Ho-Chunk Nation
- Iowa Tribe of Kansas and Nebraska
- Iowa Tribe of Oklahoma
- Kickapoo Tribe in Kansas
- Kickapoo Tribe of Oklahoma
- Lower Sioux Indian Community Council
- Miami Tribe of Oklahoma
- Omaha Tribal Council
- Osage Tribal Council
- Otoe-Missouria Tribe
- Pawnee Nation of Oklahoma
- Peoria Tribe of Indians of Oklahoma
- Ponca Tribe of Indians of Oklahoma
- Ponca Tribe of Nebraska
- Prairie Band Potawatomi Nation
- Prairie Island Indian Community
- Sac & Fox Nation of Mississippi in Iowa
- Sac & Fox Nation of Missouri

Sac & Fox Nation of Oklahoma  
Santee Sioux Nation  
Shakopee Mdewakanton Sioux Community  
Sisseton-Wahpeton Oyate  
Spirit Lake Tribal Council  
Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations  
Upper Sioux Tribe  
Winnebago Tribal Council  
Yankton Sioux Tribal Business and Claims Committee

No adverse comments were received from any agencies or general public. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

### **ENVIRONMENTAL IMPACT SUMMARY**

**Construction:** Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb soils over an area greater than one acre; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected. Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

**Historical/Archaeological:** The State Historical Preservation Office (SHPO) and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C#220277669), that this undertaking will result in “no historic properties affected” based on the scope of the project, the prior use of the project area, and the findings of the Archaeological Desktop Survey conducted for the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

**Environmental:** A Joint Application was submitted by the City's consultant to the Iowa DNR Conservation and Recreation Division and U.S. Army Corps of Engineers. The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain. The DNR Conservation and Recreation Division will determine if the project will impact any State-owned lands or State-listed threatened or endangered species. The U.S. Army Corps of Engineers will determine if the proposed project will impact wetlands or jurisdictional waters of the United States. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and Iowa DNR Conservation and Recreation Division agree, that the project will not impact threatened or endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

**Land Use and Trends:** The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Ankeny in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

**Irreversible and Irrecoverable Commitment of Resources:** Fuels, materials, and various forms of energy will be utilized during construction.

#### ***POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT***

Positive environmental effects will be maintained water supply for the citizens of Ankeny. The new transmission main will better assist in the prevention of water supply contamination associated with inadequate pressures within the distribution system. A catastrophic loss of water supply could result in zone-wide health impacts due to a lack of sanitation and the use of other water sources that may not meet Federal drinking water standards.

#### ***SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT***

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The U.S. Army Corps of Engineers will determine if the proposed project will impact wetlands or jurisdictional waters of the United States.

- The project will not affect threatened and endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

The project description, scope, and anticipated environmental impacts detailed above are accurate and complete to the best to my knowledge.

---

Signature of the Mayor, City of Ankeny

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Date

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Printed Name of the Mayor, City of Ankeny



**USGS 7.5 Minute Quadrangle: Des Moines NE & Des Moines NW**

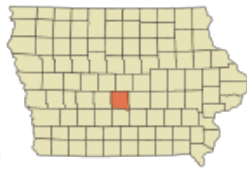
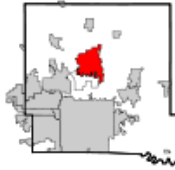
**Sections: 09, 10, 14, 15, 16, Township: 80 N, Range: 24 W**

**Date: 1976**

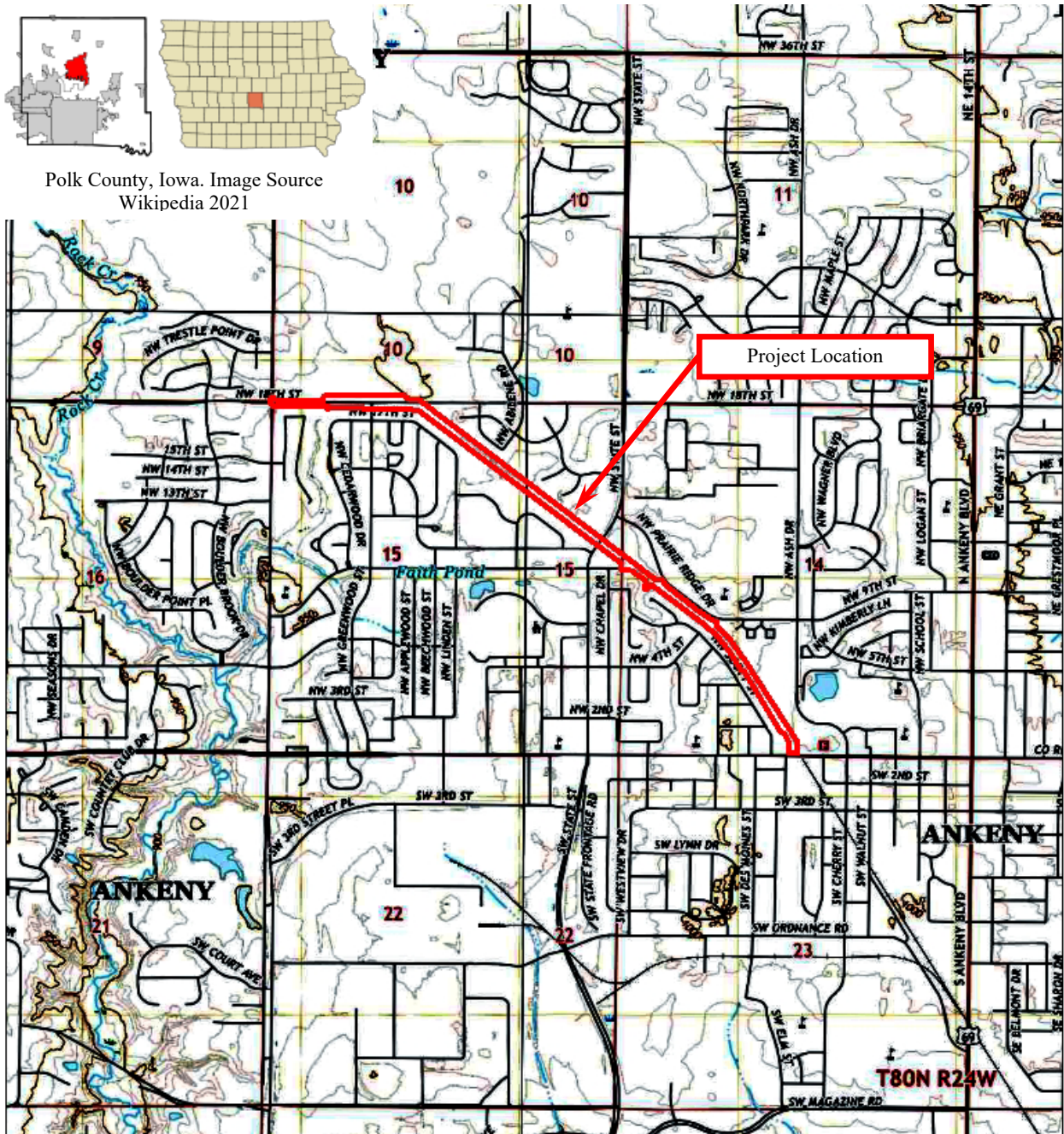
**Scale: 1 Inch = 2,000 Feet**



**North**



Polk County, Iowa. Image Source  
Wikipedia 2021



**USGS Topographic Map**

High Trestle Transmission  
Ankeny, IA



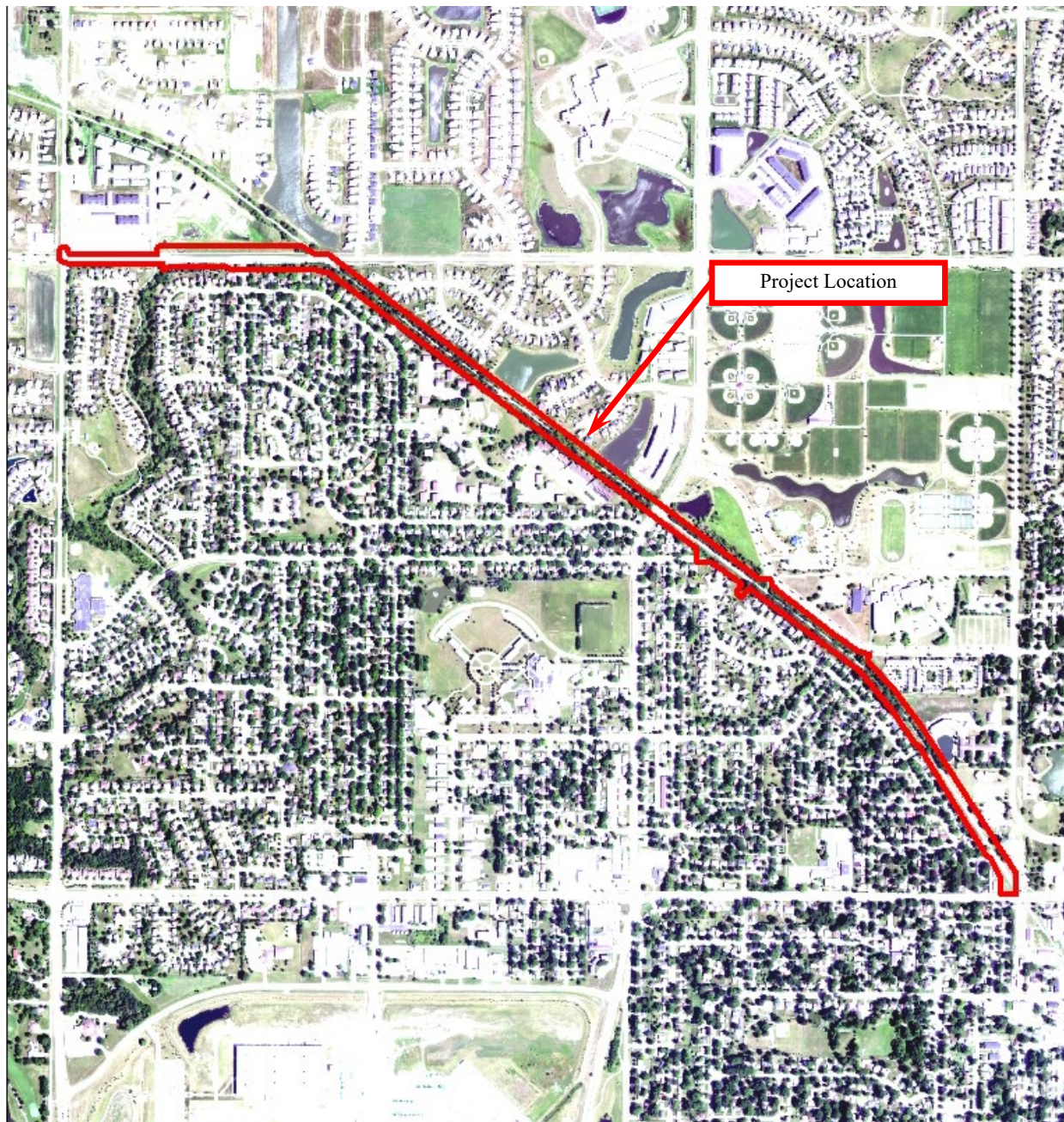
State Revolving Fund  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319-0034



Location information provided by Snyder & Associates



**North**



## 2019 Aerial Photograph

High Trestle Transmission  
Ankeny, IA



State Revolving Fund  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319-0034





# High Trestle Trail Transmission Main & Drainage Improvements



**DRINKING WATER STATE REVOLVING FUND  
INTENDED USE PLAN (IUP) APPLICATION FORM**



This form may be used to apply for inclusion on the project priority list of the Drinking Water SRF IUP at the time the Preliminary Engineering Report is submitted. IUPs are developed on an annual basis with quarterly updates as needed. **This form is not an application for a loan.** SRF loan application materials may be obtained at [www.iowasrf.com](http://www.iowasrf.com). The loan application should not be completed until after bids have been received.

**Instructions:**

Complete the requested information in the following sections to the best of your ability. Please print or type the information on the form. If a particular item does not apply to your system, enter n/a for "not applicable." Attach supporting documentation as needed. Keep a copy of the completed application for your records, submit a copy to your engineer, and submit the signed form to the following e-mail address: [srf-iup@dnr.iowa.gov](mailto:srf-iup@dnr.iowa.gov)

For more information about the Drinking Water SRF IUP Application, contact Theresa Enright at 515-725-0498 or [Theresa.enright@dnr.iowa.gov](mailto:Theresa.enright@dnr.iowa.gov)

**Section 1: Applicant Information**

Applicant Name: City of Ankeny

Applicant Address: 410 W. First Street

City: Ankeny State: Iowa Zip: 50023

Authorized Representative: Don Clark, PE

Telephone Number: 515-963-3529 E-mail: dclark@ankenyiowa.gov

Signature: *Donald Clark* Title: Director of Municipal Utilities

\*DUNS Number: 073400984

Consulting Engineer: Wes Farrand, PE

Firm: Snyder & Associates, Inc.

Telephone Number: 515.964.2020 E-mail: wfarrand@snyder-associates.com

Population Served: Community: 67,900 Service Area: 29.1 SQ. MI.

Number of Service Connections: 26,804

**\*Please note:** The Dun and Bradstreet Number (DUNS) was collected as part of EPA 4700-4 form. That form is no longer required for SRF applicants. If the Owner does not have a DUNS number, request one at <http://fedgov.dnb.com/webform>. While loan recipients do not have to fill out the form, it is important to note that they are still required to comply with Title VI of the Civil Rights Act of 1964. Title VI provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

**FOR SRF USE ONLY**

PWSID Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

DWSRF Number: \_\_\_\_\_

County: \_\_\_\_\_

Profit Status of the System (for Nontransient Noncommunity systems only):

Check one:

- ☒ Not for profit system  
☐ Profit System

Percentage of Population meeting LMI criteria: 23 %

Check one:

Method of determining percentage LMI ☒ 2006-2010 American Community Survey Data  
☐ Income survey (if checked, list party that conducted survey)

Please note: Extended term financing (up to 30 years) is now available to all projects based on the weighted average useful life of the project components. It is no longer only available to disadvantaged communities.

Are you interested in an extended loan term?

- ☐ Yes  
☒ No

See Exhibit 8 - DWSRF Extended Term Worksheet

Anticipated final plans and specifications submittal date: January - March 2022

Anticipated construction start date: July - August 2022

## Section 2: Brief Project Summary (Attach additional pages if necessary.)

Describe the reasons for the proposed project: (i.e. specific water quality problem or system improvement)

The current water system consists of two pressure zones and has restricted capacity and no redundant looping to provide water to the northwest quadrant of Ankeny and a new water tower. The system also currently requires throttling source water flows from DMWW in order to fill or drain the SW Tower.

Describe the proposed project: (i.e., specific solution to the water quality problem, or proposed system improvement)

Construct 24-inch transmission main along the existing HTT trail ROW, connecting Ash Drive water tower to the existing 24-inch water main along NW Irvinedale Drive. This transmission main will improve system function and provide water supply needed for new water tower. The project will combine two pressure zones into one zone and eliminate the need to restrict flows from the DMWW supply source to fill or drain the SW Water Tower and allow the NW Booster Station to draw from a looped redundant system and two water towers as necessary for increasing water demand in the northwest quadrant of Ankeny.

Which other funding programs are you considering to assist in completion of this project? (Check all that apply)

- ☐ Community Development Block Grant (CDBG)  
☐ Rural Development Grant and/or Loan  
☐ Clean Water State Revolving Fund (for water system waste treatment projects)  
☐ Reserve Funds  
☐ Other: \_\_\_\_\_

Does your project involve a consolidation of two or more water systems? (Check one)

- ☐ Yes  
☒ No

If Yes, list systems and populations served: \_\_\_\_\_



**Section 3: Project Cost**

| Cost Category                                                        | Estimated Total Cost in \$ |
|----------------------------------------------------------------------|----------------------------|
| Legal Expenses                                                       | 10,000                     |
| Land and Easements                                                   | + 20,000                   |
| Engineering Planning Fees                                            | + 0                        |
| Engineering Design Fees                                              | + 0                        |
| Engineering Construction Fees                                        | + 340,000                  |
| Construction                                                         | + 3,500,000                |
| Equipment                                                            | + 0                        |
| Other: Financial Advisor                                             | + 10,000                   |
| Other:                                                               | +                          |
| <b>PROJECT SUBTOTAL</b>                                              | <b>= 3,880,000</b>         |
| Contingencies                                                        | + 700,000                  |
| Planning and design loan proceeds, if rolling into construction loan | + 205,000                  |
| Less Any Funds Requested from Other Sources                          | - 0                        |
| <b>LOAN SUBTOTAL</b>                                                 | <b>= 4,785,000</b>         |
| Loan Initiation Fee (Loan Subtotal x .005)                           | + 23,925                   |
| <b>TOTAL IUP REQUEST (Round to the nearest \$1,000)</b>              | <b>= 4,809,000</b>         |

\*Supporting materials may be requested to document funding requests and system needs.

**Section 4: Consultants\***

Bond Counsel Firm: Ahlers & Cooney, P.C.

Contact Person: J. Eric Boehlert

Mailing Address: 100 Court Avenue, Suite 600

City: Des Moines State: Iowa Zip: 50309

Telephone Number: 515-246-0367 E-mail: eboehlert@ahlerslaw.com

Municipal Advisor Firm: PFM Financial Advisors, LLC

Contact Person: Jon Burmeister

Mailing Address: 801 Grand Avenue, Suite 3300

City: Des Moines State: Iowa Zip: 50309

Telephone Number: 515-527-5150 E-mail: burmeisterj@pfm.com

\*Please provide these contacts if known at the time of application. The requirement to engage a [Municipal \(Financial\) Advisor](#) is new to SRF for projects starting in fiscal year 2015.

Please include the following items with your application:

- ☐ Two official copies of the Preliminary Engineering Report, if not already submitted.  
If already submitted, date submitted: May 2020

- ☒ Completed Viability Assessment Manual, available for download on our website at  
<http://www.iowadnr.gov/Environmental-Protection/Water-Quality/Water-Supply-Engineering/Viability-Capacity-Dev>

Please note: Complete applications must be postmarked by the deadline date listed at

[http://www.iowasrf.com/program/drinking\\_water\\_loan\\_program/drinking\\_water\\_intended\\_use\\_plan\\_iup\\_information.cfm](http://www.iowasrf.com/program/drinking_water_loan_program/drinking_water_intended_use_plan_iup_information.cfm).

## Section 5: Acquisition of Property by SRF Applicants

Note: Purchase of land may be eligible under the Drinking Water SRF. Please check with your project manager to confirm.

US ENVIRONMENTAL PROTECTION AGENCY  
ASSURANCE WITH RESPECT TO REAL PROPERTY ACQUISITION  
OF TITLE III OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY  
ACQUISITION POLICIES ACT OF 1970 AS AMENDED

The City of Ankeny (Applicant) hereby assures that it has authority under applicable State and local law to comply with Section 213 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 84 Stat. 1894 (42 U.S.C. 4601) as amended by the Surface Transportation and Uniform Relocation Assistance Act of 1987, Title IV of Public Law 100-17, 101 Stat. 246-256 (42 U.S.C. 4601 note) and 49 CFR 1.48(cc); and certifies, assures and agrees that, notwithstanding any other provision set forth in the application.

1. For projects resulting in the displacement of any person:
  - a. It will adequately inform the public of the relocation payments and services which will be available as set forth in Subparts A, C, D and E of 49 CFR 24.
  - b. It will provide fair and reasonable relocation payments to displaced persons as required by Subparts D and E of 49 CFR 24.
  - c. It will provide a relocation assistance program for displaced persons offering services described in Subpart C of 49 CFR 24.
  - d. Comparable replacement dwellings will be available pursuant to Subpart F of 49 CFR 24, or provided if necessary, a reasonable period in advance of the time any person is displaced.
  - e. In acquiring real property, it will provide at least 90 days written notice to each lawful occupant of real property acquired, stating the date such occupant is required to move from a dwelling or to move his business or farm operation.
2. For projects resulting in the acquisition of real property:
  - a. It will fully comply with the requirements of Subpart B of 49 CFR 24.
  - b. It will adequately inform the public of the acquisition policies, requirements and payments which apply to the project.
  - c. It will make every effort to acquire real property expeditiously through negotiation.
  - d. Before the initiation of negotiations it will have the real property appraised and give the owner or his representative an opportunity to accompany the appraiser during inspection of the property, except as provided in 49 CFR 24.102(c)(2).
  - e. Before the initiation of negotiations it will establish an amount which it believes to be just compensation for the real property, and make a prompt offer to acquire the property for that amount; and at the same time it will provide the owner a written statement of the basis for such amount in accordance with 49 CFR 24.102.
  - f. Before requiring any owner to surrender possession of real property it will pay the agreed purchase price; or deposit with the court, for the benefit of the owner, an amount not less than the approved appraisal of the fair market value of the property; or pay the amount of the award of compensation in a condemnation proceeding for the property.
  - g. If interest in real property is to be acquired by exercise of the power of eminent domain, it will institute formal condemnation proceedings and not intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of this real property; and
  - h. It will offer to acquire the entire property, if acquisition of only part of a property would leave its owner with an uneconomic remnant.

References to 49 CFR are citations to Title 49, Code of Federal Regulations, Part 24, published in the Federal Register Vol. 54, No. 40, March 2, 1989.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above-identified application and shall be deemed to supersede any provision therein to the extent that such provisions conflict with the assurances or agreements provided therein.

DONALD A. CLARK

(Legal Name of Applicant)

By

Donald Clark

(Signature of Authorized Representative)

11/22/21

(Date)



## Memorandum

**To:** Gabe Lee, Iowa DNR  
**Date:** January 6, 2022

**From:** Wesley Farrand, P.E.

**CC:** Don Clark, City of Ankeny  
Becky Ford, City of Ankeny

**RE:** Supplemental Engineering Information for City of Ankeny 2016 Water System Master Plan – HTT Water Transmission Main, Phase 1 and 2.

---

This memo is submitted as supplemental information to the City of Ankeny 2016 Water System Master Plan (WSMP), dated June 19, 2017, which was previously submitted and reviewed by your office. Per your request, the following information is provided as specific to the HTT Water Transmission Main, Phase 1 and 2 project, which was included in the WSMP and now currently proposed for construction.

As described in the WSMP where it is referenced as project AN-ST2-4, this project proposes the construction of a new transmission main along High Trestle Trail from Ash Water Tower northwest to NW 18th Street and west to NW Irvinedale Drive. The purpose of this project, is to increase conveyance to and from the Ash Water Tower in an area of high headloss / high velocity pipes in the East pressure zone and to improve system performance and operations, eventually allowing the Southwest and East pressure zones to be combined. This transmission main will allow the NW Booster Station to draw suction supply water from both water towers as needed. This will supply the booster station with adequate water for the increasing water demand in the northwest quadrant of Ankeny.

The proposed project does not differ materially from that discussed in the WSMP. This is a new transmission main, it is not a replacement. Based on the WSMP model, the City will no longer have to throttle flows from DMWW to fill or drain the SW Water Tower as the project will complete the 24" transmission main loop to the NW Booster Station. Both towers should operate as one and there will only be two pressure zones

The project consists of approximately 9,800 LF of 24" transmission water main. Initially proposed to be constructed in two phases, the current plan is to combine the Phases 1 & 2 into a single construction contract due to a shortening of the project schedule. Final design is anticipated to be completed by February 2022 with construction set to begin in August 2022. The attached Exhibit A shows the location and extent of the proposed project.





May 08, 2020

ANKENY, CITY OF  
ATTN DON CLARK, DIRECTOR  
MUNICIPAL UTILITIES  
220 W 1ST ST  
ANKENY, IA 50023-1751

Subject: 2016 Water System Master Plan Approval  
PWSID No. IA7709053  
Project No. W2019-0654

Dear Mr. Clark:

We have completed our review of the engineer's report entitled, "2016 Water System Master Plan" prepared by Mark Duben, PE, of HDR, Inc. The report discusses the condition of the existing distribution and storage systems and proposed improvements to these systems through 2055. We are in general agreement with the concepts, conclusions, and recommendations contained in the report.

This report identifies multiple projects over multiple years. Conditions and specifics may change; proposed improvements submitted for construction permit application may require a prior approval of a supplement to the "Master Plan". Each supplement shall identify the projects and specific information needed to evaluate those projects scheduled for the construction at that time.

Please note that approval of this preliminary engineering report is not an approval of a Drinking Water State Revolving Fund (DWSRF) loan or project eligibility. Each projects submitted would be evaluated for DWSRF eligibility. Please note, speculative growth and fire flow projects are not considered eligible for DWSRF reimbursement.

In accordance with the rules of this department, plans and specifications for the proposed improvements must be in concurrence with the preliminary engineering report as accepted. Any deviation from the facility design as outlined in the engineering report must be identified and accompanied by an explanation detailing the reasons for modification

If you have any questions, please contact Gabe Lee, PE via e-mail at [gabe.lee@dnr.iowa.gov](mailto:gabe.lee@dnr.iowa.gov) or by telephone at (515) 725-2990.

Sincerely,

Gabe Lee, PE  
Environmental Engineer Senior  
Water Supply Engineering

cc: ☐ Field Office No. 5 - Des Moines  
☐ Files: PWSID No. IA7709053 (green folder)

## SRF Environmental Review Checklist



The following checklist outlines the information needed to start the SRF Environmental Review (ER) Services. Please provide the following to: [srf-iup@dnr.iowa.gov](mailto:srf-iup@dnr.iowa.gov)

\*Environmental Review Services will not be initiated until after all items marked **REQUIRED** are received.

Applicant Name: City of Ankeny

✓ Other federal funding sources that will be used for the proposed project. (Check ALL that apply)

☒ No other federal funding sources are planned.

☐ CDBG

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

☐ USDA-RD

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

☐ Other: Please specify program \_\_\_\_\_

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

✓ The anticipated construction start date for the proposed project. (Check ALL that apply)

☒ The anticipated construction start date on the current IUP application is correct.

☐ The anticipated construction start date has changed from the date listed in the IUP application.

- What is the new anticipated construction start date for the project? \_\_\_\_\_

☐ The proposed project schedule is dependent on other funding source(s).

- Will the construction start date be delayed if other funding is not awarded? ☐ Yes ☐ No

☐ The proposed project schedule is dependent on an existing compliance schedule.

- What is the construction start date listed in the compliance schedule? \_\_\_\_\_

✓ A description of the current project scope including: what is proposed to be constructed, specific construction methods that will be used, estimated dimensions (length, width, depth) of excavated areas and the proposed construction schedule if construction will be phased (**REQUIRED**).

Project consists of approximately 9,900 lf of 24" water main to be constructed at typical depths of 5-9 feet along the High Trestle Trail and NW 18<sup>th</sup> Street as shown on the attached concept exhibits. Approximately 5,300 lf of the water main will be constructed by trenchless methods.

The project will also include improvements to the drainage channel adjacent to the water main construction. This work will consist primarily of debris and tree removal, erosion control measures, and channel stabilization and shaping in selected locations. Except where overlapping the water main construction, this work is expected to be non-eligible for SRF funding but will be included in the construction contract due to the economies of working in the immediate vicinity. The recreational trail adjacent to the project is not planned to be impacted other than temporary closures during the project to facilitate construction traffic.

The concept exhibits show the project in two phases, however, the current plan is to construct both phases as part of a single contract. Construction is anticipated to begin in August 2022 and be completed by May 2024.

- ✓ Indicate if any of the following ancillary impacts will result from the proposed project. (Check ALL that apply)
- ☐ Abandonment or demolition (partial or entire) of existing building/structures
  - ☐ Borrow pits
  - ☒ Staging areas for equipment and materials
  - ☒ Temporary and/or permanent easement areas
  - ☒ Pavement replacement (street, driveway, sidewalk)
  - ☐ New access for roads/utility lines
- ✓ A recent aerial map with the marked boundaries of the project area. The map should also include labeled location(s) of all proposed construction boundaries (include any ancillary impacts listed above as applicable). If a specific area has yet to be defined, please mark a larger area that will include the final project area.
- ☒ An aerial map of the project area map is included **(REQUIRED)**:
    - What is the approximate size of the total project area? 7.0 acres
    - How much of the total project area will be impacted by ground-disturbing (excavation, grading, tree removal, etc.) construction activity? 3.0 acres
  - ☒ A site sketch of the project area map is included with the following **(REQUIRED)**:
    - All locations of ground disturbance and staging areas marked
    - North arrow
    - A minimum of one labeled street
  - ☒ Shape files have been provided
- ✓ Photos with a descriptive caption (include location & direction) of the project area showing current land use and habitat.
- ☒ Photos with captions are included (digital files are preferred).
- ✓ Indicate which of the following impacts are anticipated as a result of the proposed project. (Check ALL that apply)
- ☐ Demolition, abandonment or rehabilitation of any building/structure over 50 years old. Picture(s) showing the interior and exterior façade of the building/structure should be provided. Provide the following information for each building/structure over 50 years old that will be impacted.
    - What year was the building/structure originally constructed? If the exact year is unknown, provide an estimate **(REQUIRED)**. \_\_\_\_\_
    - What material(s) is the building/structure made of? \_\_\_\_\_
    - Have any additions or substantial alterations to the building/structure occurred? If so, describe what was done and when. \_\_\_\_\_
  - ☐ Brick sewers or street surfaces will be disturbed by construction activity.
    - Has a historic context (including Iowa Site Inventory Forms) been prepared for the brick sewers/street surfaces? ☐ Yes ☐ No
    - Describe any planned steps to minimize adverse effect to the brick sewers/streets.
  - ☐ Existing prairie will be disturbed by construction activity.
    - How much prairie will be disturbed? \_\_\_\_\_ acres
    - Has a floral study been conducted of the prairie area? ☐ Yes ☐ No
    - Describe any planned steps to minimize adverse effect to the prairie.



☒ Trees (greater than 4" diameter breast height) will be removed.

- Will tree removal occur between October 1 and March 31 to avoid impacting federally threatened or endangered bat species during the summer maternity period? ☒ Yes ☐ No

☒ Wetlands will be disturbed by construction activity.

- How much of the wetland area will be permanently impacted? unknown acres
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☒ No

\*\*In the interest of keeping your project on schedule, SRF recommends submitting the Joint Application prior to or immediately following the submission of this document.

☐ Planned stream/creek crossings.

- What is the name of the stream/creek crossing? \_\_\_\_\_
- What construction method(s) are planned for the crossing? \_\_\_\_\_
- Will excavation activity take place to the bed, bank of the stream/creek? ☐ Yes ☐ No
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☐ No

☒ Planned work within a mapped 100-year flood plain.

- What construction activity is planned within the flood plain? water main construction, channel stabilization / shaping. Joint App will be submitted 12/17/21
- If ground disturbance will occur, will pre-construction contours be restored after construction activity is completed? ☒ Yes ☒ No
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☒ No

☐ Planned work within state or federal owned and/or managed land.

- What construction activity is planned within state/federal land? \_\_\_\_\_
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☐ No

☐ Farmland will be permanently converted to non-agricultural uses.

- What is the total size of the farm unit(s) that contains the project area? \_\_\_\_\_ acres
- How much of the project area has been farmed (managed for a scheduled harvest or timber activity) more than 5 of the last 10 years? \_\_\_\_\_ acres
- How much of the project area will be permanently converted from agricultural use as a result of the proposed project? \_\_\_\_\_ acres

✓ Landowner permission is required for archaeological survey on private property, if needed. \*Please note that archaeological survey will not begin until this permission is obtained.

☐ Yes, landowner permission has been obtained (documentation is provided).

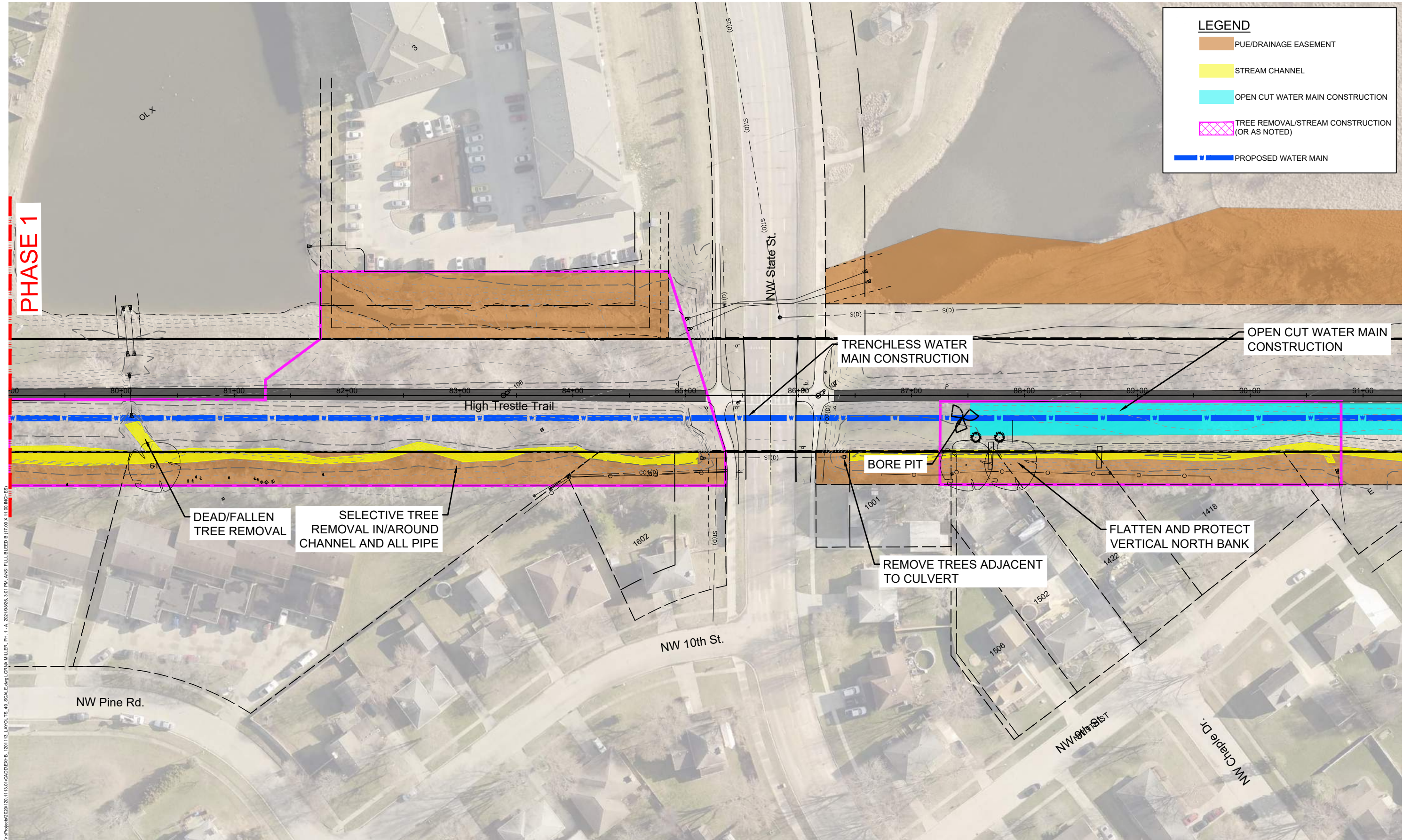
- Does the landowner(s) have any specific requests or requirements for archeological work to be conducted (for example, before/after harvest)? \_\_\_\_\_ acres

☒ No, landowner permission has not been obtained at this time.

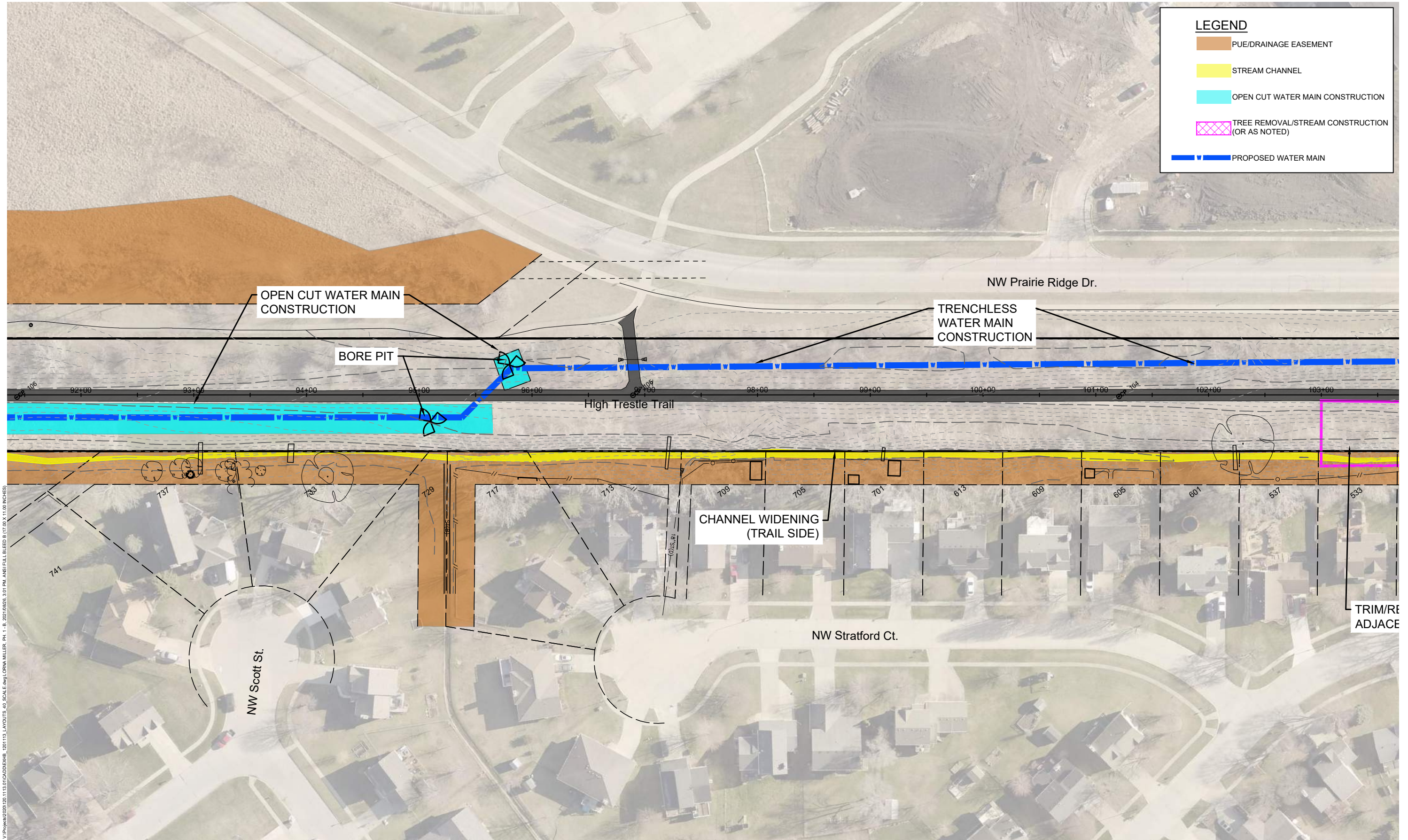
N/A - project  
limited to public  
ROW and existing  
easements

- When is landowner permission anticipated to be obtained? \_\_\_\_\_

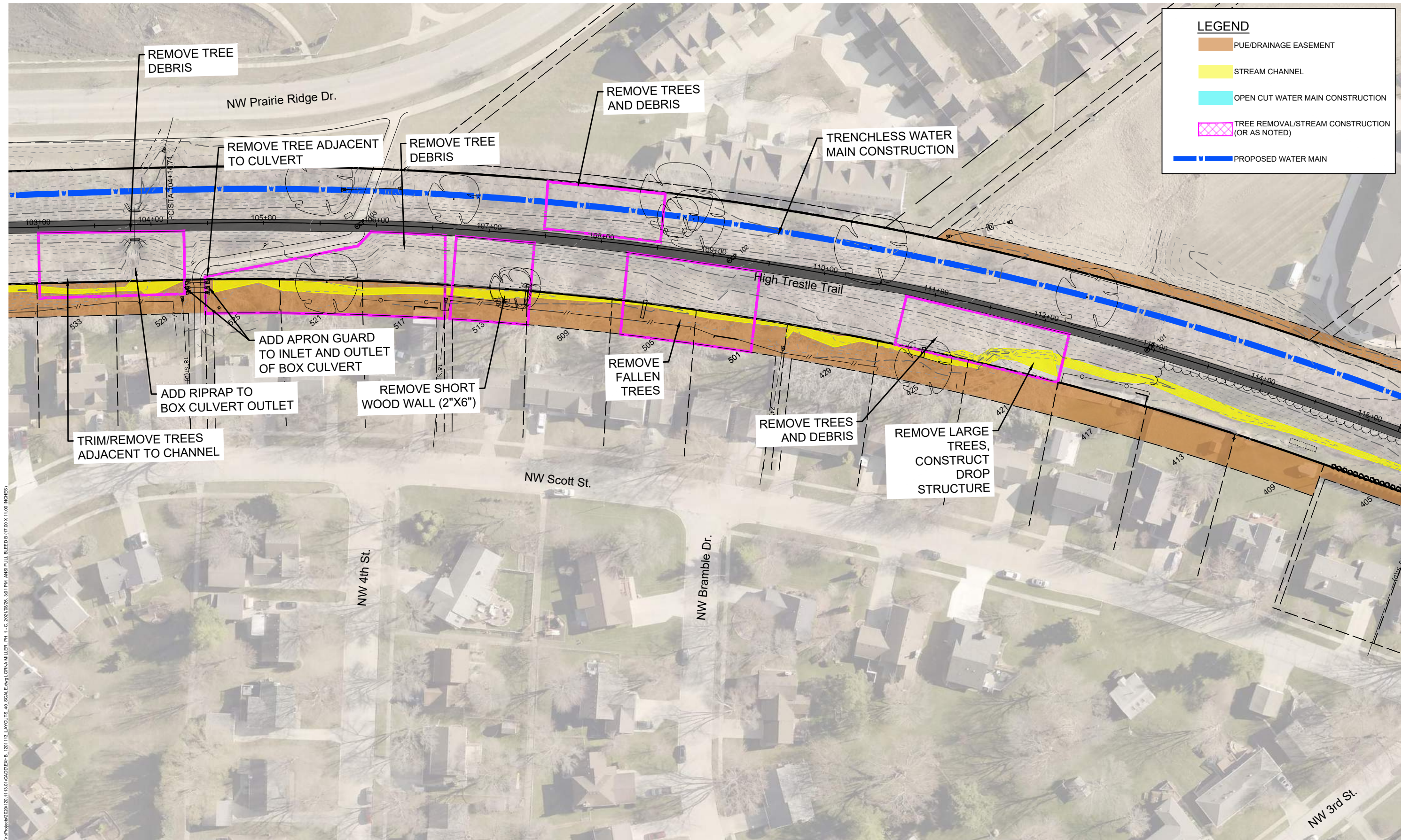




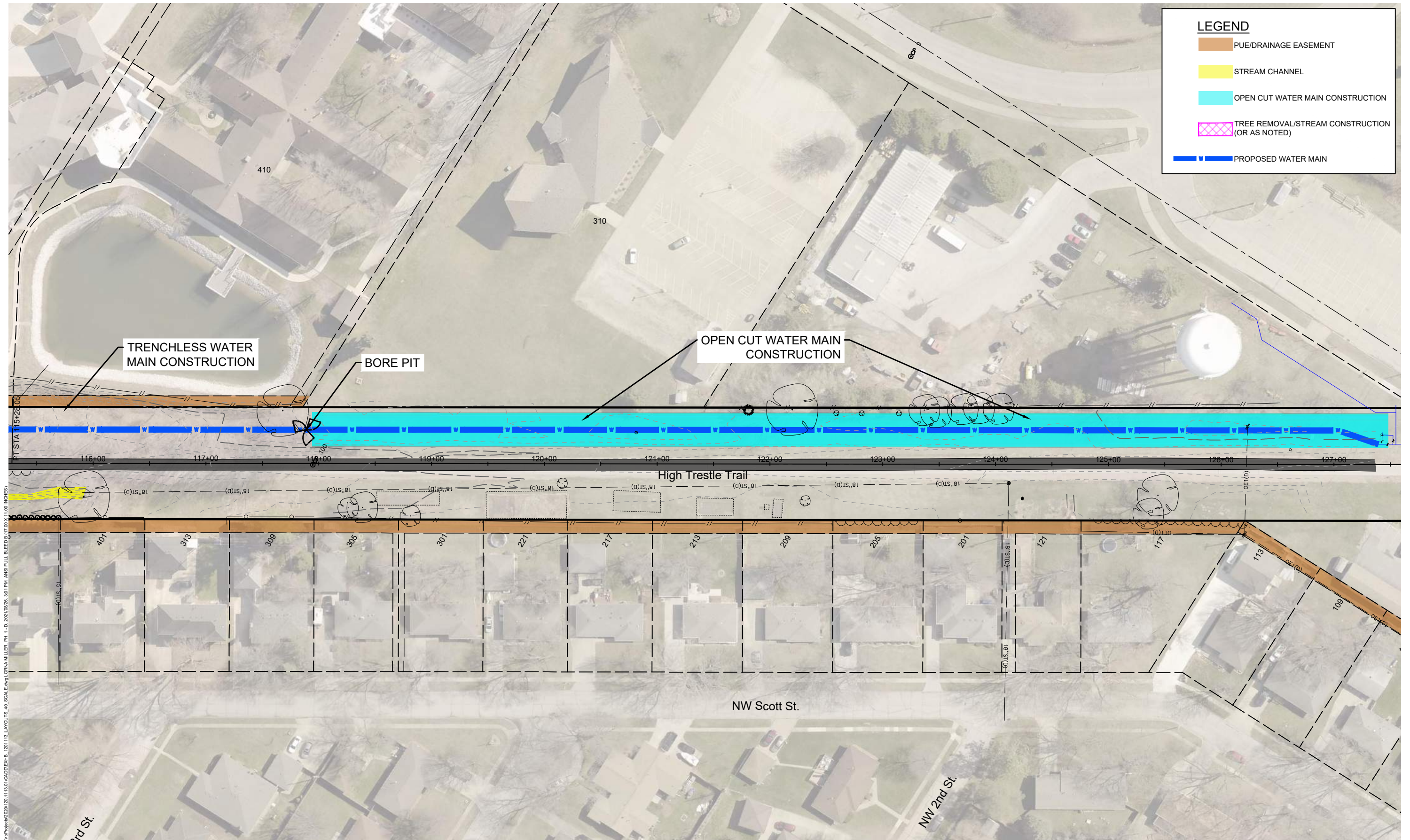




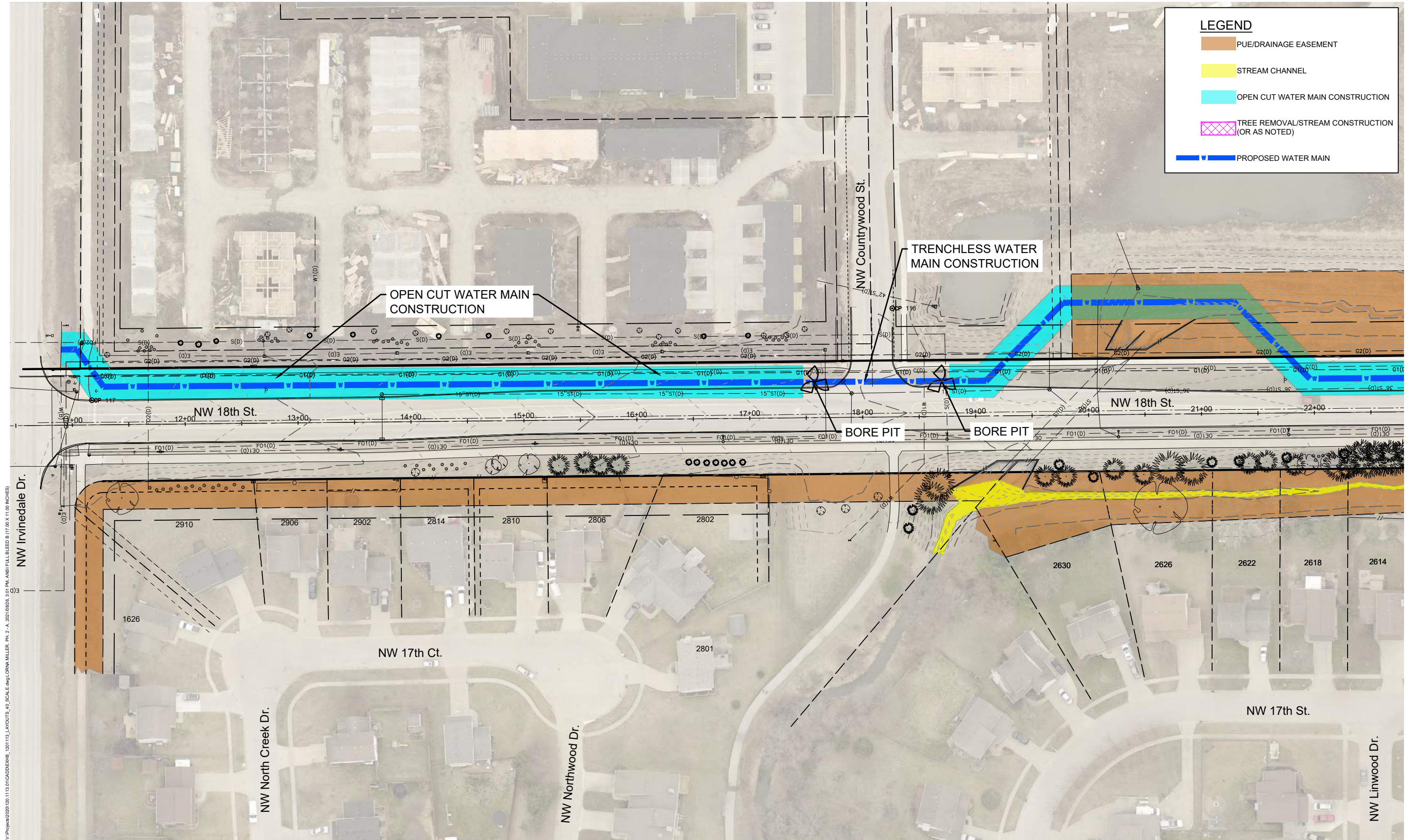






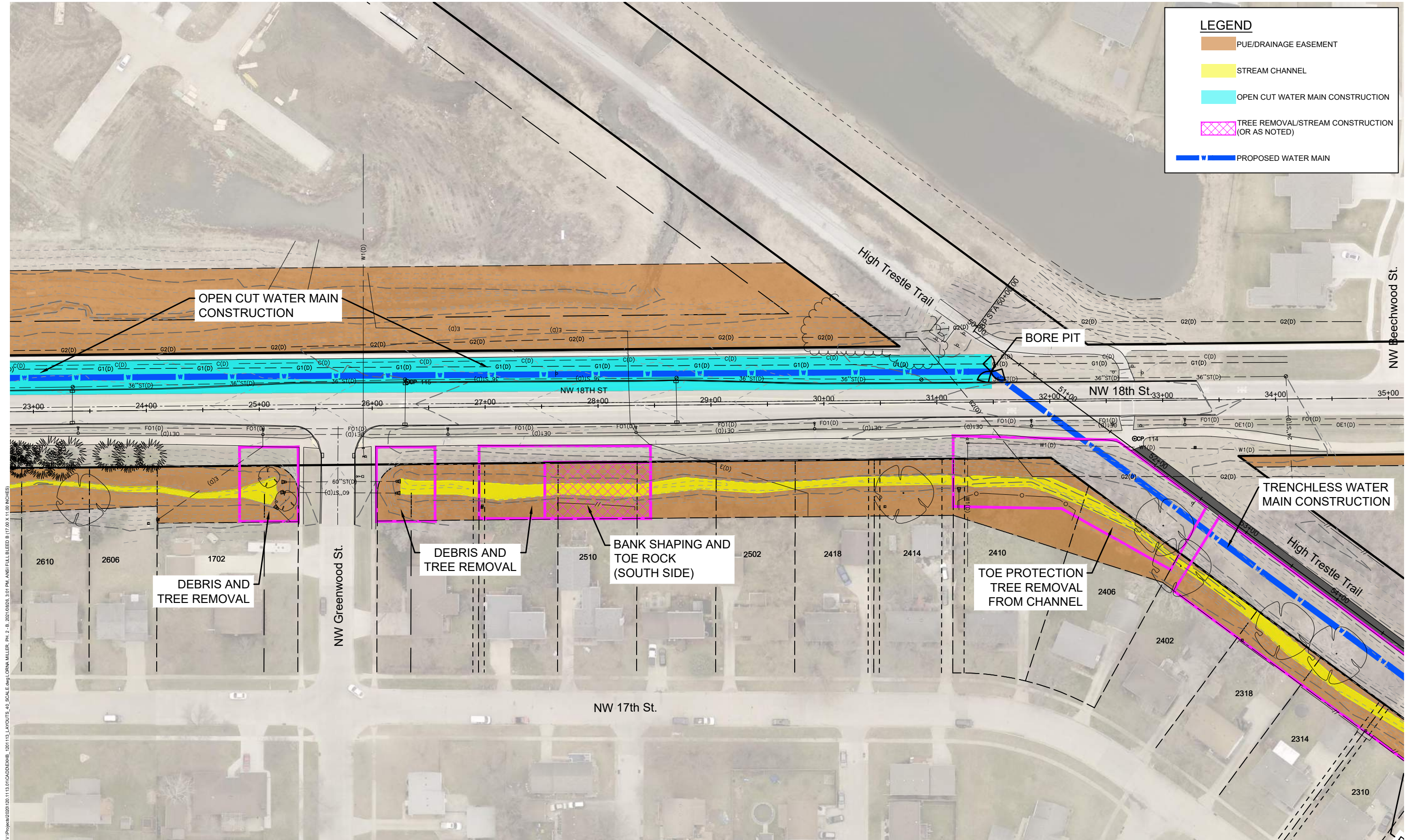






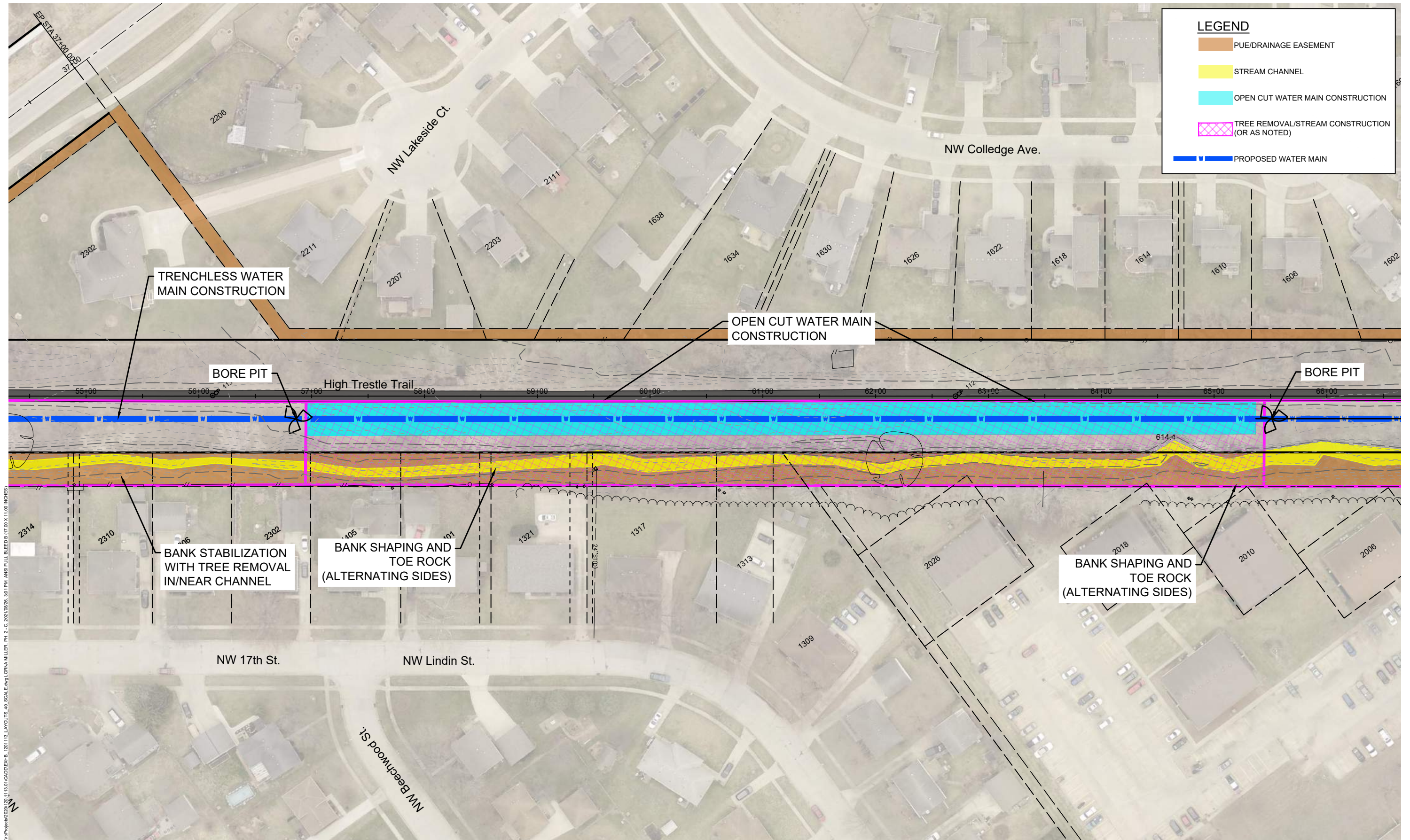
V:\Projects\2020\120113\01\CADEXIB\_120113\_LAYOUTS\_40\_SCALE.dwg LORNA MILLER, P.E. 2-A, 20210826, 3:01 PM, ANSI FULL BLEED 8 (17.00 X 11.00 INCHES)



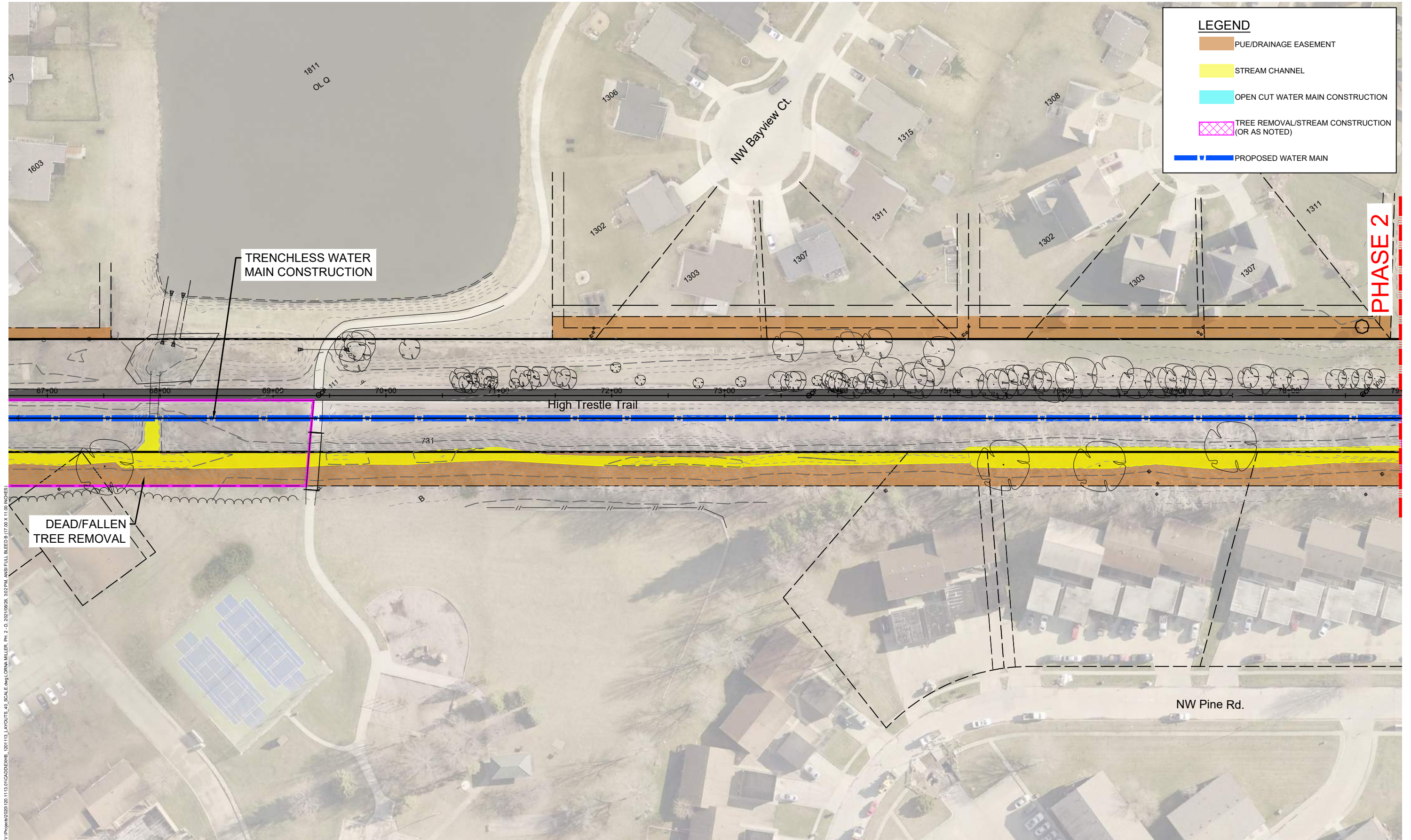


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2021-03-02\_001-213 NW Scott\_lookingNW



2020-12-04\_SurveyWalk\_305NWScott\_lookingSE





2021-03-02\_013-409 NW Scott\_lookingNW



2021-03-02\_036-501 NW Scott\_lookingNW





2021-03-02\_056-529 NW Scott\_5-RCB\_lookingNE



2021-03-02\_073-729 NW Scott\_lookingNW





2020-12-04\_SurveyWalk\_729 NW Scott\_lookingNW



2020-12-04\_SurveyWalk\_1007 NW State\_lookingSE





2021-03-02\_092-1700 NW Pine\_lookingN



2021-03-02\_114-2006 NW Hickory\_lookingN





2021-03-02 124-1401 NW Linden lookingNW



2021-03-02\_143-2510 NW 17th\_lookingW





2020-12-04\_SurveyWalk\_18thRCB\_lookingNE



2021-12-01\_18th-Irvinedale\_lookingE



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Parks and Recreation

COUNCIL GOAL:

Enhance Quality of Life

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ACTION REQUESTED:

Public Hearing

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LEGAL:

Item Reviewed by Legal Counsel

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SUBJECT:

PH 2022-35: Proposed SW Des Moines Street Parks - Phase 1

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EXECUTIVE SUMMARY:

The 2022 SW Des Moines Street Parks - Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, March 29, 2022. Four (4) bids were received as follows:

1. Howrey Construction Inc. \$398,383.75
2. Absolute Concrete Construction Inc. \$500,415.00



3. Concrete Connections LLC \$375,770.00

4. JAS Construction LLC \$332,036.07

The Engineer's Estimate for the project was \$368,367.00. The bids ranged from approximately 10% below to 35% above the estimate. Parks & Recreation staff reviewed the bid results both internally and with the project's engineering consultant. JAS Construction has completed other successful projects for the City of Ankeny. It is recommended that the project be awarded to JAS Construction of Altoona, Iowa.

Pending project approval and award by the City Council, the Contractor shall substantially complete the project no later than July 22, 2022. The Contractor shall fully complete the overall project no later than September 30, 2022.

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**FISCAL IMPACT: No**

This project is included in the current Capital Improvement Program with construction scheduled for 2022.

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**CITY MANAGER'S RECOMMENDATIONS:**

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost (\$368,367.00).

2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the SW Des Moines Street Parks - Phase 1 project.

3. Receive and file the report of bids received on March 29, 2022.

4. Approve Resolution, making award of construction contract to JAS Construction of Altoona, Iowa.

5. Approve Resolution, approving contract and bonds with JAS Construction in the amount of \$332,036.07.

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**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

March 7, 2022: The City Council approved a Resolution ordering construction and setting the bid opening date as March 29, 2022, and setting the public hearing date as April 4, 2022.

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**PUBLIC OUTREACH EFFORTS:**

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**ACTION REQUESTED:**

**Action:** Consider motion to close Public Hearing 2022-35.

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**ADDITIONAL INFORMATION:**

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ATTACHMENTS:

Click to download

 [PH Coversheet](#)

 [RES - plans, specs](#)

 [Bid Sheet](#)

 [Bid Tab](#)

 [RES - making award](#)

 [RES - approving contract](#)

 [Location Map](#)

 [Contract](#)





**PUBLIC HEARING 2022-35**

**5:30 P.M.**

**APRIL 4, 2022**

**PROPOSED 2022 SW DES MOINES STREET PARKS – PHASE 1**

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**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 2022 SW Des Moines Street Parks – Phase 1 project. Notice of this hearing was published in the Des Moines Register on the 18<sup>th</sup> day of March, 2022.

**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 2022-35.

Mayor announces that further consideration and action on this item will take place under “New Business”, Agenda Item “J” later in the meeting.

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1**

WHEREAS, on the 7<sup>th</sup> day of March, 2022, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1; and

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

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.



PASSED AND APPROVED this 4th day of April, 2022.

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Mayor

ATTEST:

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Deputy City Clerk



BID LETTING

10:30 A.M.

MARCH 29, 2022

2022 SW DES MOINES STREET PARKS – PHASE 1

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2022 SW Des Moines Street Parks – Phase 1 project in accordance with the Plans and Specifications prepared by Nilles Associates, Inc.

Nick Lenox, Parks & Recreation Director

Project Estimate of Cost \$368,367.00

| Bid<br>Bond<br>(10%) | Bidder/Address                                                      | Bid Amount               | Addenda (one)<br>Acknowledged |
|----------------------|---------------------------------------------------------------------|--------------------------|-------------------------------|
| 1) ✓                 | Howrey Construction<br>316 Austin St.<br>Rockwell City, IA 50579    | \$398,983.75             | ✓                             |
| 2) ✓                 | Absolute Concrete<br>PO Box 148<br>Slater, IA 50244                 | \$499,990.-              | ✓                             |
| 3) ✓                 | Concrete Connection LLC<br>5170 NW Beaver Dr.<br>Johnston, IA 50131 | \$375,770.-              | ✓                             |
| * 4) ✓               | JAS Concrete<br>PO Box 471<br>Attoona, IA 50009                     | \$332,036. <sup>07</sup> | ✓                             |
| 5) _____             | _____                                                               | _____                    | _____                         |
| 6) _____             | _____                                                               | _____                    | _____                         |

\*Apparent Low Bidder



| Bid<br>Bond<br>(10%) | Bidder/Address          | Bid Amount | Addenda (one)<br>Acknowledged |
|----------------------|-------------------------|------------|-------------------------------|
| 7) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 8) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 9) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 10) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 11) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 12) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 13) _____            | _____<br>_____<br>_____ | _____      | _____                         |

\*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of April 4, 2022 at 5:30 P.M.

ATTEST:

Diane Klemme  
Diane Klemme, Deputy City Clerk

Nick Lenox  
Nick Lenox, Parks & Recreation Director

| SW Des Moines St. Parks Phase 1                    |                                                        |      |          | Engineer's Opinion of Probable Cost | Howrey Construction Inc. | Absolute Concrete Const. Inc. | Concrete Connections LLC | JAS Construction LLC        |             |                             |             |                             |             |
|----------------------------------------------------|--------------------------------------------------------|------|----------|-------------------------------------|--------------------------|-------------------------------|--------------------------|-----------------------------|-------------|-----------------------------|-------------|-----------------------------|-------------|
| 3/29/2022                                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| BID TABULATION                                     |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| ITEM                                               | DESCRIPTION                                            | UNIT | QUANTITY | UNIT PRICE                          | EXTENSION                | UNIT PRICE                    | EXTENSION                | UNIT PRICE                  | EXTENSION   | UNIT PRICE                  | EXTENSION   | UNIT PRICE                  | EXTENSION   |
| EARTHWORK                                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 2.01                                               | CLEARING AND GRUBBING BY LUMP SUM                      | LS   | 1        | \$1,200.00                          | \$1,200.00               | \$1,650.00                    | \$1,650.00               | \$5,000.00                  | \$5,000.00  | \$1,500.00                  | \$1,500.00  | \$660.13                    | \$660.13    |
| 2.02                                               | TOPSOIL, ON-SITE (4" DEPTH)                            | CY   | 1,500    | \$15.00                             | \$22,500.00              | \$17.50                       | \$26,250.00              | \$15.00                     | \$22,500.00 | \$15.00                     | \$22,500.00 | \$8.40                      | \$12,600.00 |
| 2.03                                               | EXCAVATION, CLASS 10                                   | CY   | 2,500    | \$10.00                             | \$25,000.00              | \$15.15                       | \$37,875.00              | \$15.00                     | \$37,500.00 | \$15.00                     | \$30,000.00 | \$6.15                      | \$15,375.00 |
| 2.04                                               | SUBGRADE PREPARATION, 12" DEPTH                        | SY   | 1,508    | \$5.00                              | \$7,540.00               | \$5.50                        | \$8,294.00               | \$10.00                     | \$15,080.00 | \$4.00                      | \$6,032.00  | \$3.00                      | \$4,524.00  |
| 2.05                                               | COMPACTION TESTING                                     | LS   | 1        | \$3,000.00                          | \$3,000.00               | \$1,250.00                    | \$1,250.00               | \$5,000.00                  | \$5,000.00  | \$2,500.00                  | \$2,500.00  | \$545.00                    | \$545.00    |
| SEWERS AND DRAINS                                  |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 4.01                                               | SANITARY SEWER SERVICE STUB, PVC, 4-INCH               | LF   | 125      | \$75.00                             | \$9,375.00               | \$30.00                       | \$3,750.00               | \$50.00                     | \$6,250.00  | \$60.00                     | \$7,500.00  | \$51.00                     | \$6,375.00  |
| 4.02                                               | SANITARY SEWER CLEANOUT, SW-203                        | EA   | 1        | \$1,650.00                          | \$1,650.00               | \$1,900.00                    | \$1,900.00               | \$750.00                    | \$750.00    | \$500.00                    | \$500.00    | \$1,949.00                  | \$1,949.00  |
| 4.03                                               | STORM SEWER, TRENCHED, RCP, 15-INCH DIA.               | LF   | 46       | \$90.00                             | \$4,140.00               | \$100.00                      | \$4,600.00               | \$100.00                    | \$4,600.00  | \$100.00                    | \$4,600.00  | \$68.00                     | \$3,128.00  |
| 4.04                                               | STORM SEWER, TRENCHED, HDPE, 10-INCH DIA               | LF   | 236      | \$41.00                             | \$9,676.00               | \$35.00                       | \$8,260.00               | \$55.00                     | \$12,980.00 | \$75.00                     | \$17,700.00 | \$50.00                     | \$11,800.00 |
| 4.05                                               | PIPE APRON, RCP, 15-INCH DIA. W/ FOOTING AND GUARD.    | EA   | 1        | \$2,400.00                          | \$2,400.00               | \$5,000.00                    | \$5,000.00               | \$2,500.00                  | \$2,500.00  | \$3,500.00                  | \$3,500.00  | \$3,086.00                  | \$3,086.00  |
| WATER MAINS AND APPURTENANCES                      |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 5.01                                               | FITTING, PVC, 45-DEGREE BEND, 1-INCH DIA.              | EA   | 1        | \$100.00                            | \$100.00                 | \$1,000.00                    | \$1,000.00               | \$275.00                    | \$275.00    | \$750.00                    | \$750.00    | \$271.00                    | \$271.00    |
| 5.02                                               | WATER SERVICE STUB BY LENGTH, PVC, 1-INCH DIA.         | LF   | 123      | \$46.00                             | \$5,658.00               | \$25.00                       | \$3,075.00               | \$14.00                     | \$1,722.00  | \$40.00                     | \$4,920.00  | \$27.00                     | \$3,321.00  |
| STRUCTURES FOR SANITARY AND STORM SEWERS           |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 6.01                                               | INTAKE, SW-505, DOUBLE GRATE INTAKE                    | EA   | 1        | \$6,300.00                          | \$6,300.00               | \$8,000.00                    | \$8,000.00               | \$7,500.00                  | \$7,500.00  | \$6,000.00                  | \$6,000.00  | \$6,301.00                  | \$6,301.00  |
| 6.02                                               | INTAKE, SW-512, CIRCULAR AREA INTAKE, 24-INCH DIA.     | EA   | 3        | \$3,000.00                          | \$9,000.00               | \$5,200.00                    | \$15,600.00              | \$2,750.00                  | \$8,250.00  | \$2,500.00                  | \$7,500.00  | \$2,761.00                  | \$8,283.00  |
| PORTLAND CEMENT CONCRETE PAVEMENT AND RELATED WORK |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 7.01                                               | PAVEMENT, PCC, 6-INCH NON-REINFORCED                   | SY   | 1,236    | \$48.00                             | \$59,328.00              | \$46.25                       | \$57,165.00              | \$55.00                     | \$67,980.00 | \$40.00                     | \$49,440.00 | \$49.85                     | \$61,614.60 |
| 7.02                                               | PAVEMENT, PCC, 7-INCH NON-REINFORCED                   | SY   | 93       | \$60.00                             | \$5,580.00               | \$71.75                       | \$6,672.75               | \$85.00                     | \$7,905.00  | \$45.00                     | \$4,185.00  | \$51.97                     | \$4,833.21  |
| 7.03                                               | PCC PAVEMENT SAMPLES AND TESTING                       | LS   | 1        | \$2,000.00                          | \$2,000.00               | \$1,500.00                    | \$1,500.00               | \$3,000.00                  | \$3,000.00  | \$2,500.00                  | \$2,500.00  | \$545.00                    | \$545.00    |
| 7.04                                               | SIDEWALK, REMOVAL                                      | SY   | 9        | \$60.00                             | \$540.00                 | \$50.00                       | \$450.00                 | \$100.00                    | \$900.00    | \$100.00                    | \$900.00    | \$188.00                    | \$1,692.00  |
| 7.05                                               | CURB REMOVAL                                           | LF   | 83       | \$20.00                             | \$1,660.00               | \$10.00                       | \$830.00                 | \$21.00                     | \$1,743.00  | \$35.00                     | \$2,905.00  | \$21.00                     | \$1,743.00  |
| 7.06                                               | SIDEWALK, PCC, 5-INCH, NON-REINFORCED                  | SY   | 1,095    | \$42.00                             | \$45,990.00              | \$45.00                       | \$49,275.00              | \$65.00                     | \$71,175.00 | \$45.00                     | \$49,275.00 | \$44.26                     | \$48,464.70 |
| 7.07                                               | THICKEND EDGE SIDEWALK, PCC, NON-REINFORCED            | SY   | 30       | \$90.00                             | \$2,700.00               | \$215.00                      | \$6,450.00               | \$40.00                     | \$1,200.00  | \$75.00                     | \$2,250.00  | \$77.66                     | \$2,329.80  |
| 7.08                                               | SIDEWALK RAMP, 6-INCH, NON-REINFORCED                  | SF   | 317      | \$10.00                             | \$3,170.00               | \$11.00                       | \$3,487.00               | \$85.00                     | \$26,945.00 | \$54.00                     | \$17,118.00 | \$10.35                     | \$3,280.95  |
| 7.09                                               | DETECTABLE WARNING, CAST-IN-PLACE                      | SF   | 32       | \$50.00                             | \$1,600.00               | \$60.00                       | \$1,920.00               | \$60.00                     | \$1,920.00  | \$60.00                     | \$1,920.00  | \$27.68                     | \$885.76    |
| 7.10                                               | DETECTABLE WARNING, CAST-IN-PLACE ALONG CURVE          | SF   | 40       | \$75.00                             | \$3,000.00               | \$65.00                       | \$2,600.00               | \$110.00                    | \$4,400.00  | \$75.00                     | \$3,000.00  | \$27.68                     | \$1,107.20  |
| 7.11                                               | SIDEWALK ASSURANCE TESTING                             | LS   | 1        | \$2,200.00                          | \$2,200.00               | \$750.00                      | \$750.00                 | \$2,500.00                  | \$2,500.00  | \$1,500.00                  | \$1,500.00  | \$545.00                    | \$545.00    |
| 7.12                                               | STEPS, CAST-IN-PLACE, PCC, REINFORCED, 8' WIDE - 64 sf | EA   | 2        | \$3,800.00                          | \$7,600.00               | \$10,000.00                   | \$20,000.00              | \$4,500.00                  | \$9,000.00  | \$5,000.00                  | \$10,000.00 | \$8,600.00                  | \$17,200.00 |
| 7.13                                               | HANDRAILS - METAL - EPOXY COATED, EMBED MOUNT - 7 lf   | EA   | 4        | \$1,500.00                          | \$6,000.00               | \$2,750.00                    | \$11,000.00              | \$4,000.00                  | \$16,000.00 | \$2,000.00                  | \$8,000.00  | \$1,279.10                  | \$5,116.40  |
| TRAFFIC CONTROL                                    |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 8.01                                               | PAINTED PAVEMENT MARKINGS, WATERBORNE                  | LF   | 800      | \$10.00                             | \$8,000.00               | \$1.50                        | \$1,200.00               | \$1.25                      | \$1,000.00  | \$2.00                      | \$1,600.00  | \$1.00                      | \$800.00    |
| 8.02                                               | PAVEMENT MARKING SYMBOLS, WATERBORNE                   | EA   | 1        | \$650.00                            | \$650.00                 | \$150.00                      | \$150.00                 | \$125.00                    | \$125.00    | \$250.00                    | \$250.00    | \$50.00                     | \$50.00     |
| 8.03                                               | TRAFFIC CONTROL                                        | LS   | 1        | \$4,000.00                          | \$4,000.00               | \$4,500.00                    | \$4,500.00               | \$10,000.00                 | \$10,000.00 | \$1,500.00                  | \$1,500.00  | \$1,083.00                  | \$1,083.00  |
| 8.04                                               | SIGN POSTS, BLACK CLAD                                 | EA   | 3        | \$200.00                            | \$600.00                 | \$400.00                      | \$1,200.00               | \$395.00                    | \$1,185.00  | \$500.00                    | \$1,500.00  | \$379.00                    | \$1,137.00  |
| 8.05                                               | TRAFFIC SIGNS                                          | EA   | 5        | \$100.00                            | \$500.00                 | \$130.00                      | \$650.00                 | \$125.00                    | \$625.00    | \$200.00                    | \$1,000.00  | \$379.00                    | \$1,895.00  |
| SITE WORK AND LANDSCAPING                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 9.01                                               | CONVENTIONAL SEEDING, TYPE 1                           | AC   | 3.0      | \$3,000.00                          | \$9,000.00               | \$2,500.00                    | \$7,500.00               | \$3,000.00                  | \$9,000.00  | \$3,000.00                  | \$9,000.00  | \$2,707.00                  | \$8,121.00  |
| 9.02                                               | OVERSEEDING                                            | AC   | 3.0      | \$1,800.00                          | \$5,400.00               | \$1,250.00                    | \$3,750.00               | \$1,500.00                  | \$4,500.00  | \$1,500.00                  | \$4,500.00  | \$1,354.00                  | \$4,062.00  |
| 9.03                                               | SPECIAL SEEDING, NATIVE MIX                            | AC   | 1.0      | \$6,000.00                          | \$6,000.00               | \$2,500.00                    | \$2,500.00               | \$3,000.00                  | \$3,000.00  | \$3,000.00                  | \$3,000.00  | \$2,706.00                  | \$2,706.00  |
| 9.04                                               | TREES, DECIDUOUS, 2" CALIPER                           | EA   | 15       | \$500.00                            | \$7,500.00               | \$600.00                      | \$9,000.00               | \$600.00                    | \$9,000.00  | \$450.00                    | \$6,750.00  | \$650.00                    | \$9,750.00  |
| 9.05                                               | TREES, DECIDUOUS, 1.25" - 1.5" CALIPER                 | EA   | 15       | \$350.00                            | \$5,250.00               | \$450.00                      | \$6,750.00               | \$500.00                    | \$7,500.00  | \$350.00                    | \$5,250.00  | \$487.00                    | \$7,305.00  |
| 9.06                                               | TREES, CONIFER - 4-5' HEIGHT                           | EA   | 16       | \$375.00                            | \$6,000.00               | \$425.00                      | \$6,800.00               | \$450.00                    | \$7,200.00  | \$450.00                    | \$7,200.00  | \$460.00                    | \$7,360.00  |
| 9.07                                               | TREES, WATERING TRIPS                                  | EA   | 10       | \$1,000.00                          | \$10,000.00              | \$500.00                      | \$5,000.00               | \$500.00                    | \$5,000.00  | \$500.00                    | \$5,000.00  | \$541.00                    | \$5,410.00  |
| 9.08                                               | SHRUBS - 24-36" HEIGHT OR SPREAD                       | EA   | 12       | \$75.00                             | \$900.00                 | \$75.00                       | \$900.00                 | \$100.00                    | \$1,200.00  | \$50.00                     | \$600.00    | \$81.00                     | \$972.00    |
| 9.09                                               | PERENNIALS - NATIVE PLUGS - FLATS                      | EA   | 4        | \$330.00                            | \$1,320.00               | \$600.00                      | \$2,400.00               | \$600.00                    | \$2,400.00  | \$500.00                    | \$2,000.00  | \$650.00                    | \$2,600.00  |
| 9.10                                               | SHREDDED HARDWOOD MULCH                                | SY   | 70       | \$6.00                              | \$420.00                 | \$9.00                        | \$630.00                 | \$9.00                      | \$630.00    | \$15.00                     | \$1,050.00  | \$9.75                      | \$682.50    |
| 9.11                                               | SILT FENCE                                             | LF   | 350      | \$3.50                              | \$1,225.00               | \$2.00                        | \$700.00                 | \$2.00                      | \$700.00    | \$2.00                      | \$700.00    | \$2.16                      | \$756.00    |
| 9.12                                               | SILT FENCE, REMOVAL                                    | LF   | 350      | \$1.50                              | \$525.00                 | \$0.50                        | \$175.00                 | \$0.50                      | \$175.00    | \$0.50                      | \$175.00    | \$1.00                      | \$350.00    |
| 9.13                                               | WATTLES, STRAW, 9-INCH DIA.                            | LF   | 1,420    | \$2.50                              | \$3,550.00               | \$2.00                        | \$2,840.00               | \$2.00                      | \$2,840.00  | \$2.00                      | \$2,840.00  | \$2.16                      | \$3,067.20  |
| 9.14                                               | WATTLES, REMOVAL                                       | LF   | 1,420    | \$1.00                              | \$1,420.00               | \$0.50                        | \$710.00                 | \$0.50                      | \$710.00    | \$0.50                      | \$710.00    | \$1.00                      | \$1,420.00  |
| 9.15                                               | STABILIZED CONSTRUCTION ENTRANCE                       | SY   | 70       | \$25.00                             | \$1,750.00               | \$20.00                       | \$1,400.00               | \$35.00                     | \$2,450.00  | \$20.00                     | \$1,400.00  | \$46.04                     | \$3,222.80  |
| 9.16                                               | HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)          | AC   | 7.0      | \$3,200.00                          | \$22,400.00              | \$4,000.00                    | \$28,000.00              | \$4,500.00                  | \$31,500.00 | \$4,400.00                  | \$30,800.00 | \$4,331.00                  | \$30,317.00 |
| 9.17                                               | INLET PROTECTION DEVICE, DROP-IN                       | EA   | 1        | \$150.00                            | \$150.00                 | \$200.00                      | \$200.00                 | \$200.00                    | \$200.00    | \$300.00                    | \$300.00    | \$215.61                    | \$215.61    |
| 9.18                                               | INLET PROTECTION DEVICE, SURFACE                       | EA   | 1        | \$200.00                            | \$200.00                 | \$200.00                      | \$200.00                 | \$200.00                    | \$200.00    | \$300.00                    | \$300.00    | \$215.61                    | \$215.61    |
| 9.19                                               | INLET PROTECTION DEVICE, MAINTENANCE                   | EA   | 4        | \$25.00                             | \$100.00                 | \$50.00                       | \$200.00                 | \$50.00                     | \$200.00    | \$200.00                    | \$800.00    | \$53.90                     | \$215.60    |
| 9.20                                               | ARMOR MAT                                              | SY   | 7        | \$100.00                            | \$700.00                 | \$450.00                      | \$3,150.00               | \$500.00                    | \$3,500.00  | \$150.00                    | \$1,050.00  | \$490.00                    | \$3,430.00  |
| MISCELLANEOUS                                      |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 11.01                                              | MOBILIZATION                                           | LS   | 1        | \$20,000.00                         | \$20,000.00              | \$18,875.00                   | \$18,875.00              | \$50,000.00                 | \$50,000.00 | \$16,500.00                 | \$16,500.00 | \$6,767.00                  | \$6,767.00  |
| 11.02                                              | CONCRETE WASHOUT                                       | LS   | 1        | \$2,000.00                          | \$2,000.00               | \$1,000.00                    | \$1,000.00               | \$1,000.00                  | \$1,000.00  | \$1,500.00                  | \$1,500.00  | \$550.00                    | \$550.00    |
| Total                                              |                                                        |      |          | \$368,467.00                        |                          | ACTUAL \$398,983.75           |                          | ACTUAL \$500,415.00         |             | ACTUAL \$375,770.00         |             | ACTUAL \$332,036.07         |             |
|                                                    |                                                        |      |          |                                     |                          | TOTAL ON BID = \$398,983.75   |                          | TOTAL ON BID = \$499,990.00 |             | TOTAL ON BID = \$375,770.00 |             | TOTAL ON BID = \$332,036.07 |             |



Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved:

☒ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at \_\_\_\_\_ .M. on \_\_\_\_\_, 2022, at this place.

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

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

RESOLUTION MAKING AWARD OF CONSTRUCTION  
CONTRACT FOR THE 2022 SW DES MOINES STREET PARKS  
- PHASE 1

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

Section 1. That the following bid for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1, described in the plans and specifications heretofore adopted by this Council on April 4, 2022, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **JAS Construction** of **Altoona, Iowa**

Amount of bid: **\$332,036.07**

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 4th day of April, 2022.

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Mayor

ATTEST:

---

Deputy City Clerk



Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved its adoption. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1**

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: **JAS Construction** of **Altoona, Iowa**

Amount of bid: **\$332,036.07**

Bond surety: \_\_\_\_\_

Date of bond: \_\_\_\_\_

Portion of project: All construction work

PASSED AND APPROVED this 4<sup>th</sup> day of April, 2022.

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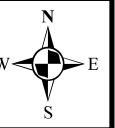
Mayor

ATTEST:

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Deputy City Clerk





Des Moines Street Parks Development  
Map is for Location Purposes Only



## CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 4 day of April, 2022, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and **JAS Construction, LLC**, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. 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 improvements:

### **2022 SW Des Moines Street Parks – Phase 1**

**The 2022 SW Des Moines Street Parks – Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.**

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Three hundred thirty two thousand, thirty six and 07/100 DOLLARS (\$332,036.07), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:



The Contractor shall substantially complete the project no later than **July 22, 2022**. Substantially complete shall be defined as all utility, grading, and pavement construction completed, with the new parking area, driveway, and sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the project no later than **September 30, 2022**. Fully complete shall be defined as all work completed including landscaping and seeding, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within 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: \_\_\_\_\_

(Seal)  
ATTEST:

\_\_\_\_\_

**CONTRACTOR:**

JAS Construction, LLC  
Contractor

By: \_\_\_\_\_  
Signature

Project Manager  
Title

P.O. Box 471  
Street Address

ALTOONA IA 50009  
City, State, Zip Code

515-329-1200  
Telephone

**CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:**

1. All Contractors: The Contractor shall enter its Public Registration Number C1125-03 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 ACKNOWLEDGEMENT

State of Iowa )  
 ) SS  
Polk County)

On this 1 day of April, 2022, before me, the undersigned, a Notary Public in and for the State of IA, personally appeared Chad Kirschbaum and \_\_\_\_\_, to me known, who, being by me duly sworn, did say that they are the Project Manager, 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 Chad Kirschbaum and \_\_\_\_\_ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Cindy Emer  
Notary Public in and for the State of IA  
My commission expires 5-24, 2022

PARTNERSHIP ACKNOWLEDGEMENT

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 ACKNOWLEDGEMENT

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 ACKNOWLEDGEMENT

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

CT-6

2022 SW Des Moines Street Parks – Phase 1

## 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 twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

| ITEM NO. | ITEM                                                   | UNIT | TOTAL | UNIT PRICE | TOTAL PRICE |
|----------|--------------------------------------------------------|------|-------|------------|-------------|
|          | Division 2: Earthwork                                  |      |       |            |             |
| 2.01     | CLEARING AND GRUBBING BY LUMP SUM                      | LS   | 1     | \$660.13   | \$660.13    |
| 2.02     | TOPSOIL, ON-SITE (4" DEPTH)                            | CY   | 1500  | \$8.40     | \$12,600.00 |
| 2.03     | EXCAVATION, CLASS 10                                   | CY   | 2500  | \$6.15     | \$15,375.00 |
| 2.04     | SUBGRADE PREPARATION, 12" DEPTH                        | SY   | 1508  | \$3.00     | \$4,524.00  |
| 2.05     | COMPACTION TESTING                                     | LS   | 1     | \$545.00   | \$545.00    |
|          | Division 4: Sewers and Drains                          |      |       |            |             |
| 4.01     | SANITARY SEWER SERVICE STUB, PVC, 4-INCH               | LF   | 125   | \$51.00    | \$6,375.00  |
| 4.02     | SANITARY SEWER CLEANOUT, SW-203                        | EA   | 1     | \$1,949.00 | \$1,949.00  |
| 4.03     | STORM SEWER, TRENCHED, RCP, 15-INCH DIA.               | LF   | 46    | \$68.00    | \$3,128.00  |
| 4.04     | STORM SEWER, TRENCHED, HDPE, 10-INCH DIA               | LF   | 236   | \$50.00    | \$11,800.00 |
| 4.05     | PIPE APRON, RCP, 15-INCH DIA. W/ FOOTING AND GUARD.    | EA   | 1     | \$3,086.00 | \$3,086.00  |
|          | Division 5: Water Main and Appurtenances               |      |       |            |             |
| 5.01     | FITTING, PVC, 45-DEGREE BEND, 1-INCH DIA.              | EA   | 1     | \$271.00   | \$271.00    |
| 5.02     | WATER SERVICE STUB BY LENGTH, PVC, 1-INCH DIA.         | LF   | 123   | \$27.00    | \$3,321.00  |
|          | Division 6: Structures for Sanitary and Storm Sewers   |      |       |            |             |
| 6.01     | INTAKE, SW-505, DOUBLE GRATE INTAKE                    | EA   | 1     | \$6,301.00 | \$6,301.00  |
| 6.02     | INTAKE, SW-512, CIRCULAR AREA INTAKE, 24-INCH DIA.     | EA   | 3     | \$2,761.00 | \$8,283.00  |
|          | Division 7: Streets and Related Work                   |      |       |            |             |
| 7.01     | PAVEMENT, PCC, 6-INCH NON-REINFORCED                   | SY   | 1236  | \$49.85    | \$61,614.60 |
| 7.02     | PAVEMENT, PCC, 7-INCH NON-REINFORCED                   | SY   | 93    | \$51.97    | \$4,833.21  |
| 7.03     | PCC PAVEMENT SAMPLES AND TESTING                       | LS   | 1     | \$545.00   | \$545.00    |
| 7.04     | SIDEWALK, REMOVAL                                      | SY   | 9     | \$188.00   | \$1,692.00  |
| 7.05     | CURB REMOVAL                                           | LF   | 83    | \$21.00    | \$1,743.00  |
| 7.06     | SIDEWALK, PCC, 5-INCH, NON-REINFORCED                  | SY   | 1095  | \$44.26    | \$48,464.70 |
| 7.07     | THICKEND EDGE SIDEWALK, PCC, NON-REINFORCED            | SY   | 30    | \$77.66    | \$2,329.80  |
| 7.08     | SIDEWALK RAMP, 6-INCH, NON-REINFORCED                  | SF   | 317   | \$10.35    | \$3,280.95  |
| 7.09     | DETECTABLE WARNING, CAST-IN-PLACE                      | SF   | 32    | \$27.68    | \$885.76    |
| 7.10     | DETECTABLE WARNING, CAST-IN-PLACE ALONG CURVE          | SF   | 40    | \$27.68    | \$1,107.20  |
| 7.11     | SIDEWALK ASSURANCE TESTING                             | LS   | 1     | \$545.00   | \$545.00    |
| 7.12     | STEPS, CAST-IN-PLACE, PCC, REINFORCED, 8' WIDE - 64 sf | EA   | 2     | \$8,600.00 | \$17,200.00 |
| 7.13     | HANDRAILS - METAL - EPOXY COATED, EMBED MNT 7 lf       | EA   | 4     | \$1,279.10 | \$5,116.40  |





## **PERFORMANCE, PAYMENT, AND MAINTENANCE BOND**

KNOW ALL BY THESE PRESENTS:

That we, JAS Construction, LLC, as Principal (hereinafter the "Contractor" or "Principal") and The Cincinnati Insurance Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Three hundred thirty two thousand, thirty six and 07/100 DOLLARS (\$332,036.07), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 1st day of April, 2022, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

### **2022 SW Des Moines Street Parks – Phase 1**

**The 2022 SW Des Moines Street Parks – Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.**

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

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

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



2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
  - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **four (4)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
  - B. To keep all work in continuous good repair; and
  - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
  - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
  - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
  - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
  - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

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

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

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

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

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

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



Witness our hands, in triplicate, this 1st day of April, 2022.

Surety Countersigned By:

  
Signature of Agent

Ryan E. Smith  
Printed Name of Agent

Kingsgate Insurance  
Company Name

924 Central Avenue  
Company Address

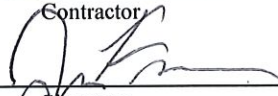
Fort Dodge, IA 50501  
City, State, Zip Code

(515) 576-4321  
Company Telephone Number

**PRINCIPAL:**

JAS Construction, LLC

Contractor

By:   
Signature

President  
Title

**SURETY:**

The Cincinnati Insurance Company

Surety Company

By:   
Signature Attorney-in-Fact Officer

Ryan E. Smith  
Printed Name of Attorney-in-Fact Officer

Kingsgate Insurance  
Company Name

924 Central Avenue  
Company Address

Fort Dodge, IA 50501  
City, State, Zip Code

(515) 576-4321  
Company Telephone Number

**NOTE:**

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

THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the laws of the State of Ohio, and having its principal office in the City of Fairfield, Ohio, does hereby constitute and appoint

Ryan E. Smith; Edward M. Smith; Donovan J. Day and/or Ashlee Neumann

of Fort Dodge, Iowa

its true and lawful Attorney(s)-in-Fact to sign, execute, seal

and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follows:

Any such obligations in the United States, up to  
Five Million and No/100 Dollars (\$5,000,000.00).

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Company at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6<sup>th</sup> day of December, 1958, which resolution is still in effect:

"RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 7<sup>th</sup> day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with its corporate seal, duly attested by its Vice President this 8<sup>th</sup> day of March, 2017.



THE CINCINNATI INSURANCE COMPANY

*Stephen A. Janta*

Vice President

STATE OF OHIO ) ss:  
COUNTY OF BUTLER )

On this 8<sup>th</sup> day of March, 2017, before me came the above-named Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrument is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.



*Mark J. Huller*

MARK J. HULLER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration  
date, Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio.

this 1<sup>st</sup> day of April, 2022



*Sten D. Dan*

Secretary





JASCONS-01

ANEUM

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/1/2022

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).

|                                                                                                                         |                                                      |                                             |                                      |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------|--------------------------------------|
| <b>PRODUCER</b><br>Kingsgate Insurance Center, Inc.<br>924 Central Ave<br>Fort Dodge, IA 50501                          | <b>CONTACT NAME:</b>                                 | <b>PHONE (A/C, No, Ext):</b> (515) 576-4321 | <b>FAX (A/C, No):</b> (515) 576-8567 |
|                                                                                                                         | <b>E-MAIL ADDRESS:</b> email@kingsgateins.com        |                                             |                                      |
| <b>INSURED</b><br>JAS Construction, LLC K & J Excavating, LLC<br>208 3rd Street SW<br>P.O. Box 471<br>Altoona, IA 50009 | <b>INSURER(S) AFFORDING COVERAGE</b>                 |                                             | <b>NAIC #</b>                        |
|                                                                                                                         | <b>INSURER A : Atlantic States Insurance Company</b> |                                             | <b>22586</b>                         |
|                                                                                                                         | <b>INSURER B :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER C :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER D :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER E :</b>                                   |                                             |                                      |
| <b>INSURER F :</b>                                                                                                      |                                                      |                                             |                                      |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                                     | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                  |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/OP AGG \$ 2,000,000 |
| A        | <input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b><br><input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                  |           |          | CAA9298374    | 2/1/2022                | 2/1/2023                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                               |
| A        | <input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED \$ RETENTION \$                                                                                                                                |           |          | CWA9298374    | 2/1/2022                | 2/1/2023                | EACH OCCURRENCE \$ 8,000,000<br>AGGREGATE \$ 8,000,000                                                                                                                                                                                  |
| A        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y/N <input checked="" type="checkbox"/> N<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                           |           | N/A      | 1000016419    | 2/1/2022                | 2/1/2023                | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                               |
| A        | <b>Installation Floater</b>                                                                                                                                                                                                                                                                                                           |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | Any Job Site 200,000                                                                                                                                                                                                                    |
| A        | <b>Rented/Leased Equip</b>                                                                                                                                                                                                                                                                                                            |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | Limit 100,000                                                                                                                                                                                                                           |

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

## CERTIFICATE HOLDER

## CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

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ACTION REQUESTED:  
Public Hearing

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LEGAL:  
No Review Required

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SUBJECT:  
PH 2022-36: Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2022

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EXECUTIVE SUMMARY:  
Significant changes requiring amendment of the current budget for fiscal year ending June 30, 2022 include the following:

- Amended revenues include increases related to the receipt of American Rescue Plan Act (ARPA) grant funds, water sales, utility hookup fees and bond proceeds to current refund the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.
- Amended expenditures include increases related to inflation (e.g. costs of goods and services, fuel and natural gas costs), seasonal pay plan adjustments and the current refunding of the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.

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FISCAL IMPACT: **Yes**

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CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to close Public Hearing 2022-36.&nbsp;

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                               |
|  <a href="#">PH Coversheet</a> |
|  <a href="#">Resolution</a>    |



**PUBLIC HEARING 2022-36**

**5:30 P.M.**

**APRIL 4, 2022**

**AMENDMENT OF CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2022**

---

**Mayor:**

This is the time and place for a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2022 by changing estimates of revenue and expenditure appropriations.

There will be no increase in tax levies to be paid. Any increase in expenditures set out will be met from the increase of non-property tax revenues and cash balances not budgeted or considered in this current budget.

Notice of this hearing was published in the Des Moines Register on the 18<sup>th</sup> day of March 2022.

**Mayor:**

"Has any written correspondence been received regarding the proposed amendment?"

**City Clerk:**

None in the Clerk's Office

**Mayor:**

"I would like to request, at this time, Jennifer Sease, Administrative Services Director, provide a report to the Council on this proposed amendment."

**After Staff Report:**

"Is there anyone present that wishes to be heard for or against the said amendment?"

Consider **MOTION** to close public hearing 2022-36.

"Further consideration and action of this item will take place under "New Business", agenda item "J" later in the meeting."



**CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2022 - AMENDMENT # 1**

To the Auditor of POLK County, Iowa:

The City Council of ANKENY in said County/Counties met on 04/04/2022 05:30 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

**RESOLUTION No. 2022-145**

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 2022**

**(AS LAST CERTIFIED OR AMENDED ON 03/22/2021)**

**Be it Resolved by the Council of City of ANKENY**

Section 1. Following notice published/posted 03/18/2022 and the public hearing held 04/04/2022 05:30 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

| <b>REVENUES &amp; OTHER FINANCING SOURCES</b>                                          |           | <b>Total Budget<br/>as Certified<br/>or Last Amended</b> | <b>Current<br/>Amendment</b> | <b>Total Budget After<br/>Current Amendment</b> |
|----------------------------------------------------------------------------------------|-----------|----------------------------------------------------------|------------------------------|-------------------------------------------------|
| Taxes Levied on Property                                                               | 1         | 41,979,358                                               | 0                            | 41,979,358                                      |
| Less: Uncollected Delinquent Taxes - Levy Year                                         | 2         | 0                                                        | 0                            | 0                                               |
| Net Current Property Tax                                                               | 3         | 41,979,358                                               | 0                            | 41,979,358                                      |
| Delinquent Property Tax Revenue                                                        | 4         | 0                                                        | 0                            | 0                                               |
| TIF Revenues                                                                           | 5         | 9,093,301                                                | -105,455                     | 8,987,846                                       |
| Other City Taxes                                                                       | 6         | 3,032,520                                                | 85,000                       | 3,117,520                                       |
| Licenses & Permits                                                                     | 7         | 2,459,600                                                | 19,000                       | 2,478,600                                       |
| Use of Money & Property                                                                | 8         | 1,022,510                                                | -256,300                     | 766,210                                         |
| Intergovernmental                                                                      | 9         | 16,839,245                                               | 2,701,168                    | 19,540,413                                      |
| Charges for Service                                                                    | 10        | 40,486,180                                               | 4,096,139                    | 44,582,319                                      |
| Special Assessments                                                                    | 11        | 500                                                      | -500                         | 0                                               |
| Miscellaneous                                                                          | 12        | 5,471,568                                                | -103,292                     | 5,368,276                                       |
| Other Financing Sources                                                                | 13        | 20,011,000                                               | 19,542,675                   | 39,553,675                                      |
| Transfers In                                                                           | 14        | 17,299,094                                               | -3,163,109                   | 14,135,985                                      |
| <b>Total Revenues &amp; Other Sources</b>                                              | <b>15</b> | <b>157,694,876</b>                                       | <b>22,815,326</b>            | <b>180,510,202</b>                              |
| <b>EXPENDITURES &amp; OTHER FINANCING USES</b>                                         |           |                                                          |                              |                                                 |
| Public Safety                                                                          | 16        | 24,993,041                                               | -267,876                     | 24,725,165                                      |
| Public Works                                                                           | 17        | 7,625,603                                                | 414,063                      | 8,039,666                                       |
| Health and Social Services                                                             | 18        | 19,000                                                   | -12,000                      | 7,000                                           |
| Culture and Recreation                                                                 | 19        | 8,734,715                                                | 281,752                      | 9,016,467                                       |
| Community and Economic Development                                                     | 20        | 4,335,958                                                | 130,420                      | 4,466,378                                       |
| General Government                                                                     | 21        | 4,603,980                                                | 154,467                      | 4,758,447                                       |
| Debt Service                                                                           | 22        | 23,630,465                                               | 14,392,185                   | 38,022,650                                      |
| Capital Projects                                                                       | 23        | 37,757,069                                               | 175,794                      | 37,932,863                                      |
| Total Government Activities Expenditures                                               | 24        | 111,699,831                                              | 15,268,805                   | 126,968,636                                     |
| Business Type/Enterprise                                                               | 25        | 38,136,091                                               | 13,672,386                   | 51,808,477                                      |
| <b>Total Gov Activities &amp; Business Expenditures</b>                                | <b>26</b> | <b>149,835,922</b>                                       | <b>28,941,191</b>            | <b>178,777,113</b>                              |
| Transfers Out                                                                          | 27        | 17,299,094                                               | -3,163,109                   | 14,135,985                                      |
| <b>Total Expenditures/Transfers Out</b>                                                | <b>28</b> | <b>167,135,016</b>                                       | <b>25,778,082</b>            | <b>192,913,098</b>                              |
| <b>Excess Revenues &amp; Other Sources Over<br/>(Under) Expenditures/Transfers Out</b> | <b>29</b> | <b>-9,440,140</b>                                        | <b>-2,962,756</b>            | <b>-12,402,896</b>                              |
| Beginning Fund Balance July 1, 2021                                                    | 30        | 111,193,693                                              | 26,532,451                   | 137,726,144                                     |
| <b>Ending Fund Balance June 30, 2022</b>                                               | <b>31</b> | <b>101,753,553</b>                                       | <b>23,569,695</b>            | <b>125,323,248</b>                              |

**Explanation of Changes:** Amended revenues include increases related to the receipt of American Rescue Plan Act (ARPA) grant funds, water sales, utility hookup fees and bond proceeds to current refund the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B. Amended expenditures include increases related to inflation (e.g. costs of goods and services, fuel and natural gas costs), seasonal pay plan adjustments and the current refunding of the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.

04/04/2022

City Clerk/Administrator Signature of Certification

Adopted On

Mayor Signature of Certification



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Approval of official council actions of the regular meeting of March 21, 2022, 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, March 21, 2022 5:30 PM

Ankeny Kirkendall Library - City Council Chambers

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Kerry Walter-Ashby, Kelly Whiting

---

Mayor Mark Holm called the meeting to order at 5:30 PM. Council Member Kerry Walter-Ashby joined the meeting electronically. Council Members Bobbi Bentz, Jeff Perry, Joe Ruddy and Kelly Whiting were in attendance. City Manager David Jones and City Attorney Amy Beattie were also present. Mayor Holm led in the Pledge of Allegiance.

### **CEREMONY**

By proclamation, Mayor Mark Holm designated March 30, 2022 as Ankeny Iowa Honey Bee Day.

### **PUBLIC FORUM**

1. Bob Kramme, Mayor of Alleman, voiced concerns regarding the voluntary urbanized annexation of property requested by Hope Kimberley, LLC.

### **APPROVAL OF AGENDA**

1. Council Member Bentz moved, Whiting seconded, to approve and accept the March 21, 2022 agenda as presented. Ayes: 5.

### **PUBLIC HEARINGS**

1. PH 2022-28. Mayor Holm announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2022 CIPP Lining project. Notice of this hearing was published in the Des Moines Register on the 4<sup>th</sup> day of March, 2022.

Don Clark, Municipal Utilities Director, reported the construction improvements include minor traffic control, establishing a Public Information and Notification Program, cleaning, video inspection, service and obstruction locating, establishing and executing a sewage bypassing plan, removing obstructions by trenchless methods, verifying all sanitary sewer service connections, cleanup and miscellaneous associated work necessary to complete the project.

Mayor Holm then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Whiting moved, Ruddy seconded, to close public hearing 2022-28. Ayes: 5.

2. PH 2022-29. Mayor Holm announced this is the time and place for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost for construction of certain public improvements described in general as construction of the 2022 PCC Street Patching Program. Notice of this hearing was published in the Des Moines Register on the 4<sup>th</sup> day of March, 2022.

Mark Mueller, Public Works Director, reported this program includes the full depth removal and replacement of PCC street pavement at five separate locations, generally located on: SE Delaware Ave (southbound lanes) between SE Oralabor Road and SE Magazine Road, SE Michael Dr between SE Chaparal Dr and SE Magazine Road and SE Chaparal Dr between SE



Michael Dr and SE Hayes Dr, SE Uehlar Dr at SE Delaware Ave, West 1<sup>st</sup> St between NW Weigel Dr and NW Irvinedale Dr and NW 9<sup>th</sup> St at N. Ankeny Blvd.

Mayor Holm then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Whiting moved, Bentz seconded, to close public hearing 2022-29. Ayes: 5.

3. PH 2022-30. Mayor Holm announced that 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 2022 PCC Reconstruction Program – NW 5<sup>th</sup> Street project. Notice of this hearing was published in the Des Moines Register on the 4th day of March, 2022.

Mark Mueller, Public Works Director, reported the 2022 PCC Reconstruction Program – NW 5<sup>th</sup> Street project includes pavement reconstruction and minor utility improvements along NW 5<sup>th</sup> Street from just east of NW Greenwood St to just west of NW Applewood St in the City of Ankeny.

Mayor Holm then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Bentz moved, Perry seconded, to close public hearing 2022-30. Ayes: 5.

4. PH 2022-31. Mayor Holm announced that this is the time and place for a public hearing on the matter of the Resolution of Necessity, as proposed for the NE 36<sup>th</sup> Street Reconstruction Project – Interstate 35 to NE Four Mile Drive. Notice of this hearing was published in the Des Moines Register on the 4th day of March, 2022 and on the 11th day of March, 2022 and notices were mailed to affected property owners.

Mark Mueller, Public Works Director, reported the action before the City Council is to hold a public hearing to allow affected property owners the opportunity to present their views regarding the proposed Resolution of Necessity for the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive. Further action included consideration of a resolution adopting the Resolution of Necessity for the special assessments and consideration of a resolution directing preparation of detailed plans and specifications, form of contract and notice to bidders.

The limits of the NE 36<sup>th</sup> Street Reconstruction Project – Interstate 35 to NE Four Mile Drive begin just east of Interstate and proceed east approximately 2,600 feet to east of the NE Four Mile Drive Intersection. The project includes approximately 1,000 feet of improvements on NE Four Mile Drive. The reconstruction project will include the expansion of the 2-lane rural roadway to a 4-lane, divided urban roadway for NE 36<sup>th</sup> Street. Construction work includes roadway grading, subgrade treatment/preparation, modified subbase, storm sewer, longitudinal subdrain, a sanitary sewer crossing, a water main crossing, four-lane Portland Cement Concrete (PCC) paving with median, curb and gutter, sidewalk, erosion control, seeding, street lighting, and access improvements. A portion of the project will be funded through special assessments. The assessable roadway improvement items include excavation, PCC street pavement, modified subbase, subgrade preparation, longitudinal subdrains, sidewalks, erosion control, seeding, street lighting and pavement markings.

Mayor Holm then asked for any public comment regarding the proposed project. Hearing no comments, Council Member Whiting moved, Ruddy seconded, to close public hearing 2022-31. Ayes: 5.

5. PH 2022-32. Jennifer Sease, Administrative Services Director reported the Proposed Amendment of the Current Budget for Fiscal Year Ending June 30, 2022 cannot be considered

for adoption due to a publication error by the Des Moines Register.

Council Member Whiting moved, Perry seconded, to close public hearing 2022-32. Ayes: 5.

6. PH 2022-33. Mayor Holm announced that this is the time and place for a public hearing on the proposed budget for Fiscal Year July 1, 2022 – June 30, 2023. Estimated tax levy per \$1,000 of regular property tax valuation \$9.90. Estimated tax levy per \$1,000 of agricultural land valuation \$3.00375. Notice of this hearing was published in the Des Moines Register on the 11th day of March, 2022.

David Jones, City Manager, provided a report to the Council on the proposed budget.

Mayor Holm then asked for any public comment regarding the proposed budget for Fiscal Year July 1, 2022 – June 30, 2023. Hearing no comments, Council Member Whiting moved, Ruddy seconded, to close public hearing 2022-33. Ayes: 5.

## **APPROVAL OF CONSENT AGENDA**

### **Minutes**

1. Official council actions of the regular meeting of March 7, 2022, as published.
2. Official council actions of the special meeting of March 8, 2022, as published.
3. Receive and file minutes of the Plan and Zoning Commission meeting of February 22, 2022.

### **Licenses and Permits**

4. Approve solid waste permits for April 1, 2022 – March 31, 2023.
5. Issuance of liquor license(s) and/or beer/wine permit(s) in the City of Ankeny.

### **Finance/Budget**

6. Receive and file Financial Reports for February 2022.
7. Receive and file Building Permit Report for February 2022.
8. Receive and file Utility Billing Report for February 2022.
9. Change Order #2 decreasing the contract amount by \$15,000 to Con-Struct, Inc., for construction services on the Wastewater Plant Partial Demolition (2021) project.
10. Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$95,200.00 with JEO Consulting Group, Inc. for engineering services on the SE Delaware Avenue HMA Widening project.
11. Change Order #1 increasing the contract amount by \$1,250.00 to Rognes Corporation, for construction services on the Otter Creek Sanitary Sewer Improvements - Phase 3 project.
12. Amendment No. 1 to the Professional Services Agreement increasing the contract amount by \$19,900.00 with Snyder & Associates for engineering construction services for the N Ankeny Boulevard Fiber Optic Upgrade, a 2022 stand-alone phase of the N Ankeny Boulevard Landscape Improvements project.
13. Amendment No. 2 to the Professional Services Agreement increasing the contract amount by \$64,100 with Snyder & Associates for construction engineering services for the NW 36th Street & NW State Street Interim Improvements.
14. Payment #3 in the amount of \$200,981.52 to ConStruct, Inc., for construction services on the Wastewater Plant Partial Demolition project.
15. Payment #7 in the amount of \$61,186.51 to Cramer & Associates, Inc., for construction services on the High Trestle Trail Ext Magazine Rd to Oralabor Rd project.
16. Payment #22 in the amount of \$45,333.98 to Foth Infrastructure and Environment, LLC for engineering services on the West First Street Widening and Improvements - Phase 1 project



17. Payment #11 in the amount of \$27,490.50 to FOX Engineering Associates, Inc., for engineering services on the Ankeny ASR project.
18. Payment #8 in the amount of \$2,690.00 to JEO Consulting Group, Inc., for engineering services on the SE Delaware Avenue HMA Widening project.
19. Payment #1 in the amount of \$440,970.53 to Rognes Corporation, for construction services on the Otter Creek Sanitary Sewer Improvements - Phase 3 project.
20. March 21, 2022 Accounts Payable: General 181,247; Fire Gift Fund 280; Road Use Tax 39,763; Seizure Fund 21; Library Foundation 505; Solid Waste 85,323; Water 774,613; Sewer 521,512; Stormwater 6,986; Golf Course 43,677; Enterprise Project 673,043; Revolving 2,726; Risk Management 19,159; Health 215; BAN/Bond Activities 3500; Capital Projects Funds 119,424; Payroll Totals 1,647,526; Transfers/ACH (181,666); Agenda Payments approved separately (778,653); Grand Total \$3,159,201.
21. **RESOLUTION 2022-147** adopting a schedule of fees and charges for certain permit activities as authorized by the City of Ankeny, Iowa Municipal Code.
22. **RESOLUTION 2022-148** establishing charges for curbside recycling services for the City of Ankeny, Iowa, effective July 1, 2022.
23. **RESOLUTION 2022-149** accepting a proposal from Cunningham Recreation in the amount of \$80,000 for the purchase and installation of a playground for Bellagio Park.
24. **RESOLUTION 2022-150** establishing charges for certain Fire Department Services for the City of Ankeny, Iowa, effective July 1, 2022.
25. **RESOLUTION 2022-151** establishing charges for Emergency Medical Services for the City of Ankeny, Iowa, effective July 1, 2022.
26. **RESOLUTION 2022-152** establishing charges for water meters for the City of Ankeny, Iowa, effective July 1, 2022.

#### Personnel Items

27. Consider motion to approve the new job classification position descriptions recommended in the FY2023 budget for the following positions: Airport Manager, Budget Analyst, Circulation Manager, Criminal Intelligence Analyst, Digital Marketing Specialist, Permits Technician, Recreation Coordinator, and Sports Complex Groundskeeper II.
28. **RESOLUTION 2022-153** amending the City of Ankeny Employee Handbook.
29. **RESOLUTION 2022-154** revising the financial policy - Travel and Training of the standard administrative policy and procedures manual of the City of Ankeny, Iowa.

#### Community Development

30. **RESOLUTION 2022-155** accepting the final plat, subdivision bonds for seeding and erosion control, and platted easements for Ankeny Endeavor Plat 1.
31. **RESOLUTION 2022-156** accepting a Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement, located on a part of Lot 1, On With Life Plat 1; and associated with the development of 715 SW Ankeny Road On With Life Campus Outpatient Site Plan.
32. **RESOLUTION 2022-157** providing for the notice and hearing of the City Council of the City of Ankeny regarding the voluntary urbanized annexation of property requested by Hope Kimberley, LLC. (date of hrg: 4/18/22 @ 5:30 p.m.)
33. Consider motion to approve the Canyon Landing Preliminary Plat Amendment.

#### Engineering

34. **RESOLUTION 2022-158** accepting public improvements in Landing at Deer Creek Crossing, for utilities.
35. **RESOLUTION 2022-159** accepting public improvements in Courtyards at Harvest Ridge Plat 1 for utilities.

36. **RESOLUTION 2022-160** accepting public improvements in Courtyards at Harvest Ridge Plat 2 and Courtyards at Harvest Ridge Plat 3 for utilities.

#### Administrative

37. Consider a motion to approve an Engagement Letter between the City of Ankeny and Baker Tilly US, LLP for strategic planning advisory services.

#### Approval of Consent Agenda Items

1. Council Member Walter-Ashby moved, second by Perry, to approve the recommendations for Consent Agenda Items CA-1 through CA-37. Ayes: Walter-Ashby, Perry, Bentz, Ruddy, Whiting.

#### BOARDS AND COMMISSIONS

1. Council Member Perry moved, Bentz seconded, to approve the Mayors appointment to the Civil Service Commission – Ray Blase – Reappointment – term begins 4/1/2022; term expires 3/31/2026. Ayes: Perry, Bentz, Ruddy, Walter-Ashby, Whiting.

#### APPROVAL OF ORDINANCES

1. **Ord 2097.** An Ordinance vacating a portion of public land, Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Park Square Drive and SW Merchant Street. Council member Whiting moved, Bentz seconded, to accept third consideration of ORDINANCE 2097, sending it on its final passage and publication as required by law. Ayes: Whiting, Bentz, Perry, Ruddy, Walter-Ashby. Council Member Whiting moved, Walter-Ashby seconded, to adopt **RESOLUTION 2022-161** authorizing the sale of property vacated by the City of Ankeny, Iowa, to DRA Properties, LC. Ayes: Whiting, Walter-Ashby, Bentz, Perry, Ruddy.
2. **Ord 2098.** An Ordinance creating section 143 - Entertainment Districts in the City of Ankeny, Iowa. Council Member Bentz moved, Whiting seconded, to accept second consideration of ORDINANCE 2098, as it is written in agenda packet with amendment to remove Thursday evenings.. Ayes: Bentz, Whiting, Perry, Ruddy, Walter-Ashby.
4. **Ord 2099.** An Ordinance amending Chapter 44.06 Noise Ordinance by adding a section referencing Chapter 143 - Entertainment Districts. Council Member Whiting moved, Bentz seconded, to accept second consideration of ORDINANCE 2099. Ayes: Whiting, Bentz, Perry, Ruddy, Walter-Ashby.
5. **Ord 2100.** An Ordinance amending Chapter 130.07 Outdoor Seating addressing Chapter 143 - Entertainment Districts. Council Member Whiting moved, Bentz seconded, to accept second consideration of Ordinance 2100. Ayes: Whiting, Bentz, Perry, Ruddy, Walter-Ashby.
6. **Ord 2101.** An Ordinance amending Chapter 196.02 Special Use Permits addressing Chapter 143 - Entertainment Districts. Council Member Whiting moved, Perry seconded, to accept second consideration of ORDINANCE 2101. Ayes: Whiting, Perry, Bentz, Ruddy, Walter-Ashby.
7. **Ord 2102.** An Ordinance vacating a Public Utility Easement associated with Lot 1, The District at Prairie Trail Plat 11. Council Member Bentz moved, Walter-Ashby seconded, to accept second consideration of ORDINANCE 2102. Ayes: Bentz, Walter-Ashby, Perry, Ruddy, Whiting.
8. **Ord 2103.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to water rates. Council Member Whiting moved, Ruddy seconded, to accept second consideration of ORDINANCE 2103. Ayes: Whiting, Ruddy, Bentz, Perry, Walter-Ashby. Council Member Whiting moved, Bentz seconded, to accept request to suspend the rule that all ordinances must be considered on three different days and accept third consideration of ORDINANCE 2103, sending it on its final passage and publication as required by law. Ayes: Whiting, Bentz, Perry, Ruddy, Walter-Ashby.

9. **Ord 2104.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges. Council Member Ruddy moved, Walter-Ashby seconded, to accept second consideration of ORDINANCE 2104. Ayes: Ruddy, Walter-Ashby, Bentz, Perry, Whiting.
10. **Ord 2105.** An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees. Council Member Perry moved, Ruddy seconded, to accept second consideration of ORDINANCE 2105. Ayes: Perry, Ruddy, Bentz, Walter-Ashby, Whiting.
11. **Ord 2106.** An Ordinance establishing street grade elevations along a portion of NE 36<sup>th</sup> Street. Council Member Ruddy moved, Whiting seconded, to accept first consideration of ORDINANCE 2106. Ayes: Ruddy, Whiting, Bentz, Perry, Walter-Ashby.
12. **Ord 2107.** An Ordinance establishing street grade elevations along a portion of NE Four Mile Drive. Council Member Whiting moved, Bentz seconded, to accept first consideration of ORDINANCE 2107. Ayes: Whiting, Bentz, Perry, Ruddy, Walter-Ashby.

## **NEW BUSINESS**

1. Proposed 2022 CIPP Lining Project (PH 2022-28)  
Council Member Ruddy moved, Whiting seconded, to adopt 1) **RESOLUTION 2022-162** adopting plans, specifications, form of contract and estimate of cost \$635,998.00; 2) receive and file report of bids received March 15, 2022; 3) adopt **RESOLUTION 2022-163** making award of construction contract with Hydro-Klean, LLC in the amount of \$684,132.40; and 4) adopt **RESOLUTION 2022-164** approving contract and bonds with Hydro-Klean, LLC in the amount of \$684,132.40. Ayes: Ruddy, Whiting, Bentz, Perry, Walter-Ashby.
2. Proposed 2022 PCC Street Patching Program (PH 2022-29)  
Council Member Ruddy moved, Bentz seconded, to adopt 1) **RESOLUTION 2022-165** adopting plans, specifications, form of contract and estimate of cost \$798,210.00; 2) receive and file report of bids received March 15, 2022; 3) adopt **RESOLUTION 2022-166** making award of construction contract with Iowa Civil Contracting, Inc. in the amount of \$990,232.52; and 4) adopt **RESOLUTION 2022-167** approving contract and bonds with Iowa Civil Contracting, Inc. in the amount of \$990,232.52. Ayes: Ruddy, Bentz, Perry, Walter-Ashby, Whiting.
3. Proposed 2022 PCC Reconstruction Program – NW 5<sup>th</sup> Street (PH 2022-30)  
Council Member Walter-Ashby moved, Whiting seconded, to adopt 1) **RESOLUTION 2022-168** adopting plans, specifications, form of contract and estimate of cost \$660,997.50; 2) receive and file report of bids received March 15, 2022; 3) adopt **RESOLUTION 2022-169** making award of construction contract with Absolute Concrete in the amount of \$669,421.50; and 4) adopt **RESOLUTION 2022-170** approving contract and bonds with Absolute Concrete in the amount of \$669,421.50. Ayes: Walter-Ashby, Whiting, Bentz, Perry, Ruddy.
4. NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive – Special Assessment Project (PH 2022-31)  
Council Member Ruddy moved, Whiting seconded to adopt **RESOLUTION 2022-171** with respect to the adoption of the Resolution of Necessity proposed for the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive. Ayes: Ruddy, Whiting, Bentz, Perry, Walter-Ashby. Council Member Perry moved, Whiting seconded to adopt **RESOLUTION 2022-172** directing preparation of detailed plans, specifications, form of contract and notice to bidders for the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive. Ayes: Ruddy, Whiting, Bentz, Perry, Walter-Ashby.
5. Proposed NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive - Initiate Proceedings  
Council Member Bentz moved, Whiting seconded, to adopt **RESOLUTION 2022-173** ordering bids, approving plans, specifications and form of contract and notice to bidders, fixing amount of bid security, and ordering clerk to post notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract, estimate of costs and enhancement of payment for the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Four Mile Drive.



(date of bid-letting: 4/12/2022 @ 10:30 A.M. / date of hrg: 4/18/2022 @ 5:30 P.M.) Ayes: Bentz, Whiting, Perry, Ruddy, Walter-Ashby.

6. Proposed 2022 Asphalt Street Resurfacing Program – SW Ordnance Road – Initiate Proceedings

Council Member Ruddy moved, Walter-Ashby seconded, to adopt **RESOLUTION 2022-174** ordering construction on the 2022 Asphalt Street Resurfacing Program - SW Ordnance Road project and fixing a date for hearing thereon and taking of bids therefor. (date of bid letting: 4/12/22 @ 10:30 AM / date of hrg: 4/18/22 @ 5:30 PM). Ayes: Ruddy, Walter-Ashby, Bentz, Perry, Whiting.

7. Proposed NE Crestmoor Sanitary Sewer Replacement Professional Services Agreement with Nilles Associates, Inc. (Nilles)

Council Member Bentz moved, Ruddy seconded, to approve the Professional Services Agreement with Nilles for the design engineering and bidding phase services on the NE Crestmoor Sanitary Sewer Replacement Project in an amount not to exceed \$37,700.00 and the Mayor to execute said agreement. Ayes: Bentz, Ruddy, Perry, Walter-Ashby, Whiting.

8. Proposed Adoption of Budget and Certification of Taxes for Fiscal Year July 1, 2022 – June 30, 2023 (PH 2022-33)

Council Member Walter-Ashby moved, Whiting seconded, to adopt **RESOLUTION 2022-146** adopting the proposed budget for Fiscal Year July 1, 2022 – June 30, 2023. Ayes: Walter-Ashby, Whiting, Bentz, Perry, Ruddy.

9. FY 2023 Fund Transfers

Council Member Bentz moved, Ruddy seconded, to adopt **RESOLUTION 2022-175** approving Fiscal Year 2023 fund transfers. Ayes: Bentz, Ruddy, Perry, Walter-Ashby, Whiting.

10. FY 2023 Hotel/Motel Distribution

Council Member Whiting moved, Perry seconded, to adopt **RESOLUTION 2022-176** establishing the hotel/motel tax distribution for Fiscal Year 2023. Ayes: Whiting, Perry, Bentz, Ruddy, Walter-Ashby.

11. Personnel Changes

Council Member Ruddy moved, Whiting seconded, to adopt **RESOLUTION 2022-177** authorizing personnel changes approved in the Fiscal Year 2022 Budget Amendment and Fiscal Year 2023 Budget. Ayes: Ruddy, Whiting, Bentz, Perry, Walter-Ashby.

12. Proposed Amendment of Current City Budget for Fiscal Year July 1, 2021 – June 30, 2022 – Set Public Hearing

Council Member Whiting moved, Ruddy seconded, to set a public hearing on an Amendment of Current City Budget for Fiscal Year July 1, 2021 - June 30, 2022 and direct City Clerk to publish notice of such hearing (date of hrg: 4/04/22 @ 5:30 p.m.). Ayes: Whiting, Ruddy, Bentz, Perry, Walter-Ashby.

## ADJOURNMENT

1. Meeting was adjourned at 6:58 PM.

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Mandy Hanson, Records Clerk

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Mark E. Holm, Mayor

Published in the Des Moines Register on 4/1/22.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

ACTION REQUESTED:  
Motion

LEGAL:

SUBJECT:  
Receive and file minutes of the Plan and Zoning Commission meeting of March 8, 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------|
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**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, March 8, 2022  
Ankeny City Council Chambers, Second Floor  
1250 SW District Drive, Ankeny, Iowa

**CALL TO ORDER**

Chair G.Hunter called the March 8, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

**AMENDMENTS TO THE AGENDA**

Motion by T.Flack to approve the March 8, 2022 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

**COMMUNICATIONS**

Chair G.Hunter asked to have the record reflect that members of the Commission received correspondence from the following individuals regarding Agenda Item #5:

Jeanne Uhl, 2350 NE 126<sup>th</sup> Avenue, Elkhart, Iowa

Todd Rueter, Rueter's Equipment, 2425 NE 126<sup>th</sup> Avenue, Elkhart, Iowa.

Jason and Linda Wattonville, 12702 NE 22<sup>nd</sup> Street, Alleman

Chris Seuntjens, 2075 NE 126<sup>th</sup> Avenue, Alleman

Kelly and Katie Grove, 2013 NE 126<sup>th</sup> Avenue, Alleman

Kevin and Emily Huss, 1957 NE 126<sup>th</sup> Avenue, Alleman

Alleman Mayor Robert Kramme, 14000 NE 6<sup>th</sup> Street, Alleman

Motion by T.Flack to receive and file correspondence. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

**CITIZEN'S REQUEST**

Alleman Mayor Robert Kramme, 14000 NE 6<sup>th</sup> Street, Alleman, provided correspondence to the Commission in regard to the proposed annexation and said he is disputing the annexation. He provided some history to the Commission as it relates to when Ankeny annexed land north of the North Polk School District boundaries. He said that the annexation has caused serious damage to the City of Alleman because it has flooded their city with vehicles that are destroying their infrastructure. Mayor Kramme said the only way to fix the infrastructure issue is for Alleman to annex out to the NW corner of the I-35 bridge. He said that he met with Ankeny's Mayor, and Ankeny wants everything south of 126<sup>th</sup> Avenue, possibly giving up the NE corner to Elkhart. He explained that Alleman has no commercial businesses and does not have the same ambition for their property tax base as Ankeny. He reiterated that all the traffic that comes to the North Polk School System from Ankeny is destroying Alleman's streets. He said with the growth in Elkhart and Polk City, the only salvation for property tax dollars for Alleman is the NW corner of the I-35 interchange. He stated that he would like the Plan and Zoning Commission to table the annexation process until he can sit down with the City of Ankeny and their Mayor to come to an agreement. Mayor Kramme said he has about 1,500 acres already signed up to annex into the City of Alleman. He shared that Alleman's goal for their boundaries to protect their city will be the I-35 bridge/I-35, NW 126<sup>th</sup> Avenue all the way to NW 16<sup>th</sup> (Irvinedale Road), north to the county line. He said Alleman will never have a city center because they want to protect their farmers. He commented that Alleman's boundaries should be respected and feels Ankeny has not been a nice neighbor to Alleman. The boundaries presented, is Alleman's only opportunity to have any kind of meaningful property tax base. He again, asked the Commission to table the annexation proposal until Alleman and Ankeny sit down and put together an agreement. He thanked the Commission for their time.

**CONSENT AGENDA ITEMS****Item #1. Minutes**

Motion to approve and accept the February 22, 2022 minutes of the Plan and Zoning Commission meeting.

**Item #2. Grove Landing Plat 6 Final Plat**

Motion to recommend City Council approval of the Grove Landing Plat 6 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by L.West.

Motion carried 5 – 0 – 1 (Abstain: R.Weisheit)

**PUBLIC HEARINGS****Item #3. Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development**

B.Morrissey reported that the applicant, Grove View, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of an approximate 19.25-acres and is located near the intersection of NW 18th Street and NW Abbie Drive in the NW quadrant of Ankeny. B.Morrissey stated the subject area is currently zoned R-1, One-Family Residence District, which was the standard zoning the property was assigned when it was annexed into the City in 2007. The neighboring properties to the north are zoned R-1, and the properties to the east are zoned R-3, with restrictions and the property to the south is zoned Grove Landing PUD. He shared that the Ankeny Corporate Limits border the property to the west, which is county and is zoned Agricultural Transition District. B.Morrissey noted that the proposed rezoning request generally aligns with the Ankeny Plan 2040 Future Land Use Map as the subject area has been identified as being utilized for medium and low density residential. A PUD book has been included as part of this request that outlines proposed streets, utility layouts, parkland and bulk regulations. B.Morrissey reviewed the proposed access to the development, utility connections and the Master Plan. He said the Master Plan is intended to satisfy the need for a preliminary plat in the future. B.Morrissey said the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 22, 2022.

L.West asked what the land designation is on the Future Land Use Map for the property to the east of this property. B.Morrissey responded, medium density.

Jake Becker, McClure Engineering Company, 1360 NW 121<sup>st</sup> Street, Clive, representing the developer said staff did a good job with the request. He asked the Commission if they had any questions.

There were no questions from the Commission.

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

Motion by T.Rapp to close the public hearing, and receive and file documents. Second by L.West. Motion carried 5 – 0 – 1 (Abstain: R.Weisheit).

Chair G.Hunter informed the audience that this item will be back before the Commission on March 22, 2022.

**Item #4. Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development**

R.Hulstrom reported that the applicant, Fourstar Development LLC, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. She said the area subject to the proposed rezoning consists of two parcels and totals approximately 194 acres and is located in the northwest quadrant of Ankeny, south of NW 54th Street and east of NW Irvinedale Drive. She noted that the neighboring properties to the east are zoned R-1 while the neighboring properties to the south are zoned R-2, One-Family and Two-Family Residence District. Properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential and the property to the north is also in the County and zoned AG, Agricultural District. She stated the proposed rezoning generally aligns with the Ankeny Plan 2040 Future Land Use Map, which identifies the subject area as primarily LDR, Low Density Residential with the remaining area designated as MDR, Medium Density Residential or NMU, Neighborhood Mixed Use. R.Hulstrom presented the Master Plan that was provided by the applicant for this area and explained in detail the proposed zoning uses and bulk regulations for each of the parcel areas represented on the plan. She further shared the proposed street

layout for this development, information on the water main, sanitary sewer and stormwater detention basins. She stated the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 22, 2022.

R.Weisheit asked what the zoning designation is for the properties to the south (Area A) of the development. R.Hulstrom said they are zoned R-2 and noted that it will be a mix of single family detached and bi-attached units.

T.Ripper asked for more details on the decision that was made regarding NW State Street and NW Irvinedale Drive. R.Hulstrom said she would provide that in her staff report on March 22, 2022.

Bart Turk, Civil Engineering Consultants, 2400 86<sup>th</sup> Street, Des Moines representing Fourstar Development, LLC. He said the biggest concern that City staff had was the area for smaller lots. He shared that it has been a trend to develop smaller lots economically. Bart Turk explained that they are proposing to provide some walking trails and open space areas around the detention basins along with a clubhouse and pool, which would be privately owned and part of the HOA. He asked if the Commission had any questions.

There were no questions from the Commission.

Alleman Mayor Robert Kramme, 14000 NE 6<sup>th</sup> Street, Alleman said the City of Alleman wants to establish the boundary of NW 54<sup>th</sup> Avenue, on the north side, as their city limits and he hopes the Commission will take that into consideration.

John Ryan, 2922 NW 44<sup>th</sup> Street, Ankeny, said his concern is the 60% of signatures. He shared that when the developer/representative came by their home, he told them it was already a done deal and requested that they sign the form with no explanation. He chose not sign along with some of his neighbors. He wonders if they were misleading people, and questions the 60% of signatures from the neighborhood. He thanked the Commission for their time.

Motion by T.Rapp to close the public hearing, and receive and file documents. Second by T.Ripper. Motion carried 5 – 0 – 1 (Abstain: R.Weisheit).

Chair G.Hunter reminded the audience that this item will be back before the Commission on March 22, 2022.

## **BUSINESS ITEMS**

### **Item #5. Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny**

J.Heil reported the owners of 17 parcels are requesting that 584.16 acres of land be voluntarily annexed into the City of Ankeny. The land currently Petitioned for annexation is 492.75 acres. He said that there are 11 non-consenting parcels that make up the remaining 91.55 acres of the annexation. J.Heil explained that if petitions are not received for the non-consenting parcels, 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. J.Heil stated the Petitioned area is zoned Agricultural District on the Polk County Zoning Map; and Agricultural on the Polk County Future Land Use Map. He explained that the annexation area is currently identified in the Ankeny Plan 2040 Comprehensive Plan as primarily Low Density Residential with an area of High and Medium Density Residential, Community Commercial, Office/Business Park, and Neighborhood Mixed Use. J.Heil said if the property is annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. He presented a map representing the City's future development plan to provide water and sewer to this area, if annexed and developed and said the proposed annexation area is in the Fourmile Creek Drainage area. J.Heil stated that the area is currently in the City of Ankeny Fire Protection District and will remain in the North Polk Community School District; and further stated, the addition of area and population would affect police coverage areas, as does all new development. He noted that a Consultation Meeting was held on March 2, 2022 and no members from the public attended the meeting. J.Heil proceeded to provide information to the Commission answering the questions that were raised from the Commission, and the public, during the public hearing on February 22, 2022. J.Heil stated the proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan. Staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.



T.Flack brought up that Ankeny currently has certain properties that lie within the City that are not City property and wondered how those properties are handled as it relates to road maintenance, etc. E.Jensen said that in this instance, where it is actually County property, the City has 28E agreements with the County that addresses perimeter road maintenance along with other things. T.Flack asked if there were any concerns brought up in the Consultation Meeting by the townships? J.Heil stated he only received a call from the North Polk Community School District Superintendent as he was new to his position and wanted a better understanding of the process. T.Flack said she wanted to make it clear that school district boundaries rarely completely align with city boundaries, and not just in our community. J.Heil noted that the City Development Board is the deciding factor whether the petitioned and non-petitioned land become Ankeny or Alleman.

T.Flack shared that she has concerns about the property owners who do not want to be annexed into Ankeny. T.Ripper asked what the impacts would be to those property owners? Discussion between staff and the Commission included water and sewer connection fees, lifestyle issues such as loud noise, burn piles, etc., and taxes. The school districts would stay the same. R.Weisheit asked about paving driveways? E.Jensen responded, that for new buildings that are built on the property, driveways would need to be paved but existing homesteads with gravel drives would be able to stay gravel.

T.Rapp inquired about the Rueter's letter raising the question of zoning on their two parcels of land. E.Jensen shared that staff responded letting them know the City can not commit to changing the Land Use Plan or rezoning property as part of an annexation. They reassured them that the comprehensive plan shows Community Commercial as the land use and the C-2 zoning allows their current use and is consistent with the current Land Use Plan.

The attorney for the Rueter family asked to speak. The Commission chose to not take additional outside testimony since the public hearing was opened and closed on February 22, 2022.

E.Jensen shared that the Commission is a recommending body and will make a recommendation to the City Council. There will be a public hearing at the City Council and anyone who wants to speak will have the ability to do so or provide written testimony. He shared that everything that was provided in writing to this meeting will be included in the packet that goes to the City Council.

G.Hunter responded to Mayor Klemme's comment by stating that he does not see a benefit to tabling this action. It would not accomplish anything since the Commission is not a decision-making body. L.West concurred.

There were no more questions from the Commission.

T.Flack supports the annexation but said the Commission does have the option to exclude the property owners who want to be excluded. T.Ripper concurred with T.Flack.

The Commission continued their discussion on all the information that has been provided by staff, the applicant and the public. G.Hunter said whoever makes a motion has the ability to exclude or accept as given. T.Rapp stated that the communication from the Rueter's parcel seems to be amenable to annexation, so would that complicate a motion to exclude. E.Jensen said that some of the non-consenting properties would not be able to be excluded as islands are not allowed. He said the Huss, Klein, Grove, Seuntjens and Taylor & Hebner properties could be left out without it impacting the rest of the annexation, but it is not consistent with the City Council's policy on uniform boundaries.

Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny excluding the Huss, Klein, Grove, Seuntjens and Taylor & Hebner property. Second by T.Rapp. All voted. Motion failed 3 – 3 (Nay: G.Hunter, L.West, R.Weisheit).

G.Hunter said, in his opinion, carving out the five properties does not accomplish anything. Some of the letters from the property owners indicate that they are allowed to do things on their property in the County that would not be allowed by City code. T.Flack commented that a new homeowner abutting the city/county line would need to decide as neighbors, things you can and can't do, regardless of where the city/county line is. R.Weisheit said that the activity that takes place on the county homesteads such as burning, could cause the surrounding property owners to call the Ankeny Police even though they would not be in a position to do anything about it. This would not set a good relationship between neighbors.

Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny as submitted. Second by L.West. All voted. Motion failed 2 – 4 (Nay: T.Flack, T.Rapp, T.Ripper, R.Weisheit).

E.Jensen suggested to the Commission that they could table the item until they have all Commissioners present at a meeting. The Commission did not see a benefit to tabling the item.

Motion by G.Hunter to recommend City Council deny the request by Hope Kimberley LLC for the 80/20 voluntary annexation of property into the City of Ankeny as submitted. Second by T.Rapp. All voted. Motion carried 4 – 2 (Nay: T.Flack and L.West).

## **REPORTS**

### **City Council Meeting**

E.Jensen reported on his attendance at the March 7, 2022 City Council meeting.

### **Director's Report**

E.Jensen presented the tentative agenda items for the March 22, 2022 Plan and Zoning Commission meeting and the February 2022 Building Permit Report.

### **Commissioner's Reports**

T.Ripper said this is the second meeting where he has heard in a public meeting that the developer has not been real kind as they go out and get their signatures. T.Rapp said without the Commission being there it is hard to tell how the conversation went. T.Ripper said he apologizes for the Alleman Mayor insulting staff as he presented his comments to the Commission.

E.Jensen provided some history to the Commission regarding the annexation line agreement between Alleman and Ankeny, along with the attempts Ankeny has made to reach a new agreement. He said some of this could have been avoided had an agreement been reached.

G.Hunter, L.West and T.Flack welcomed Randy Weisheit to the Commission.

## **MISCELLANEOUS ITEMS**

March 21, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

## **ADJOURNMENT**

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 7:56 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

ACTION REQUESTED:  
Motion

LEGAL:

SUBJECT:  
Receive and file minutes of the Zoning Board of Adjustment meeting of February 8, 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:



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ATTACHMENTS:

|                                                                                                                           |
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|  <a href="#">ZBOA Minutes 2022-02-08</a> |

# **Meeting Minutes**

## **Zoning Board of Adjustment**

Tuesday, February 8, 2022  
Ankeny City Council Chambers  
1250 SW District Drive, Second Floor, Ankeny, Iowa

### **CALL TO ORDER**

Chair Matt Ott called the February 8, 2022 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

### **ROLL CALL**

Members present: Matt Ott, Kristi Tomlinson and Brett Walker. Absent: Jeff Baxter and Nichole Sungren. Staff present: E.Jensen, E.Carstens, R.Hulstrom, B.Fuglsang.

### **AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

### **MINUTES OF THE JANUARY 4, 2022 REGULAR MEETINGS**

Motion by K.Tomlinson to approve the January 4, 2022 meeting minutes as submitted. Second by B.Walker.  
Motion carried 3 – 0.

### **COMMUNICATIONS / CORRESPONDENCE**

There were no communications.

### **BUSINESS ITEMS**

#### **PUBLIC HEARINGS:**

**#22-02**                      **Elizabeth and James Chrisinger**  
**4611 NE Wanda Drive**  
**Lot 30, Avondale Trace Plat 2**  
**RE: Variance – Rear Yard Setback**

Chair M.Ott opened the public hearing.

James Chrisinger, 4611 NE Wanda Drive said they are asking for a variance to build a sunroom on their existing deck. He shared that they moved to Ankeny approximately four years ago and said part of the decision to purchase their current home was the fact that it backs up to greenspace, Four Mile Creek and the deck. He said their enjoyment on the deck has been inhibited by wind and bugs. James Chrisinger said if they would be allowed to enclose the deck, they would be able to get more enjoyment out of it. He stated that they hired a contractor to build a sunroom on the existing deck and became aware that they would need a 7.5-foot variance before the City could issue a building permit to build the sunroom on the existing deck. He said they would appreciate the Board's consideration to allow the requested variance.

The Board had no questions or comments.

R.Hulstrom reported that the property is located at 4611 NE Wanda Drive, in the northeast quadrant of Ankeny and is zoned PUD. It is identified as Area "D" in the Avondale Trace PUD and the rear yard setback for residences in Area "D" is 35 feet. R.Hulstrom stated the appellant is requesting a 7.5-foot variance to the Avondale Trace Planned Unit Development (PUD) bulk regulations, to allow a 27.5-foot rear yard setback in order to construct a sunroom on top of their current deck. She stated the 16' wide and 14' deep deck was built with the existing home and is located on the east side of the home. There is a considerable amount of open space located east of the subject property, which is owned by the City of Ankeny. The closest residence to the east is approximately 675 feet from the proposed sunroom location. City staff does not anticipate any negative consequences to public safety or access to air and light should the 7.5-foot variance be granted and the sunroom built. She provided details of how the proposed sunroom would be erected on the existing deck.

Notifications were mailed to property owners within 250-feet of the subject address and to date, City staff has not received any communication for or against the request. The staff position is to recommend that the Zoning Board of Adjustment grant a variance to the Avondale Trace PUD bulk regulations, to allow a 27.5-foot rear yard setback for the construction of a sunroom, which would encroach 7.5 feet into the 35-foot rear yard setback at 4611 NE Wanda Drive. The staff position is based on a determination that the location of the proposed structure does not impair adequate supply of air and light, does not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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

Motion by M.Ott to close the public hearing, and receive and file documents. Second by K.Tomlinson. All voted aye. Motion carried 3 – 0.

M.Ott had no concerns with the request since the footprint would not be changing. K.Tomlinson also had no concerns due to the amount of greenspace behind their property. B.Walker agreed.

**Board Action on Filing #22-02 property located at 4611 NE Wand Drive**

Motion by M.Ott that the Zoning Board of Adjustment grant a variance to the Avondale Trace PUD bulk regulations, to allow a 27.5-foot rear yard setback for the construction of a sunroom, which would encroach 7.5 feet into the 35-foot rear yard setback at 4611 NE Wanda Drive. The Board's position is based on a determination that the location of the proposed structure does not impair adequate supply of air and light, does not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by B.Walker. All voted aye. 3 – 0.

**NEW BUSINESS**

The Zoning Board of Adjustment 2021 Annual Report was provided to the Board.

K.Tomlinson placed into nomination M.Ott to serve as Chair. Second by B.Walker. The nomination was accepted by M.Ott. All voted aye.

B.Walker placed into nomination J.Baxter to serve as Vice Chair. Second by M.Ott. All voted aye.

**REPORTS**

Renewed Special Use Permits

#15-19 Hy-Vee Market Café, 410 N Ankeny Blvd.

#18-04 Grumpy Goat Tavern, 810 E 1<sup>st</sup> Street

There being no further business, the meeting adjourned at 5:19 p.m.



Submitted by Brenda Fuglsang, Board Secretary  
Zoning Board of Adjustment





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

ACTION REQUESTED:  
Motion

LEGAL:

SUBJECT:

Receive and file minutes of the Zoning Board of Adjustment meeting of March 8, 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

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ATTACHMENTS:

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|  <a href="#">ZBOA Minutes 2022-03-08</a> |

# **Meeting Minutes**

## **Zoning Board of Adjustment**

Tuesday, March 8, 2022  
Ankeny City Council Chambers  
1250 SW District Drive, Second Floor, Ankeny, Iowa

### **CALL TO ORDER**

Chair Matt Ott called the March 8, 2022 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

### **ROLL CALL**

Members present: Matt Ott, Jeff Baxter, Kristi Tomlinson and Nichole Sungren. Absent: Brett Walker. Staff present: E.Jensen, E.Carstens, R.Hulstrom, B.Morrissey, B.Fuglsang.

### **AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

### **MINUTES OF THE FEBRUARY 8, 2022 REGULAR MEETINGS**

Motion by M.Ott to approve the February 8, 2022 meeting minutes as submitted. Second by K.Tomlinson. Motion failed 2 – 0 – 2 (Abstain: J.Baxter and N.Sungren). The February 8, 2022 meeting minutes were tabled until the Tuesday, March 22, 2022 meeting.

### **COMMUNICATIONS / CORRESPONDENCE**

There were no communications.

### **BUSINESS ITEMS**

#### **PUBLIC HEARINGS:**

**#22-03**

**DRA Properties/Silk Elephant  
2410 SW White Birch Drive, Suite 108  
Lot 6, Plaza Shops at Prairie Trail Plat 1  
RE: Special Use Permit**

Chair M.Ott opened the public hearing.

Orathai Sae Lao, 2410 SW White Birch Drive, Suite 108, Ankeny said they are requesting a Special Use Permit to sell alcohol on the patio along with food at the Silk Elephant restaurant. She said they will be open seven days a week from 11:00 a.m. – 2:30 p.m. and 4:30 p.m. to 9:00 p.m. She stated that the patio will not have any music, they only plan to service food and beverages.

K.Tomlinson commented that the staff report stated 2:00 p.m., and asked whether the hours will be 2:00 p.m. or 2:30 p.m. Orathai Sae Lao said 11:00 a.m. to 2:30 p.m., they will have a breaktime and come back at 4:30 p.m. to 9:00 p.m.

B.Morrissey reported the property is located at 2410 SW White Birch Drive Suite 108 and contains a restaurant named the Silk Elephant. He said it is located at the intersection of SW Plaza Parkway and SW White Birch Drive and is zoned Prairie Trail PUD. He stated all neighboring properties are also part of the PUD. B.Morrissey said the applicant is requesting a Special Use Permit for the restaurant to allow for an outdoor service area that will serve alcohol. He noted that although they are under the same zoning classification, there are properties to the north and west that are within 500 feet and residential in nature, which requires a Special Use Permit. B.Morrissey explained that the proposed outdoor service area is located on the north side of the property adjacent to SW Plaza Parkway. He commented that the patio is approximately 49-feet long and 19-feet deep and will not encroach on any public sidewalks. The patio area will need to be retained via a perimeter that will separate it from surrounding features in the area. He said the proposed hours of operation for the patio are 11:00 a.m. - 2:00 p.m. and 4:30 p.m. - 9:00 p.m. Monday-Sunday and the patio will need to adhere to noise requirements of the Municipal Code Chapter 44, Noise Control and obtain a liquor license from the state.



B.Morrissey stated that Staff has not received any correspondence in support or against the request. Staff recommends that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1)(I) to DRA Properties/Silk Elephant at 2410 SW White Birch Drive, Suite 108 for an outdoor service area to run concurrently and terminate with a liquor license for said establishment provided the following conditions are met:

1. The permittee must comply with, and noise enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. If a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours set out in this Special Permit and those hours shall be specifically set out in the Noise Permit.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. Seating on the patio for 20 persons.
4. Hours of operation are from 11:00a.m.-2:00p.m. and 4:30p.m.-9:00p.m. Monday-Sunday.
5. This Special Use Permit may be reviewed annually by staff for approval.

J.Baxter said the hours of operation stated by the applicant are different from the Staff recommendation. E.Jensen responded that the applicant's letter does state 2:00 p.m., but she now requested 2:30 p.m., so he recommended that the Board set the hours of operation from 11:00 a.m. to 9:00 p.m. Monday-Sunday, which would allow them to set their own breaktime hours.

Orathai Sae Lao informed the Board that the fence has been installed around the patio.

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

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

The Board had no concerns with the request.

#### **Board Action on Filing #22-03 property located at 2410 SW White Birch Drive, Suite 108**

Motion by J.Baxter that the Zoning Board of Adjustment grant a Special Use Permit in accordance with Sections 130.07 and 196.02(1)(I) to Silk Elephant at 2410 SW White Birch Drive, Suite 108 for an outdoor service area to run concurrently and terminate with a liquor license for said establishment provided the following conditions are met:

1. The permittee must comply with, and noise enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. If a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours set out in this Special Permit and those hours shall be specifically set out in the Noise Permit.
2. All appropriate building permits and building code regulations need to be reviewed and met.
3. Seating on the patio for 20 persons.
4. Hours of operation are from 11:00a.m. - 9:00p.m. Monday-Sunday.
5. This Special Use Permit may be reviewed annually by staff for approval.

Second by K.Tomlinson. All voted aye. 4 – 0.

#### **#22-04**

**Chestnut Signs/Horizon Hotels Iowa LLC  
2602 SE Hulsizer Road  
Lot 1, Hulsizer Commercial Plat 1  
RE: Variance - Off-Premise Sign**

Chair M.Ott opened the public hearing.

Donovan Chestnut, Chestnut Signs, 971 NE Broadway Avenue, Des Moines representing the Holiday Inn Express and Staybridge Suites hotels. He said they are requesting a variance to the Code for an off-premise sign. He presented a drawing and explained the basic site layout for both the Holiday Inn Express and Staybridge Suites hotels. He stated that they are proposing one monument sign on the Staybridge Suites property to advertise both hotels. Donovan Chestnut stated that the Code does allow them to have two monument signs, but they would like to forgo the right to have a monument sign on the Holiday Inn Express

property. He feels the proposed placement is the best location for visibility coming from SE Oralabor Road heading northbound. He asked the Commission if they had any questions.

J.Baxter confirmed with the applicant the location of the monument sign. Donovan Chestnut confirmed the location and said the other notations on the site plan are for building signs.

The Board had no further questions or comments.

R.Hulstrom reported the subject property is located at 2602 SE Hulsizer Road, west of SE Hulsizer Road and north of SE Oralabor Road. The property is zoned M-1, Light Industrial District and is the anticipated future location for a Staybridge Suites hotel. She stated the variance request from the applicant is to allow another business, Holiday Inn Express, located north of the subject site at 2502 SE Hulsizer Road to utilize a panel within a proposed monument sign located at 2602 SE Hulsizer Road to advertise their business. R.Hulstrom stated the Ankeny Municipal Code Section 195.05(7) states, *"No sign shall be on property other than the premises on which the business, commodity, service, or entertainment is located"*. The Holiday Inn Express panel within the proposed ground sign would be considered off-premise signage. Public notices were sent to property owners within 250-feet of the subject site, a notice was published in the Des Moines Register and staff has not received any comments from the public in opposition or support of the proposed variance request. The Staff position is to grant a variance to Ankeny Municipal Code Section 195.05(7), to allow for an off-premise user to advertise on a panel as part of a monument ground sign at 2602 SE Hulsizer Road subject to the following conditions:

1. No other ground or monument signage will be allowed for the uses included on the proposed sign, with the exception of accessory or directional signage as determined by staff and
2. The total sign area cannot exceed 100 square feet.

Staff's position is based upon the determination that the sign complies with all other sections of the sign code, that the variance would not adversely affect the neighborhood, and that it is found to be in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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

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

The Board had no concerns with the request.

#### **Board Action on Filing #22-04 property located at 2602 SE Hulsizer Road**

Motion by N.Sungren that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 195.05(7), to allow for an off-premise user to advertise on a panel as part of a monument ground sign at 2602 SE Hulsizer Road subject to the following conditions:

1. No other ground or monument signage will be allowed for the uses included on the proposed sign, with the exception of accessory or directional signage as determined by staff and
2. The total sign area cannot exceed 100 square feet.

The Board's position is based upon the determination that the sign complies with all other sections of the sign code, that the variance would not adversely affect the neighborhood, and that it is found to be in harmony with the intended spirit and purpose of the Ankeny Municipal Code. Second by M.Ott. All voted aye. 4 – 0.

#### **NEW BUSINESS**

There was no new business.

#### **REPORTS**

There were no reports.

There being no further business, the meeting adjourned at 5:26 p.m.



Submitted by Brenda Fuglsang, Board Secretary  
Zoning Board of Adjustment



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Deliver Exceptional Service

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ACTION REQUESTED:  
Motion

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LEGAL:  
No Review Required

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SUBJECT:  
Receive and file minutes of the Human Rights Commission meetings of March 24, 2022

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                     |
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|  <a href="#">HRC Minutes March</a> |

## **Meeting Minutes Human Rights Commission**

Thursday, March 24, 2022

5:30 p.m.

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

Aubrey Alvarez  
Blake Campbell  
Isaiah McGee  
Mindi Nguyen

Lindsay Norland  
Tim Olson  
Laura Parkinson

### **CALL TO ORDER:**

Chair McGee called meeting to order at 5:33 pm.

### **ROLL CALL:**

Alvarez- present, Campbell-absent, McGee-present, Nguyen-present, Norland- absent, Olson-present, Parkinson- present. Nick Osborne, staff member-Assistant to the City Manager, was also present.

#### **1. MOTION TO APPROVE THE AGENDA FOR MARCH 24, 2022.**

Olson moved to approve the agenda. Alvarez seconded. All voted aye, motion carried

#### **2. MOTION TO APPROVE THE MINUTES FROM FEBRUARY 24, 2022**

Olson moved to approve the minutes from the February 24 meeting. Alvarez seconded. All voted aye, motion carried.

#### **3. OLD BUSINESS**

- **REPORT BACK ON CONTACTS AND SPEAKING ENGAGEMENTS**

All present members reported contacting their assigned organizations, but none had yet agreed to host presentations. Other members reported follow up calls and meetings were pending.

- **LONG TERM CALENDAR FOR HRC ACTIVITIES AND EVENTS**

Alvarez will attend Ankeny Community Network meeting on March 28 to discuss how HRC and ACN can cooperate on Juneteenth event and collaborate on future issues. Commission also discussed planning activities to coincide with months recognized in new business resolution. Mr. Osborne reported that the City of Ankeny no longer has a booth at Summerfest because of the difficulty staffing it. He advised that the HRC might experience a similar problem.

#### **4. NEW BUSINESS**

- **RESOLUTION FOR HONORARY MONTH RECOGNITIONS**

Olson accepted friendly amendments to delete National Irish American Month and National Italian American Month, and to add recognition for Juneteenth and Martin Luther King Jr Day. Commission directed staff to consult with City Communications Department to seek their help in posting these on social media and getting a City of Ankeny tie-in. Also the Commission asked staff to invite Mayor to pursue proclamations associated with recognized events in resolution.

- **DISCUSSION AND POSSIBLE ACTION ON ESTABLISHING AN HRC WORKING GROUP**

Commission discussed and decided this item would be more appropriate when a specific action item can be assigned to them. Alvarez motioned to defer item to a future date uncertain. Parkinson seconded. All voted aye, motion carried.

## **5. STAFF REPORT**

- **SOCIAL MEDIA**

Ankeny City Communications posted an item for National Women's Day. They requested input on text for future communications and for the HRC to make sure it has a "City of Ankeny tie-in"

- **IOWA CIVIL RIGHTS COMMISSION ACTIVITY REPORT**

Mr. Osborne described a report from the Iowa Civil Rights Commission from October 1, 2021 until March 1, 2022. Any complainant with a City of Ankeny mailing address was included in this report (below).

Ankeny Complaints filed with ICRC – Case Distributions

**Total Complaints – 23**

**By Area:**

Employment – 18

Housing – 1

Public Accommodations – 3

Education – 1

**By Basis:**

Race/Color/National Origin – 8

Sex – 4

Disability – 9

Sexual Orientation/Gender Identity – 2

Religion – 4

Age – 2

Retaliation – 6

**By Adverse Action:**

Refusal of Reasonable Accommodation – 10

Termination/Constructive Discharge – 6

Unequal Pay – 3

Harassment – 10

Unfavorable Assignment/Transfer – 3

Failure to Hire/Promote – 2



## **6. ADJOURN**

Parkinson moved to adjourn, Nguyen seconded. All voted aye at 6:36 pm.

Next meeting: Thursday, April 28 at 5:30 pm.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

---

ACTION REQUESTED:

---

LEGAL:

---

SUBJECT:

Receive and file minutes of the Park Board meeting of January 31, 2022.

---

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                                                                                         |
|  <a href="#">Minutes</a> |



**Ankeny Park Board Meeting**  
**January 31, 2022**

**Meeting Minutes:**

**Call to Order:** Chairperson Amber Smith called the Park Board meeting to order at 5:30 p.m. Due to the Covid-19 pandemic, the meeting was conducted as an electronic meeting. Park Board members and City staff participated by electronic conferencing. Lisa McDaniel was not in attendance. All other board members were present. Nick Lenox, Curt Ingham and Leslie Reab represented City of Ankeny staff.

**Approval of Minutes:** The November meeting minutes were reviewed and approved with a motion from Chad Hade and a second from Aaron Bradshaw. All approved.

**Otter Creek Golf Course Presentation:** Head Golf Professional Curt Ingram presented a power point highlighting the history of Otter Creek Golf Course and gave an overview of operations, maintenance and amenities. He reported that Otter Creek had a record number rounds of golf in 2021 at 32,839 and the Income Budget FY22 was \$1.7 million. Lenox and Board members expressed their appreciation for Curt and his staff's efforts.

**Albaugh Family Senior Community Center Updates:** Lenox informed the board that the Albaugh Family Senior Community Center opened December 20 and to date over 2,000 memberships have been sold. Lenox briefly updated board members on construction punch list items, staffing and resident feedback of new facility and amenities. Lenox will continue to provide updates.

**Director's Report:** Lenox updated board members on the new Bellagio Park planning timeline, youth basketball league season wrapping up and Indoor Feasibility study progress.

**Chairperson's Report – Amber Smith:** No report.

**Board Member Reports:**

- Baldwin: No report.
- Bradshaw: No report.
- Craighead: No report.
- Church: No report.
- Hade: Chad highly recommended board members try Tin Cup Bar & Grille carry-out and curbside pickup options.

**Adjournment:** Nichoel Church moved meeting adjournment and Josh Craighead 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

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Economic Development

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Receive and file minutes of the Ankeny Cultural Arts Board meeting of December 13, 2021.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                       |
|  <a href="#">Ankeny Cultural Arts Board - 12.13.21</a> |



**Ankeny Cultural Arts Board  
Meeting Minutes  
Ankeny City Council Chambers Conference Room  
1250 SW District Drive – Ankeny, IA  
December 13<sup>th</sup>, 2021**

**Board Members Present:** Jason Follett, Don Zuck, Bill Konnath, Joann Adamson, Aaron Thacker, Kim Johnson-Smith

**Board Members Absent:** Laura Housel

**Staff Present:** Derek Lord, Lindsay Fox

1. The meeting was called to order at 5:30 PM by Bill K.
2. Approval of Agenda. Bill K. moved and Aaron T. seconded a motion to approve the agenda as presented. All members present voted aye.
3. Approval of minutes. Aaron T. moved and Kim J. seconded a motion to approve the minutes as presented. All members present voted aye.
4. The group discussed appointing a new chairperson. It was decided they would wait for a meeting where all members had the opportunity to request the appointment before it would be decided.
5. Derek L. updated the Board on the High Trestle Trail Experience Park in the Uptown area along the trail. He shared various concepts with the group and the group discussed both feedback received from public participation and outreach efforts, as well as their own feedback. Derek L. shared renderings of potential outcomes of the project and the group made suggestions on placement, lighting, etc. Derek L. discussed the Federal EDA grant process for the project and shared that if awarded funds the project timeline could be accelerated.
6. Board members shared several updates about their organizations including the Ankeny Historical Society, Ankeny Community Chorus, and the Ankeny Art Center.

The meeting adjourned at 6:20 p.m.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

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ACTION REQUESTED:

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LEGAL:

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SUBJECT:

Receive and file minutes of the Library Board of Trustee meeting of February 17, 2022.

---

EXECUTIVE SUMMARY:

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FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

## ATTACHMENTS:

Click to download

 [Minutes](#)



**KIRKENDALL PUBLIC LIBRARY BOARD OF TRUSTEES  
MEETING MINUTES**

**Thursday, Feb 17, 2022**

**Regular meeting: 6 p.m.**

**Location: Library, Teleconference**

**Present:** Heather Lilienthal, Mike Wiser, Gene Lucht, Cami Brazelton, Margery Pierce, John Meyer

**Absent:** Tamara Fujinaka

**Staff:** Sam Mitchel, Evan Anderson, Holly Sealine, Shanna Spear

| Topic                          | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Guest</b>                   | Jessica Dirks, chief officer of legal affairs and strategic initiatives with the Ankeny Community School District, updated the Trustees regarding the school's strategic planning process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Call to Order</b>           | Brazelton called the meeting to order.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Approval of Minutes</b>     | Motion made by Wiser to approve the minutes. Second by Lucht. Motion passed unanimously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Consent Agenda</b>          | Financials update provided by Mitchel.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Director's Report</b>       | Mitchel reported on staff activity, facility and City of Ankeny business.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy/Procedure Review</b> | The board reviewed policies for Materials Selection and Reconsideration. Evan Anderson, who leads acquisitions, discussed the library's circulation selection process. Brazelton moved to approve the change to the Reconsideration policy. Second by Wiser and was passed unanimously. With further discussion, Mayer made a motion to reconsider the changed policy. Brazelton second and it passed unanimously. Mayer made the motion to change term "complainant" to "patron" to remain consistent with the policy's terminology. Brazelton seconded and it passed unanimously. The board participated in 1 hour of continuing education (materials selection process and materials reconsideration) |
| <b>Department Reports</b>      | The board reviewed monthly updates from department heads. Several staff are celebrating milestone anniversaries: Sue Hagar, Suada Zulic, and Sue Earnest have served for 25 years and Denise Halls, Kelly Munter, and Barb Roths have each served for 15 years.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Friends of the Library</b>  | The annual trivia night is planned for March 26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Adjournment</b>             | Wiser moved to adjourn and was seconded by Mayer. Meeting adjourned at 7:30 p.m. The next meeting will be held Mar. 17 at 6 p.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Respectfully submitted, Heather Lilienthal, Secretary

Approved: 3/17/22



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

City Clerk

COUNCIL GOAL:

Ensure Economic Vitality

---

ACTION REQUESTED:

Motion

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LEGAL:

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SUBJECT:

Consider motion to approve the issuance of liquor license(s) and/or beer / wine permit(s) 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. Git-N-Go Convenience Stores, Inc., d/b/a Git-N-Go Convenience Store #40, 2811 SW Oralabor Rd. - Class C Beer Permit (BC) includes Sunday Sales (Renewal) - Effective April 20, 2022.

2. MIZU Ankeny Inc, d/b/a MIZU, 1620 N Ankeny Blvd, Ste. 114 - Class C Liquor License (LC)

(Renewal) - Effective April 20, 2022.

3. Urban Hospitality LLC, d/b/a District 36 Wine Bar & Grille, 1375 SW Vintage Parkway. - Class C Liquor License (LC) includes Outdoor Service, Sunday Sales (Renewal) - Effective April 21, 2022.

4. Hy-Vee, Inc., d/b/a Hy-Vee Food Store, 410 N Ankeny Blvd - Class E Liquor License (LE) includes Sunday Sales (Renewal) - Effective May 1, 2022.

5. Maria's Inc., d/b/a Maria's Mexican Food 833 E 1st St. - Class B Beer Permit (BB) Includes Sunday Sales (NEW) - Tentatively Effective April 5, 2022.

6. HRG Project, LLC, d/b/a Carmen's Flowers, 516 SW 3rd St. - Class B Native Wine Permit (WBN) includes Sunday Sales (NEW LLC) - Tentatively Effective April 5, 2022.

7. Your Private Bartender, LLC, d/b/a Your Private Bar, 2006 S Ankeny Blvd. (DMACC Bldg. 5) - Class C Liquor License (LC) 5 Day License - Effective April 21, 2022.



---

**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 license(s) and/or permit(s).

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

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**PUBLIC OUTREACH EFFORTS:**

---

**ACTION REQUESTED:**

---

**ADDITIONAL INFORMATION:**

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**ATTACHMENTS:**

|                                   |
|-----------------------------------|
| <a href="#">Click to download</a> |
| No Attachments Available          |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:  
Consider motion to approve Change Order #12 increasing the contract amount by \$15,411.62 to Graphite Construction Group for additional construction services on the Ankeny Senior Community Center 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                                                                                                          |
|  <a href="#">Graphite Change Order 12</a> |





city of  
**Ankeny**  
bringing it all together

|                                     |                                           |                          |          |
|-------------------------------------|-------------------------------------------|--------------------------|----------|
| <b>Project Title:</b>               | Ankeny Senior Community Center            |                          |          |
| <b>Contractor:</b>                  | Graphite Construction Group               |                          |          |
| <b>Address:</b>                     | 3401 106th Circle - Urbandale, Iowa 50322 |                          |          |
| <b>Finance Budget Code:</b>         | 905.2905.4412                             | <b>Finance Project #</b> | 905.4412 |
| <b>Vendor Project or Invoice #:</b> | 0                                         | <b>PO #</b>              | -        |
| <b>Original Contract Date:</b>      | July 6, 2020                              | <b>Vendor #</b>          | 9893     |

Change Order Date: April 4 2022

\_\_\_\_\_

| ITEM #                                                                   | DESCRIPTION | UNITS | QUANTITY CHANGE | UNIT PRICE | EXTENDED PRICE |
|--------------------------------------------------------------------------|-------------|-------|-----------------|------------|----------------|
| COR-056R                                                                 | Parking Lot |       |                 |            | \$ 15,411.62   |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
|                                                                          |             |       |                 |            |                |
| Change Order Number: 12 makes the following adjustments to the Contract: |             |       |                 |            | \$ -           |
|                                                                          |             |       |                 |            | \$ 15,411.62   |

|    |           |
|----|-----------|
| \$ | 15,411.62 |
|----|-----------|

Owner Accepted: \_\_\_\_\_ City of Ankeny *OK-NRO*

*Attest for Owner:*

| #  | Date                            | Amount                 |
|----|---------------------------------|------------------------|
|    | <b>Original Contract Amount</b> | <b>\$ 5,654,000.00</b> |
| 1  | Change Order #01                | \$ 9,807.73            |
| 2  | Change Order #02                | \$ 207,701.89          |
| 3  | Change Order #03                | \$ 6,581.83            |
| 4  | Change Order #04                | \$ 12,792.16           |
| 5  | Change Order #05                | \$ 28,156.47           |
| 6  | Change Order #06                | \$ 9,944.33            |
| 7  | Change Order #07                | \$ 5,059.00            |
| 8  | Change Order #08                | \$ 8,321.83            |
| 9  | Change Order #09                | \$ 25,409.86           |
| 10 | Change Order #10                | \$ 6,436.00            |
| 11 | Change Order #11                | \$ 3,882.79            |
| 12 | Change Order #12                | \$ 15,411.62           |
| 13 |                                 |                        |
| 14 |                                 |                        |
| 15 |                                 |                        |

Revised Contract Amount \$ 5,993,505.51

DATE: 03/10/22



## CHANGE ORDER REQUEST 56R

ATTN: Kristen Clark, Todd Wehr

PROJECT: Ankeny Senior  
Community Center

TO: Shive-Hattery, Inc.  
4125 Westown Parkway, Suite 100  
West Des Moines, IA 50266

FROM: Shana Howard

---

THE FOLLOWING PROPOSAL IS BASED ON:

This is our proposal in response to RFI 105. This work is priced to be done in spring. The concrete will be poured back in 2 separate pours because of the required swale. I have shown the delete amount on proposal that CIDW is responsible for because of the intake install issue. The survey is a two trip cost and west stalls will need parking stall lines extensions.

|                                                                                                  |    |            |
|--------------------------------------------------------------------------------------------------|----|------------|
| Removal of existing concrete, regrade per the RFI-105 elevations, repour 7" parking lot concrete | \$ | 14,383.00  |
| CIDW credit - responsible to remove & replace 4 panels around intake                             | \$ | (3,312.00) |
| Survey                                                                                           | \$ | 1,050.00   |
| Re-paint removed parking stall lines                                                             | \$ | 1,450.00   |
| Concrete washout Dumpster                                                                        | \$ | 900.00     |

Portland has stepped up and is willing to accept to 1/2 of their quote, hence the cost listed to replace

|                           |    |           |
|---------------------------|----|-----------|
| OH&P (5%)                 | \$ | 723.55    |
| BOND AND INSURANCE (1.5%) | \$ | 217.07    |
| GRAND TOTAL               | \$ | 15,411.62 |

---

---

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

ORGANIZATION: \_\_\_\_\_

# Portland Construction Company

1615 SE Cortina Dr, Suite 106

Ankeny, IA 50021

[www.portlandconstructioncompanies.com](http://www.portlandconstructioncompanies.com)

[Andy@portlandconstructioncompanies.com](mailto:Andy@portlandconstructioncompanies.com)

[Quentin@portlandconstructioncompanies.com](mailto:Quentin@portlandconstructioncompanies.com)



Graphite Construction  
Ankeny Senior Center  
RFI 105 Pricing

Estimate Number RFI 105  
Estimate Date 3/9/2022  
Total \$28,766.00

| Item   | Unit | Description                                                                                                                                                                      | Qty      | Unit Price       | Total       |
|--------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|
| 7" PCC |      | 7" Nonreinforced PCC replacement-<br>Swale in paving to help with flow to<br>area intake.                                                                                        | 4,253 SF |                  |             |
|        |      | Remove Existing 7" PCC- does not<br>include 4 panels around intake being<br>removed by CIDW                                                                                      | 1 EA     |                  |             |
|        |      |                                                                                                                                                                                  |          |                  | \$28,766.00 |
|        |      | <b>REPLACE SIDEWALK PANELS<br/>DAMAGED DURING FLUME WORK<br/>BY CIDW- REMOVALS BY OTHERS</b>                                                                                     |          | <b>\$5.75/SF</b> |             |
|        |      | PRICING DOES NOT INCLUDE THE<br>SINGLE PANEL TO THE SOUTH<br>OF THE INTAKE- THIS IS BEING<br>TAKEN CARE OF AS A<br>PUNCHLIST ITEM                                                |          |                  |             |
|        |      | PRICING DOES NOT INCLUDE THE<br>PANEL AT THE HANDICAP STALL-<br>THIS IS BEING TAKEN CARE OF<br>AS A PUNCHLIST ITEM                                                               |          |                  |             |
|        |      | **EXCLUDES JOINT SEALING**                                                                                                                                                       |          |                  |             |
|        |      | **TESTING BY OTHERS**                                                                                                                                                            |          |                  |             |
|        |      | **PRICING INCLUDES FLY ASH IN<br>READY MIX. IF FLY ASH IS<br>UNAVAILABLE AND/OR IN SHORT<br>SUPPLY, THE COST OF NO FLY<br>ASH READY MIX WILL BE PASSED<br>ONTO THE GC OR OWNER** |          |                  |             |
|        |      | **SEE BELOW FOR ADDITIONAL<br>GENERAL EXCLUSIONS**                                                                                                                               |          |                  |             |

Estimate Total \$28,766.00

## Terms

ESTIMATE VALID FOR 30 DAYS. ALL ITEMS TIED.

## General Exclusions







ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Enhance Quality of Life

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve Amendment No. 1 to the Memorandum of Agreement with the Polk County Aviation Authority.

---

EXECUTIVE SUMMARY:  
The Polk County Aviation Authority requests for the City of Ankeny to amend its 2003 Agreement to remove 16 acres, reflecting a land sale and the new boundaries of the Ankeny Regional Airport property. All other terms of the agreement will remain unchanged.

---

FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                            |
|  <a href="#">2003 Agreement</a>                             |
|  <a href="#">Amendment No 1 to City of Ankeny Agreement</a> |



chg  
EO

H.

**RETURN TO:**

RECORDED RETURN TO:  
CITY OF ANKENY, CITY CLERK  
P.O. BOX 1000  
ANKENY, IOWA 50021-1000

Doc ID: 013916980001 Type: GEN  
Recorded: 10/31/2003 at 08:52:23 AM  
Fee Amt: \$11.00 Page 1 of 1  
Revenue Tax: \$0.00  
Polk County Iowa  
TIMOTHY J. BRIEN RECORDER  
File# 2003-00061673  
BK **10243** PG **551**

Preparer Information: City of Ankeny, 410 West, First Street., Ankeny, Iowa 50021 (515) 965-6400  
*Nichelle J. Pogge*

**RESOLUTION NO. 2003-416**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A 28E AGREEMENT WITH THE POLK COUNTY AVIATION AUTHORITY (PCAA)**

**WHEREAS**, the Polk County Aviation Authority ("PCAA") owns and operates the Ankeny Regional Airport located in Section 6, Range 79, Township 23 and Section 31, Range 80, Township 23 in Polk County, Iowa; and the PCAA has requested that the City of Ankeny provide certain services, including engineering services and administrative services, and

**WHEREAS**, the City of Ankeny has the capability to provide the services requested by PCAA, on the terms and conditions set forth in the 28E Agreement and finds that it would be in the public interest to do so.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ankeny, Iowa, that the Mayor should be and he is hereby authorized and directed to execute the proposed 28E Agreement with the Polk County Aviation Authority (PCAA), and such Agreement shall be filed with the Iowa Secretary of State and recorded with the Polk County Recorder pursuant to Iowa Code § 28E (2003).

**DATED** at Ankeny, Iowa, this 20<sup>th</sup> day of October 2003.

*Nichelle O. Johnson*  
Mayor

**ATTEST:**

*Pamela DeMarch*  
City Clerk



Doc ID: 013917010006 Type: GEN  
 Recorded: 10/31/2003 at 08:52:58 AM  
 Fee Amt: \$36.00 Page 1 of 6  
 Revenue Tax: \$0.00  
 Polk County Iowa  
 TIMOTHY J. BRIEN RECORDER  
 File# 2003-00061674

BK 10243 PG 552-557

RETURN TO:

WHEN RECORDED RETURN TO:  
 CITY OF ANKENY, IOWA  
 410 WEST FIRST STREET  
 ANKENY, IOWA 50021  
 PHONE: 515-274-1450

WHEN RECORDED RETURN TO:

Amy S. Beattie  
 550 39<sup>th</sup> Street, Suite 200  
 Des Moines, IA 50312

Preparer Information: Amy S. Beattie, 550 39<sup>th</sup> Street, Suite 200, Des Moines, IA 50312 (515) 274-1450  
 SPACE ABOVE THIS LINE FOR RECORDER

**Memorandum of Agreement Between  
 City of Ankeny, Iowa  
 and  
 Polk County Aviation Authority**

This Agreement is made and entered into the 9 day of October, 2003, by and between the City of Ankeny, Iowa ("City") and the Polk County Aviation Authority ("PCAA"). PCAA is a duly authorized aviation authority created pursuant to Iowa Code Chapter 330A.

WHEREAS, PCAA owns and operates the Ankeny Regional Airport located in Section 6, Range 79, Township 23 and Section 31, Range 80, Township 23 in Polk County, Iowa ("Airport"). PCAA has requested that the City provide certain services, including engineering services and administrative services.

WHEREAS, the City has the capability to provide the services requested by PCAA, on the terms and conditions set forth herein, and finds that it would be in the public interest to do so.

NOW, THEREFORE, the parties agree as follows:

1. This Agreement is entered into pursuant to Iowa Code Chapter 28E (2003). This Agreement consists of 4 pages, Attachments A & B and Exhibits \_\_\_\_\_.
2. No separate entity or agency is created by this Agreement.
3. This Agreement shall become effective upon acceptance by both parties and shall remain in effect until terminated by one or both parties.
4. Either party may terminate this Agreement by providing written notice of termination on thirty (30) days notice to the other party. Notice of termination shall be sent by ordinary mail, or shall be hand delivered, to the following:

City Manager, City of Ankeny  
 410 West First Street  
 Ankeny, IA 50021



Chairperson, Polk County Aviation Authority

---

---

5. The City will perform those functions assigned to it by PCAA or its designee in accordance with this Agreement and the City agrees to perform its duties with reasonable care and good faith.

6. The City assumes no liability as to PCAA's activities in owning or managing or operating the Ankeny Regional Airport. The City assumes no duty to indemnify PCAA's employees, officers, agents or assigns; and no such duties shall be deemed to arise from the performance of this Agreement.

7. PCAA shall maintain an airport liability insurance policy in the amount of Five Million Dollars (\$5,000,000) per occurrence, Five Million Dollars (\$5,000,000) aggregate, which names the City, its officials, employees, agents and assigns as additional insureds throughout the duration of this Agreement. PCAA will request that the insurance company include the language in Attachment B (attached hereto) with said policy. PCAA will indemnify and hold harmless the City and its officials, employees, agents and assigns, from any and all claims, demands, actions or causes of action of whatever nature, including costs of litigation and attorney fees, which arise from the performance of this Agreement. The duty to indemnify the City, under this paragraph, shall not be deemed to include any claims brought against the City, by City employees pursuant to the Workers' Compensation Act of this state. PCAA, through its insurance agent, will provide a Certificate of Insurance to the City of Ankeny for above listed coverage.

8. City will provide the administrative services as set forth in Attachment A, which is incorporated herein, or which may be agreed to by the parties in the future.

9. The City will bill PCAA monthly for services provided for in Attachment A. The services will be billed at the hourly salary rate of the employee who did the work, plus ten per cent.

10. If PCAA does not provide payment in full to the City within 45 days after date of billing, the City shall notify PCAA of its intent to reduce or terminate services.

11. The City shall designate in writing the name, address and telephone number of the person authorized to act as the administrator for all of the city's administrative services with the PCAA Board.

12. PCAA will designate in writing the name, address and telephone number of the person authorized to contact and be contacted by the City's designated administrator concerning the City's administrative services

13. The provisions of this Agreement are severable. If any provision is held to be illegal or unenforceable, the remaining portions of the Agreement remain in effect.



14. This Agreement will be recorded with the Iowa Secretary of State and recorded with the Polk County Recorder.

15. Performance of any services from the City beyond those set forth in this Agreement must be agreed to in writing.

City of Ankeny, Iowa

By:

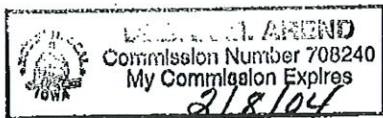
Merle O. Johnson  
Merle O. Johnson, Mayor

ATTEST:

Pamela DeMouth  
Pamela DeMouth, City Clerk

STATE OF IOWA, POLK COUNTY, ss:

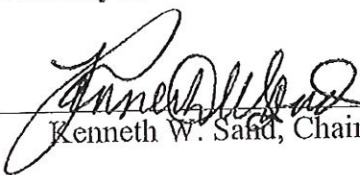
On this 20<sup>th</sup> day of October, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared Merle O. Johnson and Pamela DeMouth, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Ankeny, Iowa, executing the within and foregoing instrument; that the said instrument was signed on behalf of the City of Ankeny, Iowa, by the authority of the City Council; and that Merle O. Johnson and Pamela DeMouth as such officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the City of Ankeny, Iowa, by it and by them voluntarily executed.



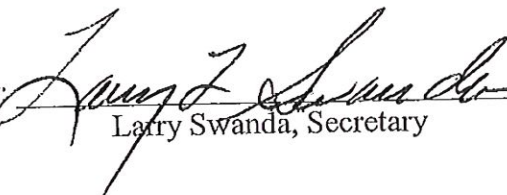
Debra M. Arend  
Notary Public in and for said State of Iowa

Polk County Aviation Authority

By:

  
Kenneth W. Sand, Chairperson

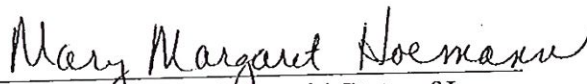
By:

  
Larry Swanda, Secretary

STATE OF IOWA, POLK COUNTY, ss:

On this 9 day of October, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared Kenneth W. Sand and Larry Swanda, to me personally known, who being by me duly sworn, did say that they are the Chairperson and Secretary of the Polk County Aviation Authority, executing the within and foregoing instrument; that the said instrument was signed on behalf of the Polk County Aviation Authority by the authority of the Board; and that Kenneth W. Sand and Larry Swanda as such officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the Polk County Aviation Authority, by it and by them voluntarily executed.

IOWA NOTARIAL SEAL  
Mary Margaret Hoemann  
Commission Number 192141  
My Commission Expires  
August 26, 2006

  
Notary Public in and for said State of Iowa

**Attachment A**  
**City of Ankeny, Iowa – Polk County Aviation Authority**  
**28E Agreement**

**Administrative Services: Description and Conditions**

|                       |                                                                                                                                                                                                                                                                                                                           |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Management Services:  | Staff Administrator to serve the PCAA Board of Directors and to coordinate the administrative services of the 28E Agreement. To provide administrative guidance; liaison with consulting engineers, FAA, City, County, State and other agencies; program oversight; and administration of PCAA contracts.                 |
| Engineering Services: | Engineering services, only on an as needed basis and as the time is available for city staff to provide such services, as requested by the PCAA Board of Directors.                                                                                                                                                       |
| Secretarial Services: | Attending meetings, preparing agenda and agenda packets, typing correspondence and other documents, drafting and typing minutes (to be corrected and approved by the PCAA Board of Directors), publishing legal notices, maintaining files and records of the PCAA, and other clerical services as the board may request. |
| Financial Services:   | Accounting services, including accounts receivable services, accounts payable services, preparation of monthly financial statements, preparation of grant reports, providing information to PCAA's external auditors, and other financial services as the board may request.                                              |

PCAA will provide documentation as requested by the City Auditor or designee to insure proper authority for payment of any claims.

PCAA or its designee shall have access to City books, documents, papers, and records for the purpose of audit and examination of PCAA accounts and finances.

**Attachment B**  
**Proposed Addendum to Insurance Policy**

The company and the insured expressly agree and state that the purchase of this policy of insurance by the insured does not waive any of the defenses of governmental immunity available to the insured under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

The company and the insured further agree that this policy of insurance shall cover only those claims which are not subject to the defense of governmental immunity under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

The insured shall be responsible for asserting any defense of governmental immunity, and may do so at any time and shall do so upon the timely written request of the company.

The company shall not deny coverage under this policy and the company shall not deny any of the rights and benefits accruing to the insured under this policy unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the insured.



**FIRST AMENDMENT TO  
MEMORANDUM OF AGREEMENT  
Recorder's Cover Sheet**

**Preparer Information:**

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.  
Telephone: (515) 274-1450.

**Taxpayer Information:**

NA

**Return Document To:**

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.

**Grantors:**

Polk County Aviation Authority  
City of Ankeny, Iowa

**Grantees:**

NA

**Legal Description:**

See Page 2

**Document or instrument number if applicable:**

Memorandum of Agreement, Book 10243, Page 552-557

**FIRST AMENDMENT TO  
MEMORANDUM OF AGREEMENT BETWEEN  
CITY OF ANKENY, IOWA  
AND  
POLK COUNTY AVIATION AUTHORITY**

WHEREAS, the City of Ankeny, Iowa, a municipal corporation (the “City”), and Polk County Aviation Authority, a 28E entity (“PCAA”), entered into a certain Memorandum of Agreement dated the 9<sup>th</sup> day of October, 2003, and recorded in the Polk County Recorder’s Office the 31<sup>st</sup> day of October, 2003, in Book 10243, Page 552-557 (the “Agreement”); and

WHEREAS, the City and PCAA find it mutually desirable to remove certain property from the terms of the Agreement, which property is more particularly described as follows (the “Property”):

Parcel 2018-44 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa on December 10, 2018, and recorded in Book 17175 Page 842, being a part of the Northwest fractional ¼ of Section 6, Township 79 North, Range 23 West of the 5<sup>th</sup> P.M., now included in and forming a part of the City of Ankeny, Polk County, Iowa.

NOW THEREFORE, the City and PCAA agree that the Property shall be removed from the terms of the Agreement and that the Agreement shall remain in full force and effect in all other respects.

*Signature Pages to Follow*

CITY OF ANKENY, IOWA

By: \_\_\_\_\_  
Mark E. Holm, Mayor

ATTEST:

By: \_\_\_\_\_  
Diane Klemme, Deputy City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me a Notary Public in and for said State, personally appeared Mark E. Holm and Mandy Hanson, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ankeny, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

POLK COUNTY AVIATION AUTHORITY

By: \_\_\_\_\_  
Jeffrey Wangsness, Chairperson

ATTEST:

By: \_\_\_\_\_  
Todd Ashby, Secretary

STATE OF IOWA, COUNTY OF POLK, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me a Notary Public in and for said State, personally appeared Jeffrey Wangsness and Todd Ashby, to me personally known, who being duly sworn, did say that they are the Chairperson and Secretary, respectively, of the Polk County Aviation Authority, and that said instrument was signed on behalf of said entity by authority and resolution of its Board, and said Chairperson and Secretary acknowledged said instrument to be the free act and deed of said entity by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:

Consider motion to approve Payment #8 in the amount of \$201,346.21 to McAninch Corporation, for construction services on the Irvinedale Drive Water Main 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                                                                                            |
|  <a href="#">Payment #8</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Irvinedale Drive Transmission Main - Phase 3  
**Contractor:** McAninch Corporation  
**Address:** 4001 Delaware Ave., Des Moines, Ia 50313  
**Finance Budget Code:** 623.3623.4450 **Finance Project #** 623.4450  
**Vendor Project or Invoice #:** **PO #**  
**Original Contract Date:** February 1, 2021 **Vendor #** 313

**Date of Council Meeting:** April 4, 2022 **PAYMENT REQUEST #** 8  
**PAYMENT PERIOD:** From: February 23, 2022 Through: March 21, 2022

## Contract Summary

|                                         |    |              |            |
|-----------------------------------------|----|--------------|------------|
| Original Contract Amount:               | \$ | 1,379,870.00 |            |
| Net change by Change Orders:            | \$ | 135,994.00   |            |
| Contract Amount to Date: (line 1 ± 2)   | \$ | 1,515,864.00 |            |
| Total completed and stored to date:     | \$ | 1,488,123.10 |            |
| Retainage: 5 % of Completed Work:       | \$ | 74,406.16    |            |
| Total Earned less Retainage:            | \$ | 1,413,716.95 |            |
| Less previous applications for payment: | \$ | 1,212,370.74 |            |
| SUBTOTAL                                | \$ |              | 201,346.21 |

OTHER CHARGES (Attach an itemized list) \$ -

**CURRENT PAYMENT DUE** \$ 201,346.21

Balance to finish, including retainage: \$ 102,147.06

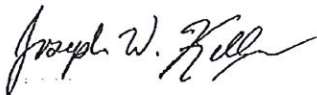
Contract Time Remaining (If applicable) 30.0 Working Days

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

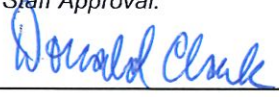
**Construction Contractor Approval:** McAninch Corporation

Signature:  Firm Name: McAninch Corporation  
Date: 3/24/2022

**Engineer / Consultant Approval:** McClure Engineering Company

Signature:  Firm Name: McClure Engineering Company  
Date: 3/24/2022

**City of Ankeny Staff Approval:**

Signature:  Date: 3/24/22

**Submit to:** Don Clark, PE - Director of Municipal Utilities

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



APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

| ITEM NO. | DESCRIPTION                                                                                 | UNITS | ORIGINAL QUANTITY | QUANTITY CHANGE (BY CHANGE ORDER) | TOTAL QUANTITY | UNIT PRICE   | EXTENDED PRICE | TOTAL QUANTITY THIS PAY PERIOD | TOTAL VALUE THIS PAY PERIOD | TOTAL QUANTITY FROM PREVIOUS PAY PERIODS | TOTAL VALUE OF COMPLETED WORK | REMAINING QUANTITY | PERCENT COMPLETE |
|----------|---------------------------------------------------------------------------------------------|-------|-------------------|-----------------------------------|----------------|--------------|----------------|--------------------------------|-----------------------------|------------------------------------------|-------------------------------|--------------------|------------------|
| 1        | CLEARING AND GRUBBING                                                                       | UNITS | 140.00            |                                   | 140.00         | \$ 92.00     | \$ 12,880.00   |                                | \$ -                        | 140.00                                   | \$ 12,880.00                  | 0.00               | 100.00%          |
| 2        | TOPSOIL, ON-SITE                                                                            | CY    | 1,116.00          |                                   | 1,116.00       | \$ 30.00     | \$ 33,480.00   | 1,116.00                       | \$ 33,480.00                |                                          | \$ -                          | 0.00               | 100.00%          |
| 3        | REMOVAL OF WATER MAIN, LESS THAN OR EQUAL TO 24"                                            | LF    | 21.00             |                                   | 21.00          | \$ 62.00     | \$ 1,302.00    | 17.00                          | \$ 1,054.00                 | 4.00                                     | \$ 1,302.00                   | 0.00               | 100.00%          |
| 4        | TRENCH FOUNDATION                                                                           | TON   | 550.00            |                                   | 550.00         | \$ 28.00     | \$ 15,400.00   |                                | \$ -                        |                                          | \$ -                          | 550.00             | 0.00%            |
| 5        | REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL                                                 | CY    | 350.00            |                                   | 350.00         | \$ 15.00     | \$ 5,250.00    |                                | \$ -                        |                                          | \$ -                          | 350.00             | 0.00%            |
| 6        | STORM SEWER GRAVITY MAIN, TRENCHED, RCP, GASKETED, 15 IN. DIA.                              | LF    | 54.00             |                                   | 54.00          | \$ 144.00    | \$ 7,776.00    |                                | \$ -                        | 54.00                                    | \$ 7,776.00                   | 0.00               | 100.00%          |
| 7        | STORM SEWER GRAVITY MAIN, TRENCHED, RCP, GASKETED, 24 IN. DIA.                              | LF    | 24.00             |                                   | 24.00          | \$ 213.00    | \$ 5,112.00    |                                | \$ -                        | 24.00                                    | \$ 5,112.00                   | 0.00               | 100.00%          |
| 8        | REMOVAL OF STORM SEWER/CULVERTS, LESS THAN OR EQUAL TO 30 IN. DIA.                          | LF    | 165.00            |                                   | 165.00         | \$ 38.00     | \$ 6,270.00    | 40.00                          | \$ 4,600.00                 | 60.00                                    | \$ 11,500.00                  | (40.00)            | 166.67%          |
| 9        | STORM SEWER CULVERT, TRENCHED, PVC, 18 IN. DIA.                                             | LF    | 60.00             |                                   | 60.00          | \$ 115.00    | \$ 6,900.00    |                                | \$ -                        |                                          | \$ -                          | 24.00              | 0.00%            |
| 10       | SOTM SEWER CULVERT, TRENCHED, CMP, 30 IN. DIA.                                              | EA    | 2.00              |                                   | 2.00           | \$ 751.00    | \$ 1,502.00    | 2.00                           | \$ 1,502.00                 |                                          | \$ 3,004.00                   | (2.00)             | 200.00%          |
| 11       | PIPE APRON, METAL, 18 IN.                                                                   | EA    | 2.00              |                                   | 2.00           | \$ 836.00    | \$ 1,672.00    |                                | \$ -                        |                                          | \$ -                          | 2.00               | 0.00%            |
| 12       | WATER MAIN, TRENCHED, POLYVINYL CHLORIDE, PIPE (PVC), 24 IN.                                | LF    | 3,362.00          |                                   | 3,362.00       | \$ 127.00    | \$ 426,974.00  | 186.00                         | \$ 23,622.00                | 3,177.00                                 | \$ 403,596.00                 | (1.00)             | 100.00%          |
| 13       | WATER MAIN, TRENCHED, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 24 IN.                            | LF    | 1,208.00          |                                   | 1,208.00       | \$ 215.00    | \$ 259,720.00  | 110.00                         | \$ 23,650.00                | 1,041.00                                 | \$ 224,070.00                 | 57.00              | 95.28%           |
| 14       | WATER MAIN, TRENCHED, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 12 IN.                            | LF    | 21.00             |                                   | 21.00          | \$ 176.00    | \$ 3,696.00    | 20.00                          | \$ 3,520.00                 |                                          | \$ 3,520.00                   | 1.00               | 95.24%           |
| 15       | WATER MAIN, TRENCHED, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 12 IN.                            | LF    | 71.00             |                                   | 71.00          | \$ 154.00    | \$ 10,934.00   | 52.00                          | \$ 8,008.00                 | 16.00                                    | \$ 10,472.00                  | 3.00               | 95.77%           |
| 16       | WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 16 IN.                          | LF    | 214.00            | (66.00)                           | 68.00          | \$ 451.00    | \$ 30,668.00   |                                | \$ -                        | 68.00                                    | \$ 30,668.00                  | 0.00               | 100.00%          |
| 17       | WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 24 IN.                          | LF    | 280.00            |                                   | 280.00         | \$ 1,007.00  | \$ 281,960.00  | 1,922.00                       | \$ 11,532.00                | 687.00                                   | \$ 2,524.00                   | 2,581.00           | 77.30%           |
| 18       | FITTINGS BY WEIGHT, DUCTILE IRON PIPE                                                       | LB    | 11,370.00         |                                   | 11,370.00      | \$ 6.00      | \$ 68,220.00   | 1.00                           | \$ 18,700.00                | 1.00                                     | \$ 37,400.00                  | 0.00               | 100.00%          |
| 19       | VALVE, GATE, DIP, 24 IN.                                                                    | EA    | 2.00              |                                   | 2.00           | \$ 6,340.00  | \$ 12,680.00   | 1.00                           | \$ 6,340.00                 | 1.00                                     | \$ 12,680.00                  | 0.00               | 100.00%          |
| 20       | VALVE, GATE, DIP, 16 IN.                                                                    | EA    | 2.00              |                                   | 2.00           | \$ 4,860.00  | \$ 9,720.00    | 1.00                           | \$ 4,860.00                 | 1.00                                     | \$ 9,720.00                   | 0.00               | 100.00%          |
| 21       | FIRE HYDRANT ASSEMBLY                                                                       | EA    | 3.00              |                                   | 3.00           | \$ 1,955.00  | \$ 5,865.00    | 2.00                           | \$ 3,910.00                 | 1.00                                     | \$ 5,865.00                   | 0.00               | 100.00%          |
| 22       | REMOVE AND RELOCATE FIRE HYDRANT ASSEMBLY                                                   | EA    | 3.00              |                                   | 3.00           | \$ 1,955.00  | \$ 5,865.00    | 2.00                           | \$ 3,910.00                 | 1.00                                     | \$ 5,865.00                   | 0.00               | 100.00%          |
| 23       | CURE & GUTTER, PORTLAND CEMENT CONCRETE, 30 IN. WIDE, 8 INCH THICK                          | LF    | 26.00             |                                   | 26.00          | \$ 65.00     | \$ 1,690.00    |                                | \$ -                        | 59.00                                    | \$ 3,835.00                   | (33.00)            | 226.92%          |
| 24       | REMOVAL OF DRIVEWAY                                                                         | SY    | 112.00            |                                   | 112.00         | \$ 32.00     | \$ 3,584.00    |                                | \$ -                        | 228.00                                   | \$ 7,296.00                   | (116.00)           | 203.57%          |
| 25       | REMOVAL OF SHARED-USE PATHSIDEWALK                                                          | SY    | 327.00            | 64.00                             | 391.00         | \$ 14.00     | \$ 5,474.00    |                                | \$ -                        | 559.60                                   | \$ 7,834.40                   | (168.60)           | 143.12%          |
| 26       | REMOVAL OF SHARED-USE PATHSIDEWALK                                                          | SY    | 270.00            | 64.00                             | 334.00         | \$ 68.00     | \$ 22,712.00   |                                | \$ -                        | 486.40                                   | \$ 33,075.20                  | (152.40)           | 145.63%          |
| 27       | SHARED-USE PATH, PCC, 5 IN.                                                                 | SY    | 27.00             |                                   | 27.00          | \$ 78.00     | \$ 2,106.00    |                                | \$ -                        | 11.00                                    | \$ 858.00                     | 16.00              | 40.74%           |
| 28       | SIDEWALK, PCC, 4 IN.                                                                        | SY    | 53.00             |                                   | 53.00          | \$ 70.00     | \$ 3,710.00    |                                | \$ -                        | 113.60                                   | \$ 7,952.00                   | (60.60)            | 214.34%          |
| 29       | SIDEWALK, PCC, 6 IN.                                                                        | SY    | 54.00             |                                   | 54.00          | \$ 59.00     | \$ 3,186.00    |                                | \$ -                        | 76.00                                    | \$ 4,484.00                   | (22.00)            | 140.74%          |
| 30       | DETECTABLE WARNINGS                                                                         | SF    | 109.00            |                                   | 109.00         | \$ 71.00     | \$ 7,739.00    |                                | \$ -                        | 130.40                                   | \$ 9,258.40                   | (21.40)            | 118.63%          |
| 31       | DRIVEWAY, HMA, 8 IN.                                                                        | SY    | 95.00             |                                   | 95.00          | \$ 29.00     | \$ 2,755.00    | 40.00                          | \$ 1,160.00                 | 83.00                                    | \$ 3,567.00                   | (28.00)            | 129.47%          |
| 32       | GRANULAR SURFACING ON DRIVEWAY, CLASS A CRUSHED STONE, 6 IN.                                | EA    | 6.00              |                                   | 6.00           | \$ 2,130.00  | \$ 12,780.00   |                                | \$ -                        | 6.00                                     | \$ 12,780.00                  | 0.00               | 100.00%          |
| 33       | PRECAST CONCRETE COMPOSITE HANDHOLE, TYPE III                                               | EA    | 3.00              |                                   | 3.00           | \$ 2,450.00  | \$ 7,350.00    |                                | \$ -                        | 3.00                                     | \$ 7,350.00                   | 0.00               | 100.00%          |
| 34       | PRECAST CONCRETE COMPOSITE HANDHOLE, TYPE IV                                                | EA    | 5761.00           |                                   | 5761.00        | \$ 5.00      | \$ 28,755.00   |                                | \$ -                        | 5691.00                                  | \$ 28,455.00                  | 60.00              | 98.96%           |
| 35       | FIBER CONDUIT, TRENCHED, 2 IN., HDPE SDR 13.5                                               | LF    | 518.00            |                                   | 518.00         | \$ 12.00     | \$ 6,216.00    | 0.40                           | \$ 4,880.00                 | 518.00                                   | \$ 6,216.00                   | 0.00               | 100.00%          |
| 36       | FIBER CONDUIT, TRENCHLESS, 2 IN., HDPE SDR 13.5                                             | LF    | 1.32              | 0.32                              | 1.32           | \$ 12,200.00 | \$ 16,060.00   |                                | \$ -                        | 0.92                                     | \$ 11,360.00                  | 0.40               | 35.56%           |
| 37       | TEMPORARY TRAFFIC CONTROL                                                                   | LS    | 1.00              |                                   | 1.00           | \$ 765.00    | \$ 765.00      |                                | \$ -                        | 0.80                                     | \$ 612.00                     | 0.20               | 80.00%           |
| 38       | TEMPORARY SEEDING AND MULCHING, CONVENTIONAL, (TYPE 4) URBAN                                | AC    | 2.25              |                                   | 2.25           | \$ 765.00    | \$ 1,721.25    |                                | \$ -                        | 0.80                                     | \$ 612.00                     | 1.45               | 35.56%           |
| 39       | TEMPORARY SEEDING AND MULCHING, CONVENTIONAL, (TYPE 5) RURAL                                | AC    | 1.05              |                                   | 1.05           | \$ 765.00    | \$ 803.25      |                                | \$ -                        | 0.00                                     | \$ -                          | 1.05               | 100.00%          |
| 40       | SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, (TYPE 1) URBAN                    | AC    | 2.25              |                                   | 2.25           | \$ 3,315.00  | \$ 7,458.75    |                                | \$ -                        | 4.99                                     | \$ 16,541.85                  | (2.74)             | 221.78%          |
| 41       | SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, (TYPE 2) RURAL                    | AC    | 1.05              |                                   | 1.05           | \$ 3,060.00  | \$ 3,213.00    |                                | \$ -                        | 0.00                                     | \$ -                          | 1.05               | 100.00%          |
| 42       | FILTER SOCKS/WATTLES, 12 IN. DIA.                                                           | LF    | 170.00            |                                   | 170.00         | \$ 3.00      | \$ 510.00      |                                | \$ -                        | 930.00                                   | \$ 2,790.00                   | (760.00)           | 54.70%           |
| 43       | FILTER SOCKS/WATTLES, REMOVAL                                                               | LF    | 170.00            |                                   | 170.00         | \$ 1.00      | \$ 170.00      |                                | \$ -                        | 0.00                                     | \$ -                          | 170.00             | 0.00%            |
| 44       | TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 2.D                                  | SY    | 995.00            |                                   | 995.00         | \$ 1.50      | \$ 1,492.50    |                                | \$ -                        | 2556.00                                  | \$ 3,834.00                   | (1,561.00)         | 256.88%          |
| 45       | SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION                                          | LF    | 3,200.00          |                                   | 3,200.00       | \$ 1.50      | \$ 4,800.00    |                                | \$ -                        | 0.00                                     | \$ -                          | 3,200.00           | 0.00%            |
| 46       | SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE                                     | LF    | 3,200.00          |                                   | 3,200.00       | \$ 0.05      | \$ 160.00      |                                | \$ -                        | 0.00                                     | \$ -                          | 3,200.00           | 0.00%            |
| 47       | MOBILIZATION                                                                                | LS    | 1.00              |                                   | 1.00           | \$ 71,226.25 | \$ 71,226.25   | 0.50                           | \$ 35,613.13                | 0.50                                     | \$ 71,226.25                  | 0.00               | 100.00%          |
| 48       | CONCRETE WASHOUT ROLL OFF                                                                   | LS    | 1.00              |                                   | 1.00           | \$ 408.00    | \$ 408.00      |                                | \$ -                        | 1.00                                     | \$ 408.00                     | 0.00               | 100.00%          |
| 49       | CONNECT TO EXISTING STORM SEWER                                                             | EA    | 4.00              |                                   | 4.00           | \$ 1,004.00  | \$ 4,016.00    |                                | \$ -                        | 2.00                                     | \$ 2,008.00                   | 2.00               | 50.00%           |
| 50       | CONNECT TO EXISTING WATER MAIN                                                              | EA    | 5.00              |                                   | 5.00           | \$ 5,560.00  | \$ 27,800.00   | 2.00                           | \$ 11,120.00                | 3.00                                     | \$ 16,680.00                  | 0.00               | 100.00%          |
| 51       | TEMPORARY WATER SERVICE CONNECTION                                                          | EA    | 1.00              |                                   | 1.00           | \$ 5,370.00  | \$ 5,370.00    |                                | \$ -                        | 0.00                                     | \$ -                          | 1.00               | 100.00%          |
| 52       | DEWATERING                                                                                  | LS    | 1.00              |                                   | 1.00           | \$ 2,625.00  | \$ 2,625.00    | 0.25                           | \$ 656.25                   | 0.75                                     | \$ 1,968.75                   | 0.00               | 100.00%          |
| 53       | MATERIAL PROCUREMENT, 24-IN PVC - MAY 2021                                                  | LS    | 1.00              | 1.00                              | 1.00           | \$ 14,850.00 | \$ 14,850.00   |                                | \$ -                        | 1.00                                     | \$ 14,850.00                  | 0.00               | 100.00%          |
| 54       | PAVEMENT, PCC, 8IN                                                                          | SY    | 75.00             |                                   | 75.00          | \$ 136.00    | \$ 10,200.00   |                                | \$ -                        | 75.00                                    | \$ 10,200.00                  | 0.00               | 100.00%          |
| 55       | STORM INTAKE BASKETS                                                                        | EA    | 4.00              | 4.00                              | 4.00           | \$ 215.00    | \$ 860.00      |                                | \$ -                        | 4.00                                     | \$ 860.00                     | 0.00               | 100.00%          |
| 56       | WATER MAIN, TRENCHLESS, POLYVINYL CHLORIDE, PIPE (PVC), RJ, 24 IN. W/ CASING - JANUARY 2022 | LF    | 66.00             |                                   | 66.00          | \$ 1,072.00  | \$ 70,752.00   | 13.00                          | \$ 13,936.00                | 55.00                                    | \$ 72,888.00                  | (2.00)             | 103.03%          |
| 57       | MATERIAL PROCUREMENT, 24-IN PVC - JANUARY 2022                                              | LS    | 1.00              | 1.00                              | 1.00           | \$ 60,000.00 | \$ 60,000.00   |                                | \$ -                        | 1.00                                     | \$ 60,000.00                  | 0.00               | 100.00%          |

TOTAL CONTRACT AND VALUE OF PAY PERIOD AND COMPLETED WORK

CONTRACT = \$ 1,515,864.00 PAY PERIOD = \$ 211,943.38

COMPLETED = \$ 1,488,123.10

98.17%



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| No. | Date              | Amount        |
|-----|-------------------|---------------|
| 1   | June 7, 2021      | \$ 12,236.00  |
| 2   | August 16, 2021   | \$ 277,611.43 |
| 3   | September 7, 2021 | \$ 365,890.00 |
| 4   | October 4, 2021   | \$ 185,393.35 |
| 5   | November 15, 2021 | \$ 47,026.71  |
| 6   | December 6, 2021  | \$ 180.12     |
| 7   | March 7, 2022     | \$ 324,033.13 |
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## Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = \$ 1,212,370.74

## Record of Change Orders

| No. | Date             | Amount        |
|-----|------------------|---------------|
| 1   | October 4, 2021  | \$ 34,148.00  |
| 2   | December 6, 2021 | \$ 860.00     |
| 3   | February 7, 2022 | \$ 100,986.00 |
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CHANGE ORDER TOTAL = \$ 135,994.00

## Contract Time Remaining

|                          |                  |
|--------------------------|------------------|
| Contract Period:         | Working Days     |
| Original Contract Date:  | February 1, 2021 |
| Original Contract Time:  | 110.0            |
| Added by Change Order:   | 0.0              |
| Contract Time to Date:   | 110.0            |
| Time Used to Date:       | 80.0             |
| Contract Time Remaining: | 30.0             |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:  
Consider motion to approve Payment #20 in the amount of \$24,556.91 to McClure Engineering Company, for engineering services on the Irvinedale Drive Water Main 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:

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ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                             |
|  <a href="#">Payment #20</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Irvinedale Drive Water Main Improvements - Phase III  
**Contractor:** McClure Engineering Company  
**Address:** 1360 NW 121st Street, Clive, IA 50325  
**Finance Budget Code:** 623.3623.4210 **Finance Project #** 623.4210  
**Vendor Project or Invoice #:** 200478 **PO #** 128593  
**Original Contract Date:** April 6, 2020 **Vendor #** 2183

**Date of Council Meeting:** April 4, 2022 **PAYMENT REQUEST #** 20  
**PAYMENT PERIOD:** From: January 30, 2022 Through: February 26, 2022

## Contract Summary

|                                         |    |            |              |
|-----------------------------------------|----|------------|--------------|
| Original Contract Amount:               | \$ | 160,700.00 |              |
| Net change by Change Orders:            | \$ | 180,450.00 |              |
| Contract Amount to Date: (line 1 ± 2)   | \$ |            | 341,150.00   |
| Total completed and stored to date:     | \$ | 327,224.43 |              |
| Retainage: 0 % of Completed Work:       | \$ | -          |              |
| Total Earned less Retainage:            | \$ |            | 327,224.43   |
| Less previous applications for payment: | \$ |            | 302,667.52   |
| SUBTOTAL                                |    |            | \$ 24,556.91 |
| OTHER CHARGES (Attach an itemized list) | \$ |            | -            |
| CURRENT PAYMENT DUE                     | \$ |            | 24,556.91    |

Balance to finish, including retainage: \$ 13,925.57

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:

McClure Engineering Company

Firm Name

3/24/2022

Date

## City of Ankeny Staff Approval:

Signature

Date

Submit to:

Donald Clark, P.E. - Director of Municipal Utilities

E-mail:

[dclark@Ankenylowa.gov](mailto:dclark@Ankenylowa.gov)

Phone: (515) 963-3529

Fax: (515) 963-3535



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| No. | Date              | Amount       |
|-----|-------------------|--------------|
| 1   | May 18th, 2020    | \$ 12,819.73 |
| 2   | July 6th, 2020    | \$ 38,120.28 |
| 3   | August 3, 2020    | \$ 18,693.02 |
| 4   | September 8, 2020 | \$ 32,016.98 |
| 5   | October 5, 2020   | \$ 38,401.58 |
| 6   | November 2, 2020  | \$ 4,887.50  |
| 7   | December 7, 2020  | \$ 8,452.55  |
| 8   | January 4, 2021   | \$ 1,845.00  |
| 9   | February 1, 2021  | \$ 3,752.50  |
| 10  | March 1, 2021     | \$ 1,710.86  |
| 11  | April 19, 2021    | \$ 23,936.64 |
| 12  | June 21, 2021     | \$ 5,655.56  |
| 13  | July 19, 2021     | \$ 7,276.70  |
| 14  | September 7, 2021 | \$ 36,770.87 |
| 15  | October 18, 2021  | \$ 41,592.48 |
| 16  | December 6, 2021  | \$ 14,765.00 |
| 17  | December 20, 2021 | \$ 3,397.50  |
| 18  | January 17, 2022  | \$ 2,737.77  |
| 19  | February 22, 2022 | \$ 5,835.00  |
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## Previous Applications for Payment

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TOTAL \$ 302,667.52

## Record of Change Orders

| No.       | Date | Amount |
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TOTAL \$ -  
Please update Payment Application Sheet

## Contract Time Remaining

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



1360 NW 121st Street  
Clive, IA 50325

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

February 28, 2022  
Project No: 0000200478-000  
Invoice No: 138487  
Due Date: March 30, 2022

Project 0000200478-000 Irvinedale Drive Transmission Main-Phase 3  
Professional Services from January 30, 2022 to February 26, 2022

Phase K Resident Project Representative

|                           | Hours  | Rate   | Amount    |                  |
|---------------------------|--------|--------|-----------|------------------|
| Project Manager I         | 51.50  | 180.00 | 9,270.00  |                  |
| Crew Chief                | 2.00   | 120.00 | 240.00    |                  |
| On Site Representative I  | 112.50 | 110.00 | 12,375.00 |                  |
| On-Site Representative II | 7.00   | 150.00 | 1,050.00  |                  |
| Project Manager II        | 1.50   | 220.00 | 330.00    |                  |
| Totals                    | 174.50 |        | 23,265.00 |                  |
| <b>Total Labor</b>        |        |        |           | <b>23,265.00</b> |

**Reimbursable Expenses**

|                            |               |               |
|----------------------------|---------------|---------------|
| Out-Of-Pocket Expenses     | 206.65        |               |
| <b>Total Reimbursables</b> | <b>206.65</b> | <b>206.65</b> |

Mileage (.585/.50 p/mile)

Mileage (.70/0.50 p/mile)

32.76

|                                | Current   | Prior     | To-Date    |
|--------------------------------|-----------|-----------|------------|
| Total Billings                 | 23,504.41 | 74,134.42 | 97,638.83  |
| Contract Limit (not-to-exceed) |           |           | 106,000.00 |
| Contract Limit Remaining       |           |           | 8,361.17   |

**Total this Phase \$23,504.41**

Phase P SRF Loan Application & Administrative Services

|                                | Hours          | Rate         | Amount         |                 |
|--------------------------------|----------------|--------------|----------------|-----------------|
| Project Manager I              | 5.00           | 170.00       | 850.00         |                 |
| Project Coordinator            | 2.25           | 90.00        | 202.50         |                 |
| Totals                         | 7.25           |              | 1,052.50       |                 |
| <b>Total Labor</b>             |                |              |                | <b>1,052.50</b> |
|                                | <b>Current</b> | <b>Prior</b> | <b>To-Date</b> |                 |
| Total Billings                 | 1,052.50       | 17,525.00    | 18,577.50      |                 |
| Contract Limit (not-to-exceed) |                |              | 20,600.00      |                 |
| Contract Limit Remaining       |                |              | 2,022.50       |                 |

|                        |                |                                    |         |             |
|------------------------|----------------|------------------------------------|---------|-------------|
| Project                | 0000200478-000 | Irvinedale Drive Transmission Main | Invoice | 138487      |
| Total this Phase       |                |                                    |         | \$1,052.50  |
| Total Due this Invoice |                |                                    |         | \$24,556.91 |



McClure Engineering Co.  
1360 NW 121st St, Clive, IA, 50325  
Phone: 515.964.1229  
C:816.500.9958  
[jkellinger@mecresults.com](mailto:jkellinger@mecresults.com)

A handwritten signature in black ink, appearing to read "Joseph W. Kell".

## Monthly Project Progress Update

|                                                              |                |
|--------------------------------------------------------------|----------------|
| DATE: 03/24/2022                                             | JOB NO: 200478 |
| ATTENTION: Don Clark                                         |                |
| RE: 24-Inch Water Main Along NW Irvinedale Road<br>(Phase 3) |                |
| Location of Project – Ankeny, IA                             |                |

### Progress in February 2022

- Construction Administration (billed under RPR)
  - AIS Inspection for northern section of project
  - MSA Weigel project pre-construction meeting
  - Review of farm access drive culvert sizing and cover near STA 100
- On-Site Resident Project Representative
  - Construction observation of northern section of project
- SRF Loan Application & Administrative Services
  - Coordination of updated Davis-Bacon Wages for MSA project





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:  
Consider motion to approve Payment #13 in the amount of \$16,015.00 to MSA Professional Services, Inc., for engineering services on the NW 36th Street and NW Weigel Drive Water 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                                                                                             |
|  <a href="#">Payment #13</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** NW 36th Street and NW Weigel Drive Water Main  
**Contractor:** MSA Professional Services, Inc.  
**Address:** 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021  
**Finance Budget Code:** 634.3634.4210 **Finance Project #** 634.4210  
**Vendor Project or Invoice #:** **PO #**  
**Original Contract Date:** April 6, 2020 **Vendor #** 6447

**Date of Council Meeting:** April 4, 2022 **PAYMENT REQUEST #** 13  
**PAYMENT PERIOD:** From: January 23, 2022 Through: March 19, 2022

## Contract Summary

|                                         |    |            |  |
|-----------------------------------------|----|------------|--|
| Original Contract Amount:               | \$ | 120,010.00 |  |
| Net change by Change Orders:            | \$ | 134,950.00 |  |
| Contract Amount to Date: (line 1 ± 2)   | \$ | 254,960.00 |  |
| Total completed and stored to date:     | \$ | 149,055.00 |  |
| Retainage: 0 % of Completed Work:       | \$ | -          |  |
| Total Earned less Retainage:            | \$ | 149,055.00 |  |
| Less previous applications for payment: | \$ | 133,040.00 |  |
| SUBTOTAL                                | \$ | 16,015.00  |  |

OTHER CHARGES (Attach an itemized list) \$ -

**CURRENT PAYMENT DUE** \$ 16,015.00

Balance to finish, including retainage: \$ 105,905.00

Contract Time Remaining (If applicable) - Working Days

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

**Construction Contractor Approval:** Not Applicable  
Firm Name

Signature Date

**Engineer / Consultant Approval:** MSA Professional Services, Inc.  
Firm Name

Signature: *Nichole Jungren* Date: 3/24/2022

**City of Ankeny Staff Approval:**

Signature: *Donald Clark* Date: 3/24/22

**Submit to:** Don Clark, Municipal Utilities Director  
**E-mail:** [DClark@Ankenylowa.gov](mailto:DClark@Ankenylowa.gov) **Phone:** (515) 963-3529 **Fax:** (515) 963-3535

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| No. | Date              | Amount       |
|-----|-------------------|--------------|
| 1   | May 4, 2020       | \$ 4,194.80  |
| 2   | June 1, 2020      | \$ 15,211.20 |
| 3   | July 6, 2020      | \$ 27,315.50 |
| 4   | August 3, 2020    | \$ 16,869.30 |
| 5   | September 8, 2020 | \$ 14,277.20 |
| 6   | October 5, 2020   | \$ 23,843.20 |
| 7   | November 2, 2020  | \$ 14,673.80 |
| 8   | December 7, 2020  | \$ 4,918.10  |
| 9   | January 4, 2021   | \$ 1,172.10  |
| 10  | February 1, 2021  | \$ 1,974.20  |
| 11  | April 5, 2021     | \$ 4,150.60  |
| 12  | February 7, 2022  | \$ 4,440.00  |
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## Previous Applications for Payment

| No. | Date | Amount |
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TOTAL \$ 133,040.00

## Record of Change Orders

| No. | Date              | Amount        |
|-----|-------------------|---------------|
| 1   | June 1, 2020      | \$ 5,750.00   |
| 2   | February 15, 2021 | \$ 119,700.00 |
| 3   | March 7, 2022     | \$ 9,500.00   |
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TOTAL \$ 134,950.00

## Contract Time Remaining

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





# INVOICE

**Remit to:**  
MSA Professional Services, Inc.  
1230 South Boulevard  
Baraboo, WI 53913

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

For questions, contact: (800) 362-4505

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

March 24, 2022  
Invoice No: R09085053.0 - 3

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

**AMOUNT DUE THIS INVOICE: \$16,015.00**

Project R09085053.0 City of Ankeny IA CRS 36th and Weigel Water Main  
**Professional Services from January 23, 2022 to March 19, 2022**

| Description              | Contract Amount | Percent Complete | Amount Earned | Previous Invoices | This Invoice       |
|--------------------------|-----------------|------------------|---------------|-------------------|--------------------|
| Construction Admin       | 28,400.00       | 25.00            | 7,100.00      | 7,100.00          | 0.00               |
| Construction Staking     | 12,000.00       | 25.00            | 3,000.00      | 180.00            | 2,820.00           |
| Construction Observation | 73,900.00       | 5.00             | 3,695.00      | 0.00              | 3,695.00           |
| Post Construction        | 5,400.00        | 0.00             | 0.00          | 0.00              | 0.00               |
| Plan Updates             | 3,700.00        | 100.00           | 3,700.00      | 0.00              | 3,700.00           |
| Bidding                  | 2,900.00        | 100.00           | 2,900.00      | 0.00              | 2,900.00           |
| Precon & Shop Drawings   | 2,900.00        | 100.00           | 2,900.00      | 0.00              | 2,900.00           |
| Total Fee                | 129,200.00      |                  | 23,295.00     | 7,280.00          | 16,015.00          |
| Total Fee                |                 |                  |               |                   | 16,015.00          |
| AMOUNT DUE THIS INVOICE: |                 |                  |               |                   | <b>\$16,015.00</b> |

**For ACH notification, remit to:**

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

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

**MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.**

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



1555 SE Delaware Ave  
Suite F  
Ankeny, IA 50021

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

[www.msa-ps.com](http://www.msa-ps.com)

March 24, 2022

Don Clark, Municipal Utilities Director  
City of Ankeny  
220 W. 1st Street  
Ankeny, Iowa 50023

Re: NW 36th Street and NW Weigel Drive Water Main  
Project # 09085053

Dear Mr. Clark:

Please find attached the Engineering Invoice #13 for work completed between January 23, 2022 and March 19, 2022. Please refer to the attached Project Update for a summary of the work completed to date. The preconstruction conference was held March 3, 2022 and the project has now commenced construction.

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

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in blue ink that reads "Nichole Sungren". The signature is fluid and cursive, with the first name "Nichole" and last name "Sungren" clearly legible.

Nichole Sungren, P.E.  
Project Manager

nes  
Enc.

## PROJECT UPDATE

---

### CONTACT INFORMATION:

Nichole Sungren

Phone: (515) 964-1920

[nsungren@msa-ps.com](mailto:nsungren@msa-ps.com)

### DATE:

March 24, 2022

### PROJECT NUMBERS:

City of Ankeny:

WTM-20-001

MSA:

09085053



## CONSTRUCTION PROJECT 09085053

### TASK 1: CONSTRUCTION ADMINISTRATION

*Task 1: 25% Complete*

MSA has been coordinating with City staff project startup and administration items.

### TASK 2: CONSTRUCTION STAKING

*Task 2: 25% Complete*

No work has started on this task.

### TASK 3: CONSTRUCTION OBSERVATION

*Task 3: 5% Complete*

Jordan has been out on the project site observing the boring of the pipe under the High Trestle Trail during the 1<sup>st</sup> week of construction.

### TASK 4: POST CONSTRUCTION

*Task 4: 0% Complete*

No work has started on this task.



## PROJECT UPDATE

---

### **TASK 5: PLAN UPDATES**

*Task 5: 100% Complete*

The update to the plans, specifications and permits for the project rebid were completed for the project letting on February 15, 2022.

### **TASK 6: BIDDING**

*Task 6: 100% Complete*

The project was let on February 15, 2022 and awarded to On Track Construction. MSA provided bidding services including notification to bidders, response to bidder's questions, attendance to bid opening, bid tabulation preparation, recommendation of award, preparation of contract and bond and issuance of Notice to Proceed.

### **TASK 7: PRECONSTRUCTION AND SHOP DRAWING REVIEW**

*Task 7: 100% Complete*

MSA facilitated the preconstruction conference at the City on March 3, 2022. MSA has reviewed all of the shop drawings that have been submitted for review by the Contractor to-date.





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

---

ACTION REQUESTED:  
Motion

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to approve Payment #22 in the amount of \$3,334.30 to Shive Hattery for design\development services on the Ankeny Senior Community Center.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                             |
|  <a href="#">shive PA 22</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** Ankeny Senior Community Center  
**Contractor:** Shive Hattery  
**Address:** PO Box 1599 - Cedar Rapids, Iowa 52106-1599  
**Finance Budget Code:** 905.2905.4210 **Finance Project #** 905.421  
**Vendor Project or Invoice #:** 4185992-24 **PO #**   
**Original Contract Date:** October 28, 2019 **Vendor #** 8471

**Date of Council Meeting:** April 4, 2022 **PAYMENT REQUEST #** 22  
**PAYMENT PERIOD:** From: February 12, 2022 Through: March 11, 2022

## Contract Summary

|                                          |    |            |          |
|------------------------------------------|----|------------|----------|
| Original Contract Amount:                | \$ | 601,000.00 |          |
| Net change by Change Orders:             | \$ | 139,700.00 |          |
| Contract Amount to Date: (line 1 ± 2)    | \$ | 740,700.00 |          |
| Total completed and stored to date:      | \$ | 727,180.49 |          |
| Retainage: <u>0</u> % of Completed Work: | \$ | -          |          |
| Total Earned less Retainage:             | \$ | 727,180.49 |          |
| Less previous applications for payment:  | \$ | 723,846.19 |          |
| SUBTOTAL                                 | \$ |            | 3,334.30 |

OTHER CHARGES (Attach an itemized list) \$ -

**CURRENT PAYMENT DUE** \$ 3,334.30

Balance to finish, including retainage: \$ 13,519.51

Contract Time Remaining (If applicable) - Working Days

172,021

**Construction Contractor Approval:** Shive Hattery

Firm Name

Anne Cameron

Signature

March 18, 2022

Date

**Engineer / Consultant Approval:**

Firm Name

Signature

Date

**City of Ankeny Staff Approval:**

Signature

Date

**Submit to:** Nick Osborne - Assistant to the City Manager

**E-mail:** nosborne@ankenyiowa.gov **Phone:** (515) 965-6426 **Fax:** (515) 963-3537

Shive-Hattery | PO Box 1599 | Cedar Rapids, IA 52406-1599 | 319.362.0313 | shive-hattery.com

March 18, 2022

Invoice No: 4185992 - 24

Nick Osborne  
City of Ankeny, IA  
220 West First St.  
Ankeny, IA 50023

Ankeny - Senior Community Center Design Services

Services provided through March 11, 2022:

| Phase                             | 02 | Base Contract |            |                  |                         |                      |
|-----------------------------------|----|---------------|------------|------------------|-------------------------|----------------------|
|                                   |    |               | Total Fee  | Percent Complete | Fee Earned              | Previous Fee Billing |
| Schematic Design                  |    |               | 113,400.00 | 100.00           | 113,400.00              | 113,400.00           |
| Design Development                |    |               | 113,400.00 | 100.00           | 113,400.00              | 113,400.00           |
| Construction Documents            |    |               | 198,450.00 | 100.00           | 198,450.00              | 198,450.00           |
| Bid                               |    |               | 28,350.00  | 100.00           | 28,350.00               | 28,350.00            |
| Construction Administration       |    |               | 113,400.00 | 100.00           | 113,400.00              | 113,400.00           |
| Amend. #1 Geothermal Wells        |    |               | 24,000.00  | 100.00           | 24,000.00               | 24,000.00            |
| Amend. #2 Parking Lot & Storm     |    |               | 14,900.00  | 100.00           | 14,900.00               | 14,900.00            |
| Reimbursables                     |    |               | 16,500.00  | 19.469           | 3,212.39                | 3,126.39             |
| M/E Commissioning                 |    |               | 19,000.00  | 100.00           | 19,000.00               | 19,000.00            |
| Amend. #3 BECx Commissioning      |    |               | 28,900.00  | 100.00           | 28,900.00               | 28,900.00            |
| Amend. #4 FF&E Design             |    |               | 19,900.00  | 100.00           | 19,900.00               | 19,900.00            |
| Amend. #5 Parking Lot Replacement |    |               | 20,000.00  | 100.00           | 20,000.00               | 20,000.00            |
| Amend. #6 Paving Observation      |    |               | 10,500.00  | 100.00           | 10,500.00               | 10,500.00            |
| Amend. #7 Floor Plan Changes      |    |               | 5,000.00   | 100.00           | 5,000.00                | 5,000.00             |
| Amend #8 Add CA Services (Hrly)   |    |               | 15,000.00  | 98.454           | 14,768.10               | 11,519.80            |
| Total Fee                         |    |               | 740,700.00 |                  | 727,180.49              | 723,846.19           |
|                                   |    |               | Total Fee  |                  |                         | 3,334.30             |
|                                   |    |               |            |                  | Total this Phase        | \$3,334.30           |
|                                   |    |               |            |                  | AMOUNT DUE THIS INVOICE | \$3,334.30           |

RLH

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL AR@SHIVE-HATTERY.COM FOR DETAILS.



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Pag

| No. | Date               | Amount        |
|-----|--------------------|---------------|
| 1   | November 26, 2019  | \$ 11,360.31  |
| 2   | January 6, 2020    | \$ 102,092.10 |
| 3   | February 4, 2020   | \$ 56,760.84  |
| 4   | March 13, 2020     | \$ 156,169.56 |
| 5   | May 8, 2020        | \$ 143,061.64 |
| 6   | June 19, 2020      | \$ 29,757.40  |
| 7   | September 17, 2020 | \$ 8,679.20   |
| 8   | October 16, 2020   | \$ 40,268.17  |
| 9   | November 13, 2020  | \$ 20,723.00  |
| 10  | January 15, 2021   | \$ 8,665.00   |
| 11  | February 12, 2021  | \$ 19,300.00  |
| 12  | March 12, 2021     | \$ 15,362.73  |
| 13  | April 23, 2021     | \$ 4,496.35   |
| 14  | June 25, 2021      | \$ 19,246.07  |
| 15  | July 30, 2021      | \$ 8,269.18   |
| 16  | September 17, 2021 | \$ 19,013.19  |
| 17  | October 15, 2021   | \$ 35,971.80  |
| 18  | November 12, 2021  | \$ 10,077.64  |
| 19  | December 5, 2021   | \$ 3,003.33   |
| 20  | January 14, 2022   | \$ 9,293.28   |
| 21  | February 11, 2022  | \$ 2,275.40   |
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## Previous Applications for Payment

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PREVIOUS PAY APP TOTAL = \$ 723,846.19

## Record of Change Orders

| No. | Date                | Amount       |
|-----|---------------------|--------------|
| 1   | Geothermal Wells    | \$ 24,000.00 |
| 2   | Parking Lot & Storm | \$ 16,400.00 |
| 3   | Amendment #3        | \$ 28,900.00 |
| 4   | Amendment #4        | \$ 19,900.00 |
| 5   | Amendment #5        | \$ 20,000.00 |
| 6   | Amendment #6        | \$ 10,500.00 |
| 7   | Amendment #7        | \$ 5,000.00  |
| 8   | Amendment #8        | \$ 15,000.00 |
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CHANGE ORDER TOTAL = \$ 139,700.00

## Contract Time Remaining

|                          |              |
|--------------------------|--------------|
| Contract Period:         | Working Days |
| Original Contract Date:  |              |
| Original Contract Time:  |              |
| Added by Change Order:   |              |
| Contract Time to Date:   | 0.0          |
| Time Used to Date:       |              |
| Contract Time Remaining: | 0.0          |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Parks and Recreation

COUNCIL GOAL:

---

ACTION REQUESTED:

Motion

---

LEGAL:

---

SUBJECT:

Consider motion to approve Payment #1 in the amount of \$3,695.29 to Snyder & Associates, Inc., for engineering services on the Cherry Glenn Ballfield Development 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                                                                                            |
|  <a href="#">Pay App #1</a> |



**SNYDER**  
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

February 24, 2022

Mr. Nick Lenox, P.E.  
City of Ankeny  
1210 NW Prairie Ridge Drive  
Ankeny, IA 50023

RE: CHERRY GLEN PARK BALLFIELD DEVELOPMENT  
PROGRESS REPORT NO. 1  
S&A PROJECT NO. 122.0224.01

Dear Mr. Lenox:

Enclosed is the first invoice for the above referenced project, for work performed through March 20, 2022. Services performed during this period included topographic survey.

Should you have any questions on this update, please feel free to contact me. We will be in attendance at the April 4, 2022, council meeting to answer any questions regarding this invoice.

Sincerely,

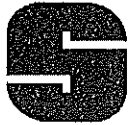
SNYDER & ASSOCIATES, INC.

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

MAL/crs

Enclosure





**SNYDER**  
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

March 24, 2022

Nick Lenox  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 122.0224.01 - 1

Finance Code 933.2933.4210

Finance Project # 933.4210

Vendor 990

Email

Project 122.0224.01 Cherry Glen Park Ballfield Development

Professional Services through March 20, 2022

Basic Services

Hourly Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Land Surveyor VIII | 4.00  | 181.00 | 724.00   |
| Engineer I         | 5.00  | 103.00 | 515.00   |
| Technician VII     | 9.00  | 113.00 | 1,017.00 |
| Technician VI      | 8.00  | 102.00 | 816.00   |
| Technician III     | 7.50  | 75.00  | 562.50   |
| Administrative II  | .25   | 71.00  | 17.75    |
| Administrative I   | .50   | 58.00  | 29.00    |
| Total Services     | 34.25 |        | 3,681.25 |

3,681.25

Fleet Mileage

14.04

Phase Subtotal \$3,695.29

Construction Services

Phase Subtotal 0.00

Billing Limits

|                | Current  | Prior | To-Date   |
|----------------|----------|-------|-----------|
| Total Billings | 3,695.29 | 0.00  | 3,695.29  |
| Limit          |          |       | 46,000.00 |
| Remaining      |          |       | 42,304.71 |

Amount Due this Invoice \$3,695.29

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Clay Schneckloth

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



city of  
**Ankeny**  
*Bringing it all together*

Date Printed: 3/24/2022

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date | Amount |
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## Record of Change Orders

| #        | Date | Amount |
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| TOTAL    |      | \$ -   |

## Contract Time Remaining:

|                          |                  |
|--------------------------|------------------|
| CONTRACT PERIOD:         | CLICK TO CHOOSE  |
| Original Contract Date:  | February 8, 2022 |
| Original Contract Time:  |                  |
| Added by Change Order:   |                  |
| Contract Time to Date:   | 0                |
| Time Used to Date:       |                  |
| Contract Time Remaining: | 0                |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #20 in the amount of \$10,160.87 to Snyder & Associates, Inc., for engineering services on the High Trestle Trail Ext Magazine Rd to Oralabor Rd 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                                                                                             |
|  <a href="#">Payment #20</a> |



city of  
**Ankeny**  
Bringing it all together

Date Printed: 3/24/2022

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 3/26/2020  | \$ 9,986.63  |
| 2  | 4/23/2020  | \$ 9,165.66  |
| 3  | 5/21/2020  | \$ 12,496.11 |
| 4  | 6/25/2020  | \$ 9,343.00  |
| 5  | 7/21/2020  | \$ 35,972.88 |
| 6  | 8/26/2020  | \$ 29,571.50 |
| 7  | 9/24/2020  | \$ 23,112.50 |
| 8  | 11/20/2020 | \$ 34,894.95 |
| 9  | 12/22/2020 | \$ 21,011.25 |
| 10 | 1/21/2021  | \$ 32,818.25 |
| 11 | 2/17/2021  | \$ 69,642.05 |
| 12 | 7/23/2021  | \$ 8,505.22  |
| 13 | 8/25/2021  | \$ 12,499.45 |
| 14 | 9/21/2021  | \$ 15,589.13 |
| 15 | 10/20/2021 | \$ 18,875.84 |
| 16 | 11/23/2021 | \$ 18,234.59 |
| 17 | 12/22/2021 | \$ 26,047.76 |
| 18 | 1/25/2022  | \$ 22,485.13 |
| 19 | 2/24/2022  | \$ 13,664.68 |
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TOTAL \$ 423,916.58

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## Record of Change Orders

| #     | Date       | Amount        |
|-------|------------|---------------|
| 1     | 11/16/2020 | \$ 133,120.00 |
| 2     | 7/19/2021  | \$ 245,400.00 |
| 3     |            |               |
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| TOTAL |            | \$ 378,520.00 |

## 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               |



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 24, 2022

Jim Haberichter P.E.  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 120.0274.01 - 20

Finance Budget Code 938.2938.4210  
Finance Project Code 938.4210 Vendor 990

Email

Project 120.0274.01 High Trestle Trail Ext Magazine Rd to Oralabor Rd

## Professional Services through March 20, 2022

Orig Contract \$154,900  
Amendment 1 \$133,120  
Amendment 2 \$245,400

## Prelim Services

Phase Subtotal 0.00

|                  | Total     | Prior     | Current |
|------------------|-----------|-----------|---------|
| Billings to Date | 22,375.58 | 22,375.58 | 0.00    |

## Basic Services

Phase Subtotal 0.00

|                  | Total      | Prior      | Current |
|------------------|------------|------------|---------|
| Billings to Date | 238,360.32 | 238,360.32 | 0.00    |

## Construction Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 2.25  | 220.00 | 495.00   |
| Sr. Engineer       | 5.75  | 190.00 | 1,092.50 |
| Engineer IV        | 16.50 | 136.00 | 2,244.00 |
| Lead Technician    | 1.50  | 133.00 | 199.50   |
| Technician VII     | 50.00 | 109.00 | 5,450.00 |
| Total Services     | 76.00 |        | 9,481.00 |
| Total Services     |       |        | 9,481.00 |

## Construction Materials Testing (CMT)

|           |                                                      |        |
|-----------|------------------------------------------------------|--------|
| 2/28/2022 | Construction Materials Testing Cylinder Breaks (CMT) | 152.00 |
|-----------|------------------------------------------------------|--------|

## RDG IA Inc. dba RDG Planning &amp; Design

|           |                                                                   |        |
|-----------|-------------------------------------------------------------------|--------|
| 2/28/2022 | RDG IA Inc. dba RDG Planning Services through 01/31/2022 & Design | 405.00 |
|-----------|-------------------------------------------------------------------|--------|

Total Consultants 557.00

## Fleet Mileage

122.87

Phase Subtotal \$10,160.87

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                               | 120.0274.01 | Ank-HighTrestleTrlExtMagazineRdtoOralabo |                |                                | Invoice        | 20                        |
|                                       |             | <b>Total</b>                             | <b>Prior</b>   | <b>Current</b>                 |                |                           |
| Billings to Date                      |             | 136,353.45                               | 126,192.58     | 10,160.87                      |                |                           |
| <b>Outside SubConsultant Services</b> |             |                                          |                |                                |                |                           |
|                                       |             |                                          |                | <b>Phase Subtotal</b>          |                | <b>0.00</b>               |
|                                       |             | <b>Total</b>                             | <b>Prior</b>   | <b>Current</b>                 |                |                           |
| Billings to Date                      |             | 30,820.00                                | 30,820.00      | 0.00                           |                |                           |
| Billing Limits                        |             |                                          | <b>Current</b> | <b>Prior</b>                   | <b>To-Date</b> |                           |
| Total Billings                        |             |                                          | 10,160.87      | 423,916.58                     | 434,077.45     |                           |
| Limit                                 |             |                                          |                |                                | 533,420.00     |                           |
| Remaining                             |             |                                          |                |                                | 99,342.55      |                           |
|                                       |             |                                          |                |                                |                |                           |
|                                       |             |                                          |                | <b>Amount Due this Invoice</b> |                | <b><u>\$10,160.87</u></b> |
|                                       |             | <b>Total</b>                             | <b>Prior</b>   | <b>Current</b>                 |                |                           |
| Billings to Date                      |             | 434,077.45                               | 423,916.58     | 10,160.87                      |                |                           |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: Andrew Burke



March 24, 2022

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

RE: HIGH TRESTLE TRAIL EXTENSION - SE MAGAZINE ROAD to SE ORALABOR  
ROAD  
PROGRESS REPORT NO. 20  
S&A PROJECT NO. 120.0274.01

Dear Mr. Haberichter:

This is the twentieth progress report for the above referenced project and covers work through March 20, 2022. Work through this period includes shop drawing review, construction staking, onsite construction meetings, construction observation, structural column and beam construction observation, preparation of pay application, project management, bridge lighting construction administration, and outside material testing tasks. Work anticipated in the next month includes continued construction administration, observation, staking, and related construction services tasks.

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 be in attendance at the April 4, 2022, 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.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:

Consider motion to approve Payment #13 in the amount of \$17,788.50 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                                                                                             |
|  <a href="#">Payment #13</a> |





city of  
**Ankeny**  
Bringing it all together

Date Printed: 3/24/2022

# 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 |
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TOTAL \$ 181,749.71

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## Record of Change Orders

| #     | Date      | Amount               |
|-------|-----------|----------------------|
| 1     | 9/7/2021  | \$ 158,200.00        |
| 2     | 12/6/2021 | \$ 185,400.00        |
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| TOTAL |           | \$ <u>343,600.00</u> |

## Contract Time Remaining:

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



**SNYDER**  
& ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

# INVOICE FOR PROFESSIONAL SERVICES

March 24, 2022

Don Clark  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 120.1113.01 - 13

Finance Budget Code 629.3629.4210/688.3688.4210  
Project Code 629.4210/688.4210  
50/50/Split  
Vendor #990

Email

Project 120.1113.01 Ankeny HTT Water Main & Drainage Improvements

## Professional Services through March 20, 2022

### Prelim Services

#### Billing Limits

|                | Current | Prior     | To-Date    |
|----------------|---------|-----------|------------|
| Total Billings | 0.00    | 95,150.76 | 95,150.76  |
| Limit          |         |           | 103,800.00 |
| Remaining      |         |           | 8,649.24   |
| Phase Subtotal |         |           | 0.00       |

|                  | Total     | Prior     | Current |
|------------------|-----------|-----------|---------|
| Billings to Date | 95,150.76 | 95,150.76 | 0.00    |

## Design Services Amendment 1

### Hourly Services

|                           | Hours | Rate   | Amount   |
|---------------------------|-------|--------|----------|
| Principal Engineer        | .25   | 220.00 | 55.00    |
| Sr. Engineer              | 5.25  | 190.00 | 997.50   |
| Engineer II               | .50   | 112.00 | 56.00    |
| Environmental Scientist I | 9.00  | 99.00  | 891.00   |
| Total Services            | 15.00 |        | 1,999.50 |
|                           |       |        | 1,999.50 |

|                | Current  | Prior     | To-Date    |
|----------------|----------|-----------|------------|
| Total Billings | 1,999.50 | 49,393.95 | 51,393.45  |
| Limit          |          |           | 158,200.00 |
| Remaining      |          |           | 106,806.55 |
| Phase Subtotal |          |           | \$1,999.50 |

|                  | Total     | Prior     | Current  |
|------------------|-----------|-----------|----------|
| Billings to Date | 51,393.45 | 49,393.95 | 1,999.50 |

## Design Services Amendment 2 (Division 1)

### Hourly Services

|                 | Hours | Rate   | Amount |
|-----------------|-------|--------|--------|
| Sr. Engineer    | 4.25  | 190.00 | 807.50 |
| Lead Technician | 1.00  | 133.00 | 133.00 |
| Technician VIII | 1.00  | 118.00 | 118.00 |

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

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



|                                          |                                                          |                                       |            |            |         |                    |
|------------------------------------------|----------------------------------------------------------|---------------------------------------|------------|------------|---------|--------------------|
| Project                                  | 120.1113.01                                              | Ank-HTTWaterMain&DrainageImprovements |            |            | Invoice | 13                 |
| Technician VII                           |                                                          | 5.00                                  | 109.00     | 545.00     |         |                    |
| Total Services                           |                                                          | 11.25                                 |            | 1,603.50   |         | 1,603.50           |
|                                          |                                                          |                                       |            |            |         |                    |
| Allender Butzke Engineers, Inc.          |                                                          |                                       |            |            |         |                    |
| 3/17/2022                                | Allender Butzke Engineers, Inc. Geotechnical Exploration |                                       |            | 9,900.00   |         |                    |
| Total Consultants                        |                                                          |                                       |            | 9,900.00   |         | 9,900.00           |
| Billing Limits                           |                                                          | Current                               | Prior      | To-Date    |         |                    |
| Total Billings                           |                                                          | 11,503.50                             | 23,947.00  | 35,450.50  |         |                    |
| Limit                                    |                                                          |                                       |            | 164,600.00 |         |                    |
| Remaining                                |                                                          |                                       |            | 129,149.50 |         |                    |
| Phase Subtotal                           |                                                          |                                       |            |            |         | \$11,503.50        |
|                                          |                                                          |                                       |            |            |         |                    |
| Billings to Date                         |                                                          | Total                                 | Prior      | Current    |         |                    |
|                                          |                                                          | 35,450.50                             | 23,947.00  | 11,503.50  |         |                    |
|                                          |                                                          |                                       |            |            |         |                    |
| Design Services Amendment 2 (Division 2) |                                                          |                                       |            |            |         |                    |
| Hourly Services                          |                                                          |                                       |            |            |         |                    |
|                                          |                                                          | Hours                                 | Rate       | Amount     |         |                    |
| Sr. Engineer                             |                                                          | 5.25                                  | 190.00     | 997.50     |         |                    |
| Engineer VIII                            |                                                          | 15.00                                 | 174.00     | 2,610.00   |         |                    |
| Lead Technician                          |                                                          | 1.00                                  | 133.00     | 133.00     |         |                    |
| Technician VII                           |                                                          | 5.00                                  | 109.00     | 545.00     |         |                    |
| Total Services                           |                                                          | 26.25                                 |            | 4,285.50   |         | 4,285.50           |
| Billing Limits                           |                                                          | Current                               | Prior      | To-Date    |         |                    |
| Total Billings                           |                                                          | 4,285.50                              | 13,258.00  | 17,543.50  |         |                    |
| Limit                                    |                                                          |                                       |            | 20,800.00  |         |                    |
| Remaining                                |                                                          |                                       |            | 3,256.50   |         |                    |
| Phase Subtotal                           |                                                          |                                       |            |            |         | \$4,285.50         |
|                                          |                                                          |                                       |            |            |         |                    |
| Billings to Date                         |                                                          | Total                                 | Prior      | Current    |         |                    |
|                                          |                                                          | 17,543.50                             | 13,258.00  | 4,285.50   |         |                    |
|                                          |                                                          |                                       |            |            |         |                    |
| Amount Due this Invoice                  |                                                          |                                       |            |            |         | <u>\$17,788.50</u> |
|                                          |                                                          |                                       |            |            |         |                    |
| Billings to Date                         |                                                          | Total                                 | Prior      | Current    |         |                    |
|                                          |                                                          | 199,538.21                            | 181,749.71 | 17,788.50  |         |                    |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: Wesley Farrand





March 24, 2022

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

RE: HIGH TRESTLE TRAIL TRANSMISSION MAIN & DRAINAGE IMPROVEMENTS  
PROGRESS REPORT NO. 13  
S&A PROJECT NO. 120.1113.01

Mr. Clark:

This is the thirteenth progress report for the above referenced project and covers work through March 20, 2022. Work performed during this period includes tasks associated with the final design of the project and the SRF financing and permitting approval process. This invoice of \$17,788.50 represents a completion of about 30% of the \$343,600 Design Services Amendments 1 & 2 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 be in attendance at the April 4, 2022, council meeting to answer any questions regarding this invoice.

Sincerely,

SNYDER & ASSOCIATES, INC.

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

MAL/wcf

Enclosure



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #16 in the amount of \$1,564.00 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                                                                                             |
|  <a href="#">Payment #16</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

**Date of Council Meeting** 4/4/2022 **PAYMENT REQUEST #** 16  
**PAYMENT PERIOD:** From: 02/21/22 through: 03/20/22

## Contract Summary

|                                          |    |                   |                   |
|------------------------------------------|----|-------------------|-------------------|
| Original Contract Amount:                | \$ | <u>173,400.00</u> |                   |
| Net change by Change Orders: Amd #1      | \$ | <u>19,900.00</u>  |                   |
| Contract Amount to Date: (line 1 ± 2)    | \$ |                   | <u>193,300.00</u> |
| <br>Total completed and stored to date:  | \$ | <u>111,702.89</u> |                   |
| Retainage: <u>0</u> % of Completed Work: | \$ | <u>-</u>          |                   |
| Total Earned less Retainage:             | \$ |                   | <u>111,702.89</u> |
| Less previous applications for payment:  | \$ |                   | <u>110,138.89</u> |
| SUBTOTAL                                 | \$ |                   | <u>1,564.00</u>   |

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

CURRENT PAYMENT DUE \$ 1,564.00

Balance to finish, including retainage: \$ 81,597.11

Contract Time Remaining (If applicable) -

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

## Construction Contractor Approval:

Firm Name

Signature  Date

## Engineer/Consultant Approval:

Snyder & Associates, Inc.

Firm Name

Signature [Signature] Date 3/28

## City of Ankeny Staff Approval

Signature [Signature] Date 3/28/22

Submit to:

Email:  Phone:  Fax:



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 3/25/2020  | 1178.50      |
| 2  | 4/22/2020  | \$ 9,430.16  |
| 3  | 5/21/2020  | \$ 11,583.63 |
| 4  | 6/24/2020  | \$ 8,959.75  |
| 5  | 7/23/2020  | \$ 8,516.65  |
| 6  | 8/27/2020  | \$ 11,199.75 |
| 7  | 9/24/2020  | \$ 25,453.50 |
| 8  | 10/20/2020 | \$ 3,516.20  |
| 9  | 11/19/2020 | \$ 3,959.50  |
| 10 | 1/21/2021  | \$ 1,686.50  |
| 11 | 10/20/2021 | \$ 6,718.00  |
| 12 | 11/23/2021 | \$ 1,600.25  |
| 13 | 12/21/2021 | \$ 4,001.00  |
| 14 | 1/25/2022  | \$ 8,141.50  |
| 15 | 2/24/2022  | \$ 4,194.00  |
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TOTAL \$ 110,138.89

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## Record of Change Orders

| #     | Date      | Amount              |
|-------|-----------|---------------------|
| 1     | 3/21/2022 | \$ 19,900.00        |
| 2     |           |                     |
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| TOTAL |           | \$ <u>19,900.00</u> |

## 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               |



March 24, 2022

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. 16  
S&A PROJECT NO. 120.0315.01

Dear Ms. Hart:

This is the sixteenth progress report for the above referenced project and covers work through March 20, 2022. We have completed final plans for the fiber optic project and have sent them out to bid. The bid letting was held on March 1, 2022. During this period, we responded to questions from potential bidders, prepared the bid tabulation and contract documents. We will coordinate with you on potential day and time to hold the preconstruction meeting.

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 April 4, 2022, 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.  
Tony Boes, P.E., Snyder & Associates, Inc.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Leslie Hart  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 120.0315.01 - 16

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 March 20, 2022

## Basic Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 4.75  | 208.00 | 988.00   |
| Engineer IV        | 4.00  | 128.00 | 512.00   |
| Administrative II  | 1.00  | 64.00  | 64.00    |
| Total Services     | 9.75  |        | 1,564.00 |
| Total Services     |       |        | 1,564.00 |

| Billing Limits | Current  | Prior      | To-Date    |
|----------------|----------|------------|------------|
| Total Billings | 1,564.00 | 110,138.89 | 111,702.89 |
| Limit          |          |            | 176,400.00 |
| Remaining      |          |            | 64,697.11  |
| Phase Subtotal |          |            | \$1,564.00 |

|                  | Total      | Prior      | Current  |
|------------------|------------|------------|----------|
| Billings to Date | 111,702.89 | 110,138.89 | 1,564.00 |

## Construction Services

| Billing Limits | Current | Prior | To-Date   |
|----------------|---------|-------|-----------|
| Total Billings | 0.00    | 0.00  | 0.00      |
| Limit          |         |       | 16,900.00 |
| Remaining      |         |       | 16,900.00 |
| Phase Subtotal |         |       | 0.00      |

Amount Due this Invoice \$1,564.00

|                  | Total      | Prior      | Current  |
|------------------|------------|------------|----------|
| Billings to Date | 111,702.89 | 110,138.89 | 1,564.00 |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: John Haldeman

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

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #8 in the amount of \$39,734.44 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                                                                                            |
|  <a href="#">Payment #8</a> |



city of  
**Ankeny**  
Bringing it all together.

Date Printed: 3/24/2022

# 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 |
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TOTAL \$ 187,364.86

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## Record of Change Orders

| #     | Date | Amount |
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| TOTAL |      | \$ -   |

## 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               |



March 24, 2022

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. 8  
S&A PROJECT NO. 121.0695.01

Dear Mr. Lust:

This is the eighth progress report for the above referenced project and covers work through March 20, 2022. Our work through this period includes coordinating with City staff, topographic survey for additional design areas on the project, conceptual roadway and storm sewer design, and right-of-way preparation.

Conceptual plans were submitted to the City on March 10, 2022. We plan to begin preliminary/final design in early April and Right-of-Way acquisitions in May.

A Public Information Meeting was held on March 22, 2022. We will have a follow up meeting with City staff to discuss some of the comments/questions from the meeting.

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 April 4, 2022, 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.





IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Adam Lust  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 121.0695.01 - 8

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 March 20, 2022

## Basic Services

|                    | Hours  | Rate   | Amount    |
|--------------------|--------|--------|-----------|
| Principal Engineer | .25    | 220.00 | 55.00     |
| Engineer VII       | 14.00  | 165.00 | 2,310.00  |
| Engineer V         | 10.00  | 146.00 | 1,460.00  |
| Engineer III       | .50    | 124.00 | 62.00     |
| Engineer I         | 43.75  | 99.00  | 4,331.25  |
| Sr. Technician     | 22.00  | 127.00 | 2,794.00  |
| Technician VIII    | 6.50   | 118.00 | 767.00    |
| Technician VII     | 4.00   | 109.00 | 436.00    |
| Technician V       | 126.00 | 88.00  | 11,088.00 |
| Technician IV      | .25    | 80.00  | 20.00     |
| Total Services     | 227.25 |        | 23,323.25 |
| Total Services     |        |        | 23,323.25 |

## Billing Limits

|                | Current   | Prior      | To-Date    |
|----------------|-----------|------------|------------|
| Total Billings | 23,323.25 | 183,175.26 | 206,498.51 |
| Limit          |           |            | 206,500.00 |
| Remaining      |           |            | 1.49       |

Phase Subtotal \$23,323.25

## Additional Services

|                                 |                                                          |           |           |
|---------------------------------|----------------------------------------------------------|-----------|-----------|
| Allender Butzke Engineers, Inc. |                                                          |           |           |
| 3/22/2022                       | Allender Butzke Engineers, Inc. Geotechnical Exploration | 12,100.00 |           |
| Wapsi Valley Archaeology, Inc.  |                                                          |           |           |
| 3/22/2022                       | Wapsi Valley Archaeology, Inc. Services                  | 4,311.19  |           |
| Total Consultants               |                                                          |           | 16,411.19 |

## Billing Limits

|                | Current   | Prior    | To-Date   |
|----------------|-----------|----------|-----------|
| Total Billings | 16,411.19 | 4,189.60 | 20,600.79 |
| Limit          |           |          | 43,500.00 |
| Remaining      |           |          | 22,899.21 |

REMIT TO: SNYDER &amp; ASSOCIATES, INC.

Mailing: PO Box 1159 | Ankeny, IA 50021

Physical: 2727 SW Snyder Blvd | Ankeny, IA 50023

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

Federal E.I.N. 42-1379015

SNYDER-ASSOCIATES.COM

|         |             |                                         |                                |                           |
|---------|-------------|-----------------------------------------|--------------------------------|---------------------------|
| Project | 121.0695.01 | Ank-NEDelawareAveReconNE5thSttoNE18thSt | Invoice                        | 8                         |
|         |             |                                         | <b>Phase Subtotal</b>          | <b>\$16,411.19</b>        |
|         |             |                                         | <b>Amount Due this Invoice</b> | <b><u>\$39,734.44</u></b> |

|                         |                   |                   |                  |
|-------------------------|-------------------|-------------------|------------------|
|                         | <b>Total</b>      | <b>Prior</b>      | <b>Current</b>   |
| <b>Billings to Date</b> | <b>227,099.30</b> | <b>187,364.86</b> | <b>39,734.44</b> |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: John Haldeman



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

---

ACTION REQUESTED:

Motion

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to approve Payment #12 in the amount of \$3,109.50 to Snyder & Associates, Inc., for engineering services on the NW 36th St and NW State St Interim Improvements project.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

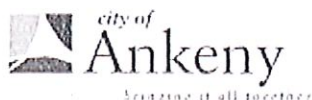
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ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                             |
|  <a href="#">Payment #12</a> |



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** NW 36th St and NW State St Interim Improvements  
**Contractor:** Snyder & Associates, Inc.  
**Address:** 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023  
**Finance Budget Code:** 935.3935.4210 **Finance Project Code:** 935.4210  
**Vendor Project or Invoice #:** 121.0352.01 **PO #**  
**Original Contract Date:** April 5, 2021 **Vendor #** 990

**Date of Council Meeting** 4/4/2022 **PAYMENT REQUEST #** 12  
**PAYMENT PERIOD:** From: 02/21/22 through: 03/20/22

## Contract Summary

|                                         |    |            |
|-----------------------------------------|----|------------|
| Original Contract Amount:               | \$ | 74,900.00  |
| Net change by Change Orders: Amd #1     | \$ | 94,150.00  |
| Contract Amount to Date: (line 1 ± 2)   | \$ | 169,050.00 |
| Total completed and stored to date:     | \$ | 107,989.44 |
| Retainage: 0 % of Completed Work:       |    |            |
| Total Earned less Retainage:            | \$ | 107,989.44 |
| Less previous applications for payment: | \$ | 104,879.94 |
| SUBTOTAL                                | \$ | 3,109.50   |

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

**CURRENT PAYMENT DUE** \$ 3,109.50

Balance to finish, including retainage: \$ 61,060.56

Contract Time Remaining (If applicable) -

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

## Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to:

Email: Phone: Fax:

Date Printed: 3/24/2022

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 4/22/2021  | \$ 4,968.00  |
| 2  | 5/27/2021  | \$ 13,451.93 |
| 3  | 6/24/2021  | \$ 18,339.50 |
| 4  | 7/22/2021  | \$5,075.79   |
| 5  | 8/25/2021  | \$ 8,313.95  |
| 6  | 9/21/2021  | \$ 12,353.50 |
| 7  | 10/20/2021 | \$ 11,016.00 |
| 8  | 11/23/2021 | \$ 7,971.75  |
| 9  | 12/21/2021 | \$ 6,841.35  |
| 10 | 1/25/2022  | \$ 11,774.55 |
| 11 | 2/24/2022  | \$ 4,773.62  |
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TOTAL \$ 104,879.94

| #   | Date | Amount |
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## Record of Change Orders

| #     | Date      | Amount       |
|-------|-----------|--------------|
| 1     | 10/4/2021 | \$ 30,050.00 |
| 2     | 3/21/2022 | \$ 64,100.00 |
| 3     |           |              |
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| 19    |           |              |
| 20    |           |              |
| TOTAL |           | \$ 94,150.00 |

## Contract Time Remaining:

|                          |                 |
|--------------------------|-----------------|
| CONTRACT PERIOD:         | CLICK TO CHOOSE |
| Original Contract Date:  | April 5, 2021   |
| Original Contract Time:  |                 |
| Added by Change Order:   |                 |
| Contract Time to Date:   | 0               |
| Time Used to Date:       |                 |
| Contract Time Remaining: | 0               |



March 23, 2022

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

RE: NW 36<sup>TH</sup> STREET AND NW STATE STREET INTERIM IMPROVEMENTS  
PROGRESS REPORT NO. 12  
S&A PROJECT NO. 121.0352.01

Dear Ms. Hart:

This is the twelfth progress report for the above referenced project and covers work through March 20, 2022. Work in this period includes right-of-way acquisition services and bid letting services. Invoice includes right-of-way services, preliminary construction services including shop drawing review, and utility coordination.

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 be in attendance at the April 4, 2022, 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.  
Laura Lamberty, P.E., Snyder & Associates, Inc.





IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Leslie Hart  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 121.0352.01 - 12

Finance Budget Code 935.3935.4210  
Finance Project Code: 935.4210  
Vendor: 990

Email

Project 121.0352.01 NW 36th St and NW State St Interim Improvements

## Professional Services through March 20, 2022

## Basic Services

## Billing Limits

|                | Current | Prior     | To-Date   |
|----------------|---------|-----------|-----------|
| Total Billings | 0.00    | 98,099.07 | 98,099.07 |
| Limit          |         |           | 98,100.00 |
| Remaining      |         |           | .93       |
| Phase Subtotal |         |           | 0.00      |

## Additional Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 1.00  | 209.00 | 209.00   |
| Engineer V         | 2.00  | 146.00 | 292.00   |
| Engineer III       | 1.50  | 124.00 | 186.00   |
| Technician V       | 4.50  | 88.00  | 396.00   |
| Administrative II  | 3.00  | 68.00  | 204.00   |
| Total Services     | 12.00 |        | 1,287.00 |
| Total Services     |       |        | 1,287.00 |

## Billing Limits

|                | Current  | Prior    | To-Date    |
|----------------|----------|----------|------------|
| Total Billings | 1,287.00 | 6,780.87 | 8,067.87   |
| Limit          |          |          | 8,550.00   |
| Remaining      |          |          | 482.13     |
| Phase Subtotal |          |          | \$1,287.00 |

## Construction Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 2.00  | 220.00 | 440.00   |
| Principal Engineer | .50   | 209.00 | 104.50   |
| Engineer V         | 2.00  | 146.00 | 292.00   |
| Engineer IV        | 7.00  | 136.00 | 952.00   |
| Administrative II  | .50   | 68.00  | 34.00    |
| Total Services     | 12.00 |        | 1,822.50 |
| Total Services     |       |        | 1,822.50 |

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

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



|                                |              |                                       |                |                |                          |
|--------------------------------|--------------|---------------------------------------|----------------|----------------|--------------------------|
| Project                        | 121.0352.01  | Ank-NW36thStandNWStateStInterimImprov |                | Invoice        | 12                       |
| <b>Billing Limits</b>          |              | <b>Current</b>                        | <b>Prior</b>   | <b>To-Date</b> |                          |
| Total Billings                 |              | 1,822.50                              | 0.00           | 1,822.50       |                          |
| Limit                          |              |                                       |                | 62,400.00      |                          |
| Remaining                      |              |                                       |                | 60,577.50      |                          |
| <b>Phase Subtotal</b>          |              |                                       |                |                | <b>\$1,822.50</b>        |
| <b>Amount Due this Invoice</b> |              |                                       |                |                | <b><u>\$3,109.50</u></b> |
| <b>Billings to Date</b>        | <b>Total</b> | <b>Prior</b>                          | <b>Current</b> |                |                          |
|                                | 107,989.44   | 104,879.94                            | 3,109.50       |                |                          |

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

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

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ACTION REQUESTED:

Motion

---

LEGAL:

No Review Required

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SUBJECT:

Consider motion to approve Payment #16 in the amount of \$8,459.69 to Snyder & Associates, Inc., for engineering services on the NW 36th St Widening - NW Ash Dr to N Ankeny Blvd project.

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                             |
|  <a href="#">Payment #16</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** NW 36th St Widening - NW Ash Dr to N Ankeny Blvd  
**Contractor:** Snyder & Associates, Inc.  
**Address:** 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023  
**Finance Budget Code:** 992.3992.4210 **Finance Project Code:** 992.4210  
**Vendor Project or Invoice #:** 120.1005.01 **PO #**  
**Original Contract Date:** November 2, 2020 **Vendor #** 990

**Date of Council Meeting** 4/4/2022 **PAYMENT REQUEST #** 16  
**PAYMENT PERIOD:** From: 02/21/22 through: 03/20/22

## Contract Summary

|                                         |    |            |  |
|-----------------------------------------|----|------------|--|
| Original Contract Amount:               | \$ | 50,300.00  |  |
| Net change by Change Orders: Amd #1/2   | \$ | 566,650.00 |  |
| Contract Amount to Date: (line 1 ± 2)   | \$ | 616,950.00 |  |
|                                         |    |            |  |
| Total completed and stored to date:     | \$ | 372,453.01 |  |
| Retainage: 0 % of Completed Work:       | \$ | -          |  |
| Total Earned less Retainage:            | \$ | 372,453.01 |  |
| Less previous applications for payment: | \$ | 363,993.32 |  |
| SUBTOTAL                                | \$ | 8,459.69   |  |

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

**CURRENT PAYMENT DUE** \$ 8,459.69

Balance to finish, including retainage: \$ 244,496.99

Contract Time Remaining (If applicable) -

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

## Construction Contractor Approval:

Firm Name

Signature

Date

## Engineer/Consultant Approval:

Snyder & Associates, Inc.

Firm Name

Signature

Date

## City of Ankeny Staff Approval

Signature

Date

Submit to:

Email: Phone: Fax:



# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 11/20/2020 | \$ 11,507.38 |
| 2  | 12/21/2020 | \$ 4,701.25  |
| 3  | 1/20/2021  | \$ 17,124.23 |
| 4  | 2/17/2021  | \$16,171.20  |
| 5  | 4/21/2021  | \$ 31,766.00 |
| 6  | 5/26/2021  | \$ 41,264.80 |
| 7  | 6/23/2021  | \$ 20,555.50 |
| 8  | 7/22/2021  | \$ 12,449.65 |
| 9  | 8/25/2021  | \$ 28,090.85 |
| 10 | 9/21/2021  | \$ 36,166.25 |
| 11 | 10/20/2021 | \$ 40,335.75 |
| 12 | 11/23/2021 | \$ 44,528.63 |
| 13 | 12/21/2021 | \$ 35,693.78 |
| 14 | 1/25/2022  | \$ 9,273.07  |
| 15 | 2/24/2022  | \$ 14,364.98 |
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TOTAL \$ 363,993.32

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## Record of Change Orders

| #     | Date     | Amount        |
|-------|----------|---------------|
| 1     | 4/5/2021 | \$ 318,650.00 |
| 2     | 2/7/2022 | \$ 248,000.00 |
| 3     |          |               |
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| 19    |          |               |
| 20    |          |               |
| TOTAL |          | \$ 566,650.00 |

## Contract Time Remaining:

|                          |                  |
|--------------------------|------------------|
| CONTRACT PERIOD:         | CLICK TO CHOOSE  |
| Original Contract Date:  | November 2, 2020 |
| Original Contract Time:  |                  |
| Added by Change Order:   |                  |
| Contract Time to Date:   | 0                |
| Time Used to Date:       |                  |
| Contract Time Remaining: | 0                |



March 24, 2022

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

RE: NW 36TH ST WIDENING - NW ASH DRIVE TO N ANKENY BLVD  
PROGRESS REPORT NO. 16  
S&A PROJECT NO. 120.1005.01

Dear Mr. Lust:

This is the sixteenth progress report for the above referenced project and covers work through March 20, 2022. Our work through this period includes coordinating with City staff, franchise utility coordination, completing right-of-way acquisitions, shop drawing reviews and coordination with the Contractor.

A preconstruction meeting was held on March 9, 2022. The Contractor anticipates beginning construction around the late start date of April 18, 2022.

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 April 4, 2022, 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.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Adam Lust  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 120.1005.01 - 16

Finance Code 992.3992.4210

Finance Project # 992.4210

Vendor # 990

Email

Project 120.1005.01 NW 36th St Widening - NW Ash Drive to N Ankeny Blvd

## Professional Services through March 20, 2022

## Basic Services

## Billing Limits

|                | Current | Prior      | To-Date    |
|----------------|---------|------------|------------|
| Total Billings | 0.00    | 309,199.66 | 309,199.66 |
| Limit          |         |            | 309,200.00 |
| Remaining      |         |            | .34        |

Phase Subtotal 0.00

|                  | Total      | Prior      | Current |
|------------------|------------|------------|---------|
| Billings to Date | 309,199.66 | 309,199.66 | 0.00    |

## Additional Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | .25   | 220.00 | 55.00    |
| Engineer IV        | 6.00  | 136.00 | 816.00   |
| Engineer III       | 11.00 | 124.00 | 1,364.00 |
| Total Services     | 17.25 |        | 2,235.00 |

Total Services 2,235.00

|                | Current  | Prior     | To-Date   |
|----------------|----------|-----------|-----------|
| Total Billings | 2,235.00 | 53,580.41 | 55,815.41 |
| Limit          |          |           | 62,250.00 |
| Remaining      |          |           | 6,434.59  |

Phase Subtotal \$2,235.00

|                  | Total     | Prior     | Current  |
|------------------|-----------|-----------|----------|
| Billings to Date | 55,815.41 | 53,580.41 | 2,235.00 |

## Construction Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 2.00  | 220.00 | 440.00   |
| Principal Engineer | 1.25  | 209.00 | 261.25   |
| Engineer VII       | 8.00  | 165.00 | 1,320.00 |
| Project Manager VI | 6.00  | 157.00 | 942.00   |

REMIT TO: SNYDER &amp; 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                 | 120.1005.01 | Ank-NW36thStWideningNWASHDrtoNAnkBlvd |                | Invoice    | 16                       |
| Engineer IV             |             | 11.00                                 | 136.00         | 1,496.00   |                          |
| Engineer III            |             | 6.50                                  | 124.00         | 806.00     |                          |
| Lead Technician         |             | 1.50                                  | 133.00         | 199.50     |                          |
| Sr. Technician          |             | 2.50                                  | 127.00         | 317.50     |                          |
| Technician VII          |             | 4.00                                  | 109.00         | 436.00     |                          |
| Total Services          |             | 42.75                                 |                | 6,218.25   |                          |
| Total Services          |             |                                       |                |            | 6,218.25                 |
| Fleet Mileage           |             |                                       |                |            | 6.44                     |
| Billing Limits          |             | Current                               | Prior          | To-Date    |                          |
| Total Billings          |             | 6,224.69                              | 1,213.25       | 7,437.94   |                          |
| Limit                   |             |                                       |                | 245,500.00 |                          |
| Remaining               |             |                                       |                | 238,062.06 |                          |
|                         |             |                                       | Phase Subtotal |            | \$6,224.69               |
| Billings to Date        | Total       | Prior                                 | Current        |            |                          |
|                         | 7,437.94    | 1,213.25                              | 6,224.69       |            |                          |
| Amount Due this Invoice |             |                                       |                |            | <u><u>\$8,459.69</u></u> |
| Billings to Date        | Total       | Prior                                 | Current        |            |                          |
|                         | 372,453.01  | 363,993.32                            | 8,459.69       |            |                          |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: Jordan Stoermer





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

ACTION REQUESTED:  
Motion

LEGAL:  
No Review Required

SUBJECT:  
Consider motion to approve Payment #27 in the amount of \$37,535.92 to Snyder & Associates, Inc., for engineering services on the SE Crosswinds Drive - RISE 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                                                                                             |
|  <a href="#">Payment #27</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** SE Crosswinds Drive - RISE  
**Contractor:** Snyder & Associates, Inc.  
**Address:** 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023  
**Finance Budget Code:** 983.3983.4210 **Finance Project Code:** 983.4210  
**Vendor Project or Invoice #:** 119.0290.01 **PO #**  
**Original Contract Date:** April 1, 2019 **Vendor #** 990

**Date of Council Meeting** 4/4/2022 **PAYMENT REQUEST #** 27  
**PAYMENT PERIOD:** From: 10/15/21 through: 03/20/22

## Contract Summary

|                                         |    |            |                     |
|-----------------------------------------|----|------------|---------------------|
| Original Contract Amount:               | \$ | 162,300.00 |                     |
| Net change by Change Orders: Amd #1&2   | \$ | 592,650.00 |                     |
| Contract Amount to Date: (line 1 ± 2)   | \$ |            | 754,950.00          |
| Total completed and stored to date:     | \$ | 541,394.18 |                     |
| Retainage: 0 % of Completed Work:       | \$ | -          |                     |
| Total Earned less Retainage:            | \$ |            | 541,394.18          |
| Less previous applications for payment: | \$ |            | 503,858.26          |
| <b>SUBTOTAL</b>                         |    |            | <b>\$ 37,535.92</b> |

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

**CURRENT PAYMENT DUE** \$ **37,535.92**

Balance to finish, including retainage: \$ 213,555.82

Contract Time Remaining (If applicable) -

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

## Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

Submit to:

Email: Phone: Fax:

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 4/25/2019  | \$ 52,442.90 |
| 2  | 5/23/2019  | \$ 59,143.97 |
| 3  | 6/20/2019  | \$ 45,285.34 |
| 4  | 7/25/2019  | \$ 4,208.21  |
| 5  | 9/25/2019  | \$ 13,086.32 |
| 6  | 10/24/2019 | \$ 5,664.23  |
| 7  | 11/21/2019 | \$ 11,683.03 |
| 8  | 12/18/2019 | \$ 8,381.96  |
| 9  | 1/22/2020  | \$ 2,943.09  |
| 10 | 2/20/2020  | \$ 5,768.16  |
| 11 | 4/21/2020  | \$ 6,321.21  |
| 12 | 5/20/2020  | \$ 7,460.59  |
| 13 | 6/24/2020  | \$ 21,416.94 |
| 14 | 7/22/2020  | \$ 16,201.92 |
| 15 | 8/27/2020  | \$ 55,676.87 |
| 16 | 9/23/2020  | \$ 27,080.35 |
| 17 | 10/20/2020 | \$ 13,634.53 |
| 18 | 11/19/2020 | \$ 6,931.80  |
| 19 | 12/22/2020 | \$ 6,843.64  |
| 20 | 1/20/2021  | \$ 5,145.59  |
| 21 | 2/17/2021  | \$ 14,252.32 |
| 22 | 3/24/2021  | \$ 58,916.57 |
| 23 | 4/22/2021  | \$ 16,490.32 |
| 24 | 5/26/2021  | \$ 25,282.78 |
| 25 | 6/24/2021  | \$ 10,757.50 |
| 26 | 10/20/2021 | \$ 2,838.12  |
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TOTAL \$ 503,858.26

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## Record of Change Orders

| #     | Date      | Amount        |
|-------|-----------|---------------|
| 1     | 9/16/2019 | \$ 187,950.00 |
| 2     | 7/20/2020 | \$ 176,050.00 |
| 3     | 3/7/2022  | \$ 228,650.00 |
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| TOTAL |           | \$ 592,650.00 |

## Contract Time Remaining:

|                          |                 |
|--------------------------|-----------------|
| CONTRACT PERIOD:         | CLICK TO CHOOSE |
| Original Contract Date:  | April 1, 2019   |
| Original Contract Time:  |                 |
| Added by Change Order:   |                 |
| Contract Time to Date:   | 0               |
| Time Used to Date:       |                 |
| Contract Time Remaining: | 0               |





IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Don Clark  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 119.0290.01 - 27

Finance Code= 983.3983.4210  
Finance Project # = 983.4210 Vendor # = 990

Email

Project 119.0290.01 SE Crosswinds Drive-RISE

## Professional Services through March 20, 2022

## Basic Services

## Billing Limits

|                | Current | Prior      | To-Date    |
|----------------|---------|------------|------------|
| Total Billings | 0.00    | 156,063.04 | 156,063.04 |
| Limit          |         |            | 156,100.00 |
| Remaining      |         |            | 36.96      |

Phase Subtotal 0.00

|                  | Total      | Prior      | Current |
|------------------|------------|------------|---------|
| Billings to Date | 156,063.04 | 156,063.04 | 0.00    |

## Additional Services

## Billing Limits

|                | Current | Prior     | To-Date   |
|----------------|---------|-----------|-----------|
| Total Billings | 0.00    | 12,342.83 | 12,342.83 |
| Limit          |         |           | 12,350.00 |
| Remaining      |         |           | 7.17      |

Phase Subtotal 0.00

|                  | Total     | Prior     | Current |
|------------------|-----------|-----------|---------|
| Billings to Date | 12,342.83 | 12,342.83 | 0.00    |

## Construction Services

## Billing Limits

|                | Current | Prior      | To-Date    |
|----------------|---------|------------|------------|
| Total Billings | 0.00    | 159,736.30 | 159,736.30 |
| Limit          |         |            | 181,800.00 |
| Remaining      |         |            | 22,063.70  |

Phase Subtotal 0.00

|                  | Total      | Prior      | Current |
|------------------|------------|------------|---------|
| Billings to Date | 159,736.30 | 159,736.30 | 0.00    |

## P&amp;S

|                  | Total | Prior | Current |
|------------------|-------|-------|---------|
| Billings to Date | 35.60 | 35.60 | 0.00    |

Phase Subtotal 0.00

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

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

|         |             |                         |         |    |
|---------|-------------|-------------------------|---------|----|
| Project | 119.0290.01 | Ank-SECrosswindsDr-RISE | Invoice | 27 |
|---------|-------------|-------------------------|---------|----|

#### Phase 2 Basic Services

|                    | Hours  | Rate   | Amount    |           |
|--------------------|--------|--------|-----------|-----------|
| Principal Engineer | .25    | 214.00 | 53.50     |           |
| Principal Engineer | 8.00   | 203.00 | 1,624.00  |           |
| Engineer VIII      | 10.00  | 169.00 | 1,690.00  |           |
| Engineer VI        | 10.00  | 152.00 | 1,520.00  |           |
| Engineer V         | 95.50  | 142.00 | 13,561.00 |           |
| Engineer IV        | 18.50  | 132.00 | 2,442.00  |           |
| Engineer III       | 30.00  | 120.00 | 3,600.00  |           |
| Engineer I         | 4.50   | 96.00  | 432.00    |           |
| Technician V       | .50    | 85.00  | 42.50     |           |
| Technician IV      | 8.50   | 78.00  | 663.00    |           |
| Technician III     | 19.00  | 66.00  | 1,254.00  |           |
| Technician II      | 5.50   | 58.00  | 319.00    |           |
| Administrative II  | 28.00  | 66.00  | 1,848.00  |           |
| Total Services     | 238.25 |        | 29,049.00 |           |
| Total Services     |        |        |           | 29,049.00 |

| Billing Limits | Current   | Prior      | To-Date    |             |
|----------------|-----------|------------|------------|-------------|
| Total Billings | 29,049.00 | 167,191.97 | 196,240.97 |             |
| Limit          |           |            | 196,250.00 |             |
| Remaining      |           |            | 9.03       |             |
| Phase Subtotal |           |            |            | \$29,049.00 |

| Billings to Date | Total      | Prior      | Current   |
|------------------|------------|------------|-----------|
|                  | 196,240.97 | 167,191.97 | 29,049.00 |

#### Phase 2 Addtl Services

|                    | Hours | Rate   | Amount |        |
|--------------------|-------|--------|--------|--------|
| Technician VII     | 6.00  | 106.00 | 636.00 |        |
| Total Services     | 6.00  |        | 636.00 |        |
| Total Services     |       |        |        | 636.00 |
| Advertising/Legals |       |        | 35.74  |        |
| Plan Distribution  |       |        | 495.00 |        |
| Total Expenses     |       |        |        | 530.74 |

| Billing Limits | Current  | Prior    | To-Date   |            |
|----------------|----------|----------|-----------|------------|
| Total Billings | 1,166.74 | 8,488.52 | 9,655.26  |            |
| Limit          |          |          | 11,250.00 |            |
| Remaining      |          |          | 1,594.74  |            |
| Phase Subtotal |          |          |           | \$1,166.74 |

| Billings to Date | Total    | Prior    | Current  |
|------------------|----------|----------|----------|
|                  | 9,655.26 | 8,488.52 | 1,166.74 |

#### Phase 2 Construction Services

|                    | Hours | Rate   | Amount   |  |
|--------------------|-------|--------|----------|--|
| Principal Engineer | 1.25  | 209.00 | 261.25   |  |
| Project Manager VI | 3.50  | 157.00 | 549.50   |  |
| Engineer V         | 13.25 | 146.00 | 1,934.50 |  |
| Engineer III       | .50   | 124.00 | 62.00    |  |
| Engineer I         | 35.25 | 99.00  | 3,489.75 |  |
| Lead Technician    | 1.50  | 133.00 | 199.50   |  |
| Technician VII     | 4.00  | 109.00 | 436.00   |  |
| Technician VI      | 1.00  | 98.00  | 98.00    |  |

|                                |              |                         |                |                       |                           |
|--------------------------------|--------------|-------------------------|----------------|-----------------------|---------------------------|
| Project                        | 119.0290.01  | Ank-SECrosswindsDr-RISE |                | Invoice               | 27                        |
| Technician IV                  |              | 2.50                    | 80.00          | 200.00                |                           |
| Administrative II              |              | 1.25                    | 68.00          | 85.00                 |                           |
| Total Services                 |              | 64.00                   |                | 7,315.50              |                           |
| <b>Total Services</b>          |              |                         |                |                       | <b>7,315.50</b>           |
| Fleet Mileage                  |              |                         |                |                       | 4.68                      |
| <b>Billing Limits</b>          |              | <b>Current</b>          | <b>Prior</b>   | <b>To-Date</b>        |                           |
| Total Billings                 |              | 7,320.18                | 0.00           | 7,320.18              |                           |
| Limit                          |              |                         |                | 197,200.00            |                           |
| Remaining                      |              |                         |                | 189,879.82            |                           |
|                                |              |                         |                | <b>Phase Subtotal</b> | <b>\$7,320.18</b>         |
| <b>Billings to Date</b>        | <b>Total</b> | <b>Prior</b>            | <b>Current</b> |                       |                           |
|                                | 7,320.18     | 0.00                    | 7,320.18       |                       |                           |
| <b>Amount Due this Invoice</b> |              |                         |                |                       | <b><u>\$37,535.92</u></b> |
| <b>Billings to Date</b>        | <b>Total</b> | <b>Prior</b>            | <b>Current</b> |                       |                           |
|                                | 541,394.18   | 503,858.26              | 37,535.92      |                       |                           |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: Laura Lamberty



March 24, 2022

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

RE: SE CROSSWINDS DRIVE - RISE  
PROGRESS REPORT NO. 27  
S&A PROJECT NO. 119.0290.01

Dear Mr. Clark:

This is the twenty-seventh progress report for the above referenced project and covers work from October 14, 2021, through March 18, 2022. Work invoiced through this period includes Housby Trucking design changes, bid services, and construction services.

The project engineering services costs included on this invoice of \$37,535.92, are 80% eligible /20% ineligible for RISE reimbursement at a rate of 50%. A total of \$15,014.37 would be funded through the RISE Grant.

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 April 4, 2022, 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.





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

ACTION REQUESTED:

Motion

LEGAL:

No Review Required

SUBJECT:

Consider motion to approve Payment #23 in the amount of \$4,111.50 to Snyder & Associates, Inc., for engineering services on the SE Delaware Ave and SE 8th St Widening and Traffic Signalization 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                                                                                             |
|  <a href="#">Payment #23</a> |

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



**Project Title:** SE Delaware Ave and SE 8th St Widening and Traffic Signalization  
**Contractor:** Snyder & Associates, Inc.  
**Address:** 2727 SW Snyder Blvd., PO Box 1159, Ankeny, IA 50023  
**Finance Budget Code:** 965.3965.4210 **Finance Project Code:** 965.4210  
**Vendor Project or Invoice #:** 120.0399.01 **PO #**  
**Original Contract Date:** April 6, 2020 **Vendor #** 990

**Date of Council Meeting** 4/4/2022 **PAYMENT REQUEST #** 23  
**PAYMENT PERIOD:** From: 02/21/22 through: 03/20/22

## Contract Summary

|                                                |    |            |  |
|------------------------------------------------|----|------------|--|
| Original Contract Amount:                      | \$ | 139,600.00 |  |
| Net change by Change Orders: Amd #1            | \$ | 63,800.00  |  |
| Contract Amount to Date: (line 1 ± 2)          | \$ | 203,400.00 |  |
| Total completed and stored to date:            | \$ | 182,018.32 |  |
| Retainage: 0 % of Completed Work:              | \$ | -          |  |
| Total Earned less Retainage:                   | \$ | 182,018.32 |  |
| Less previous applications for payment:        | \$ | 177,906.82 |  |
| SUBTOTAL                                       | \$ | 4,111.50   |  |
| OTHER CHARGES (Please attach an itemized list) | \$ | -          |  |
| CURRENT PAYMENT DUE                            | \$ | 4,111.50   |  |
| Balance to finish, including retainage:        | \$ | 21,381.68  |  |

Contract Time Remaining (If applicable) -

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

## Construction Contractor Approval:

Firm Name

Signature

Date

Engineer/Consultant Approval: Snyder & Associates, Inc.

Firm Name

Signature

Date

City of Ankeny Staff Approval

Signature

Date

**Submit to:**  
**Email:** **Phone:** **Fax:**

Date Printed: 3/24/2022

# APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

## Previous Applications for Payment

| #  | Date       | Amount       |
|----|------------|--------------|
| 1  | 5/21/2020  | \$ 12,845.11 |
| 2  | 6/24/2020  | \$ 11,479.98 |
| 3  | 7/23/2020  | \$ 10,091.00 |
| 4  | 8/27/2020  | \$ 7,228.50  |
| 5  | 9/24/2020  | \$ 7,590.00  |
| 6  | 10/21/2020 | \$ 1,872.00  |
| 7  | 11/19/2020 | \$ 2,844.31  |
| 8  | 12/22/2020 | \$ 11,493.25 |
| 9  | 1/21/2021  | \$ 14,517.93 |
| 10 | 2/17/2021  | \$ 8,908.75  |
| 11 | 3/24/2021  | \$ 4,771.75  |
| 12 | 4/22/2021  | \$ 5,075.28  |
| 13 | 5/26/2021  | \$ 9,443.71  |
| 14 | 6/24/2021  | \$ 11,060.44 |
| 15 | 7/22/2021  | \$ 15,401.07 |
| 16 | 8/25/2021  | \$ 16,197.61 |
| 17 | 9/21/2021  | \$ 9,488.27  |
| 18 | 10/20/2021 | \$ 2,642.89  |
| 19 | 11/23/2021 | \$ 1,762.07  |
| 20 | 12/21/2021 | \$ 2,266.00  |
| 21 | 1/25/2022  | \$ 4,456.90  |
| 22 | 2/24/2022  | \$ 6,470.00  |
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TOTAL \$ 177,906.82

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## Record of Change Orders

| #     | Date     | Amount       |
|-------|----------|--------------|
| 1     | 3/1/2021 | \$ 63,800.00 |
| 2     |          |              |
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| 20    |          |              |
| TOTAL |          | \$ 63,800.00 |

## Contract Time Remaining:

|                          |                 |
|--------------------------|-----------------|
| CONTRACT PERIOD:         | CLICK TO CHOOSE |
| Original Contract Date:  | April 6, 2020   |
| Original Contract Time:  |                 |
| Added by Change Order:   |                 |
| Contract Time to Date:   | 0               |
| Time Used to Date:       |                 |
| Contract Time Remaining: | 0               |





March 24, 2022

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

RE: SE DELAWARE AVENUE AND SE 8<sup>TH</sup> STREET WIDENING AND TRAFFIC  
SIGNALIZATION  
PROGRESS REPORT NO. 23  
S&A PROJECT NO. 120.0399.01

Dear Ms. Hart:

This is the twenty-third progress report for the above referenced project and covers work through March 20, 2022. Our work through this period includes final design of the 2022 fiber optic upgrade project. Final plans for the fiber optic project were submitted to the City on March 9, 2022. Final plans and contract documents were forwarded to potential bidders on March 23, 2022, and quotes will be received by April 7, 2022.

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 April 4, 2022, 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: John Haldeman, P.E., Snyder & Associates, Inc.  
Jordan Stoermer, P.E., Snyder & Associates, Inc.  
Tony Boes, P.E., Snyder & Associates, Inc.



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

## INVOICE FOR PROFESSIONAL SERVICES

March 23, 2022

Leslie Hart  
City of Ankeny  
220 W First Street  
Ankeny, IA 50023-1751

Invoice No: 120.0399.01 - 23

Finance Budget Code 965.3965.4210  
Finance Project Code 965.4210 Vendor 990

Email

Project 120.0399.01 SE Delaware Ave and SE 8th St Widening and Traffic Signalization

## Professional Services through March 20, 2022

## Basic Services

|                    | Hours | Rate   | Amount   |
|--------------------|-------|--------|----------|
| Principal Engineer | 12.50 | 220.00 | 2,750.00 |
| Engineer IV        | 9.00  | 136.00 | 1,224.00 |
| Total Services     | 21.50 |        | 3,974.00 |
| Total Services     |       |        | 3,974.00 |

## Billing Limits

|                | Current  | Prior      | To-Date    |
|----------------|----------|------------|------------|
| Total Billings | 3,974.00 | 100,192.84 | 104,166.84 |
| Limit          |          |            | 108,700.00 |
| Remaining      |          |            | 4,533.16   |
| Phase Subtotal |          |            | \$3,974.00 |

|                  | Total      | Prior      | Current  |
|------------------|------------|------------|----------|
| Billings to Date | 104,166.84 | 100,192.84 | 3,974.00 |

## Additional Services

## Billing Limits

|                | Current | Prior    | To-Date   |
|----------------|---------|----------|-----------|
| Total Billings | 0.00    | 5,175.52 | 5,175.52  |
| Limit          |         |          | 13,100.00 |
| Remaining      |         |          | 7,924.48  |
| Phase Subtotal |         |          | 0.00      |

|                  | Total    | Prior    | Current |
|------------------|----------|----------|---------|
| Billings to Date | 5,175.52 | 5,175.52 | 0.00    |

## Construction Services

|                    | Hours | Rate   | Amount |
|--------------------|-------|--------|--------|
| Principal Engineer | .25   | 220.00 | 55.00  |
| Engineer VII       | .50   | 165.00 | 82.50  |
| Total Services     | .75   |        | 137.50 |
| Total Services     |       |        | 137.50 |

## Billing Limits

|                | Current | Prior     | To-Date   |
|----------------|---------|-----------|-----------|
| Total Billings | 137.50  | 72,538.46 | 72,675.96 |
| Limit          |         |           | 81,600.00 |
| Remaining      |         |           | 8,924.04  |

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                 | 120.0399.01 | Ank-SEDelawareAveandSE8thStWideningTraff |          |  | Invoice           | 23 |
| Phase Subtotal          |             |                                          |          |  | \$137.50          |    |
| Billings to Date        | Total       | Prior                                    | Current  |  |                   |    |
|                         | 72,675.96   | 72,538.46                                | 137.50   |  |                   |    |
|                         |             |                                          |          |  |                   |    |
| Amount Due this Invoice |             |                                          |          |  | <u>\$4,111.50</u> |    |
| Billings to Date        | Total       | Prior                                    | Current  |  |                   |    |
|                         | 182,018.32  | 177,906.82                               | 4,111.50 |  |                   |    |

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: [ar@snyder-associates.com](mailto:ar@snyder-associates.com)

Project Manager: John Haldeman



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Finance

COUNCIL GOAL:

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ACTION REQUESTED:

Motion

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LEGAL:

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SUBJECT:

Consider motion to approve the April 4, 2022 Accounts Payable. (Finance Committee: J. Perry, Chp, J. Ruddy, K. Walter-Ashby)

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

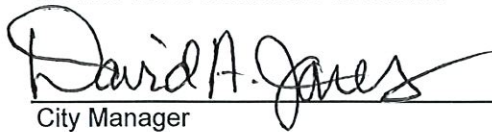
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|-------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                 |
|  <a href="#">AP Recap</a>        |
|  <a href="#">AP Check Report</a> |

**CITY OF ANKENY**  
**ACCOUNTS PAYABLE RECAP**  
**APRIL 4, 2022**

| Fund                                |                                | PAYMENTS               |
|-------------------------------------|--------------------------------|------------------------|
| 100                                 | General Fund                   | \$ 644,702.18          |
| 220                                 | Fire Gift Fund                 | -                      |
| 233                                 | Hotel Motel Tax Fund           | -                      |
| 240                                 | Parks Improvements             | -                      |
| 250                                 | Police Gift Fund               | -                      |
| 260                                 | Road Use Tax Fund              | 109,504.00             |
| 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        | 250.00                 |
| 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               | 299.06                 |
| 510                                 | Water Fund                     | 46,588.44              |
| 520                                 | Water Improvement Fund         | -                      |
| 530                                 | Water Sinking Fund             | -                      |
| 550                                 | Sewer Fund                     | 18,012.81              |
| 560                                 | Sewer Improvement Fund         | -                      |
| 570                                 | Sewer Sinking Fund             | -                      |
| 580                                 | Stormwater Fund                | 4,621.13               |
| 590                                 | Golf Course Fund               | 36,637.05              |
| 600-699                             | Enterprise Project Funds       | 282,896.76             |
| 710                                 | Revolving Fund                 | 70,945.17              |
| 720                                 | Risk Management Fund           | 3,294.81               |
| 730                                 | Health Insurance Fund          | 1,226.27               |
| 770                                 | Sustainability Revolving Loan  | -                      |
| 780                                 | Economic Development Revolving | -                      |
| 790                                 | Equipment Reserve Fund         | -                      |
| 800-890                             | Special Assessments Funds      | -                      |
| 900                                 | BAN/Bond Activity Fund         | -                      |
| 896-998                             | Capital Projects Funds         | 294,225.40             |
| Sub Total                           |                                | \$ 1,513,203.08        |
| Payroll Totals                      |                                | 1,159,050.58           |
| Service Transfers/ACH Drafts        |                                | (180,028.28)           |
| Agenda Payments Approved Separately |                                | (371,412.13)           |
| Grand Total                         |                                | <u>\$ 2,120,813.25</u> |

Honorable Mayor & City Council:

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

  
City Manager

3/31/22  
Date

VENDOR SET: 01 City of Ankeny

BANK: \* ALL BANKS

DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D. | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 008687      | ANKENY AMERICAN LEGION POST 42 |        |               |                   |          |             |                 |                 |
| M-CHECK     | ANKENY AMERICAN LEGION PUNPOST | V      | 3/24/2022     |                   |          | 235922      |                 | 519.88CR        |

| * * 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:        | 1 VOID DEBITS | 0.00           |           |              |
|                     | VOID CREDITS  | 519.88CR       | 519.88CR  | 0.00         |

TOTAL ERRORS: 0

| VENDOR SET: 01 | BANK: | TOTALS: | NO | INVOICE AMOUNT | DISCOUNTS | CHECK AMOUNT |
|----------------|-------|---------|----|----------------|-----------|--------------|
|                |       |         | 1  | 519.88CR       | 0.00      | 0.00         |
| BANK:          |       | TOTALS: | 1  | 519.88CR       | 0.00      | 0.00         |

VENDOR SET: 01 City of Ankeny  
 BANK: APGWB GREAT WESTERN BANK  
 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.  | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|--------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 003985       | 3CMA                           |        |               |                   |          |             |                 |                 |
| I-INV-2588   | 09/2022 3CMA CONFERENCE-AB     | R      | 4/04/2022     | 605.00            |          | 236049      |                 | 605.00          |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 605.00          |
| 001844       | A TECH INC-TCI                 |        |               |                   |          |             |                 |                 |
| I-542064     | 04/01/22-06/30/22 MONITORING   | E      | 4/06/2022     | 3,075.00          |          | 004548      |                 |                 |
| I-542685     | SERVICE CALL - CH              | E      | 4/06/2022     | 100.00            |          | 004548      |                 | 3,175.00        |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,175.00        |
| 006477       | AAA LAWN SERVICES LLC          |        |               |                   |          |             |                 |                 |
| I-2731       | NUISANCE CLEANUP-NW HICKORY LN | E      | 4/06/2022     | 110.00            |          | 004574      |                 | 110.00          |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 110.00          |
| 000003       | ACCO UNLIMITED CORP            |        |               |                   |          |             |                 |                 |
| I-0220894-IN | POOL REAGENTS/CHEM TEST SUPS   | R      | 4/04/2022     | 705.20            |          | 236050      |                 | 705.20          |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 705.20          |
| 000164       | G & S HARDWARE INC             |        |               |                   |          |             |                 |                 |
| I-207686/2   | BRASS KEY - MU                 | R      | 4/04/2022     | 9.87              |          | 236051      |                 | 9.87            |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 9.87            |
| 005541       | ACUSHNET COMPANY               |        |               |                   |          |             |                 |                 |
| I-912710505  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 132.28            |          | 236052      |                 |                 |
| I-912710506  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 276.78            |          | 236052      |                 |                 |
| I-912722218  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 384.21            |          | 236052      |                 |                 |
| I-912732190  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 276.78            |          | 236052      |                 |                 |
| I-912743433  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 276.78            |          | 236052      |                 |                 |
| I-912752209  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 2,116.80          |          | 236052      |                 |                 |
| I-912752210  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 105.84            |          | 236052      |                 |                 |
| I-912752302  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 276.78            |          | 236052      |                 |                 |
| I-912752335  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 941.22            |          | 236052      |                 |                 |
| I-912753033  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 120.04            |          | 236052      |                 |                 |
| I-912767619  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 268.44            |          | 236052      |                 |                 |
| I-912776712  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 58.80             |          | 236052      |                 |                 |
| I-912789206  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 571.56            |          | 236052      |                 |                 |
| I-912801095  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 44.10             |          | 236052      |                 |                 |
| I-912802039  | SPECIAL ORDER MERCH            | R      | 4/04/2022     | 173.56            |          | 236052      |                 |                 |
| I-912813276  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 157.29            |          | 236052      |                 |                 |
| I-912824731  | STOCK MERCH FOR RESALE-OC      | R      | 4/04/2022     | 132.42            |          | 236052      |                 |                 |
| I-912835348  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 132.42            |          | 236052      |                 |                 |
| I-912835352  | STOCK MERCH FOR RESALE-OC      | R      | 4/04/2022     | 799.38            |          | 236052      |                 |                 |
| I-912844277  | SPECIAL ORDER MERCH            | R      | 4/04/2022     | 9.80              |          | 236052      |                 |                 |
| I-912844361  | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 173.56            |          | 236052      |                 | 7,428.84        |
|              | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 7,428.84        |



VENDOR SET: 01 City of Ankeny  
 BANK: APGWB GREAT WESTERN BANK  
 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.       | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000983            | ADVENTURE LIGHTING, INC        |        |               |                   |          |             |                 |                 |
| C-106020          | CR: SWITCHES - FIRE            | E      | 4/06/2022     | 768.64            | CR       | 004543      |                 |                 |
| I-101859A         | LED LIGHTS-FD                  | E      | 4/06/2022     | 1,050.76          |          | 004543      |                 |                 |
| I-102148          | LIGHTS-W. TRAINING ROOM-FD     | E      | 4/06/2022     | 763.58            |          | 004543      |                 |                 |
| I-102148A         | LIGHT SWITCH -FD               | E      | 4/06/2022     | 88.58             |          | 004543      |                 |                 |
| I-103079          | SWITCHES - FIRE                | E      | 4/06/2022     | 414.32            |          | 004543      |                 |                 |
| I-103285          | EXTERIOR LTS-CONCESSIONS       | E      | 4/06/2022     | 75.72             |          | 004543      |                 | 1,624.32        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,624.32        |
| 011374            | AIA CORPORATION                |        |               |                   |          |             |                 |                 |
| I-2B02818368 A    | PADFOLIO W/ POLICE PATCH - PD  | R      | 4/04/2022     | 783.48            |          | 236053      |                 |                 |
| I-2B02818368 B    | PADFOLIO W/ POLICE PATCH - PD  | R      | 4/04/2022     | 43.26             |          | 236053      |                 | 826.74          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 826.74          |
| 000226            | AIRGAS NORTH CENTRAL INC       |        |               |                   |          |             |                 |                 |
| I-9986345653      | CYLINDER RENTAL - PKS          | R      | 4/04/2022     | 33.21             |          | 236054      |                 |                 |
| I-9986345654      | CYLINDER RENTAL - CG           | R      | 4/04/2022     | 795.15            |          | 236054      |                 | 828.36          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 828.36          |
| 009981            | ALL CITY MANAGEMENT SERVICES,  |        |               |                   |          |             |                 |                 |
| I-76195           | 2/27-3/12/22 CROSSING GUARDS   | E      | 4/06/2022     | 196.53            |          | 004589      |                 | 196.53          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 196.53          |
| 000875            | ALL STAR PRO GOLF INC          |        |               |                   |          |             |                 |                 |
| I-INV26227        | STOCK MERCH FOR RESALE         | R      | 4/04/2022     | 442.90            |          | 236055      |                 |                 |
| I-INV26386        | STOCK MERCH FOR RESALE-OC      | R      | 4/04/2022     | 739.81            |          | 236055      |                 | 1,182.71        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,182.71        |
| 011228            | MERRY E AMANN                  |        |               |                   |          |             |                 |                 |
| I-03/2022-04/2022 | 03/22-04/22 TAI CHI CLASSES    | E      | 4/06/2022     | 200.00            |          | 004618      |                 | 200.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 200.00          |
| 009262            | AMAZON CAPITAL SERVICES INC    |        |               |                   |          |             |                 |                 |
| I-1141-J6Y9-QPYL  | HEADSET - UTILITY BILLING      | E      | 4/06/2022     | 267.84            |          | 004584      |                 |                 |
| I-11G6-9PD3-RJGP  | BEATS AND EATS SUPPLIES-P&R    | E      | 4/06/2022     | 299.51            |          | 004584      |                 |                 |
| I-133K-XLKW-Y99J  | COLORING BKS/CRAYONS/BGS-P&R   | E      | 4/06/2022     | 78.74             |          | 004584      |                 |                 |
| I-13KC-T46F-H1TX  | WORK BOOTS - MU                | E      | 4/06/2022     | 123.99            |          | 004584      |                 |                 |
| I-146G-MW4R-CMM1  | EXTENSION CORD/COFFEE - PW     | E      | 4/06/2022     | 54.82             |          | 004584      |                 |                 |
| I-147W-GQXM-Q3RR  | LABEL MAKER - HR               | E      | 4/06/2022     | 61.93             |          | 004584      |                 |                 |
| I-1496-XRQD-QMLV  | LIQUID HAND SOAP PUMP - PD     | E      | 4/06/2022     | 53.10             |          | 004584      |                 |                 |
| I-149C-KTHT-C4L4  | USB WALL CHARGERS - PD         | E      | 4/06/2022     | 29.49             |          | 004584      |                 |                 |
| I-16MX-39LW-RYDG  | MOUSE - FD                     | E      | 4/06/2022     | 57.36             |          | 004584      |                 |                 |
| I-1DWM-JDKG-GXMV  | SWEATSHIRT/GLOVES - MU         | E      | 4/06/2022     | 200.06            |          | 004584      |                 |                 |
| I-1FVW-G4RR-43JV  | GALAXY TAB S7 CASE - IT        | E      | 4/06/2022     | 215.92            |          | 004584      |                 |                 |
| I-1G77-MHDT-LPFP  | DODGEBALLS-P&R                 | E      | 4/06/2022     | 138.09            |          | 004584      |                 |                 |
| I-1M9P-JT7T-69RK  | FTBL TRNG TARGET-P&R           | E      | 4/06/2022     | 128.01            |          | 004584      |                 |                 |
| I-1XTK-FD4L-6MGQ  | SLDRING IRN/HAND CRANK REEL-PW | E      | 4/06/2022     | 326.91            |          | 004584      |                 | 2,035.77        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,035.77        |

VENDOR SET: 01 City of Ankeny  
 BANK: APGWB GREAT WESTERN BANK  
 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.          | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|----------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 010761               | AMAZON.COM CORPORATE CREDIT    |        |               |                   |          |             |                 |                 |
| C-1141-J6Y9-QPYL     | CR: UNAPPLIED PAYMENT 3/23/22  | E      | 4/06/2022     | 267.84CR          |          | 004593      |                 |                 |
| I-433499548397       | MISC BOOKS - KL                | E      | 4/06/2022     | 13.45             |          | 004593      |                 |                 |
| I-438377966675       | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 12.93             |          | 004593      |                 |                 |
| I-459564475354       | MULTIMEDIA - KL                | E      | 4/06/2022     | 49.98             |          | 004593      |                 |                 |
| I-486847376498       | BOOKS -KL                      | E      | 4/06/2022     | 41.34             |          | 004593      |                 |                 |
| I-539963967376       | MISC BOOKS - KL                | E      | 4/06/2022     | 15.43             |          | 004593      |                 |                 |
| I-558877958693       | MISC BOOKS - KL                | E      | 4/06/2022     | 59.44             |          | 004593      |                 |                 |
| I-657543874367       | BROOMBRSH/COFFE/PENCILS-KL     | E      | 4/06/2022     | 48.96             |          | 004593      |                 |                 |
| I-687996544676       | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 82.34             |          | 004593      |                 |                 |
| I-753695947759       | MISC BOOKS - KL                | E      | 4/06/2022     | 17.75             |          | 004593      |                 |                 |
| I-767538469393       | MISC BOOKS-KL                  | E      | 4/06/2022     | 50.38             |          | 004593      |                 |                 |
| I-775539995337       | MISC BOOKS - KL                | E      | 4/06/2022     | 109.06            |          | 004593      |                 |                 |
| I-787557957533       | MISC BOOKS - KL                | E      | 4/06/2022     | 235.21            |          | 004593      |                 |                 |
| I-875593875543       | PAPER PUNCH -KL                | E      | 4/06/2022     | 25.99             |          | 004593      |                 |                 |
| I-935866398866       | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 84.87             |          | 004593      |                 | 579.29          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 579.29          |
| 007835               | AMERICAN RED CROSS-TRAINING SV |        |               |                   |          |             |                 |                 |
| I-22411097           | 3/12/22 ADULT/PED CPR -AC      | R      | 4/04/2022     | 175.00            |          | 236056      |                 |                 |
| I-22411860           | LIFEGUARDING INSTRUCTOR-AC     | R      | 4/04/2022     | 120.00            |          | 236056      |                 | 295.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 295.00          |
| 000893               | AMERIGROUP                     |        |               |                   |          |             |                 |                 |
| I-AFD23810           | REFUND                         | R      | 4/04/2022     | 158.33            |          | 236057      |                 | 158.33          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 158.33          |
| 008687               | ANKENY AMERICAN LEGION POST 42 |        |               |                   |          |             |                 |                 |
| I-186-WMR-22 NEW     | FLAGS - PD                     | R      | 4/04/2022     | 496.35            |          | 236058      |                 |                 |
| I-187-WMR-22REISSUED | FLAGS - FD                     | R      | 4/04/2022     | 332.90            |          | 236058      |                 | 829.25          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 829.25          |
| 000012               | MILLENNIUM II CORPORATION      |        |               |                   |          |             |                 |                 |
| I-1045090            | FORKLIFT TANK FILL - PW        | R      | 4/04/2022     | 30.87             |          | 236059      |                 |                 |
| I-1045305            | WIRE WHEEL - PRSC              | R      | 4/04/2022     | 18.90             |          | 236059      |                 |                 |
| I-1045346            | HARDHAT/BAR/CHN/SKT/SCRW-PKS   | R      | 4/04/2022     | 102.74            |          | 236059      |                 |                 |
| I-1045417            | GALV BSHING-COMPRESSOR-PKS     | R      | 4/04/2022     | 14.46             |          | 236059      |                 |                 |
| I-1046082            | RR START UP SUPPLIES-PKS       | R      | 4/04/2022     | 79.80             |          | 236059      |                 |                 |
| I-1046106            | RR START UP SUPPLIES - PKS     | R      | 4/04/2022     | 38.59             |          | 236059      |                 |                 |
| I-1046404            | MIRACLE LEAGUE STARTUP-PKS     | R      | 4/04/2022     | 14.83             |          | 236059      |                 |                 |
| I-1046407            | BOCCE BALL GATE SUPPLIES -P&R  | R      | 4/04/2022     | 50.11             |          | 236059      |                 |                 |
| I-1046993            | BROOM/MOP/OUTLET-PRSC          | R      | 4/04/2022     | 85.85             |          | 236059      |                 |                 |
| I-1047166            | PARK RR STARTUP - PKS          | R      | 4/04/2022     | 35.69             |          | 236059      |                 |                 |
| I-1047241            | SOCKET- PD                     | R      | 4/04/2022     | 12.33             |          | 236059      |                 |                 |
| I-1047318            | KYBO ENCLOSURE HARDWARE-PKS    | R      | 4/04/2022     | 40.99             |          | 236059      |                 |                 |
| I-1047372            | FG QUICK/BLK SHARPIES-PRSC     | R      | 4/04/2022     | 19.70             |          | 236059      |                 |                 |
| I-1047501            | POWER BIT/HILLMAN - PKS        | R      | 4/04/2022     | 20.30             |          | 236059      |                 |                 |
| I-1047572            | BATTERIES - OC MAINT           | R      | 4/04/2022     | 16.88             |          | 236059      |                 |                 |
| I-1047648            | STAINING RAGS/PUSH CAP -PRSC   | R      | 4/04/2022     | 13.78             |          | 236059      |                 | 595.82          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 595.82          |

VENDOR SET: 01 City of Ankeny  
 BANK: APGWB GREAT WESTERN BANK  
 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.          | NAME                          | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|----------------------|-------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 011363               | AQUA SEAL RESURFACING, LLC    |        |               |                   |          |             |                 |                 |
| I-2668               | SLIDE PAD WORK - AC           | E      | 4/06/2022     | 13,491.00         |          | 004597      |                 |                 |
| I-2672               | SLIDE PAD WORK-AC             | E      | 4/06/2022     | 1,242.50          |          | 004597      |                 | 14,733.50       |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 14,733.50       |
| 009326               | RYAN ARENDSE                  |        |               |                   |          |             |                 |                 |
| I-03/06/2022MEAL     | 3/6/22 MEAL REIMBURSEMENT     | E      | 4/06/2022     | 30.00             |          | 004609      |                 | 30.00           |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 30.00           |
| 000057               | ARNOLD MOTOR SUPPLY           |        |               |                   |          |             |                 |                 |
| I-15NV114955         | MIST-N-SHINE - PW             | R      | 4/04/2022     | 69.99             |          | 236060      |                 |                 |
| I-15NV1154151        | TEE WRAP - PRSC               | R      | 4/04/2022     | 202.74            |          | 236060      |                 |                 |
| I-15NV115514         | END CAP FILTER WRENCH - CG    | R      | 4/04/2022     | 10.29             |          | 236060      |                 |                 |
| I-15NV115874         | UNIT #811 SPARK PLUG          | R      | 4/04/2022     | 8.07              |          | 236060      |                 |                 |
| I-15NV115977         | IMP HEX BLK - MU              | R      | 4/04/2022     | 13.69             |          | 236060      |                 |                 |
| I-15NV116381         | TEE WRAP - PRSC               | R      | 4/04/2022     | 101.37            |          | 236060      |                 |                 |
| I-15NV116608         | TEE WRAP/CABLE TIES -PRSC     | R      | 4/04/2022     | 141.37            |          | 236060      |                 |                 |
| I-15NV116644         | UNIT 812 SPARK PLUGS/CONV     | R      | 4/04/2022     | 18.63             |          | 236060      |                 | 566.15          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 566.15          |
| 002625               | PHILIP L ASCHEMAN PHD         |        |               |                   |          |             |                 |                 |
| I-3/30/2022          | PRE-EMP PSYCH EVALS - PD      | R      | 4/04/2022     | 1,275.00          |          | 236061      |                 | 1,275.00        |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 1,275.00        |
| 004068               | ASPEN EQUIPMENT CO            |        |               |                   |          |             |                 |                 |
| I-40042844           | OSHA & DOT INSPECTIONS-TRFC   | E      | 4/06/2022     | 919.57            |          | 004559      |                 |                 |
| I-40042845           | OSHA & DOT INSPECTIONS - TRFC | E      | 4/06/2022     | 889.09            |          | 004559      |                 | 1,808.66        |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 1,808.66        |
| 011394               | ASSET PROTECTION UNIT INC     |        |               |                   |          |             |                 |                 |
| I-AFD24459           | REFUND                        | R      | 4/04/2022     | 48.80             |          | 236062      |                 | 48.80           |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 48.80           |
| 010499               | SIMRAN AULAKH                 |        |               |                   |          |             |                 |                 |
| I-03/22-04/22CLASSES | 3/22-4/22 BOOTCAMPs           | E      | 4/06/2022     | 400.00            |          | 004616      |                 | 400.00          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 400.00          |
| 006249               | AUTO ZONE PARTS INC           |        |               |                   |          |             |                 |                 |
| I-3945264654         | UNIT #222 BATTERY             | R      | 4/04/2022     | 12.79             |          | 236063      |                 | 12.79           |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 12.79           |
| 008057               | BACKFLOW SOLUTIONS INC        |        |               |                   |          |             |                 |                 |
| I-6970               | INSERT IRRIGATION NOTICE - MU | R      | 4/04/2022     | 625.00            |          | 236064      |                 | 625.00          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 625.00          |

VENDOR SET: 01 City of Ankeny  
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 DATE RANGE: 3/24/2022 THRU 4/06/2022

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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000067              | BAKER & TAYLOR INC             |        |               |                   |          |             |                 |                 |
| I-2036596504        | MISC BOOKS - KL                | E      | 4/06/2022     | 1,265.22          |          | 004528      |                 |                 |
| I-2036602270        | MISC BOOKS - KL                | E      | 4/06/2022     | 381.96            |          | 004528      |                 |                 |
| I-2036605434        | MISC BOOKS -KL                 | E      | 4/06/2022     | 178.53            |          | 004528      |                 |                 |
| I-2036620771        | MISC BOOKS -KL                 | E      | 4/06/2022     | 379.40            |          | 004528      |                 |                 |
| I-2036624184        | MISC BOOKS -KL                 | E      | 4/06/2022     | 258.81            |          | 004528      |                 |                 |
| I-H60586330         | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 100.05            |          | 004528      |                 |                 |
| I-H60586331         | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 13.99             |          | 004528      |                 |                 |
| I-H60747080         | MISC MULTIMEDIA - KL           | E      | 4/06/2022     | 111.95            |          | 004528      |                 | 2,689.91        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,689.91        |
| 009053              | AMY BAKER                      |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS   | 12/21-03/22FITNESS REIMBRSMNT  | E      | 4/06/2022     | 48.00             |          | 004608      |                 | 48.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 48.00           |
| 002479              | AMIN BAKRI                     |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS   | 01/22-03/22 FITNESS REIMBRSMNT | R      | 4/04/2022     | 36.00             |          | 236065      |                 | 36.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 006127              | BATTERIES PLUS BULBS #203      |        |               |                   |          |             |                 |                 |
| I-P49819809         | 12V LEADS - MU                 | R      | 4/04/2022     | 66.94             |          | 236066      |                 |                 |
| I-P49859794         | BATTERY - TRFC                 | R      | 4/04/2022     | 16.53             |          | 236066      |                 | 83.47           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 83.47           |
| 005864              | JACOB BEACH                    |        |               |                   |          |             |                 |                 |
| I-03/18/2022EMSRNWL | 03/18/2022 EMS RENEWAL         | E      | 4/06/2022     | 25.00             |          | 004600      |                 | 25.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 25.00           |
| 005950              | BLACKSTONE AUDIO INC           |        |               |                   |          |             |                 |                 |
| I-2030268           | MULTIMEDIA/SHELF SVCS - KL     | R      | 4/04/2022     | 186.51            |          | 236067      |                 |                 |
| I-2031023           | MULTIMEDIA/SHELF SVCS-KL       | R      | 4/04/2022     | 235.28            |          | 236067      |                 | 421.79          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 421.79          |
| 009415              | LANIE BOAS                     |        |               |                   |          |             |                 |                 |
| I-3/22/2022         | SAFETY BOOTS REIMBURSEMENT     | E      | 4/06/2022     | 140.00            |          | 004610      |                 | 140.00          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 140.00          |
| 001136              | BOLTON & HAY INC               |        |               |                   |          |             |                 |                 |
| I-1635190           | SNOW CONE MACHINE-AC           | R      | 4/04/2022     | 1,135.00          |          | 236068      |                 | 1,135.00        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,135.00        |
| 009487              | BOOT BARN INC                  |        |               |                   |          |             |                 |                 |
| C-CRE00005168       | CR: BOOTS - T. WESTBERG        | E      | 4/06/2022     | 144.49CR          |          | 004588      |                 |                 |
| I-INV00153265       | BOOTS - T. WESTBERG            | E      | 4/06/2022     | 144.49            |          | 004588      |                 |                 |
| I-INV00158404       | BIBERALL - MU                  | E      | 4/06/2022     | 179.99            |          | 004588      |                 |                 |
| I-INV00158918       | JACKET/OVRL/ MUCK BOOTS-PW     | E      | 4/06/2022     | 314.98            |          | 004588      |                 |                 |
| I-INV00158919       | BOOTS - T. WESTBERG            | E      | 4/06/2022     | 140.00            |          | 004588      |                 | 634.97          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 634.97          |



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|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 005174            | BOUND TREE MEDICAL LLC         |        |               |                   |          |             |                 |                 |
| I-84437541        | EMS SUPPLIES                   | R      | 4/04/2022     | 720.00            |          | 236069      |                 |                 |
| I-84437542        | EMS SUPPLIES                   | R      | 4/04/2022     | 68.22             |          | 236069      |                 |                 |
| I-84439434        | EMS SUPPLIES                   | R      | 4/04/2022     | 197.52            |          | 236069      |                 |                 |
| I-84441539        | EMS SUPPLIES                   | R      | 4/04/2022     | 60.72             |          | 236069      |                 |                 |
| I-84443682        | EMS SUPPLIES                   | R      | 4/04/2022     | 44.70             |          | 236069      |                 |                 |
| I-84445829        | EMS SUPPLIES                   | R      | 4/04/2022     | 604.80            |          | 236069      |                 |                 |
| I-84445830        | EMS SUPPLIES                   | R      | 4/04/2022     | 26.82             |          | 236069      |                 |                 |
| I-84447733        | EMS SUPPLIES                   | R      | 4/04/2022     | 9.98              |          | 236069      |                 | 1,732.76        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,732.76        |
| 004334            | JARED BRIGHT                   |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22 FITNESS REMBRSMNT  | E      | 4/06/2022     | 36.00             |          | 004560      |                 | 36.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 008929            | JULIE BROADHEAD                |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-02/22 FITNESS REIMBRSMNT | R      | 4/04/2022     | 24.00             |          | 236070      |                 | 24.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 24.00           |
| 009566            | VARSITY BRANDS HOLDING CO., IN |        |               |                   |          |             |                 |                 |
| I-916347810       | BASKETBALLS - PARKS            | R      | 4/04/2022     | 350.88            |          | 236071      |                 | 350.88          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 350.88          |
| 008738            | BULB GUY LIGHTING              |        |               |                   |          |             |                 |                 |
| I-16974           | BULBS -FD                      | R      | 4/04/2022     | 137.70            |          | 236072      |                 | 137.70          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 137.70          |
| 010861            | CALIBER HOLDINGS LLC           |        |               |                   |          |             |                 |                 |
| I-1454000957      | UNIT #104 REPAIRS              | E      | 4/06/2022     | 3,294.81          |          | 004594      |                 | 3,294.81        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,294.81        |
| 000385            | CAPITAL CITY EQUIPMENT CO      |        |               |                   |          |             |                 |                 |
| I-24240D          | LIGHT BULBS - PKS              | E      | 4/06/2022     | 37.55             |          | 004536      |                 |                 |
| I-24243D          | UNIT #234 FUEL FILTER          | E      | 4/06/2022     | 176.94            |          | 004536      |                 |                 |
| I-R24239D         | UNIT #202 TRUCK CUSHION        | E      | 4/06/2022     | 304.69            |          | 004536      |                 | 519.18          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 519.18          |
| 000453            | CARQUEST AUTO PARTS            |        |               |                   |          |             |                 |                 |
| I-2330-735255     | TORQUE WRENCH - MU             | R      | 4/04/2022     | 36.79             |          | 236073      |                 |                 |
| I-2330-736243     | FUEL STATION FILTER            | R      | 4/04/2022     | 11.19             |          | 236073      |                 | 47.98           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 47.98           |
| 004613            | CENTRAL IOWA DISTRIBUTING      |        |               |                   |          |             |                 |                 |
| I-223475          | JANITORIAL SUPPLIES-PRSC       | E      | 4/06/2022     | 417.00            |          | 004562      |                 |                 |
| I-223718          | JANITORIAL SUPPLIES            | E      | 4/06/2022     | 1,802.00          |          | 004562      |                 | 2,219.00        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,219.00        |

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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 008864              | CENTRAL PUMP AND MOTOR LLC     |        |               |                   |          |             |                 |                 |
| I-4662              | PUMP WORK-OC                   | R      | 4/04/2022     | 8,972.11          |          | 236074      |                 | 8,972.11        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 8,972.11        |
| 003072              | QWEST CORPORATION              |        |               |                   |          |             |                 |                 |
| I-03/04/2022        | 03/04/2022 STATEMENT - TRFC    | R      | 4/04/2022     | 100.89            |          | 236075      |                 | 100.89          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 100.89          |
| 000426              | CERTIFIED POWER INC            |        |               |                   |          |             |                 |                 |
| I-40513371          | UNIT #224 HOSE                 | R      | 4/04/2022     | 462.00            |          | 236076      |                 |                 |
| I-40513433          | HARNESS ADPTR/BRCKT/SPACER-PW  | R      | 4/04/2022     | 722.16            |          | 236076      |                 |                 |
| I-40513562          | JOYSTICK - PW                  | R      | 4/04/2022     | 931.77            |          | 236076      |                 | 2,115.93        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,115.93        |
| 008999              | CHRISTIAN PRINTERS INC         |        |               |                   |          |             |                 |                 |
| I-82037             | FINAL-CITY GUIDE PRINTING      | E      | 4/06/2022     | 15,021.00         |          | 004582      |                 | 15,021.00       |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 15,021.00       |
| 002659              | CI TECHNOLOGIES, INC.          |        |               |                   |          |             |                 |                 |
| I-5021              | BLUETEAM ANNUAL MAINT          | R      | 4/04/2022     | 1,050.00          |          | 236077      |                 | 1,050.00        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,050.00        |
| 004002              | CINTAS CORPORATION             |        |               |                   |          |             |                 |                 |
| I-4112248547        | 3/02/22 SVCS - WASTE WATER     | R      | 4/04/2022     | 131.50            |          | 236078      |                 |                 |
| I-4112750826        | 3/08/22 SVCS - STREETS         | R      | 4/04/2022     | 378.20            |          | 236078      |                 |                 |
| I-4112750833        | 3/08/22 SVCS - WATER           | R      | 4/04/2022     | 168.37            |          | 236078      |                 |                 |
| I-4112939005        | 3/09/22 SVCS - WASTE WATER     | R      | 4/04/2022     | 126.25            |          | 236078      |                 |                 |
| I-4113511881        | MAT/UNIFORM RENTALS - PKS      | R      | 4/04/2022     | 107.26            |          | 236078      |                 |                 |
| I-4113511919        | 3/15/22 SVCS - STREETS         | R      | 4/04/2022     | 378.20            |          | 236078      |                 |                 |
| I-4113511934        | MATS - LAKESIDE CENTER         | R      | 4/04/2022     | 16.24             |          | 236078      |                 |                 |
| I-4113612930        | 3/16/22 SVCS - WASTE WATER     | R      | 4/04/2022     | 131.50            |          | 236078      |                 |                 |
| I-4113736223        | MAT RENTALS - KL               | R      | 4/04/2022     | 63.20             |          | 236078      |                 |                 |
| I-4113736554        | MATS/UNIFORM RENTALS - OC      | R      | 4/04/2022     | 36.20             |          | 236078      |                 |                 |
| I-4114174914        | 3/22/22 SVCS - WATER           | R      | 4/04/2022     | 168.52            |          | 236078      |                 |                 |
| I-4114174922        | MAT/UNIFORM SERVICES-PKS       | R      | 4/04/2022     | 128.04            |          | 236078      |                 |                 |
| I-4114425160        | MAT SERVICES - KL              | R      | 4/04/2022     | 63.20             |          | 236078      |                 |                 |
| I-4114425521        | RUG / UNIFORM SERVICES-OC      | R      | 4/04/2022     | 56.97             |          | 236078      |                 | 1,953.65        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,953.65        |
| 002081              | CITY OF DAVENPORT              |        |               |                   |          |             |                 |                 |
| I-4/14/2022 LIPPERT | ART OF READING SMOKE-C LIPPERT | R      | 4/04/2022     | 50.00             |          | 236079      |                 | 50.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 50.00           |

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|--------------|---------------------------------------|--------|-----------------------|-------------------|----------|-------------|-----------------|-----------------|
| 007852       | LEE COLE                              |        |                       |                   |          |             |                 |                 |
| I-03/2022    | MAGIC 03/2022 MAGIC CAMP              | R      | 4/04/2022             | 490.00            |          | 236080      |                 | 490.00          |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 490.00          |
| 002566       | CONSTRUCTION & AGGREGATE              |        |                       |                   |          |             |                 |                 |
| I-0350984-IN | MILL HOSE/CLAMP - PW                  | E      | 4/06/2022             | 170.00            |          | 004554      |                 | 170.00          |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 170.00          |
| 009277       | CONVERGE ONE INC                      |        |                       |                   |          |             |                 |                 |
| I-IE9089076  | MERAKI 1000BASE-T COP SFP             | E      | 4/06/2022             | 272.60            |          | 004585      |                 | 272.60          |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 272.60          |
| 005586       | TROY L CORY                           |        |                       |                   |          |             |                 |                 |
| I-03/09/2022 | PARARNWL 03/09/22 PARAMEDIC RENEWAL   | R      | 4/04/2022             | 25.00             |          | 236081      |                 | 25.00           |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 25.00           |
| 009829       | CRITERIA CORPORATION                  |        |                       |                   |          |             |                 |                 |
| I-42172      | PRE-EMP ONLINE TESTING SERVICE        | R      | 4/04/2022             | 3,498.00          |          | 236082      |                 | 3,498.00        |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 3,498.00        |
| 001654       | CUMMINS, INC                          |        |                       |                   |          |             |                 |                 |
| C-J1-65152   | CREDIT CR: WATER DELAWARE GEN-WARRNTY | R      | 4/04/2022             | 39.40CR           |          | 236083      |                 |                 |
| I-J4-2345    | OTTER CREEK GEN INSPECTION            | R      | 4/04/2022             | 209.77            |          | 236083      |                 |                 |
| I-J4-2346    | CITY HALL GEN INSPECTION              | R      | 4/04/2022             | 229.76            |          | 236083      |                 |                 |
| I-J4-2347    | FS#1 GEN INSPECTION                   | R      | 4/04/2022             | 201.64            |          | 236083      |                 |                 |
| I-J4-2348    | FS#3 GEN INSPECTION                   | R      | 4/04/2022             | 276.21            |          | 236083      |                 |                 |
| I-J4-2350    | FS#1 GEN INSPECTION                   | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-2351    | PSB GEN INSPECTION                    | R      | 4/04/2022             | 266.15            |          | 236083      |                 |                 |
| I-J4-2353    | IRVINDALE WATER GEN INSPECTION        | R      | 4/04/2022             | 266.15            |          | 236083      |                 |                 |
| I-J4-2869    | PUBLIC WORKS GEN INSPECTION           | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-2871    | DELAWARE WATER GEN INSPECTION         | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-2872    | POLICE GEN INSPECTION                 | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-2873    | WASTE WATER GEN INSPECTION            | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-3114    | FS#2 GEN INSPECTION                   | R      | 4/04/2022             | 205.96            |          | 236083      |                 |                 |
| I-J4-3116    | MAGAZINE RD WATER GEN INSPCTN         | R      | 4/04/2022             | 205.96            |          | 236083      |                 | 2,852.00        |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 2,852.00        |
| 007254       | CUTTER & BUCK                         |        |                       |                   |          |             |                 |                 |
| I-0096038757 | STOCK MERCH FOR RESALE                | R      | 4/04/2022             | 47.79             |          | 236084      |                 |                 |
| I-0096059094 | STOCK MERCH FOR RESALE-OC             | R      | 4/04/2022             | 2,452.65          |          | 236084      |                 |                 |
| I-0096063216 | STOCK MERCH FOR RESALE                | R      | 4/04/2022             | 612.13            |          | 236084      |                 |                 |
| I-0096065151 | STOCK MERCH FOR RESALE                | R      | 4/04/2022             | 444.22            |          | 236084      |                 | 3,556.79        |
|              |                                       |        | *** VENDOR TOTALS *** |                   |          | 1 CHECKS    |                 | 3,556.79        |

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|---------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000146        | CENTURY HOMES CO               |        |               |                   |          |             |                 |                 |
| I-0540401-IN  | ACCUPRO 2000 SPRADER-PRSC      | R      | 4/04/2022     | 635.00            |          | 236085      |                 |                 |
| I-0540548-IN  | FLOWZONE CYCLONE - PW          | R      | 4/04/2022     | 320.00            |          | 236085      |                 |                 |
| I-0540654-IN  | CREW 50 LB BAGS-PKS            | R      | 4/04/2022     | 990.00            |          | 236085      |                 | 1,945.00        |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,945.00        |
| 011392        | WESTERN FIRE CHIEFS ASSOCIATIO |        |               |                   |          |             |                 |                 |
| I-002312      | EMPLOYMENT ADS - HR            | R      | 4/04/2022     | 688.50            |          | 236086      |                 | 688.50          |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 688.50          |
| 001003        | ED DANIELS                     |        |               |                   |          |             |                 |                 |
| I-104148      | FILTERS - KL                   | E      | 4/06/2022     | 635.84            |          | 004545      |                 |                 |
| I-104149      | FILTERS - OC                   | E      | 4/06/2022     | 352.69            |          | 004545      |                 |                 |
| I-104150      | FILTERS - FS #3                | E      | 4/06/2022     | 61.70             |          | 004545      |                 |                 |
| I-104151      | FILTERS - FS #2                | E      | 4/06/2022     | 66.28             |          | 004545      |                 |                 |
| I-104152      | FILTERS - FS#1                 | E      | 4/06/2022     | 263.66            |          | 004545      |                 | 1,380.17        |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,380.17        |
| 003518        | INFOUSA MARKETING, INC         |        |               |                   |          |             |                 |                 |
| I-10003937250 | CITY DIRECTORIES -KL           | R      | 4/04/2022     | 610.00            |          | 236087      |                 | 610.00          |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 610.00          |
| 003099        | DELL MARKETING L P             |        |               |                   |          |             |                 |                 |
| I-10568055910 | DELL IDRAC9 ENTERPRISE         | R      | 4/04/2022     | 238.62            |          | 236088      |                 |                 |
| I-10571321700 | MONITORS - IT                  | R      | 4/04/2022     | 485.42            |          | 236088      |                 |                 |
| I-10572663291 | END OF FY22 MONITORS           | R      | 4/04/2022     | 2,912.52          |          | 236088      |                 | 3,636.56        |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,636.56        |
| 011357        | DELTA INDUSTRIES, INC          |        |               |                   |          |             |                 |                 |
| I-176789      | AIR FLTR/FAN/EXHAUST SLNCR-PW  | E      | 4/06/2022     | 2,265.24          |          | 004596      |                 | 2,265.24        |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,265.24        |
| 000605        | DEMCO INC                      |        |               |                   |          |             |                 |                 |
| I-7092552     | JKT CVR/TAPE/CASES/ALBUMS-KL   | E      | 4/06/2022     | 354.90            |          | 004540      |                 |                 |
| I-7099029     | CD JEWEL BOX - KL              | E      | 4/06/2022     | 57.08             |          | 004540      |                 | 411.98          |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 411.98          |
| 004623        | DES MOINES AREA MPO            |        |               |                   |          |             |                 |                 |
| I-1019        | FY22 4TH QUARTER DUES          | R      | 4/04/2022     | 2,545.75          |          | 236089      |                 | 2,545.75        |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,545.75        |
| 000758        | DES MOINES IRON & SUPPLY CO    |        |               |                   |          |             |                 |                 |
| I-1904664057  | IRON-KYBO ENCLOSURE - PKS      | R      | 4/04/2022     | 546.59            |          | 236090      |                 | 546.59          |
|               | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 546.59          |



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|----------------------|-------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000843               | THE DES MOINES REGISTER       |        |               |                   |          |             |                 |                 |
| I-0004460115         | 02/2022 LEGAL PUBLICATIONS    | E      | 4/06/2022     | 3,724.12          |          | 004542      |                 | 3,724.12        |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 3,724.12        |
| 000161               | DEWEY FORD INC                |        |               |                   |          |             |                 |                 |
| I-582136 FOW         | UNIT #116 RING SEAL           | R      | 4/04/2022     | 2.23              |          | 236091      |                 |                 |
| I-582208 FOW         | UNIT #117 ANTI-FREEZE         | R      | 4/04/2022     | 14.96             |          | 236091      |                 | 17.19           |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 17.19           |
| 004568               | DOLL DISTRIBUTING LLC         |        |               |                   |          |             |                 |                 |
| I-133107             | ALCOHOL FOR RESALE-HWKY       | E      | 4/06/2022     | 1,128.50          |          | 004561      |                 | 1,128.50        |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 1,128.50        |
| 002143               | DOORS INC                     |        |               |                   |          |             |                 |                 |
| I-317106             | WOMENS RR DOOR REPAIRS-PRSC   | E      | 4/06/2022     | 360.00            |          | 004550      |                 | 360.00          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 360.00          |
| 000299               | DRA PROPERTIES LC             |        |               |                   |          |             |                 |                 |
| I-03/2022 TEMP ESMT  | 03/2022 TEMPORARY EASEMENT    | R      | 4/04/2022     | 420.00            |          | 236092      |                 | 420.00          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 420.00          |
| 008555               | DYNAMIC BRANDS LLC            |        |               |                   |          |             |                 |                 |
| I-INV1534143         | STOCK MERCH FOR RESALE-OC     | R      | 4/04/2022     | 270.00            |          | 236093      |                 | 270.00          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 270.00          |
| 002155               | EASY PICKER GOLF PRODUCTS INC |        |               |                   |          |             |                 |                 |
| I-0172901-IN         | GASKET/DRAIN PLUG - OC        | E      | 4/06/2022     | 38.97             |          | 004551      |                 |                 |
| I-0173954-IN         | STOCK MERCH FOR RESALE-OC     | E      | 4/06/2022     | 318.59            |          | 004551      |                 | 357.56          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 357.56          |
| 009084               | ILLINOIS TOOL WORKS           |        |               |                   |          |             |                 |                 |
| I-INV201048          | UNIVERSAL KEY ASSEMBLY - MU   | R      | 4/04/2022     | 578.75            |          | 236094      |                 | 578.75          |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 578.75          |
| 000186               | ELECTRONIC ENGINEERING        |        |               |                   |          |             |                 |                 |
| I-232000436-1        | UNIT #89 LIGHT BAR REPAIR     | E      | 4/06/2022     | 212.50            |          | 004529      |                 |                 |
| I-233000007-1        | UNIT 71 INSTALLATIONS         | E      | 4/06/2022     | 20,958.32         |          | 004529      |                 |                 |
| I-80060017, 80060143 | 04/2022 STATEMENT - PK MAINT  | E      | 4/06/2022     | 248.50            |          | 004529      |                 |                 |
| I-80060019, 80060145 | 04/2022 STATEMENT - MU        | E      | 4/06/2022     | 440.50            |          | 004529      |                 |                 |
| I-80060020           | 04/2022 STATEMENT-ENGINEERING | E      | 4/06/2022     | 26.50             |          | 004529      |                 |                 |
| I-80060144, 80060018 | 04/2022 STATEMENT - PW        | E      | 4/06/2022     | 930.00            |          | 004529      |                 | 22,816.32       |
|                      | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 22,816.32       |

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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 008516              | TINA ERICKSON                  |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS   | 01/22-03/22FITNESS REIMBRSMNT  | E      | 4/06/2022     | 36.00             |          | 004604      |                 | 36.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 005719              | JAMIE ERIE                     |        |               |                   |          |             |                 |                 |
| I-03/21/22-03/23/22 | 3/21-3/23/22 MEALS             | E      | 4/06/2022     | 29.44             |          | 004599      |                 | 29.44           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 29.44           |
| 005478              | EXCEL MECHANICAL COMPANY INC   |        |               |                   |          |             |                 |                 |
| I-152039            | BATTERY ALARM INSPECTION-FS2   | E      | 4/06/2022     | 88.00             |          | 004567      |                 |                 |
| I-152058            | IT ROOM ALARM SVC - PD         | E      | 4/06/2022     | 440.00            |          | 004567      |                 |                 |
| I-152060            | HEATER REPAIRS- OC             | E      | 4/06/2022     | 88.00             |          | 004567      |                 |                 |
| I-152061            | MAKEUP AIR REPAIRS-PW          | E      | 4/06/2022     | 88.00             |          | 004567      |                 |                 |
| I-152069            | HEATER REPAIR - FS#1           | E      | 4/06/2022     | 408.02            |          | 004567      |                 |                 |
| I-152073            | HEATER REPAIR -FD              | E      | 4/06/2022     | 2,540.10          |          | 004567      |                 |                 |
| I-152075            | HEATER REPAIRS - PRSC          | E      | 4/06/2022     | 395.14            |          | 004567      |                 |                 |
| I-152096            | BOILER #3 REPAIR-PD            | E      | 4/06/2022     | 440.00            |          | 004567      |                 | 4,487.26        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 4,487.26        |
| 002285              | FASTENAL COMPANY               |        |               |                   |          |             |                 |                 |
| I-IADES412133       | USS FW/NATNYINWASHER-TRFC      | E      | 4/06/2022     | 410.55            |          | 004552      |                 | 410.55          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 410.55          |
| 008926              | NICK FAZIO                     |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS   | 04/21-03/22 FITNESS REIMBRSMNT | E      | 4/06/2022     | 144.00            |          | 004607      |                 | 144.00          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 144.00          |
| 010716              | FINANCIAL CONSULTING SOLUTIONS |        |               |                   |          |             |                 |                 |
| I-3498-22203057     | 3/18/22 WTR/SWR RATE STUDY     | E      | 4/06/2022     | 4,061.25          |          | 004592      |                 | 4,061.25        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 4,061.25        |
| 009039              | FINDAWAY WORLD LLC             |        |               |                   |          |             |                 |                 |
| I-383414            | MULTIMEDA- KL                  | R      | 4/04/2022     | 269.93            |          | 236095      |                 |                 |
| I-383529            | MISC MULTIMEDIA - KL           | R      | 4/04/2022     | 426.69            |          | 236095      |                 | 696.62          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 696.62          |
| 007648              | DAIOHS USA INC                 |        |               |                   |          |             |                 |                 |
| I-601776            | COFFEE SERVICES - PW           | E      | 4/06/2022     | 86.00             |          | 004576      |                 | 86.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 86.00           |
| 004033              | FISCHER ARCHITECTS             |        |               |                   |          |             |                 |                 |
| I-ARB.22            | 12/20-5/21 PR TRL RVW/CMT/REC  | R      | 4/04/2022     | 4,518.75          |          | 236096      |                 | 4,518.75        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 4,518.75        |

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|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 008717            | LINDSAY FOX                    |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22 FITNESS REIMBRSMNT | E      | 4/06/2022     | 36.00             |          | 004605      |                 | 36.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 000211            | GALE                           |        |               |                   |          |             |                 |                 |
| I-77425119        | MARCH LARGE PRINT DIST 5 -KL   | E      | 4/06/2022     | 94.47             |          | 004530      |                 |                 |
| I-77448384        | MARCH BASIC 8 PLAN - KL        | E      | 4/06/2022     | 80.97             |          | 004530      |                 |                 |
| I-77448486        | MARCH CORE 8 PLAN -KL          | E      | 4/06/2022     | 56.98             |          | 004530      |                 |                 |
| I-77457198        | MARCH AMISH FICTION 3 PLAN     | E      | 4/06/2022     | 70.47             |          | 004530      |                 |                 |
| I-77457377        | MARCH CLEAN READS 3 PLAN       | E      | 4/06/2022     | 70.47             |          | 004530      |                 |                 |
| I-77457560        | MARCH SFTCVR ROMANCE 3 PLN     | E      | 4/06/2022     | 59.22             |          | 004530      |                 |                 |
| I-77457656        | MARCH HISTORY FACT/FICTN 2 PLN | E      | 4/06/2022     | 50.98             |          | 004530      |                 |                 |
| I-77469590        | MARCH THRILLER ADV/SUS 3 PLN   | E      | 4/06/2022     | 77.22             |          | 004530      |                 | 560.78          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 560.78          |
| 003712            | GALLS, LLC                     |        |               |                   |          |             |                 |                 |
| I-020572073       | UNIFORMS - PD                  | R      | 4/04/2022     | 48.99             |          | 236097      |                 |                 |
| I-020605438       | MENS TACLITE PDU PANT-FD       | R      | 4/04/2022     | 65.00             |          | 236097      |                 |                 |
| I-020618003       | UNIFORM - PD                   | R      | 4/04/2022     | 28.00             |          | 236097      |                 |                 |
| I-020639705       | UNIFORMS - PD                  | R      | 4/04/2022     | 78.99             |          | 236097      |                 |                 |
| I-020685226       | MENS SHIRT - FD                | R      | 4/04/2022     | 144.42            |          | 236097      |                 |                 |
| I-020685229       | MENS SHIRT - VANDERLEEST       | R      | 4/04/2022     | 180.60            |          | 236097      |                 |                 |
| I-020685299       | MENS PANTS - WHISLER           | R      | 4/04/2022     | 425.00            |          | 236097      |                 |                 |
| I-020685300       | MENS PANT-WHISLER              | R      | 4/04/2022     | 195.00            |          | 236097      |                 | 1,166.00        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,166.00        |
| 008445            | WHITNEY R GARCIA               |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 03/2022 FITNESS REIMBURSEMENT  | E      | 4/06/2022     | 52.47             |          | 004603      |                 | 52.47           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 52.47           |
| 001775            | GENERAL FIRE AND SAFETY        |        |               |                   |          |             |                 |                 |
| I-61153           | FIRST AID SUPPLIES - CG        | E      | 4/06/2022     | 99.20             |          | 004547      |                 | 99.20           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 99.20           |
| 009102            | GOLDEN VALLEY SUPPLY CO OF IOW |        |               |                   |          |             |                 |                 |
| I-I083719-IN      | CEILING TILES-LAKESIDE CENTER  | E      | 4/06/2022     | 209.05            |          | 004583      |                 | 209.05          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 209.05          |
| 009054            | GPS INDUSTRIES LLC             |        |               |                   |          |             |                 |                 |
| I-LEASE0025132    | 4/1/22-4/30/22 VISAGE GPS RNTL | R      | 4/04/2022     | 2,376.00          |          | 236098      |                 | 2,376.00        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,376.00        |
| 000227            | GRAINGER                       |        |               |                   |          |             |                 |                 |
| I-9236516697      | SHOE COVERS - MU               | E      | 4/06/2022     | 100.75            |          | 004531      |                 |                 |
| I-9253806450      | GLOVES - CG                    | E      | 4/06/2022     | 46.81             |          | 004531      |                 | 147.56          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 147.56          |

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| 009247            | GRANICUS LLC                   |        |               |                   |          |             |                 |                 |
| I-149627          | NOVUS AGENDA ANNUAL SVC RNWL   | R      | 4/04/2022     | 8,442.60          |          | 236099      |                 | 8,442.60        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 8,442.60        |
| 000229            | GRAYBAR ELECTRIC CO INC        |        |               |                   |          |             |                 |                 |
| I-9325704714      | LUMINAIRES - TRAFFIC           | R      | 4/04/2022     | 1,681.17          |          | 236100      |                 |                 |
| I-9325745322      | LUMINAIRES - TRAFFIC           | R      | 4/04/2022     | 571.35            |          | 236100      |                 |                 |
| I-9325779629      | 250W EQ LED LUMINAIRES-TRFC    | R      | 4/04/2022     | 3,326.70          |          | 236100      |                 |                 |
| I-9325921912      | FO MATERIALS - TRAFFIC         | R      | 4/04/2022     | 14,096.24         |          | 236100      |                 | 19,675.46       |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 19,675.46       |
| 009580            | ALEXIA GRGURICH                |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22FITNESS REIMBRSMNT  | E      | 4/06/2022     | 19.98             |          | 004611      |                 | 19.98           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 19.98           |
| 000252            | GRIMES ASPHALT AND PAVING CORP |        |               |                   |          |             |                 |                 |
| I-21852           | 2/18/2022 COLD MIX             | R      | 4/04/2022     | 3,187.18          |          | 236101      |                 | 3,187.18        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,187.18        |
| 005159            | JOHN GUZMAN III                |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-02/22 FITNESS REMBRSMNT  | R      | 4/04/2022     | 24.00             |          | 236102      |                 | 24.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 24.00           |
| 005993            | HANDLEY LAW FIRM               |        |               |                   |          |             |                 |                 |
| I-03/17/2022      | FEBRUARY 2022 SERVICES - PD    | E      | 4/06/2022     | 9,810.00          |          | 004571      |                 | 9,810.00        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 9,810.00        |
| 010205            | BRIAN MATHIS                   |        |               |                   |          |             |                 |                 |
| I-131             | 3/3-3/9/22 POLYGRAPH SVCS - PD | R      | 4/04/2022     | 600.00            |          | 236103      |                 | 600.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 600.00          |
| 001815            | HAWKEYE TRUCK EQUIPMENT        |        |               |                   |          |             |                 |                 |
| I-152867          | STR CUTTING EDGE - PKS         | R      | 4/04/2022     | 124.54            |          | 236104      |                 | 124.54          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 124.54          |
| 003550            | HEIMAN FIRE EQUIPMENT INC      |        |               |                   |          |             |                 |                 |
| I-0906559-IN      | FIRE GLOVES-FD                 | R      | 4/04/2022     | 1,624.80          |          | 236105      |                 | 1,624.80        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,624.80        |
| 002773            | HERC-U-LIFT                    |        |               |                   |          |             |                 |                 |
| I-S0119577        | VAC FAN/GASKET/MUFFLER - PW    | E      | 4/06/2022     | 335.00            |          | 004555      |                 | 335.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 335.00          |



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| VENDOR I.D.       | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 004853            | HOLT TIRE SERVICE INC          |        |               |                   |          |             |                 |                 |
| I-185918          | UNIT #813 ULTRA TRAC/MNT       | E      | 4/06/2022     | 196.99            |          | 004563      |                 | 196.99          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 196.99          |
| 000248            | HORNUNGS GOLF PRODUCTS         |        |               |                   |          |             |                 |                 |
| I-517568          | POLY STOCK LOGO BAG-OC PRO     | R      | 4/04/2022     | 158.73            |          | 236106      |                 | 158.73          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 158.73          |
| 000253            | HY-VEE INC                     |        |               |                   |          |             |                 |                 |
| I-5863366626      | COFFEE CREAMER/TEA - PW        | R      | 4/04/2022     | 26.35             |          | 236107      |                 |                 |
| I-5863478007      | CAREER FAIR SNACKS-FD          | R      | 4/04/2022     | 41.50             |          | 236107      |                 | 67.85           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 67.85           |
| 008906            | IMAGE TREND INC                |        |               |                   |          |             |                 |                 |
| I-134211          | FEB 2022 BILLING BRIDGE FEES   | E      | 4/06/2022     | 970.65            |          | 004581      |                 | 970.65          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 970.65          |
| 002156            | IOWA BEVERAGE SYSTEMS INC      |        |               |                   |          |             |                 |                 |
| I-W-4332166       | ALCOHOL FOR RESALE-HWKY        | R      | 4/04/2022     | 1,003.30          |          | 236108      |                 | 1,003.30        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,003.30        |
| 000399            | IOWA DEPARTMENT OF PUBLIC SAFE |        |               |                   |          |             |                 |                 |
| I-01/2022-03/2022 | 01/22-03/22 TERM/LINE CHGS-PD  | E      | 4/06/2022     | 3,825.00          |          | 004537      |                 | 3,825.00        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,825.00        |
| 000269            | IOWA DEPT OF TRANSPORTATION    |        |               |                   |          |             |                 |                 |
| I-CI-0007859      | AIRMETER A1,A2,H170,W618 - PW  | R      | 4/04/2022     | 552.00            |          | 236109      |                 |                 |
| I-CI-0008001      | AIR METER GAUGE - ENGINEERING  | R      | 4/04/2022     | 180.52            |          | 236109      |                 | 732.52          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 732.52          |
| 000272            | IOWA PRISON INDUSTRIES         |        |               |                   |          |             |                 |                 |
| I-031240          | SIGNS - PKS                    | R      | 4/04/2022     | 19.90             |          | 236110      |                 |                 |
| I-031298          | NO PARKING SYMBOL - TRAFFIC    | R      | 4/04/2022     | 940.00            |          | 236110      |                 |                 |
| I-031660          | SIGNS - PKS                    | R      | 4/04/2022     | 43.40             |          | 236110      |                 | 1,003.30        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,003.30        |
| 005483            | ANKENY SOCCER CLUB             |        |               |                   |          |             |                 |                 |
| I-03262022-IRSC   | DAMAGE DEPOSIT REFUND-KL       | R      | 4/04/2022     | 100.00            |          | 236111      |                 | 100.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 100.00          |
| 003146            | IOWA TURFGRASS OFFICE          |        |               |                   |          |             |                 |                 |
| I-02661           | FY22 MMBERSHIP RNWL-L BERKLAND | R      | 4/04/2022     | 125.00            |          | 236112      |                 | 125.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 125.00          |

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|---------------------|---------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 005238              | STEVEN K JACKSON                |        |               |                   |          |             |                 |                 |
| I-01/02/22-03/07/22 | 1/2, 1/15, 2/25, 3/7 SNOW RMVL  | E      | 4/06/2022     | 1,740.00          |          | 004566      |                 | 1,740.00        |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 1,740.00        |
| 011393              | MARK JACOBS                     |        |               |                   |          |             |                 |                 |
| I-202202117001      | RFUND ANIMAL IMPOUND FEE REFUND | R      | 4/04/2022     | 90.00             |          | 236113      |                 | 90.00           |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 90.00           |
| 011397              | JEP FARMS, INC                  |        |               |                   |          |             |                 |                 |
| I-03/2022 PERM ESMT | 03/2022 PERMANENT EASEMENT      | R      | 4/04/2022     | 6,700.00          |          | 236114      |                 |                 |
| I-03/2022 ROW       | 03/2022 RIGHT OF WAY            | R      | 4/04/2022     | 5,400.00          |          | 236114      |                 | 12,100.00       |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 12,100.00       |
| 006326              | JOHNSON BROTHERS OF IOWA        |        |               |                   |          |             |                 |                 |
| I-1656254           | ALCOHOL FOR RESALE - OC         | R      | 4/04/2022     | 334.80            |          | 236115      |                 | 334.80          |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 334.80          |
| 010898              | SUSAN E KAARLSEN                |        |               |                   |          |             |                 |                 |
| I-02/2022STAMPCLASS | 02/23/22 STAMPIN UP CLASS       | E      | 4/06/2022     | 125.00            |          | 004617      |                 | 125.00          |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 125.00          |
| 000065              | RENEWABLE ENERGY GROUP INC      |        |               |                   |          |             |                 |                 |
| I-567111            | 2/10/22 87E10/DIESEL DYED       | E      | 4/06/2022     | 21,131.47         |          | 004527      |                 |                 |
| I-567226            | 2/21/22 87E10/DIESEL DYED       | E      | 4/06/2022     | 21,171.97         |          | 004527      |                 |                 |
| I-567491            | 3/17/22 87E10/DIESEL DYED       | E      | 4/06/2022     | 24,026.77         |          | 004527      |                 |                 |
| I-88812             | 3/15/22 UNLEADED87/DIESEL DYED  | E      | 4/06/2022     | 2,341.03          |          | 004527      |                 | 68,671.24       |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 68,671.24       |
| 008587              | KINZLER CONSTRUCTION SERVICES   |        |               |                   |          |             |                 |                 |
| I-2204296.0001      | DOOR SERVICES - FS #1           | R      | 4/04/2022     | 394.50            |          | 236116      |                 |                 |
| I-2205510.0001      | SHFT COLLAR/OIL/KEY WAY - MU    | R      | 4/04/2022     | 134.00            |          | 236116      |                 | 528.50          |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 528.50          |
| 011399              | AMY KIRCHER                     |        |               |                   |          |             |                 |                 |
| I-03262022-AK       | DAMAGE DEPOSIT REFUND-KL        | R      | 4/04/2022     | 100.00            |          | 236117      |                 | 100.00          |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 100.00          |
| 010148              | LA CROSSE SEED, LLC             |        |               |                   |          |             |                 |                 |
| I-SI-2109237        | SUN/SHADE MIX - PW              | E      | 4/06/2022     | 904.00            |          | 004591      |                 | 904.00          |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 904.00          |
| 002368              | LAWSON PRODUCTS INC             |        |               |                   |          |             |                 |                 |
| I-9309345140        | CABLE TIES/ZINC/WASHER-OC       | E      | 4/06/2022     | 87.53             |          | 004553      |                 |                 |
| I-9309349582        | PIPE FITTINGS - CG              | E      | 4/06/2022     | 10.76             |          | 004553      |                 | 98.29           |
|                     | *** VENDOR TOTALS ***           |        |               |                   |          | 1 CHECKS    |                 | 98.29           |

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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 007354              | LEACHMAN LUMBER COMPANY        |        |               |                   |          |             |                 |                 |
| I-836181            | R.R. ENCLOSURE PANELS          | R      | 4/04/2022     | 3,174.60          |          | 236118      |                 | 3,174.60        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,174.60        |
| 000285              | LUBE-TECH & PARTNERS LLC       |        |               |                   |          |             |                 |                 |
| I-2864804           | ENDURANCE HD DEF - FD          | E      | 4/06/2022     | 242.00            |          | 004533      |                 |                 |
| I-2865164           | WNDSHLD WSH/DRUM DEP/CLNOUT-CG | E      | 4/06/2022     | 153.70            |          | 004533      |                 | 395.70          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 395.70          |
| 008772              | LUCAS HOLDINGS LLC             |        |               |                   |          |             |                 |                 |
| I-66659             | LIBRARY CARDS -KL              | R      | 4/04/2022     | 1,014.55          |          | 236119      |                 | 1,014.55        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,014.55        |
| 000470              | LUMEN                          |        |               |                   |          |             |                 |                 |
| I-284683538         | 2/12/22-3/11/22 STATEMENT      | E      | 4/06/2022     | 558.27            |          | 004539      |                 | 558.27          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 558.27          |
| 009473              | MACQUEEN EQUIPMENT, LLC        |        |               |                   |          |             |                 |                 |
| I-P15486            | UNIT #664 PARTS                | R      | 4/04/2022     | 1,001.87          |          | 236120      |                 | 1,001.87        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,001.87        |
| 008131              | MARTIN BROTHERS DISTRIBUTING C |        |               |                   |          |             |                 |                 |
| I-9415280           | FOOD FOR RESALE - HAWKEYE      | E      | 4/06/2022     | 93.11             |          | 004578      |                 | 93.11           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 93.11           |
| 001799              | MARTIN MARIETTA AGGREGATE      |        |               |                   |          |             |                 |                 |
| I-34656515          | 2/16/22 1" CLEAN               | R      | 4/04/2022     | 1,182.49          |          | 236121      |                 |                 |
| I-34680381          | 2/18/22 1" CLEAN               | R      | 4/04/2022     | 1,160.58          |          | 236121      |                 |                 |
| I-34781621          | 3/04/22 1" CLEAN               | R      | 4/04/2022     | 484.41            |          | 236121      |                 |                 |
| I-34795600          | 3/07/22 1" CLEAN               | R      | 4/04/2022     | 959.18            |          | 236121      |                 | 3,786.66        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,786.66        |
| 009346              | MARY'S CLEANING CARE INC       |        |               |                   |          |             |                 |                 |
| I-30427             | CLEANING - OEC                 | R      | 4/04/2022     | 75.00             |          | 236122      |                 | 75.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 75.00           |
| 000313              | MCANINCH CORPORATION           |        |               |                   |          |             |                 |                 |
| I-PAY 8-IRV TRNS P3 | PAY 8-IRVNDLE DR TRNS MN P3    | E      | 4/06/2022     | 201,346.21        |          | 004534      |                 | 201,346.21      |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 201,346.21      |
| 002183              | MCCLURE ENGINEERING CO         |        |               |                   |          |             |                 |                 |
| I-200478 #20        | PAY 20-IRV DR WTR MN IMP-PH3   | R      | 4/04/2022     | 24,556.91         |          | 236123      |                 | 24,556.91       |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 24,556.91       |

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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 001671              | MCC IOWA LLC                   |        |               |                   |          |             |                 |                 |
| I-04/01/22-04/30/22 | 04/01/22-04/30/22 DEDICATE INT | R      | 4/04/2022     | 500.00            |          | 236124      |                 | 500.00          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 500.00          |
| 002492              | MELLEN & ASSOCIATES INC        |        |               |                   |          |             |                 |                 |
| I-030972            | DELAWARE PUMP - MU             | R      | 4/04/2022     | 14,500.00         |          | 236125      |                 | 14,500.00       |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 14,500.00       |
| 004747              | MENARDS                        |        |               |                   |          |             |                 |                 |
| C-64968             | CR: SOCKETS/INVERTER - MU      | R      | 4/04/2022     | 32.98CR           |          | 236126      |                 |                 |
| C-65192             | CR: STEEL TRAY - MU            | R      | 4/04/2022     | 31.98CR           |          | 236126      |                 |                 |
| I-63560             | TRANSPORT/MF COMB/HOOK - TRFC  | R      | 4/04/2022     | 87.68             |          | 236126      |                 |                 |
| I-64010             | ORGANIZER/FLTR/TAPE - TRFC     | R      | 4/04/2022     | 175.76            |          | 236126      |                 |                 |
| I-64651 03/08/22    | SPREADER/VINYL TILE ADH-OC     | R      | 4/04/2022     | 8.97              |          | 236126      |                 |                 |
| I-64660             | PAINT/GFCI TESTER - COMM DEV   | R      | 4/04/2022     | 135.54            |          | 236126      |                 |                 |
| I-64662             | VINYL/COMP TILE ADH - OC       | R      | 4/04/2022     | 9.96              |          | 236126      |                 |                 |
| I-64674             | SHELVING - CH                  | R      | 4/04/2022     | 239.98            |          | 236126      |                 |                 |
| I-64677             | STRUT/COND/CLMP/STRNDS-PKS     | R      | 4/04/2022     | 434.13            |          | 236126      |                 |                 |
| I-64678             | SAFETY HOODIE - PKS            | R      | 4/04/2022     | 29.99             |          | 236126      |                 |                 |
| I-64716             | SHELVING - CH                  | R      | 4/04/2022     | 119.99            |          | 236126      |                 |                 |
| I-64789             | ADPTR/PVC/PRIMER - PW          | R      | 4/04/2022     | 12.41             |          | 236126      |                 |                 |
| I-64826             | PLIER/GAS CYLINDER/TOASTER-MU  | R      | 4/04/2022     | 62.91             |          | 236126      |                 |                 |
| I-64834             | HOOKS/DRLLBT SET/METAL CUT-MU  | R      | 4/04/2022     | 260.39            |          | 236126      |                 |                 |
| I-64967             | GLOVES/ SOCKETS/INVERTER - MU  | R      | 4/04/2022     | 52.97             |          | 236126      |                 |                 |
| I-64977             | THANDLE DRAIN PLUG-FD          | R      | 4/04/2022     | 5.99              |          | 236126      |                 |                 |
| I-64980             | NMBR KIT/MOUNT/LUMBER/BRCKT-PW | R      | 4/04/2022     | 281.00            |          | 236126      |                 |                 |
| I-65051             | DRILLBIT/RAIL - PKS            | R      | 4/04/2022     | 22.16             |          | 236126      |                 |                 |
| I-65110             | CASCADE PACS - FD              | R      | 4/04/2022     | 11.97             |          | 236126      |                 |                 |
| I-65111             | BELT HOOK/HOLE SAW - PKS       | R      | 4/04/2022     | 38.67             |          | 236126      |                 |                 |
| I-65123             | ALUM MULTI 300 - FD            | R      | 4/04/2022     | 199.00            |          | 236126      |                 |                 |
| I-65140 03/17/22    | SEAL/FLANGE/BLTS/BLD-PKS       | R      | 4/04/2022     | 106.58            |          | 236126      |                 |                 |
| I-65156             | LAWN PATCH/TRAY/SEALANT-MU     | R      | 4/04/2022     | 239.16            |          | 236126      |                 |                 |
| I-65168             | PIPE/CLOTH/SOLDER/CPLNG-PRSC   | R      | 4/04/2022     | 30.33             |          | 236126      |                 |                 |
| I-65190             | TIDE/PAIL/TLBX/TIRE CLEANER-MU | R      | 4/04/2022     | 169.24            |          | 236126      |                 |                 |
| I-65195             | SPRAY PAINT/HERCULINER - MU    | R      | 4/04/2022     | 33.97             |          | 236126      |                 |                 |
| I-65218             | TOOL SET - TRFC                | R      | 4/04/2022     | 65.16             |          | 236126      |                 |                 |
| I-65221             | BALL VALVE/COUPLING - PRSC     | R      | 4/04/2022     | 33.98             |          | 236126      |                 | 2,802.93        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,802.93        |
| 007664              | MERCY NORTH PHARMACY           |        |               |                   |          |             |                 |                 |
| I-03/09/2022        | EMS SUPPLIES                   | R      | 4/04/2022     | 91.31             |          | 236127      |                 |                 |
| I-03/11/2022        | EMS SUPPLIES                   | R      | 4/04/2022     | 30.00             |          | 236127      |                 | 121.31          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 121.31          |



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|----------------------|------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 009296               | MERRITT COMPANY INC          |        |               |                   |          |             |                 |                 |
| I-61720              | EMERGENCY CLEANING - PSB     | R      | 4/04/2022     | 60.00             |          | 236128      |                 | 60.00           |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 60.00           |
| 001931               | METRO WASTE AUTHORITY        |        |               |                   |          |             |                 |                 |
| I-31760629           | 03/2022 CONSTRUCTION/DEMO    | E      | 4/06/2022     | 128.44            |          | 004549      |                 |                 |
| I-31760916           | 03/2022 CONSTRUCTION/DEMO    | E      | 4/06/2022     | 131.10            |          | 004549      |                 |                 |
| I-31761169           | 03/2022 CONSTRUCTION/DEMO    | E      | 4/06/2022     | 39.52             |          | 004549      |                 | 299.06          |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 299.06          |
| 000271               | MIDAMERICAN ENERGY COMPANY   |        |               |                   |          |             |                 |                 |
| I-FY22#10 1695158009 | 03/16/22 STATEMENT           | E      | 4/06/2022     | 119,505.25        |          | 004532      |                 | 119,505.25      |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 119,505.25      |
| 008616               | MIDAMERICAN ENERGY COMPANY   |        |               |                   |          |             |                 |                 |
| I-WMIS # 2938667     | STREETLIGHT INSTALL - PW     | R      | 4/04/2022     | 1,344.51          |          | 236129      |                 | 1,344.51        |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 1,344.51        |
| 008058               | CTB MIDWEST INC              |        |               |                   |          |             |                 |                 |
| I-1791363 RI         | BEARING - OC                 | E      | 4/06/2022     | 19.36             |          | 004577      |                 | 19.36           |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 19.36           |
| 001817               | JEREMY M BOEKELMAN           |        |               |                   |          |             |                 |                 |
| I-2022009            | M/S SPORTS NIGHT             | R      | 4/04/2022     | 700.00            |          | 236130      |                 | 700.00          |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 700.00          |
| 000945               | MIDWEST WHEEL COMPANIES      |        |               |                   |          |             |                 |                 |
| I-2599231-03         | MOLY GREASE THICKENER - CG   | R      | 4/04/2022     | 21.44             |          | 236131      |                 |                 |
| I-2726491-00         | UNIT #247 WEATHERPROOF FIELD | R      | 4/04/2022     | 77.99             |          | 236131      |                 |                 |
| I-2729863-00         | MOLY GREASE THICKENER - CG   | R      | 4/04/2022     | 321.60            |          | 236131      |                 |                 |
| I-2735944-00         | UNIT #247 H-D KIT/MAGNET KIT | R      | 4/04/2022     | 72.71             |          | 236131      |                 | 493.74          |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 493.74          |
| 001019               | KORY J MILLER                |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS    | 03/2022 FITNESS REIMBRSEMENT | R      | 4/04/2022     | 18.00             |          | 236132      |                 | 18.00           |
|                      | *** VENDOR TOTALS ***        |        |               |                   |          | 1 CHECKS    |                 | 18.00           |
| 1                    | ASHER, ALEXANDRA             |        |               |                   |          |             |                 |                 |
| I-000202203318443    | US REFUND                    | R      | 4/04/2022     | 61.34             |          | 236181      |                 | 61.34           |
| 1                    | BARR, BRANDON                |        |               |                   |          |             |                 |                 |
| I-000202203318429    | US REFUND                    | R      | 4/04/2022     | 96.24             |          | 236182      |                 | 96.24           |

VENDOR SET: 01 City of Ankeny  
BANK: APGWB GREAT WESTERN BANK  
DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.       | NAME                | STATUS | CHECK     | INVOICE | DISCOUNT | CHECK  | CHECK  | CHECK  |
|-------------------|---------------------|--------|-----------|---------|----------|--------|--------|--------|
|                   |                     |        | DATE      |         |          | NO     | STATUS | AMOUNT |
| 1                 | DEEMS, KAY & HARLEY |        |           |         |          |        |        |        |
| I-000202203318440 | US REFUND           | R      | 4/04/2022 | 60.89   |          | 236183 |        | 60.89  |
| 1                 | GALLEGOS, ELENA     |        |           |         |          |        |        |        |
| I-000202203318426 | US REFUND           | R      | 4/04/2022 | 99.94   |          | 236184 |        | 99.94  |
| 1                 | GEIKEN, GARY        |        |           |         |          |        |        |        |
| I-000202203318437 | US REFUND           | R      | 4/04/2022 | 83.72   |          | 236185 |        | 83.72  |
| 1                 | HESEBECK, MICHAEL   |        |           |         |          |        |        |        |
| I-000202203318441 | US REFUND           | R      | 4/04/2022 | 96.85   |          | 236186 |        | 96.85  |
| 1                 | JOHNSON, ELIJAH     |        |           |         |          |        |        |        |
| I-000202203318439 | US REFUND           | R      | 4/04/2022 | 83.98   |          | 236187 |        | 83.98  |
| 1                 | KINSEY, WILLIAM     |        |           |         |          |        |        |        |
| I-000202203318431 | US REFUND           | R      | 4/04/2022 | 58.96   |          | 236188 |        | 58.96  |
| 1                 | KIRKPATRICK, JOSHUA |        |           |         |          |        |        |        |
| I-000202203318436 | US REFUND           | R      | 4/04/2022 | 98.75   |          | 236189 |        | 98.75  |
| 1                 | KNAPP, AMBER        |        |           |         |          |        |        |        |
| I-000202203318425 | US REFUND           | R      | 4/04/2022 | 97.49   |          | 236190 |        | 97.49  |
| 1                 | LAY, BRYCE          |        |           |         |          |        |        |        |
| I-000202203318427 | US REFUND           | R      | 4/04/2022 | 21.64   |          | 236191 |        | 21.64  |
| 1                 | LESSIG, MARK        |        |           |         |          |        |        |        |
| I-000202203318428 | US REFUND           | R      | 4/04/2022 | 99.64   |          | 236192 |        | 99.64  |
| 1                 | LOFLAND, EVAN       |        |           |         |          |        |        |        |
| I-000202203318438 | US REFUND           | R      | 4/04/2022 | 96.24   |          | 236193 |        | 96.24  |
| 1                 | NOBLE, ELIZABETH    |        |           |         |          |        |        |        |
| I-000202203318424 | US REFUND           | R      | 4/04/2022 | 47.52   |          | 236194 |        | 47.52  |
| 1                 | PAUL, JESSICA       |        |           |         |          |        |        |        |
| I-000202203318442 | US REFUND           | R      | 4/04/2022 | 56.34   |          | 236195 |        | 56.34  |
| 1                 | POKHREL, MUKTI      |        |           |         |          |        |        |        |
| I-000202203318432 | US REFUND           | R      | 4/04/2022 | 35.18   |          | 236196 |        | 35.18  |
| 1                 | SELSOR, CHASEN      |        |           |         |          |        |        |        |
| I-000202203318444 | US REFUND           | R      | 4/04/2022 | 27.53   |          | 236197 |        | 27.53  |

VENDOR SET: 01 City of Ankeny  
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| VENDOR I.D.         | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 1                   | SMITH, DALE & DIANA            |        |               |                   |          |             |                 |                 |
| I-000202203318435   | US REFUND                      | R      | 4/04/2022     | 98.75             |          | 236198      |                 | 98.75           |
| 1                   | SPEER, RILEY &                 |        |               |                   |          |             |                 |                 |
| I-000202203318430   | US REFUND                      | R      | 4/04/2022     | 100.00            |          | 236199      |                 | 100.00          |
| 1                   | WETTENGEL, GABRIEL             |        |               |                   |          |             |                 |                 |
| I-000202203318433   | US REFUND                      | R      | 4/04/2022     | 62.72             |          | 236200      |                 | 62.72           |
| 1                   | WOOLLUMS, MATT                 |        |               |                   |          |             |                 |                 |
| I-000202203318434   | US REFUND                      | R      | 4/04/2022     | 98.75             |          | 236201      |                 | 98.75           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 21 CHECKS   |                 | 1,582.47        |
| 002936              | MARK D MOELLER                 |        |               |                   |          |             |                 |                 |
| I-03/24/2022        | FUEL FOR NEW VEHICLE           | R      | 4/04/2022     | 7.50              |          | 236133      |                 | 7.50            |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 7.50            |
| 006447              | MSA PROFESSIONAL SERVICES INC  |        |               |                   |          |             |                 |                 |
| I-R09085053.0-3 #13 | PAY 13-NW36TH/WEIGEL WTR MN    | E      | 4/06/2022     | 16,015.00         |          | 004573      |                 | 16,015.00       |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 16,015.00       |
| 008356              | MARK D MUELLER                 |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS   | 12/21-03/22 FITNESS REIMBRMNT  | E      | 4/06/2022     | 48.00             |          | 004602      |                 | 48.00           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 48.00           |
| 006750              | MUNICIPAL PIPE TOOL            |        |               |                   |          |             |                 |                 |
| C-32674-CR          | CR: CCTV TRANSPORTER DISCOUNT  | R      | 4/04/2022     | 855.22CR          |          | 236134      |                 |                 |
| I-32674             | CCTV TRANSPORTER - MU          | R      | 4/04/2022     | 7,325.66          |          | 236134      |                 |                 |
| I-32729             | JET NOZZLE - MU                | R      | 4/04/2022     | 2,500.00          |          | 236134      |                 | 8,970.44        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 8,970.44        |
| 000350              | MUNICIPAL SUPPLY INC           |        |               |                   |          |             |                 |                 |
| I-0826195-IN        | C2 REGISTER/C2 OMNI RGSTR - MU | R      | 4/04/2022     | 1,725.00          |          | 236135      |                 |                 |
| I-0827643-IN        | MANHOLE COVER HOOK - TRFC      | R      | 4/04/2022     | 120.96            |          | 236135      |                 |                 |
| I-0827682-IN        | MANHOLE COVER HOOK - PW        | R      | 4/04/2022     | 80.64             |          | 236135      |                 |                 |
| I-0827683-IN        | HYD METER - MU                 | R      | 4/04/2022     | 1,275.00          |          | 236135      |                 |                 |
| I-0827684-IN        | VLV BOX CENTERING DEV - MU     | R      | 4/04/2022     | 320.00            |          | 236135      |                 |                 |
| I-0827685-IN        | BALL VALVE/PVC NPPL - MU       | R      | 4/04/2022     | 44.15             |          | 236135      |                 |                 |
| I-0827965-IN        | HYDRANT WRENCH - MU            | R      | 4/04/2022     | 610.00            |          | 236135      |                 |                 |
| I-0827967-IN        | BALL VALVE/REDUCER/BUSHING-MU  | R      | 4/04/2022     | 168.17            |          | 236135      |                 |                 |
| I-0828330-IN        | C2 OMNI MTR/HEAD BLT/HX NUT-MU | R      | 4/04/2022     | 1,688.76          |          | 236135      |                 | 6,032.68        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 6,032.68        |

VENDOR SET: 01 City of Ankeny  
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 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.         | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 003057              | NAPA AUTO PARTS                |        |               |                   |          |             |                 |                 |
| C-2986-681876       | CR: FUEL FILTER - CG           | R      | 4/04/2022     | 24.00CR           |          | 236136      |                 |                 |
| I-2986-681031       | REDUCER - MU                   | R      | 4/04/2022     | 23.42             |          | 236136      |                 |                 |
| I-2986-681416       | SUPER ADHESIVE - CG            | R      | 4/04/2022     | 7.38              |          | 236136      |                 |                 |
| I-2986-681466       | FUEL STATION FUEL FILTER       | R      | 4/04/2022     | 36.00             |          | 236136      |                 |                 |
| I-2986-681470       | UNITS 8/10/802/813/860 FILTERS | R      | 4/04/2022     | 30.94             |          | 236136      |                 |                 |
| I-2986-681551       | OIL DRY - FD                   | R      | 4/04/2022     | 190.20            |          | 236136      |                 |                 |
| I-2986-681625       | UNIT #72 BRAKE PAD             | R      | 4/04/2022     | 66.51             |          | 236136      |                 |                 |
| I-2986-681669       | OIL FILTER - CG                | R      | 4/04/2022     | 14.24             |          | 236136      |                 |                 |
| I-2986-681706       | UNIT #254 FUEL FILTER          | R      | 4/04/2022     | 17.13             |          | 236136      |                 |                 |
| I-2986-681710       | UNIT #254 FUEL FILTER          | R      | 4/04/2022     | 2.67              |          | 236136      |                 |                 |
| I-2986-681712       | UNIT #235 BEAMS                | R      | 4/04/2022     | 37.98             |          | 236136      |                 |                 |
| I-2986-681810       | MINIATURE BULB - CG            | R      | 4/04/2022     | 7.50              |          | 236136      |                 |                 |
| I-2986-681875       | FUEL FILTERS - CG              | R      | 4/04/2022     | 36.00             |          | 236136      |                 |                 |
| I-2986-681919       | ADAPTER - CG                   | R      | 4/04/2022     | 16.80             |          | 236136      |                 |                 |
| I-2986-681935       | ICE BLADE - CG                 | R      | 4/04/2022     | 116.24            |          | 236136      |                 |                 |
| I-2986-681997       | BATTERY - FIRE SAFETY TRAILER  | R      | 4/04/2022     | 128.49            |          | 236136      |                 |                 |
| I-2986-682127       | BOAT TRLR GRS CRT-PRSC         | R      | 4/04/2022     | 8.99              |          | 236136      |                 |                 |
| I-2986-682135       | OIL/FUEL/AIR FILTERS - CG      | R      | 4/04/2022     | 122.77            |          | 236136      |                 | 839.26          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 839.26          |
| 011398              | NDA FARMS, LLC                 |        |               |                   |          |             |                 |                 |
| I-03/2022 PERM ESMT | 03/2022 PERMANENT EASEMENT     | R      | 4/04/2022     | 16,590.00         |          | 236137      |                 |                 |
| I-03/2022 ROW       | 03/2022 RIGHT OF WAY           | R      | 4/04/2022     | 26,000.00         |          | 236137      |                 |                 |
| I-03/2022 ROW2      | 03/2022 RIGHT OF WAY           | R      | 4/04/2022     | 77,200.00         |          | 236137      |                 |                 |
| I-03/2022 TEMP ESMT | 03/2022 TEMPORARY EASEMENT     | R      | 4/04/2022     | 9,400.00          |          | 236137      |                 |                 |
| I-03/2022PERMESMT2  | 03/2022 PERMANENT EASEMENT     | R      | 4/04/2022     | 16,140.00         |          | 236137      |                 | 145,330.00      |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 145,330.00      |
| 000367              | O'HALLORAN INTERNATIONAL       |        |               |                   |          |             |                 |                 |
| I-31P148494         | UNIT #222 REAR VIEW MIRROR     | E      | 4/06/2022     | 422.68            |          | 004535      |                 |                 |
| I-31P148528         | #925 EGR ASSY                  | E      | 4/06/2022     | 1,537.44          |          | 004535      |                 |                 |
| I-31P149142         | UNIT #222 FENDER MIRROR        | E      | 4/06/2022     | 198.84            |          | 004535      |                 | 2,158.96        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,158.96        |
| 003727              | OFFICE DEPOT INC               |        |               |                   |          |             |                 |                 |
| I-227227098002      | BINDER - CITY CLERK            | R      | 4/04/2022     | 30.49             |          | 236138      |                 |                 |
| I-227965381001      | WEBCAM - FD                    | R      | 4/04/2022     | 209.97            |          | 236138      |                 |                 |
| I-227972209001      | STAMP/PENS - FD                | R      | 4/04/2022     | 74.10             |          | 236138      |                 |                 |
| I-2304919550001     | NOTES/PAD/TOWELS/FLTR - PW     | R      | 4/04/2022     | 77.99             |          | 236138      |                 |                 |
| I-230940555001      | THERMAL POUCH - OC             | R      | 4/04/2022     | 26.24             |          | 236138      |                 |                 |
| I-230941333001      | PAPER/TONER - OC               | R      | 4/04/2022     | 85.01             |          | 236138      |                 |                 |
| I-231127150001      | PENS/PPR CLIP/HGHLGHTR/NOTE-PD | R      | 4/04/2022     | 78.01             |          | 236138      |                 |                 |
| I-231176609001      | PENS - PD                      | R      | 4/04/2022     | 18.29             |          | 236138      |                 |                 |
| I-231565430001      | BINDING/BINDING COVER - PW     | R      | 4/04/2022     | 113.64            |          | 236138      |                 |                 |
| I-233079278001      | OFFICE SUPPLIES - OC           | R      | 4/04/2022     | 62.48             |          | 236138      |                 |                 |
| I-233321602001      | PAPER/BANDS/CLNR - KL          | R      | 4/04/2022     | 330.93            |          | 236138      |                 |                 |
| I-234262434001      | ORGANIZER - PD                 | R      | 4/04/2022     | 59.99             |          | 236138      |                 | 1,167.14        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,167.14        |



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|----------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 011391               | OMAHA INSURANCE COMPANY        |        |               |                   |          |             |                 |                 |
| I-AFD19944           | REFUND                         | R      | 4/04/2022     | 104.83            |          | 236139      |                 | 104.83          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 104.83          |
| 001659               | OTT EQUIPMENT COMPANY          |        |               |                   |          |             |                 |                 |
| I-20483              | TRASH PUMP PARTS - MU          | R      | 4/04/2022     | 200.00            |          | 236140      |                 | 200.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 200.00          |
| 011400               | OUR LADY'S IMMACULATE HEART CH |        |               |                   |          |             |                 |                 |
| I-03242022-OLIHC     | DAMAGE DEPOSIT REFUND          | R      | 4/04/2022     | 100.00            |          | 236141      |                 | 100.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 100.00          |
| 007878               | OVERDRIVE INC                  |        |               |                   |          |             |                 |                 |
| I-06497CO22075594    | MULTIMEDIA - KL                | R      | 4/04/2022     | 631.10            |          | 236142      |                 |                 |
| I-06497CO22075596    | MULTIMEDIA - KL                | R      | 4/04/2022     | 311.33            |          | 236142      |                 |                 |
| I-06497CO22075597    | MULTIMEDIA - KL                | R      | 4/04/2022     | 579.96            |          | 236142      |                 |                 |
| I-06497DA22079408    | MULTIMEDIA - KL                | R      | 4/04/2022     | 65.00             |          | 236142      |                 |                 |
| I-06497DA22081501    | MULTIMEDIA - KL                | R      | 4/04/2022     | 27.50             |          | 236142      |                 | 1,614.89        |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,614.89        |
| 001106               | P & P SMALL ENGINES INC        |        |               |                   |          |             |                 |                 |
| I-413392             | FILTER/SPARK PLUG - OC         | R      | 4/04/2022     | 29.98             |          | 236143      |                 | 29.98           |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 29.98           |
| 009949               | TAMMY MICHELLE PAGE            |        |               |                   |          |             |                 |                 |
| I-AFD24532           | REFUND                         | R      | 4/04/2022     | 3.00              |          | 236144      |                 | 3.00            |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3.00            |
| 000699               | THE PENWORTHY COMPANY          |        |               |                   |          |             |                 |                 |
| I-0580032-IN         | MISC CHILDREN'S BOOKS-KL       | R      | 4/04/2022     | 4,389.83          |          | 236145      |                 | 4,389.83        |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 4,389.83        |
| 009509               | COLIN PITZ                     |        |               |                   |          |             |                 |                 |
| I-03/2022 LFGRDCLASS | 03/2022 LIFEGUARD INST CLASS   | R      | 4/04/2022     | 600.00            |          | 236146      |                 | 600.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 600.00          |
| 000671               | PLUMB SUPPLY COMPANY - DM      |        |               |                   |          |             |                 |                 |
| I-7909879            | PARK RR START UP -PKS          | R      | 4/04/2022     | 753.06            |          | 236147      |                 |                 |
| I-7980302            | PARK RR START UP-PKS           | R      | 4/04/2022     | 73.65             |          | 236147      |                 | 826.71          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 826.71          |
| 002794               | POLK COUNTY AVIATION AUTH      |        |               |                   |          |             |                 |                 |
| I-36 DEP             | TAX LEVY FOR 2021-2022 #2      | E      | 4/06/2022     | 318,869.46        |          | 004557      |                 | 318,869.46      |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 318,869.46      |

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|-------------------|-------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 003760            | POLK COUNTY TREASURER         |        |               |                   |          |             |                 |                 |
| I-B22-0290        | BLOOD DRAW - R. MORENO        | R      | 4/04/2022     | 150.00            |          | 236148      |                 | 150.00          |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 150.00          |
| 008508            | JOSEPH G POLLARD CO INC       |        |               |                   |          |             |                 |                 |
| I-WW025504        | CPVC FITTING - MU             | R      | 4/04/2022     | 779.90            |          | 236149      |                 | 779.90          |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 779.90          |
| 009386            | POMP'S TIRE SERVICE, INC      |        |               |                   |          |             |                 |                 |
| I-1400074172      | AMBULANCE TIRE SPARES         | E      | 4/06/2022     | 1,484.04          |          | 004586      |                 |                 |
| I-1400075249      | UNIT #934 TIRE ROTATE/FLUID   | E      | 4/06/2022     | 56.00             |          | 004586      |                 |                 |
| I-1400075315      | UNIT #610 TIRES               | E      | 4/06/2022     | 229.24            |          | 004586      |                 |                 |
| I-1400075550      | UNIT #255 TIRE REPAIR         | E      | 4/06/2022     | 64.95             |          | 004586      |                 | 1,834.23        |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 1,834.23        |
| 001116            | FRANK PROWANT                 |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22 FITNESS REIMBSMNT | R      | 4/04/2022     | 36.00             |          | 236150      |                 | 36.00           |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 005151            | JULS DESIGN INC               |        |               |                   |          |             |                 |                 |
| I-11928           | SPRING CITY GUIDE DESIGN      | E      | 4/06/2022     | 2,943.14          |          | 004565      |                 | 2,943.14        |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 2,943.14        |
| 000344            | QUICK SUPPLY CO               |        |               |                   |          |             |                 |                 |
| I-QSC146658       | GRASS PADS BIOMATS-GRGTWN PK  | R      | 4/04/2022     | 462.60            |          | 236151      |                 | 462.60          |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 462.60          |
| 006390            | QUILL CORPORATION             |        |               |                   |          |             |                 |                 |
| I-23617424        | FELLOWES MENUSIZE - P&R       | R      | 4/04/2022     | 48.44             |          | 236152      |                 |                 |
| I-23860285        | FELLOWES PLSTC - P&R          | R      | 4/04/2022     | 21.65             |          | 236152      |                 |                 |
| I-23863411        | FELLOWES BNDGCVRS -P&R        | R      | 4/04/2022     | 42.74             |          | 236152      |                 |                 |
| I-23888858        | POCKET FOLDERS/PURELL -P&R    | R      | 4/04/2022     | 112.23            |          | 236152      |                 | 225.06          |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 225.06          |
| 004806            | R & R PRODUCTS INC            |        |               |                   |          |             |                 |                 |
| I-CD2648871       | BEARING ROLLER - OC           | R      | 4/04/2022     | 90.32             |          | 236153      |                 | 90.32           |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 90.32           |
| 005557            | RACOM CORPORATION             |        |               |                   |          |             |                 |                 |
| I-RI-220188       | EDACS/BEON ACCESS -FD         | E      | 4/06/2022     | 2,026.10          |          | 004569      |                 |                 |
| I-RI-220194       | EDACS ACCESS - PD             | E      | 4/06/2022     | 2,612.73          |          | 004569      |                 | 4,638.83        |
|                   | *** VENDOR TOTALS ***         |        |               |                   |          | 1 CHECKS    |                 | 4,638.83        |

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| VENDOR I.D.          | NAME                           | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|----------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 003538               | GET SOME GUNS, LLC             |        |               |                   |          |             |                 |                 |
| I-20-692212          | SLING MOUNT/SWIVEL - PD        | R      | 4/04/2022     | 125.92            |          | 236154      |                 | 125.92          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 125.92          |
| 010224               | FARON REED                     |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS    | 07/21-03/22 FITNESS RMBSMNT    | E      | 4/06/2022     | 108.00            |          | 004614      |                 | 108.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 108.00          |
| 003999               | RINGCENTRAL INC                |        |               |                   |          |             |                 |                 |
| I-CD_000378369       | 03/26/22-04/25/22 STATEMENT    | R      | 4/04/2022     | 5,364.56          |          | 236155      |                 | 5,364.56        |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 5,364.56        |
| 010907               | RISER INCORPORATED             |        |               |                   |          |             |                 |                 |
| I-2986               | 4 HEIGHT ADJ RODS-P&R          | E      | 4/06/2022     | 300.00            |          | 004595      |                 | 300.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 300.00          |
| 011396               | RYAN COMPANIES US, INC.        |        |               |                   |          |             |                 |                 |
| I-22-0928-NEW        | BUILDING PERMIT - OVER PAYMENT | R      | 4/04/2022     | 18,919.00         |          | 236156      |                 | 18,919.00       |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 18,919.00       |
| 004079               | STRAWBERRY PATCH               |        |               |                   |          |             |                 |                 |
| I-1/26/2022          | UNIFORMS - CD                  | R      | 4/04/2022     | 908.00            |          | 236157      |                 | 908.00          |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 908.00          |
| 004954               | CARMEN L SANTEE                |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS    | 01/22-03/22 FITNESS RMBSMNT    | E      | 4/06/2022     | 36.00             |          | 004598      |                 | 36.00           |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 006210               | CAMIE SCHILTZ                  |        |               |                   |          |             |                 |                 |
| I-01/22-03/22FITNESS | 01/22-03/22FITNESS REIMBRSMNT  | R      | 4/04/2022     | 36.00             |          | 236158      |                 | 36.00           |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 006346               | SCHINDLER ELEVATOR CORP        |        |               |                   |          |             |                 |                 |
| I-8105904853         | 4/01/22-3/31/23 ANNUAL BILL-FD | R      | 4/04/2022     | 1,059.60          |          | 236159      |                 | 1,059.60        |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,059.60        |
| 006074               | JENNIFER SEASE                 |        |               |                   |          |             |                 |                 |
| I-02/2022 FITNESS    | 02/2022 FITNESS REIMBURSEMENT  | E      | 4/06/2022     | 12.00             |          | 004572      |                 | 12.00           |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 12.00           |
| 000425               | SECRETARY OF STATE             |        |               |                   |          |             |                 |                 |
| I-FY22 NOTARY-NS     | FY22 NOTARY RENEWAL-N SHIMANEK | R      | 4/04/2022     | 30.00             |          | 236160      |                 | 30.00           |
|                      | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 30.00           |

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|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 002108            | JOBE SHANNON                   |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 03/2022 FITNESS REMBRSMNT      | R      | 4/04/2022     | 12.00             |          | 236161      |                 | 12.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 12.00           |
| 008471            | SHIVE-HATTERY INC              |        |               |                   |          |             |                 |                 |
| I-4185992-24 #22  | PAY 22-ANKENY SENIOR CENTER    | E      | 4/06/2022     | 3,334.30          |          | 004579      |                 | 3,334.30        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 3,334.30        |
| 000990            | SNYDER & ASSOCIATES INC        |        |               |                   |          |             |                 |                 |
| I-119.0290.01 #27 | PAY 27-SE CROSSWINDS DR-RISE   | E      | 4/06/2022     | 37,535.92         |          | 004544      |                 |                 |
| I-120.0274.01 #20 | PAY 20-HTT EXT MAGZNE/ORALBR   | E      | 4/06/2022     | 10,160.87         |          | 004544      |                 |                 |
| I-120.0315.01 #16 | PAY 16-N ANK BLVD LNDSCPE IMP  | E      | 4/06/2022     | 1,564.00          |          | 004544      |                 |                 |
| I-120.0399.01 #23 | PAY 23-DEL AVE/SE 8TH WDNG/TFC | E      | 4/06/2022     | 4,111.50          |          | 004544      |                 |                 |
| I-120.1005.01 #16 | PAY 16-NW36TH WDNG-ASH/ANK BVD | E      | 4/06/2022     | 8,459.69          |          | 004544      |                 |                 |
| I-120.1113.01 #13 | PAY 13-HTT TRNS MN/DRNG IMP    | E      | 4/06/2022     | 17,788.50         |          | 004544      |                 |                 |
| I-121.0352.01 #12 | PAY 12-NW36TH/STATE INRTM IMP  | E      | 4/06/2022     | 3,109.50          |          | 004544      |                 |                 |
| I-121.0695.01 #8  | PAY 8- NE DELWRE RECON 5/18TH  | E      | 4/06/2022     | 39,734.44         |          | 004544      |                 |                 |
| I-122.0108.01A    | PAY3-PSA OTTER CREEK NORTH     | E      | 4/06/2022     | 3,162.50          |          | 004544      |                 |                 |
| I-122.0108.01B    | PAY 3-PSA BELLAGIO PARK        | E      | 4/06/2022     | 3,960.50          |          | 004544      |                 |                 |
| I-122.0140.01 #2  | PAY2-ROCK CREEK GREENWAY TRAIL | E      | 4/06/2022     | 2,184.68          |          | 004544      |                 |                 |
| I-122.0224.01 #1  | PAY 1-CHERRY GLEN PK BALLFLD   | E      | 4/06/2022     | 3,695.29          |          | 004544      |                 | 135,467.39      |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 135,467.39      |
| 004119            | WILLIAM J FRENCH               |        |               |                   |          |             |                 |                 |
| I-19771           | WINTER DIESEL FUEL ADDITIVE-CG | R      | 4/04/2022     | 2,486.23          |          | 236162      |                 | 2,486.23        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,486.23        |
| 001280            | SPRAYER SPECIALTIES INC        |        |               |                   |          |             |                 |                 |
| I-1144676-IN      | UNIT #810 GASKET/SCRN/BWL-OC   | E      | 4/06/2022     | 162.03            |          | 004546      |                 |                 |
| I-1145380-IN      | VALVE STEMS - PW               | E      | 4/06/2022     | 67.92             |          | 004546      |                 | 229.95          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 229.95          |
| 010289            | RICHARD STAMY                  |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22 FITNESS REMBSMNT   | E      | 4/06/2022     | 54.00             |          | 004615      |                 | 54.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 54.00           |
| 002339            | STAPLES CONTRACT & COMMERCIAL  |        |               |                   |          |             |                 |                 |
| I-3502245012      | SHARPIE/PENS/STAPLES - PD      | R      | 4/04/2022     | 118.66            |          | 236163      |                 | 118.66          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 118.66          |
| 000441            | STETSON BUILDING PRODUCTS INC  |        |               |                   |          |             |                 |                 |
| I-15297646-00     | CLEANERS/FOAM/GUN - CH         | R      | 4/04/2022     | 340.87            |          | 236164      |                 | 340.87          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 340.87          |



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|---------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 008350              | STIVERS FORD                   |        |               |                   |          |             |                 |                 |
| I-F20507            | UNIT #91 POLICE INTERCEPTER    | R      | 4/04/2022     | 36,963.00         |          | 236165      |                 |                 |
| I-F20519            | UNIT #72 POLICE INTERCEPTER    | R      | 4/04/2022     | 36,963.00         |          | 236165      |                 | 73,926.00       |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 73,926.00       |
| 005956              | GARRON STRATTON                |        |               |                   |          |             |                 |                 |
| I-03/21/22-03/23/22 | 03/23/22 MEAL REIMBURSEMNT     | E      | 4/06/2022     | 39.55             |          | 004601      |                 | 39.55           |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 39.55           |
| 006324              | SUN MOUNTAIN SPORTS            |        |               |                   |          |             |                 |                 |
| C-856887            | CR: STAFF REBATES              | R      | 4/04/2022     | 34.30CR           |          | 236166      |                 |                 |
| I-1015891           | SPECIAL ORDER BAGS             | R      | 4/04/2022     | 1,260.00          |          | 236166      |                 | 1,225.70        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,225.70        |
| 008803              | LISA SWANEPOEL                 |        |               |                   |          |             |                 |                 |
| I-3/23/2022 FITNESS | WELLNESS REIMBURSEMENT         | E      | 4/06/2022     | 13.82             |          | 004606      |                 |                 |
| I-3/23/22 CLASS     | INCODE PURCHASE ORDER TRAINING | E      | 4/06/2022     | 150.00            |          | 004606      |                 | 163.82          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 163.82          |
| 005743              | SWANNIES GOLF APPAREL CO       |        |               |                   |          |             |                 |                 |
| I-14486             | MERCH FOR RESALE - OC          | R      | 4/04/2022     | 2,186.35          |          | 236167      |                 | 2,186.35        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,186.35        |
| 009409              | FCH LLC                        |        |               |                   |          |             |                 |                 |
| I-7242020A          | SYLVAN SPRING STEM CAMP        | E      | 4/06/2022     | 1,300.00          |          | 004587      |                 |                 |
| I-7242020B          | STEMEXTRAVAGANA CAMP           | E      | 4/06/2022     | 140.00            |          | 004587      |                 | 1,440.00        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,440.00        |
| 000124              | SYSCO IOWA INC                 |        |               |                   |          |             |                 |                 |
| I-239648428         | FOOD FOR RESALE-HWKY           | R      | 4/04/2022     | 1,122.94          |          | 236168      |                 | 1,122.94        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,122.94        |
| 002405              | TEAMVIEWER GMBH                |        |               |                   |          |             |                 |                 |
| I-R01338110         | TEAMVIEWER TENSOR RENEWAL      | R      | 4/04/2022     | 9,000.00          |          | 236169      |                 | 9,000.00        |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 9,000.00        |
| 009917              | JACOB TETER                    |        |               |                   |          |             |                 |                 |
| I-3/25/2022         | WELLNESS REIMBURSEMENT         | E      | 4/06/2022     | 144.00            |          | 004612      |                 | 144.00          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 144.00          |
| 006505              | TG TECHNICAL SERVICES LLC      |        |               |                   |          |             |                 |                 |
| I-23358             | LEL SENSOR - FD                | E      | 4/06/2022     | 255.26            |          | 004575      |                 |                 |
| I-23395             | PORTABLE GAS MONITORS/SNS-FD   | E      | 4/06/2022     | 275.26            |          | 004575      |                 | 530.52          |
|                     | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 530.52          |

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|------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 000657           | TRAFFIC AND TRANSPORTATION     |        |               |                   |          |             |                 |                 |
| I-225021         | POLE SUPPORT COLLAR - TRFC     | E      | 4/06/2022     | 755.20            |          | 004541      |                 | 755.20          |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 755.20          |
| 011362           | DUSTIN MICHELSON               |        |               |                   |          |             |                 |                 |
| I-2613           | TREE REMOVAL - STORM WTR       | E      | 4/06/2022     | 22,746.00         |          | 004619      |                 | 22,746.00       |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 22,746.00       |
| 011356           | TREEHUGGER COMPLETE TREE CARE  |        |               |                   |          |             |                 |                 |
| I-3271           | TREE REMOVAL SERVICES          | R      | 4/04/2022     | 10,500.00         |          | 236170      |                 | 10,500.00       |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 10,500.00       |
| 005479           | TREMCO WEATHERPROOFING         |        |               |                   |          |             |                 |                 |
| I-96567936       | ROOF REPAIRS -CITY HALL        | E      | 4/06/2022     | 617.72            |          | 004568      |                 |                 |
| I-96567937       | ROOF REPAIRS - FS #1           | E      | 4/06/2022     | 712.15            |          | 004568      |                 |                 |
| I-96567938       | ROOF REPAIRS-FS#2              | E      | 4/06/2022     | 308.85            |          | 004568      |                 |                 |
| I-96567939       | ROOF REPAIRS - PD              | E      | 4/06/2022     | 308.85            |          | 004568      |                 |                 |
| I-96567940       | ROOF REPAIRS - PW              | E      | 4/06/2022     | 154.43            |          | 004568      |                 | 2,102.00        |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 2,102.00        |
| 010088           | TRUCK CENTER COMPANIES EAST LL |        |               |                   |          |             |                 |                 |
| I-RA301045726:01 | FREIGHTLINER REPAIRS           | E      | 4/06/2022     | 1,337.21          |          | 004590      |                 | 1,337.21        |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,337.21        |
| 000468           | TRUCK EQUIPMENT INC            |        |               |                   |          |             |                 |                 |
| I-306681         | UNIT #228 CHECK VALVE          | E      | 4/06/2022     | 346.72            |          | 004538      |                 |                 |
| I-84005          | UNIT #228 REPAIRS              | E      | 4/06/2022     | 3,994.60          |          | 004538      |                 | 4,341.32        |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 4,341.32        |
| 003278           | DAVIS EQUIPMENT CORPORATION    |        |               |                   |          |             |                 |                 |
| I-JI68281        | CASTER WHEEL/ROLLER-PRSC       | E      | 4/06/2022     | 706.54            |          | 004558      |                 | 706.54          |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 706.54          |
| 006209           | ULINE INC                      |        |               |                   |          |             |                 |                 |
| I-146640367      | EARPLUGS - OC                  | R      | 4/04/2022     | 84.49             |          | 236171      |                 | 84.49           |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 84.49           |
| 005813           | EXECUTIVE SERVICES INC         |        |               |                   |          |             |                 |                 |
| I-73454          | ENVELOPES - PW                 | E      | 4/06/2022     | 434.76            |          | 004570      |                 |                 |
| I-73509          | BUSINESS CARDS-WILLIAMS,KOVACS | E      | 4/06/2022     | 146.68            |          | 004570      |                 | 581.44          |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 581.44          |
| 011372           | UNIVERSITY OF NEBRASKA BOARD O |        |               |                   |          |             |                 |                 |
| I-2580000732     | DNA TESTING - PD               | R      | 4/04/2022     | 1,700.00          |          | 236172      |                 | 1,700.00        |
|                  | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,700.00        |

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|-------------------|--------------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 007658            | JAKE VANDER WAL                |        |               |                   |          |             |                 |                 |
| I-03/2021 FITNESS | 03/2022 FITNESS REIMBURSEMENT  | R      | 4/04/2022     | 216.00            |          | 236173      |                 | 216.00          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 216.00          |
| 005012            | VAN-WALL EQUIPMENT INC         |        |               |                   |          |             |                 |                 |
| I-5471560         | UNIT #807 CLAMP/FUEL FLTR      | E      | 4/06/2022     | 65.22             |          | 004564      |                 |                 |
| I-5480145         | IGNITION MODULE-FD             | E      | 4/06/2022     | 132.01            |          | 004564      |                 | 197.23          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 197.23          |
| 009013            | CELLCO PARTNERSHIP             |        |               |                   |          |             |                 |                 |
| I-9901730815      | 2/13/22-3/12/22 STATEMENT      | R      | 4/04/2022     | 280.07            |          | 236174      |                 | 280.07          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 280.07          |
| 000960            | VISION MARKETING PASSPORT SYST |        |               |                   |          |             |                 |                 |
| I-1930            | NAMETAGS - FD                  | R      | 4/04/2022     | 287.95            |          | 236175      |                 | 287.95          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 287.95          |
| 010110            | COLBY VIEGER                   |        |               |                   |          |             |                 |                 |
| I-03/2022 FITNESS | 01/22-03/22 FITNESS REIMBRSMNT | E      | 4/06/2022     | 36.00             |          | 004613      |                 | 36.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 36.00           |
| 000482            | WALMART COMMUNITY              |        |               |                   |          |             |                 |                 |
| I-00660           | FOLGERS/FILTERS - FD           | R      | 4/04/2022     | 228.96            |          | 236176      |                 | 228.96          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 228.96          |
| 004796            | WALSH DOOR & HARDWARE COMPANY  |        |               |                   |          |             |                 |                 |
| I-778296          | CAMERA RE-INSTALLATION-KL      | R      | 4/04/2022     | 471.00            |          | 236177      |                 |                 |
| I-778309          | CAMERA RE-INSTALLATION-PSB     | R      | 4/04/2022     | 471.00            |          | 236177      |                 |                 |
| I-778676          | LIBRARY CAMERAS - IT           | R      | 4/04/2022     | 822.80            |          | 236177      |                 | 1,764.80        |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 1,764.80        |
| 003376            | WASHER SYSTEMS OF IOWA         |        |               |                   |          |             |                 |                 |
| I-160976          | SPRAY NOZZLES - MU             | R      | 4/04/2022     | 34.00             |          | 236178      |                 | 34.00           |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 34.00           |
| 002569            | WASTE CONNECTIONS INC          |        |               |                   |          |             |                 |                 |
| I-3290767T071     | 03/01-03/31/22 SVCS - PW       | R      | 4/04/2022     | 260.16            |          | 236179      |                 |                 |
| I-3290771T071     | 03/01-03/31/22 SVCS - PSB      | R      | 4/04/2022     | 72.22             |          | 236179      |                 | 332.38          |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 332.38          |
| 002982            | WRIGHT OUTDOOR SOLUTIONS       |        |               |                   |          |             |                 |                 |
| I-42868           | TREE REMOVAL - PW              | R      | 4/04/2022     | 12,560.00         |          | 236180      |                 | 12,560.00       |
|                   | *** VENDOR TOTALS ***          |        |               |                   |          | 1 CHECKS    |                 | 12,560.00       |

VENDOR SET: 01 City of Ankeny  
 BANK: APGWB GREAT WESTERN BANK  
 DATE RANGE: 3/24/2022 THRU 4/06/2022

| VENDOR I.D.   | NAME                    | STATUS | CHECK<br>DATE | INVOICE<br>AMOUNT | DISCOUNT | CHECK<br>NO | CHECK<br>STATUS | CHECK<br>AMOUNT |
|---------------|-------------------------|--------|---------------|-------------------|----------|-------------|-----------------|-----------------|
| 002783        | ZIEGLER INC             |        |               |                   |          |             |                 |                 |
| I-SI000146541 | VALVE COVER REPAIR - PW | E      | 4/06/2022     | 2,198.75          |          | 004556      |                 | 2,198.75        |
|               | *** VENDOR TOTALS ***   |        |               |                   |          | 1 CHECKS    |                 | 2,198.75        |

|          |                             |   |           |        |  |          |  |        |
|----------|-----------------------------|---|-----------|--------|--|----------|--|--------|
| 008820   | SIOUXLAND TURF PRODUCTS INC |   |           |        |  |          |  |        |
| I-163690 | FLAGS/MARKERS/TABLETS/OC M  | E | 4/06/2022 | 945.87 |  | 004580   |  | 945.87 |
|          | *** VENDOR TOTALS ***       |   |           |        |  | 1 CHECKS |  | 945.87 |

| * * T O T A L S * * | NO            | INVOICE AMOUNT | DISCOUNTS | CHECK AMOUNT |
|---------------------|---------------|----------------|-----------|--------------|
| REGULAR CHECKS:     | 153           | 487,208.27     | 0.00      | 487,208.27   |
| HAND CHECKS:        | 0             | 0.00           | 0.00      | 0.00         |
| DRAFTS:             | 0             | 0.00           | 0.00      | 0.00         |
| EFT:                | 93            | 1,025,994.81   | 0.00      | 1,025,994.81 |
| 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: | 246 | 1,513,203.08   | 0.00      | 1,513,203.08 |
| BANK: APGWB TOTALS:                | 246 | 1,513,203.08   | 0.00      | 1,513,203.08 |
| REPORT TOTALS:                     | 246 | 1,513,203.08   | 0.00      | 1,513,203.08 |



## 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: 3/24/2022 THRU 4/06/2022

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

---

PRINT OPTIONS

SEQUENCE: VENDOR SORT KEY

PRINT TRANSACTIONS: YES

PRINT G/L: NO

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: \* - All



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Parks and Recreation

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Motion

---

LEGAL:

---

SUBJECT:

Consider motion to increase public mowing services for the North and South Zones from a ten day mowing cycle to a seven day mowing cycle.

---

EXECUTIVE SUMMARY:

Currently, mowing of public parks and rights-of-way are contracted on a 10-day cycle. Based on feedback from administration, citizens and staff it is time to mow the public spaces on a weekly basis. The attached agreements would increase mowing cycles from approximately 22 to 31 in a calendar year incorporating the bid price submitted per acre (remains unchanged) by the contractors in the City's 2021 services award.

Department staff met with both mowing contractors to review their current agreements and discuss the proposed increase in mowing frequency. Both contractors believe that it is within their capabilities to manage and complete the additional work.

High Profile Facilities, Semi-Weekly and Prairie Ridge Sports Complex mowing services remain unaffected.

---

**FISCAL IMPACT: Yes**

Based on current contract pricing, the increased frequency will require an additional \$22,000 in FY22 and then each subsequent year following would be increased \$67,000 to cover the added services.

---

**CITY MANAGER'S RECOMMENDATIONS:**

Approve letter of agreement for increasing mowing services for the North and South Zones.

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

The original mowing contracts were approved by City Council on March 1, 2021. The increase in mowing frequencies for the North and South Zones were proposed and approved as part of the FY23 budgetary process on March 21, 2022.

---

**PUBLIC OUTREACH EFFORTS:**

---

**ACTION REQUESTED:**

---

**ADDITIONAL INFORMATION:**

---

**ATTACHMENTS:**

|                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                                                 |
|  <a href="#">Letter of Agreement - A Cut Above Lawn Care &amp; Landscaping</a> |
|  <a href="#">Letter of Agreement - AAA Lawn Services</a>                       |



## LETTER OF AGREEMENT FOR MOWING SERVICES

This Agreement is to be effective on the 4<sup>th</sup> day of April, 2022, by and between A Cut Above Lawn Care & Landscaping, hereinafter called "the Contractor" and the City of Ankeny, Iowa, hereinafter called "the City".

The Contractor and the City, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

**Scope of Work:** The Contractor shall provide to the City the services set forth in the included contract documents consisting of providing general turf mowing services at specific public right-of-way, facilities and parks. Areas will include those designated as *High Profile Facilities, Semi-Weekly, Prairie Ridge Sports Complex and North Zone 7-day Mowing Services*.

**Term of Contract -**

- The term of the contract is two (2) years, April 2022 through October 2023, with the option to extend the agreement for up to three (3) additional one-year time periods.
- Pricing will remain unchanged through October 2023.

**Contract Documents** - The Agreement consists of the following contract documents, which by this reference are incorporated herein:

- This signed Letter of Agreement;
- The Request for Bid for Mowing Services dated January 25, 2021, with exception(s) noted below:
  - This Agreement amends the original contract North Zone mowing cycles and increases the number of mowing cycles from once every ten days to once every seven days.
- The bid price submitted per acre by the Contractor February 5, 2021 will remain unchanged.
- High Profile Facilities, Semi-Weekly and Prairie Ridge Sports Complex remain unaffected.

If, at any time, the City determines it is in its best interest to discontinue use of this service, the City reserves the right to cancel this Agreement by giving 30 days advance written notice. Notwithstanding the preceding, the City may terminate this Agreement immediately for cause, including but not limited to performance issues, Contractor theft, or any other matter the City deems a public health or safety concern, upon written notice delivered to the Contractor.

This Agreement contains the entire agreement and understanding by and between the parties with respect to the subject matter hereof, and no representations, promises, agreements, or understandings, written or oral, not herein contained shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by the party against whom such waiver is sought to be enforced. In the event of a conflict between this Letter of Agreement and any other Contract Document, this Letter of Agreement shall control.

*City of Ankeny, Iowa*

By: Mark Holm, Mayor

Date

*A Cut Above Lawn Care & Landscaping*

By: Brian Steinfeldt, Contractor Representative

Date 3/10/22



## LETTER OF AGREEMENT FOR MOWING SERVICES

This Agreement is to be effective on the 4<sup>th</sup> day of April, 2022, by and between AAA Lawn Services LLC, hereinafter called "the Contractor" and the City of Ankeny, Iowa, hereinafter called "the City".

The Contractor and the City, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

**Scope of Work:** The Contractor shall provide to the City the services set forth in the contract documents consisting of providing general turf mowing services at specific public right-of-ways, facilities and parks. Areas will include those designated as *South Zone 7-day Mowing Services*.

**Term of Contract -**

- The term of the contract is two (2) years, April 2022 through October 2023, with the option to extend the agreement for up to three (3) additional one-year time periods.
- Pricing will remain unchanged through October 2023.

**Contract Documents -** The Agreement consists of the following contract documents, which by this reference are incorporated herein:

- This signed Letter of Agreement;
- The Request for Bid for Mowing Services dated January 25, 2021, with exception(s) noted below;
  - This Agreement amends the original contract South Zone mowing cycles and increases the number of mowing cycles from once every ten days to once every seven days.
- The bid price submitted per acre by the Contractor on January 28, 2021 will remain unchanged.

If, at any time, the City determines it is in its best interest to discontinue use of this service, the City reserves the right to cancel this Agreement by giving 30 days advance written notice. Notwithstanding the preceding, the City may terminate this Agreement immediately for cause, including but not limited to performance issues, Contractor theft, or any other matter the City deems a public health or safety concern, upon written notice delivered to the Contractor.

This Agreement contains the entire agreement and understanding by and between the parties with respect to the subject matter hereof, and no representations, promises, agreements, or understandings, written or oral, not herein contained shall be of any force or effect. No change or modification hereof shall be valid or binding unless the same is in writing and signed by the party against whom such waiver is sought to be enforced. In the event of a conflict between this Letter of Agreement and any other Contract Document, this Letter of Agreement shall control.

*City of Ankeny, Iowa*

By: Mark Holm, Mayor

Date

AAA Lawn Services LLC

By: Nate O'Connor, Contractor Representative

3-9-22  
Date





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Deliver Exceptional Service

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the purchase of a chassis for a Public Works Department single axle snow plow truck (replace existing truck #268).

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

The purchase of the single axle snow plow truck is included in the approved FY 2023 budget.

---

CITY MANAGER'S RECOMMENDATIONS:

Adopt RESOLUTION authorizing the purchase of the chassis for the single axle snow plow truck as specified.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Resolution</a> |

## **RESOLUTION**

### **RESOLUTION AUTHORIZING THE PURCHASE OF A CHASSIS FOR A PUBLIC WORKS DEPARTMENT SINGLE AXLE SNOW PLOW TRUCK**

**WHEREAS**, the City of Ankeny desires to purchase a truck chassis which will be used for a new single axle snow plow truck to replace existing truck #268 for the Public Works Department, and;

**WHEREAS**, the City of Ankeny is a member of Sourcewell, member #67120, the (Contract #060920-NVS) price for the purchase of a chassis with O'Halloran International, is \$102,612.00, and;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the proposal from O'Halloran International, in the amount of \$102,612.00 is hereby accepted.

**BE IT FURTHER RESOLVED** by the City Council that the City Manager is hereby authorized to issue a purchase order from FY 2023 funds to facilitate the purchase of said truck chassis.

**DATED** at Ankeny, Iowa, this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Deliver Exceptional Service

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the purchase of a chassis for a Public Works Department single axle snow plow truck (replace existing truck #270).

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

The purchase of the single axle snow plow truck is included in the approved FY 2023 budget.

---

CITY MANAGER'S RECOMMENDATIONS:

Adopt RESOLUTION authorizing the purchase of the chassis for the single axle snow plow truck as specified.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Resolution</a> |



## **RESOLUTION**

### **RESOLUTION AUTHORIZING THE PURCHASE OF A CHASSIS FOR A PUBLIC WORKS DEPARTMENT SINGLE AXLE SNOW PLOW TRUCK**

**WHEREAS**, the City of Ankeny desires to purchase a truck chassis which will be used for a new single axle snow plow truck to replace existing truck #270 for the Public Works Department, and;

**WHEREAS**, the City of Ankeny is a member of Sourcewell, member #67120, the (Contract #060920-NVS) price for the purchase of a chassis with O'Halloran International, is \$102,612.00, and;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the proposal from O'Halloran International, in the amount of \$102,612.00 is hereby accepted.

**BE IT FURTHER RESOLVED** by the City Council that the City Manager is hereby authorized to issue a purchase order from FY 2023 funds to facilitate the purchase of said truck chassis.

**DATED** at Ankeny, Iowa, this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Consider motion to approve the job classification position description for Environmental/Civil Engineer I in the Public Works Stormwater division.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

To approve the job classification position description for Environmental/Civil Engineer I in the Public Works Stormwater division.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

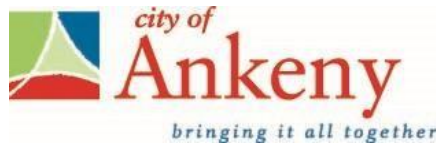
ACTION REQUESTED:

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                |
|  <a href="#">Environmental/Civil Engineer I</a> |



## POSITION DESCRIPTION

|                    |                                                   |                       |            |
|--------------------|---------------------------------------------------|-----------------------|------------|
| <b>POSITION:</b>   | <b>ENVIRONMENTAL/CIVIL<br/>ENGINEER I</b>         | <b>CIVIL SERVICE:</b> | <b>YES</b> |
| <b>DEPARTMENT:</b> | <b>PUBLIC WORKS</b>                               | <b>FLSA EXEMPT:</b>   | <b>NO</b>  |
| <b>DIVISION:</b>   | <b>STORMWATER UTILITY AND<br/>ENVIRONMENTAL</b>   | <b>UNION:</b>         | <b>N/A</b> |
| <b>REPORTS TO:</b> | <b>STORMWATER &amp;<br/>ENVIRONMENTAL MANAGER</b> | <b>PAY GRADE:</b>     | <b>N12</b> |

---

### FUNCTION:

Under general direction from the Stormwater & Environmental Manager, prepares and reviews engineering designs, plans, specifications, and cost estimates for public infrastructure projects. Assists with the preparation of the City's annual Capital Improvement Program (CIP). Participates in the in-house engineering design and preparation of construction documents for CIP projects. Responds to and investigates inquiries and concerns from citizens and contractors. Performs erosion control inspections, and basin and fallout inspections. Performs related work as required.

---

### SUPERVISES:

### EQUIPMENT USED:

Standard Office and Communication Equipment  
Specialized Engineering Software

---

### PRINCIPAL DUTIES AND RESPONSIBILITIES:

- Performs construction observation for utility improvement projects including water main, storm sewer, sanitary sewer, and pavement construction.
- Prepares and reviews designs, plans, specifications, and cost estimates for public infrastructure projects including utility improvements.
- Reviews storm water design and construction of public and private projects for compliance with Statewide Urban Design and Specifications (SUDAS) and City of Ankeny standards.
- Reviews streambank stabilization design and construction for compliance with generally accepted standards.
- Assists with the preparation of the City's annual Capital Improvement Program (CIP), including developing public improvement concepts and generating conceptual cost estimates.
- Participates in the in-house engineering design and preparation of construction documents for CIP projects including plans, specifications, cost estimates, and bidding documents.
- Performs construction administration and observation on in-house designed public improvement projects including leading preconstruction meetings, preparing payment applications, reviewing change orders, and overseeing project closeouts.
- Investigates drainage complaints, assists and participates with stream and watershed

cleanup events, performs outfall and basin inspections.

- Maintains files, folders, and record drawings for in-house designed public improvement projects in paper copy and digital format
- Responds to inquiries and concerns from residents, businesses, and contractors regarding public infrastructure improvements, completes on-site investigations, and acts as the City's representative.

---

## **ENTRY REQUIREMENTS AND SKILLS:**

Bachelor's degree in Environmental Engineering, Civil Engineering, or closely related field.

Entry-level knowledge of modern principles and practices of public works, environmental engineering, or civil engineering; basic knowledge of AutoCAD Civil 3D software (or equivalent) and ArcReader GIS software (or equivalent); ability to manage multiple tasks simultaneously; ability to communicate and cooperate with officials, co-workers, contractors, and the general public; ability to perform construction observation for extended periods of time and beyond normal business hours; and perform responsibilities in a variety of weather conditions for extended periods of time.

---

## **REQUIRED SPECIAL QUALIFICATIONS:**

Must be in possession of an Engineer Intern (EI) certificate issued by the State of Iowa or equivalent from another state within six (6) months of hire.

Shall possess and maintain a valid motor vehicle operator's license issued by the State of Iowa.

---

## **WORKING CONDITIONS:**

- Works in office environment.
- Periodic work in the field or at off-site locales.
- May be required to participate in meetings outside of normal working hours.
- Must keep regular and reliable attendance at work.

---

## **PHYSICAL REQUIREMENTS:**

- Work requires occasional exertion of up to 50 pounds of force
- Must be insurable.
- Must be sighted.
- Must be able to hear normal conversation.
- Must be able to speak clearly at normal rate of conversation.
- Must be able to kneel, squat, and walk.
- Must be able to move up and down ladders and stairs.
- Work requires climbing and walking over uneven terrain.
- Must be able to work in adverse weather conditions (wet, snow/icy) for a period of time.





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Human Resources

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Consider motion to appoint Michelle Yuska as City Clerk effective April 11, 2022.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                          |
|--------------------------|
| <b>Click to download</b> |
| No Attachments Available |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

---

ACTION REQUESTED:  
Resolution

---

LEGAL:

---

SUBJECT:

Consider motion to adopt **RESOLUTION** providing for the notice and hearing of the City Council of the City of Ankeny, Iowa, to rezone certain property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin, located southeast of the NW 54th Street (NW 118th Avenue) and NW Irvinedale Drive (NW 16th Street) intersection. (date of hrg: 4/18/22 @ 5:30 p.m.)

---

EXECUTIVE SUMMARY:

Fourstar Development LLC is requesting to rezone property from R-1 to PUD. The subject property is roughly 194 acres located in the northwest quadrant of Ankeny, more specifically east of NW Irvinedale Drive and south of NW 54th Street.

Land to the east of the subject rezoning area is zoned R-1 and properties to the south are zoned R-2, One-Family and Two-Family Residence District. The properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential. The property to the north is also in the County and zoned AG, Agricultural District.

The subject area is currently zoned R-1; approximately 3/4 of the proposed rezoning is identified in the Ankeny Plan 2040 as LD, Low Density residential with the remaining identified as MDR, Medium Density Residential or NMU, Neighborhood Mixed Use. The proposed land uses within the PUD generally meet the land use and density standards outlined in the Ankeny Plan 2040.

---

**FISCAL IMPACT: No**

---

**CITY MANAGER'S RECOMMENDATIONS:**

To adopt resolution setting a public hearing for 4/18/22 @ 5:30 p.m.

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

On March 22, 2022 the Plan and Zoning Commission recommended City Council approval of the request by Fourstar Development LLC to rezone Area A from R-1, One-Family Residence District to PUD, Planned Unit Development District.

---

**PUBLIC OUTREACH EFFORTS:**

Notification and public hearing by the Plan and Zoning Commission.

---

**ACTION REQUESTED:**

---

**ADDITIONAL INFORMATION:**

---

**ATTACHMENTS:**

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                |
|  <a href="#">Resolution</a>                   |
|  <a href="#">Notice</a>                       |
|  <a href="#">P&amp;Z Stamped Rezoning Map</a> |
|  <a href="#">Map</a>                          |
|  <a href="#">Applicant Letter</a>             |

**RESOLUTION 2022-**

**RESOLUTION PROVIDING FOR THE NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY, IOWA, TO REZONE CERTAIN PROPERTY OWNED BY HELEN MOECKLY TRUST AND EDWARD FERRIER & ANNETTE VOEGTLIN, LOCATED SOUTHEAST OF THE NW 54<sup>TH</sup> STREET (NW 118<sup>TH</sup> AVENUE) AND NW IRVINEDALE DRIVE (NW 16<sup>TH</sup> STREET) INTERSECTION**

**WHEREAS**, on the 8<sup>th</sup> day of March, 2022, the Plan and Zoning Commission of the City of Ankeny, Iowa, held a public hearing; and on the 22<sup>nd</sup> day of March, 2022, recommended City Council approval of an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone certain property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin, from the current R-1, One-Family Residence District, to PUD, Planned Unit Development District; and

**WHEREAS**, the City Council now deems it necessary to provide for notice and hearing on the proposed rezoning of the following described property:

**LEGAL DESCRIPTION:**

N1/2 NW1/4, SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 114.20 ACRES MORE OR LESS.

AND

S1/2 NW1/4, SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 80.10 ACRES MORE OR LESS.

**LAYMAN'S DESCRIPTION:**

Approximately 194 acres (+/-) of land adjacent to the northwest quadrant of Ankeny and generally located southeast of the NW 54<sup>th</sup> Street (NW 118<sup>th</sup> Avenue) and NW Irvinedale Drive (NW 16<sup>th</sup> Street) intersection.

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

1. That a public hearing shall be held at 5:30 p.m. on the 18<sup>th</sup> day of April, 2022, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider a proposed amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the above-described property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin, from the current R-1, One-Family Residence District, to PUD, Planned Unit Development District; and
2. That the City Clerk is hereby authorized to publish notice of such hearing at the time and manner required by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

CITY OF ANKENY, IOWA

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy Clerk



**NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ANKENY,  
IOWA TO REZONE CERTAIN PROPERTY OWNED BY HELEN MOECKLY TRUST AND  
EDWARD FERRIER & ANNETTE VOEGTLIN, LOCATED SOUTHEAST OF THE NW 54<sup>TH</sup>  
STREET (NW 118<sup>TH</sup> AVENUE) AND NW IRVINEDALE DRIVE (NW 16<sup>TH</sup> STREET)  
INTERSECTION**

---

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, to rezone the following described property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from the current R-1, One-Family Residence District, to PUD, Planned Unit Development District.

**LEGAL DESCRIPTION:**

N1/2 NW1/4, SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 114.20 ACRES MORE OR LESS.

AND

S1/2 NW1/4, SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 80.10 ACRES MORE OR LESS.

**LAYMAN'S DESCRIPTION:**

Approximately 194 acres (+/-) of land adjacent to the northwest quadrant of Ankeny and generally located southeast of the NW 54<sup>th</sup> Street (NW 118<sup>th</sup> Avenue) and NW Irvinedale Drive (NW 16<sup>th</sup> Street) intersection.

**NOTICE IS FURTHER GIVEN** that the proposed amendment, as described above, will affect only the above-described property.

**YOU ARE FURTHER AND SPECIFICALLY NOTIFIED** that the City Council will hold a public hearing at 5:30 p.m. on the 18<sup>th</sup> day of April, 2022, in the Ankeny City Council Chambers, 1250 SW District Drive, Second Floor, Ankeny, Iowa, to consider said amendment, at which time and place all citizens and all parties in interest shall have the opportunity to be heard.

**DATED** this 4<sup>th</sup> day of April 2022.

CITY OF ANKENY, IOWA

---

Diane Klemme, Deputy Clerk

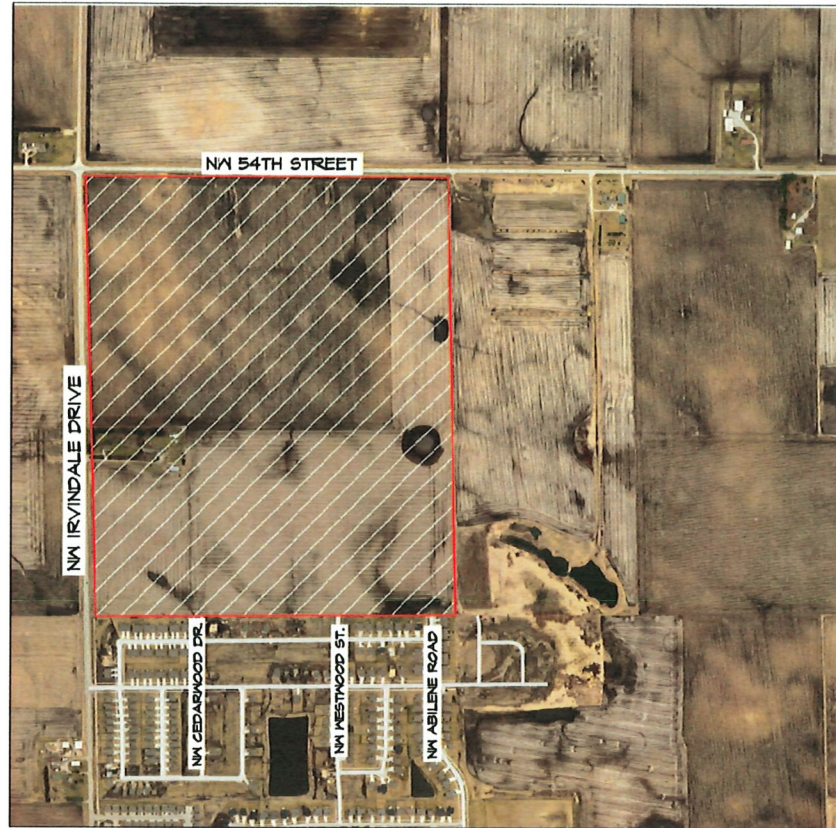
Published in the Des Moines Register on the \_\_\_\_ day of \_\_\_\_\_, 2022.

# MOECKLY PROPERTY

## REZONING SKETCH

### ANKENY, IOWA

HELEN MOECKLY TRUST 4825 NW IRVINEDALE DRIVE, ANKENY, IA 50023



VICINITY SKETCH

| SHEET LIST TABLE |              |
|------------------|--------------|
| Sheet Number     | Sheet Title  |
|                  | COVER        |
| 2                | REZONING MAP |

#### OWNER:

FERRIER, EDWARD L &  
VOESTLIN, ANNETTE  
4825 NW IRVINEDALE DR  
ANKENY, IA 50023-7419  
515-531-0504  
edferrier6@gmail.com  
NORTH HALF

HELEN MOECKLY TRUST  
4825 NW IRVINEDALE DR  
ANKENY, IA 50023-7419  
SOUTH HALF

#### ZONING/LAND USE

EXISTING: R-1

PROPOSED: PUD

#### LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (NW  
FRL 1/4) OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 24 WEST OF  
THE 5TH P.M., FOLK COUNTY, IOWA.

AND

THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (NW  
FRL 1/4) OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 24 WEST OF  
THE 5TH P.M., FOLK COUNTY, IOWA.

#### DEVELOPER:

FOURSTAR DEVELOPMENT LLC  
MARK BOCKENSTEADT  
1003 NW RIDGE ROAD  
ANKENY, IA 50023  
515-244-2423  
markbockkey@yahoo.com

#### PROJECT MANAGER:

BART TURK  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884  
TURK@CEC.IA.COM

|                            |                 |
|----------------------------|-----------------|
| ROLL CALL                  |                 |
| Plan & Zoning Commission   |                 |
| Ankeny, IA                 |                 |
| Date <u>March 23, 2022</u> |                 |
| Ayes <u>5</u>              | Nays <u>0</u>   |
| Abstain <u>1</u>           | Absent <u>2</u> |
| APPROVED                   |                 |
| <u>G. Hunter</u>           | Chairperson     |
| <u>B. Zuglaug</u>          | Secretary       |



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 • mail@cecinc.com



|                 |            |
|-----------------|------------|
| DATE:           | 02-04-2022 |
| REVISION:       | 03-15-2022 |
| DATE OF SURVEY: | ----       |
| DESIGNED BY:    | BAT        |
| DRAWN BY:       | NH         |

RECEIVED

MAR 25 2022

CITY OF ANKENY

MOECKLY PROPERTY

ANKENY, IOWA

COVER

|       |   |
|-------|---|
| SHEET | 1 |
| OF    | 2 |

A-2133





HARRISON FARMS - LD  
3510 NN 18TH ST  
ANKNEY, IA 50023-7844

2 MOSKATY FAMILY FARM LLC  
4121 N 10TH AVE  
POPE CITY, IA 50226-3136

3. J. J. SHERIS LLC  
4500 WESTOWN PARKWAY, STE 227  
WEST DES MOINES, IA 50226

4. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

5. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

6. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

7. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

8. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

9. RUSSELL J. REIGKS  
2310 NN 34TH DR IN  
ANKNEY, IA 50023-2178

10. SHERELL STEPHENS  
2310 NN ABILENE RD  
ANKNEY, IA 50023-8366

11. AHTY FIERCE  
4323 NN ABILENE RD  
ANKNEY, IA 50023-8366

12. CLASSIC HOLDINGS LLC  
851N NN 28RD CT  
ANKNEY, IA 50023-0005

13. CLASSIC HOLDINGS LLC  
851N NN 28RD CT  
ANKNEY, IA 50023-0005

14. STEVEN J. HALL  
4140 NN ABILENE RD  
ANKNEY, IA 50023-8361

15. TAMELIA M. CARR  
4140 NN ABILENE RD  
ANKNEY, IA 50023-8361

16. DANIEL G. BUCHEIT  
2304 NN 44TH ST  
ANKNEY, IA 50023-8372

17. ROBERT JOHN BEC-HOLDT  
2304 NN 44TH ST  
ANKNEY, IA 50023-8372

18. BRUCE BAUGH  
2312 NN 44TH ST  
ANKNEY, IA 50023-8372

19. KEVIN T. BURNETT  
2316 NN 44TH ST  
ANKNEY, IA 50023-8372

20. TAN & HUTH  
2402 NN 44TH ST  
ANKNEY, IA 50023-8371

21. RUSSELL S. HUTH  
2406 NN 44TH ST  
ANKNEY, IA 50023-8371

22. MARK A. KELLY  
2410 NN 44TH ST  
ANKNEY, IA 50023-8371

23. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

24. LEVI J. GOSKE  
2504 NN 44TH ST  
ANKNEY, IA 50023-8348

25. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

26. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

27. ROSS J. REIGKS  
2502 NN 44TH ST  
ANKNEY, IA 50023-8348

28. AUSTIN LANE UNDERWOOD  
2604 NN 44TH ST  
ANKNEY, IA 50023-8341

29. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

30. CT HOMES LLC  
152 18TH AVE N  
SPENCER, IA 51301-2133

31. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

32. CT HOMES LLC  
152 18TH AVE N  
SPENCER, IA 51301-2133

33. SPENCER FARMS  
2116 NN 44TH ST  
ANKNEY, IA 50023-8341

34. JOSHUA L. HOUTLIN  
DR HORTON - IOWA LLC  
H/O 54 PLAZA SHOPS LN  
ANKNEY, IA 50023-7080

35. ROBERT S. GOSKE  
2124 NN 44TH ST  
ANKNEY, IA 50023-8341

36. EKHA 202JL SHIONS DE FANTI  
212B NH 44TH 5T  
ANKENY, IA 50023-8341
37. DARRIEL D KRE  
2802 NH 44TH ST  
ANKENY, IA 50023-8342
38. GARY SHIFTON  
2802 NH 44TH ST  
ANKENY, IA 50023-8342
39. LLOYD E JACKSON  
2810 NH 44TH ST  
ANKENY, IA 50023-8342
40. SHARON L CRAWFORD  
2814 NH 44TH ST  
ANKENY, IA 50023-8342
41. JARED SMITH  
2816 NH 44TH ST  
ANKENY, IA 50023-8342
42. ADAM ANNE WELLS  
2822 NH 44TH ST  
ANKENY, IA 50023-8342
43. ROBERT RYHED  
2826 NH 44TH ST  
ANKENY, IA 50023-8342
44. ROBERT A QUAST  
283C NH 44TH ST  
ANKENY, IA 50023-8342
45. TERESA H GREEN  
2914 NH 44TH ST  
ANKENY, IA 50023-8343
46. KIM M HALLER  
2915 NH 44TH ST  
ANKENY, IA 50023-8343
47. JOHN RICHARD RYAN  
2917 NH 44TH ST  
ANKENY, IA 50023-8343
48. DAVID SHAIN  
2926 NH 44TH ST  
ANKENY, IA 50023-8343
49. RICKIE MILLER  
440B NH NORTHWOOD DR  
ANKENY, IA 50023-1071
50. DANN J BARNES  
4404 NH NORTHWOOD DR  
ANKENY, IA 50023-1071
51. SEAN J RYAN  
439B NH NORTHWOOD DR  
ANKENY, IA 50023-1050
52. MARY EL ZAEETH STOLTENBERG  
2826 NH 44TH ST  
ANKENY, IA 50023-8343
53. JULIANE WILLS  
291 NH 44TH ST  
ANKENY, IA 50023-8343
54. JEFFREY WILKINSON  
2821 NH 44TH ST  
ANKENY, IA 50023-8342
55. CAROL E SHIRLEY SPANGLER  
LIVING TRUST  
2823 NH 44TH ST  
ANKENY, IA 50023-8342
56. JERRY D SMITH  
2818 NH 44TH ST  
ANKENY, IA 50023-8342
57. MARCIA ALGER  
2815 NH 44TH ST  
ANKENY, IA 50023-8342
58. VICKI LOHS  
281 NH 44TH ST  
ANKENY, IA 50023-8342
59. CHRIS RUBY  
2807 NH 44TH ST  
ANKENY, IA 50023-8342
60. VIKI EMBLEIGH HALLBRIDGE  
FAMILY TRUST  
1010 OJAIL ST  
DES MOINES, MO 65005-3460
61. JERRY HAYBEL  
2127 NH 44TH ST  
ANKENY, IA 50023-8341
62. DYLAN JOHN COOPER  
2823 NH 44TH ST  
ANKENY, IA 50023-8341
63. JOSHUA L MCLOUTIN  
DES MOINES - IOWA,LLC  
#10 SW PLAZA SHOPS LN  
ANKENY, IA 50023-1020
64. JOSHUA L MCLOUTIN  
DES MOINES - IOWA,LLC  
#10 SW PLAZA SHOPS LN  
ANKENY, IA 50023-1020
65. JOSHUA L MCLOUTIN  
DES MOINES - IOWA,LLC  
#10 SW PLAZA SHOPS LN  
ANKENY, IA 50023-1020
66. JOSHUA L MCLOUTIN  
DES MOINES - IOWA,LLC  
#10 SW PLAZA SHOPS LN  
ANKENY, IA 50023-1020
67. JOSHUA L MCLOUTIN  
DES MOINES - IOWA,LLC  
#10 SW PLAZA SHOPS LN  
ANKENY, IA 50023-1020
68. TYSON JASKEWICZ  
2801 NH 44TH ST  
ANKENY, IA 50023-8341

70. JOSHUA L MOULTON  
DR HORTON - IONA LLC  
REG BR PLAZA SHOPS LN  
AKEN, IA 50223-8282
71. TRIGIA DECONTE GABRIEL  
2315 NW 44TH ST  
AKEN, IA 50223-8398
72. JOSHUA L MOULTON  
DR HORTON - IONA LLC  
REG BR PLAZA SHOPS LN  
AKEN, IA 50223-8282
73. CASEY VAN ANDEL  
2507 NW 44TH ST  
AKEN, IA 50223-8398
74. STEVE O'CON  
2413 NW 44TH ST  
AKEN, IA 50223-8371
75. TRENT WEATHERMAN  
2409 NW 44TH ST  
AKEN, IA 50223-8371
76. JIM D FULLER  
2405 NW 44TH ST  
AKEN, IA 50223-8371
77. JOE DRAH  
2401 NW 44TH ST  
AKEN, IA 50223-8371
78. NATAL E JOY RIDER  
2401 NW 44TH ST  
AKEN, IA 50223-8371
79. JOSHUA SIAVER  
2401 NW 44TH ST  
AKEN, IA 50223-8372
80. CLASSIC HO.DIN5S LLC  
4312 NW ABILENE RD  
AKEN, IA 50223-8224
81. CLASSIC HO.DIN5S LLC  
4316 NW ABILENE RD  
AKEN, IA 50223-8224
82. DOLORES A S'ALL  
1128 NW 122ND ST  
CLIVE, IA 50225-8124
83. THE FARM PARTNERSHIPS - LC  
105 OAKWOOD DR  
POLK CITY, IA 50226-1224
84. THE FARM PARTNERSHIPS - LC  
421 NW 10TH AVE  
POLK CITY, IA 50226-1111
85. JAMES A ANDERSON  
661 NW 10TH AVE  
POLK CITY, IA 50226-1144

OWNER: FERRIER, EDWARD L & VOEGTLIN, ANNETTE

OWNER: HELEN MOECKLY TRUST

SCALE: 1"=400' (11"x17")  
SCALE: 1"=200' (22"x34")



Civil Engineering Consultants, Inc.



DATE: 02-04-2022

DATE OF SURVEY: \_\_\_\_\_

**MOECKLY PROPERTY**

# REZONING MAP

SHEET  
2  
OF 2  
A-213









Civil Engineering Consultants, Inc.

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March 14, 2022

**ATTN: Honorable Mayor & City Council**

410 West First Street

Ankeny, Iowa 50023

**RE: REZONING - MOECKLY PROPERTY PUD**

Dear Honorable Mayor & City Council Members:

On behalf of Fourstar Development LLC, we are submitting a PUD rezoning request of the Moeckly property and ask for your review and approval. This parcel is located at the southeast quadrant of NW 54<sup>th</sup> Street and NW Irvinedale Drive and contains 187.7 acres.

This PUD shall include the extension of NW State Street, a major arterial, as studied by HDR consultants. This major arterial is planned to diagonally bisect this PUD and ultimately align with NW 16<sup>th</sup> Street at the current intersection of NW Irvinedale Drive and NW 54<sup>th</sup> Street.

Proposed land uses shall contain low, medium and high density residential and commercial development. Low density residential shall include single family housing having a variety of lot widths and shall blend with the existing residentially zoned property bordering to the south. Medium and high density residential is planned to be located adjacent to the commercial parcels as a logical transition in zoning. The commercial parcels shall be highway oriented located adjacent to the intersection of NW Irvinedale Drive, NW 54<sup>th</sup> Avenue and the future extension of NW State Street.

This PUD proposes to provide a well-planned expansion of a variety of land uses into the City of Ankeny. Thank you for your consideration.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Bart A. Turk, PLA  
Project Manager

Cc: Fourstar Development LLC

RECEIVED

MAR 15 2022

CITY OF ANKENY  
2000 1<sup>st</sup> Avenue, Ankeny, IA 50023-1500





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

---

ACTION REQUESTED:

Resolution

---

LEGAL:

---

SUBJECT:

Consider motion to adopt **RESOLUTION** receiving and filing application for the annexation of, and providing for the giving of notice for annexation of certain territory located adjacent to the southeast quadrant of Ankeny requested by ATI Ankeny Industrial, LLC.

---

EXECUTIVE SUMMARY:

ATI Ankeny Industrial, LLC, Polk County Aviation Authority (PCAA), Tyler Investment Co., Inc. and Lloyd D. Linn, the property owners, have requested annexation to the City of Ankeny. The land is approximately 159 acres adjacent to the southeast quadrant of Ankeny, generally located south of SE Oralabor Road/NE 78th Avenue (County) and west of NE Berwick Drive (County).

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                         |
|  <a href="#">Resolution</a>              |
|  <a href="#">Staff Report</a>            |
|  <a href="#">Annexation Applications</a> |
|  <a href="#">Annexation Map</a>          |

## **RESOLUTION**

### **A RESOLUTION RECEIVING AND FILING APPLICATION FOR THE ANNEXATION OF, AND PROVIDING FOR THE GIVING OF NOTICE FOR ANNEXATION OF CERTAIN TERRITORY LOCATED ADJACENT TO THE SOUTHEAST QUADRANT OF ANKENY REQUESTED BY ATI ANKENY INDUSTRIAL, LLC**

---

**WHEREAS**, ATI Ankeny Industrial, LLC, Polk County Aviation Authority (PCAA), Tyler Investment Co., Inc. and Lloyd D. Linn, the titleholders of the following described property, have made application for annexation of the same to the City of Ankeny, Iowa:

#### **LEGAL DESCRIPTION:**

THE NORTH 538.00 FEET OF THE SOUTH 800.03 FEET OF THE EAST 264.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

EXCEPT DEED IN BOOK 8842 PAGE 742

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TWP., POLK COUNTY, IOWA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 31; THENCE S 0°40'54" W- 521.19 FEET; THENCE N 89°53'08" W- 145.67 FEET TO THE POINT OF BEGINNING; THENCE S 45°02'29" W - 169.24 FEET; THENCE N 0°40'54" E, - 119.83 FEET; THENCE S 89°53'08" E-118.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.163 ACRES, MORE OR LESS [Owner(s): Lloyd D. Linn],

AND;

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; LYING EAST OF THE ACQUISITION PLATS SHOWN IN THE CONDEMNATION RECORDED IN BOOK 13479 PAGES 477 - 545. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD [Owner(s): ATI Ankeny Industrial, LLC],

AND;

THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD [Owner(s): ATI Ankeny Industrial, LLC],

AND;

ALL OF PARCEL 2021-228 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18970 PAGES 881 - 884 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD [Owner(s): ATI Ankeny Industrial, LLC],

AND;

THAT PART OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 32; THENCE WEST 1,036.83 FEET TO A POINT 278 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 32; THENCE SOUTH 1,653.55 FEET, ALONG A LINE PARALLEL TO THE WEST LINE OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 32; THENCE EAST 380.91 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 32; THENCE NORTH 330.76 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 32; THENCE EAST ,1,139.50 FEET TO A POINT THAT IS 2,169 FEET WEST AND 1,332 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 7°40' WEST, 221 FEET; THENCE NORTH 32°20' EAST, 110.5 FEET; THENCE SOUTH 66°19' EAST, 175 FEET; THENCE NORTH 71°45' EAST,

356 FEET; THENCE NORTH 35°55' EAST, 472 FEET TO THE WEST RIGHT OF WAY LINE OF N.E. BERWICK ROAD; THENCE NORTHWESTERLY 999.8 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID BERWICK ROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 32; THENCE WEST 590 FEET TO THE POINT OF BEGINNING; SAID REAL ESTATE CONTAINING 67.9 ACRES, NOW BEING IN AND FORMING A PART OF POLK COUNTY, IOWA [Owner(s): Tyler Investment Co. Inc.],

AND;

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TWP., POLK COUNTY, IOWA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 31; THENCE S 0°40'54" W- 521.19 FEET; THENCE N 89°53'08" W- 145.67 FEET TO THE POINT OF BEGINNING; THENCE S 45°02'29" W - 169.24 FEET; THENCE N 0°40'54" E, - 119.83 FEET; THENCE S 89°53'08" E-118.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.163 ACRES, MORE OR LESS [Owner(s): Polk County Aviation Authority (PCAA)],

AND;

PART OF DEED IN BOOK 13479 PAGE 477. A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 0°24'11" EAST ALONG THE WEST LINE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4. A DISTANCE OF 1319.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4. A DISTANCE OF 217.53 FEET; THENCE SOUTH 25°17'20" EAST, 440.97 FEET; THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, WHOSE RADIUS IS 825.00 FEET, WHOSE ARC LENGTH IS 834.44 FEET AND WHOSE CHORD BEARS SOUTH 3°41'13" WEST, 799.32 FEET; THENCE SOUTH 32°39'46" WEST, 566.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 905.00 FEET. THOSE ARC LENGTH IS 134.45 FEET AND WHOSE CHORD BEARS SOUTH 28°24'24" WEST, 134.33 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°40'49" EAST ALONG SAID WEST LINE, 471.65 FEET TO THE POINT OF BEGINNING CONTAINING 13.62 ACRES (593,078 S.F.) AND IS SUBJECT TO EXISTING ROADWAY EASEMENT OF 2.39 ACRES (102,842 S.F.) [Owner(s): Polk County Aviation Authority (PCAA)],

AND;

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 0°24'11" EAST ALONG THE WEST LINE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 695.00 FEET TO A POINT ON THE CENTERLINE OF RUNWAY 4/22 EXTENDED NORTHEASTERLY; THENCE NORTH 45°02'55" EAST ALONG SAID CENTERLINE, 953.30 FEET TO A POINT THAT IS 1200.00 FEET FROM THE END OF RUNWAY 22; THENCE SOUTH 44°57'05" EAST ALONG A LINE BEING PERPENDICULAR TO SAID CENTERLINE, 69.31 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 44°57'05" EAST, 280.69 FEET; THENCE SOUTH 50°45'33" WEST, 420.44 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 975.00 FEET, WHOSE ARC LENGTH IS 139.52 FEET AND WHOSE CHORD BEARS NORTH 21°11'22" WEST, 139.40 FEET; THENCE NORTH 25°17'20" WEST, 370.10 FEET TO A POINT ON SAID NORTH LINE; THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 335.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES (134,648 S.F.) [Owner(s): Polk County Aviation Authority (PCAA)].

#### **LAYMAN'S DESCRIPTION**

Approximately 159 acres (+/-) of land adjacent to the southeast quadrant of Ankeny and generally located south of SE Oralabor Road/NE 78<sup>th</sup> Avenue (County) and west of NE Berwick Drive (County).

**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 April 21, 2022, in the Public Services Building, 1210 NW Prairie Ridge Drive, Conference Room C.

**DATED** at Ankeny, Iowa, this 4<sup>th</sup> day of April 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy Clerk





*City Council  
Staff Report*

*Meeting Date: April 4, 2022*

---

**Agenda Item:** Ankeny RMJ Annexation  
**Report Date:** March 24, 2022 EJC  
**Prepared by:** Ruth Hulstrom  
Associate Planner

**Discussion:**

ATI Ankeny Industrial, LLC, Polk County Aviation Authority (PCAA), Tyler Investment Co., Inc. and Lloyd D. Linn, the property owners, have requested annexation to the City of Ankeny. The land is approximately 159 acres adjacent to the southeast quadrant of Ankeny, generally located south of SE Oralabor Road/NE 78<sup>th</sup> Avenue (County) and west of NE Berwick Drive (County).

This annexation area is identified on the current Ankeny Future Land Use Map as Airport Business Park (ABP), Open Space (OS) and Low Density residential (LD). If the property is annexed, it will be 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.



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 (attach, if lengthy) See Attached

Property Owner(s): ATI Ankeny Industrial, LLC  
Address: 1615 SW Main Street Ste #207 Ankeny IA 50023  
Address: \_\_\_\_\_  
Phone #: 515-520-7851

Applicant / Contact B.J. Stokesbury  
Address 1615 SW Main Street Ste #207 Ankeny, IA 50023  
Phone #: 515-520-7851

Signed by: [Signature] Date: 1-18-22  
(Property Owner) \*

\_\_\_\_\_  
(Property Owners) Date: \_\_\_\_\_

\_\_\_\_\_  
(Property Owners) Date: \_\_\_\_\_

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: [Signature] Date: 1-18-22  
(Applicant/Contact)

RECEIVED

FEB 24 2022

CITY OF ANKENY

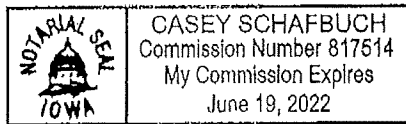
Original Signatures are Required

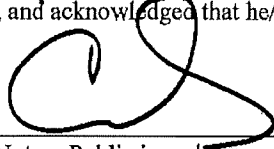
*\*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that 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.*

STATE OF IOWA

COUNTY OF POLK

On this 18<sup>th</sup> day of January, 2022, before me, a Notary Public in and for Polk County, personally appeared Bradly Stokesbury, 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.

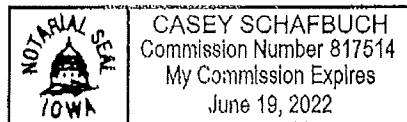


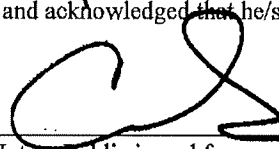
  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

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Notary Public in and for  
Polk County, Iowa

**ATI ANKENY INDUSTRIAL, LLC – DESCRIPTION PROVIDED TO ATTORNEY**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; LYING EAST OF THE ACQUISITION PLATS SHOWN IN THE CONDEMNATION RECORDED IN BOOK 13479 PAGES 477 - 545. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

ALL OF PARCEL 2021-228 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18970 PAGES 881 - 884 OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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 7260 NE 29<sup>TH</sup> ST

**Legal Description** (attach, if lengthy) See Attached

Property Owner(s): Lloyd D. Linn  
Address: 309 Court Ave #500  
Address: Des Moines, IA 50309  
Phone #: 515-778-0057

Applicant / Contact Lloyd D. Linn  
Address 309 Court Ave #500  
Phone #: Des Moines, IA 50309

Signed by: [Signature] Date: 1/19/2022  
(Property Owner) \*

\_\_\_\_\_  
(Property Owners) Date: \_\_\_\_\_

\_\_\_\_\_  
(Property Owners) Date: \_\_\_\_\_

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: [Signature] Date: 1/19/2022  
(Applicant/Contact)

RECEIVED

FEB 24 2022

Original Signatures are Required

CITY OF ANKENY

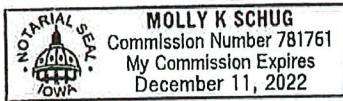


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STATE OF IOWA

COUNTY OF POLK

On this 19<sup>th</sup> day of January, 2022, before me, a Notary Public in and for Polk County, personally appeared Wayne Linn, 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.



Molly K Schug  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 19<sup>th</sup> day of January, 2022, before me, a Notary Public in and for Polk County, personally appeared Wayne Linn, 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.



Molly K Schug  
Notary Public in and for  
Polk County, Iowa

**LLOYD DEE LINN – DEED 8252 PAGE 925**

THE NORTH 538.00 FEET OF THE SOUTH 800.03 FEET OF THE EAST 264.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

EXCEPT DEED IN BOOK 8842 PAGE 742

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TWP., POLK COUNTY, IOWA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 31; THENCE S 0°40'54" W- 521.19 FEET; THENCE N 89°53'08" W- 145.67 FEET TO THE POINT OF BEGINNING; THENCE S 45°02'29" W - 169.24 FEET; THENCE N 0°40'54" E, - 119.83 FEET; THENCE S 89°53'08" E-118.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.163 ACRES, MORE OR LESS



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 Property adjacent to SE Four Mile Drive, Polk County, Iowa.

Legal Description (attach, if lengthy) See Exhibit "A" attached.

Property Owner(s): Polk County Aviation Authority (PCAA)

Address: 410 West First St., Ankeny, IA 50021.

Address: \_\_\_\_\_

Phone #: (515) 965-6426

Applicant / Contact PCAA, Attn: Nick Osborne

Address 410 West First St., Ankeny, IA 50021.

Phone #: (515) 965-6426

Signed by: \_\_\_\_\_

Jeff Wangeren  
(Property Owner) \*

Date: February 17, 2022

Jeff Wangeren  
(Property Owners)

Date: 3-10-22

Date: \_\_\_\_\_

(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: \_\_\_\_\_

(Applicant/Contact)

Date: \_\_\_\_\_

RECEIVED

Original Signatures are Required

MAR 14 2022

Page 1 of 2

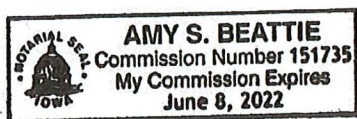
CITY OF ANKENY

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STATE OF IOWA

COUNTY OF POLK

On this 10<sup>th</sup> day of March, 2022, before me, a Notary Public in and for Polk County, personally appeared Jeff Wangsness, 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.



Amy S. Beattie  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

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



EXHIBIT "A"

POLK COUNTY AVIATION AUTHORITY – DEED 8842 PAGE 742

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TWP., POLK COUNTY, IOWA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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AND PART OF DEED IN BOOK 13479 PAGE 477

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AND

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NORTH LINE; THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 335.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES (134,648 S.F.).



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 7368 NE Berwick Dr,  
Ankeny IA 50021

**Legal Description** (attach, if lengthy) See attachment

**Property Owner(s):** Tyler Investment Co., Inc.

**Address:** 7368 NE Berwick Dr, Ankeny IA 50021

**Address:** \_\_\_\_\_

**Phone #:** 515-480-0502

**Applicant / Contact** Thomas Tyler

**Address** 1211 NE 31st, Ankeny IA 50021

**Phone #:** 515-480-0502

**Signed by:** Thomas Tyler **Date:** 1/20/2022  
(Property Owner) \*

\_\_\_\_\_  
(Property Owners) **Date:** \_\_\_\_\_

\_\_\_\_\_  
(Property Owners) **Date:** \_\_\_\_\_

(Note: No other signature may be substituted for the Property Owner's Signature.)

**and:** Thomas Tyler **Date:** 1/20/2022  
(Applicant/Contact)

RECEIVED

FEB 24 2022

CITY OF ANKENY

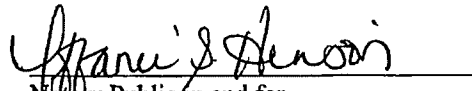
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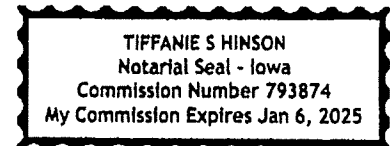
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STATE OF IOWA

COUNTY OF POLK

On this 20<sup>th</sup> day of January, 2022, before me, a Notary Public in and for Polk County, personally appeared Thomas L. Tyler, 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.

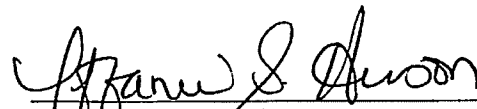
  
Notary Public in and for  
Polk County, Iowa

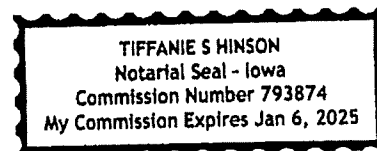


STATE OF IOWA

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Notary Public in and for  
Polk County, Iowa



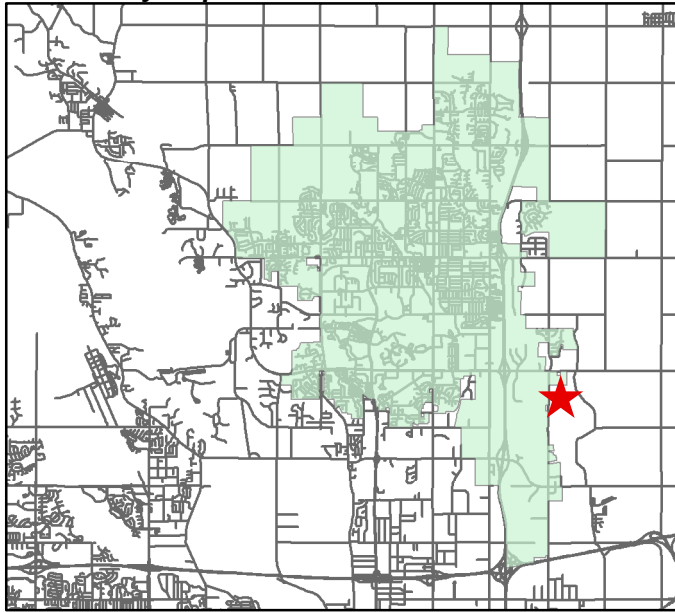
### **Legal Description**

THAT PART OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 32; THENCE WEST 1,036.83 FEET TO A POINT 278 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 32; THENCE SOUTH 1,653.55 FEET, ALONG A LINE PARALLEL TO THE WEST LINE OF THE EAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 32; THENCE EAST 380.91 FEET TO THE SOUTHWEST CORNER OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 32; THENCE NORTH 330.76 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 32; THENCE EAST ,1,139.50 FEET TO A POINT THAT IS 2,169 FEET WEST AND 1,332 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 7°40' WEST, 221 FEET; THENCE NORTH 32°20' EAST, 110.5 FEET; THENCE SOUTH 66°19' EAST, 175 FEET; THENCE NORTH 71°45' EAST, 356 FEET; THENCE NORTH 35°55' EAST, 472 FEET TO THE WEST RIGHT OF WAY LINE OF N.E. BERWICK ROAD; THENCE NORTHWESTERLY 999.8 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID BERWICK ROAD TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SAID SECTION 32; THENCE WEST 590 FEET TO THE POINT OF BEGINNING; SAID REAL ESTATE CONTAINING 67.9 ACRES, NOW BEING IN AND FORMING A PART OF POLK COUNTY, IOWA.

Described another way, following are the two DPs (District/Parcels):

- 20000457000000 (7368 NE BERWICK DR, ANKENY, IA 50021)
- 20000451000000 (no address)

## Vicinity Map



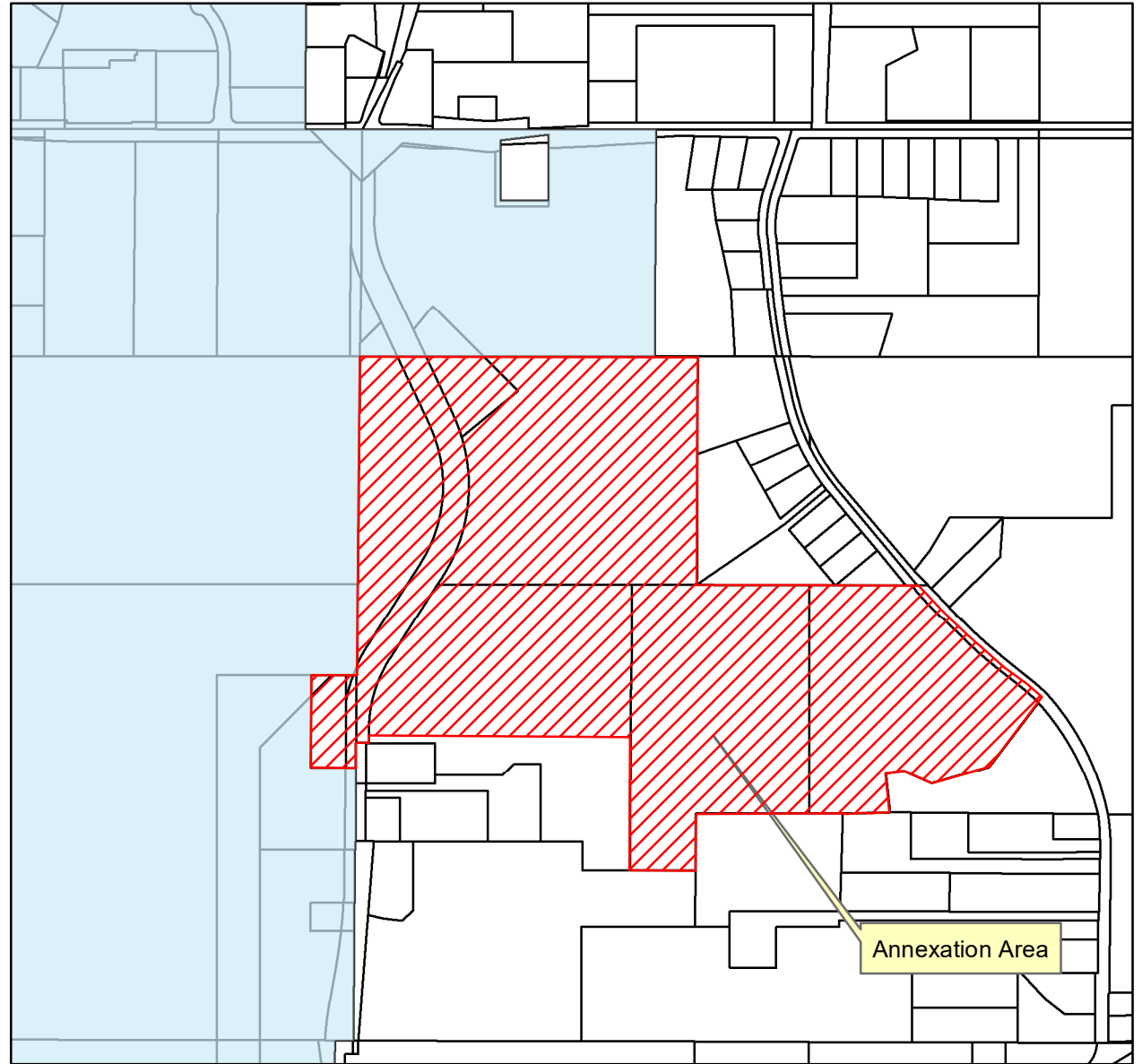
### LEGAL DESCRIPTION:

A PART OF SECTION 32 AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1961.43 FEET TO THE NORTHWEST CORNER OF OAKWOOD HEIGHTS, AN OFFICIAL PLAT; THENCE SOUTH ALONG THE WEST LINE OF OAKWOOD HEIGHTS, 1321.86 FEET TO THE SOUTHWEST CORNER OF OAKWOOD HEIGHTS; THENCE EAST ALONG THE SOUTH LINE OF OAKWOOD HEIGHTS, 1237.72 FEET TO THE WEST RIGHT OF WAY LINE OF NE BERWICK DRIVE; THENCE SOUTHEAST ALONG THE WEST RIGHT OF WAY LINE OF NE BERWICK DRIVE, 999.8 FEET TO THE NORTHEAST CORNER OF PAGLIAI COMPOUND PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHWEST ALONG THE NORTHERLY LINE OF SAID PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 471.13 FEET; THENCE SOUTHWEST ALONG SAID NORTHERLY LINE, 347.56 FEET; THENCE NORTHWEST ALONG SAID NORTHERLY LINE, 174.93 FEET; THENCE WEST ALONG SAID NORTHERLY LINE, 109.86 FEET TO THE NORTHWEST CORNER OF LOT 6, PAGLIAI COMPOUND PLAT 1; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 228.24 FEET TO THE SOUTHWEST CORNER OF LOT 5, PAGLIAI COMPOUND PLAT 1; THENCE WEST ALONG THE NORTH LINE OF LOT 2, PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 272.56 FEET TO THE NORTHWEST CORNER OF LOT 2, PAGLIAI COMPOUND PLAT 1; THENCE WEST ALONG THE NORTH LINE OF PARCEL 'K' OF THE SOUTH HALF OF SECTION 32 RECORDED IN BOOK 8718 PAGE 345, A DISTANCE OF 861.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'K'; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 'K', 331.28 FEET TO THE NORTHEAST CORNER OF LOT 1, WANGSNESS PLAT 2, AN OFFICIAL PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 381.50 FEET TO THE SOUTHEAST CORNER OF PARCEL 2021-258 OF THE SOUTHWEST QUARTER OF SECTION 32 RECORDED IN BOOK 18970 PAGE 881; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 2021-258, A DISTANCE OF 773.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-258; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 2021-258, A DISTANCE OF 1510.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2021-258; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 2021-258, A DISTANCE OF 40.00 FEET; THENCE WEST ALONG THE SOUTH LINE OF THE CONDEMNATION RECORDED IN BOOK 13479 PAGE 477, A DISTANCE OF 74.86 FEET TO THE EAST LINE OF SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SECTION 31, A DISTANCE OF 138.16 FEET TO THE SOUTHEAST CORNER OF PARCEL 'G' OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 RECORDED IN BOOK 7520 PAGE 595; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 'G', 264.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'G'; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 'G', 537.86 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'G'; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 'G', 264.00 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 521.21 FEET TO THE WEST QUARTER CORNER OF SECTION 32; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1319.48 FEET TO THE POINT OF BEGINNING. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

### Property Owners:

ATI Ankeny Industrial, LLC, Polk County Aviation Authority (PCAA),  
Tyler Investment Co., Inc., & Lloyd D. Linn



Annexation Area

1 inch = 1,000 feet

**Annexation Map**

**City of Ankeny**

**Ankeny RMJ  
Annexation**

City of Ankeny, Iowa  
Community Development Department

Drawn By: RH

Sheet No.

1 of 1

Checked by:

Date: March 25, 2022





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

---

ACTION REQUESTED:  
Resolution

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LEGAL:

---

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat, platted easements, and letter of credit for seeding and erosion control for Parkway Townhomes at Prairie Trail Plat 1.

---

EXECUTIVE SUMMARY:

Parkway Townhomes at Prairie Trail Plat 1 is a 5.05-acre final plat located east of SW Irvinedale Drive, south of SW Prairie Trail Parkway and west of SW Plaza Parkway. The proposed plat creates 66 postage stamp lots and an outlot for private streets, utilities and associated improvements. The proposed site plan shows locations for 66 townhome units and associated private drives and other improvements. The townhomes will be attached in groups of 4, 5, or 6 units. It is anticipated that some of the units will be similar to those on SW Chautauqua Lane, with some new unit types fronting onto SW Prairie Trail Parkway.

---

FISCAL IMPACT: **No**

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CITY MANAGER'S RECOMMENDATIONS:

Adopt resolution accepting final plat for Parkway Townhomes at Prairie Trail Plat 1.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Community Development Director administratively approved the plat on March 29, 2022.

---

PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| <b>Click to download</b>                                                                                           |
|  <a href="#">Resolution</a>       |
|  <a href="#">Final Plat</a>       |
|  <a href="#">Staff Report</a>     |
|  <a href="#">Aerial Map</a>       |
|  <a href="#">Applicant Letter</a> |

**RESOLUTION**

**RESOLUTION ACCEPTING FINAL PLAT, PLATTED EASEMENTS, AND LETTER OF  
CREDIT FOR SEEDING AND EROSION CONTROL FOR  
PARKWAY TOWNHOMES AT PRAIRIE TRAIL PLAT 1**

---

**WHEREAS**, the Community Development Director of the City of Ankeny, Iowa, administratively approved the final plat for Parkway Townhomes at Prairie Trail Plat 1 on the 29<sup>th</sup> day of March, 2022; and

**WHEREAS**, the attorney's title opinion, letter of credit for silt fence and seeding, have been submitted and approved by the City Engineer 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 Parkway Townhomes at Prairie Trail Plat 1 is hereby approved.
2. That the Public Utility Easement, Public Sanitary Sewer Easement, Public Sanitary Sewer and Water Main Easement, and Public Ingress/Egress Easement are hereby accepted.
3. That the letter of credit for seeding and erosion control is hereby accepted.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April 2022.

---

Mark E. Holm, Mayor

**ATTEST:**

---

Diane Klemme, Deputy Clerk



|                                          |                                                                                                                            |              |        |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------|--------|
| <b>COUNTY:</b>                           | POLK COUNTY, IOWA                                                                                                          | <b>CITY:</b> | ANKENY |
| <b>LOCATION:</b>                         | OUTLOT K, THE VINEYARD AT PRAIRIE TRAIL PLAT 1                                                                             |              |        |
| <b>PROPRIETOR:</b>                       | DRA PROPERTIES, LC<br>c/o TARA MEREDITH<br>1515 NE 36TH STREET<br>ANKENY, IOWA 50021<br>(515) 965-5251                     |              |        |
| <b>REQUESTED BY<br/>&amp; DEVELOPER:</b> | ROCK ESTATE HOLDINGS II LLC<br>720 S 68TH STREET, SUITE 120<br>WEST DES MOINES, IOWA 50268<br>(515) 290-3401               |              |        |
| <b>SURVEYOR:</b>                         | ADAM D. SCHOEPPNER, PLS #26306                                                                                             |              |        |
| <b>SURVEY COMPANY:</b>                   | NILLES ASSOCIATES, INC.                                                                                                    |              |        |
| <b>RETURN TO:</b>                        | ADAM D. SCHOEPPNER, PLS<br>NILLES ASSOCIATES, INC.<br>1250 SW STATE STREET, SUITE A<br>ANKENY, IOWA 50023 PH: (515) 965-0- |              |        |

herby grant administrative approval of the final plan for Parkway Townhomes at Prairie Trail Plat 1 as set forth in the Prairie Trail Planned Unit Development in SW Plaza Parkway Neighborhood Plan.

CITY OF ANKENY, IA  
  
Eric Jenah, Director  
Community Development Department

ATTEST:  
  
Brenda Follgren, Clerk Date 3-29-2025  
Administrative Assistant

|                                                                                     |                                                                                                                                                                                                                                                       |                 |          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
|  | I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa. |                 |          |
|                                                                                     | Signature: <u>Adam D. Schoepfner</u>                                                                                                                                                                                                                  | 3/21/2022       |          |
|                                                                                     | Name: Adam D. Schoepfner, P.L.S. No. 26306                                                                                                                                                                                                            | Date            |          |
|                                                                                     | My license renewal date is December 31, 2023                                                                                                                                                                                                          | Date of survey: | 09/10/21 |

●  
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 IR  
 IP  
 M.E.C.  
 P.U.E.  
 S.S.E.  
 S.T.S.E.  
 W.E.  
 D.E.  
 (R)  
 R.O.W.

Found monument 5/8" IR with red cap #18530 unless otherwise noted  
Set monument 5/8" IR with blue cap #26305 unless otherwise noted  
Round iron rebar (outside diameter)  
Round iron pipe (outside diameter)  
MidAmerican Energy Company  
Underground Electric Easement  
Public Utility Easement  
Sanitary Sewer Easement  
Storm Sewer Easement  
Water main Easement  
Drainage Easement  
Record dimension  
Right - of - way  
Subject boundary line  
Proposed boundary line  
Proposed easement line  
Existing boundary line  
Existing easement line

**VICINITY MAP**

SCALE: 1" = 1000'

JOHN DEERE

NORTH

NW POLK CITY DRIVE

NW 84TH AVE

NW 21ST CT

NW 21ST CIRCLE

NW 20TH CIRCLE

NW 18TH STREET

NW 17TH STREET

NW 19TH ST

NW 18TH ST

NW 19TH ST

NW 20TH ST

NW 21ST ST

NW 22ND STREET

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NW 97TH STREET

NW 98TH STREET

NW 99TH STREET

NW 100TH STREET

PROPOSED SITE

SW VINTAGE PKWY

SW WRECK HOLLOW STREET

SW COLLEGE AVE

SW CASCADE FALLS DRIVE

SW PRAIRIE TRAIL PARKWAY

SW PLAZA PKWY

SW COLLEGE AVE

SW 22ND STREET

SW WHITE BIRCH DR

SW ORALABOR ROAD / HWY 415

SW 24TH CT

SW 25TH CT

SW 21ST CT

SW 21ST CIRCLE

SW 20TH CIRCLE

SW 18TH STREET

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SW CASCADE FALLS DRIVE

SW PRAIRIE TRAIL PARKWAY

SW PLAZA PKWY

SW COLLEGE AVE

SW 22ND STREET

SW WHITE BIRCH DR

SW ORALABOR ROAD / HWY 415

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SW 81ST STREET</

Outlot K, THE VINEYARD AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 5.05 acres more or less.

Said parcel is subject to all easements and restrictions.

1. Land area : 5.05 acres
2. PARKWAY TOWNHOMES AT PRAIRIE TRAIL PLAT 1 is part of the SW PLAZA PARKWAY NEIGHBORHOOD PLAN approved by the City of Ankeny.
3. A Public Ingress / Egress Easement shall encompass all of Outlot T.
4. Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions); Restrictions (I.E., building setbacks, height and bulk regulations, etc. shown herein are based on information provided and are subject to interpretation.
5. The south line of Outlot K, THE VINEYARD AT PRAIRIE TRAIL PLAT 1, is assumed to bear South 77 degrees 21 minutes 38 seconds West.
6. The developer is responsible for installing 5' sidewalk along the west side of SW Plaza Parkway

1. Top of rim of the sanitary sewer manhole located at the intersection of SW Cascade Falls Drive and SW 21st Street. Elevation = 958.87 feet (NAVD88)
2. Top of rim of the sanitary sewer manhole located at the intersection of SW College Avenue and SW 21st Street. Elevation = 962.42 feet (NAVD88)

| Curve # | Length  | Radius  | Delta     | Chord Distance | Chord Bearing |
|---------|---------|---------|-----------|----------------|---------------|
| C1      | 49.86'  | 839.50' | 3°24'11"  | 49.86'         | N79°20'07"E   |
| C2      | 155.88' | 569.92' | 15°40'08" | 155.37'        | N69°47'58"E   |
| C3      | 26.77'  | 483.00' | 3°10'30"  | 26.76'         | N63°33'09"E   |
| C4      | 116.97' | 831.50' | 8°03'38"  | 116.87'        | N61°03'38"E   |
| C5      | 37.60'  | 251.00' | 85°11'03" | 34.16'         | S79°49'40"E   |
| C6      | 334.02' | 840.00' | 22°46'59" | 331.62'        | N69°38'43"E   |
| C7      | 10.00'  | 840.00' | 0°40'58"  | 10.00'         | N80°41'45"E   |
| C8      | 324.02' | 840.00' | 22°06'04" | 322.01'        | N69°18'19"E   |
| C9      | 24.09'  | 832.50' | 1°39'28"  | 24.09'         | N59°04'58"E   |
| C10     | 30.51'  | 832.50' | 2°06'00"  | 30.51'         | N60°57'43"E   |
| C11     | 32.74'  | 832.50' | 2°15'11"  | 32.74'         | N63°08'19"E   |
| C12     | 24.09'  | 832.50' | 1°39'28"  | 24.08'         | N65°05'38"E   |
| C13     | 24.10'  | 832.50' | 1°39'32"  | 24.10'         | N66°45'08"E   |
| C14     | 32.11'  | 832.50' | 2°12'36"  | 32.11'         | N68°41'12"E   |
| C15     | 34.92'  | 832.50' | 2°24'13"  | 34.92'         | N70°59'37"E   |
| C16     | 24.09'  | 832.50' | 1°39'28"  | 24.09'         | N73°01'27"E   |
| C17     | 24.09'  | 832.50' | 1°39'28"  | 24.08'         | N74°40'55"E   |
| C18     | 36.03'  | 832.50' | 2°28'47"  | 36.03'         | N76°45'03"E   |
| C19     | 31.43'  | 832.50' | 2°09'47"  | 31.43'         | N79°04'14"E   |
| C20     | 12.84'  | 832.50' | 0°53'00"  | 12.84'         | N80°54'55"E   |

1250 SW STATE STREET, SUITE A  
ANKENY, IOWA 50023-2555  
(515) 965-0123 phone - (515) 965-3322 fax  
Civil Engineering - Land Surveying  
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

|     |                                    |
|-----|------------------------------------|
| 1.) | 03/11/22 CITY TECH REVIEW COMMENTS |
| 2.) | 03/21/22 CITY REVIEW COMMENTS      |
| 3.) |                                    |
| 4.) |                                    |
| 5.) |                                    |
| 6.) |                                    |
| 7.) |                                    |

NOTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE ENGINEERING INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PARKWAY TOWNHOMES AT PRAIRIE TRAIL PLAT 1  
ANKENY, IOWA

---

FINAL PLAT

|               |              |
|---------------|--------------|
| PROJECT NAME: | DESCRIPTION: |
| NAI NO.:      | 21266        |
| DATE:         | 02/18/22     |
| DRAWN BY:     | TJH          |
| CHECKED BY:   | ADS          |
| SHEET SIZE:   | 24" X 36"    |
| SHEET TITLE:  | FP-1         |
| SHEET NO.:    | 1/1          |





City Council  
Staff Report

Meeting Date: April 4, 2022

---

**Agenda Item:** Parkway Townhomes at Prairie Trail Plat 1  
**Report Date:** March 28, 2022  
**Prepared By:** Deb Gervais, AICP  
Senior Planner

**Staff Recommendation:**

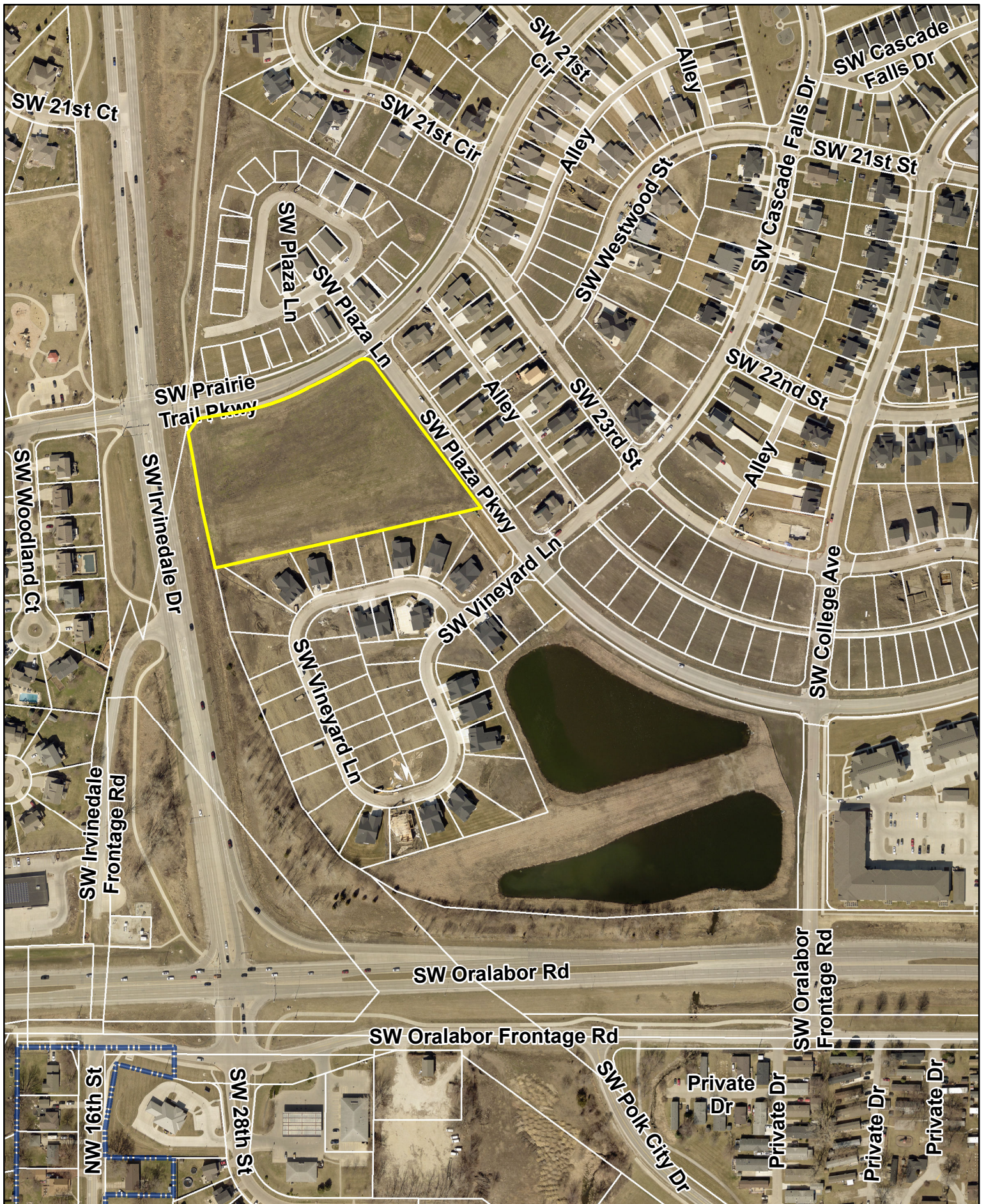
That the City Council approves the final plat for Parkway Townhomes at Prairie Trail Plat 1.

**Project Report:**

Parkway Townhomes at Prairie Trail Plat 1 is a 5.05-acre final plat located east of SW Irvinedale Drive, south of SW Prairie Trail Parkway and west of SW Plaza Parkway. The proposed plat creates 66 postage stamp lots and an outlot for private streets, utilities and associated improvements.

The proposed site plan shows locations for 66 townhome units and associated private drives and other improvements. The townhomes will be attached in groups of 4, 5, or 6 units. It is anticipated that some of the units will be similar to those on SW Chautauqua Lane, with some new unit types fronting onto SW Prairie Trail Parkway.





N



1 inch = 300 feet

Date: 2/22/2022

## Parkway Townhomes at Prairie Trail Plat 1



March 11, 2022

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

**RE: Parkway Townhomes at Prairie Trail Plat 1  
Approval Letter**

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of Rock Equity Holdings II and DRA Properties, we are submitting the Final Plat and Site Plan for Parkway Townhomes at Prairie Trail Plat 1.

This site lies south of SW Prairie Trail Parkway and west of SW Plaza Parkway and covers 5.05 acres. The Final Plat creates 66 townhome lots with an outlot covering the private streets. The townhomes have been designed as 4-, 5-, and 6-unit buildings that are intended to be for sale and will reflect similar architecture to projects at The Chalet at Prairie Trail and Chautauqua Park Townhomes at Prairie Trail. Public water main and sanitary sewer improvements are proposed as part of this project along with private storm sewer.

The Final Plat and Site Plan have been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of the enclosed documents to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,



Adam D. Schoeppner, PLS  
NILLES ASSOCIATES, INC.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

ACTION REQUESTED:  
Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications and accepting contracts and performance and maintenance bonds for the construction of water main and sanitary sewer in Parkway Townhomes at Prairie Trail 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                                                                                            |
|  <a href="#">Resolution</a> |

**RESOLUTION**  
**RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND**  
**ACCEPTING CONTRACTS AND PERFORMANCE AND**  
**MAINTENANCE BONDS FOR THE CONSTRUCTION OF**  
**WATER MAIN AND SANITARY SEWER IN**  
**PARKWAY TOWNHOMES AT PRAIRIE TRAIL PLAT 1**

---

**WHEREAS**, the plans and specifications for the construction of water main and sanitary sewer in Parkway Townhomes at Prairie Trail Plat 1 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

**WHEREAS**, the Community Development Director of the City of Ankeny, Iowa, and the City Council have granted approval of the final plat for Parkway Townhomes at Prairie Trail Plat 1.

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

1. That the plans and specifications, contract, performance and maintenance bonds are hereby approved.
2. That permission is hereby granted the parties of said contract to construct said improvements above described, subject to inspection and approval of the City Engineer, in accordance with said contract, plans and specifications.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April 2022.

---

Mark E. Holm, Mayor

**ATTEST:**

---

Diane Klemme, Deputy Clerk





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Deliver Exceptional Service

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to adopt a **RESOLUTION** authorizing the execution of an Amendment to the Agreement for Cooperative Public Service between Polk County and the City of Ankeny for the funding of the Watershed Coordinator Position.

---

EXECUTIVE SUMMARY:

The action before the council is the approval of an amendment to the agreement with Polk County for the Watershed Coordinator position for the Central Iowa Watershed Management Authorities (CIWMA). The CIWMA consists of numerous government agencies that are members of the following three watershed authorities: 1) The Fourmile Creek Watershed Management Authority; 2) The Mud, Camp and Spring Creek Watershed Management Authority; and 3) The Walnut Creek Watershed Management Authority.

The City of Ankeny has been an active member of the Fourmile Creek Watershed Management Authority and has a vested interest in the preservation and future improvements of the Fourmile Creek Watershed. In August of 2016, Polk County created the Watershed Coordinator position to facilitate the work of the three watershed authorities in the interest of overall water quality and to help secure outside funding for

improvements within the watersheds. Specific duties of said coordinator include coordination of meetings, administrative items, facilitating and coordinating water monitoring/sampling, education/outreach, program implementation, and funding acquisition for projects. The coordinator works with the MPO, NRCS, IDALS, IDNR, and other Soil and Water Conservation Districts to coordinate the implementation of the CIWMA's goals.

Polk County, with the support of other government agencies that are members of the previously mentioned watershed authorities, is proposing an increase in funding for a new Watershed Outreach Coordinator position. The duties of the Watershed Outreach Coordinator will include the following:

- a. Develops and conducts water quality education for a variety of social groups; organizes educational workshops, school programs, and volunteer events.
- b. Designs education materials such as flyers, social media posts, and targeted outreach materials; manages websites and social media campaigns for local watershed efforts.
- c. Provides assistance to the Water Resources Planner in administrative duties for local watershed management authority groups, including assisting with membership, agendas, work sessions, and other general administrative duties.
- d. Provides assistance in grant writing and management to fundraise for local educational efforts and the implementation of urban stormwater management practices in Polk County.

The position will be funded by an Iowa DNR grant, Polk County, and an increase in funding from the watershed authority members. Ankeny's proportionate cost share will be \$15,800, which is an increase of \$4,400.

---

**FISCAL IMPACT: Yes**

The additional funding for the Watershed Outreach Coordinator position is included in the annual operating budget for the Storm Water Utility, beginning in FY 2023.

---

**CITY MANAGER'S RECOMMENDATIONS:**

It is recommended that the City Council take the following action:

1. Adopt Resolution authorizing the execution of an Amendment to the Agreement between Polk County and the City of Ankeny for the funding of the Watershed Coordinator position.

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

The agreement was previously updated and approved by the City Council on October 19, 2020.

---

**PUBLIC OUTREACH EFFORTS:**

---

**ACTION REQUESTED:**

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                |
|  <a href="#">Resolution</a>     |
|  <a href="#">2022 Amendment</a> |
|  <a href="#">2020 Agreement</a> |

## **RESOLUTION**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK COUNTY AND THE CITY OF ANKENY FOR THE FUNDING OF A WATERSHED COORDINATOR POSITION**

---

**WHEREAS**, the Central Iowa Watershed Management Authorities (CIWMA) consist of numerous government agencies that are members of the following three watershed authorities:

- Fourmile Creek Watershed Management Authority
- Mud, Camp, and Spring Creek Watershed Management Authority
- Walnut Creek Watershed Management Authority; and

**WHEREAS**, the City of Ankeny has been an active member of the Fourmile Creek Watershed Management Authority and has a vested interest in the preservation and future improvements of the Fourmile Creek Watershed; and

**WHEREAS**, to promote overall water quality and to secure outside funding for specific improvements needed within the three watersheds, Polk County created a Watershed Coordinator position in August of 2016 and updated the agreement in October of 2020; and

**WHEREAS**, the Watershed Coordinator and Outreach Coordinator function as staff positions in the Polk County Public Works Department. Specific duties of said coordinators include coordination of meetings, administrative items, facilitating and coordinating water monitoring/sampling, education/outreach, program implementation, funding acquisition for projects, designing education materials, and managing websites and social media campaigns. The coordinators work with the MPO, NRCS, IDALS, IDNR, and other Soil and Water Conservation Districts to coordinate the implementation of the CIWMA's goals; and

**WHEREAS**, Polk County proposes that the funding amounts required to finance the Watershed Coordinator and Outreach Coordinator positions by the government agencies supporting the three watershed authorities increase from the amount noted in the prior agreement which took effect on October 16, 2020; and

**WHEREAS**, the City of Ankeny's proportionate cost share is \$15,800 annually based on Ankeny's percentage share of financial responsibility; and

**WHEREAS**, City staff has reviewed the amendment to the agreement as presented by Polk County for the Watershed Coordinator position and deems it to be in the best interest of the citizens of Ankeny to enter into the Amendment to the Agreement with Polk County for the purpose of sharing the identified costs.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and are hereby authorized and empowered to execute the said Amendment to the Agreement for Cooperative Public Service with Polk County.

**DATED** at the City of Ankeny, Iowa, this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk



**AMENDMENT TO THE AGREEMENT FOR  
COOPERATIVE PUBLIC SERVICE  
BETWEEN POLK COUNTY, IOWA AND  
THE CENTRAL IOWA WATERSHED  
MANAGEMENT AUTHORITIES FOR THE  
FUNDING OF A WATERSHED  
COORDINATOR POSITION**

**THIS AMENDMENT** affects the Agreement approved by the various members of the Central Iowa Watershed Management Authority between September 22, 2020 and January 26, 2021, with an effective date of October 16, 2020, said Agreement is attached hereto as Exhibit 1 (“the Agreement”). The purpose of this Amendment is two-fold. The first purpose is to update the Duties of the County in Attachment B of the Agreement. The second purpose is to update and replace the cost sharing model contained in Attachment D of the Agreement for cost share year 2022 and beyond until further amendment or termination of the Agreement. Therefore, in exchange for the consideration outlined below, the Agreement is amended as follows:

**Amendment 1:**

In exchange for the Parties amending the Cost Sharing Model below, the Duties of the County contained in Attachment B of the Agreement are amended as follows:

5) The County shall employ a Watershed Outreach Coordinator whose duties will comprise of the following:

- a. Develops and conducts water quality education for a variety of social groups; organizes educational workshops, school programs, and volunteer events.
- b. Designs education materials such as flyers, social media posts, and targeted outreach materials; manages websites and social media campaigns for local watershed efforts.
- c. Provides assistance to the Water Resources Planner in administrative duties for local watershed management authority groups, including assisting with membership, agendas, work sessions, and other general administrative duties.
- d. Provides assistance in grant writing and management to fundraise for local educational efforts and the implementation of urban stormwater management practices in Polk County.

**Amendment 2:**

In exchange for the County amending the Duties of the County above, the Cost Sharing Model contained in Attachment D of the Agreement is replaced for cost share year 2022 and beyond until further amendment or termination with the following:

|                     |  |                 |
|---------------------|--|-----------------|
|                     |  |                 |
|                     |  | 2022 and beyond |
| <u>Jurisdiction</u> |  | <u>Amount</u>   |
| Alleman             |  | \$ 250.00       |
| Altoona             |  | \$ 6,600.00     |
| Ankeny              |  | \$ 15,800.00    |
| Bondurant           |  | \$ 3,300.00     |
| Clive               |  | \$ 6,000.00     |
| Des Moines          |  | \$ 47,000.00    |
| Elkhart             |  | \$ 250.00       |
| Grimes              |  | \$ 4,500.00     |
| Johnston            |  | \$ 6,600.00     |
| Mitchellville       |  | \$ 250.00       |
| Pleasant Hill       |  | \$ 4,700.00     |
| Runnells            |  | \$ 150.00       |
| Sheldahl            |  | \$ 150.00       |
| Slater              |  | \$ 250.00       |
| Story County        |  | \$ 175.00       |
| Urbandale           |  | \$ 16,000.00    |
| Waukee              |  | \$ 5,700.00     |
| West Des Moines     |  | \$ 13,500.00    |
| Windsor Heights     |  | \$ 1,300.00     |
| Polk County         |  | \$ 98,595.00    |
| Total               |  | \$ 231,070.00   |

This Amendment shall take effect immediately upon signature of all Parties.

All the other provisions of the Agreement remain in full force and effect through and until further amendment or termination.

**AMENDMENT TO THE AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN  
POLK COUNTY, IOWA AND THE CENTRAL IOWA WATERSHED MANAGEMENT  
AUTHORITIES FOR THE FUNDING OF A WATERSHED COORDINATOR POSITION**

**Whereas**, the members of the Fourmile Creek Watershed Management Authority, the Mud, Camp, and Spring Creek Watershed Management Authority and the Walnut Creek Watershed Management Authority are collectively referred to as the Central Iowa Watershed Management Authorities hereinafter referred to as “CIWMA”; and

**Whereas**, various members of the CIWMA approved an “Agreement for Cooperative Public Service Between Polk County, Iowa and the Central Iowa Watershed Management Authorities for the Funding of a Watershed Coordinator Position” between September 22, 2020 and January 26, 2021 with an effective date of October 16, 2020 hereinafter referred to as “the Agreement”; and

**Whereas**, the Parties to the Agreement desire to amend the Cost Sharing Model to fund a Watershed Outreach Coordinator.

**NOW THEREFORE BE IT RESOLVED THAT** the City of Ankeny approves and adopts the attached Amendment to the Agreement.

**BE IT FURTHER RESOLVED THAT** the City of Ankeny has caused this Amendment to be executed on the day, month and year indicated below.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY OF ANKENY**

IN WITNESS WHEREOF, the City of Ankeny has caused this Amendment to be executed by its duly authorized officers on the day and year indicated below.

By:

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK  
COUNTY, IOWA AND THE CENTRAL IOWA WATERSHED MANAGEMENT  
AUTHORITIES FOR THE FUNDING OF A WATERSHED COORDINATOR  
POSITION**

This Agreement is made and entered into by and between the Parties listed in Attachment A.

1. This Agreement shall consist of two (2) pages and Attachments A, B, C, and D which shall be considered part of this Agreement.
2. This Agreement shall become effective October 16th, 2020 and shall continue until all Parties terminate this Agreement
3. The Parties do hereby agree that the purpose of this Agreement is as set forth in Attachment A.
4. Duties of the County are listed in Attachment B.
5. Duties of the Parties are listed in Attachment C.
6. The Cost Sharing Model for the Watershed Coordinator position is listed in Attachment D.
7. No separate legal or administrative entity is created by this Agreement. No personal property will be purchased in the performance of this Agreement.
8. The County, through the Public Works Department, shall be the lead agency for carrying out the terms of this Agreement.
9. Any Party to this Agreement may notify the other Parties of its desire to terminate its participation in this Agreement, specifying the reasons for termination, at least sixty (60) days prior to the effective date of such requested termination. Notice shall be sent to the governing body of each of the other Parties at their principal place of doing business by registered mail. In the event of termination, the terminating Party shall be liable for its cost share payment pursuant to the payment structure set forth in Attachment D for the fiscal year, beginning on July 1, in which the terminating Party gives notice of its intention to terminate.
10. If any terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.
11. This is the entire Agreement between the parties and may only be amended upon the Agreement of all Parties in writing.
12. The Parties may amend this Agreement by request of any party. All Parties must consent to any Amendment in writing.
13. The Parties shall approve of the Agreement by resolution or motion of their respective Board, Commission or Council, which shall authorize the execution of this Agreement.
14. The Parties shall not, by reason of this Agreement, be obligated to defend, hold harmless or indemnify the others from any liability to third parties from any injury, liability or loss, damage, claim or lawsuit asserted against them arising out of or in any way connected with this Agreement.



15. To the fullest extent permitted by the law, the Parties, including their respective elected and appointed officials, employees, volunteers and others working on their behalf hereby release one another from and against any and all liability or responsibility to each other or anyone claiming through or under the other by way of subrogation or otherwise, for any loss without regard to the fault of the other or the type of loss involved, including loss due to occupational injury. This provision shall be applicable and in full effect only with respect to loss or damage occurring with respect to and during the time of this Agreement.

## ATTACHMENT A

### PURPOSE

The members of the Fourmile Creek Watershed Management Authority, the Mud, Camp, and Spring Creek Watershed Management Authority and the Walnut Creek Watershed Management Authority are collectively referred to as the Central Iowa Watershed Management Authorities hereinafter referred to as "CIWMA".

The members of CIWMA participating in this Agreement consist of the following governmental entities: the City of Alleman, the City of Altoona, the City of Ankeny, the City of Bondurant, the City of Clive, the City of Des Moines, the City of Elkhart, the City of Grimes, the City of Johnston, the City of Mitchellville, the City of Pleasant Hill, Polk County, the City of Runnells, the City of Sheldahl, the City of Slater, Story County, the City of Urbandale, the City of Waukee, the City of West Des Moines, and the City of Windsor Heights, hereinafter referred to as "the Parties".

Pursuant to a prior agreement, the participating members of the CIWMA each allocated funding to employ a Watershed Coordinator position within Polk County Soil and Water Conservation District and later within Polk County, Iowa. The purpose of funding the Watershed Coordinator position was to more efficiently implement and fund the Watershed Management Plans developed by each Watershed Management Authority operating within the CIWMA. The prior agreement ends on September 5, 2020.

The purpose of this Agreement is to establish the terms and conditions of the Parties with respect to funding and employing a Watershed Coordinator position to more efficiently implement and fund the Watershed Management Plans developed by each Watershed Management Authority operating within the CIWMA.

## ATTACHMENT B

### DUTIES OF POLK COUNTY

In exchange for the Parties contribution pursuant to Attachment D, Polk County, Iowa shall do as follows:

- 1) Act as lead agency for administering this Agreement.
- 2) Contribute to the Watershed Coordinator position pursuant to Exhibit D.
- 3) Submit invoices to the Parties on or about September 1 of each year and collect from all Parties on an annual basis for their contributions as set out in Attachment D.
- 4) Employ a Watershed Management Authority Coordinator whose duties will comprise, in part, of those contained in points (a) through (g) below:
  - a. Coordinate meetings and administrative items for and between members of the CIWMA to maintain and grow continued momentum. The County shall also provide leadership and support to the Executive Council for CIWMA, the full Watershed Management Authority Group, the coordinating strategy champions and the implementation committees.
  - b. Facilitate and coordinate water monitoring opportunities with local universities, agencies, and jurisdictions. This may include water quality, quantity, or conservation practice monitoring.
  - c. Provide a presence in the watershed and provide resources and technical assistance to watershed stakeholders. This shall include a multifaceted outreach strategy to agricultural and rural landowners in order to locate priority areas, conservation opportunities and improve conservation practice adaption. The aforementioned activities may include mailings, field days, surveys information meetings and field visits. Education and outreach will be completed in association with each of the regional County Soil and Water Conservation Districts. Education and outreach activities are also to be administered in urban areas with strategies tailored to urban populations and pollutant sources. Communication with various local government officials about the Watershed Management Authorities goals, objectives and water quality improvement strategies will be a priority.
  - d. Focus on growing education and outreach activities into practice adoption throughout the watershed to include providing resources for the design, layout and construction oversight of conservation practices. Funding shall be pursued for priority practices that cannot be funded by existing programs.
  - e. Coordinate and review draft ordinance changes prepared by others that are outlined in watershed plans in order to facilitate more consistent language for development projects within the watersheds.
  - f. Concurrent with education, outreach and practice implementation, pursue funding to improve water quality in the watershed
  - g. Work with other area agencies such as the MPO, NRCS, IDALS, IDNR, and other Soil and Water Conservation Districts to coordinate the implementation of WMA goals.
  - h. Provide technical assistance to the Polk County portion of the Beaver Creek Watershed and facilitate upstream coordination and partnership building across the watershed.

## **ATTACHMENT C**

### **DUTIES OF THE PARTIES**

In exchange for Polk County, Iowa employing a Watershed Coordinator position, all Parties shall, upon invoice from Polk County, Iowa, on or about July 1? September 1? of each year, make the payments pursuant to the Cost Sharing Model in Attachment D by no later than September 30 annually. The dollar amount contained in Attachment D is due annually until termination by any Party. Upon termination by any party, all parties remain responsible for their payment obligation for the fiscal year in which the termination occurs. Beginning in the fiscal year following the termination of a Party, the cost share amounts in Attachment D of the terminating Party shall be prorated among the remaining Parties in proportion to each Party's original cost share amount. Payments shall be made to Polk County, Iowa.

## ATTACHMENT D

### COST SHARING MODEL

| <u>Jurisdiction</u> | <u>Amount</u> |
|---------------------|---------------|
| Alleman             | \$175         |
| Altoona             | \$4,800       |
| Ankeny              | \$11,400      |
| Bondurant           | \$2,200       |
| Clive               | \$4,500       |
| Des Moines          | \$37,000      |
| Elkhart             | \$175         |
| Grimes              | \$3,000       |
| Johnston            | \$5,000       |
| Mitchellville       | \$175         |
| Pleasant Hill       | \$3,500       |
| Polk County         | \$65,595      |
| Runnells            | \$115         |
| Sheldahl            | \$115         |
| Slater              | \$175         |
| Story County        | \$175         |
| Urbandale           | \$12,000      |
| Waukee              | \$3,600       |
| West Des Moines     | \$10,200      |
| Windsor Heights     | \$1,100       |
|                     | \$165,000     |



**AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK  
COUNTY, IOWA AND THE CENTRAL IOWA WATERSHED MANAGEMENT  
AUTHORITIES FOR THE FUNDING OF A WATERSHED COORDINATION  
POSITION**

**Whereas**, the members of the Fourmile Creek Watershed Management Authority, the Mud, Camp, and Spring Creek Watershed Management Authority and the Walnut Creek Watershed Management Authority are collectively referred to as the Central Iowa Watershed Management Authorities hereinafter referred to as "CIWMA"; and

**Whereas**, the members of CIWMA participating in this Agreement consist of the following governmental entities: the City of Alleman, the City of Altoona, the City of Ankeny, the City of Bondurant, the City of Clive, the City of Des Moines, the City of Elkhart, the City of Grimes, the City of Johnston, the City of Mitchellville, the City of Pleasant Hill, Polk County, the City of Runnells, the City of Sheldahl, the City of Slater, Story County, the City of Urbandale, the City of Waukee, the City of West Des Moines, and the City of Windsor Heights, hereinafter referred to as "the Parties"; and

**Whereas**, pursuant to a prior agreement, the Parties each allocated funding to employ a Watershed Coordinator position within Polk County Soil and Water Conservation District and later within Polk County, Iowa. The purpose of funding the Watershed Coordinator position was to more efficiently implement and fund the Watershed Management Plans developed by each Watershed Management Authority operating within the CIWMA. The prior agreement ends on September 5, 2020; and

**Whereas**, the purpose of this Agreement is to establish the terms and conditions of the Parties with respect to funding and employing a Watershed Coordinator position to more efficiently implement and fund the Watershed Management Plans developed by each Watershed Management Authority operating within the CIWMA; and

**Whereas**, it is the intent and desire of the Parties and the CIWMA to fund a Watershed Coordinator position to more efficiently implement and fund the Watershed Management Plans developed by each Watershed Management Authority operating within the CIWMA.

**NOW, THEREFORE,**

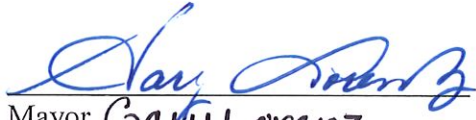
**BE IT RESOLVED** that the City of Ankeny has caused this Agreement to be executed on the day, month and year indicated below.

ADOPTED this 19 day of October, 2020.

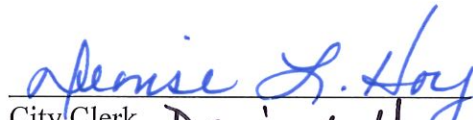
**CITY OF ANKENY**

IN WITNESS WHEREOF, the City of Ankeny has caused this Agreement to be executed by its duly authorized officers on the day and year indicated below.

By:

  
Mayor Gary Lorenz

Attest:

  
City Clerk Denise L. Hoy

Date: 10/19/2020

Date: 10/19/2020



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Resolution

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of the temporary construction easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (DRA Properties, LC)

---

EXECUTIVE SUMMARY:

The action before the council is the adoption of a Resolution accepting the temporary construction easement from DRA Properties, LC on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

FISCAL IMPACT: **No**

The total compensation for the temporary construction easement is \$420.00. The cost for the temporary construction easement is part of the project costs for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive included in the current Capital Improvement Program.

---

CITY MANAGER'S RECOMMENDATIONS:

Approve the RESOLUTION accepting the temporary construction easement from DRA Properties, LC on

NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                 |
|  <a href="#">Resolution</a>                      |
|  <a href="#">Purchase Agreement</a>              |
|  <a href="#">Temporary Construction Easement</a> |

**RESOLUTION 2022-XXX**

**A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND  
APPROVING DOCUMENTS FOR THE ACQUISITION OF TEMPORARY  
CONSTRUCTION EASEMENT AT 1525 NE 36<sup>TH</sup> STREET FOR THE NE 36<sup>TH</sup> STREET  
RECONSTRUCTION PROJECT: INTERSTATE 35 TO NE FOURMILE DRIVE IN  
ANKENY, IOWA**

---

**WHEREAS**, the City of Ankeny has requested that a temporary construction easement be granted by DRA Properties, LC at 1525 NE 36<sup>th</sup> Street to facilitate the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa; and

**WHEREAS**, the City of Ankeny directed Public Works staff to acquire said temporary construction easement necessary for the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive; and

**WHEREAS**, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said temporary construction easement from DRA Properties, LC at 1525 NE 36<sup>th</sup> Street.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement and Temporary Construction Easement for the completion of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

**DATED** this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk



## CITY OF ANKENY, IOWA OFFER TO PURCHASE

To Seller:     D.R.A. Properties, L.C.  
                    1525 NE 36<sup>th</sup> Street  
                    Ankeny, IA 50021

1. Property Description. The City of Ankeny, Iowa, intends to acquire an easement on property owned by you situated in Ankeny, Iowa, and legally described on the attached Temporary Easement Exhibit, and is, by this reference, made a part hereof.

2. Price. The City of Ankeny agrees to pay \$420.00, calculated as follows:

|                     |                                        |    |        |
|---------------------|----------------------------------------|----|--------|
| Fee Title:          | 0 SF x \$5.30/SF =                     | \$ | 0.00   |
| Permanent Easement: | 0 SF x \$5.30/SF x 50% =               | \$ | 0.00   |
| Temporary Easement: | 782 SF x \$5.30/SF x 8% x 1.25 years = | \$ | 420.00 |
|                     |                                        |    | <hr/>  |
| Total Compensation: | (Rounded Up)                           | \$ | 420.00 |

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive project.

4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.

5. Possession. Possession shall be upon receipt of funds.

6. Conveyance. Upon payment of the purchase price, Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.

7. Time is of the Essence. Time is of the essence in this contract.

8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and Seller agrees to warrant good and sufficient title.

9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Seller.

Dated at Ankeny, Iowa, this 28<sup>th</sup> day of February, 2022.

REPRESENTING THE CITY OF ANKENY, IOWA

By: \_\_\_\_\_

Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 28<sup>th</sup> day of February, 2022.

D.R.A. PROPERTIES, L.C.

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Approved by the City Council of the City of Ankeny, Iowa on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_, by Resolution No. \_\_\_\_\_.

By: \_\_\_\_\_

Mark E. Holm, Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_, City Clerk

## **TEMPORARY CONSTRUCTION EASEMENT**

### **KNOW ALL BY THESE PRESENTS:**

That D.R.A. Properties, L.C. (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement over, under, across, and through the following described real estate:

### **See Attached Temporary Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvement:

### **NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive**

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore said described land to a satisfactory condition after construction and/or repair in satisfactory condition pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 28<sup>th</sup> day of February, 2022.

D.R.A. PROPERTIES, L.C.

Tara Meredith  
Signed

Tara Meredith, Sec.  
Print Name and Title

Signed

Print Name and Title

**SELLER'S ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 28<sup>th</sup> day of February, A.D. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Tara Meredith

X to me personally known  
or        proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.



Ashley Elizabeth Johnson (Sign in Ink)  
Ashley Elizabeth Johnson (Print Name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER:**

       INDIVIDUAL  
X CORPORATE  
Title(s) of Corporate Officer(s) \_\_\_\_\_  
       Corporate Seal is affixed  
       No Corporate Seal procured  
       PARTNER(s):  
       Limited Partnership  
       General Partnership  
       ATTORNEY-IN-FACT  
       EXECUTOR(s) or TRUSTEE(s)  
       GUARDIAN(s) or CONSERVATOR(s)  
       OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)  
D.R.A. Properties, L.C.

**ACCEPTANCE BY CITY**

**STATE OF IOWA, COUNTY OF POLK, ss:**

I, \_\_\_\_\_, City Clerk of the City of Ankeny, Iowa, do  
hereby certify that the within and foregoing instrument was duly approved and accepted by the  
City Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, and this certificate is made pursuant to authority  
contained in said Resolution.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

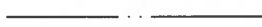
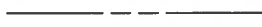
\_\_\_\_\_  
City Clerk of the City of Ankeny, Iowa

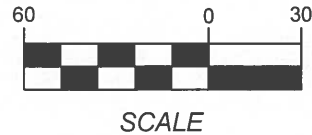
# TEMPORARY EASEMENT EXHIBIT

## PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

## LEGEND

|                                                                                   |                        |
|-----------------------------------------------------------------------------------|------------------------|
|  | SUBJECT EASEMENT AREA  |
|  | EXISTING BOUNDARY LINE |
|  | EXISTING SECTION LINE  |
|  | EXISTING EASEMENT LINE |



## PROPRIETOR

DRA PROPERTIES LC  
1515 NE 36TH ST  
ANKENY, IA 50021-6754

## SUBJECT PROPERTY LEGAL DESCRIPTION

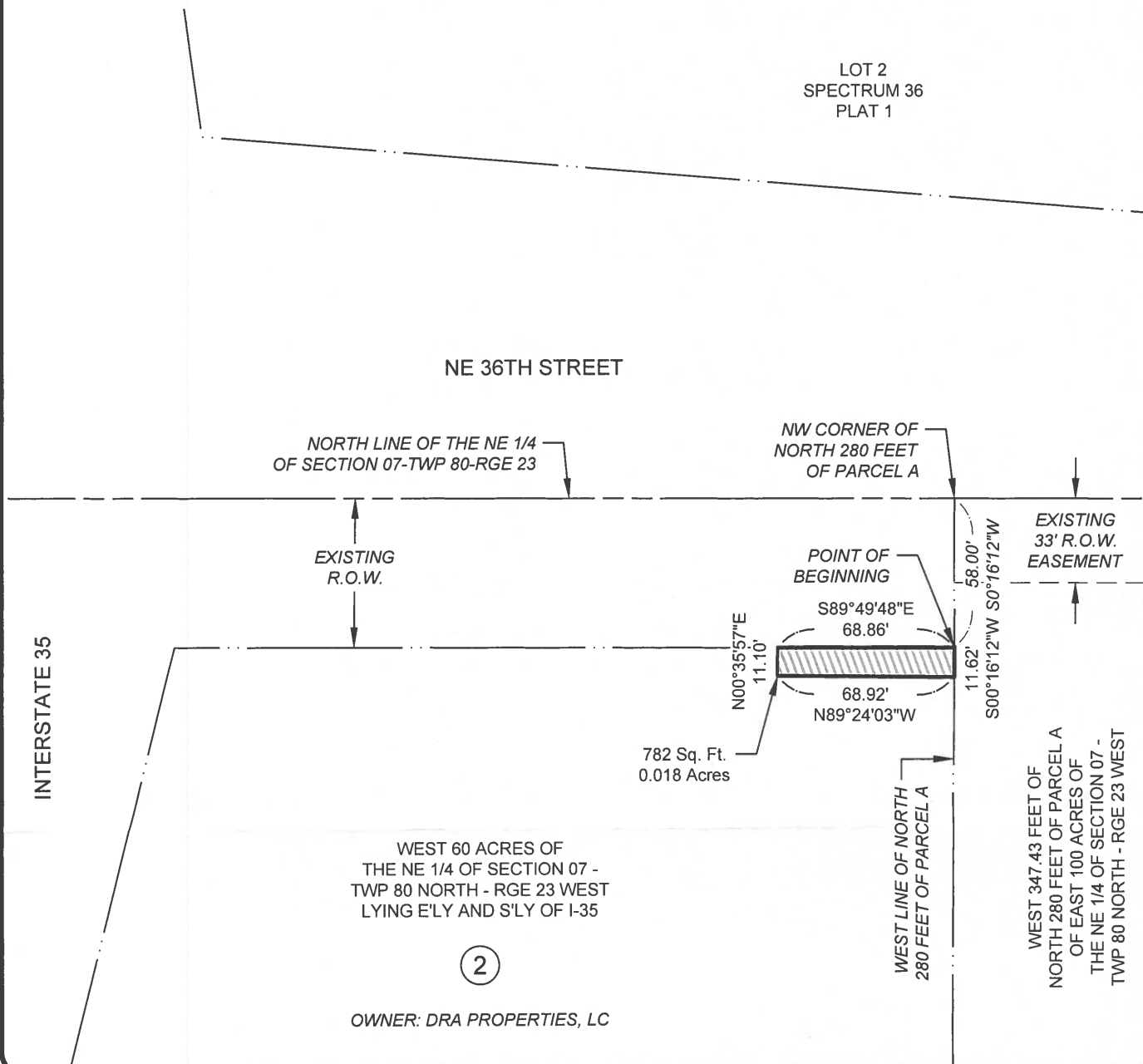
PART OF THE WEST 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

## DESCRIPTION OF TEMPORARY EASEMENT AREA

THAT PART OF THE WEST 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL A OF THE EAST 100 ACRES OF SAID NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7162, PAGE 848; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 58.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 11.62 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 68.92 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 11.10 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 68.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.018 ACRES (782 SQ. FT.) MORE OR LESS.



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax  
www.nillesinc.com

PROJECT:

NE 36TH STREET RECONSTRUCTION

LOCATION:

I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

NAI No.:

21236

DRAWN BY:

TJH

DWG No.:

1/1

DATE:

01/21/22

CHECKED BY:

JHP

SHEET TITLE:

TE-02





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Resolution

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and permanent drainage easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (JEP Farms, Inc.)

---

EXECUTIVE SUMMARY:

The action before the council is the adoption of a Resolution accepting street right-of-way and permanent drainage easement from JEP Farms, Inc. on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

FISCAL IMPACT: **No**

The total compensation for the street right-of-way and permanent drainage easement is \$12,100. The cost for the street right-of-way and permanent drainage easement is part of the project costs for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive included in the current Capital Improvement Program.

---

CITY MANAGER'S RECOMMENDATIONS:

Approve the RESOLUTION accepting street right-of-way and permanent drainage easement from JEP Farms, Inc. on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                     |
|  <a href="#">Resolution</a>                          |
|  <a href="#">Purchase Agreement</a>                  |
|  <a href="#">Warranty Deed - Street Right-of-Way</a> |
|  <a href="#">Permanent Drainage Easement</a>         |

**RESOLUTION 2022-XXX**

**A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND  
APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY  
AND PERMANENT DRAINAGE EASEMENT AT 3223 NE 110<sup>TH</sup> AVENUE, JEP  
FARMS, INC. FOR THE NE 36<sup>TH</sup> STREET RECONSTRUCTION PROJECT:  
INTERSTATE 35 TO NE FOURMILE DRIVE IN ANKENY, IOWA**

---

**WHEREAS**, the City of Ankeny has requested that street right-of-way and permanent drainage easement be granted by JEP Farms, Inc. at 3223 NE 110<sup>th</sup> Avenue to facilitate the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa; and

**WHEREAS**, the City of Ankeny directed Public Works staff to acquire said right-of-way and permanent drainage easement necessary for the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive; and

**WHEREAS**, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said right-of-way and permanent drainage easement from JEP Farms, Inc.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Right-of-Way Plat and Permanent Drainage Easement for the completion of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

**DATED** this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk

## CITY OF ANKENY, IOWA OFFER TO PURCHASE

To Seller: JEP Farms, Inc., an Iowa Corporation  
1075 S. 46<sup>th</sup> Street  
West Des Moines, IA 50265

1. Property Description. The City of Ankeny, Iowa, intends to acquire property in fee simple title and easements on property owned by you situated in Ankeny, Iowa, and legally described on the attached Acquisition Plat, and Permanent Easement Exhibit, and is, by this reference, made a part hereof.
2. Price. The City of Ankeny agrees to pay \$12,100.00 calculated as follows:

|                              |                                       |                |
|------------------------------|---------------------------------------|----------------|
| Fee Title:                   | 3,594 SF x \$1.50/SF =                | \$ 5,400.00    |
| Permanent Easement:          | 11,083 SF x \$1.50/SF x 40% =         | \$ 6,650.00    |
| Temporary Easement:          | 0 SF x \$1.50/SF x 8% x 1.25 years =  | \$ 0.00        |
| <u>Other Considerations:</u> | <u>27,356 SF Underlying Fee Title</u> | <u>\$ 0.00</u> |
| Total Compensation:          | (Rounded Up)                          | \$ 12,100.00   |

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive project.
4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.
5. Possession. Possession shall be upon receipt of funds.
6. Conveyance. Upon payment of the purchase price, Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.
7. Time is of the Essence. Time is of the essence in this contract.
8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and Seller agrees to warrant good and sufficient title.
9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Seller.

Dated at Ankeny, Iowa, this 21<sup>st</sup> day of February, 2022.

REPRESENTING THE CITY OF ANKENY, IOWA

By:

Phil Sporrer  
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 21<sup>st</sup> day of February, 2022.

JEP FARMS, INC.

By:

Title:

Wynn Erickson  
President

By:

Title:

Approved by the City Council of the City of Ankeny, Iowa on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_, by Resolution No. \_\_\_\_\_.

By:

Mark E. Holm, Mayor

Attest:

\_\_\_\_\_, City Clerk



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:**

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.  
Phone: (515) 274-1450

**Taxpayer Information:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Return Document To:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Grantors:** JEP Farms, Inc.

**Grantees:** City of Ankeny, Iowa

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Ten Dollar(s) and other valuable consideration, JEP Farms, Inc., a corporation organized and existing under the laws of Iowa, does hereby Convey to City of Ankeny, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Polk County, Iowa:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 08,  
TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL  
MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08;  
THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A  
DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES  
13 SECONDS EAST, A DISTANCE OF 33.79 FEET; THENCE SOUTH 89  
DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.89  
FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 20 SECONDS WEST, A  
DISTANCE OF 121.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES  
36 SECONDS WEST, A DISTANCE OF 272.23 FEET; THENCE NORTH 89  
DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET;  
THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A  
DISTANCE OF 398.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.711 ACRES (30,950 SQ. FT.) MORE OR LESS, INCLUDING  
0.628 ACRES (27,356 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A  
NET AREA OF 0.083 ACRES (3,594 SQ. FT.).

**This deed is exempt according to Iowa Code 428A.2(6).**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: February 21, 2022.

JEP Farms, Inc., an Iowa corporation

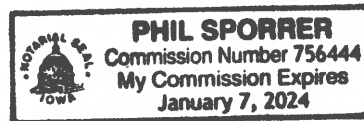
By Thomas W. Erickson

Thomas W. Erickson, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on February 21, 2022,  
by Thomas W. Erickson, as President, of JEP Farms, Inc., an Iowa corporation.

Phil Sporrer  
Signature of Notary Public



V:\NAI 2017\Projects 2017\21236\dwg\21236-EX.dwg

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**  
TO BE COMPLETED BY TRANSFEROR

**TRANSFEROR:**

Name: JEP Farms, Inc.

Address: 1075 S 46th Street, West Des Moines, IA 50266-5241

**TRANSFeree:**

Name: City of Ankeny, Iowa

Address: 410 W. First Street, Ankeny, IA 50023

Address of Property Transferred:

---

Number and Street or RR, City, Town or P.O., State Zip

Legal Description of Property: (Attach if necessary)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.79 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 121.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.23 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 398.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.711 ACRES (30,950 SQ. FT.) MORE OR LESS, INCLUDING 0.628 ACRES (27,356 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.083 ACRES (3,594 SQ. FT.).

**1. Wells (check one)**

- ☒ There are no known wells situated on this property.
- ☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

**2. Solid Waste Disposal (check one)**

- ☒ There is no known solid waste disposal site on this property.
- ☐ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

**3. Hazardous Wastes (check one)**

- ☒ There is no known hazardous waste on this property.
- ☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1,

**FILE WITH RECORDER**

**DNR form 542-0960 (July 18, 2012)**



attached to this document.

**4. Underground Storage Tanks (check one)**

- ☒ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- ☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

**5. Private Burial Site (check one)**

- ☒ There are no known private burial sites on this property.
- ☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

**6. Private Sewage Disposal System (check one)**

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.
- ☒ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- ☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- ☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

\_\_\_\_\_

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS  
FOR THIS FORM AND THAT THE INFORMATION STATED  
ABOVE IS TRUE AND CORRECT.**

Signature: \_\_\_\_\_

  
(Transferor)

Telephone No.: 515-554-8143

**FILE WITH RECORDER**

**DNR form 542-0960 (July 18, 2012)**

**WHEN RECORDED RETURN TO:**

City of Ankeny  
Attn: City Clerk  
410 West First Street  
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450

Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

**PERMANENT DRAINAGE EASEMENT**

**KNOW ALL BY THESE PRESENTS:**

That this Permanent Drainage Easement ("Easement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between JEP Farms, Inc., an Iowa Corporation (hereinafter referred to as "Grantor"), and the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee" or "City"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged, Grantor does hereby sell, grant, and convey unto the Grantee, a permanent drainage easement under, through, and across the following described real estate:

**See Attached Permanent Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

**PUBLIC DRAINAGE**

1. Right of Access. The City shall have the right of access to the Easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement area.

2. Erection and Placement of Structures, Obstructions, Plantings, or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or material to be placed under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City.
3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.
4. Property to be Restored. The City shall restore the Easement area after exercising its rights hereunder, including, but not limited to, grading and replacing grass or sod, and any sidewalks and/or paving disturbed by the City. The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement area, unless the same have been disturbed by the City pursuant to the rights granted to the City herein.
5. Liability. Except as may be caused by defects in the initial construction of the improvements, or any other negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement.
6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and the general public.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

**[SIGNATURES ON FOLLOWING PAGE(S)]**

IN WITNESS WHEREOF, we have hereunto affixed our hands this 21<sup>st</sup> day of February, 2022.

JEP FARMS, INC.

Thomas Alan Gude

Signed

Signed

Thomas Warren Erickson, President

Print Name and Title

Print Name and Title

### SELLER'S ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }  
COUNTY OF Polk } SS:

On this 21 day of February, A.D. 20 22,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Thomas Warren  
Ericksen

to me personally known  
or ~~X~~ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

(NOTARY SEAL)

John non

(Sign in Ink)

Phil Sporre

(Print Name)

Notary Public in and for the State of Iowa

**||| CAPACITY CLAIMED BY SIGNER:**

## INDIVIDUAL

X CORPORATE

Title(s) of Corporate Officer(s)

Corporate Seal is affixed

           No Corporate Seal procured

PARTNER(s):

Limited Partnership

## General Partnership

## ATTORNEY-IN-FACT

EXECUTOR(s) or TRUSTEE(s)

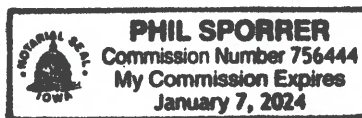
GUARDIAN(s) or CONSERVATOR(s)

OTHER:

**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)

JEP Farms, Inc.



## ACCEPTANCE BY CITY

**STATE OF IOWA, COUNTY OF POLK, ss:**

I, \_\_\_\_\_, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and accepted by the City Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and this certificate is made pursuant to authority contained in said Resolution.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

City Clerk of the City of Ankeny, Iowa

PERMANENT EASEMENT EXHIBIT

PREPARED FOR

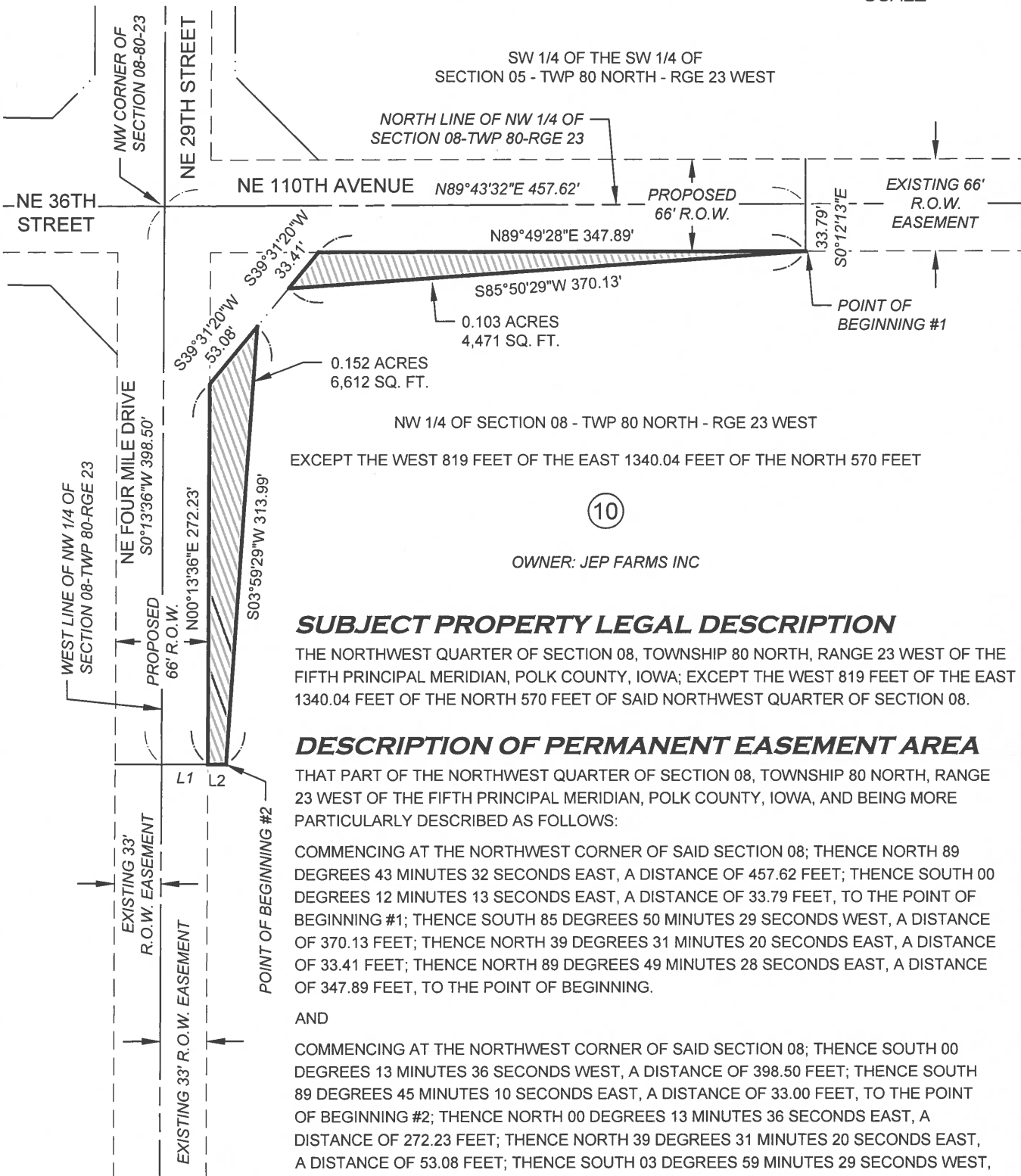
CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

PROPRIETOR

JEP FARMS INC  
1075 S 46TH ST  
WEST DES MOINES, IA 50265-5241

LEGEND

- SUBJECT EASEMENT AREA
- EXISTING BOUNDARY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE



EXCEPT THE WEST 819 FEET OF THE EAST 1340.04 FEET OF THE NORTH 570 FEET

10

OWNER: JEP FARMS INC

SUBJECT PROPERTY LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE WEST 819 FEET OF THE EAST 1340.04 FEET OF THE NORTH 570 FEET OF SAID NORTHWEST QUARTER OF SECTION 08.

DESCRIPTION OF PERMANENT EASEMENT AREA

THAT PART OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.79 FEET, TO THE POINT OF BEGINNING #1; THENCE SOUTH 85 DEGREES 50 MINUTES 29 SECONDS WEST, A DISTANCE OF 370.13 FEET; THENCE NORTH 39 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 33.41 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 347.89 FEET, TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 398.50 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING #2; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 272.23 FEET; THENCE NORTH 39 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 53.08 FEET; THENCE SOUTH 03 DEGREES 59 MINUTES 29 SECONDS WEST, A DISTANCE OF 313.99 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 13.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.255 ACRES (11,083 SQ. FT.) MORE OR LESS.

LINE TABLE

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S89°45'10"E | 33.00' |
| L2     | N89°45'10"W | 13.00' |



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax

www.nillesinc.com

PROJECT:

NE 36TH STREET RECONSTRUCTION

LOCATION:

I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

NAI No.:

21236

DRAWN BY:

TJH

DWG No.:

1/1

DATE:

01/21/22

CHECKED BY:

JHP

SHEET TITLE:

RW-10



ACQUISITION PLAT

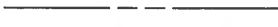
PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

PROPRIETOR

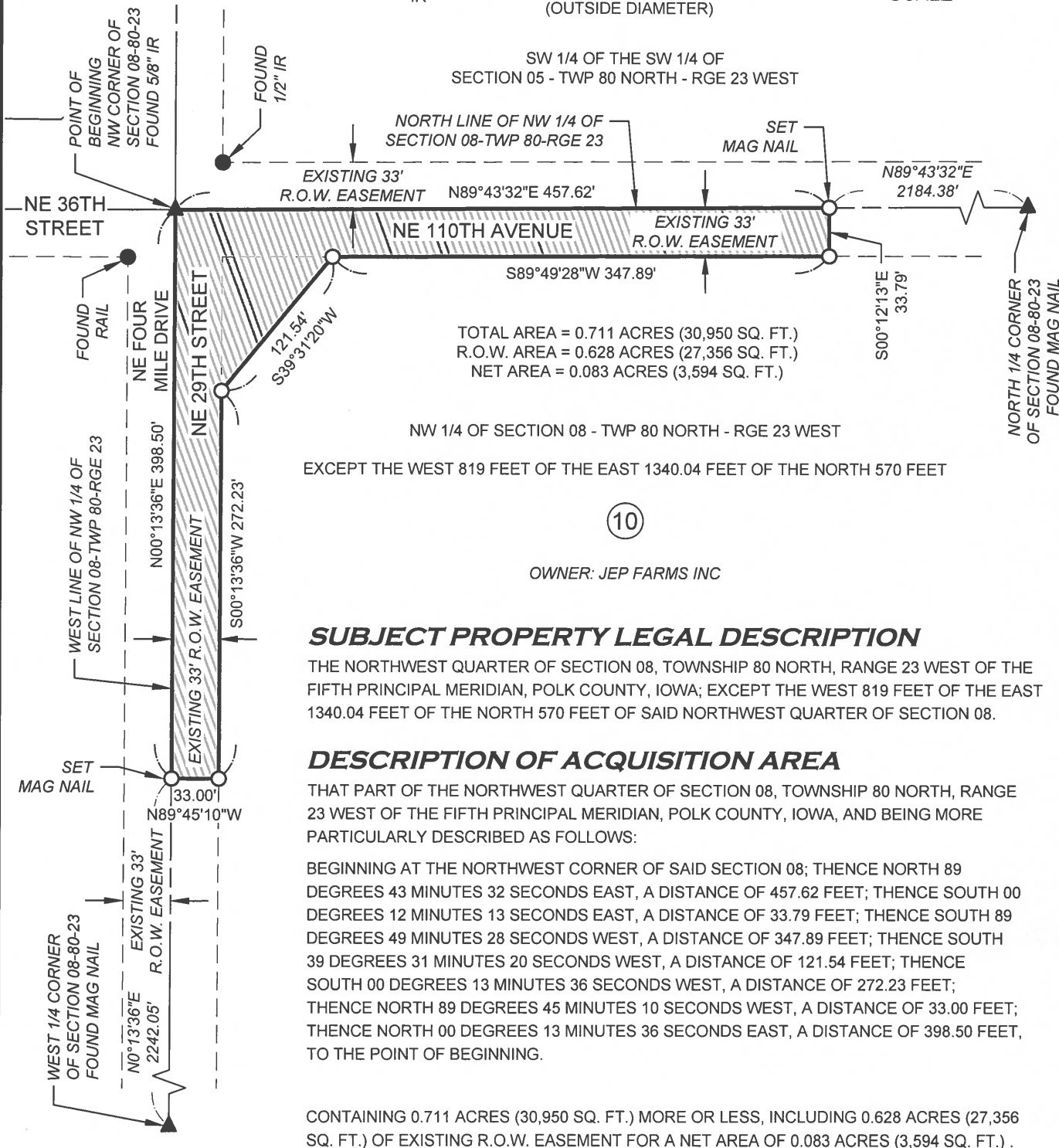
JEP FARMS INC  
1075 S 46TH ST  
WEST DES MOINES, IA 50265-5241

LEGEND

-  SUBJECT ACQUISITION AREA
-  EXISTING BOUNDARY LINE
-  EXISTING SECTION LINE
-  EXISTING EASEMENT LINE
-  FOUND MONUMENT AS NOTED
-  SET MONUMENT 5/8" IR WITH RED CAP #18530
-  ROUND IRON REBAR (OUTSIDE DIAMETER)



SCALE



EXCEPT THE WEST 819 FEET OF THE EAST 1340.04 FEET OF THE NORTH 570 FEET

10

OWNER: JEP FARMS INC

SUBJECT PROPERTY LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE WEST 819 FEET OF THE EAST 1340.04 FEET OF THE NORTH 570 FEET OF SAID NORTHWEST QUARTER OF SECTION 08.

DESCRIPTION OF ACQUISITION AREA

THAT PART OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 08; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.79 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.89 FEET; THENCE SOUTH 39 DEGREES 31 MINUTES 20 SECONDS WEST, A DISTANCE OF 121.54 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.23 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 398.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.711 ACRES (30,950 SQ. FT.) MORE OR LESS, INCLUDING 0.628 ACRES (27,356 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.083 ACRES (3,594 SQ. FT.).

CERTIFICATION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature:

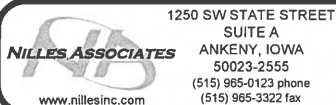
Name: Tharen J. Helgerson, P.L.S. No. 18530

Date

My license renewal date is December 31, 2022

Date of survey: 09/24/21

Pages or sheets covered by this seal: This sheet only



PROJECT: NE 36TH STREET RECONSTRUCTION  
LOCATION: I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

|                |                 |                    |
|----------------|-----------------|--------------------|
| NAI No.: 21236 | DRAWN BY: TJH   | DWG No.: 1/1       |
| DATE: 01/21/22 | CHECKED BY: JHP | SHEET TITLE: RW-10 |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Resolution

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (NDA Farms, LLC)

---

EXECUTIVE SUMMARY:

The action before the council is the adoption of a Resolution accepting street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement from NDA Farms, LLC on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

FISCAL IMPACT: **No**

The total compensation for the street right-of-way, permanent drainage easement and temporary construction easement is \$102,740.00. The cost for the street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement is part of the project costs for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive included in the current

Capital Improvement Program.

---

CITY MANAGER'S RECOMMENDATIONS:

Approve the RESOLUTION accepting street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement from NDA Farms, LLC on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                     |
|  <a href="#">Resolution</a>                          |
|  <a href="#">Purchase Agreement</a>                  |
|  <a href="#">Warranty Deed - Street Right-of-Way</a> |
|  <a href="#">Permanent Sanitary Easement</a>        |
|  <a href="#">Permanent Drainage Easement</a>       |
|  <a href="#">Temporary Construction Easement</a>   |

## **RESOLUTION 2022-XXX**

### **A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY, PERMANENT SANITARY SEWER EASEMENT, PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AT 2555 NE 36<sup>TH</sup> STREET FOR THE NE 36<sup>TH</sup> STREET RECONSTRUCTION PROJECT: INTERSTATE 35 TO NE FOURMILE DRIVE IN ANKENY, IOWA**

---

**WHEREAS**, the City of Ankeny has requested that street right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement be granted by NDA Farms, LLC at 2555 NE 36<sup>th</sup> Street to facilitate the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa; and

**WHEREAS**, the City of Ankeny directed Public Works staff to acquire said right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement necessary for the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive; and

**WHEREAS**, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said right-of-way, permanent sanitary sewer easement, permanent drainage easement and temporary construction easement from NDA Farms, LLC at 2555 NE 36<sup>th</sup> Street.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Right-of-Way Plat, Permanent Sanitary Sewer Easement, Permanent Drainage Easement and Temporary Construction Easement for the completion of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

**DATED** this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk

**CITY OF ANKENY, IOWA  
OFFER TO PURCHASE**

To Seller:     NDA Farms, L.L.C., a series limited liability company  
                    2296 W. 138<sup>th</sup> St. N  
                    Colfax, IA 50054

1. Property Description. The City of Ankeny, Iowa, intends to acquire property in fee title and easements on property owned by you situated in Ankeny, Iowa, and legally described on the attached Acquisition Plat, Permanent Easement Exhibits, and Temporary Easement Exhibit, and is, by this reference, made a part hereof.
2. Price. The City of Ankeny agrees to pay \$102,740.00, calculated as follows:

|                       |                                           |              |
|-----------------------|-------------------------------------------|--------------|
| Fee Title:            | 15,139 SF x \$5.10/SF =                   | \$ 77,200.00 |
| Permanent Easement:   | 6,328 SF x \$5.10/SF x 50% =              | \$ 16,140.00 |
| Temporary Easement:   | 18,428 SF x \$5.10/SF x 8% x 1.25 years = | \$ 9,400.00  |
| Other Considerations: | 33,280 SF Underlying Fee Title            | \$ 0.00      |
| Total Compensation:   | (Rounded)                                 | \$102,740.00 |

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive project.
4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.
5. Possession. Possession shall be upon receipt of funds.
6. Conveyance. Upon payment of the purchase price, Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.
7. Time is of the Essence. Time is of the essence in this contract.
8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and Seller agrees to warrant good and sufficient title.
9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Seller.



Dated at Ankeny, Iowa, this 1<sup>st</sup> day of March, 2022.

REPRESENTING THE CITY OF ANKENY, IOWA

By:

Phil Sporrer  
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 1<sup>st</sup> day of March, 2022.

NDA FARMS, L.L.C.

By:

Title:

Cornel Leasman  
Member / Manager

By:

Title:

Approved by the City Council of the City of Ankeny, Iowa on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_, by Resolution No. \_\_\_\_\_.

By:

Mark E. Holm, Mayor

Attest:

\_\_\_\_\_, City Clerk

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:**

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.  
Phone: (515) 274-1450

**Taxpayer Information:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Return Document To:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Grantors:** NDA Farms, LLC

**Grantees:** City of Ankeny, Iowa

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, NDA Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of Ankeny, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Polk County, Iowa:

THAT PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 398.50 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 293.01 FEET; THENCE NORTH 44 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 68.59 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 341.26 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 150.12 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 71.12 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 643.36 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.112 ACRES (48,419 SQ. FT.) MORE OR LESS, INCLUDING 0.764 ACRES (33,280 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.348 ACRES (15,139 SQ. FT.).

**This deed is exempt according to Iowa Code 428A.2(6).**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 1, 2022.

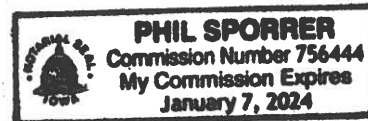
NDA Farms, LLC, a limited liability company

By Connie Veasman  
Connie Veasman, Manager / Member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on March 1, 2022,  
by Connie Veasman as Manager of NDA Farms, LLC, an Iowa limited liability company.

Phil Sporrer  
Signature of Notary Public



V:\NAI 2017\Projects 2017\21236\dwg\21236-EX.dwg



**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**  
TO BE COMPLETED BY TRANSFEROR

**TRANSFEROR:**

Name: NDA Farms, LLC

Address: 2296 W 138<sup>th</sup> Street N, Colfax, IA 50074-7656

**TRANSFeree:**

Name: City of Ankeny, Iowa

Address: 410 W. First Street, Ankeny, IA 50023

Address of Property Transferred:

---

Number and Street or RR, City, Town or P.O., State Zip

Legal Description of Property: (Attach if necessary)

THAT PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 398.50 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 293.01 FEET; THENCE NORTH 44 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 68.59 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 341.26 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 150.12 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 71.12 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 643.36 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.112 ACRES (48,419 SQ. FT.) MORE OR LESS, INCLUDING 0.764 ACRES (33,280 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.348 ACRES (15,139 SQ. FT.).

**1. Wells (check one)**

- ☒ There are no known wells situated on this property.
- ☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

**2. Solid Waste Disposal (check one)**

- ☒ There is no known solid waste disposal site on this property.
- ☐ There is a solid waste disposal site on this property and information related thereto is provided in

**FILE WITH RECORDER**

**DNR form 542-0960 (July 18, 2012)**

Attachment #1, attached to this document.

**3. Hazardous Wastes (check one)**

- ☒ There is no known hazardous waste on this property.
- ☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

**4. Underground Storage Tanks (check one)**

- ☒ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- ☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

**5. Private Burial Site (check one)**

- ☒ There are no known private burial sites on this property.
- ☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

**6. Private Sewage Disposal System (check one)**

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.
- ☒ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- ☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- ☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

\_\_\_\_\_

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS  
FOR THIS FORM AND THAT THE INFORMATION STATED  
ABOVE IS TRUE AND CORRECT.**

**FILE WITH RECORDER**

**DNR form 542-0960 (July 18, 2012)**

NDA Farms, LLC  
Signature: By: Connie L. Larnan Telephone No.: 515-967-5568  
General Manager  
(Transferor)

**WHEN RECORDED RETURN TO:**

City of Ankeny  
Attn: City Clerk  
410 West First Street  
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450

Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

**PERMANENT SANITARY SEWER EASEMENT**

**KNOW ALL BY THESE PRESENTS:**

That this Permanent Sanitary Sewer Easement ("Easement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between NDA Farms, L.L.C., a series limited liability company (hereinafter referred to as "Grantor"), and the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee" or "City"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged, Grantor does hereby sell, grant, and convey unto the Grantee, a permanent sanitary sewer easement under, through, and across the following described real estate:

**See Attached Permanent Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

**PUBLIC SANITARY SEWER AND APPURTENANCES**

1. Right of Access. The City shall have the right of access to the Easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement area.

2. Erection and Placement of Structures, Obstructions, Plantings, or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or material to be placed under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City.
3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.
4. Property to be Restored. The City shall restore the Easement area after exercising its rights hereunder, including, but not limited to, grading and replacing grass or sod, and any sidewalks and/or paving disturbed by the City. The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement area, unless the same have been disturbed by the City pursuant to the rights granted to the City herein.
5. Liability. Except as may be caused by defects in the initial construction of the improvements, or any other negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement.
6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and the general public.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

**[SIGNATURES ON FOLLOWING PAGE(S)]**



IN WITNESS WHEREOF, we have hereunto affixed our hands this 1<sup>st</sup> day of March, 2022.

NDA Farms, L.L.C.

Connie Veasman  
Signed Member/Manager  
Connie Veasman  
Member/Manager  
Print Name and Title

Signed \_\_\_\_\_

Print Name and Title \_\_\_\_\_

**SELLER'S ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 1 day of March, A.D. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Connie Veasman

\_\_\_\_\_ to me personally known  
or X proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER:**

☐ INDIVIDUAL  
☒ CORPORATE

Title(s) of Corporate Officer(s)

Member Manager

☐ Corporate Seal is affixed  
☐ No Corporate Seal procured

☐ PARTNER(s):

☐ Limited Partnership

☐ General Partnership

☐ ATTORNEY-IN-FACT

☐ EXECUTOR(s) or TRUSTEE(s)

☐ GUARDIAN(s) or CONSERVATOR(s)

☐ OTHER: \_\_\_\_\_

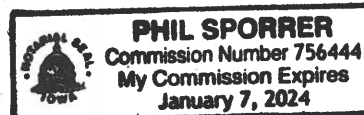
**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)

NDA Farms, L.L.C.

**ACCEPTANCE BY CITY**

STATE OF IOWA, COUNTY OF POLK, ss:



I, \_\_\_\_\_, City Clerk of the City of Ankeny, Iowa, do hereby  
certify that the within and foregoing instrument was duly approved and accepted by the City  
Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, and this certificate is made pursuant to authority  
contained in said Resolution.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City of Ankeny, Iowa

# PERMANENT SANITARY SEWER EASEMENT EXHIBIT

## PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

## PROPRIETOR

NDA FARMS LLC  
2296 W 138TH ST N  
COLFAX, IA 50054-7656

## LEGEND



SUBJECT EASEMENT AREA



EXISTING BOUNDARY LINE



EXISTING SECTION LINE



EXISTING EASEMENT LINE



NORTH



SCALE

## SUBJECT PROPERTY LEGAL DESCRIPTION

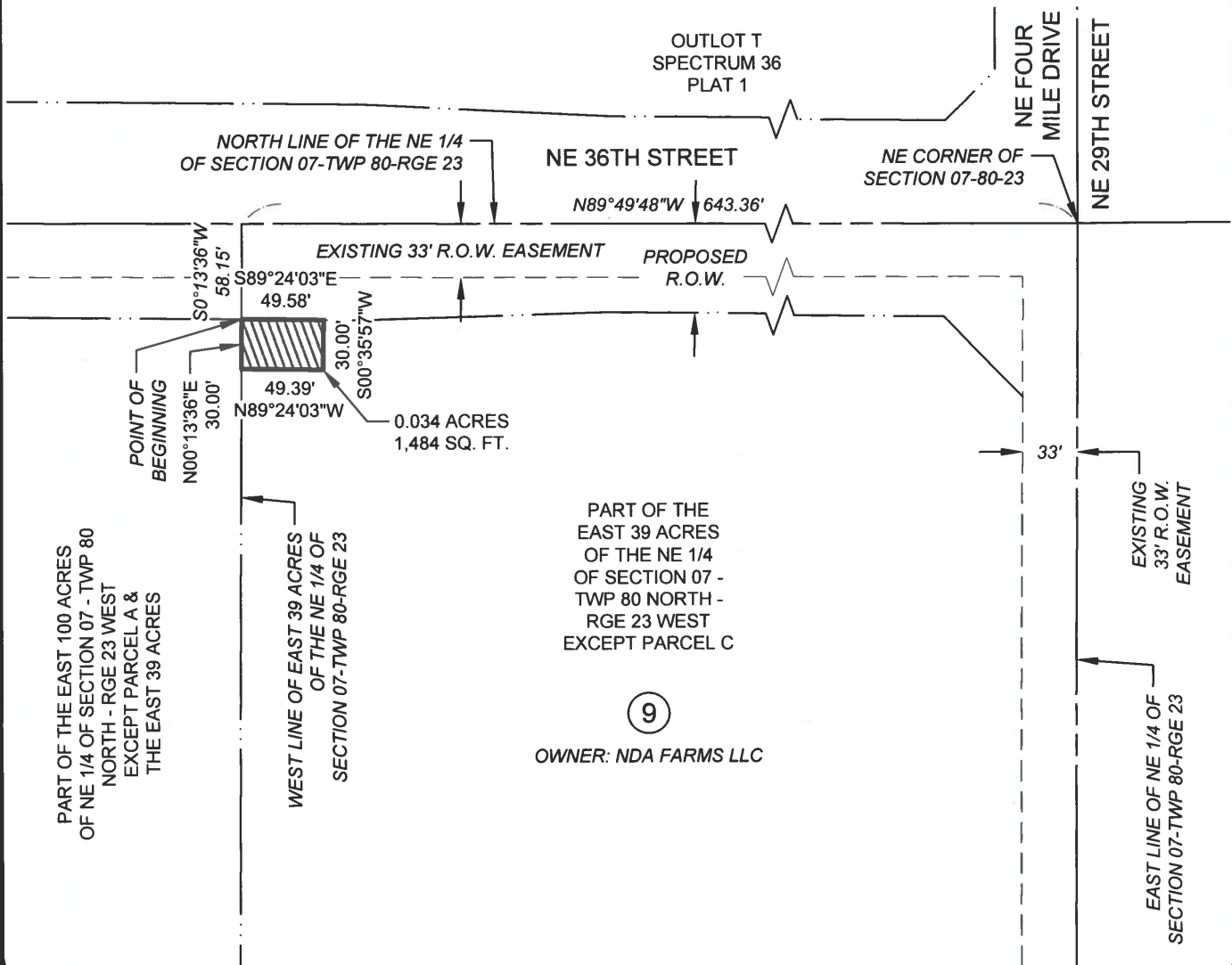
PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL C.

## DESCRIPTION OF PERMANENT SANITARY SEWER EASEMENT AREA

THAT PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE NORTH 89 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 643.36 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 58.15 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 49.58 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 49.39 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.034 ACRES (1,484 SQ. FT.) MORE OR LESS.



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax  
www.nillesinc.com

PROJECT:  
**NE 36TH STREET RECONSTRUCTION**  
LOCATION: I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

|                          |                    |                              |
|--------------------------|--------------------|------------------------------|
| NAI No.:<br><b>21236</b> | DRAWN BY:<br>TJH   | DWG No.:<br><b>1/1</b>       |
| DATE:<br>01/31/22        | CHECKED BY:<br>JHP | SHEET TITLE:<br><b>PE-09</b> |

**WHEN RECORDED RETURN TO:**

City of Ankeny  
Attn: City Clerk  
410 West First Street  
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450

Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

**PERMANENT DRAINAGE EASEMENT**

**KNOW ALL BY THESE PRESENTS:**

That this Permanent Drainage Easement ("Easement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between NDA Farms, L.L.C., a series limited liability company (hereinafter referred to as "Grantor"), and the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee" or "City"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged, Grantor does hereby sell, grant, and convey unto the Grantee, a permanent drainage easement under, through, and across the following described real estate:

**See Attached Permanent Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

**PUBLIC DRAINAGE**

1. Right of Access. The City shall have the right of access to the Easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement area.

2. Erection and Placement of Structures, Obstructions, Plantings, or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or material to be placed under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City.
3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.
4. Property to be Restored. The City shall restore the Easement area after exercising its rights hereunder, including, but not limited to, grading and replacing grass or sod, and any sidewalks and/or paving disturbed by the City. The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement area, unless the same have been disturbed by the City pursuant to the rights granted to the City herein.
5. Liability. Except as may be caused by defects in the initial construction of the improvements, or any other negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement.
6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and the general public.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

**[SIGNATURES ON FOLLOWING PAGE(S)]**

IN WITNESS WHEREOF, we have hereunto affixed our hands this 1<sup>st</sup> day of March, 2022.

NDA FARMS, L.L.C.

By: Connie Veasman

Signed

Connie Veasman  
Member/Manager

Print Name and Title

Signed

Print Name and Title

**SELLER'S ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 1 day of March, A.D. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Connie Veasman

\_\_\_\_\_ to me personally known  
or ☒ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER:**

☐ INDIVIDUAL  
☒ CORPORATE

Title(s) of Corporate Officer(s)

Member Manager

☐ Corporate Seal is affixed  
☐ No Corporate Seal procured

☐ PARTNER(s):

☐ Limited Partnership  
☐ General Partnership

☐ ATTORNEY-IN-FACT  
☐ EXECUTOR(s) or TRUSTEE(s)  
☐ GUARDIAN(s) or CONSERVATOR(s)  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)  
NDA Farms, L.L.C.

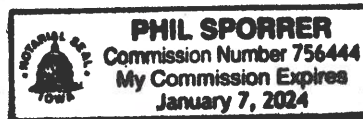
**ACCEPTANCE BY CITY**

STATE OF IOWA, COUNTY OF POLK, ss:

I, \_\_\_\_\_, City Clerk of the City of  
Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and  
accepted by the City Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, and this certificate is made pursuant to authority  
contained in said Resolution.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City of Ankeny, Iowa





# PERMANENT DRAINAGE EASEMENT EXHIBIT

## PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

## LEGEND



SUBJECT EASEMENT AREA  
EXISTING BOUNDARY LINE  
EXISTING SECTION LINE  
EXISTING EASEMENT LINE



NORTH



SCALE

## PROPRIETOR

NDA FARMS LLC  
2296 W 138TH ST N  
COLFAX, IA 50054-7656

## SUBJECT PROPERTY LEGAL DESCRIPTION

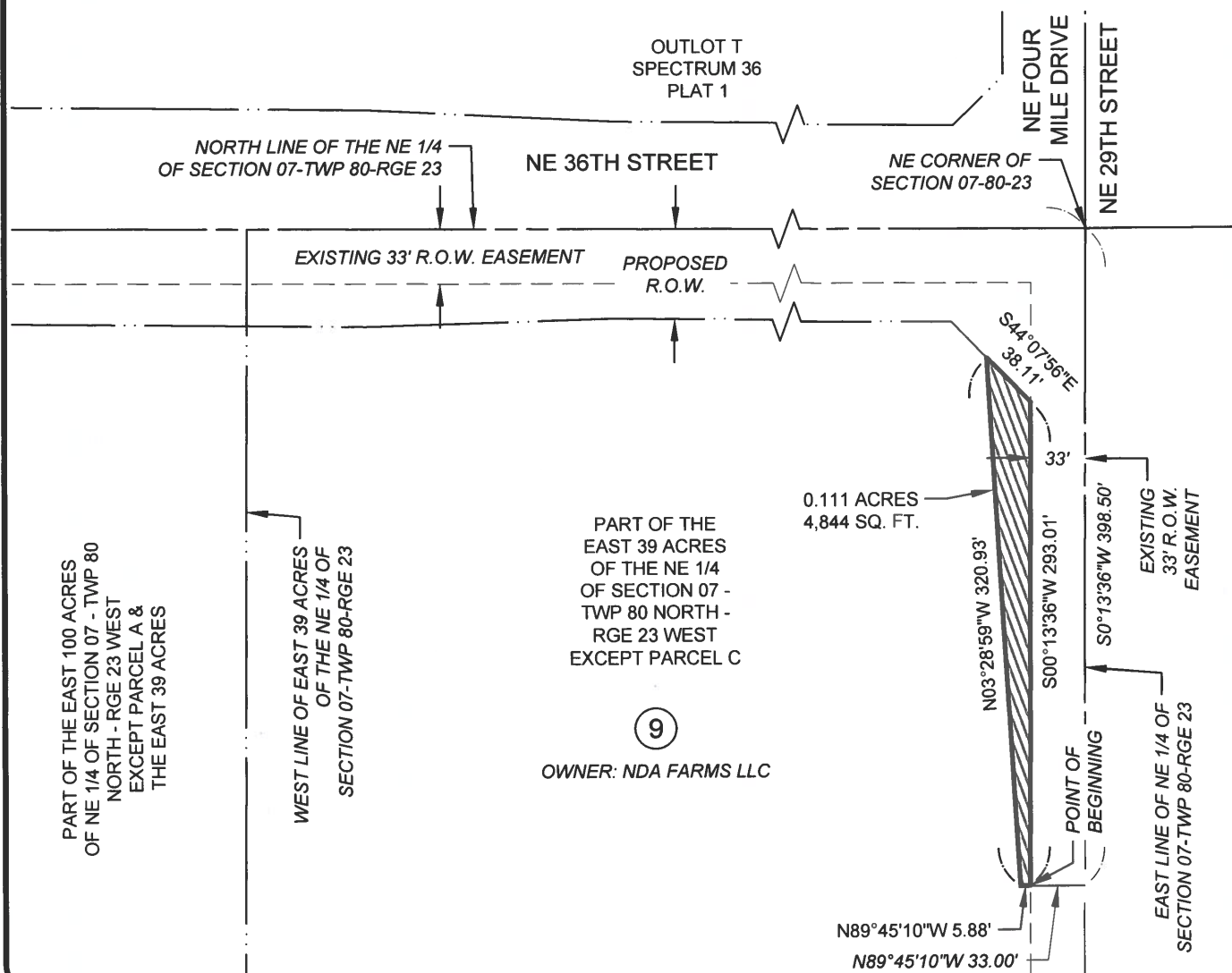
PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL C.

## DESCRIPTION OF PERMANENT DRAINAGE EASEMENT AREA

THAT PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 398.50 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, A DISTANCE OF 5.88 FEET; THENCE NORTH 03 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 320.93 FEET; THENCE SOUTH 44 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 38.11 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 293.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.111 ACRES (4,844 SQ. FT.) MORE OR LESS.



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax  
www.nillesinc.com

PROJECT:

NE 36TH STREET RECONSTRUCTION

LOCATION:

I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

NAI No.:

21236

DATE:

01/31/22

DRAWN BY:

TJH

CHECKED BY:

JHP

DWG No.:

1/1

SHEET TITLE:

PE-09

## **TEMPORARY CONSTRUCTION EASEMENT**

### **KNOW ALL BY THESE PRESENTS:**

That NDA Farms, L.L.C., a series limited liability company (hereinafter referred to as "Grantor"), in consideration of mutual benefit and other valuable consideration in hand paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa (hereinafter referred to as "Grantee"), a temporary construction easement over, under, across, and through the following described real estate:

### **See Attached Temporary Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of the access, construction, and installation of the following described public improvement:

### **NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive**

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, and repair, any and all of said improvements and all appurtenances thereto, together with the right to use said improvements as it deems necessary.

The Grantee shall restore said described land to a satisfactory condition after construction and/or repair in satisfactory condition pursuant to the plan for the public improvement.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee; provided, however, the Grantee shall have the right to access the real estate after said date for the sole purpose of seeding and surface restoration. Such access shall not interfere with the rights of the Grantor to the use and enjoyment of said real estate.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 1<sup>st</sup> day of March, 2022.

NDA FARMS, L.L.C.

By: Connie Veasman

Signed

Connie Veasman  
Member/Manager  
Print Name and Title

Signed

Print Name and Title

**SELLER'S ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 1 day of March, A.D. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Connie Veasman

         to me personally known  
or ☒ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER:**

☐ INDIVIDUAL  
☒ CORPORATE

Title(s) of Corporate Officer(s)

Member Manager

☐ Corporate Seal is affixed  
☐ No Corporate Seal procured

☐ PARTNER(s):

☐ Limited Partnership  
☐ General Partnership

☐ ATTORNEY-IN-FACT  
☐ EXECUTOR(s) or TRUSTEE(s)

☐ GUARDIAN(s) or CONSERVATOR(s)  
☐ OTHER:         

**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)  
NDA Farms, L.L.C.

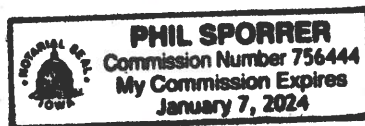
**ACCEPTANCE BY CITY**

**STATE OF IOWA, COUNTY OF POLK, ss:**

I,         , City Clerk of the City of  
Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and  
accepted by the City Council of said City by Resolution No.         , passed on the          day of  
        , 20        , and this certificate is made pursuant to authority  
contained in said Resolution.

Signed this          day of         , 20        .

          
City Clerk of the City of Ankeny, Iowa



TEMPORARY EASEMENT EXHIBIT

PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

PROPRIETOR

NDA FARMS LLC  
2296 W 138TH ST N  
COLFAX, IA 50054-7656

LEGEND



SUBJECT EASEMENT AREA



EXISTING BOUNDARY LINE



EXISTING SECTION LINE



EXISTING EASEMENT LINE



NORTH



SCALE

SUBJECT PROPERTY LEGAL DESCRIPTION

PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL C.

DESCRIPTION OF TEMPORARY EASEMENT AREA

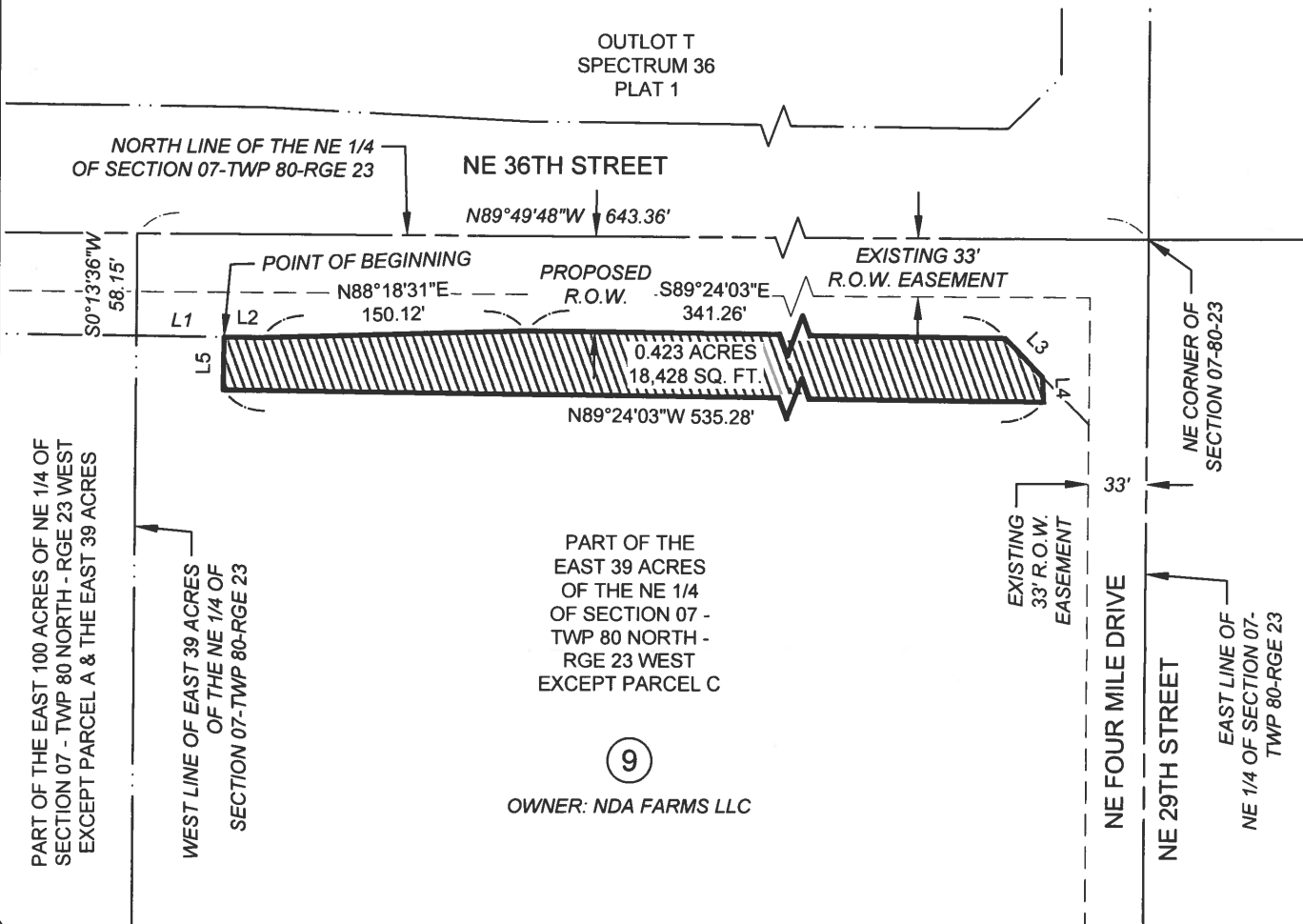
THAT PART OF THE EAST 39 ACRES OF THE NORTHEAST QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE NORTH 89 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 643.36 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 49.58 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 21.54 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 31 SECONDS EAST, A DISTANCE OF 150.12 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, A DISTANCE OF 341.26 FEET; THENCE SOUTH 44 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.48 FEET; THENCE SOUTH 03 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 14.38 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 535.28 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.423 ACRES (18,428 SQ. FT.) MORE OR LESS.

LINE TABLE

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S89°24'03"E | 49.58' |
| L2     | S89°24'03"E | 21.54' |
| L3     | S44°07'56"E | 30.48' |
| L4     | S03°28'59"E | 14.38' |
| L5     | N00°35'57"E | 30.00' |



9

OWNER: NDA FARMS LLC



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax

PROJECT:

NE 36TH STREET RECONSTRUCTION

LOCATION:

I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

NAI No.:

21236

DATE:

01/31/22

DRAWN BY:

TJH

CHECKED BY:

JHP

DWG No.:

1/1

SHEET TITLE:

TE-09



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Resolution

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Consider motion to adopt a **RESOLUTION** accepting a purchase agreement and approving documents for the acquisition of street right-of-way and permanent drainage easement for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa. (NDA Farms, LLC)

---

EXECUTIVE SUMMARY:

The action before the council is the adoption of a Resolution accepting street right-of-way and permanent drainage easement from NDA Farms, LLC on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

FISCAL IMPACT: **No**

The total compensation for the street right-of-way, permanent drainage easement and temporary construction easement is \$42,590.00. The cost for the street right-of-way and permanent drainage easement is part of the project costs for the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive included in the current Capital Improvement Program.

---

CITY MANAGER'S RECOMMENDATIONS:



Approve the RESOLUTION accepting street right-of-way and permanent drainage easement from NDA Farms, LLC on NE 36th Street to facilitate the construction of the NE 36th Street Reconstruction Project: Interstate 35 to NE Fourmile Drive.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                     |
|  <a href="#">Resolution</a>                          |
|  <a href="#">Purchase Agreement</a>                  |
|  <a href="#">Warranty Deed - Street Right-of-Way</a> |
|  <a href="#">Permanent Drainage Easement</a>         |

## **RESOLUTION 2022-XXX**

### **A RESOLUTION ACCEPTING A PURCHASE AGREEMENT AND APPROVING DOCUMENTS FOR THE ACQUISITION OF STREET RIGHT-OF-WAY AND PERMANENT DRAINAGE EASEMENT AT SW ¼ OF SW ¼ OF SECTION 5, TOWNSHIP 80N, RANGE 23W FOR THE NE 36<sup>TH</sup> STREET RECONSTRUCTION PROJECT: INTERSTATE 35 TO NE FOURMILE DRIVE IN ANKENY, IOWA**

---

**WHEREAS**, the City of Ankeny has requested that street right-of-way and permanent drainage easement be granted by NDA Farms, LLC at the SW ¼ of the SW ¼ of Section 5, Township 80N, Range 23W to facilitate the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive in Ankeny, Iowa; and

**WHEREAS**, the City of Ankeny directed Public Works staff to acquire said right-of-way and permanent drainage easement necessary for the construction of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive; and

**WHEREAS**, the City Council of the City of Ankeny, Iowa, deems it to be in the best interest of the City to acquire said right-of-way and permanent drainage easement from NDA Farms, LLC at the SW ¼ of the SW ¼ of Section 5, Township 80N, Range 23W.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the attached Purchase Agreement, Right-of-Way Plat and Permanent Drainage Easement for the completion of the NE 36<sup>th</sup> Street Reconstruction Project: Interstate 35 to NE Fourmile Drive are hereby approved, the Mayor is authorized to execute said documents, and the staff is directed to do all things necessary to carry out the intent of this Resolution.

**DATED** this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk

## CITY OF ANKENY, IOWA OFFER TO PURCHASE

To Seller:     NDA Farms, L.L.C., a series limited liability company  
                    2296 W. 138<sup>th</sup> St. N  
                    Colfax, IA 50054

1. Property Description. The City of Ankeny, Iowa, intends to acquire property in fee title and an easement on property owned by you situated in Ankeny, Iowa, and legally described on the attached Acquisition Plat and Permanent Easement Exhibit, and is, by this reference, made a part hereof.
2. Price. The City of Ankeny agrees to pay \$42,590.00, calculated as follows:

|                              |                                       |                |
|------------------------------|---------------------------------------|----------------|
| Fee Title:                   | 10,835 SF x \$2.40/SF =               | \$ 26,000.00   |
| Permanent Easement:          | 13,824 SF x \$2.40/SF x 50% =         | \$ 16,590.00   |
| Temporary Easement:          | 0 SF x \$2.40/SF x 8% x 1.25 years =  | \$ 0.00        |
| <u>Other Considerations:</u> | <u>32,527 SF Underlying Fee Title</u> | <u>\$ 0.00</u> |
| Total Compensation:          | (Rounded)                             | \$ 42,590.00   |

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. Purpose of the Acquisition. The acquisition is for the improvement of the NE 36<sup>th</sup> Street Reconstruction I-35 to NE Four Mile Drive project.
4. Real Estate Taxes. The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.
5. Possession. Possession shall be upon receipt of funds.
6. Conveyance. Upon payment of the purchase price, Seller shall convey the property to the City of Ankeny, Iowa, in accordance with the form provided by the City.
7. Time is of the Essence. Time is of the essence in this contract.
8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Seller, and Seller agrees to warrant good and sufficient title.
9. Execution of Offer. This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Seller.

Dated at Ankeny, Iowa, this 1<sup>st</sup> day of March, 2022.

REPRESENTING THE CITY OF ANKENY, IOWA

By:

Phil Sporrer  
Phil Sporrer, JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 1<sup>st</sup> day of March, 2022.

NDA FARMS, L.L.C.

By:

Conrad Lessman  
Title: Member, Manager

By: \_\_\_\_\_

Title: \_\_\_\_\_

Approved by the City Council of the City of Ankeny, Iowa on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_, by Resolution No. \_\_\_\_\_.

By: \_\_\_\_\_

Mark E. Holm, Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_, City Clerk

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

**Preparer Information:**

Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266.  
Phone: (515) 274-1450

**Taxpayer Information:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Return Document To:**

City of Ankeny, Iowa, 410 W. First Street, Ankeny, IA 50023

**Grantors:** NDA Farms, LLC

**Grantees:** City of Ankeny, Iowa

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**





**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of Ten Dollar(s) and other valuable consideration, NDA Farms, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to City of Ankeny, Iowa, a municipal corporation organized and existing under the laws of Iowa, the following described real estate in Polk County, Iowa:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 05; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 566.67 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 474.16 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 83.90 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 347.86 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 32.21 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 457.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.995 ACRES (43,362 SQ. FT.) MORE OR LESS, INCLUDING 0.747 ACRES (32,527 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.348 ACRES (10,835 SQ. FT.).

**This deed is exempt according to Iowa Code 428A.2(6).**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: March 1, 2022

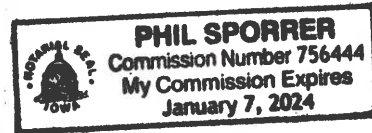
NDA Farms, LLC, a limited liability company

By Connie Veasman  
Connie Veasman, Manager / Member

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on March 1, 2022,  
by Connie Veasman as Manager of NDA Farms, LLC, an Iowa limited liability company.

Phil Sporrer  
Signature of Notary Public



ACQUISITION PLAT

PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

PROPRIETOR

NDA FARMS LLC  
2296 W 138TH ST N  
COLFAX, IA 50054-7656

LEGEND

- SUBJECT ACQUISITION AREA
- EXISTING BOUNDARY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" IR WITH RED CAP #18530
- ROUND IRON REBAR (OUTSIDE DIAMETER)



NORTH



SCALE

SUBJECT PROPERTY LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA.

DESCRIPTION OF ACQUISITION AREA

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 05; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 566.67 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 474.16 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 83.90 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 347.86 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 32.21 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 457.62 FEET, TO THE POINT OF BEGINNING.

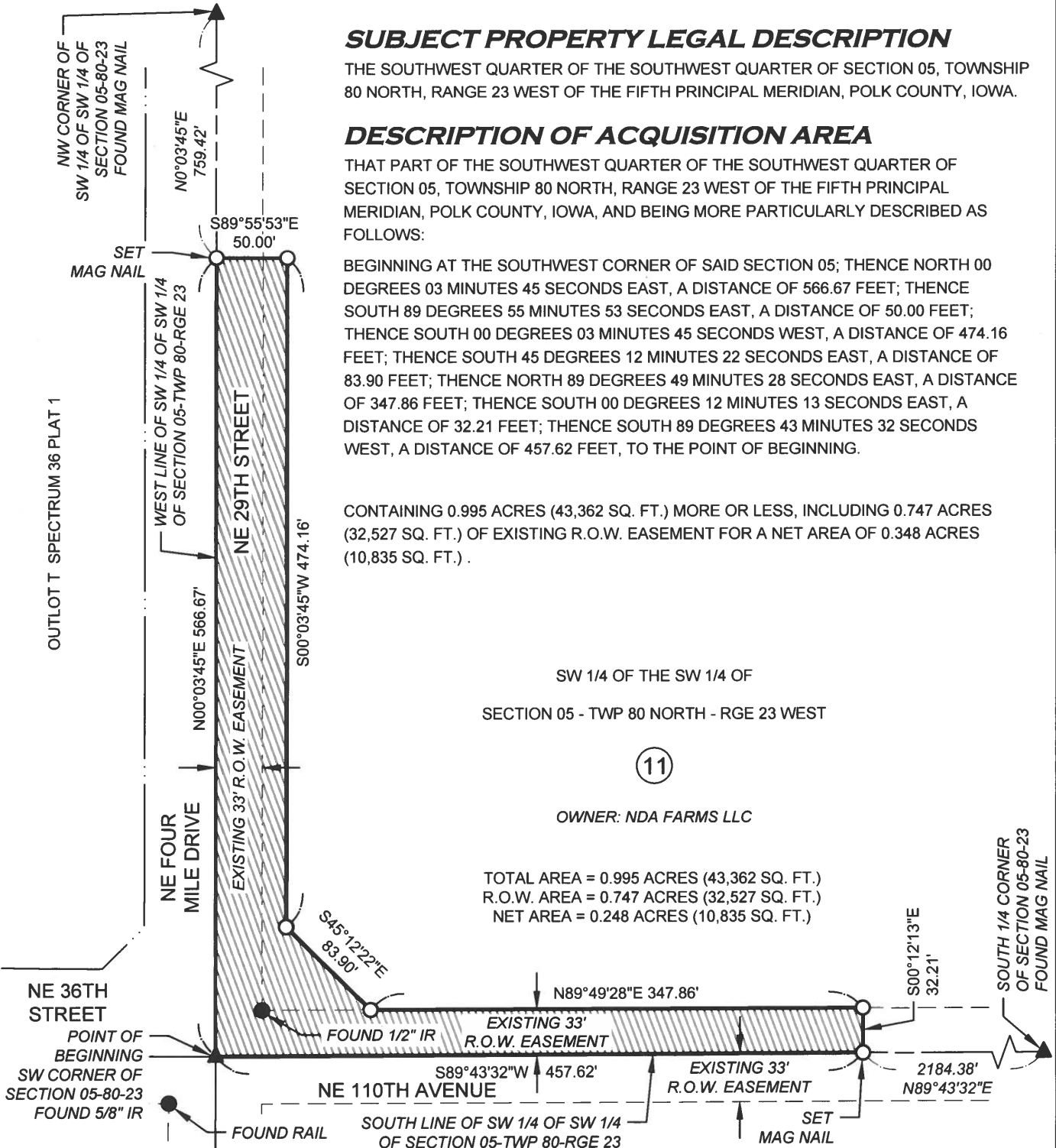
CONTAINING 0.995 ACRES (43,362 SQ. FT.) MORE OR LESS, INCLUDING 0.747 ACRES (32,527 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.248 ACRES (10,835 SQ. FT.).

SW 1/4 OF THE SW 1/4 OF  
SECTION 05 - TWP 80 NORTH - RGE 23 WEST

11

OWNER: NDA FARMS LLC

TOTAL AREA = 0.995 ACRES (43,362 SQ. FT.)  
R.O.W. AREA = 0.747 ACRES (32,527 SQ. FT.)  
NET AREA = 0.248 ACRES (10,835 SQ. FT.)



CERTIFICATION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature:

Name: Tharen J. Helgerson, P.L.S. No. 18530

Date

My license renewal date is December 31, 2022

Date of survey: 09/24/21

Pages or sheets covered by this seal: This sheet only

1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax  
www.nillesinc.com

PROJECT:  
NE 36TH STREET RECONSTRUCTION  
LOCATION: I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

|                   |                    |                       |
|-------------------|--------------------|-----------------------|
| NAI No.:<br>21236 | DRAWN BY:<br>TJH   | DWG No.:<br>1/1       |
| DATE:<br>01/21/22 | CHECKED BY:<br>JHP | SHEET TITLE:<br>RW-11 |

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT**  
TO BE COMPLETED BY TRANSFEROR

**TRANSFEROR:**

Name: NDA Farms, LLC

Address: 2296 W 138<sup>th</sup> Street N, Colfax, IA 50074-7656

**TRANSFeree:**

Name: City of Ankeny, Iowa

Address: 410 W. First Street, Ankeny, IA 50023

Address of Property Transferred:

---

Number and Street or RR, City, Town or P.O., State Zip

Legal Description of Property: (Attach if necessary)

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 05; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 566.67 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 474.16 FEET; THENCE SOUTH 45 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 83.90 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 347.86 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 13 SECONDS EAST, A DISTANCE OF 32.21 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS WEST, A DISTANCE OF 457.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.995 ACRES (43,362 SQ. FT.) MORE OR LESS, INCLUDING 0.747 ACRES (32,527 SQ. FT.) OF EXISTING R.O.W. EASEMENT FOR A NET AREA OF 0.348 ACRES (10,835 SQ. FT.).

**1. Wells (check one)**

- ☒ There are no known wells situated on this property.  
☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

**2. Solid Waste Disposal (check one)**

- ☒ There is no known solid waste disposal site on this property.  
☐ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

**3. Hazardous Wastes (check one)**

- ☒ There is no known hazardous waste on this property.

**FILE WITH RECORDER**

**DNR form 542-0960 (July 18, 2012)**

- ☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

**4. Underground Storage Tanks (check one)**

- ☒ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)
- ☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

**5. Private Burial Site (check one)**

- ☒ There are no known private burial sites on this property.
- ☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

**6. Private Sewage Disposal System (check one)**

- ☐ All buildings on this property are served by a public or semi-public sewage disposal system.
- ☒ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
- ☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
- ☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
- ☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
- ☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
- ☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: \_\_\_\_\_.
- ☐ The private sewage disposal system has been installed within the past two years pursuant to permit number \_\_\_\_\_.

Information required by statements checked above should be provided here or on separate sheets attached hereto:

\_\_\_\_\_

I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS  
FOR THIS FORM AND THAT THE INFORMATION STATED  
ABOVE IS TRUE AND CORRECT.

Signature: NDA Farms, LLC Telephone No.: 515-210-9986  
By: Corrie Wasson  
(Transferor)

FILE WITH RECORDER

DNR form 542-0960 (July 18, 2012)



**WHEN RECORDED RETURN TO:**

City of Ankeny  
Attn: City Clerk  
410 West First Street  
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry P.C., 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 (515) 274-1450  
Taxpayer Information: City of Ankeny, 410 West First Street, Ankeny, IA 50023

**PERMANENT DRAINAGE EASEMENT**

**KNOW ALL BY THESE PRESENTS:**

That this Permanent Drainage Easement ("Easement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between NDA Farms, L.L.C., a series limited liability company (hereinafter referred to as "Grantor"), and the City of Ankeny, Iowa, a municipal corporation, of the County of Polk, State of Iowa (hereinafter referred to as "Grantee" or "City"). In consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by Grantee to Grantor, receipt of which is hereby acknowledged, Grantor does hereby sell, grant, and convey unto the Grantee, a permanent drainage easement under, through, and across the following described real estate:

**See Attached Permanent Easement Exhibit**

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining the following public improvements:

**PUBLIC DRAINAGE**

1. Right of Access. The City shall have the right of access to the Easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized structures placed or erected under, over, on, through, across, or within the Easement area.

2. Erection and Placement of Structures, Obstructions, Plantings, or Materials Prohibited. Grantor and its grantees, assigns, and transferees shall not erect any fence or other structure under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting, or material to be placed under, over, on, through, across, or within the Easement area without obtaining the prior written consent of the City.
3. Change of Grade Prohibited. Grantor and its grantees, assigns, and transferees shall not change the grade, elevation, or contour of any part of the Easement area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation, or contour without prior written consent of the Grantor, its grantees, assigns, or transferees.
4. Property to be Restored. The City shall restore the Easement area after exercising its rights hereunder, including, but not limited to, grading and replacing grass or sod, and any sidewalks and/or paving disturbed by the City. The City shall not be responsible for any construction, reconstruction, replacement, repair, or maintenance of any improvements located within the Easement area, unless the same have been disturbed by the City pursuant to the rights granted to the City herein.
5. Liability. Except as may be caused by defects in the initial construction of the improvements, or any other negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement area, the property abutting said Easement area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement.
6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and the general public.
7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

That the Grantor does hereby covenant with the said Grantee, that said Grantor holds said real estate by title and fee simple; that it has good and lawful authority to grant this Easement, subject to restrictive covenants, easements, encumbrances, and liens of record.

**[SIGNATURES ON FOLLOWING PAGE(S)]**

IN WITNESS WHEREOF, we have hereunto affixed our hands this 1<sup>st</sup> day of March, 2022.

NDA FARMS, L.L.C.

Connie Veasman  
Signed  
Connie Veasman  
Member / Manager  
Print Name and Title

Signed

Print Name and Title

**SELLER'S ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa }  
COUNTY OF Polk } ss:

On this 1 day of March, A.D. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared Connie Veasman

\_\_\_\_\_ to me personally known  
or ☒ proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Phil Sporrer (Sign in Ink)

Phil Sporrer (Print Name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER:**

☐ INDIVIDUAL  
☒ CORPORATE

Title(s) of Corporate Officer(s)

☐ Corporate Seal is affixed  
☐ No Corporate Seal procured

☐ PARTNER(s):

☐ Limited Partnership  
☐ General Partnership

☐ ATTORNEY-IN-FACT

☐ EXECUTOR(s) or TRUSTEE(s)

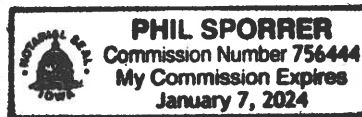
☐ GUARDIAN(s) or CONSERVATOR(s)

☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of entity(ies) or person(s)  
NDA Farms, L.L.C.

**ACCEPTANCE BY CITY**



**STATE OF IOWA, COUNTY OF POLK, ss:**

I, \_\_\_\_\_, City Clerk of the City of  
Ankeny, Iowa, do hereby certify that the within and foregoing instrument was duly approved and  
accepted by the City Council of said City by Resolution No. \_\_\_\_\_, passed on the \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, and this certificate is made pursuant to authority  
contained in said Resolution.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk of the City of Ankeny, Iowa

# PERMANENT EASEMENT EXHIBIT

## PREPARED FOR

CITY OF ANKENY  
PUBLIC WORKS DEPARTMENT  
1210 NW PRAIRIE RIDGE DRIVE  
ANKENY, IOWA 50023

## PROPRIETOR

NDA FARMS LLC  
2296 W 138TH ST N  
COLFAX, IA 50054-7656

## LEGEND



SUBJECT EASEMENT AREA  
EXISTING BOUNDARY LINE  
EXISTING SECTION LINE  
EXISTING EASEMENT LINE



NORTH



SCALE

## SUBJECT PROPERTY LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA.

## DESCRIPTION OF PERMANENT EASEMENT AREA

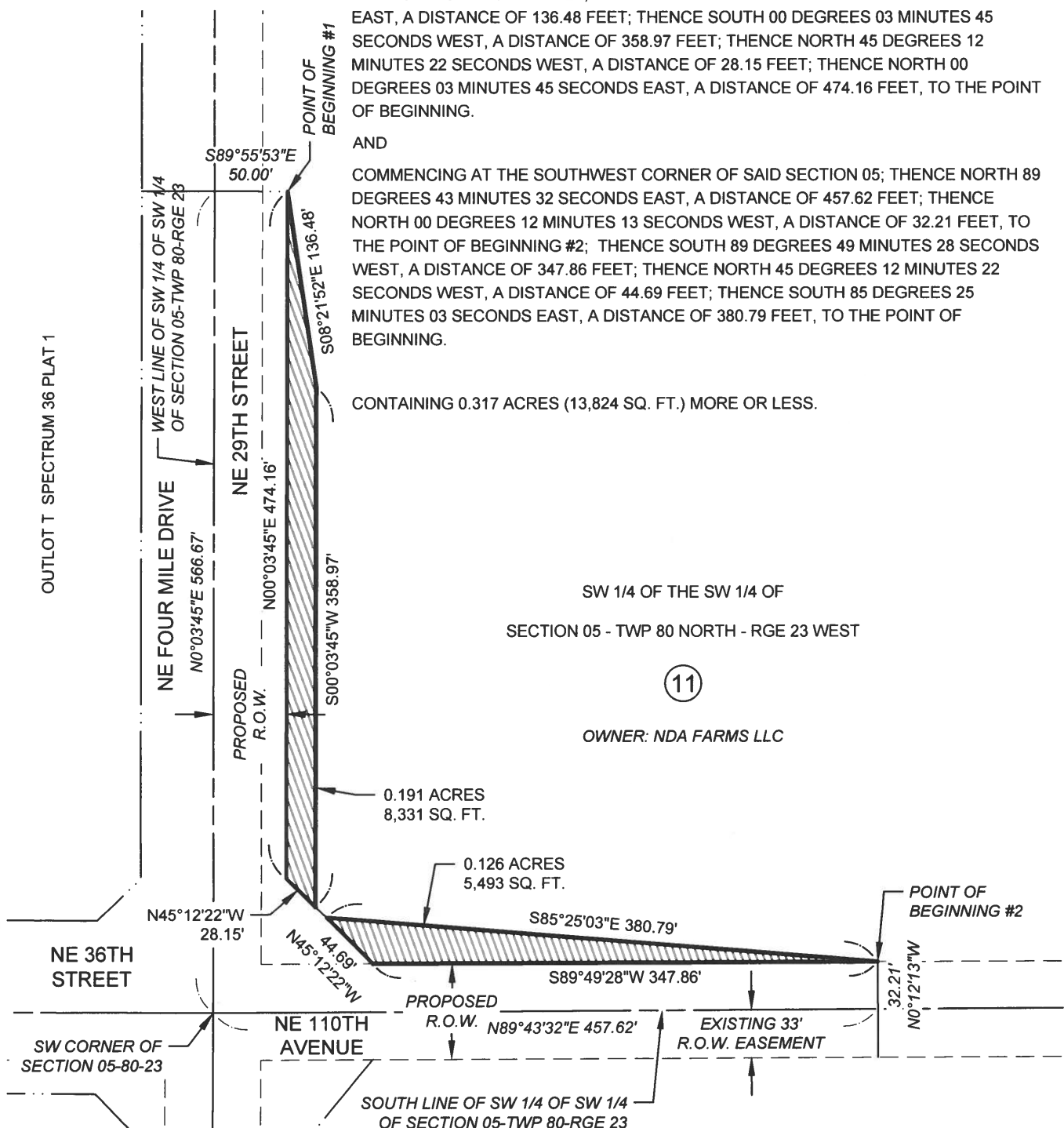
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 05; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 566.67 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING #1; THENCE SOUTH 08 DEGREES 21 MINUTES 52 SECONDS EAST, A DISTANCE OF 136.48 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 358.97 FEET; THENCE NORTH 45 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 28.15 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 474.16 FEET, TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 05; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 457.62 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.21 FEET, TO THE POINT OF BEGINNING #2; THENCE SOUTH 89 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 347.86 FEET; THENCE NORTH 45 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 44.69 FEET; THENCE SOUTH 85 DEGREES 25 MINUTES 03 SECONDS EAST, A DISTANCE OF 380.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.317 ACRES (13,824 SQ. FT.) MORE OR LESS.



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax  
www.nillesinc.com

PROJECT:

NE 36TH STREET RECONSTRUCTION

LOCATION: I-35 TO NE FOUR MILE DRIVE ANKENY, IOWA

NAI No.:

21236

DATE:

01/21/22

DRAWN BY:

TJH

CHECKED BY:

JHP

DWG No.:

1/1

SHEET TITLE:

PE-11



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:  
Resolution

---

LEGAL:  
No Review Required

---

SUBJECT:  
Consider motion to adopt **RESOLUTION** accepting public improvements in Briarwood Plat 24 for sanitary sewer.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **Yes**

---

CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:



---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                           |
|  <a href="#">Resolution</a>                |
|  <a href="#">Certificate of Completion</a> |

## RESOLUTION

### RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS IN BRIARWOOD PLAT 24 FOR SANITARY SEWER

---

**WHEREAS**, on the 4th day of October, 2021, the City of Ankeny, Iowa entered into a three-party contract with Iowa Pipe And Grading, LLC, the Contractor, and Jam Restaurant Group, the Developer, for the construction of certain public improvements generally described as sanitary sewer, approved under Resolution No. 2021-362; 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 April 4th, 2022 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 4th day of April, 2022.

CITY OF ANKENY, IOWA

By: \_\_\_\_\_  
Mark E. Holm, Mayor

ATTEST:

By: \_\_\_\_\_  
Diane Klemme, Deputy Clerk

# CERTIFICATE OF COMPLETION

*Briarwood Plat 24*

**Ankeny, Iowa**

***City Council date: Monday April 4, 2021***

This is to certify that the construction improvements on the ***Briarwood Plat 24*** project have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'P. Shepard', is written over the printed name.

*Patrick J. Shepard, PE, PLS*

*President*

*Civil Engineering Consultants, Inc.*

*Iowa License Number 12265*



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Economic Development

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Motion

---

LEGAL:

No Review Required

---

SUBJECT:

Consider motion to approve Professional Services Agreement with Confluence for landscape architect services for Uptown streetscape improvements in an amount not to exceed \$10,000 and authorize the City Manager to execute said Agreement.

---

EXECUTIVE SUMMARY:

Confluence, a landscape architecture, planning, and urban design firm, will assist city staff and stakeholders in Uptown by completing conceptual designs for improvements to existing greenspace in Uptown. Later this year, over 20 ash trees will be removed from the public right-of-way in Uptown. Confluence and City Staff will work closely with the Uptown Association to identify replacement species, as well as create concepts for improvements to existing greenspace as a result of the loss of the tree canopy in Uptown.

---

FISCAL IMPACT: **Yes**

The consulting fee for this project will be approximately \$9,500.

---

CITY MANAGER'S RECOMMENDATIONS:

To approve the attached professional services proposal with Confluence for landscape architect services for Uptown streetscape improvements.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

This request was submitted and approved in the amount of \$10,000 as part of the FY22/23 budget approval process.

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                    |
|  <a href="#">Confluence Uptown Streetscape Agmt</a> |



March 22, 2022

Derek Lord, Director  
City of Ankeny Economic Development  
410 W. First Street  
Ankeny, Iowa 50023

Re: A Proposal for the Provision of Professional Landscape Architect Services  
**Uptown Ankeny Streetscape Improvements, Project No. 22138**

Dear Mr. Lord:

Thank you for the phone call and the opportunity to provide services for City of Ankeny. Attached please find a proposal to provide landscape architectural consulting services for the above referenced property as requested.

A. PROJECT UNDERSTANDING:

City of Ankeny would like to develop some ideas for enhancing the Uptown area of Ankeny – generally SW 3<sup>rd</sup> Street east and west of the High Trestle Trail. There are currently plans to remove ash trees and the City would like to develop a tree palette for replacement and also add planter areas. In addition, we will look at a new family of street furnishings.

B. PROJECT SCOPE AND FEE: VISIONING

1. Meet with existing beautification committee **(\$1,500.00)**
  - a. Discuss likes/dislikes/opportunities
  - b. Document discussions and provide report to City
2. Deliverables:  
Report of committee visioning meeting.

C. PROJECT SCOPE AND FEE: CONCEPTUAL IDEAS

1. Conceptual Idea Graphics **(\$8,000.00)**
  - a. Assemble precedent images of similar streetscapes.
  - b. Develop big picture concepts for planter placements / landscape treatments.
  - c. Develop plant palette with seasonal images and plant characteristics.
  - d. Provide conceptual budget.
  - e. Provide an image edit of a typical block.
  - f. Meeting to review with committee.

2. Deliverables:  
Necessary graphics to convey conceptual ideas in electronic format.

D. SCHEDULE:

Confluence proposes to begin work upon written Notice to Proceed and complete as outlined in agreement above.

E. FEE:

1. The total project fee as outlined in B. and C. above is **Nine Thousand Five Hundred Dollars (\$9,500.00).**
2. The attached hourly rate schedule and general conditions are part of this proposal.
3. For items requested by City of Ankeny and not included in this scope, Confluence will work on an hourly basis.

F. EXCLUSIONS:

1. Re-zoning/PUD revision.
2. Survey.
3. Detailed design drawings.
4. Utility Design.
5. Mechanical design.
4. Site Electrical design.
5. Soils or Environmental Report.

G. OWNER'S RESPONSIBILITIES:

1. The Owner shall provide all available documents related to the site.
2. The Owner shall establish the guidelines for the project and shall provide general background information needed for analysis.
3. If the project is suspended for more than three (3) months, or abandoned in whole or in part, this firm shall be paid their compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with reimbursable expenses then due and all terminal expenses resulting from such suspension or abandonment.

The success of this project is very important to us. As you review this proposal, please call me with any questions or concerns. We look forward to working with you and your team on this project.

Respectfully submitted,  
Confluence

**Offered by:**  
Confluence

**Accepted by:**  
City of Ankeny, Iowa



03/22/2022

(signature)

(date)

(signature)

(date)

Jim Host, Associate

## GENERAL CONDITIONS

**1. PARTIES AND SCOPE OF WORK:** Confluence (hereinafter referred to as "Confluence") shall perform professional services as set forth in Confluence's proposal, the Client's acceptance thereof if accepted by Confluence, and these General Conditions. "Client" refers to the person or business entity ordering the professional services to be done by Confluence. The Client shall designate representatives who are authorized to make all decisions on the Client's behalf when requested to do so by Confluence. If the Client is ordering professional services on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose of ordering and directing said professional services. Unless otherwise stated in writing, the Client assumes sole responsibility for determining whether the quantity and the nature of the professional services ordered by the Client is adequate and sufficient for the Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the Client transmits any part of Confluence's work. Confluence shall have no duty or obligation to any third party greater than that set forth in Confluence's proposal, Client's acceptance thereof and these General Conditions. The ordering of professional services from Confluence shall constitute acceptance of the terms of Confluence's proposal and these General Conditions.

**2. SCHEDULING OF WORK:** Confluence will perform professional services with due and reasonable diligence consistent with sound professional practices. If Confluence is required to delay commencement of professional services or if, upon embarking upon its professional services, Confluence is required to stop or interrupt the progress of its professional services as a result of changes in the scope of the professional services requested by the Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of Confluence, additional charges will be applicable and payable by Client.

**3. ACCESS TO SITE:** Client will arrange and provide such access to the site as is necessary for Confluence to perform professional services. Confluence shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its professional services or the use of its equipment; however, Confluence has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires Confluence to restore the site to its former condition, upon written request Confluence will perform such additional professional services as is necessary to do so and Client agrees to pay Confluence the cost thereof.

**4. CLIENTS DUTY TO NOTIFY LANDSCAPE ARCHITECT:** Client represents and warrants that he has advised Confluence of any known or suspected hazardous materials, utility lines and pollutant at any site at which Confluence is to do professional services hereunder, and unless Confluence has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits. Client agrees to defend, indemnify and save Confluence harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to Confluence's performance of its professional services and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to Confluence by Client.

**5. RESPONSIBILITY:** Confluence's professional services shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. Confluence shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. Confluence's professional services or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Confluence has no right or duty to stop the contractor's work.

**6. STANDARD OF CARE:** Confluence's professional services will be performed in accordance with this agreement and with generally accepted principles and practices. In performing its professional services, Confluence will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession.

**7. LIMITATION OF LIABILITY:** Should Confluence or any of its professional employees be found to have been negligent in the performance of its professional services, or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming to have in any way relied upon Confluence's professional services agree that the maximum aggregate amount of the liability of Confluence, its officers, employees, agents, and sub-consultants shall be limited to \$\_\_\_\_\_.

Initials: CONFLUENCE\_\_\_\_\_ CLIENT\_\_\_\_\_

**8. PRICING ESTIMATES:** Neither Confluence nor Client has any control over the costs of labor, materials, equipment, over contractors' methods of determining bid prices, or over competitive bidding, market or negotiation conditions. Accordingly, Confluence cannot and does not warrant or represent those bids or negotiated prices will not vary from any established budgetary constraints. Client may perform its own cost analysis or retain its own cost consultant and shall be solely responsible for the accuracy and preparation of cost estimates at each appropriate stage of the project. Confluence will cooperate and work closely with any cost consultant to help ensure that the project can be constructed within any appropriate budgetary constraints.

**9. ADDITIONAL SERVICES:** Client may request or it may become necessary for Confluence to perform Additional Services in order to further the objectives of the project. Whenever reasonably possible, Confluence will notify Client in advance of Confluence's intention to perform the particular Additional Service, and Client's failure to instruct Confluence not to perform the Additional Service shall be considered Client's acquiescence to the performance of the Additional Service and agreement to pay for it. Notwithstanding any other description of Basic or Additional Services, any services which Client requests Confluence to perform after final payment has been made to the contractor(s) or more than sixty (60) days after the project has been certified to be substantially complete shall be considered Additional Services. Any modifications or changes requested by Client inconsistent with Client's prior approval(s) shall be considered Additional Services. Confluence shall be entitled to rely on the accuracy of any drawings or other information supplied to it by Client, its employees, representatives or other consultants, and any services necessitated because of an error or omission in any drawing or other information supplied by Client, its employees, representatives or other consultants shall be an Additional Service. Additional Services shall be billed at Confluence's normal hourly

rates, and Client shall pay such charges above and beyond any charges for Basic Services set forth in the Proposal.

**10. CONSTRUCTION ADMINISTRATION:** Confluence shall have no responsibility for construction administration unless explicitly described in the Proposal. If construction observation services are performed, Confluence shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work, for any defects, deficiencies or other acts or omissions of the contractor or any other persons performing any of the construction work or for the failure of any of them to carry out the work in accordance with the plans and specifications, and Confluence visits to the construction site shall be for the purpose of becoming generally familiar with the progress and the quality of the construction work and to determine in general if the work when completed will be in accordance with the plans and specifications, and Confluence is not authorized to stop the construction work or take any other action relating to job site safety. If Confluence reviews contractors' applications for payment, such reviews shall be made to the best of Confluence's knowledge, information and belief based on Confluence's limited observation of the construction work, and Confluence shall be entitled to rely on documentation submitted by the contractor(s) or others which is not inconsistent with Confluence's own observations. If the Client requests in writing that Confluence provide any specific construction phase services and if Confluence agrees in writing to provide such services, then Confluence shall be compensated for Additional Services.

**11. CLAIMS:** Client acknowledges that Confluence is a corporation and agrees to make any claim arising out of or relating to the project against Confluence only, and not against any of Confluence's directors, officers, employees or agents.

**12. INSURANCE:** Confluence shall keep and maintain its current insurance policies, including professional liability insurance and comprehensive general liability insurance, for the duration of the project. If Client desires additional insurance, Confluence shall use its best efforts to obtain the additional insurance, but Client shall reimburse Confluence for any additional premium or other related costs that Confluence thereby incurs. Client will use its best efforts to ensure that the construction contractor(s) name Confluence as an additional insured on their comprehensive general liability insurance policies and agree to indemnify Client and Confluence in language reasonably satisfactory to both Client and Confluence.

**13. TERMINATION:** Either party upon seven day's prior written notice may terminate this Agreement. In the event of termination, Confluence shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services, records and reports as are necessary to place Confluence's files in order and/or protect its professional reputation.

**14. WITNESS FEES:** Confluence's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay Confluence's legal expenses, administrative costs and fees pursuant to Confluence's then current fee schedule for Confluence to respond to any subpoena.

**15. PAYMENT:** Client shall be invoiced as professional services are completed and reported at Confluence's option, either monthly or at end of project. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay Confluence's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. Confluence shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, and provision wherein Confluence waives any rights to a mechanics' lien, or any provision conditioning Confluence's right to receive payment for its professional services upon payment to Client by any third party. These General Conditions are notice, where required, that Confluence shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of Confluence from any and all claims which Client may have, either in tort or contract, and whether known or unknown at the time.

**16. LATE PAYMENTS:** Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% on the then unpaid balance (18.0% true annual rate), at the sole election of Confluence, in the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

**17. ENTIRE AGREEMENT:** This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

**18. INDEMNIFICATION:** The Client shall indemnify and hold harmless Confluence and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of professional services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except Confluence), or anyone for whose acts any of them may be liable.

**19. MISCELLANEOUS:** To the extent within Client's control, Confluence shall have the right to take photographs, and make other reasonable promotional use of the project, and Confluence shall be given appropriate credit on all construction signs or other promotional materials concerning the project. Client may accept Confluence's Proposal either by signature, or oral assent, authorizing Confluence to commence providing professional services or making any payments to Confluence in consideration of professional services, and any of the above modes of acceptance shall be deemed to incorporate these Business Terms into the contract between the parties thereby formed.

**20. OWNERSHIP OF DOCUMENTS:** All documents produced by Confluence under this agreement shall remain the property of Confluence and may not be used by the Client for any other endeavor without written consent.

## EXHIBIT 'A'

## CONFLUENCE

STANDARD HOURLY RATES

|                                                           |                              |
|-----------------------------------------------------------|------------------------------|
| Senior Principal .....                                    | \$170.00 - \$250.00 per hour |
| Principal .....                                           | \$160.00 - \$215.00 per hour |
| Associate Principal .....                                 | \$130.00 - \$185.00 per hour |
| Associate .....                                           | \$110.00 - \$170.00 per hour |
| Senior Project Manager.....                               | \$100.00 - \$150.00 per hour |
| Project Manager.....                                      | \$90.00 - \$130.00 per hour  |
| Senior Landscape Architect .....                          | \$90.00 - \$130.00 per hour  |
| Landscape Architect .....                                 | \$80.00 - \$120.00 per hour  |
| Senior Project Planner.....                               | \$90.00 - \$130.00 per hour  |
| Planner II .....                                          | \$80.00 - \$120.00 per hour  |
| Planner I .....                                           | \$70.00 - \$110.00 per hour  |
| Landscape Architect-In-Training / Landscape Designer..... | \$70.00 - \$110.00 per hour  |
| Landscape Architect Intern / Landscape Designer .....     | \$60.00 - \$85.00 per hour   |
| Draftsperson .....                                        | \$50.00 - \$85.00 per hour   |
| Graphic Designer .....                                    | \$70.00 - \$100.00 per hour  |
| Clerical / System Staff .....                             | \$42.00 - \$80.00 per hour   |

REIMBURSABLE EXPENSES

|                                              |                 |
|----------------------------------------------|-----------------|
| Social Pinpoint Public Engagement Tool ..... | \$1,500.00      |
| Filing Fees .....                            | 1.15 x cost     |
| Materials and Supplies .....                 | 1.15 x cost     |
| Meals and Lodging.....                       | 1.15 x cost     |
| Mileage .....                                | \$.585 per mile |
| Postage .....                                | 1.15 x cost     |
| Printing by Vendor .....                     | 1.15 x cost     |
| B/W Photocopies/Prints 8½ x 11 .....         | \$.05 each      |
| B/W Photocopies/Prints 11x17.....            | \$.10 each      |
| Color Photocopies/Prints 8½ x 11 .....       | \$.65 each      |
| Color Photocopies/Prints 11x17.....          | \$1.50 each     |
| Large Format Plotting – Bond .....           | \$2.50/SF       |
| Large Format Plotting - Mylar .....          | \$4.50/SF       |
| Large Format Plotting - Photo .....          | \$5.00/SF       |
| Flash Drives .....                           | \$10.00 each    |
| Booklet Binding (cover, coil, back) .....    | \$4.50 each     |
| Foam Core .....                              | \$8.00 each     |
| Easel Pads .....                             | \$32.75 each    |
| Electronic Files .....                       | \$50.00 Each    |
| Online Meeting Service .....                 | \$35.00 Each    |

Effective 1/1/2022





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

COUNCIL GOAL:

---

ACTION REQUESTED:

Resolution

---

LEGAL:

---

SUBJECT:

An amendment to **RESOLUTION 2021-461** by adding Mid-Iowa Planning Alliance and making an appointment for service.

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to amend RESOLUTION 2021-461 by adding Mid-Iowa Planning Alliance and

appointing Derek Lord as 1st Representative.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                             |
|  <a href="#">Amended RES</a> |

## RESOLUTION 2021-461

### A RESOLUTION APPOINTING ANKENY'S REPRESENTATIVES TO THE VARIOUS COMMITTEES AND BOARDS (AMENDED ON 4/4/22)

**BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the following are hereby designated and appointed as the City of Ankeny's representatives to listed Committees and Boards to serve at the pleasure of the council 12/31/2022.

| Appointment                                | 1st Rep       | 2nd Rep          | 1st Alt         | 2nd Alt                     |
|--------------------------------------------|---------------|------------------|-----------------|-----------------------------|
| <b>DART</b>                                | Kelly Whiting |                  | Bobbi Bentz     |                             |
| <b>MPO-Policy</b>                          | Mark Holm     | David Jones      | Michael Schrock | Bobbi Bentz                 |
| <b>MPO-Technical</b>                       | Amy Quartell  | Mark Mueller     | Adam Lust       |                             |
| <b>MPO – Executive</b>                     | Mark Holm     |                  |                 |                             |
| <b>MWA</b>                                 | Mark Holm     | Joe Ruddy        | N/A             | N/A                         |
| <b>WRA</b>                                 | Joe Ruddy     | Mike Schrock     | Don Clark       |                             |
| <b>WRA Technical</b>                       | Don Clark     | Roger McFarland  | N/A             | N/A                         |
| <b>Chamber</b>                             | Mark Holm     | Derek Lord       | N/A             | N/A                         |
| <b>Development Corp</b>                    | Mark Holm     | Derek Lord       | N/A             | N/A                         |
| <b>BRAVO</b>                               | Jeff Perry    | N/A              | N/A             | N/A                         |
| <b>CIRDWC</b>                              | Jeff Perry    | Don Clark        | Michael Schrock | N/A                         |
| <b>City/School Sub</b>                     | Bobbi Bentz   | Mark Holm        | Kelly Whiting   | N/A                         |
| <b>Comm. Ed Ad</b>                         | Jeff Perry    | Joe Ruddy        | N/A             | N/A                         |
| <b>4-MI Creek watershed</b>                | Joe Ruddy     | N/A              | Mark Mueller    | N/A                         |
| <b>Convention &amp; Visitors Bureau</b>    | Bobbi Bentz   | N/A              | Kelly Whiting   | N/A                         |
| <b>Metro Advisory Council</b>              | Bobbi Bentz   | Mark Holm        | Kelly Whiting   | N/A                         |
| <b>Uptown Ankeny Association</b>           | Mark Holm     | N/A              | Derek Lord      | N/A                         |
| <b>Polk County Emergency Mgmt</b>          | Mark Holm     |                  | All Council     | Chief Potts and Chief Clack |
| <b>Polk County Joint 911</b>               | Darius Potts  | Robert Chiappano |                 |                             |
| <b>Des Moines Partnership</b>              | Mark Holm     |                  |                 |                             |
| <b>Ankeny Sports Foundation</b>            | Joe Ruddy     |                  |                 |                             |
| <b>Des Moines Sister Cities Commission</b> | Eric Baker    |                  |                 |                             |
| <b>PCAA</b>                                | Jeff Wangness | Todd Ashby       |                 |                             |
| <b>Mid-Iowa Planning Alliance</b>          | Derek Lord    |                  |                 |                             |

**DATED** this 20<sup>th</sup> day of December, 2021, **AND AMENDED** this 18<sup>th</sup> day of January, 2022, **AND AMENDED** this 21 day of February, 2022 **AND AMENDED** this 4<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Mark E Holm, Mayor

ATTEST:

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

City Clerk

COUNCIL GOAL:

---

ACTION REQUESTED:

Ordinance - 3rd Reading

---

LEGAL:

---

SUBJECT:

Ord 2098: An Ordinance creating section 143 - Entertainment Districts in the City of Ankeny, Iowa.

---

EXECUTIVE SUMMARY:

Council and staff have worked through the process of creating two Entertainment Districts to promote events in areas that are specifically designed for this type of activity creating a sense of community. A public hearing was held, not out of compliance, but to allow businesses and residents the opportunity to voice any support or opposition to an Entertainment District Ordinance.

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2098 creating Entertainment Districts in the City of Ankeny, Iowa.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of **ORDINANCE 2098,** sending it on its final passage and publication as required by law.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                    |
|  <a href="#">Ord 2098</a>           |
|  <a href="#">Summary of Changes</a> |



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY ADDING A NEW SECTION ENTITLED ENTERTAINMENT DISTRICT**

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

**SECTION 1. NEW SECTION.** The Code of Ordinances of the City of Ankeny, Iowa, is amended by adding a new Section 143, entitled Entertainment Districts, which is hereby adopted to read as follows:

**143.01 DEFINITIONS.**

1. “Entertainment District” means the commercial businesses operating within the following defined areas:
  - A. The District at Prairie Trail
    - (1) Defined as the area in the Prairie Trail Planned Unit Development (PUD) that is bounded:
      - a. On the north by SW Magazine Road;
      - b. On the south by SW Prairie Trail Parkway;
      - c. On the west by SW State Street; and,
      - d. On the east by the rear property line of the District Brownstones, which are generally located on the west side of SW Westview Drive.
  - B. Uptown Entertainment District
    - (1) Defined as the commercially zoned properties (C-2 and C-2a) generally bounded:
      - a. On the north by W 1st Street and SW 2nd Street;
      - b. On the south by SW 4th Street and SW 5th Street;
      - c. On the west by the rear property lines of the properties that front onto SW Scott Street and SW Elm Street; and,
      - d. On the east by the alley between SW Walnut Street and SW Pleasant Street and the alley between SW Pleasant Street and SW School Street.
2. “Receiving Property” for purposes of this chapter, receiving property means the nearest property line of the real property where the sound is being heard, and where appropriate level restrictions apply.

**143.02 OUTDOOR SERVICE AREAS/SPECIAL USE PERMITS.**

1. Properties located within areas defined as Entertainment Districts by this Chapter shall not be required to obtain a Special Use Permit as described in Section 196.02 of the Municipal Code for Outdoor Service Areas.

### 143.03 NOISE.

1. As described below, Entertainment Districts shall be exempt from certain sections of Chapter 44, Noise Control.

#### A. The District at Prairie Trail

- (1) Properties within the District at Prairie Trail are exempt from Municipal Code Sections 44.05.11 and 44.05.18, with the following limitations:

- Noise from properties within the entertainment district shall not exceed the following levels measured at the receiving property line:
  - i. 75 dB between 7:00am and 10:00pm Sunday – ~~Wednesday~~ ~~Thursday~~ and 7:00am and midnight ~~Thursday~~ Friday – Saturday, as well as on the eve of and on all Federal Holidays, St. Patrick's Day and Cinco de Mayo.
  - ii. 70 dB all other times.
- The occasional playing of Live Music, use of Sound Equipment and/or uses that require a Special Events Permit, which may exceed the above decibel limitations shall be required to obtain a Noise Permit as outlined in Section 44.06.
  - i. Properties issued Noise Permits within the District at Prairie Trail shall not have noise levels that exceed the following:
    - a. 85 dB between 7:00am and 10:00pm Sunday – ~~Wednesday~~ ~~Thursday~~ and 7:00am and midnight ~~Thursday~~ Friday – Saturday, as well as on the eve of and on all Federal Holidays, St. Patrick's Day and Cinco de Mayo.
    - b. 80 dB all other times.
  - ii. Noise Permits issued within the District at Prairie Trail shall be limited to six (6) hours in duration. However, a Noise Permit issued in conjunction with a City approved Special Events Permit may be modified or extended beyond six hours.

#### B. Uptown Entertainment District

- (1) Properties within the Uptown Entertainment District are exempt from Municipal Code Sections 44.05.11 and 44.05.18, with the following limitations:

- Noise from properties within the entertainment district shall not exceed the following levels measured at the receiving property line:
  - i. ~~75~~ 70 dB between 7:00am and 9:00pm Sunday – ~~Wednesday~~ ~~Thursday~~ and 7:00am and 11:00pm ~~Thursday~~ Friday – Saturday, as well as on the eve of and on all Federal Holidays, St. Patrick's Day and Cinco de Mayo.
  - ii. ~~70~~ 65 dB all other times.
- The occasional playing of Live Music and use of Sound Equipment and/or uses that require a Special Events Permit, which may exceed the above decibel limitations, shall be required to obtain a Noise Permit as outlined in Section 44.06.

- i. Properties issued Noise Permits within the Uptown Entertainment District shall not have noise levels that exceed the following:
  - a. ~~85~~ 80 dB between 7:00am and 9:00pm Sunday – ~~Wednesday~~ Thursday and 7:00am and 11:00pm ~~Thursday~~ Friday – Saturday, as well as on the eve of and on all Federal Holidays, St. Patrick’s Day and Cinco de Mayo.
  - b. ~~80~~ 75 dB all other times.
- ii. Noise Permits issued within the Uptown Entertainment District shall be limited to six (6) hours in duration. However, a Noise Permit issued in conjunction with a City approved Special Events Permit may be modified or extended beyond six hours.

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

**SECTION 3. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mark E Holm, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

---

City Clerk

## **Summary of Ordinance Changes Since Public Hearing**

1. Added the eve of and on all Federal Holidays as well as St. Patrick's Day and Cinco de Mayo to the list of days allowing the slightly higher noise limits. The full list of holidays are:
  - a. Federal Holidays
    - i. New Year's Day
    - ii. Birthday of Martin Luther King, Jr.
    - iii. Washington's Birthday (Presidents' Day)
    - iv. Memorial Day
    - v. Juneteenth National Independence Day
    - vi. Independence Day
    - vii. Labor Day
    - viii. Columbus Day
    - ix. Veterans Day
    - x. Thanksgiving Day
    - xi. Christmas Day
  - b. St. Patrick's Day
  - c. Cinco de Mayo
2. Lowered the allowable dB in the Uptown District from 75 and 70, to 70 and 65 respectively for those properties without a special Noise Permit and from 85 and 80 to 80 and 75 respectively for those properties with a special Noise Permit. This represents a 5 dB reduction across the board in the Uptown District.
3. After Second Reading modified the Ordinance to change the weekend days from Thursday through Saturday to only Friday and Saturday.





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

---

ACTION REQUESTED:  
Ordinance - 3rd Reading

---

LEGAL:

---

SUBJECT:

Ord 2099: An Ordinance amending Chapter 44.06 Noise Ordinance by adding a section referencing Chapter 143 - Entertainment Districts

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2099 amending chapter 44.06 Noise Ordinance by adding a section referencing Chapter 143 - Entertainment Districts

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2099, sending it on its final passage and publication as required by law.<br />

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                          |
|  <a href="#">Ord 2099</a> |

## ORDINANCE 2099

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO NOISE PERMIT FOR SOUND EQUIPMENT

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

**SECTION 1. SECTION MODIFIED.** Section 44.06 OUTDOOR SEATING AREAS of the Code of Ordinances of the City of Ankeny, Iowa, is amended by adding the following section 44.06 12 (D)

#### **44.06 NOISE PERMIT FOR SOUND EQUIPMENT.**

12. Rules. No person shall operate or cause to be operated on public or private property any source of sound in such a manner as to create a sound level that exceeds the following limits on receiving land:

| RECEIVING    | MAXIMUM dB PERMITTED                                  |
|--------------|-------------------------------------------------------|
| Residential: | 70 dB between 7 a.m. and 8 p.m.<br>65 dB after 8 p.m. |
| Commercial:  | 75 dB between 7 a.m. and 8 p.m.<br>70 dB after 8 p.m. |

A. The measurement of sound shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). The instrument shall be maintained in calibration and good working order. Measurements recorded shall be taken so as to provide a proper representation of the noise source.

B. If there is no voluntary compliance within a reasonable amount of time, the Noise Control Officer is given the authority to issue a municipal citation to shut down the event, to turn off the sound equipment, or to reduce the sound to the level authorized by the Noise Permit.

C. An event for which a Noise Permit either has not been obtained or which is in violation of the maximum decibel levels will also be subject to those penalties established elsewhere in this Code.

D. Maximum dB Permitted levels for Entertainment Districts are defined in Chapter 143 of the City Code.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

CITY OF ANKENY, IOWA

---

Mark E. Holm, Mayor

**ATTEST:**

---

Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8<sup>TH</sup> DAY OF APRIL, 2022.**

**1<sup>st</sup> Con 3/07/22  
2<sup>nd</sup> Con 3/21/22  
3<sup>rd</sup> Con 4/04/22**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

---

ACTION REQUESTED:  
Ordinance - 3rd Reading

---

LEGAL:

---

SUBJECT:

Ord 2100: An Ordinance amending Chapter 130.07 Outdoor Seating addressing Chapter 143 - Entertainment Districts

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2100 amending chapter 130.07 Outdoor Seating addressing Chapter 143 - Entertainment Districts

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---



ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2100, sending it on its final passage and publication as required by law.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                          |
|  <a href="#">Ord 2100</a> |

## **ORDINANCE 2100**

### **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO OUTDOOR SEATING AREAS**

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

**SECTION 1. SECTION MODIFIED.** Section 130.07 OUTDOOR SEATING AREAS of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

#### **130.07. OUTDOOR SEATING AREAS.**

1. With the exception of properties located within Entertainment Districts as defined and regulated in Chapter 143 of the Ankeny Municipal Code, the premises for which a beer permit or liquor control license is sought shall require a special use permit for an outdoor service area as described in paragraph 196.02(1)(I) if it is less than five hundred (500) feet from a residential zoning district. This requirement may be waived by the City Council upon showing that the applicant for such license conforms to the requirements of Section 130.05 of this chapter.
2. The outdoor seating area shall be delineated by a barrier that is a minimum of thirty-six (36) inches in height and discourages the free movement of people between the outdoor service area and non- licensed areas and shall conform to all physical requirements of the State Code of Iowa as well as all Building Code requirements of the City of Ankeny.
3. Emergency exits, sized and spaced in accordance with the Building Code, must be provided with a clear and unobstructed access to the public way.
4. The site shall meet the parking requirements listed in Section 194.01 of this Code of Ordinances.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

CITY OF ANKENY, IOWA

---

Mark E. Holm, Mayor

**ATTEST:**

---

Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8<sup>TH</sup> DAY OF APRIL, 2022.**

**1<sup>st</sup> Con 3/07/22  
2<sup>nd</sup> Con 3/21/22  
3<sup>rd</sup> Con 4/04/22**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

---

ACTION REQUESTED:  
Ordinance - 3rd Reading

---

LEGAL:

---

SUBJECT:

Ord 2101: An Ordinance amending Chapter 196.02 Special Use Permits addressing Chapter 143 - Entertainment Districts

---

EXECUTIVE SUMMARY:

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2101 amending Chapter 196.02 Special Use Permits addressing Chapter 143 - Entertainment Districts

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2101, sending it on its final passage and publication as required by law.

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                |
|  <a href="#">Ordinance 2101</a> |



**ORDINANCE 2101**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO SPECIAL USE PERMIT**

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

**SECTION 1. SECTION MODIFIED.** Section 196.02 SPECIAL USE PERMITS 1. (I) of the Code of Ordinances of the City of Ankeny, Iowa, is repealed and the following adopted in lieu thereof:

**SECTION 196.02. SPECIAL USE PERMITS 1. (I).** With the exception of properties located within Entertainment Districts as defined and regulated in Chapter 143 of the Ankeny Municipal Code, premises with a beer permit or liquor control license not contained within a completely enclosed and covered structure and located less than five hundred feet from a residential zoning district; provided the following standards are met:

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

CITY OF ANKENY, IOWA

\_\_\_\_\_  
Mark E. Holm, Mayor

**ATTEST:**

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8<sup>TH</sup> DAY OF APRIL, 2022.**

**1<sup>st</sup> Con 3/07/22  
2<sup>nd</sup> Con 3/21/22  
3<sup>rd</sup> Con 4/04/22**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
Planning and Building

COUNCIL GOAL:  
Ensure Economic Vitality

ACTION REQUESTED:  
Ordinance - 3rd Reading

LEGAL:

SUBJECT:

Ord 2102: An Ordinance vacating a Public Utility Easement associated with Lot 1, The District at Prairie Trail Plat 11.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Accept third consideration of Ordinance 2102 vacating a Public Utility Easement.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2102 sending it on its final

**Action.** Consider motion to accept and consideration of ORDINANCE 2102, sending it on its final passage and publication as required by law.

**Action:** Consider motion to adopt <strong>RESOLUTION&nbsp;</strong>authorizing the sale of real estate vacated by the City of Ankeny to DRA Properties, LC.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                  |
|  <a href="#">Ordinance</a>        |
|  <a href="#">Vacation Exhibit</a> |
|  <a href="#">Resolution</a>       |
|  <a href="#">Quit Claim Deed</a>  |

**ORDINANCE 2102**

**AN ORDINANCE VACATING A PORTION OF A PUBLIC UTILITY EASEMENT ASSOCIATED WITH  
LOT 1, THE DISTRICT AT PRAIRIE TRAIL PLAT 11**

---

**WHEREAS**, pursuant to notice published in the manner required by law, on the 7<sup>th</sup> day of March, 2022, the City Council of the City of Ankeny, Iowa, held a public hearing on a proposal to vacate a Public Utility Easement as shown on the attached Exhibit A; and

**WHEREAS**, the City Council finds that all public purpose served by this easement will be replaced with other easements; and

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

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

1. That the City of Ankeny does hereby vacate and release the Public Utility Easement, as shown on the attached Exhibit A; and
2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed; and
3. That this ordinance shall be in effect upon its final passage and publication required by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Mark E. Holm, Mayor

Attest:

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8<sup>TH</sup> DAY OF APRIL, 2022**

**1<sup>st</sup> Con 3/07/22 (P. Hrg)  
2<sup>nd</sup> Con 3/21/22  
3<sup>rd</sup> Con 4/04/22**

EXHIBIT "A"

PROPRIETOR & REQUESTED BY

DRA Properties, LC  
c/o Tara Meredith  
1525 NE 36th Street  
Ankeny, Iowa 50021  
Phone: (515) 965-5251

SUBJECT PROPERTY LEGAL DESCRIPTION

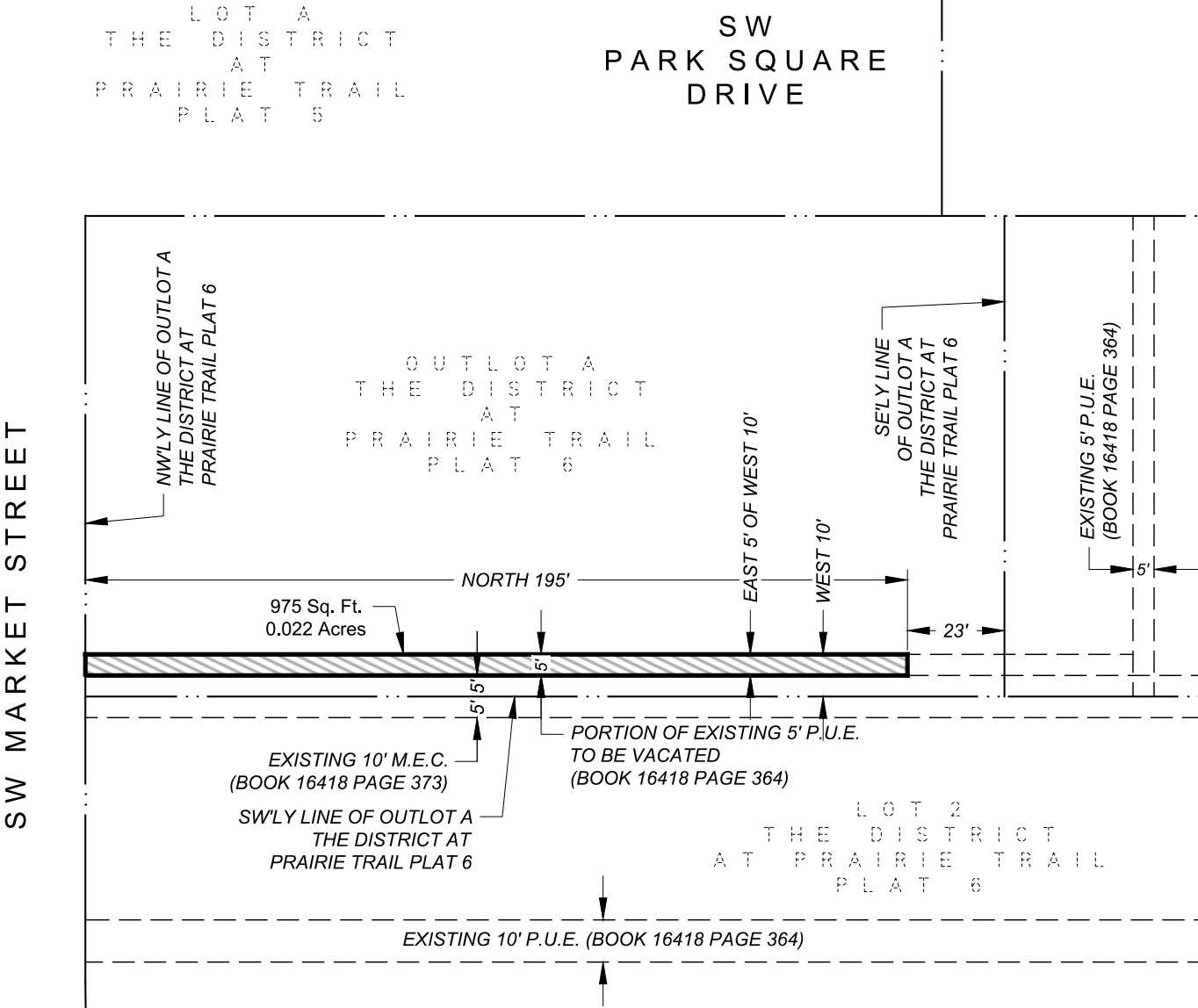
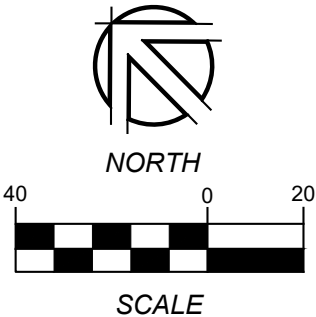
Lot 1, THE DISTRICT AT PRAIRIE TRAIL PLAT 11, an official plat, located in the City of Ankeny, Polk County, Iowa.

DESCRIPTION OF PUBLIC UTILITY EASEMENT TO BE VACATED

The east 5 feet of the west 10 feet of the north 195 feet of Lot 1, THE DISTRICT AT PRAIRIE TRAIL PLAT 11, an official plat, located in the City of Ankeny, Polk County, Iowa.  
Containing 0.022 acres (975 square feet) more or less.

LEGEND

- Subject easement vacation area
- Existing easement line
- Existing boundary line
- P.U.E. Public utility easement
- M.E.C. MidAmerican Energy Company electric easement



1250 SW STATE STREET  
SUITE A  
ANKENY, IOWA  
50023-2555  
(515) 965-0123 phone  
(515) 965-3322 fax

www.nillesinc.com

PROJECT:  
**PUBLIC UTILITY EASEMENT VACATION**

LOCATION:  
**THE DISTRICT AT PRAIRIE TRAIL ANKENY, IOWA**

|                          |                    |                             |
|--------------------------|--------------------|-----------------------------|
| NAI No.:<br><b>21136</b> | DRAWN BY:<br>TJH   | DWG No.:<br><b>1/1</b>      |
| DATE:<br>02/11/22        | CHECKED BY:<br>RJS | SHEET TITLE:<br><b>EX-1</b> |



## **RESOLUTION**

### **A RESOLUTION AUTHORIZING THE SALE OF REAL ESTATE VACATED BY THE CITY OF ANKENY TO DRA PROPERTIES, LC**

---

**WHEREAS**, by Ordinance 2102 the City has vacated certain real estate hereinafter described; and

**WHEREAS**, DRA Properties, LC, have offered to purchase said real estate for an amount equal to the costs incurred by the City to vacate such property; and

**WHEREAS**, a public hearing on said vacation and sale was held on the 7<sup>th</sup> day of March 2022, pursuant to notice published as required by law; and

**WHEREAS**, this Council, having heard all comments for and against said offer to purchase, determines that the offer should be accepted.

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

1. That the City accepts the offer of DRA Properties, LC to purchase, for an amount equal to the costs incurred by the City in preparing all proceedings and documents necessary to affect vacation and conveyance, the property as shown on the attached Exhibit A; and
2. That the Mayor and City Clerk are hereby authorized and directed to execute and deliver a quit claim deed conveying the aforesaid property to the purchaser upon receipt of the full amount of the purchase price. The Clerk shall compute such amount.

**PASSED AND APPROVED** this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

Attest:

---

Diane Klemme, Deputy City Clerk

**WHEN RECORDED RETURN TO:**

City of Ankeny  
410 W 1<sup>st</sup> Street  
Ankeny, IA 50023

Preparer Information: Deb Gervais, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

(515) 963-3558

Address Tax Statements: DRA Properties, LC, 1525 NE 36<sup>th</sup> Street, Ankeny, IA 50021

---

**QUIT CLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That the CITY OF ANKENY, IOWA, a municipal corporation of the County of Polk, State of Iowa, in consideration of the sum of One and no/100 DOLLARS (\$1.00) in hand paid by DRA Properties, LC does hereby QUIT CLAIM unto the said DRA Properties, LC all its right, title and interest in and to the following described property situated in Polk County, Iowa, to-wit:

**SEE ATTACHED EXHIBIT A**

No Declaration of Value is required under the conditions of Exemption No. 6. No transfer tax is required; consideration is less than \$500.00, and the Grantor is a municipal corporation.

SIGNED this 4<sup>th</sup> day of April, 2022.

CITY OF ANKENY, IOWA

\_\_\_\_\_  
Mark E. Holm, Mayor

Attest:

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

**BE IT REMEMBERED** that on the 4<sup>th</sup> day of April, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark E. Holm and Diane Klemme, to me personally known, who being by me duly sworn did say that they are the Mayor and Deputy City Clerk, respectively, of the CITY OF ANKENY, IOWA; that the seal affixed to the above and foregoing instrument is the corporate seal of said corporation, and that said instrument was signed pursuant to a Resolution adopted by the City Council of Ankeny, Iowa, on the 4<sup>th</sup> day of April, 2022 and the said Mark E. Holm and Diane Klemme acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

---

ACTION REQUESTED:  
Ordinance - 3rd Reading

---

LEGAL:  
No Review Required

---

SUBJECT:  
Ord 2104: An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to sewer service charges.

---

EXECUTIVE SUMMARY:  
The ordinance under consideration decreases sewer user and service availability charges by 3 percent, effective July 1, 2022. The decrease is the result of aggressively paying off outstanding debt over the past several years.

---

FISCAL IMPACT: **Yes**  
Below is an illustration of the impact of the proposed utility rate changes:

|             | FY 2023     | FY 2022     | \$<br>Difference | %<br>Difference |
|-------------|-------------|-------------|------------------|-----------------|
| Solid Waste | \$ 59.04    | \$ 53.88    | \$ 5.16          | 9.58%           |
| Water       | 419.38      | 396.99      | 22.39            | 5.64%           |
| Sewer       | 519.96      | 536.04      | (16.08)          | -3.00%          |
| Storm Water | 78.00       | 78.00       | -                | 0.00%           |
|             | \$ 1,076.38 | \$ 1,064.91 | \$ 11.47         | 1.08%           |

It assumes a residential customer with a 5/8" meter using 4,000 gallons of water per month and 1 ERU for storm water purposes.

As you can see from the illustration, this customer will see an increase of \$11.47 in their utility bill for FY 2023.

---

#### CITY MANAGER'S RECOMMENDATIONS:

---

#### PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

Utility rate recommendations were presented to the City Council at the February 28, 2022 Budget Workshop.

---

#### PUBLIC OUTREACH EFFORTS:

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#### ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2104, sending it on its final passage and publication as required by law.

---

#### ADDITIONAL INFORMATION:

---

#### ATTACHMENTS:

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                  |
|  <a href="#">Ordinance 2104</a> |

## ORDINANCE 2104

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO SEWER SERVICE CHARGES

---

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

**SECTION 1. SECTION MODIFIED.** Section 98.07, Paragraph 1, of the Code of Ordinances of the City of Ankeny, Iowa, is repealed effective July 1, 2022 and the following adopted in lieu thereof:

#### **98.07 RATES.**

1. For bills due and payable on or after July 1, 2022, the following rates will apply.

- A. Service Availability Charge. There is imposed for each billing period, a service availability charge upon each separately metered residential, commercial, industrial or educational premises, directly or indirectly served by a connection to the sanitary sewer system based on the following:

|        |             | Monthly     |         |             |
|--------|-------------|-------------|---------|-------------|
|        | Meter       | Equivalent  | Monthly | Monthly     |
| Meter  | Equivalence | Meter       | Billing | SAC         |
| Size   | Factor      | Cost        | Cost    | Charge      |
| 5/8"   | 1           | \$ 14.53    | \$ 2.96 | \$ 17.49    |
| 3/4"   | 1.5         | \$ 21.80    | \$ 2.96 | \$ 24.76    |
| 1"     | 2.5         | \$ 36.33    | \$ 2.96 | \$ 39.29    |
| 1 1/2" | 5           | \$ 72.66    | \$ 2.96 | \$ 75.62    |
| 2"     | 8           | \$ 116.27   | \$ 2.96 | \$ 119.23   |
| 3"     | 17.5        | \$ 254.34   | \$ 2.96 | \$ 257.30   |
| 4"     | 50          | \$ 726.70   | \$ 2.96 | \$ 729.66   |
| 6"     | 100         | \$ 1,453.40 | \$ 2.96 | \$ 1,456.36 |
| 8"     | 175         | \$ 2,543.46 | \$ 2.96 | \$ 2,546.42 |

- B. Sewer User Charge. In addition to the service availability charge, each customer shall pay a user charge of \$2.96 per 1,000 gallons of water (or wastewater) consumed upon the premises and as measured by the water (or wastewater) meter in accordance with Section 98.06, for operation, maintenance and replacement of the system; and an additional \$3.50 per 1,000 gallons of water (or wastewater) consumed for debt retirement.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the



ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED by the Council the 4<sup>th</sup> day of April, 2022.

ATTEST:

\_\_\_\_\_  
Mark E. Holm, Mayor

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8TH DAY OF APRIL, 2022**

**1<sup>st</sup> Con 03/07/22  
2<sup>nd</sup> Con 03/21/22  
3<sup>rd</sup> Con 04/04/22**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

---

ACTION REQUESTED:  
Ordinance - 3rd Reading

---

LEGAL:  
No Review Required

---

SUBJECT:  
Ord 2105: An Ordinance amending the Code of Ordinances of the City of Ankeny, Iowa, by amending provisions pertaining to stormwater management fees.

---

EXECUTIVE SUMMARY:  
The ordinance under consideration increases the maximum ERU per month for commercial, industrial and multi-family from 60 ERU to 70 ERU, effective July 1, 2022. The stormwater management fees will remain at \$6.50 per ERU per month.

---

FISCAL IMPACT: **Yes**  
Below is an illustration of the impact of the proposed utility rate changes:

|             | <b>FY 2023</b>     | <b>FY 2022</b>     | <b>\$<br/>Difference</b> | <b>%<br/>Difference</b> |
|-------------|--------------------|--------------------|--------------------------|-------------------------|
| Solid Waste | \$ 59.04           | \$ 53.88           | \$ 5.16                  | 9.58%                   |
| Water       | 419.38             | 396.99             | 22.39                    | 5.64%                   |
| Sewer       | 519.96             | 536.04             | (16.08)                  | -3.00%                  |
| Storm Water | 78.00              | 78.00              | -                        | 0.00%                   |
|             | <b>\$ 1,076.38</b> | <b>\$ 1,064.91</b> | <b>\$ 11.47</b>          | <b>1.08%</b>            |

It assumes a residential customer with a 5/8" meter using 4,000 gallons of water per month and 1 ERU for storm water purposes.

As you can see from the illustration, this customer will see an increase of \$11.47 in their utility bill for FY 2023.

---

#### CITY MANAGER'S RECOMMENDATIONS:

---

#### PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

Utility rate recommendations were presented to the City Council at the February 28, 2022 Budget Workshop.

---

#### PUBLIC OUTREACH EFFORTS:

---

#### ACTION REQUESTED:

**Action:** Consider motion to accept third consideration of ORDINANCE 2105, sending it on its final passage and publication as required by law.

---

#### ADDITIONAL INFORMATION:

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#### ATTACHMENTS:

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                  |
|  <a href="#">Ordinance 2105</a> |

**ORDINANCE 2105**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANKENY, IOWA, BY AMENDING PROVISIONS PERTAINING TO STORMWATER MANAGEMENT FEES**

---

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

**SECTION 1. SECTION MODIFIED.** Section 107.02, Paragraph 3, of the Code of Ordinances of the City of Ankeny, Iowa is repealed effective July 1, 2022 and the following adopted in lieu thereof:

**107.02 STORMWATER MANAGEMENT FEES.**

3. Commercial, Industrial and Multi-Family: \$6.50 per ERU per month up to a maximum of 70 ERUs.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED by the Council the 4<sup>th</sup> day of April, 2022.

ATTEST:

\_\_\_\_\_  
Mark E. Holm, Mayor

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE 8TH DAY OF APRIL, 2022**

**1<sup>st</sup> Con 03/07/22  
2<sup>nd</sup> Con 03/21/22  
3<sup>rd</sup> Con 04/04/22**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Ordinance - 2nd Reading

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Ord 2106: An Ordinance establishing street grade elevations along a portion of NE 36th Street.

---

EXECUTIVE SUMMARY:

The action before the council is the passage of a street grade ordinance. This grade ordinance is required as a part of the proposed NE 36th Street Reconstruction Project: Interstate 35 to NE Four Mile Drive per Section 384.39: Improvements Brought to Grade, of the Iowa Code.

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Approve second consideration of Ordinance No. 2106, an Ordinance establishing street grade elevations along a portion of NE 36th Street.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to accept second consideration of ORDINANCE 2106.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                |
|  <a href="#">Ordinance 2106</a> |



## ORDINANCE 2106

### AN ORDINANCE ESTABLISHING STREET GRADE ELEVATIONS ALONG A PORTION OF NE 36TH STREET

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

Section 1. That the following provisions are applicable to the street grade elevations established in this ordinance:

- a. Datum Plane: All grades are established and described in feet and decimals of feet with respect to a horizontal plane known as the datum plane.
- b. Benchmark: Bury bolt on hydrant north of east end of NE 36<sup>th</sup> Street median island. Hydrant is located approximately 615 feet east of the centerline intersection of NE 36<sup>th</sup> Street / I-35 Northbound Entrance and Exit Ramps terminal and approximately 71 feet north of the NE 36<sup>th</sup> Street centerline. Elevation=966.78
- c. Grades: The intermediate elevations between the grade points as established shall be straight lines except at the intersection of grade lines where vertical curves shall be used.
- d. Street Grades: Street grade elevations for eastbound NE 36<sup>th</sup> Street shall be along the profile grade line (PGL) at the center lane line of the eastbound lanes unless specifically established otherwise. Street grade elevations for westbound NE 36<sup>th</sup> Street shall be along the PGL at the center lane line of westbound lanes unless specifically established otherwise. Street grade elevations along a portion of NE 36<sup>th</sup> Street, also designated as Polk County NE 110<sup>th</sup> Avenue, from the NE Four Mile Drive intersection and east shall be along the PGL at the centerline of the street unless specifically established otherwise.
- e. Street Stationing: The stationing for eastbound NE 36<sup>th</sup> Street shall commence approximately 108 feet east of the centerline intersection of NE 36<sup>th</sup> Street / I-35 Northbound Entrance and Exit Ramps terminal. The beginning station shall be 85+89.73 and continue east to the intersection of NE Four Mile Drive (Station 105+42.77) and continue east along a portion of NE 36<sup>th</sup> Street, also designated as Polk County NE 110<sup>th</sup> Avenue, to Station 110+00.00.

The station for westbound NE 36<sup>th</sup> Street shall commence approximately 468 feet east of the centerline intersection of NE 36<sup>th</sup> Street / I-35 Northbound Entrance and Exit Ramps terminal. The beginning station shall be 89+49.25 and continue east to the intersection of NE Four Mile Drive (Station 105+42.77) and continue east along a portion of NE 36<sup>th</sup> Street also designated as Polk County NE 110<sup>th</sup> Avenue to Station 110+00.00.

Section 2. Street grades for NE 36<sup>th</sup> Street are hereby established as follows:

From the eastbound beginning station (Station 85+89.73) to Station 104+85.00 street grades along the eastbound PGL are hereby established as follows:

| NE 36th Street (Eastbound) |            |
|----------------------------|------------|
| Station                    | Elevation  |
| 85+89.73                   | 956.88 VPI |
| 86+75.00                   | 958.59 VPC |
| 88+75.00                   | 961.09 VPT |
| 90+75.00                   | 962.09 VPC |
| 93+75.00                   | 960.59 VPT |
| 96+00.00                   | 957.21 VPC |
| 99+00.00                   | 954.21 VPT |
| 104+85.00                  | 951.29 VPI |

From the westbound beginning station (Station 89+49.25) to Station 104+85.00 street grades along the westbound PGL are hereby established as follows:

| NE 36th Street (Westbound) |            |
|----------------------------|------------|
| Station                    | Elevation  |
| 89+49.25                   | 962.52 VPI |
| 90+00.00                   | 962.87 VPC |
| 91+50.00                   | 962.84 VPT |
| 92+00.00                   | 962.46 VPC |
| 94+00.00                   | 960.21 VPT |
| 96+00.00                   | 957.21 VPC |
| 99+00.00                   | 954.21 VPT |
| 104+85.00                  | 951.29 VPI |

From Station 104+85.00 to the intersection of NE Four Mile Drive (Station 105+42.77) street grades along the NE 36<sup>th</sup> Street centerline are hereby established as follows:

| NE 36th Street |            |
|----------------|------------|
| Station        | Elevation  |
| 104+85.00      | 951.63 VPI |
| 105+42.77      | 951.34 VPI |

From the intersection of NE Four Mile Drive (Station 105+42.77) to Station 110+00.00 street grades along the NE 36<sup>th</sup> Street (NE 110<sup>th</sup> Avenue) centerline are hereby established as follows:

| NE 36th Street (NE 110th Avenue) |            |
|----------------------------------|------------|
| Station                          | Elevation  |
| 104+85.00                        | 951.63 VPI |
| 105+42.77                        | 951.34 VPI |
| 107+00.00                        | 949.76 VPC |
| 108+50.00                        | 949.27 VPT |
| 110+00.00                        | 949.79 VPI |

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF ANKENY, IOWA

\_\_\_\_\_  
Mark E. Holm, Mayor

**ATTEST:**

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

**1<sup>st</sup> Con 3/21/22  
2<sup>nd</sup> Con 4/04/22  
3<sup>rd</sup> Con \_\_\_\_\_**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Enhance Quality of Life

---

ACTION REQUESTED:

Ordinance - 2nd Reading

---

LEGAL:

Item Reviewed by Legal Counsel

---

SUBJECT:

Ord 2107: An Ordinance establishing street grade elevations along a portion of NE Four Mile Drive.

---

EXECUTIVE SUMMARY:

The action before the council is the passage of a street grade ordinance. This grade ordinance is required as a part of the proposed NE 36th Street Reconstruction Project: Interstate 35 to NE Four Mile Drive per Section 384.39: Improvements Brought to Grade, of the Iowa Code.

---

FISCAL IMPACT: **No**

---

CITY MANAGER'S RECOMMENDATIONS:

Approve second consideration of Ordinance 2107, an Ordinance establishing street grade elevations along a portion of NE Four Mile Drive.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to accept second consideration of ORDINANCE 2107.

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                |
|  <a href="#">Ordinance 2107</a> |

## ORDINANCE 2107

### AN ORDINANCE ESTABLISHING STREET GRADE ELEVATIONS ALONG A PORTION OF NE FOUR MILE DRIVE

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

Section 1. That the following provisions are applicable to the street grade elevations established in this ordinance:

- a. Datum Plane: All grades are established and described in feet and decimals of feet with respect to a horizontal plane known as the datum plane.
- b. Benchmark: Railroad spike in the power pole located near the northwest quadrant of the intersection of NE 36<sup>th</sup> Street / NE Four Mile Drive. Pole is located approximately 37 feet west of the NE Four Mile Drive centerline and approximately 39 feet north of NE 36<sup>th</sup> Street centerline. Elevation = 948.24
- c. Grades: The intermediate elevations between the grade points as established shall be straight lines except at the intersection of grade lines where vertical curves shall be used.
- d. Street Grades: Street grade elevations for NE Four Mile Drive shall be along the profile grade line (PGL) at the centerline of the street unless specifically established otherwise.
- e. Street Stationing: The stationing for NE Four Mile Drive shall commence approximately 400 feet south of the centerline intersection of NE Four Mile Drive / NE 36<sup>th</sup> Street. The beginning station shall be 11+34.82 and continue north to the intersection of NE 36<sup>th</sup> Street (Station 15+33.86) and continue north approximately 565 feet (Station 21+00.00).

Section 2. Street grades are hereby established as follows:

| NE Four Mile Drive |            |
|--------------------|------------|
| Station            | Elevation  |
| 11+34.82           | 948.23 VPI |
| 12+25.00           | 948.43 VPC |
| 13+75.00           | 949.47 VPT |
| 15+33.86           | 951.34 VPI |
| 18+10.00           | 949.75 VPC |
| 19+70.00           | 949.62 VPT |
| 21+00.00           | 950.16 VPI |

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.



Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF ANKENY, IOWA

\_\_\_\_\_  
Mark E. Holm, Mayor

**ATTEST:**

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

**PUBLISHED IN THE  
DES MOINES REGISTER  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

**1<sup>st</sup> Con 3/21/22  
2<sup>nd</sup> Con 4/04/22  
3<sup>rd</sup> Con \_\_\_\_\_**



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Information Services

COUNCIL GOAL:

---

ACTION REQUESTED:  
Public Hearing

---

LEGAL:  
Item Reviewed by Legal Counsel

---

SUBJECT:  
Proposed Environmental Review for SRF Loan Projects (PH 2022-34)

---

EXECUTIVE SUMMARY:

The Municipal Utilities Department has a project being designed (High Trestle Trail Transmission Main and Drainage Project) that will be utilizing the State Revolving Fund (SRF) to provide a lower rate of interest. As part of the SRF process, an environmental review will be included that requires this public hearing to allow residents to bring their concerns to our attention. This notice was published in the Des Moines Register on March 4, 2022. The Iowa Department of Natural Resources (IDNR) provided us the Environmental Information Document (EID) for use at the hearing. It summarizes all of their findings to date. We will need to have the Mayor execute the document after the hearing and it will need to be returned to the IDNR. The consultant has provided the Intended Use Plan (IUP) Application as well as the Environmental Review Checklist and pictures. Staff has added the project location map.

The purpose of this project is to increase water conveyance High Trestle Trail to the NW Booster Station and to combine the southwest and east pressure zones into one pressure zone. This project is a portion of our transmission main network to provide an improved performance and operation of our water distribution system.

This project is still being designed, but the intention is to have it out for bid later this summer, with construction to follow in the fall of 2022 and into 2023.

---

**FISCAL IMPACT: No**

This project is included in the City's current Capital Improvements Program with construction scheduled for 2022 and 2023.

---

**CITY MANAGER'S RECOMMENDATIONS:**

It is recommended that the Council take the following action:

1. Hold a hearing on the Environmental Information Document and other provided information to allow for public comment.
2. Approve Resolution, adopting said documents for the SRF Loan Application and Environmental Review process.

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

February 21, 2022: The City Council approved a Resolution ordering this public hearing date as April 4, 2022.

---

**PUBLIC OUTREACH EFFORTS:**

---

**ACTION REQUESTED:**

**Action:** Consider motion to adopt <strong>RESOLUTION</strong> accepting the environmental information document for SRF loan application with the Iowa Department of Natural Resources.

---

**ADDITIONAL INFORMATION:**

---

**ATTACHMENTS:**

Click to download

- |                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|
|  <a href="#">Resolution</a>                         |
|  <a href="#">Environmental Information Document</a> |
|  <a href="#">IUP Application</a>                    |
|  <a href="#">Environmental Review Checklist</a>     |



## **RESOLUTION**

### **RESOLUTION ACCEPTING THE ENVIRONMENTAL INFORMATION DOCUMENT FOR SRF LOAN APPLICATION WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES**

---

**WHEREAS**, on the 28<sup>th</sup> day of December, 2021, the City of Ankeny applied for a loan through the State Revolving Fund (SRF) with the Iowa Department of Natural Resources for the construction of certain public improvements generally described as construction of the High Trestle Trail Transmission Main and Drainage Project; and

**WHEREAS**, the City needed to hold a Public Hearing allowing residents to voice any concerns related to the project; and

**WHEREAS**, a Public Hearing was conducted on April 4, 2022; and

**WHEREAS**, all public comments and concerns were documented.

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

That the City of Ankeny approve the Environmental Information Document and have the Mayor sign it so it can be returned to the Iowa Department of Natural Resources.

**PASSED AND APPROVED** on this 4th day of April, 2022.

---

Mayor

**ATTEST:**

---

City Clerk

**Why You Should Read This:** The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



**IOWA STATE REVOLVING FUND**  
**ENVIRONMENTAL INFORMATION DOCUMENT**

***PROJECT IDENTIFICATION***

**Applicant:** City of Ankeny  
**County:** Polk  
**State:** Iowa

**SRF Number:** FS-77-22-DWSRF-030  
**Iowa DNR Project Number:** W2019-0654

***COMMUNITY DESCRIPTION***

**Location:** The City of Ankeny is located in Polk County, Iowa approximately 8 miles north of Des Moines, Iowa and 20 miles south of Ames, Iowa.

**Population:** The population of Ankeny according to the 2020 US Census was 67,887. The design population equivalent for the year 2035 is 92,925.

**Current Supply, Distribution, and Storage System:** The existing water distribution system consists of approximately 281 miles of public water mains ranging from 4 to 24 inches in diameter. There are two elevated storage tanks and two ground storage tank owned and maintained by Ankeny in the distribution system that provide water storage needs. Ankeny owns, maintains and operates two ASR wells that together can feed up to 4.15 MGD to the system. Ankeny owns, maintains and operates two pump stations in the system, Delaware Pump Station and Magazine Pump Station, which both pump to the East pressure zone HGL. There are approximately 3,110 fire hydrants and 3,878 isolation valves located in the distribution system.

***PROJECT DESCRIPTION***

**Purpose:** The purpose of this project is to make improvements to the drinking water distribution system to enhance their reliability, increase capacity, and to replace obsolete system to safely and reliably operate the City of Ankeny's drinking water distribution system for the next 20 years.

**Proposed Improvements:** Project consists of approximately 9,900 linear feet of 24" water main to be constructed at typical depths of 5-9 feet along the High Trestle Trail and NW 18th Street. Approximately 5,300 linear feet of the water main will be constructed by trenchless methods. The project will also include improvements to the drainage channel adjacent to



the water main construction. This work will consist primarily of debris and tree removal, erosion control measures, and channel stabilization and shaping in selected locations. The current plan is to construct both phases as part of a single contract.

### ***ALTERNATIVES CONSIDERED***

**Alternatives Considered:** After review of the existing distribution system, the City identified the water main location of greatest concern. This project is part of the City's long term plan to provide transmission upgrades and combine the east and southwest pressure zones.

**Reasons for Selection of Proposed Alternative:** This will increase conveyance to and from the Ash Water Tower in an area of high headloss / high velocity pipes in the East pressure zone and to improve system performance and operations, eventually allowing the Southwest and East pressure zones to be combined. The transmission main will also help in supplying the Northwest Booster Station suction with water. The project site was selected for the availability of land (it is already City-owned) as well as minimization of the impacts to the environment.

### ***MEASURES TAKEN TO ASSESS IMPACT***

**Coordination and Documentation with Other Agencies and Special Interest Groups:** The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- State Historical Society of Iowa (State Historical Preservation Office)
- Iowa DNR Conservation and Recreation Division
- Iowa DNR Flood Plain Management Section
- Citizen Band Potawatomi Indian Tribe
- Flandreau Santee Sioux
- Ho-Chunk Nation
- Iowa Tribe of Kansas and Nebraska
- Iowa Tribe of Oklahoma
- Kickapoo Tribe in Kansas
- Kickapoo Tribe of Oklahoma
- Lower Sioux Indian Community Council
- Miami Tribe of Oklahoma
- Omaha Tribal Council
- Osage Tribal Council
- Otoe-Missouria Tribe
- Pawnee Nation of Oklahoma
- Peoria Tribe of Indians of Oklahoma
- Ponca Tribe of Indians of Oklahoma
- Ponca Tribe of Nebraska
- Prairie Band Potawatomi Nation
- Prairie Island Indian Community
- Sac & Fox Nation of Mississippi in Iowa
- Sac & Fox Nation of Missouri

Sac & Fox Nation of Oklahoma  
Santee Sioux Nation  
Shakopee Mdewakanton Sioux Community  
Sisseton-Wahpeton Oyate  
Spirit Lake Tribal Council  
Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations  
Upper Sioux Tribe  
Winnebago Tribal Council  
Yankton Sioux Tribal Business and Claims Committee

No adverse comments were received from any agencies or general public. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

### **ENVIRONMENTAL IMPACT SUMMARY**

**Construction:** Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb soils over an area greater than one acre; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected. Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

**Historical/Archaeological:** The State Historical Preservation Office (SHPO) and various Native American tribes with an interest in the area were provided information regarding the project. The DNR has determined, and the SHPO has concurred (R&C#220277669), that this undertaking will result in “no historic properties affected” based on the scope of the project, the prior use of the project area, and the findings of the Archaeological Desktop Survey conducted for the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

**Environmental:** A Joint Application was submitted by the City's consultant to the Iowa DNR Conservation and Recreation Division and U.S. Army Corps of Engineers. The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain. The DNR Conservation and Recreation Division will determine if the project will impact any State-owned lands or State-listed threatened or endangered species. The U.S. Army Corps of Engineers will determine if the proposed project will impact wetlands or jurisdictional waters of the United States. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and Iowa DNR Conservation and Recreation Division agree, that the project will not impact threatened or endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

**Land Use and Trends:** The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Ankeny in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

**Irreversible and Irrecoverable Commitment of Resources:** Fuels, materials, and various forms of energy will be utilized during construction.

#### ***POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT***

Positive environmental effects will be maintained water supply for the citizens of Ankeny. The new transmission main will better assist in the prevention of water supply contamination associated with inadequate pressures within the distribution system. A catastrophic loss of water supply could result in zone-wide health impacts due to a lack of sanitation and the use of other water sources that may not meet Federal drinking water standards.

#### ***SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT***

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The U.S. Army Corps of Engineers will determine if the proposed project will impact wetlands or jurisdictional waters of the United States.

- The project will not affect threatened and endangered species or their habitats provided that any tree cutting is conducted between October 1 and March 31 to avoid impacting endangered bats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The DNR Flood Plain Management Section will determine if the proposed project requires a permit for impacts to the 100-year floodplain.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No historic properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

The project description, scope, and anticipated environmental impacts detailed above are accurate and complete to the best to my knowledge.

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Signature of the Mayor, City of Ankeny

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Date

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Printed Name of the Mayor, City of Ankeny



**USGS 7.5 Minute Quadrangle: Des Moines NE & Des Moines NW**

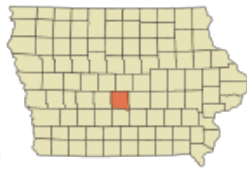
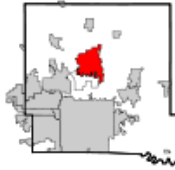
**Sections: 09, 10, 14, 15, 16, Township: 80 N, Range: 24 W**

**Date: 1976**

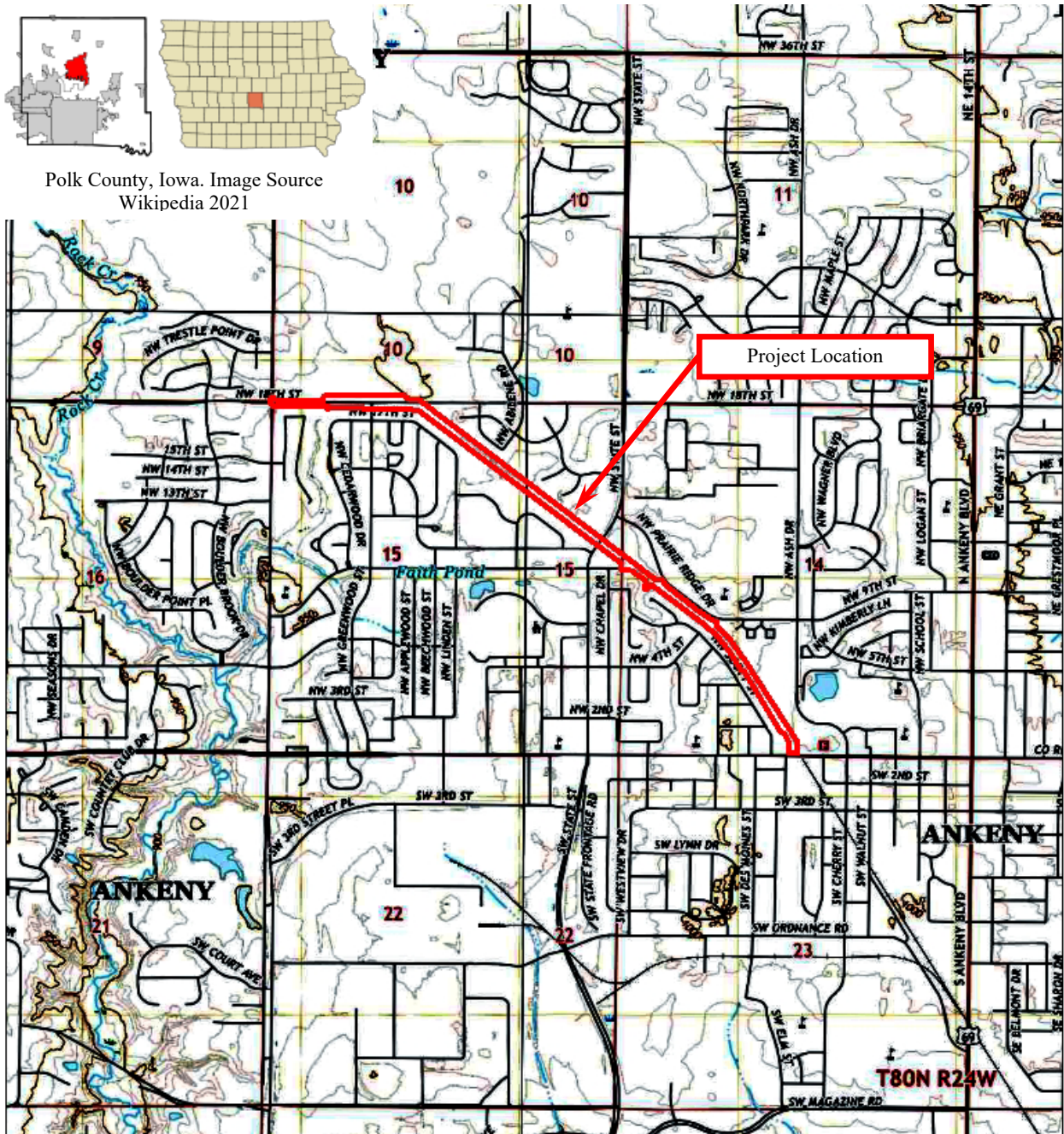
**Scale: 1 Inch = 2,000 Feet**



**North**



Polk County, Iowa. Image Source  
Wikipedia 2021



**USGS Topographic Map**

High Trestle Transmission  
Ankeny, IA



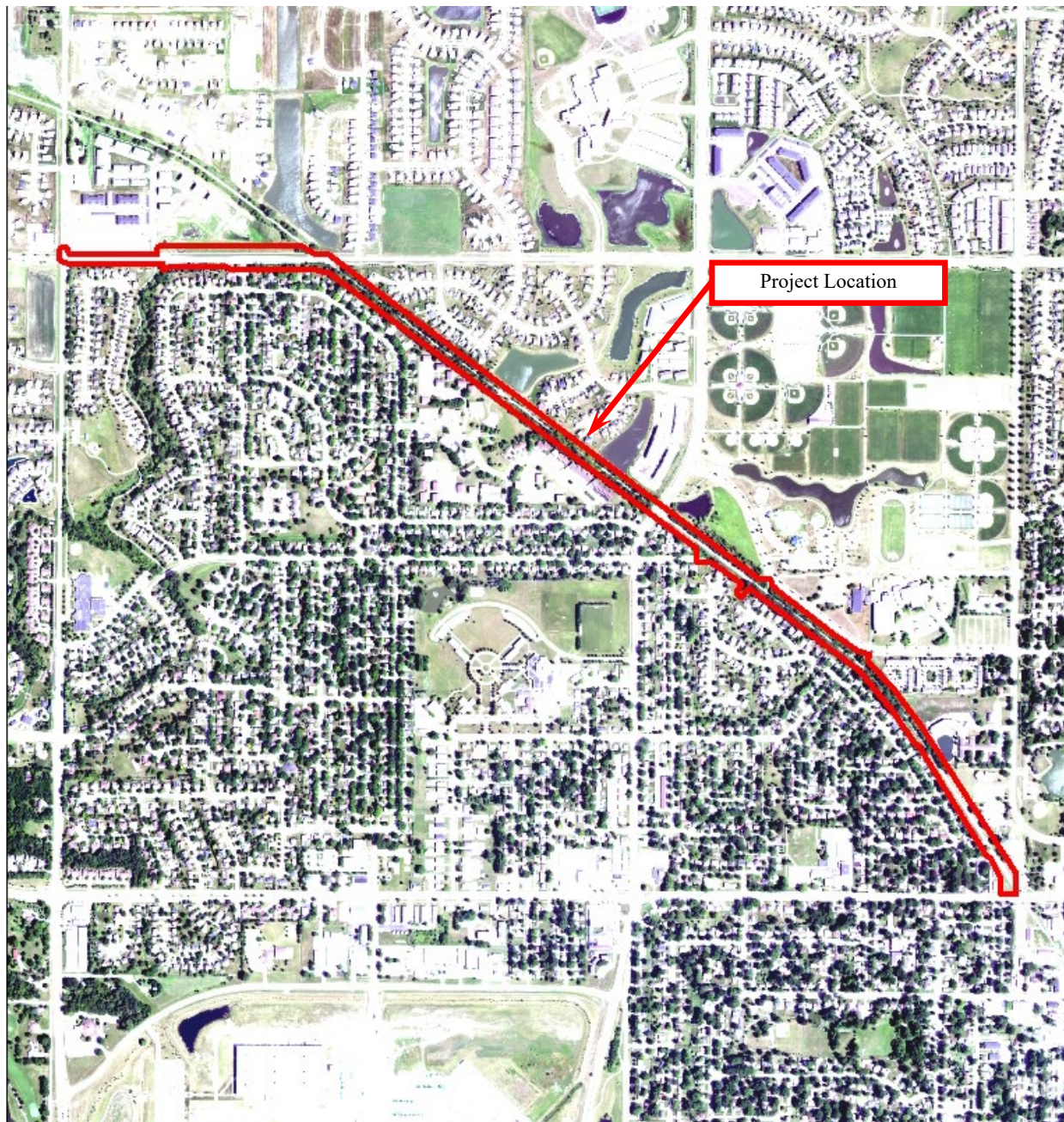
State Revolving Fund  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319-0034



Location information provided by Snyder & Associates



**North**



## 2019 Aerial Photograph

High Trestle Transmission  
Ankeny, IA



State Revolving Fund  
502 East 9<sup>th</sup> Street  
Des Moines, IA 50319-0034



**DRINKING WATER STATE REVOLVING FUND  
INTENDED USE PLAN (IUP) APPLICATION FORM**



This form may be used to apply for inclusion on the project priority list of the Drinking Water SRF IUP at the time the Preliminary Engineering Report is submitted. IUPs are developed on an annual basis with quarterly updates as needed. **This form is not an application for a loan.** SRF loan application materials may be obtained at [www.iowasrf.com](http://www.iowasrf.com). The loan application should not be completed until after bids have been received.

**Instructions:**

Complete the requested information in the following sections to the best of your ability. Please print or type the information on the form. If a particular item does not apply to your system, enter n/a for "not applicable." Attach supporting documentation as needed. Keep a copy of the completed application for your records, submit a copy to your engineer, and submit the signed form to the following e-mail address: [srf-iup@dnr.iowa.gov](mailto:srf-iup@dnr.iowa.gov)

For more information about the Drinking Water SRF IUP Application, contact Theresa Enright at 515-725-0498 or [Theresa.enright@dnr.iowa.gov](mailto:Theresa.enright@dnr.iowa.gov)

**Section 1: Applicant Information**

Applicant Name: City of Ankeny

Applicant Address: 410 W. First Street

City: Ankeny State: Iowa Zip: 50023

Authorized Representative: Don Clark, PE

Telephone Number: 515-963-3529 E-mail: dclark@ankenyiowa.gov

Signature: *Donald Clark* Title: Director of Municipal Utilities

\*DUNS Number: 073400984

Consulting Engineer: Wes Farrand, PE

Firm: Snyder & Associates, Inc.

Telephone Number: 515.964.2020 E-mail: wfarrand@snyder-associates.com

Population Served: Community: 67,900 Service Area: 29.1 SQ. MI.

Number of Service Connections: 26,804

**\*Please note:** The Dun and Bradstreet Number (DUNS) was collected as part of EPA 4700-4 form. That form is no longer required for SRF applicants. If the Owner does not have a DUNS number, request one at <http://fedgov.dnb.com/webform>. While loan recipients do not have to fill out the form, it is important to note that they are still required to comply with Title VI of the Civil Rights Act of 1964. Title VI provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

**FOR SRF USE ONLY**

PWSID Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

DWSRF Number: \_\_\_\_\_

County: \_\_\_\_\_

Profit Status of the System (for Nontransient Noncommunity systems only):

Check one:

- ☒ Not for profit system  
☐ Profit System

Percentage of Population meeting LMI criteria: 23 %

Check one:

Method of determining percentage LMI ☒ 2006-2010 American Community Survey Data  
☐ Income survey (if checked, list party that conducted survey)

Please note: Extended term financing (up to 30 years) is now available to all projects based on the weighted average useful life of the project components. It is no longer only available to disadvantaged communities.

Are you interested in an extended loan term?

- ☐ Yes  
☒ No

See Exhibit 8 - DWSRF Extended Term Worksheet

Anticipated final plans and specifications submittal date: January - March 2022

Anticipated construction start date: July - August 2022

**Section 2: Brief Project Summary** (Attach additional pages if necessary.)

Describe the reasons for the proposed project: (i.e. specific water quality problem or system improvement)

The current water system consists of two pressure zones and has restricted capacity and no redundant looping to provide water to the northwest quadrant of Ankeny and a new water tower. The system also currently requires throttling source water flows from DMWW in order to fill or drain the SW Tower.

Describe the proposed project: (i.e., specific solution to the water quality problem, or proposed system improvement)

Construct 24-inch transmission main along the existing HTT trail ROW, connecting Ash Drive water tower to the existing 24-inch water main along NW Irvinedale Drive. This transmission main will improve system function and provide water supply needed for new water tower. The project will combine two pressure zones into one zone and eliminate the need to restrict flows from the DMWW supply source to fill or drain the SW Water Tower and allow the NW Booster Station to draw from a looped redundant system and two water towers as necessary for increasing water demand in the northwest quadrant of Ankeny.

Which other funding programs are you considering to assist in completion of this project? (Check all that apply)

- ☐ Community Development Block Grant (CDBG)  
☐ Rural Development Grant and/or Loan  
☐ Clean Water State Revolving Fund (for water system waste treatment projects)  
☐ Reserve Funds  
☐ Other: \_\_\_\_\_

Does your project involve a consolidation of two or more water systems? (Check one)

- ☐ Yes  
☒ No

If Yes, list systems and populations served: \_\_\_\_\_



**Section 3: Project Cost**

| Cost Category                                                        | Estimated Total Cost in \$ |
|----------------------------------------------------------------------|----------------------------|
| Legal Expenses                                                       | 10,000                     |
| Land and Easements                                                   | + 20,000                   |
| Engineering Planning Fees                                            | + 0                        |
| Engineering Design Fees                                              | + 0                        |
| Engineering Construction Fees                                        | + 340,000                  |
| Construction                                                         | + 3,500,000                |
| Equipment                                                            | + 0                        |
| Other: Financial Advisor                                             | + 10,000                   |
| Other:                                                               | +                          |
| <b>PROJECT SUBTOTAL</b>                                              | <b>= 3,880,000</b>         |
| Contingencies                                                        | + 700,000                  |
| Planning and design loan proceeds, if rolling into construction loan | + 205,000                  |
| Less Any Funds Requested from Other Sources                          | - 0                        |
| <b>LOAN SUBTOTAL</b>                                                 | <b>= 4,785,000</b>         |
| Loan Initiation Fee (Loan Subtotal x .005)                           | + 23,925                   |
| <b>TOTAL IUP REQUEST (Round to the nearest \$1,000)</b>              | <b>= 4,809,000</b>         |

\*Supporting materials may be requested to document funding requests and system needs.

**Section 4: Consultants\***

Bond Counsel Firm: Ahlers & Cooney, P.C.

Contact Person: J. Eric Boehlert

Mailing Address: 100 Court Avenue, Suite 600

City: Des Moines State: Iowa Zip: 50309

Telephone Number: 515-246-0367 E-mail: eboehlert@ahlerslaw.com

Municipal Advisor Firm: PFM Financial Advisors, LLC

Contact Person: Jon Burmeister

Mailing Address: 801 Grand Avenue, Suite 3300

City: Des Moines State: Iowa Zip: 50309

Telephone Number: 515-527-5150 E-mail: burmeisterj@pfm.com

\*Please provide these contacts if known at the time of application. The requirement to engage a [Municipal \(Financial\) Advisor](#) is new to SRF for projects starting in fiscal year 2015.

Please include the following items with your application:

- ☐ Two official copies of the Preliminary Engineering Report, if not already submitted.  
If already submitted, date submitted: May 2020

- ☒ Completed Viability Assessment Manual, available for download on our website at

<http://www.iowadnr.gov/Environmental-Protection/Water-Quality/Water-Supply-Engineering/Viability-Capacity-Dev>

Please note: Complete applications must be postmarked by the deadline date listed at

[http://www.iowasrf.com/program/drinking\\_water\\_loan\\_program/drinking\\_water\\_intended\\_use\\_plan\\_iup\\_information.cfm](http://www.iowasrf.com/program/drinking_water_loan_program/drinking_water_intended_use_plan_iup_information.cfm).

## Section 5: Acquisition of Property by SRF Applicants

Note: Purchase of land may be eligible under the Drinking Water SRF. Please check with your project manager to confirm.

US ENVIRONMENTAL PROTECTION AGENCY  
ASSURANCE WITH RESPECT TO REAL PROPERTY ACQUISITION  
OF TITLE III OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY  
ACQUISITION POLICIES ACT OF 1970 AS AMENDED

The City of Ankeny (Applicant) hereby assures that it has authority under applicable State and local law to comply with Section 213 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 84 Stat. 1894 (42 U.S.C. 4601) as amended by the Surface Transportation and Uniform Relocation Assistance Act of 1987, Title IV of Public Law 100-17, 101 Stat. 246-256 (42 U.S.C. 4601 note) and 49 CFR 1.48(cc); and certifies, assures and agrees that, notwithstanding any other provision set forth in the application.

1. For projects resulting in the displacement of any person:
  - a. It will adequately inform the public of the relocation payments and services which will be available as set forth in Subparts A, C, D and E of 49 CFR 24.
  - b. It will provide fair and reasonable relocation payments to displaced persons as required by Subparts D and E of 49 CFR 24.
  - c. It will provide a relocation assistance program for displaced persons offering services described in Subpart C of 49 CFR 24.
  - d. Comparable replacement dwellings will be available pursuant to Subpart F of 49 CFR 24, or provided if necessary, a reasonable period in advance of the time any person is displaced.
  - e. In acquiring real property, it will provide at least 90 days written notice to each lawful occupant of real property acquired, stating the date such occupant is required to move from a dwelling or to move his business or farm operation.
2. For projects resulting in the acquisition of real property:
  - a. It will fully comply with the requirements of Subpart B of 49 CFR 24.
  - b. It will adequately inform the public of the acquisition policies, requirements and payments which apply to the project.
  - c. It will make every effort to acquire real property expeditiously through negotiation.
  - d. Before the initiation of negotiations it will have the real property appraised and give the owner or his representative an opportunity to accompany the appraiser during inspection of the property, except as provided in 49 CFR 24.102(c)(2).
  - e. Before the initiation of negotiations it will establish an amount which it believes to be just compensation for the real property, and make a prompt offer to acquire the property for that amount; and at the same time it will provide the owner a written statement of the basis for such amount in accordance with 49 CFR 24.102.
  - f. Before requiring any owner to surrender possession of real property it will pay the agreed purchase price; or deposit with the court, for the benefit of the owner, an amount not less than the approved appraisal of the fair market value of the property; or pay the amount of the award of compensation in a condemnation proceeding for the property.
  - g. If interest in real property is to be acquired by exercise of the power of eminent domain, it will institute formal condemnation proceedings and not intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of this real property; and
  - h. It will offer to acquire the entire property, if acquisition of only part of a property would leave its owner with an uneconomic remnant.

References to 49 CFR are citations to Title 49, Code of Federal Regulations, Part 24, published in the Federal Register Vol. 54, No. 40, March 2, 1989.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above-identified application and shall be deemed to supersede any provision therein to the extent that such provisions conflict with the assurances or agreements provided therein.

DONALD A. CLARK

(Legal Name of Applicant)

By

Donald Clark

(Signature of Authorized Representative)

11/22/21

(Date)



## Memorandum

**To:** Gabe Lee, Iowa DNR  
**Date:** January 6, 2022

**From:** Wesley Farrand, P.E.

**CC:** Don Clark, City of Ankeny  
Becky Ford, City of Ankeny

**RE:** Supplemental Engineering Information for City of Ankeny 2016 Water System Master Plan – HTT Water Transmission Main, Phase 1 and 2.

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This memo is submitted as supplemental information to the City of Ankeny 2016 Water System Master Plan (WSMP), dated June 19, 2017, which was previously submitted and reviewed by your office. Per your request, the following information is provided as specific to the HTT Water Transmission Main, Phase 1 and 2 project, which was included in the WSMP and now currently proposed for construction.

As described in the WSMP where it is referenced as project AN-ST2-4, this project proposes the construction of a new transmission main along High Trestle Trail from Ash Water Tower northwest to NW 18th Street and west to NW Irvinedale Drive. The purpose of this project, is to increase conveyance to and from the Ash Water Tower in an area of high headloss / high velocity pipes in the East pressure zone and to improve system performance and operations, eventually allowing the Southwest and East pressure zones to be combined. This transmission main will allow the NW Booster Station to draw suction supply water from both water towers as needed. This will supply the booster station with adequate water for the increasing water demand in the northwest quadrant of Ankeny.

The proposed project does not differ materially from that discussed in the WSMP. This is a new transmission main, it is not a replacement. Based on the WSMP model, the City will no longer have to throttle flows from DMWW to fill or drain the SW Water Tower as the project will complete the 24" transmission main loop to the NW Booster Station. Both towers should operate as one and there will only be two pressure zones

The project consists of approximately 9,800 LF of 24" transmission water main. Initially proposed to be constructed in two phases, the current plan is to combine the Phases 1 & 2 into a single construction contract due to a shortening of the project schedule. Final design is anticipated to be completed by February 2022 with construction set to begin in August 2022. The attached Exhibit A shows the location and extent of the proposed project.





May 08, 2020

ANKENY, CITY OF  
ATTN DON CLARK, DIRECTOR  
MUNICIPAL UTILITIES  
220 W 1ST ST  
ANKENY, IA 50023-1751

Subject: 2016 Water System Master Plan Approval  
PWSID No. IA7709053  
Project No. W2019-0654

Dear Mr. Clark:

We have completed our review of the engineer's report entitled, "2016 Water System Master Plan" prepared by Mark Duben, PE, of HDR, Inc. The report discusses the condition of the existing distribution and storage systems and proposed improvements to these systems through 2055. We are in general agreement with the concepts, conclusions, and recommendations contained in the report.

This report identifies multiple projects over multiple years. Conditions and specifics may change; proposed improvements submitted for construction permit application may require a prior approval of a supplement to the "Master Plan". Each supplement shall identify the projects and specific information needed to evaluate those projects scheduled for the construction at that time.

Please note that approval of this preliminary engineering report is not an approval of a Drinking Water State Revolving Fund (DWSRF) loan or project eligibility. Each projects submitted would be evaluated for DWSRF eligibility. Please note, speculative growth and fire flow projects are not considered eligible for DWSRF reimbursement.

In accordance with the rules of this department, plans and specifications for the proposed improvements must be in concurrence with the preliminary engineering report as accepted. Any deviation from the facility design as outlined in the engineering report must be identified and accompanied by an explanation detailing the reasons for modification

If you have any questions, please contact Gabe Lee, PE via e-mail at [gabe.lee@dnr.iowa.gov](mailto:gabe.lee@dnr.iowa.gov) or by telephone at (515) 725-2990.

Sincerely,

Gabe Lee, PE  
Environmental Engineer Senior  
Water Supply Engineering

cc: ☐ Field Office No. 5 - Des Moines  
☐ Files: PWSID No. IA7709053 (green folder)

## SRF Environmental Review Checklist



The following checklist outlines the information needed to start the SRF Environmental Review (ER) Services. Please provide the following to: [srf-iup@dnr.iowa.gov](mailto:srf-iup@dnr.iowa.gov)

\*Environmental Review Services will not be initiated until after all items marked **REQUIRED** are received.

Applicant Name: City of Ankeny

✓ Other federal funding sources that will be used for the proposed project. (Check ALL that apply)

☒ No other federal funding sources are planned.

☐ CDBG

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

☐ USDA-RD

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

☐ Other: Please specify program \_\_\_\_\_

- What amount was requested? \$ \_\_\_\_\_
- Has the funding amount been awarded? ☐ Yes ☐ No
- Who is preparing the environmental review documents for this funding source? Please provide contact information. \_\_\_\_\_

✓ The anticipated construction start date for the proposed project. (Check ALL that apply)

☒ The anticipated construction start date on the current IUP application is correct.

☐ The anticipated construction start date has changed from the date listed in the IUP application.

- What is the new anticipated construction start date for the project? \_\_\_\_\_

☐ The proposed project schedule is dependent on other funding source(s).

- Will the construction start date be delayed if other funding is not awarded? ☐ Yes ☐ No

☐ The proposed project schedule is dependent on an existing compliance schedule.

- What is the construction start date listed in the compliance schedule? \_\_\_\_\_

✓ A description of the current project scope including: what is proposed to be constructed, specific construction methods that will be used, estimated dimensions (length, width, depth) of excavated areas and the proposed construction schedule if construction will be phased (**REQUIRED**).

Project consists of approximately 9,900 lf of 24" water main to be constructed at typical depths of 5-9 feet along the High Trestle Trail and NW 18<sup>th</sup> Street as shown on the attached concept exhibits. Approximately 5,300 lf of the water main will be constructed by trenchless methods.

The project will also include improvements to the drainage channel adjacent to the water main construction. This work will consist primarily of debris and tree removal, erosion control measures, and channel stabilization and shaping in selected locations. Except where overlapping the water main construction, this work is expected to be non-eligible for SRF funding but will be included in the construction contract due to the economies of working in the immediate vicinity. The recreational trail adjacent to the project is not planned to be impacted other than temporary closures during the project to facilitate construction traffic.

The concept exhibits show the project in two phases, however, the current plan is to construct both phases as part of a single contract. Construction is anticipated to begin in August 2022 and be completed by May 2024.

- ✓ Indicate if any of the following ancillary impacts will result from the proposed project. (Check ALL that apply)
- ☐ Abandonment or demolition (partial or entire) of existing building/structures
  - ☐ Borrow pits
  - ☒ Staging areas for equipment and materials
  - ☒ Temporary and/or permanent easement areas
  - ☒ Pavement replacement (street, driveway, sidewalk)
  - ☐ New access for roads/utility lines
- ✓ A recent aerial map with the marked boundaries of the project area. The map should also include labeled location(s) of all proposed construction boundaries (include any ancillary impacts listed above as applicable). If a specific area has yet to be defined, please mark a larger area that will include the final project area.
- ☒ An aerial map of the project area map is included **(REQUIRED)**:
- What is the approximate size of the total project area? 7.0 acres
  - How much of the total project area will be impacted by ground-disturbing (excavation, grading, tree removal, etc.) construction activity? 3.0 acres
- ☒ A site sketch of the project area map is included with the following **(REQUIRED)**:
- All locations of ground disturbance and staging areas marked
  - North arrow
  - A minimum of one labeled street
- ☒ Shape files have been provided
- ✓ Photos with a descriptive caption (include location & direction) of the project area showing current land use and habitat.
- ☒ Photos with captions are included (digital files are preferred).
- ✓ Indicate which of the following impacts are anticipated as a result of the proposed project. (Check ALL that apply)
- ☐ Demolition, abandonment or rehabilitation of any building/structure over 50 years old. Picture(s) showing the interior and exterior façade of the building/structure should be provided. Provide the following information for each building/structure over 50 years old that will be impacted.
- What year was the building/structure originally constructed? If the exact year is unknown, provide an estimate **(REQUIRED)**. \_\_\_\_\_
  - What material(s) is the building/structure made of? \_\_\_\_\_
  - Have any additions or substantial alterations to the building/structure occurred? If so, describe what was done and when. \_\_\_\_\_
- ☐ Brick sewers or street surfaces will be disturbed by construction activity.
- Has a historic context (including Iowa Site Inventory Forms) been prepared for the brick sewers/street surfaces? ☐ Yes ☐ No
  - Describe any planned steps to minimize adverse effect to the brick sewers/streets.
- ☐ Existing prairie will be disturbed by construction activity.
- How much prairie will be disturbed? \_\_\_\_\_ acres
  - Has a floral study been conducted of the prairie area? ☐ Yes ☐ No
  - Describe any planned steps to minimize adverse effect to the prairie.

☒ Trees (greater than 4" diameter breast height) will be removed.

- Will tree removal occur between October 1 and March 31 to avoid impacting federally threatened or endangered bat species during the summer maternity period? ☒ Yes ☐ No

☒ Wetlands will be disturbed by construction activity.

- How much of the wetland area will be permanently impacted? unknown acres
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☒ No

\*\*In the interest of keeping your project on schedule, SRF recommends submitting the Joint Application prior to or immediately following the submission of this document.

☐ Planned stream/creek crossings.

- What is the name of the stream/creek crossing? \_\_\_\_\_
- What construction method(s) are planned for the crossing? \_\_\_\_\_
- Will excavation activity take place to the bed, bank of the stream/creek? ☐ Yes ☐ No
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☐ No

☒ Planned work within a mapped 100-year flood plain.

- What construction activity is planned within the flood plain? water main construction, channel stabilization / shaping. Joint App will be submitted 12/17/21
- If ground disturbance will occur, will pre-construction contours be restored after construction activity is completed? ☒ Yes ☒ No
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☒ No

☐ Planned work within state or federal owned and/or managed land.

- What construction activity is planned within state/federal land? \_\_\_\_\_
- Has a Joint Application been submitted to determine permit requirements? ☐ Yes ☐ No

☐ Farmland will be permanently converted to non-agricultural uses.

- What is the total size of the farm unit(s) that contains the project area? \_\_\_\_\_ acres
- How much of the project area has been farmed (managed for a scheduled harvest or timber activity) more than 5 of the last 10 years? \_\_\_\_\_ acres
- How much of the project area will be permanently converted from agricultural use as a result of the proposed project? \_\_\_\_\_ acres

✓ Landowner permission is required for archaeological survey on private property, if needed. \*Please note that archaeological survey will not begin until this permission is obtained.

☐ Yes, landowner permission has been obtained (documentation is provided).

- Does the landowner(s) have any specific requests or requirements for archeological work to be conducted (for example, before/after harvest)? \_\_\_\_\_ acres

☒ No, landowner permission has not been obtained at this time.

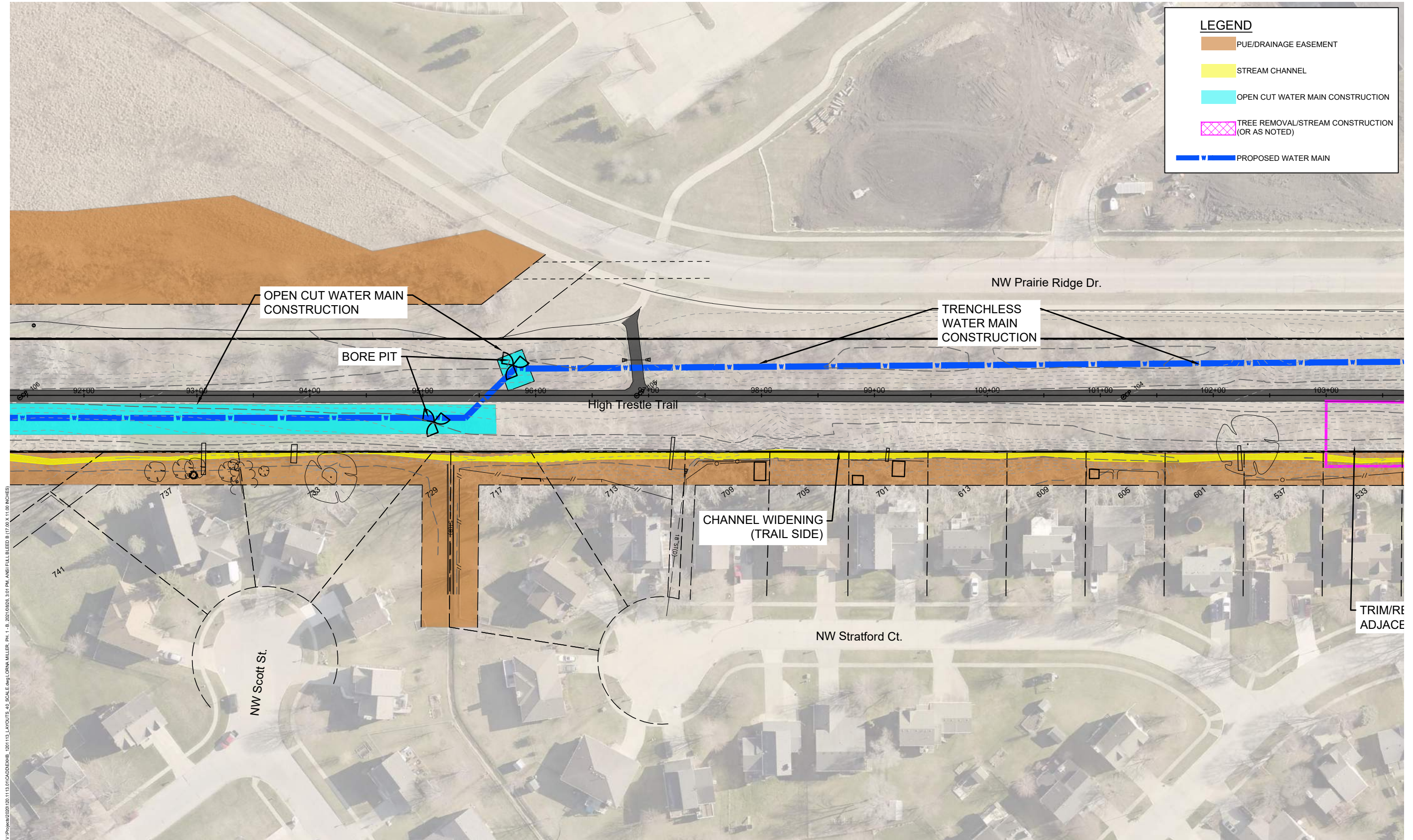
N/A - project  
limited to public  
ROW and existing  
easements

- When is landowner permission anticipated to be obtained? \_\_\_\_\_



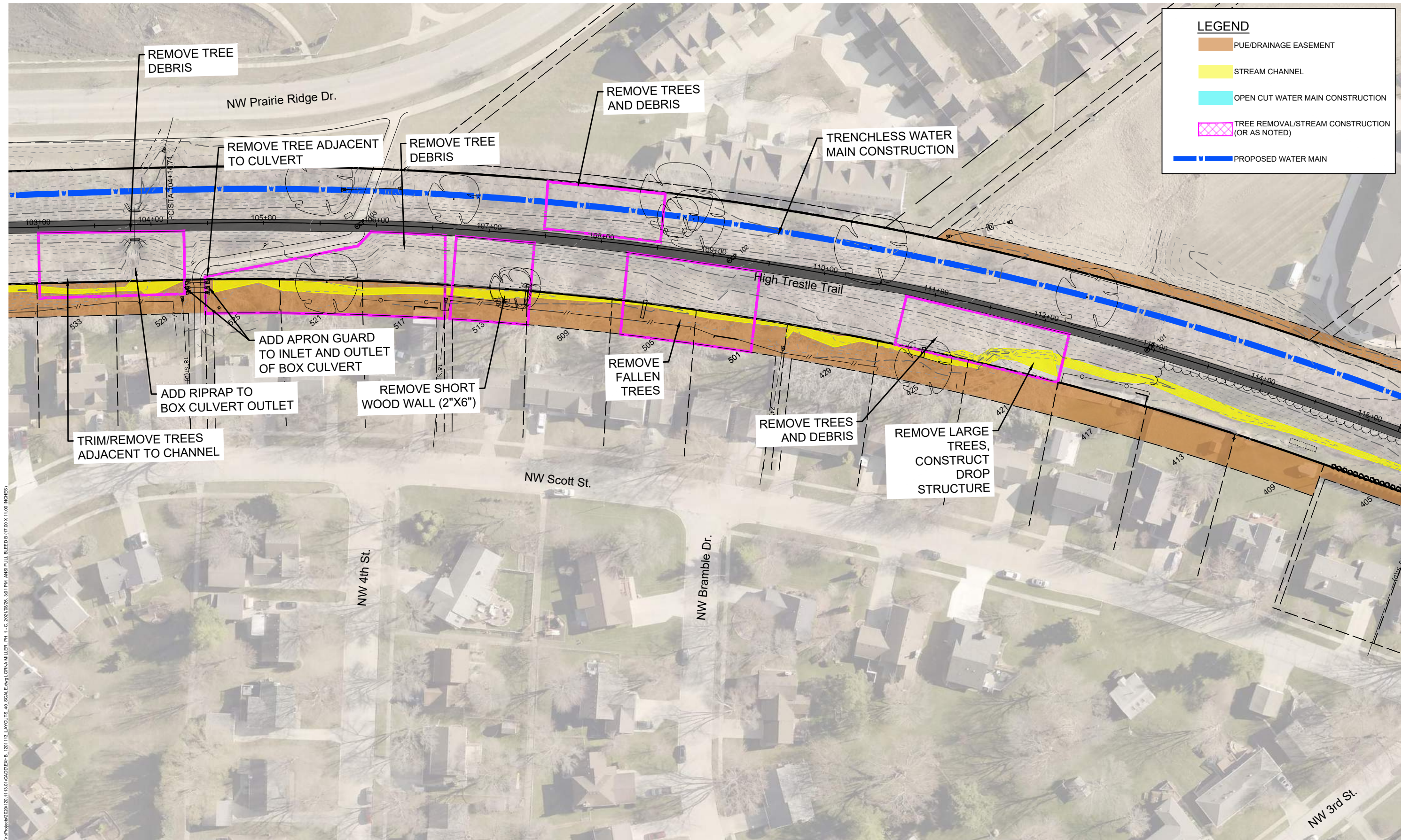




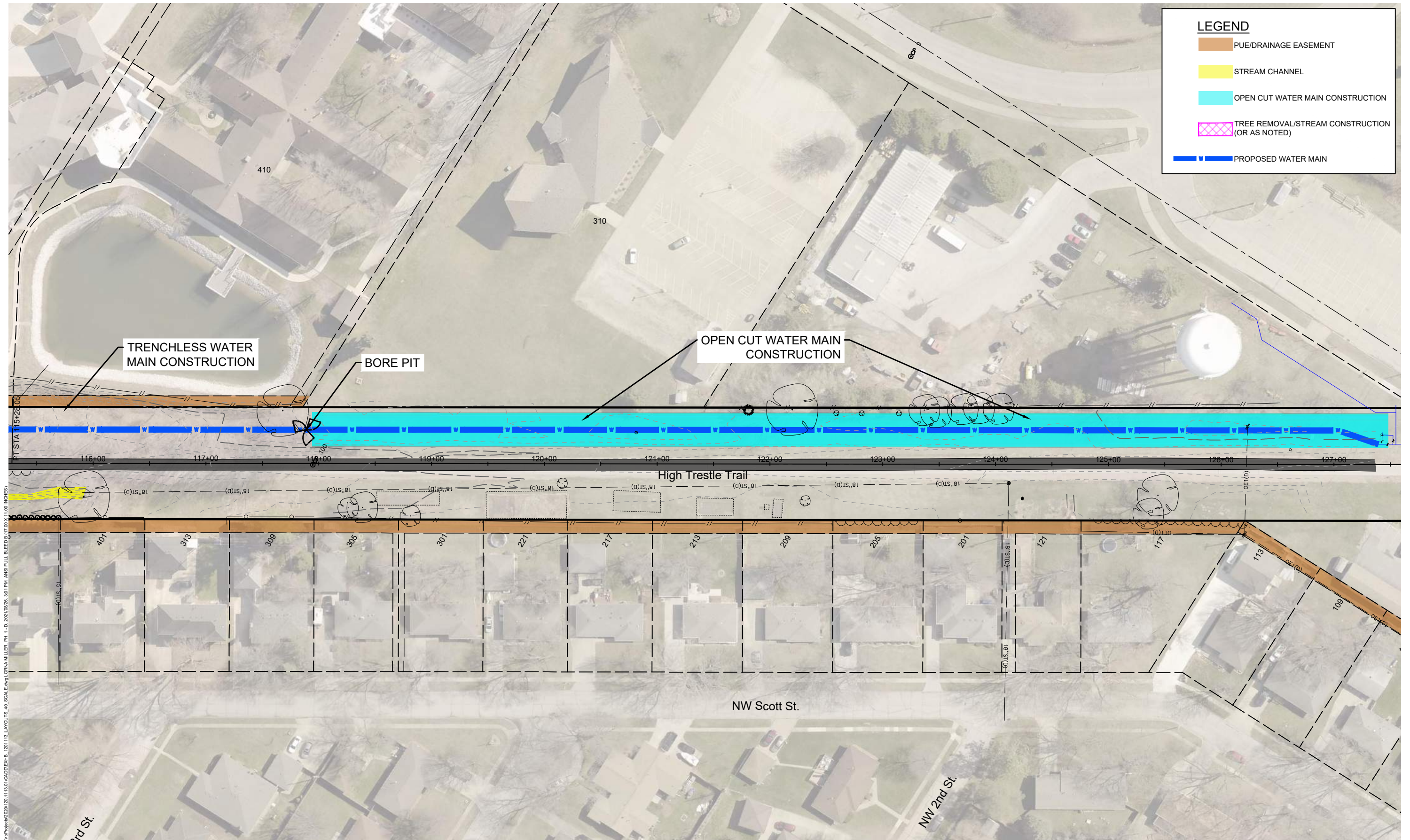


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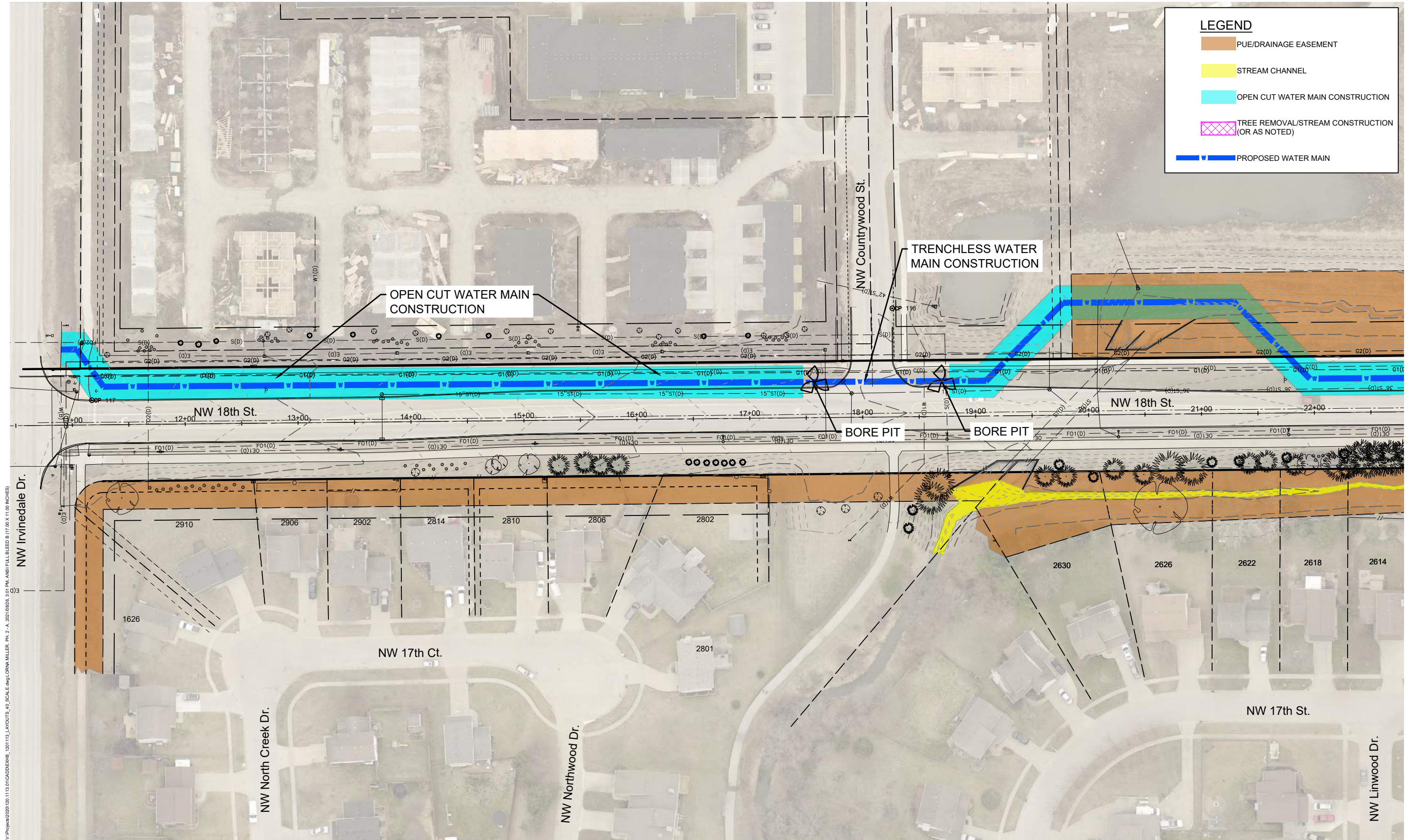






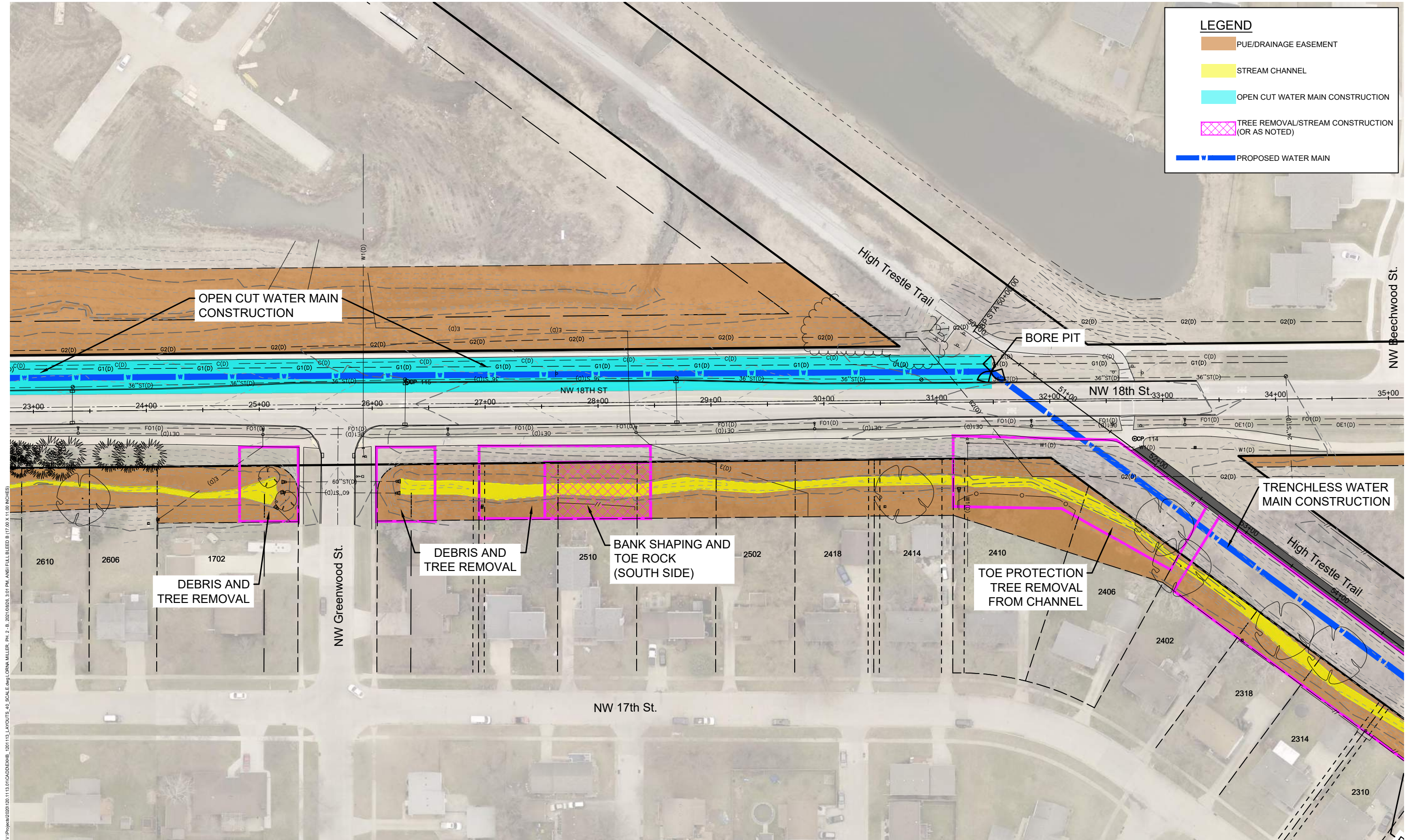






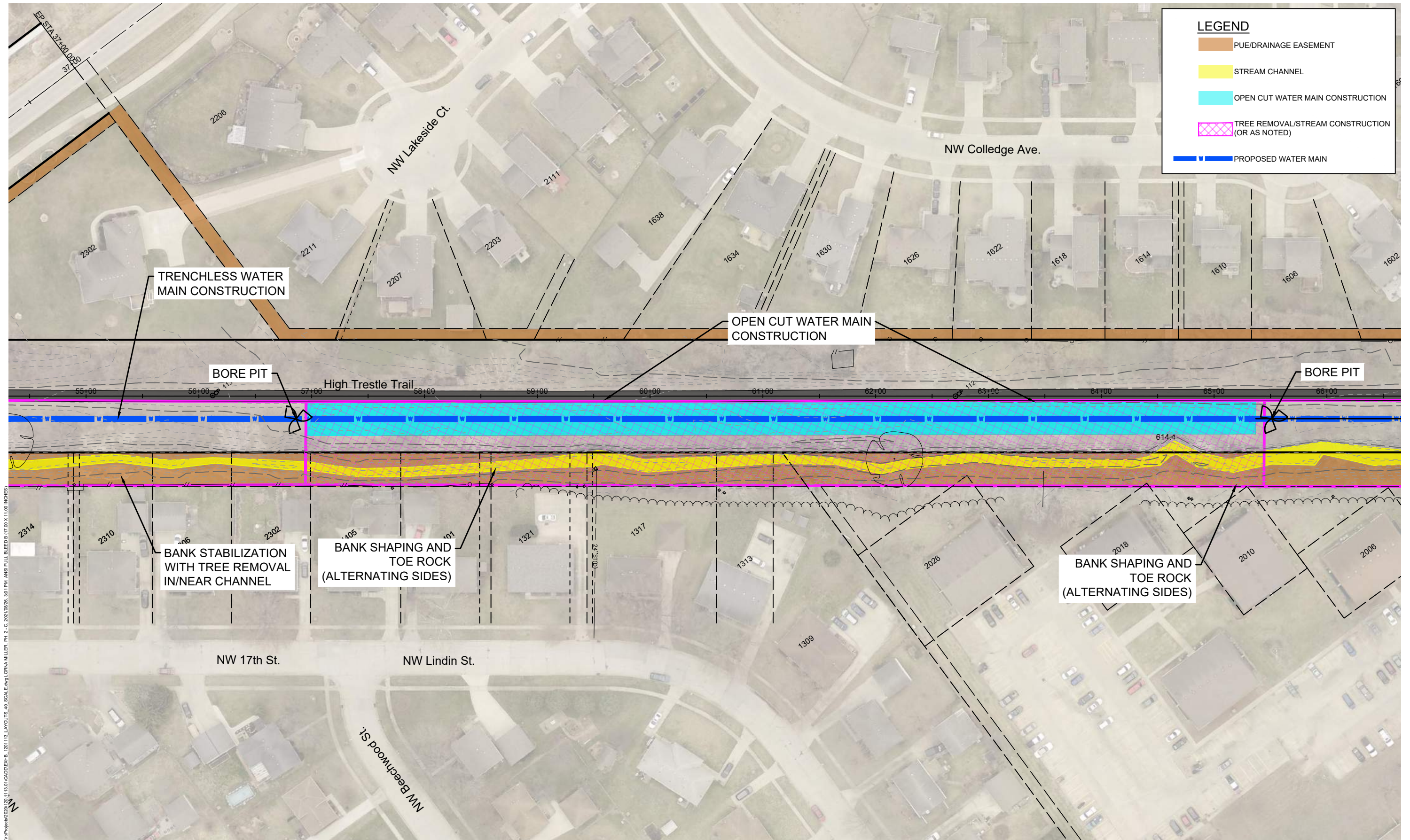
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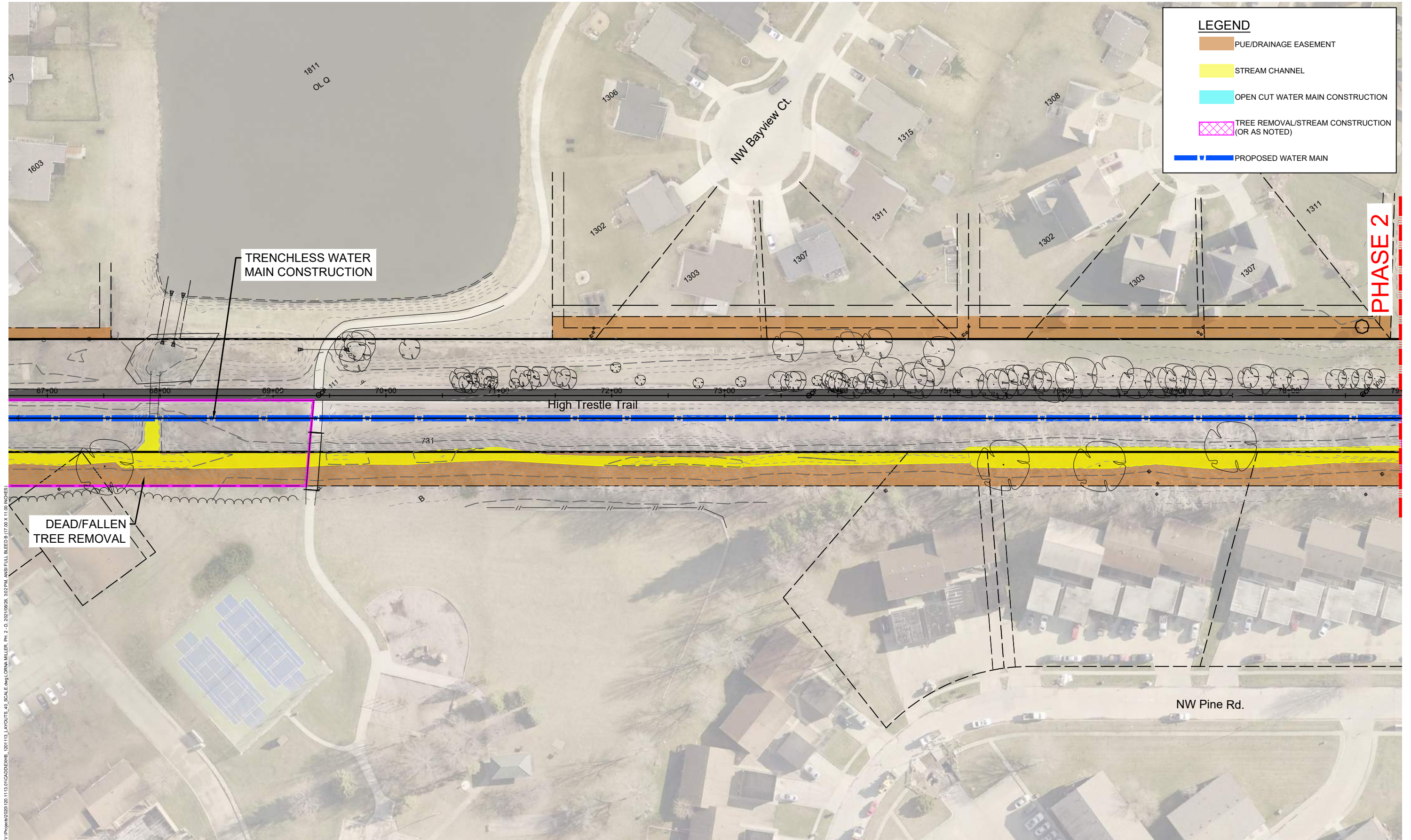


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2021-03-02\_001-213 NW Scott\_lookingNW



2020-12-04\_SurveyWalk\_305NWScott\_lookingSE





2021-03-02\_013-409 NW Scott\_lookingNW



2021-03-02\_036-501 NW Scott\_lookingNW





2021-03-02\_056-529 NW Scott\_5-RCB\_lookingNE



2021-03-02\_073-729 NW Scott\_lookingNW





2020-12-04\_SurveyWalk\_729 NW Scott\_lookingNW



2020-12-04\_SurveyWalk\_1007 NW State\_lookingSE





2021-03-02\_092-1700 NW Pine\_lookingN



2021-03-02\_114-2006 NW Hickory\_lookingN





2021-03-02 124-1401 NW Linden lookingNW



2021-03-02\_143-2510 NW 17th\_lookingW





2020-12-04\_SurveyWalk\_18thRCB\_lookingNE



2021-12-01\_18th-Irvinedale\_lookingE





# High Trestle Trail Transmission Main & Drainage Improvements





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

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ACTION REQUESTED:  
Resolution

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LEGAL:  
Item Reviewed by Legal Counsel

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SUBJECT:  
Proposed 2022 SW Des Moines Street Parks - Phase 1 (PH 2022-35)

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EXECUTIVE SUMMARY:  
The 2022 SW Des Moines Street Parks - Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.

The bid opening for this project was held on Tuesday, March 29, 2022. Four (4) bids were received as follows:

1. Howrey Construction Inc. \$398,383.75
2. Absolute Concrete Construction Inc. \$500,415.00



3. Concrete Connections LLC \$375,770.00

4. JAS Construction LLC \$332,036.07

The Engineer's Estimate for the project was \$368,367.00. The bids ranged from approximately 10% below to 35% above the estimate. Parks & Recreation staff reviewed the bid results both internally and with the project's engineering consultant. JAS Construction has completed other successful projects for the City of Ankeny. It is recommended that the project be awarded to JAS Construction of Altoona, Iowa.

Pending project approval and award by the City Council, the Contractor shall substantially complete the project no later than July 22, 2022. The Contractor shall fully complete the overall project no later than September 30, 2022.

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**FISCAL IMPACT: Yes**

This project is included in the current Capital Improvement Program with construction scheduled for 2022.

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**CITY MANAGER'S RECOMMENDATIONS:**

It is recommended that the Council take the following action:

1. Hold a hearing on the proposed Contract Documents (plans, specifications, and form of contract), and estimated cost (\$368,367.00).

2. Approve Resolution, adopting said plans, specifications, form of contract, and estimated cost for the SW Des Moines Street Parks - Phase 1 project.

3. Receive and file the report of bids received on March 29, 2022.

4. Approve Resolution, making award of construction contract to JAS Construction of Altoona, Iowa.

5. Approve Resolution, approving contract and bonds with JAS Construction in the amount of \$332,036.07.

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**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

March 7, 2022: The City Council approved a Resolution ordering construction and setting the bid opening date as March 29, 2022, and setting the public hearing date as April 4, 2022.

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**PUBLIC OUTREACH EFFORTS:**

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**ACTION REQUESTED:**

**Action:** Consider motion to adopt 1) **RESOLUTION**

<span>&nbsp;adopting plans, specifications, form of contract and&nbsp;estimate of cost \$368,367.00; 2) receive and file report of bids received March 29, 2022; 3) adopt&nbsp;</span>  
<strong>RESOLUTION</strong><span>&nbsp;making award of construction contract with JAS Construction in the amount of \$332,036.07; and 4) adopt&nbsp;</span>  
<strong>RESOLUTION</strong><span>&nbsp;approving contract and bonds with JAS Construction in the amount of \$332,036.07.</span>

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

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|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| <b>Click to download</b>                                                                                                   |
|  <a href="#">RES - plans, specs</a>       |
|  <a href="#">Bid Sheet</a>                |
|  <a href="#">Bid Tab</a>                  |
|  <a href="#">RES - making award</a>       |
|  <a href="#">RES - approving contract</a> |
|  <a href="#">Map</a>                      |
|  <a href="#">Contract</a>                 |

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1**

WHEREAS, on the 7<sup>th</sup> day of March, 2022, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1; and

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

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 4th day of April, 2022.

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Mayor

ATTEST:

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Deputy City Clerk



BID LETTING

10:30 A.M.

MARCH 29, 2022

2022 SW DES MOINES STREET PARKS – PHASE 1

The purpose of this meeting is to receive, open and tabulate bids for construction of the 2022 SW Des Moines Street Parks – Phase 1 project in accordance with the Plans and Specifications prepared by Nilles Associates, Inc.

Nick Lenox, Parks & Recreation Director

Project Estimate of Cost \$368,367.00

| Bid<br>Bond<br>(10%) | Bidder/Address                                                      | Bid Amount               | Addenda (one)<br>Acknowledged |
|----------------------|---------------------------------------------------------------------|--------------------------|-------------------------------|
| 1) ✓                 | Howrey Construction<br>316 Austin St.<br>Rockwell City, IA 50579    | \$398,983.75             | ✓                             |
| 2) ✓                 | Absolute Concrete<br>PO Box 148<br>Slater, IA 50244                 | \$499,990.-              | ✓                             |
| 3) ✓                 | Concrete Connection LLC<br>5170 NW Beaver Dr.<br>Johnston, IA 50131 | \$375,770.-              | ✓                             |
| * 4) ✓               | JAS Concrete<br>PO Box 471<br>Attoona, IA 50009                     | \$332,036. <sup>07</sup> | ✓                             |
| 5) _____             | _____                                                               | _____                    | _____                         |
| 6) _____             | _____                                                               | _____                    | _____                         |

\*Apparent Low Bidder



| Bid<br>Bond<br>(10%) | Bidder/Address          | Bid Amount | Addenda (one)<br>Acknowledged |
|----------------------|-------------------------|------------|-------------------------------|
| 7) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 8) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 9) _____             | _____<br>_____<br>_____ | _____      | _____                         |
| 10) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 11) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 12) _____            | _____<br>_____<br>_____ | _____      | _____                         |
| 13) _____            | _____<br>_____<br>_____ | _____      | _____                         |

\*Apparent Low Bidder

Bids will be reviewed and further action taken by the City Council at their next regular meeting of April 4, 2022 at 5:30 P.M.

ATTEST:

Diane Klemme  
Diane Klemme, Deputy City Clerk

Nick Lenox  
Nick Lenox, Parks & Recreation Director

| SW Des Moines St. Parks Phase 1                    |                                                        |      |          | Engineer's Opinion of Probable Cost | Howrey Construction Inc. | Absolute Concrete Const. Inc. | Concrete Connections LLC | JAS Construction LLC        |             |                             |             |                             |             |
|----------------------------------------------------|--------------------------------------------------------|------|----------|-------------------------------------|--------------------------|-------------------------------|--------------------------|-----------------------------|-------------|-----------------------------|-------------|-----------------------------|-------------|
| 3/29/2022                                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| BID TABULATION                                     |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| ITEM                                               | DESCRIPTION                                            | UNIT | QUANTITY | UNIT PRICE                          | EXTENSION                | UNIT PRICE                    | EXTENSION                | UNIT PRICE                  | EXTENSION   | UNIT PRICE                  | EXTENSION   | UNIT PRICE                  | EXTENSION   |
| EARTHWORK                                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 2.01                                               | CLEARING AND GRUBBING BY LUMP SUM                      | LS   | 1        | \$1,200.00                          | \$1,200.00               | \$1,650.00                    | \$1,650.00               | \$5,000.00                  | \$5,000.00  | \$1,500.00                  | \$1,500.00  | \$660.13                    | \$660.13    |
| 2.02                                               | TOPSOIL, ON-SITE (4" DEPTH)                            | CY   | 1,500    | \$15.00                             | \$22,500.00              | \$17.50                       | \$26,250.00              | \$15.00                     | \$22,500.00 | \$15.00                     | \$22,500.00 | \$8.40                      | \$12,600.00 |
| 2.03                                               | EXCAVATION, CLASS 10                                   | CY   | 2,500    | \$10.00                             | \$25,000.00              | \$15.15                       | \$37,875.00              | \$15.00                     | \$37,500.00 | \$15.00                     | \$30,000.00 | \$6.15                      | \$15,375.00 |
| 2.04                                               | SUBGRADE PREPARATION, 12" DEPTH                        | SY   | 1,508    | \$5.00                              | \$7,540.00               | \$5.50                        | \$8,294.00               | \$10.00                     | \$15,080.00 | \$4.00                      | \$6,032.00  | \$3.00                      | \$4,524.00  |
| 2.05                                               | COMPACTION TESTING                                     | LS   | 1        | \$3,000.00                          | \$3,000.00               | \$1,250.00                    | \$1,250.00               | \$5,000.00                  | \$5,000.00  | \$2,500.00                  | \$2,500.00  | \$545.00                    | \$545.00    |
| SEWERS AND DRAINS                                  |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 4.01                                               | SANITARY SEWER SERVICE STUB, PVC, 4-INCH               | LF   | 125      | \$75.00                             | \$9,375.00               | \$30.00                       | \$3,750.00               | \$50.00                     | \$6,250.00  | \$60.00                     | \$7,500.00  | \$51.00                     | \$6,375.00  |
| 4.02                                               | SANITARY SEWER CLEANOUT, SW-203                        | EA   | 1        | \$1,650.00                          | \$1,650.00               | \$1,900.00                    | \$1,900.00               | \$750.00                    | \$750.00    | \$500.00                    | \$500.00    | \$1,949.00                  | \$1,949.00  |
| 4.03                                               | STORM SEWER, TRENCHED, RCP, 15-INCH DIA.               | LF   | 46       | \$90.00                             | \$4,140.00               | \$100.00                      | \$4,600.00               | \$100.00                    | \$4,600.00  | \$100.00                    | \$4,600.00  | \$68.00                     | \$3,128.00  |
| 4.04                                               | STORM SEWER, TRENCHED, HDPE, 10-INCH DIA               | LF   | 236      | \$41.00                             | \$9,676.00               | \$35.00                       | \$8,260.00               | \$55.00                     | \$12,980.00 | \$75.00                     | \$17,700.00 | \$50.00                     | \$11,800.00 |
| 4.05                                               | PIPE APRON, RCP, 15-INCH DIA. W/ FOOTING AND GUARD.    | EA   | 1        | \$2,400.00                          | \$2,400.00               | \$5,000.00                    | \$5,000.00               | \$2,500.00                  | \$2,500.00  | \$3,500.00                  | \$3,500.00  | \$3,086.00                  | \$3,086.00  |
| WATER MAINS AND APPURTENANCES                      |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 5.01                                               | FITTING, PVC, 45-DEGREE BEND, 1-INCH DIA.              | EA   | 1        | \$100.00                            | \$100.00                 | \$1,000.00                    | \$1,000.00               | \$275.00                    | \$275.00    | \$750.00                    | \$750.00    | \$271.00                    | \$271.00    |
| 5.02                                               | WATER SERVICE STUB BY LENGTH, PVC, 1-INCH DIA.         | LF   | 123      | \$46.00                             | \$5,658.00               | \$25.00                       | \$3,075.00               | \$14.00                     | \$1,722.00  | \$40.00                     | \$4,920.00  | \$27.00                     | \$3,321.00  |
| STRUCTURES FOR SANITARY AND STORM SEWERS           |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 6.01                                               | INTAKE, SW-505, DOUBLE GRATE INTAKE                    | EA   | 1        | \$6,300.00                          | \$6,300.00               | \$8,000.00                    | \$8,000.00               | \$7,500.00                  | \$7,500.00  | \$6,000.00                  | \$6,000.00  | \$6,301.00                  | \$6,301.00  |
| 6.02                                               | INTAKE, SW-512, CIRCULAR AREA INTAKE, 24-INCH DIA.     | EA   | 3        | \$3,000.00                          | \$9,000.00               | \$5,200.00                    | \$15,600.00              | \$2,750.00                  | \$8,250.00  | \$2,500.00                  | \$7,500.00  | \$2,761.00                  | \$8,283.00  |
| PORTLAND CEMENT CONCRETE PAVEMENT AND RELATED WORK |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 7.01                                               | PAVEMENT, PCC, 6-INCH NON-REINFORCED                   | SY   | 1,236    | \$48.00                             | \$59,328.00              | \$46.25                       | \$57,165.00              | \$55.00                     | \$67,980.00 | \$40.00                     | \$49,440.00 | \$49.85                     | \$61,614.60 |
| 7.02                                               | PAVEMENT, PCC, 7-INCH NON-REINFORCED                   | SY   | 93       | \$60.00                             | \$5,580.00               | \$71.75                       | \$6,672.75               | \$85.00                     | \$7,905.00  | \$45.00                     | \$4,185.00  | \$51.97                     | \$4,833.21  |
| 7.03                                               | PCC PAVEMENT SAMPLES AND TESTING                       | LS   | 1        | \$2,000.00                          | \$2,000.00               | \$1,500.00                    | \$1,500.00               | \$3,000.00                  | \$3,000.00  | \$2,500.00                  | \$2,500.00  | \$545.00                    | \$545.00    |
| 7.04                                               | SIDEWALK, REMOVAL                                      | SY   | 9        | \$60.00                             | \$540.00                 | \$50.00                       | \$450.00                 | \$100.00                    | \$900.00    | \$100.00                    | \$900.00    | \$188.00                    | \$1,692.00  |
| 7.05                                               | CURB REMOVAL                                           | LF   | 83       | \$20.00                             | \$1,660.00               | \$10.00                       | \$830.00                 | \$21.00                     | \$1,743.00  | \$35.00                     | \$2,905.00  | \$21.00                     | \$1,743.00  |
| 7.06                                               | SIDEWALK, PCC, 5-INCH, NON-REINFORCED                  | SY   | 1,095    | \$42.00                             | \$45,990.00              | \$45.00                       | \$49,275.00              | \$65.00                     | \$71,175.00 | \$45.00                     | \$49,275.00 | \$44.26                     | \$48,464.70 |
| 7.07                                               | THICKEND EDGE SIDEWALK, PCC, NON-REINFORCED            | SY   | 30       | \$90.00                             | \$2,700.00               | \$215.00                      | \$6,450.00               | \$40.00                     | \$1,200.00  | \$75.00                     | \$2,250.00  | \$77.66                     | \$2,329.80  |
| 7.08                                               | SIDEWALK RAMP, 6-INCH, NON-REINFORCED                  | SF   | 317      | \$10.00                             | \$3,170.00               | \$11.00                       | \$3,487.00               | \$85.00                     | \$26,945.00 | \$54.00                     | \$17,118.00 | \$10.35                     | \$3,280.95  |
| 7.09                                               | DETECTABLE WARNING, CAST-IN-PLACE                      | SF   | 32       | \$50.00                             | \$1,600.00               | \$60.00                       | \$1,920.00               | \$60.00                     | \$1,920.00  | \$60.00                     | \$1,920.00  | \$27.68                     | \$885.76    |
| 7.10                                               | DETECTABLE WARNING, CAST-IN-PLACE ALONG CURVE          | SF   | 40       | \$75.00                             | \$3,000.00               | \$65.00                       | \$2,600.00               | \$110.00                    | \$4,400.00  | \$75.00                     | \$3,000.00  | \$27.68                     | \$1,107.20  |
| 7.11                                               | SIDEWALK ASSURANCE TESTING                             | LS   | 1        | \$2,200.00                          | \$2,200.00               | \$750.00                      | \$750.00                 | \$2,500.00                  | \$2,500.00  | \$1,500.00                  | \$1,500.00  | \$545.00                    | \$545.00    |
| 7.12                                               | STEPS, CAST-IN-PLACE, PCC, REINFORCED, 8' WIDE - 64 sf | EA   | 2        | \$3,800.00                          | \$7,600.00               | \$10,000.00                   | \$20,000.00              | \$4,500.00                  | \$9,000.00  | \$5,000.00                  | \$10,000.00 | \$8,600.00                  | \$17,200.00 |
| 7.13                                               | HANDRAILS - METAL - EPOXY COATED, EMBED MOUNT - 7 lf   | EA   | 4        | \$1,500.00                          | \$6,000.00               | \$2,750.00                    | \$11,000.00              | \$4,000.00                  | \$16,000.00 | \$2,000.00                  | \$8,000.00  | \$1,279.10                  | \$5,116.40  |
| TRAFFIC CONTROL                                    |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 8.01                                               | PAINTED PAVEMENT MARKINGS, WATERBORNE                  | LF   | 800      | \$10.00                             | \$8,000.00               | \$1.50                        | \$1,200.00               | \$1.25                      | \$1,000.00  | \$2.00                      | \$1,600.00  | \$1.00                      | \$800.00    |
| 8.02                                               | PAVEMENT MARKING SYMBOLS, WATERBORNE                   | EA   | 1        | \$650.00                            | \$650.00                 | \$150.00                      | \$150.00                 | \$125.00                    | \$125.00    | \$250.00                    | \$250.00    | \$50.00                     | \$50.00     |
| 8.03                                               | TRAFFIC CONTROL                                        | LS   | 1        | \$4,000.00                          | \$4,000.00               | \$4,500.00                    | \$4,500.00               | \$10,000.00                 | \$10,000.00 | \$1,500.00                  | \$1,500.00  | \$1,083.00                  | \$1,083.00  |
| 8.04                                               | SIGN POSTS, BLACK CLAD                                 | EA   | 3        | \$200.00                            | \$600.00                 | \$400.00                      | \$1,200.00               | \$395.00                    | \$1,185.00  | \$500.00                    | \$1,500.00  | \$379.00                    | \$1,137.00  |
| 8.05                                               | TRAFFIC SIGNS                                          | EA   | 5        | \$100.00                            | \$500.00                 | \$130.00                      | \$650.00                 | \$125.00                    | \$625.00    | \$200.00                    | \$1,000.00  | \$379.00                    | \$1,895.00  |
| SITE WORK AND LANDSCAPING                          |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 9.01                                               | CONVENTIONAL SEEDING, TYPE 1                           | AC   | 3.0      | \$3,000.00                          | \$9,000.00               | \$2,500.00                    | \$7,500.00               | \$3,000.00                  | \$9,000.00  | \$3,000.00                  | \$9,000.00  | \$2,707.00                  | \$8,121.00  |
| 9.02                                               | OVERSEEDING                                            | AC   | 3.0      | \$1,800.00                          | \$5,400.00               | \$1,250.00                    | \$3,750.00               | \$1,500.00                  | \$4,500.00  | \$1,500.00                  | \$4,500.00  | \$1,354.00                  | \$4,062.00  |
| 9.03                                               | SPECIAL SEEDING, NATIVE MIX                            | AC   | 1.0      | \$6,000.00                          | \$6,000.00               | \$2,500.00                    | \$2,500.00               | \$3,000.00                  | \$3,000.00  | \$3,000.00                  | \$3,000.00  | \$2,706.00                  | \$2,706.00  |
| 9.04                                               | TREES, DECIDUOUS, 2" CALIPER                           | EA   | 15       | \$500.00                            | \$7,500.00               | \$600.00                      | \$9,000.00               | \$600.00                    | \$9,000.00  | \$450.00                    | \$6,750.00  | \$975.00                    | \$9,750.00  |
| 9.05                                               | TREES, DECIDUOUS, 1.25" - 1.5" CALIPER                 | EA   | 15       | \$350.00                            | \$5,250.00               | \$450.00                      | \$6,750.00               | \$500.00                    | \$7,500.00  | \$350.00                    | \$5,250.00  | \$487.00                    | \$7,305.00  |
| 9.06                                               | TREES, CONIFER - 4-5' HEIGHT                           | EA   | 16       | \$375.00                            | \$6,000.00               | \$425.00                      | \$6,800.00               | \$450.00                    | \$7,200.00  | \$450.00                    | \$7,200.00  | \$460.00                    | \$7,360.00  |
| 9.07                                               | TREES, WATERING TRIPS                                  | EA   | 10       | \$1,000.00                          | \$10,000.00              | \$500.00                      | \$5,000.00               | \$500.00                    | \$5,000.00  | \$500.00                    | \$5,000.00  | \$541.00                    | \$5,410.00  |
| 9.08                                               | SHRUBS - 24-36" HEIGHT OR SPREAD                       | EA   | 12       | \$75.00                             | \$900.00                 | \$75.00                       | \$900.00                 | \$100.00                    | \$1,200.00  | \$50.00                     | \$600.00    | \$81.00                     | \$972.00    |
| 9.09                                               | PERENNIALS - NATIVE PLUGS - FLATS                      | EA   | 4        | \$330.00                            | \$1,320.00               | \$600.00                      | \$2,400.00               | \$600.00                    | \$2,400.00  | \$500.00                    | \$2,000.00  | \$650.00                    | \$2,600.00  |
| 9.10                                               | SHREDDED HARDWOOD MULCH                                | SY   | 70       | \$6.00                              | \$420.00                 | \$9.00                        | \$630.00                 | \$9.00                      | \$630.00    | \$15.00                     | \$1,050.00  | \$9.75                      | \$682.50    |
| 9.11                                               | SILT FENCE                                             | LF   | 350      | \$3.50                              | \$1,225.00               | \$2.00                        | \$700.00                 | \$2.00                      | \$700.00    | \$2.00                      | \$700.00    | \$2.16                      | \$756.00    |
| 9.12                                               | SILT FENCE, REMOVAL                                    | LF   | 350      | \$1.50                              | \$525.00                 | \$0.50                        | \$175.00                 | \$0.50                      | \$175.00    | \$0.50                      | \$175.00    | \$1.00                      | \$350.00    |
| 9.13                                               | WATTLES, STRAW, 9-INCH DIA.                            | LF   | 1,420    | \$2.50                              | \$3,550.00               | \$2.00                        | \$2,840.00               | \$2.00                      | \$2,840.00  | \$2.00                      | \$2,840.00  | \$2.16                      | \$3,067.20  |
| 9.14                                               | WATTLES, REMOVAL                                       | LF   | 1,420    | \$1.00                              | \$1,420.00               | \$0.50                        | \$710.00                 | \$0.50                      | \$710.00    | \$0.50                      | \$710.00    | \$1.00                      | \$1,420.00  |
| 9.15                                               | STABILIZED CONSTRUCTION ENTRANCE                       | SY   | 70       | \$25.00                             | \$1,750.00               | \$20.00                       | \$1,400.00               | \$35.00                     | \$2,450.00  | \$20.00                     | \$1,400.00  | \$46.04                     | \$3,222.80  |
| 9.16                                               | HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)          | AC   | 7.0      | \$3,200.00                          | \$22,400.00              | \$4,000.00                    | \$28,000.00              | \$4,500.00                  | \$31,500.00 | \$4,400.00                  | \$30,800.00 | \$4,331.00                  | \$30,317.00 |
| 9.17                                               | INLET PROTECTION DEVICE, DROP-IN                       | EA   | 1        | \$150.00                            | \$150.00                 | \$200.00                      | \$200.00                 | \$200.00                    | \$200.00    | \$300.00                    | \$300.00    | \$215.61                    | \$215.61    |
| 9.18                                               | INLET PROTECTION DEVICE, SURFACE                       | EA   | 1        | \$200.00                            | \$200.00                 | \$200.00                      | \$200.00                 | \$200.00                    | \$200.00    | \$300.00                    | \$300.00    | \$215.61                    | \$215.61    |
| 9.19                                               | INLET PROTECTION DEVICE, MAINTENANCE                   | EA   | 4        | \$25.00                             | \$100.00                 | \$50.00                       | \$200.00                 | \$50.00                     | \$200.00    | \$200.00                    | \$800.00    | \$53.90                     | \$215.60    |
| 9.20                                               | ARMOR MAT                                              | SY   | 7        | \$100.00                            | \$700.00                 | \$450.00                      | \$3,150.00               | \$500.00                    | \$3,500.00  | \$150.00                    | \$1,050.00  | \$490.00                    | \$3,430.00  |
| MISCELLANEOUS                                      |                                                        |      |          |                                     |                          |                               |                          |                             |             |                             |             |                             |             |
| 11.01                                              | MOBILIZATION                                           | LS   | 1        | \$20,000.00                         | \$20,000.00              | \$18,875.00                   | \$18,875.00              | \$50,000.00                 | \$50,000.00 | \$16,500.00                 | \$16,500.00 | \$6,767.00                  | \$6,767.00  |
| 11.02                                              | CONCRETE WASHOUT                                       | LS   | 1        | \$2,000.00                          | \$2,000.00               | \$1,000.00                    | \$1,000.00               | \$1,000.00                  | \$1,000.00  | \$1,500.00                  | \$1,500.00  | \$550.00                    | \$550.00    |
| Total                                              |                                                        |      |          | \$368,467.00                        |                          | ACTUAL \$398,983.75           |                          | ACTUAL \$500,415.00         |             | ACTUAL \$375,770.00         |             | ACTUAL \$332,036.07         |             |
|                                                    |                                                        |      |          |                                     |                          | TOTAL ON BID = \$398,983.75   |                          | TOTAL ON BID = \$499,990.00 |             | TOTAL ON BID = \$375,770.00 |             | TOTAL ON BID = \$332,036.07 |             |

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved:

☒ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at \_\_\_\_\_ .M. on \_\_\_\_\_, 2022, at this place.

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

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1**

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

Section 1. That the following bid for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1, described in the plans and specifications heretofore adopted by this Council on April 4, 2022, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: **JAS Construction** of **Altoona, Iowa**

Amount of bid: **\$332,036.07**

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 4th day of April, 2022.

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Mayor

ATTEST:

---

Deputy City Clerk

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1", and moved its adoption. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND FOR THE 2022 SW DES MOINES STREET PARKS - PHASE 1**

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the 2022 SW Des Moines Street Parks - Phase 1, and as described in detail in the plans and specifications heretofore approved, and which have been signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: **JAS Construction** of **Altoona, Iowa**

Amount of bid: **\$332,036.07**

Bond surety: \_\_\_\_\_

Date of bond: \_\_\_\_\_

Portion of project: All construction work



PASSED AND APPROVED this 4<sup>th</sup> day of April, 2022.

---

Mayor

ATTEST:

---

Deputy City Clerk



Des Moines Street Parks Development  
Map is for Location Purposes Only



## CONTRACT

THIS CONTRACT, made and entered into at **Ankeny, Iowa** this 4 day of April, 2022, by and between the **City of Ankeny, Iowa** by its **Mayor**, upon order of its **City Council** hereinafter called the "Jurisdiction," and **JAS Construction, LLC**, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. 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 improvements:

### **2022 SW Des Moines Street Parks – Phase 1**

**The 2022 SW Des Moines Street Parks – Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.**

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Three hundred thirty two thousand, thirty six and 07/100 DOLLARS (\$332,036.07), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond. The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:

The Contractor shall substantially complete the project no later than **July 22, 2022**. Substantially complete shall be defined as all utility, grading, and pavement construction completed, with the new parking area, driveway, and sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the project no later than **September 30, 2022**. Fully complete shall be defined as all work completed including landscaping and seeding, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within 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: \_\_\_\_\_

(Seal)  
ATTEST:

\_\_\_\_\_

**CONTRACTOR:**

JAS Construction, LLC  
Contractor

By: \_\_\_\_\_  
Signature

Project Manager  
Title

P.O. Box 471  
Street Address

ALTOONA IA 50009  
City, State, Zip Code

515-339-1200  
Telephone

**CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:**

1. All Contractors: The Contractor shall enter its Public Registration Number C1125-03 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 ACKNOWLEDGEMENT

State of Iowa )  
 ) SS  
Polk County)

On this 1 day of April, 2022, before me, the undersigned, a Notary Public in and for the State of IA, personally appeared Chad Kirschbaum and \_\_\_\_\_, to me known, who, being by me duly sworn, did say that they are the Project Manager, 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 Chad Kirschbaum and \_\_\_\_\_ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Cindy Eamer  
Notary Public in and for the State of IA  
My commission expires 5-24, 2022

PARTNERSHIP ACKNOWLEDGEMENT

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 ACKNOWLEDGEMENT

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 ACKNOWLEDGEMENT

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

CT-6

2022 SW Des Moines Street Parks – Phase 1

## 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 twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

| ITEM NO. | ITEM                                                   | UNIT | TOTAL | UNIT PRICE | TOTAL PRICE |
|----------|--------------------------------------------------------|------|-------|------------|-------------|
|          | Division 2: Earthwork                                  |      |       |            |             |
| 2.01     | CLEARING AND GRUBBING BY LUMP SUM                      | LS   | 1     | \$660.13   | \$660.13    |
| 2.02     | TOPSOIL, ON-SITE (4" DEPTH)                            | CY   | 1500  | \$8.40     | \$12,600.00 |
| 2.03     | EXCAVATION, CLASS 10                                   | CY   | 2500  | \$6.15     | \$15,375.00 |
| 2.04     | SUBGRADE PREPARATION, 12" DEPTH                        | SY   | 1508  | \$3.00     | \$4,524.00  |
| 2.05     | COMPACTION TESTING                                     | LS   | 1     | \$545.00   | \$545.00    |
|          | Division 4: Sewers and Drains                          |      |       |            |             |
| 4.01     | SANITARY SEWER SERVICE STUB, PVC, 4-INCH               | LF   | 125   | \$51.00    | \$6,375.00  |
| 4.02     | SANITARY SEWER CLEANOUT, SW-203                        | EA   | 1     | \$1,949.00 | \$1,949.00  |
| 4.03     | STORM SEWER, TRENCHED, RCP, 15-INCH DIA.               | LF   | 46    | \$68.00    | \$3,128.00  |
| 4.04     | STORM SEWER, TRENCHED, HDPE, 10-INCH DIA               | LF   | 236   | \$50.00    | \$11,800.00 |
| 4.05     | PIPE APRON, RCP, 15-INCH DIA. W/ FOOTING AND GUARD.    | EA   | 1     | \$3,086.00 | \$3,086.00  |
|          | Division 5: Water Main and Appurtenances               |      |       |            |             |
| 5.01     | FITTING, PVC, 45-DEGREE BEND, 1-INCH DIA.              | EA   | 1     | \$271.00   | \$271.00    |
| 5.02     | WATER SERVICE STUB BY LENGTH, PVC, 1-INCH DIA.         | LF   | 123   | \$27.00    | \$3,321.00  |
|          | Division 6: Structures for Sanitary and Storm Sewers   |      |       |            |             |
| 6.01     | INTAKE, SW-505, DOUBLE GRATE INTAKE                    | EA   | 1     | \$6,301.00 | \$6,301.00  |
| 6.02     | INTAKE, SW-512, CIRCULAR AREA INTAKE, 24-INCH DIA.     | EA   | 3     | \$2,761.00 | \$8,283.00  |
|          | Division 7: Streets and Related Work                   |      |       |            |             |
| 7.01     | PAVEMENT, PCC, 6-INCH NON-REINFORCED                   | SY   | 1236  | \$49.85    | \$61,614.60 |
| 7.02     | PAVEMENT, PCC, 7-INCH NON-REINFORCED                   | SY   | 93    | \$51.97    | \$4,833.21  |
| 7.03     | PCC PAVEMENT SAMPLES AND TESTING                       | LS   | 1     | \$545.00   | \$545.00    |
| 7.04     | SIDEWALK, REMOVAL                                      | SY   | 9     | \$188.00   | \$1,692.00  |
| 7.05     | CURB REMOVAL                                           | LF   | 83    | \$21.00    | \$1,743.00  |
| 7.06     | SIDEWALK, PCC, 5-INCH, NON-REINFORCED                  | SY   | 1095  | \$44.26    | \$48,464.70 |
| 7.07     | THICKEND EDGE SIDEWALK, PCC, NON-REINFORCED            | SY   | 30    | \$77.66    | \$2,329.80  |
| 7.08     | SIDEWALK RAMP, 6-INCH, NON-REINFORCED                  | SF   | 317   | \$10.35    | \$3,280.95  |
| 7.09     | DETECTABLE WARNING, CAST-IN-PLACE                      | SF   | 32    | \$27.68    | \$885.76    |
| 7.10     | DETECTABLE WARNING, CAST-IN-PLACE ALONG CURVE          | SF   | 40    | \$27.68    | \$1,107.20  |
| 7.11     | SIDEWALK ASSURANCE TESTING                             | LS   | 1     | \$545.00   | \$545.00    |
| 7.12     | STEPS, CAST-IN-PLACE, PCC, REINFORCED, 8' WIDE - 64 sf | EA   | 2     | \$8,600.00 | \$17,200.00 |
| 7.13     | HANDRAILS - METAL - EPOXY COATED, EMBED MNT 7 lf       | EA   | 4     | \$1,279.10 | \$5,116.40  |







## **PERFORMANCE, PAYMENT, AND MAINTENANCE BOND**

KNOW ALL BY THESE PRESENTS:

That we, JAS Construction, LLC, as Principal (hereinafter the "Contractor" or "Principal") and The Cincinnati Insurance Company, as Surety, are held and firmly bound unto the **City of Ankeny, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Three hundred thirty two thousand, thirty six and 07/100 DOLLARS (\$332,036.07), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 1st day of April, 2022, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

### **2022 SW Des Moines Street Parks – Phase 1**

**The 2022 SW Des Moines Street Parks – Phase 1 project includes grading, PCC paving for parking and sidewalks, storm sewer, sanitary and water services, and landscaping for the first phase of a new park in Prairie Trail. Other associated improvements include traffic control, traffic signs, surface restoration, and miscellaneous associated work necessary to complete the project.**

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

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

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

2. **PAYMENT:** The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
  - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of **four (4)** years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
  - B. To keep all work in continuous good repair; and
  - C. To pay the Jurisdiction's reasonable costs of monitoring and inspecting to assure that any defects are remedied, and to repair the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
  - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
  - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase; and
  - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
  - D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.



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

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

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

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

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

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

Witness our hands, in triplicate, this 1st day of April, 2022.

Surety Countersigned By:

  
Signature of Agent

Ryan E. Smith  
Printed Name of Agent

Kingsgate Insurance  
Company Name

924 Central Avenue  
Company Address

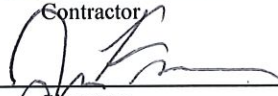
Fort Dodge, IA 50501  
City, State, Zip Code

(515) 576-4321  
Company Telephone Number

**PRINCIPAL:**

JAS Construction, LLC

Contractor

By:   
Signature

President  
Title

**SURETY:**

The Cincinnati Insurance Company

Surety Company

By:   
Signature Attorney-in-Fact Officer

Ryan E. Smith  
Printed Name of Attorney-in-Fact Officer

Kingsgate Insurance  
Company Name

924 Central Avenue  
Company Address

Fort Dodge, IA 50501  
City, State, Zip Code

(515) 576-4321  
Company Telephone Number

**NOTE:**

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



THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the laws of the State of Ohio, and having its principal office in the City of Fairfield, Ohio, does hereby constitute and appoint

Ryan E. Smith; Edward M. Smith; Donovan J. Day and/or Ashlee Neumann

of Fort Dodge, Iowa

its true and lawful Attorney(s)-in-Fact to sign, execute, seal

and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follows:

Any such obligations in the United States, up to  
Five Million and No/100 Dollars (\$5,000,000.00).

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Company at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6<sup>th</sup> day of December, 1958, which resolution is still in effect:

"RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 7<sup>th</sup> day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with its corporate seal, duly attested by its Vice President this 8<sup>th</sup> day of March, 2017.



THE CINCINNATI INSURANCE COMPANY

*Stephen A. Janta*

Vice President

STATE OF OHIO ) ss:  
COUNTY OF BUTLER )

On this 8<sup>th</sup> day of March, 2017, before me came the above-named Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrument is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.



*Mark J. Huller*

MARK J. HULLER, Attorney at Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration  
date, Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio.

this 1<sup>st</sup> day of April, 2022



*Sten D. Dan*

Secretary





JASCONS-01

ANEUM

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/1/2022

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).

|                                                                                                                         |                                                      |                                             |                                      |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------|--------------------------------------|
| <b>PRODUCER</b><br>Kingsgate Insurance Center, Inc.<br>924 Central Ave<br>Fort Dodge, IA 50501                          | <b>CONTACT NAME:</b>                                 | <b>PHONE (A/C, No, Ext):</b> (515) 576-4321 | <b>FAX (A/C, No):</b> (515) 576-8567 |
|                                                                                                                         | <b>E-MAIL ADDRESS:</b> email@kingsgateins.com        |                                             |                                      |
| <b>INSURED</b><br>JAS Construction, LLC K & J Excavating, LLC<br>208 3rd Street SW<br>P.O. Box 471<br>Altoona, IA 50009 | <b>INSURER(S) AFFORDING COVERAGE</b>                 |                                             | <b>NAIC #</b>                        |
|                                                                                                                         | <b>INSURER A : Atlantic States Insurance Company</b> |                                             | <b>22586</b>                         |
|                                                                                                                         | <b>INSURER B :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER C :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER D :</b>                                   |                                             |                                      |
|                                                                                                                         | <b>INSURER E :</b>                                   |                                             |                                      |
| <b>INSURER F :</b>                                                                                                      |                                                      |                                             |                                      |

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                                                              | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC<br>OTHER: |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COM/OP AGG \$ 2,000,000 |
| A        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                                                                  |           |          | CAA9298374    | 2/1/2022                | 2/1/2023                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                               |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED \$ RETENTION \$                                                                                                                                |           |          | CWA9298374    | 2/1/2022                | 2/1/2023                | EACH OCCURRENCE \$ 8,000,000<br>AGGREGATE \$ 8,000,000                                                                                                                                                                                  |
| A        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y/N<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                 |           | N/A      | 1000016419    | 2/1/2022                | 2/1/2023                | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000                               |
| A        | Installation Floater                                                                                                                                                                                                                                                                                                           |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | Any Job Site 200,000                                                                                                                                                                                                                    |
| A        | Rented/Leased Equip                                                                                                                                                                                                                                                                                                            |           |          | CPA9298374    | 2/1/2022                | 2/1/2023                | Limit 100,000                                                                                                                                                                                                                           |

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

## CERTIFICATE HOLDER

## CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

ACTION REQUESTED:  
Resolution

LEGAL:  
No Review Required

SUBJECT:  
Proposed Amendment of Current Budget for Fiscal Year Ending June 30, 2022 (PH 2022-36)

EXECUTIVE SUMMARY:  
Significant changes requiring amendment of the current budget for fiscal year ending June 30, 2022 include the following:

- Amended revenues include increases related to the receipt of American Rescue Plan Act (ARPA) grant funds, water sales, utility hookup fees and bond proceeds to current refund the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.
- Amended expenditures include increases related to inflation (e.g. costs of goods and services, fuel and natural gas costs), seasonal pay plan adjustments and the current refunding of the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.

FISCAL IMPACT: **Yes**

CITY MANAGER'S RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to adopt RESOLUTION amending the current budget for the Fiscal Year Ending June 30, 2022.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                            |
|  <a href="#">Resolution</a> |

**CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION - FY 2022 - AMENDMENT # 1**

To the Auditor of POLK County, Iowa:

The City Council of ANKENY in said County/Counties met on 04/04/2022 05:30 PM, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

**RESOLUTION No. 2022-145**

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR FISCAL YEAR ENDING JUNE 2022**

**(AS LAST CERTIFIED OR AMENDED ON 03/22/2021)**

**Be it Resolved by the Council of City of ANKENY**

Section 1. Following notice published/posted 03/18/2022 and the public hearing held 04/04/2022 05:30 PM the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at the hearing:

| REVENUES & OTHER FINANCING SOURCES                                                     |           | Total Budget<br>as Certified<br>or Last Amended | Current<br>Amendment | Total Budget After<br>Current Amendment |
|----------------------------------------------------------------------------------------|-----------|-------------------------------------------------|----------------------|-----------------------------------------|
| Taxes Levied on Property                                                               | 1         | 41,979,358                                      | 0                    | 41,979,358                              |
| Less: Uncollected Delinquent Taxes - Levy Year                                         | 2         | 0                                               | 0                    | 0                                       |
| Net Current Property Tax                                                               | 3         | 41,979,358                                      | 0                    | 41,979,358                              |
| Delinquent Property Tax Revenue                                                        | 4         | 0                                               | 0                    | 0                                       |
| TIF Revenues                                                                           | 5         | 9,093,301                                       | -105,455             | 8,987,846                               |
| Other City Taxes                                                                       | 6         | 3,032,520                                       | 85,000               | 3,117,520                               |
| Licenses & Permits                                                                     | 7         | 2,459,600                                       | 19,000               | 2,478,600                               |
| Use of Money & Property                                                                | 8         | 1,022,510                                       | -256,300             | 766,210                                 |
| Intergovernmental                                                                      | 9         | 16,839,245                                      | 2,701,168            | 19,540,413                              |
| Charges for Service                                                                    | 10        | 40,486,180                                      | 4,096,139            | 44,582,319                              |
| Special Assessments                                                                    | 11        | 500                                             | -500                 | 0                                       |
| Miscellaneous                                                                          | 12        | 5,471,568                                       | -103,292             | 5,368,276                               |
| Other Financing Sources                                                                | 13        | 20,011,000                                      | 19,542,675           | 39,553,675                              |
| Transfers In                                                                           | 14        | 17,299,094                                      | -3,163,109           | 14,135,985                              |
| <b>Total Revenues &amp; Other Sources</b>                                              | <b>15</b> | <b>157,694,876</b>                              | <b>22,815,326</b>    | <b>180,510,202</b>                      |
| <b>EXPENDITURES &amp; OTHER FINANCING USES</b>                                         |           |                                                 |                      |                                         |
| Public Safety                                                                          | 16        | 24,993,041                                      | -267,876             | 24,725,165                              |
| Public Works                                                                           | 17        | 7,625,603                                       | 414,063              | 8,039,666                               |
| Health and Social Services                                                             | 18        | 19,000                                          | -12,000              | 7,000                                   |
| Culture and Recreation                                                                 | 19        | 8,734,715                                       | 281,752              | 9,016,467                               |
| Community and Economic Development                                                     | 20        | 4,335,958                                       | 130,420              | 4,466,378                               |
| General Government                                                                     | 21        | 4,603,980                                       | 154,467              | 4,758,447                               |
| Debt Service                                                                           | 22        | 23,630,465                                      | 14,392,185           | 38,022,650                              |
| Capital Projects                                                                       | 23        | 37,757,069                                      | 175,794              | 37,932,863                              |
| Total Government Activities Expenditures                                               | 24        | 111,699,831                                     | 15,268,805           | 126,968,636                             |
| Business Type/Enterprise                                                               | 25        | 38,136,091                                      | 13,672,386           | 51,808,477                              |
| <b>Total Gov Activities &amp; Business Expenditures</b>                                | <b>26</b> | <b>149,835,922</b>                              | <b>28,941,191</b>    | <b>178,777,113</b>                      |
| Transfers Out                                                                          | 27        | 17,299,094                                      | -3,163,109           | 14,135,985                              |
| <b>Total Expenditures/Transfers Out</b>                                                | <b>28</b> | <b>167,135,016</b>                              | <b>25,778,082</b>    | <b>192,913,098</b>                      |
| <b>Excess Revenues &amp; Other Sources Over<br/>(Under) Expenditures/Transfers Out</b> | <b>29</b> | <b>-9,440,140</b>                               | <b>-2,962,756</b>    | <b>-12,402,896</b>                      |
| Beginning Fund Balance July 1, 2021                                                    | 30        | 111,193,693                                     | 26,532,451           | 137,726,144                             |
| <b>Ending Fund Balance June 30, 2022</b>                                               | <b>31</b> | <b>101,753,553</b>                              | <b>23,569,695</b>    | <b>125,323,248</b>                      |

**Explanation of Changes:** Amended revenues include increases related to the receipt of American Rescue Plan Act (ARPA) grant funds, water sales, utility hookup fees and bond proceeds to current refund the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B. Amended expenditures include increases related to inflation (e.g. costs of goods and services, fuel and natural gas costs), seasonal pay plan adjustments and the current refunding of the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.

04/04/2022

City Clerk/Administrator Signature of Certification

Adopted On

Mayor Signature of Certification



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

---

ACTION REQUESTED:  
Resolution

---

LEGAL:  
No Review Required

---

SUBJECT:  
Amended FY 2022 Fund Transfers

---

EXECUTIVE SUMMARY:  
Administrative Rules Code 545-2.5 requires all transfers of funds from one budgeted fund to another budgeted fund be approved by resolution. The City approves fund transfers in the adoption of the annual budget and subsequent budget amendments. Fund transfers were approved as a part of the FY 2022 Budget adopted on March 22, 2021 and amended on April 4, 2022.

The fiscal year 2022 fund transfers resolution is being amended due to the FY 2022 Budget Amendment adopted on April 4, 2022, in order to maintain compliance with the Administrative Rules Code 545-2.5.

---

FISCAL IMPACT: **No**  
None, as these transfers were approved as part of the adoption of the annual budget and subsequent budget amendment.

---

CITY MANAGER'S RECOMMENDATIONS:



Recommend resolution approving amendment to fiscal year 2022 fund transfers.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to adopt  
RESOLUTION approving amendment to fiscal year 2022 fund transfers.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                |
|  <a href="#">Resolution</a>                     |
|  <a href="#">Amended FY 2022 Fund Transfers</a> |

## **RESOLUTION**

### **A RESOLUTION APPROVING AMENDMENT TO FISCAL YEAR 2022 FUND TRANSFERS**

**WHEREAS**, the City of Ankeny, Iowa approves fund transfers in the adoption of the annual budget and subsequent budget amendments, and

**WHEREAS**, the City Council approved fund transfers as part of the FY 2022 Budget adopted on March 22, 2021 and FY 2022 Budget Amendment adopted on April 4, 2022, and

**WHEREAS**, Administrative Rules Code 545-2.5 requires all transfers of funds from one budgeted fund to another budgeted fund be approved by resolution, and

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the City Council of the City of Ankeny, Iowa, that fund transfers are hereby approved by resolution as outlined in Exhibit A.

Passed and approved the 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

Attest:

---

Diane Klemme, Deputy City Clerk

## Exhibit A

### Amended FY 2022 Fund Transfers

| Transfer Out                 | Fund | Transfer In           | Fund | Amount               | Purpose                                                                                 |
|------------------------------|------|-----------------------|------|----------------------|-----------------------------------------------------------------------------------------|
| General Fund                 | 100  | Hotel/Motel Tax Fund  | 233  | \$ 1,209,000         | To account for hotel/motel tax revenues and their subsequent disbursement               |
| General Fund                 | 100  | Debt Service Fund     | 300  | 86,850               | G.O. Bond Debt Service Abatement                                                        |
| General Fund                 | 100  | Capital Projects Fund | 931  | 75,000               | Prairie Ridge Sports Complex - Softball Bleacher Canopies                               |
| Hotel/Motel Tax Fund         | 233  | General Fund          | 100  | 200,000              | Prairie Ridge Sports Complex O&M                                                        |
| Hotel/Motel Tax Fund         | 233  | General Fund          | 100  | 15,000               | Summer Sounds                                                                           |
| Hotel/Motel Tax Fund         | 233  | General Fund          | 100  | 67,000               | Summerfest                                                                              |
| Hotel/Motel Tax Fund         | 233  | Capital Projects Fund | 990  | 200,000              | High Trestle Trail Experience Park                                                      |
| Road Use Tax Fund            | 260  | Debt Service Fund     | 300  | 89,000               | G.O. Bond Debt Service Abatement                                                        |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 907  | 40,000               | Public Works Winter Operations Satellite Facility                                       |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 916  | 1,000,000            | Annual Street Replacement Program                                                       |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 917  | 125,000              | Elementary Schools Walkability Improvements                                             |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 936  | 250,000              | Annual Sidewalk/Trail Construction Program                                              |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 963  | 500,000              | Annual PCC Street Patching Program                                                      |
| Road Use Tax Fund            | 260  | Capital Projects Fund | 965  | 130,000              | Annual Traffic Signal Improvement Program                                               |
| Tax Increment Financing Fund | 280  | Debt Service Fund     | 300  | 7,033,641            | G.O. Bond Debt Service Abatement                                                        |
| Landfill Postclosure Fund    | 295  | Solid Waste Fund      | 500  | 15,750               | John Deere Des Moines Works' share of maintenance activities at the remediated landfill |
| Park Dedication Fund         | 440  | Capital Projects Fund | 973  | 80,000               | Annual Park Development Program                                                         |
| Civic Trust Fund             | 484  | Capital Projects Fund | 897  | 505,000              | Des Moines Street Parks Development                                                     |
| Civic Trust Fund             | 484  | Capital Projects Fund | 933  | 500,000              | Cherry Glen Ballfield                                                                   |
| Water Fund                   | 510  | General Fund          | 100  | 200,000              | Administrative Costs                                                                    |
| Water Fund                   | 510  | Debt Service Fund     | 300  | 89,000               | G.O. Bond Debt Service Abatement                                                        |
| Sewer Fund                   | 550  | General Fund          | 100  | 200,000              | Administrative Costs                                                                    |
| Sewer Fund                   | 550  | Debt Service Fund     | 300  | 89,000               | G.O. Bond Debt Service Abatement                                                        |
| Storm Water Fund             | 580  | Debt Service Fund     | 300  | 1,436,744            | G.O. Bond Debt Service Abatement                                                        |
| Total:                       |      |                       |      | <u>\$ 14,135,985</u> |                                                                                         |



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Proposed NE Frisk Drive Bridge Replacement Project - Cooperative Public Service Agreement with Polk County

---

EXECUTIVE SUMMARY:

The NE Frisk Drive Bridge Replacement Project is included in the City of Ankeny's 2022 - 2026 Capital Improvements Program. The project involves removing an existing 30 foot long, 72 year-old bridge (County Bridge No. 3606) with weight limits on NE Frisk Drive over Deer Creek. The proposed structure is a 70 foot long by 30 foot wide continuous concrete slab bridge that includes a 10 foot trail on the west side of the bridge.

Since this project is located on a joint jurisdictional (border) street between Polk County and Ankeny, Polk County plans on completing the design and construction of the proposed bridge. Polk County has submitted an agreement to facilitate the cost sharing on the project. It is recommended that the City Council approve this agreement so that the project can be designed and constructed by Polk County during the 2022 construction season.

---

---

FISCAL IMPACT: **No**

The project is included in the City's 2022 - 2026 Capital Improvements Program with construction scheduled for 2022. Polk County will provide the design and construction inspection services for the project without reimbursement by the City. The City's estimated cost share for the 10 foot wide trail portion of the project's construction is a maximum of \$90,000. The actual construction costs and subsequent reimbursement payment to Polk County will be based on the actual quantities used and the contract unit prices.

---

CITY MANAGER'S RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to adopt Resolution to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the NE Frisk Drive Bridge Replacement Project.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** <p>Consider motion to adopt&nbsp;<strong>RESOLUTION</strong>&nbsp;to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the NE Frisk Drive Bridge Replacement Project.</p>

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                        |
|  <a href="#">Resolution</a>                           |
|  <a href="#">Cooperative Public Service Agreement</a> |



## **RESOLUTION 2022-XX**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK COUNTY, IOWA AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF PROJECT COSTS FOR THE NE FRISK DRIVE BRIDGE REPLACEMENT PROJECT**

---

**WHEREAS**, the City of Ankeny deems it to be in the best interest of the residents of the City to enter into an agreement for Cooperative Public Service with Polk County, Iowa, for the purpose of sharing project costs related to the NE Frisk Drive Bridge Replacement Project; and

**WHEREAS**, the NE Frisk Drive Bridge Replacement Project is included in the City of Ankeny's 2022 – 2026 Capital Improvement Program with construction scheduled for 2022. This project is located on a joint jurisdictional (border) street of Ankeny and will include a 10 foot wide trail on the bridge. As such, the cost for the bridge replacement will require cost sharing between Polk County and the City of Ankeny; and

**WHEREAS**, the NE Frisk Drive Bridge Replacement Project is scheduled to be designed and constructed by Polk County during 2022, pending approval of said agreement.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with Polk County for Cooperative Public Service.

**DATED** at the City of Ankeny, Iowa, this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk

**AGREEMENT FOR COOPERATIVE PUBLIC SERVICE**

**BETWEEN**

**POLK COUNTY, IOWA**

**AND**

**CITY OF ANKENY, IOWA**

THIS AGREEMENT is entered into by and between Polk County, Iowa, a governmental subdivision of the State of Iowa, hereinafter referred to as the "County", and the City of Ankeny, a municipal corporation within the County of Polk, State of Iowa, hereinafter referred to as the "City".

1. This Agreement shall consist of four (4) pages and Attachments A, B, C, D and E which shall be considered a part of this Agreement.
2. This Agreement shall become effective upon its execution by the parties, and shall remain in effect until the duties of the parties are completed to the satisfaction of all parties.
3. The purpose of this Agreement is listed in Attachment A.
4. The duties of the County are listed in Attachment B.
5. The duties of the City are listed in Attachment C.
6. Attachment D is the estimated cost of the project.
7. Attachment E is a map of the project location.
8. The County shall be the lead agency for carrying out the terms of this agreement.
9. Polk County Public Works shall administer performance of this Agreement for the County.

10. Any party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least sixty days prior to the effective date of termination. Notice shall be sent to the governing body of the other parties at their principal place of doing business by registered mail. The termination of this Agreement shall not relieve any party to this Agreement of any obligations or liability arising during the terms of the Agreement.
11. In the event of a breach by any entity of this Agreement, that breach shall not be considered to affect any remaining terms or conditions of this Agreement. If any terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.
12. This is the entire Agreement between all parties and it may be amended only upon the agreement of all parties and only in writing.
13. The parties shall approve the Agreement by resolution or motion of their respective Board or Council, which shall authorize the execution of the Agreement.

**EXECUTION OF AGREEMENT**

**IN WITNESS THEREOF**, the County has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Polk County, Iowa  
Board of Supervisors

By: \_\_\_\_\_  
Chairperson

Attest \_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

## EXECUTION OF AGREEMENT

**IN WITNESS THEREOF**, the City of Ankeny has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

City of Ankeny

by: \_\_\_\_\_  
Mayor

Attest \_\_\_\_\_



## ATTACHMENT A

The purpose of this Agreement is to establish the terms and conditions between the County and the City for Project STBG-SWAP-C077(232)—FG-77, the replacement of County Bridge No. 3606 in 2022 which includes the following:

Replacement of the existing 30' long, 72 year-old bridge that is posted for weight limits with a 70' long by 30' wide continuous concrete slab bridge including a 10 foot wide trail on the west side of the bridge. See Attachment E for map of location.

## ATTACHMENT B

### Duties of the County

The County, through their Public Works Department, shall provide all planning, design, administration, engineering and inspection for the project without reimbursement by the City with an estimated value of \$63,630.

The labor, equipment, materials and traffic control required for construction of the project improvements shall be completed by a third party contractor under contract with the County through a publicly let and awarded contract.

Upon completion of the project, the County shall prepare and forward a billing to the City for their share of the project costs. Final billing shall be based on actual quantities used at the current contract unit prices, with a maximum City cost of \$90,000.

### ATTACHMENT C

The City shall promptly upon receipt of the billing from the County, return payment to the County with the check made out to the "Polk County Farm-To-Market Fund" for their share of the project, with a maximum cost of \$90,000. Work is scheduled to be completed no later than the spring of 2023. Payment will be due upon completion of the work and receipt of the billing, but not before July 1, 2022.

## Cost Estimate

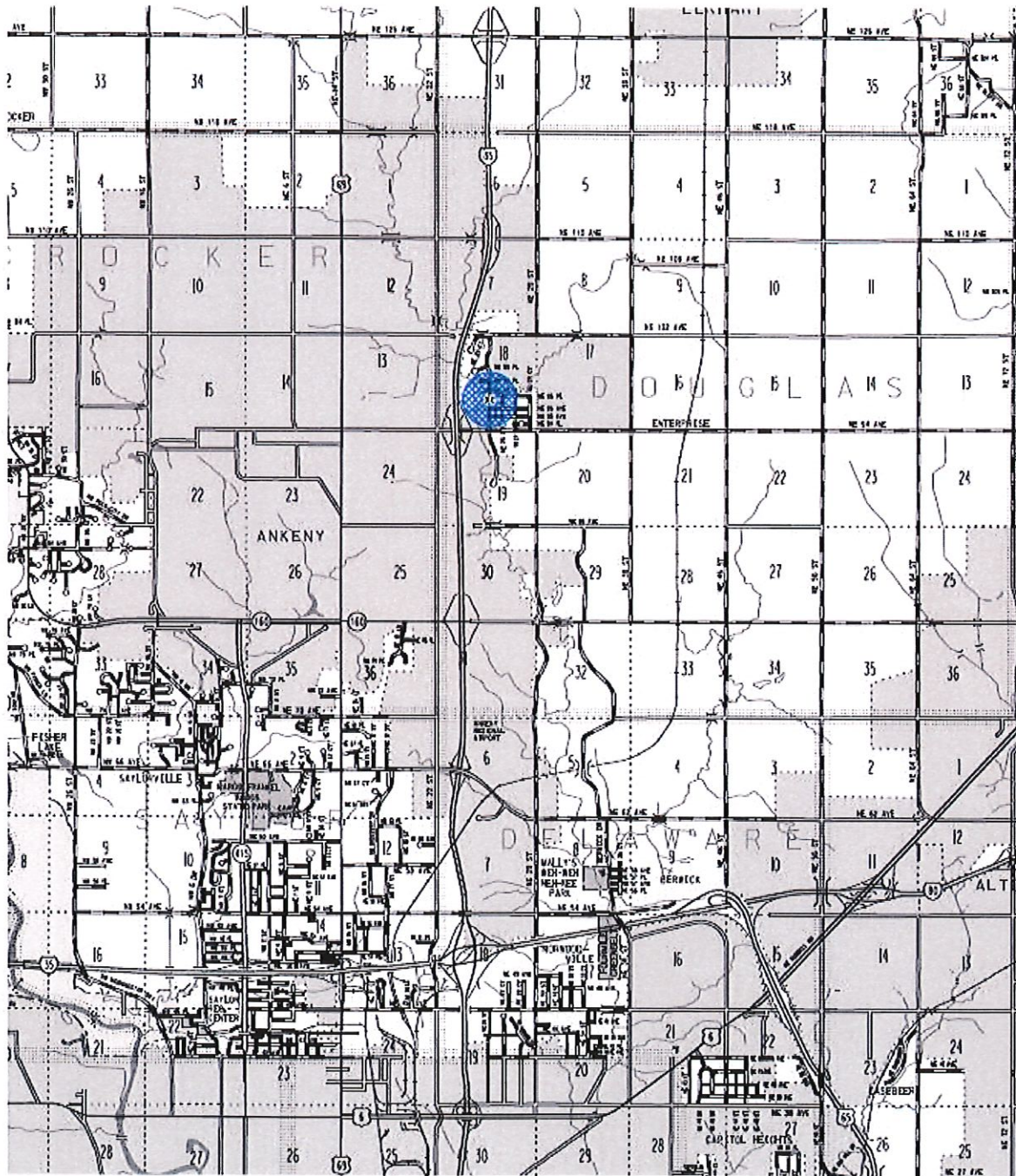
\*Bridge is 44 feet wide. 11 feet was added for the trail, so 25% of cost for these bid items and all of chain link fence.



# ATTACHMENT "E"



PROPOSED LOCATION



FILE: \projects\2008\20080801\20080801\_001\20080801\_001\_001.dwg  
 Project: 20080801\_001  
 Sheet: 1 of 1  
 Date: 08/01/2008  
 Author: [illegible]  
 Title: [illegible]





ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

---

ACTION REQUESTED:

Resolution

---

LEGAL:

No Review Required

---

SUBJECT:

Proposed SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project - Cooperative Public Service Agreement with Polk County

---

EXECUTIVE SUMMARY:

The SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project is included in the City of Ankeny's Annual Asphalt Street Resurfacing Program in the 2022 - 2026 Capital Improvements Program. The project involves a Hot Mix Asphalt (HMA) resurfacing of SE 72nd Street / County NE 62nd Avenue from SE Fourmile Drive / County NE 29th Street to NE 46th Street.

Since 0.03-mile of this 2.0 mile project is a joint jurisdictional (border) street between Polk County and Ankeny, Polk County plans on completing the design and construction of the proposed resurfacing on the street. Polk County has submitted an agreement to facilitate the cost sharing on the project. It is recommended that the City Council approve this agreement so that the project can be designed and constructed by Polk County during the 2022 construction season.

---

FISCAL IMPACT: **No**

The project is included in the City's Annual Asphalt Street Resurfacing Program in the 2022 - 2026 Capital Improvements Program with construction scheduled for 2022. Polk County will provide the design and construction inspection services for the project without reimbursement by the City. The City's estimated cost share for the project's construction is \$36,000. The actual construction costs and subsequent reimbursement payment to Polk County will be based on the actual quantities used and the contract unit prices.

---

CITY MANAGER'S RECOMMENDATIONS:

It is recommended that the City Council take the following action:

1. Consider motion to adopt Resolution to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider motion to adopt **RESOLUTION** to authorize the execution of a Cooperative Public Service Agreement between Polk County, Iowa and the City of Ankeny, Iowa for the sharing of project costs for the SE 72nd Street / County NE 62nd Avenue Asphalt Resurfacing Project.

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                        |
|  <a href="#">Resolution</a>                           |
|  <a href="#">Cooperative Public Service Agreement</a> |

## **RESOLUTION 2022-XX**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR COOPERATIVE PUBLIC SERVICE BETWEEN POLK COUNTY, IOWA AND THE CITY OF ANKENY, IOWA FOR THE SHARING OF PROJECT COSTS FOR THE SE 72<sup>ND</sup> STREET / COUNTY NE 62<sup>ND</sup> AVENUE ASPHALT RESURFACING PROJECT**

---

**WHEREAS**, the City of Ankeny deems it to be in the best interest of the residents of the City to enter into an agreement for Cooperative Public Service with Polk County, Iowa, for the purpose of sharing project costs related to the SE 72<sup>nd</sup> Street / County NE 62<sup>nd</sup> Avenue Asphalt Resurfacing Project; and

**WHEREAS**, the SE 72<sup>nd</sup> Street / County NE 62<sup>nd</sup> Avenue Asphalt Resurfacing Project is included in the City of Ankeny's 2022 – 2026 Capital Improvements Program with construction scheduled for 2022, and this project is located on a joint jurisdictional (border) street of Ankeny, such that the cost for the resurfacing will require cost sharing between Polk County and the City of Ankeny; and

**WHEREAS**, the SE 72<sup>nd</sup> Street / County NE 62<sup>nd</sup> Avenue Asphalt Resurfacing Project is scheduled to be designed and constructed by Polk County during 2022, pending approval of said agreement.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Ankeny, Iowa, that the Mayor and City Clerk should be and they are hereby authorized and empowered to execute the said agreement with Polk County for Cooperative Public Service.

**DATED** at the City of Ankeny, Iowa, this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

---

Diane Klemme, Deputy City Clerk

**AGREEMENT FOR COOPERATIVE PUBLIC SERVICE**

**BETWEEN**

**POLK COUNTY, IOWA**

**AND**

**CITY OF ANKENY, IOWA**

THIS AGREEMENT is entered into by and between Polk County, Iowa, a governmental subdivision of the State of Iowa, hereinafter referred to as the "County", and the City of Ankeny, a municipal corporation within the County of Polk, State of Iowa, hereinafter referred to as the "City".

1. This Agreement shall consist of four (4) pages and Attachments A, B, C, D and E which shall be considered a part of this Agreement.
2. This Agreement shall become effective upon its execution by the parties, and shall remain in effect until the duties of the parties are completed to the satisfaction of all parties.
3. The purpose of this Agreement is listed in Attachment A.
4. The duties of the County are listed in Attachment B.
5. The duties of the City are listed in Attachment C.
6. Attachment D is the estimated cost of the project.
7. Attachment E is a map of the project location.
8. The County shall be the lead agency for carrying out the terms of this agreement.
9. Polk County Public Works shall administer performance of this Agreement for the County.

10. Any party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least sixty days prior to the effective date of termination. Notice shall be sent to the governing body of the other parties at their principal place of doing business by registered mail. The termination of this Agreement shall not relieve any party to this Agreement of any obligations or liability arising during the terms of the Agreement.
11. In the event of a breach by any entity of this Agreement, that breach shall not be considered to affect any remaining terms or conditions of this Agreement. If any terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.
12. This is the entire Agreement between all parties and it may be amended only upon the agreement of all parties and only in writing.
13. The parties shall approve the Agreement by resolution or motion of their respective Board or Council, which shall authorize the execution of the Agreement.



## EXECUTION OF AGREEMENT

**IN WITNESS THEREOF**, the County has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Polk County, Iowa  
Board of Supervisors

By: \_\_\_\_\_  
Chairperson

Attest \_\_\_\_\_  
Jamie Fitzgerald, Polk County Auditor

## EXECUTION OF AGREEMENT

**IN WITNESS THEREOF**, the City of Ankeny has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

City of Ankeny

by: \_\_\_\_\_  
Mayor

Attest \_\_\_\_\_

## ATTACHMENT A

The purpose of this Agreement is to establish the terms and conditions between the County and the City for proposed 2022 Street Improvement Project consisting of the following:

1. Project includes construction of a 2.25 inch Hot Mix Asphalt (HMA) resurfacing of NE 62<sup>nd</sup> Avenue (SE 72<sup>nd</sup> Street) from NE 29<sup>th</sup> Street (SE Fourmile Drive) to NE 46<sup>th</sup> Street for a total of 2.0 miles. This includes 0.03 miles of joint jurisdiction roadway, of which one-half, or 0.015 miles is within the City and 0.21 miles that is entirely within the City. See Attachment E for map of location.

## ATTACHMENT B

### Duties of the County

The County, through their Public Works Department, shall provide all planning, design, administration, engineering and inspection for the projects without reimbursement by the City with an estimated value of \$2,580.

The labor, equipment, materials and traffic control required for construction of all the project improvements shall be completed by a third party contractor under contract with the County through a publicly let and awarded contract.

Upon completion of the project, the County shall prepare and forward a billing to the City for their share of the project costs. Final billing shall be based on actual quantities used at the current contract unit prices.

### ATTACHMENT C

The City shall promptly upon receipt of the billing from the County, make payment direct to the County's contractor for their share of the project. Work will be completed in 2022. Payment will be due upon completion of the work and receipt of the billing, but not before July 1, 2022.



## ATTACHMENT D

### Cost Estimate

#### 1. HMA Resurfacing of NE 62<sup>nd</sup> Avenue (SE 72<sup>nd</sup> Street)

Total project length of 2.00 miles with 2.25" HMA resurfacing, 24 wide with 4' wide granular shoulders. Project will include scarification of 2.25 inches of existing pavement with new pavement to match the existing PCC widening and turn lanes at SE Moyer Drive and SE Northstar Drive, with an estimated 2022 cost of \$160,000/mile. Includes 0.21 miles within the City, and 0.03 miles of equally shared jurisdiction between the City and the County, for total of 0.24 miles.

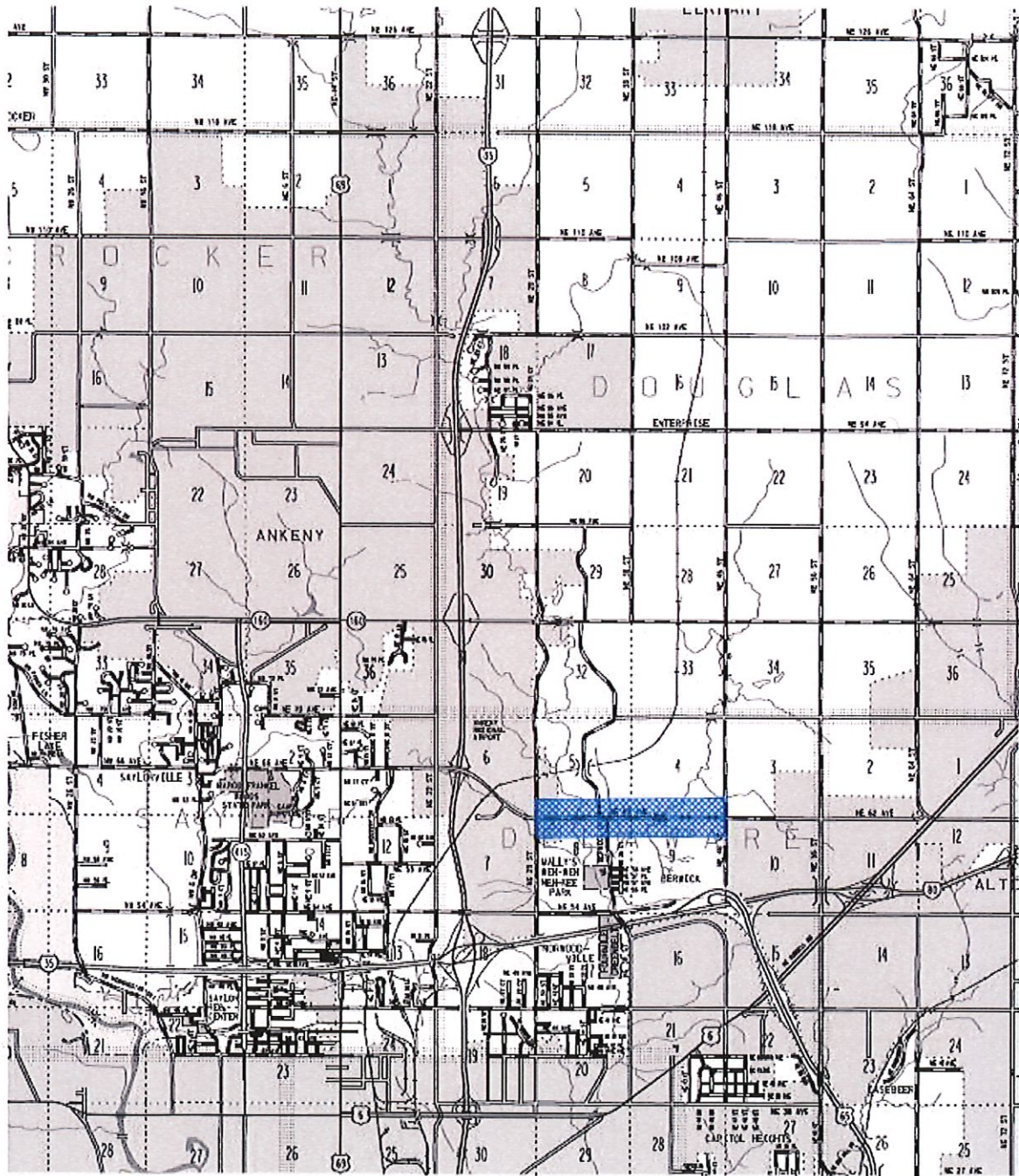
Total Estimated cost of NE 62<sup>nd</sup> Avenue (SE 72<sup>nd</sup> St) from NE 29<sup>th</sup> St. (SE Fourmile Dr.) to the east city limits of the City = 0.24 miles X \$160,000/mile = \$38,400.

County's Estimated cost by Joint Jurisdictional length:

$$0.03 \text{ Miles}/2 = 0.015 \text{ miles} \times \$160,000/\text{mile} = \$2,400$$

City's Estimated cost by Jurisdiction length:

$$0.03 \text{ Miles}/2 = 0.015 + 0.21 = 0.225 \text{ miles} \times \$160,000/\text{mile} = \$36,000$$



303-41-5000  
We're not just a company, we're a community. Join us today and become part of the team that's making a difference in the world.



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch

 [Print](#)

ORIGINATING DEPARTMENT:  
Municipal Utilities

COUNCIL GOAL:  
Upgrade Essential Infrastructure

---

ACTION REQUESTED:  
Resolution

---

LEGAL:  
Item Reviewed by Legal Counsel

---

SUBJECT:  
Proposed N Ankeny Blvd. Water Main Project  
Initiate Proceedings

---

EXECUTIVE SUMMARY:

The action before the Council is the adoption of a resolution regarding the N Ankeny Blvd. Water Main Project which involves ordering construction, setting a public hearing date on the Contract Documents (plans, specifications, form of contract) estimated total cost and setting a date for the filing of bids on the project. This project includes the installation of approximately 540 lineal feet of 12" water main along N Ankeny Blvd. between NE 36th Street and NE 41st Street to close a gap in our distribution system.

The construction improvements include trenched and trenchless construction of 12" water main, connections to existing main, hydrants, erosion control, surface restoration and other miscellaneous associated work necessary to complete the project.

The project is being presented for bidding at this time. Pending project approval and award, the contractor will be required to substantially complete the project by September 16, 2022 and fully complete the project by September 30, 2022. Council approval at this time will set the following schedule for the proceedings:

1. Set Date of Bid Opening and Public Hearing: April 4, 2022
2. Post Notice to Bidders and Notice of Public Hearing: April 8, 2022
3. Publish Notice to Bidders and Notice of Public of Hearing: April 15, 2022
4. Bid Opening (10:30 A.M., Public Services Bldg): April 26, 2022
5. Public Hearing and Award Contract: May 2, 2022  
(Hold Public Hearing on the plans, specifications, form of contract, and estimated total cost, review bids, award contract and approve contract and bonds.)

---

**FISCAL IMPACT: No**

This project is included in the City's annual Capital Improvements Program with construction scheduled for 2022.

---

**CITY MANAGER'S RECOMMENDATIONS:**

Adopt Resolution ordering construction and setting the bid opening date as April 26, 2022 and setting the public hearing date as May 2, 2022 for the N Ankeny Blvd. Water Main Project, in accordance with the Notice to Bidders and Notice of Public Hearing to be posted to the Iowa League of Cities and the Master Builders of Iowa websites on April 8, 2022 and published in the Des Moines Register on April 15, 2022.

---

**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

---

**PUBLIC OUTREACH EFFORTS:**

---

**ACTION REQUESTED:**

**Action:** Consider motion to adopt <strong>RESOLUTION</strong> ordering construction on the N Ankeny Blvd. Water Main Project and fixing a date for hearing thereon and taking of bids therefor. (date of bid-letting: 4/26/22 @ 10:30 a.m./date of hrg: 5/2/22 @ 5:30 p.m.)

---

**ADDITIONAL INFORMATION:**

---

**ATTACHMENTS:**

|                                      |
|--------------------------------------|
| Click to download                    |
| <a href="#">Resolution</a>           |
| <a href="#">Notice of Hearing</a>    |
| <a href="#">Project Location Map</a> |



Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE N. ANKENY BLVD WATER MAIN, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the following Resolution duly adopted:

### **RESOLUTION**

#### **RESOLUTION ORDERING CONSTRUCTION OF THE N. ANKENY BLVD WATER MAIN, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR**

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the N. Ankeny Blvd Water Main; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the N. Ankeny Blvd Water Main, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:



The project includes the installation of a 12-inch diameter water main along N Ankeny Boulevard from approximately the north property line of Unity Point at 3625 N Ankeny Boulevard to NE 41st Street. Work includes approximately 540 LF of 12-inch diameter water main constructed by trenched and trenchless methods, and related work including water main connections, hydrants, erosion control, surface restoration, and miscellaneous associated work.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to April 26, 2022, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Manager or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on May 2, 2022, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on May 2, 2022.

PASSED AND APPROVED this 4th day of April, 2022.

---

Mayor

ATTEST:

---

Deputy City Clerk

**NOTICE TO BIDDERS AND  
NOTICE OF PUBLIC HEARING**

**N ANKENY BLVD WATER MAIN**  
CITY OF ANKENY, IOWA PUBLIC IMPROVEMENT PROJECT

**Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement**

Notice is hereby given that a public hearing will be held by the **City of Ankeny, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract) and estimated total cost for the **N Ankeny Blvd Water Main** project at its meeting at **5:30 P.M. on the 2<sup>nd</sup> day of May, 2022**, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023.

City of Ankeny City Council meetings are open for the public to attend in person. City Council meetings are also conducted virtually and interested persons may attend the meeting virtually by the following methods:

1. Join Meeting Electronically:  
<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtVHNxcWZFak9Pd09>  
Meeting ID: 973 1299 2966      Passcode: 1234
2. Join Meeting by Phone:  
Dial: +1 312 626 6799  
Meeting ID: 973 1299 2966      Passcode: 1234

**Time and Place for Filing Sealed Proposals**

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Ankeny Public Services Building, 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023 on the **26<sup>th</sup> day of April, 2022**, at the reception desk in said Ankeny Public Services Building. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

**Time and Place Sealed Proposals Will be Opened and Considered**

Sealed proposals will be opened by the City Clerk and bids tabulated at **10:30 A.M. on the 26<sup>th</sup> day of April, 2022**, in said Ankeny Public Services Building. Bids will be considered by the City of Ankeny City Council at its meeting at **5:30 P.M. on the 2<sup>nd</sup> day of May, 2022**, in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

### Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no later than August 15, 2022**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in May 2022.

### Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file at the Ankeny Public Services Building and may be examined at 1210 NW Prairie Ridge Drive, Ankeny, Iowa, 50023.

An electronic copy of the Contract Documents is available at [www.ankenyiowa.gov/bid-documents](http://www.ankenyiowa.gov/bid-documents) for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at [www.QuestCDN.com](http://www.QuestCDN.com).

Paper copies of the Contract Documents are available at the Engineer's Office at Short Elliott Hendrickson Inc. (SEH), 5414 NW 88<sup>th</sup> Street, Suite 140, Johnston, Iowa, 50131, for a fee of Fifty Dollars (\$50.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-608-6000 in advance to reserve a paper copy.

### Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

**Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.**

## General Nature of the Public Improvement

### **N ANKENY BLVD WATER MAIN**

**The project includes the installation of a 12-inch diameter water main along N Ankeny Boulevard from approximately the north property line of Unity Point at 3625 N Ankeny Boulevard to NE 41<sup>st</sup> Street. Work includes approximately 540 LF of 12-inch diameter water main constructed by trenched and trenchless methods, and related work including water main connections, hydrants, erosion control, surface restoration, and miscellaneous associated work.**

### Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Ankeny, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Ankeny. The bid shall contain no condition except as provided in the specifications.

The City of Ankeny reserves the right to defer acceptance of any bid for a period of thirty (30) calendar days after receipt of bids and no bid may be withdrawn during this period.

### Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Ankeny and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Ankeny from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

### Title VI Compliance

The City of Ankeny, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

### Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 95% of the work completed during a payment period, with the remaining 5% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Ankeny and the provisions stipulated in the Iowa Code.

### Sales Tax Exemption

The City of Ankeny will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

### Completion of Work

The Contractor shall substantially complete the project no later than **September 16, 2022**. Substantially complete shall be defined as all utility and grading construction completed. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the project no later than **September 30, 2022**. Fully complete shall be defined as all work completed, and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Two Hundred Dollars (\$200.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Ankeny does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Ankeny, Iowa.

Dated at Ankeny, Iowa, this **4<sup>th</sup> day of April, 2022**.

\_\_\_\_\_  
Mark E. Holm, Mayor

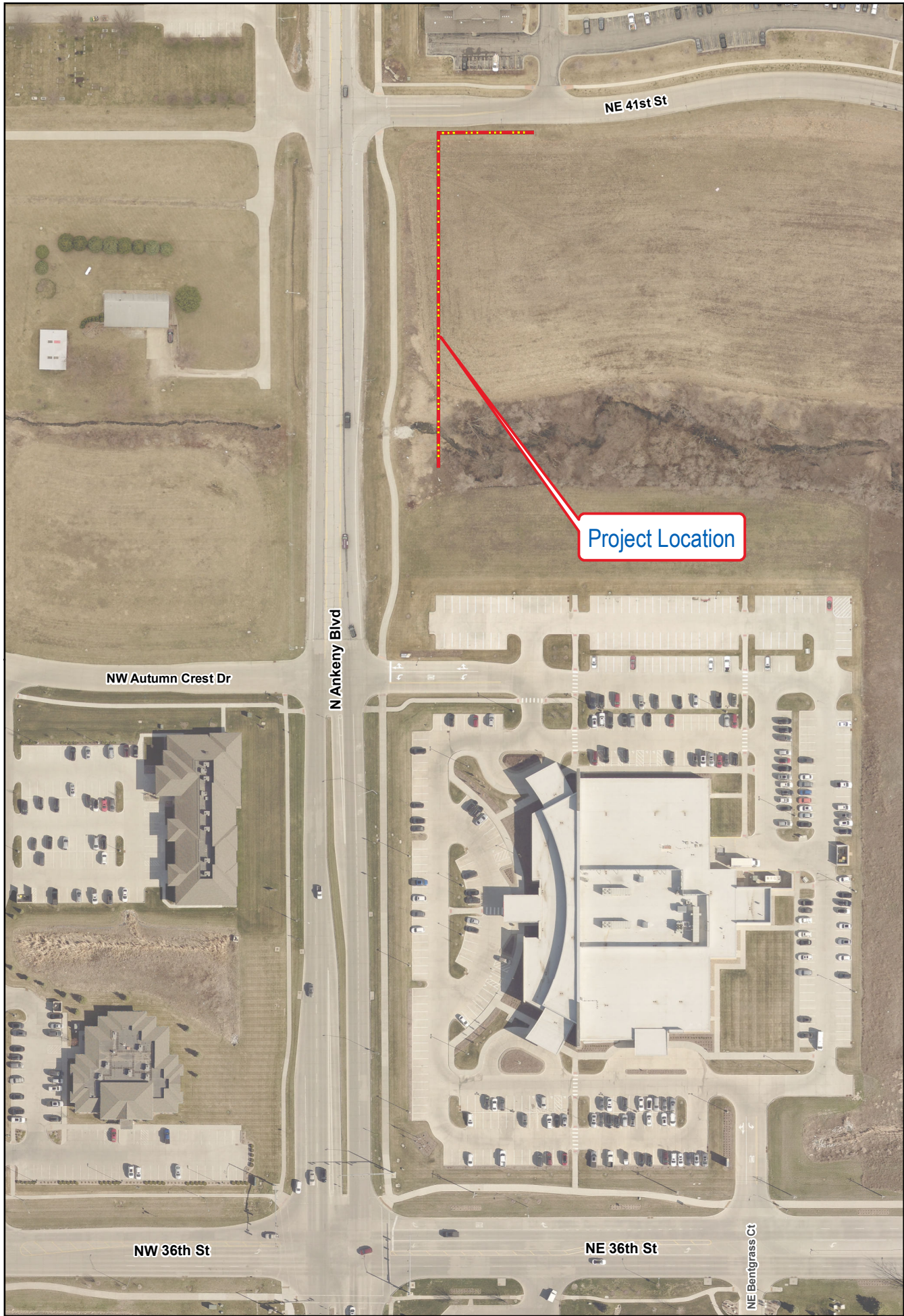
ATTEST:

\_\_\_\_\_  
Diane Klemme, Deputy City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **8<sup>th</sup> day of April, 2022**.

Published in the Des Moines Register the **15<sup>th</sup> day of April, 2022**.





North Ankeny Boulevard 12" Main 2022  
Map is for Location Purposes Only



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:

Public Works

COUNCIL GOAL:

Upgrade Essential Infrastructure

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ACTION REQUESTED:

Resolution

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LEGAL:

No Review Required

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SUBJECT:

NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street  
Notice of Intent to Commence a Public Improvement Project and to Acquire Property Interests

---

EXECUTIVE SUMMARY:

The action before the City Council is the adoption of a Resolution regarding the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project, which involves publishing a Notice of Intent and setting a Public Hearing date on the acquisition of property for the project.

The City is undertaking the design and property acquisition for the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project at this time. The primary purpose of this project is to improve traffic capacity and mobility and enhance vehicular and pedestrian safety by upgrading NE Delaware Avenue from an existing two-lane rural roadway to a four-lane divided urban street with raised medians and left turn lanes from NE 5th Street to north of NE 18th Street. The project is currently scheduled for construction in 2023 and 2024 with an Iowa DOT letting date of late 2022. In order to preserve the final design and construction schedule for the project, the property acquisition process needs

to begin at this time.

The limits of the proposed project show a need to acquire fee title, permanent easement, and temporary easement adjacent to the project. To facilitate the acquisition process, a Public Hearing needs to be scheduled and a Notice of Intent needs to be published. The notification will allow the affected property owners the opportunity to review the plans for the project and the need for acquiring the fee title, permanent easement, and temporary easement.

Following the publication of the Notice of Intent, a Public Hearing will be held by the City Council to officially initiate the acquisition process for the project. Pending City Council approval, a schedule for the proceedings is as follows:

1. Set Date of Public Hearing: April 4, 2022
2. Publish Notice of Intent: April 15, 2022
3. Public Hearing (5:30 P.M.): May 2, 2022 in the City Council Chambers, Ankeny Kirkendall Public Library, Ankeny, Iowa, 50023

---

**FISCAL IMPACT: No**

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**CITY MANAGER'S RECOMMENDATIONS:**

It is recommended that the City Council take the following action:

1. Adopt a Resolution setting the Public Hearing date as May 2, 2022 for the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project in accordance with the Notice of Intent to Commence a Public Improvement Project to be published in the Des Moines Register on April 15, 2022.

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**PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):**

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**PUBLIC OUTREACH EFFORTS:**

March 8, 2022: Property owners were notified of the upcoming Project Information Meeting that was held on March 22, 2022.

March 30, 2022: Property owners were notified of the need to acquire property for the proposed public improvement project.

---

ACTION REQUESTED:

**Action:** Consider motion to adopt **RESOLUTION** fixing a date for hearing on intent to commence a public improvement and to acquire property interests for the NE Delaware Avenue Reconstruction - NE 5th Street to 700 feet North of NE 18th Street project. (date of hrg: 5/2/22 at 5:30 P.M.).

---

ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                              |
|  <a href="#">Resolution</a>                   |
|  <a href="#">Notice of Intent</a>             |
|  <a href="#">Property Acquisition Exhibit</a> |



**RESOLUTION 2022-XXX**

**A RESOLUTION FIXING A DATE FOR HEARING ON INTENT TO COMMENCE  
A PUBLIC IMPROVEMENT AND TO ACQUIRE PROPERTY INTERESTS FOR THE  
NE DELAWARE AVENUE RECONSTRUCTION – NE 5<sup>TH</sup> STREET TO  
700 FEET NORTH OF NE 18<sup>TH</sup> STREET PROJECT**

---

**WHEREAS**, Iowa Code Chapter 6B provides a procedure for agencies to follow to acquire property for public improvements through eminent domain; and

**WHEREAS**, in accordance with Iowa Code requirements, notices have been mailed to affected property owners identifying 5:30 P.M. on the 2<sup>nd</sup> day of May, 2022, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023 as the time, place, and manner for which an opportunity is provided for public input into the consideration to proceed with the NE Delaware Avenue Reconstruction – NE 5<sup>th</sup> Street to 700 feet north of NE 18<sup>th</sup> Street project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Ankeny, Iowa, to establish 5:30 P.M. on the 2<sup>nd</sup> day of May, 2022, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023 as the time, date, and place of a public hearing and consideration of a resolution of intent to commence the NE Delaware Avenue Reconstruction – NE 5<sup>th</sup> Street to 700 feet north of NE 18<sup>th</sup> Street project and authorize acquisition of right-of-way through negotiation or condemnation, if necessary.

**DATED** this 4<sup>th</sup> day of April, 2022.

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Mark E. Holm, Mayor

ATTEST:

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Diane Klemme, Deputy City Clerk



NOTICE OF INTENT TO COMMENCE A PUBLIC IMPROVEMENT PROJECT TO  
RECONSTRUCT AND WIDEN NE DELAWARE AVENUE FROM NE 5<sup>TH</sup> STREET TO 700 FEET  
NORTH OF NE 18<sup>TH</sup> STREET WITHIN ANKENY, IOWA AND TO ACQUIRE PROPERTY FOR  
THE PROJECT

TO:

|                                              |                                                         |
|----------------------------------------------|---------------------------------------------------------|
| Amy E. Reimers                               |                                                         |
| Daniel P. King & Sue E. King                 | Denny Elwell Company                                    |
| Lori C. Richards                             | DRA Properties, LC                                      |
| Charles J. Brendeland & Mary K. Brendeland   | Tuscany Pointe Owners Association, Inc.                 |
| David M. Godron & Kristl R. Godron           | Windsor Village Townhomes Association                   |
| John W. Knox & Teresa L. Knox                | Ronald L. Willey & Sharon Willey                        |
| Ricardo E. Bendezu & Jodi L. Bendezu         | The Townhouses at Delaware Park                         |
| Richard A. Sippel & Cynthia R. Sippel        | The Condos at Delaware Park                             |
| Michael G. Fuller & Krista K. Fuller         | Ashbrooke HC5, LLC                                      |
| Fountain View Estates Homeowners Association | Richard H. Meridith (Trust) & Marth J. Meridith (Trust) |

Under the provisions of Iowa Code Sections 6B.2A and 6B.2B, a governmental body which proposes to acquire property under power of eminent domain for a public improvement project is required to give notice of intent to commence the project to all property owners whose properties may be acquired in whole or in part for the project.

**1. DESCRIPTION OF THE PROJECT; INTENDED USE OF PRIVATE PROPERTY TO BE ACQUIRED.**

**NOTICE IS HEREBY GIVEN** to the above-identified property owners that the City of Ankeny, Iowa will consider authorizing the commencement of the reconstruction and widening of NE Delaware Avenue from NE 5<sup>th</sup> Street to 700 feet north of NE 18<sup>th</sup> Street.

Properties acquired for the project will be used for the grading, drainage, and sidewalk improvements associated with the project and for the street right-of-way.

**2. PRIVATE PROPERTY MAY BE ACQUIRED BY PURCHASE OR CONDEMNATION.**

If the above-described project is approved by the City Council, the City of Ankeny will be required to acquire property for the project improvements. Upon review of Polk County property records, it appears that properties or portions of properties owned by the above-identified persons may have to be acquired for the project. The City of Ankeny will attempt to purchase the required property by good faith negotiations, and it may condemn those properties which it is unable to purchase. The proposed location of the above-described public improvement is shown on a conceptual drawing of the project which is now on file in the office of the City of Ankeny and available for public inspection.

**3. CITY OF ANKENY'S PROCESS TO DECIDE TO PROCEED WITH THE PROJECT AND TO ACQUIRE PROPERTY; CITY COUNCIL'S ACTION REQUIRED TO PROCEED WITH THE PROJECT; OPPORTUNITY FOR PUBLIC INPUT.**

The City of Ankeny has provided funding to study, plan, and construct this project, as well as funding to acquire any property that may be needed for the project. City staff has analyzed conceptual design options for how to proceed with this project. The studies and planning have reached the point where conceptual designs now indicate that certain property may need to be acquired. Any public comment will be considered in preparing the detailed designs, particularly as private property may be affected.

In making the decision to proceed with the above-described project and to acquire property and property interests, the City Council is required to hold a **public hearing**, giving persons interested in the proposed project the opportunity to present their views regarding the project, and regarding the proposed acquisition of property for the project. **The public hearing on the project will be held on the 2<sup>nd</sup> day of May, 2022, in the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa, 50023, commencing at 5:30 P.M.** In order to proceed with the above-described project and commence the acquisition of property for the project, the City Council will be required to approve the project and authorize acquisition of private property for the project by City Council resolution. The City Council is scheduled to consider adoption of the resolution initiating the above-described project following the public hearing.

If the project is approved by the City Council, estimates and/or appraisals will be prepared to determine the compensation to be paid for property interests that are needed for the project. The City of Ankeny will offer no less than fair market value and will attempt to purchase the needed properties by good faith negotiations. If the City of Ankeny is unable to acquire properties needed for the project by negotiation, the City of Ankeny will acquire those properties by condemnation.

#### **4. STATUS OF PROJECT PLANNING.**

The above-described project is proposed to be funded in Fiscal Years 2023, 2024, and 2025.

#### **5. STATEMENT OF RIGHTS**

Just as the law grants certain entities the right to acquire private property, you, as the owner of property, have certain rights. You have the right to:

- (a) Receive just compensation for the taking of property. (Iowa Const., Article I, Section 18)
- (b) An offer to purchase which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code §§ 6B.45, 6B.54)
- (c) Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than ten (10) days before being contacted by the acquiring agency's acquisition agent. (Iowa Code § 6B.45)
- (d) When an appraisal is required, an opportunity to accompany at least one appraiser of the acquiring agency who appraises your property. (Iowa Code § 6B.54)
- (e) Participate in good faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (Iowa Code § 6B.3(1))
- (f) If you cannot agree on a purchase price with the acquiring agency, a determination of just compensation by an impartial compensation committee and the right to appeal its award to district court. (Iowa Code §§ 6B.4, 6B.7, and 6B.18)
- (g) A review by the compensation committee of the necessity for the condemnation if your property is agricultural land being condemned for industry. (Iowa Code § 6B.4A)
- (h) Payment of the agreed-upon purchase price, or if condemned, a deposit of the compensation commission award before you are required to surrender possession of the property. (Iowa Code §§ 6B.25 and 6B.54(11))
- (i) Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code §§ 6B.33 and 6B.54(10))
- (j) Reimbursement of certain litigation expenses: (1) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (2) if the award on appeal in court is more than the compensation commissioner's award. (Iowa Code § 6B.33)
- (k) At least ninety (90) days written notice to vacate occupied property. (Iowa Code § 6B.54(4))



- (l) Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of payments. (Iowa Code 316.9)

The rights set out in this Statement are not claimed to be a full and complete list or explanation of an owner's rights under the law. They are derived from Iowa Code Chapters 6A, 6B, and 316. For a more thorough presentation of an owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.

This Notice is given by authority of the City of Ankeny.

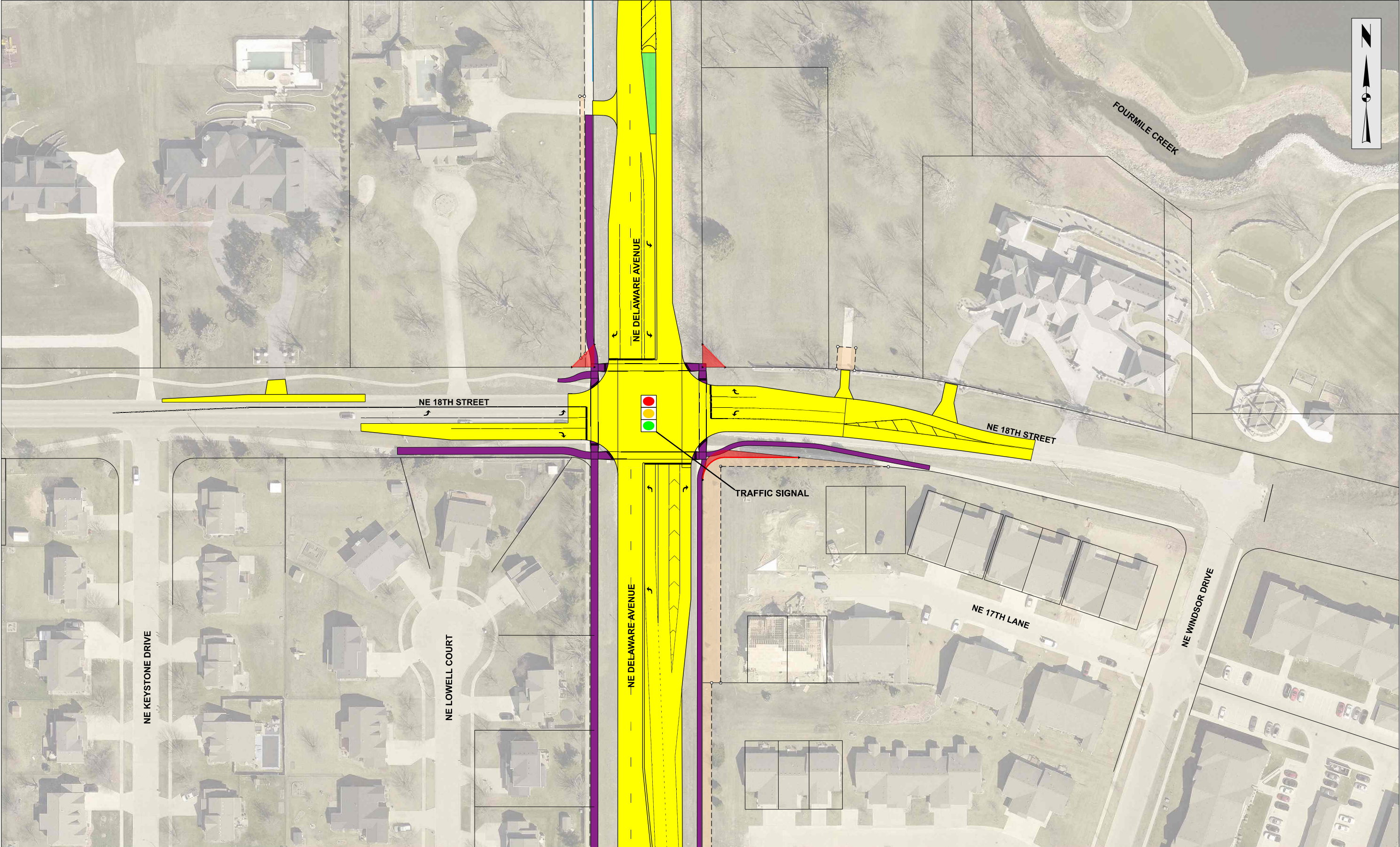
/s/ Mark Mueller  
Mark Mueller, P.E., Director of Public Works

Published in the Des Moines Register the 15<sup>th</sup> day of April, 2022.













ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Manager

COUNCIL GOAL:  
Exercise Financial Discipline

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ACTION REQUESTED:  
Resolution

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LEGAL:  
Item Reviewed by Legal Counsel

---

SUBJECT:  
\$33,685,000 General Obligation Bonds, Series 2022A

---

EXECUTIVE SUMMARY:  
The \$33,685,000 General Obligation Bonds, Series 2022A are being proposed to fund the 2022 Capital Improvement Program and current refund the General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B.

---

FISCAL IMPACT: **Yes**

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CITY MANAGER'S RECOMMENDATIONS:  
Recommend resolution directing the advertisement for sale of \$33,685,000 General Obligation Bonds, Series 2022A and approving electronic bidding procedures and Official Statement.

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

**Action:** <span>Consider motion to adopt RESOLUTION directing the advertisement for sale of \$33,685,000 General Obligation Bonds, Series 2022A and approving electronic bidding procedures and Official Statement.</span>

---

ADDITIONAL INFORMATION:

---

ATTACHMENTS:

|                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                     |
|  <a href="#">Resolution</a>          |
|  <a href="#">Official Statement</a>  |
|  <a href="#">Notice of Bond Sale</a> |

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$33,685,000 GENERAL OBLIGATION BONDS, SERIES 2022A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member \_\_\_\_\_ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

#### RESOLUTION

#### RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$33,685,000 GENERAL OBLIGATION BONDS, SERIES 2022A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

WHEREAS, the Issuer is in need of funds to pay costs of the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks and pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, fixtures and improvements, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the

removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; and the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of the city, including General Obligation Refunding Bonds, Series 2014A and General Obligation Bonds, Series 2014B, essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$28,500,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Section 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Bonds, and the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping of recreation grounds, recreation buildings, juvenile playgrounds, recreation centers, parks, and the acquisition of real estate therefor, including at the new Bellagio Park, general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$400,000 be authorized for said purpose(s); and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of chapter 403 and the Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area, as amended, including NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive, and the Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area, as amended, including West 1st Street Widening and Improvements – Phase 1 and Uptown Parking Improvements, essential corporate urban renewal purpose project(s), and it is deemed necessary and advisable that the City issue General Obligation Urban Renewal Bonds, for such purpose(s) to the amount of not to exceed \$7,600,000 as authorized by Sections 384.25 and 403.12 of the Code of Iowa; and

WHEREAS, pursuant to notice published as required by Sections 384.25 and 403.12 this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Bonds, and all objections, if any, to such Council action made by any resident or property owner of the City were received and considered by the Council; and no petition having been filed, it is the decision of the Council that additional action be taken for the issuance of said Bonds for such purpose(s), and that such action is considered to be in the best interests of the City and the residents thereof; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, it is hereby found and determined that the various general obligation bonds authorized as hereinabove described shall be combined for the purpose of issuance in a single issue of \$33,685,000 General Obligation Bonds as hereinafter set forth; and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That General Obligation Bonds, Series 2022A, of City of Ankeny, State of Iowa, in the amount of \$33,685,000, to be issued as referred to in the preamble of this Resolution, to be dated May 25, 2022, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Des Moines Register", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 18<sup>th</sup> day of April, 2022, at 5:30 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were



previously received and opened by City Officials at 10:00 A.M. on said date. The notice shall be in substantially the following form:

(To be published on or before April 12, 2022)

## NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Ankeny, State of Iowa, hereafter described, must be received at the office of the City Clerk, City Hall, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023; Telephone: 515-965-6400 (the "Issuer") before 10:00 A.M., on the 18<sup>th</sup> day of April, 2022. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

GENERAL OBLIGATION BONDS, SERIES 2022A, in the amount of \$33,685,000\*, to be dated May 25, 2022 (the "Bonds")

\*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk at 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023.
- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk at 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023 and/or the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa. The bids must be submitted through the PARITY® competitive bidding system.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa at a meeting of the City Council on the above date at 5:30 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023; Telephone: 515-965-6400 and/or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-243-2600.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Ankeny, State of Iowa.

---

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

PASSED AND APPROVED this 4<sup>th</sup> day of April, 2022.

---

Mark E. Holm, Mayor

ATTEST:

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Diane Klemme, Deputy City Clerk

**PRELIMINARY OFFICIAL STATEMENT DATED APRIL 4, 2022**

**New and Refunding Issue**

**Ratings: Moody's Investors Service 'Aa1'**

*Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax. The Bonds will NOT be designated as "qualified tax-exempt obligations". See "TAX MATTERS" section herein for a more detailed discussion.*

**CITY OF ANKENY, IOWA**

**\$33,685,000\* General Obligation Bonds, Series 2022A**

**BIDS RECEIVED:** Monday, April 18, 2022, 10:00 A.M., Central Time

**AWARD:** Monday, April 18, 2022, 5:30 P.M., Central Time

**Dated:** Date of Delivery (May 25, 2022)

**Principal Due:** June 1 as shown inside front cover

The \$33,685,000\* General Obligation Bonds, Series 2022A (the "Bonds") are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa and the authorizing resolution (the "Resolution") to be adopted by the City Council of the City of Ankeny, Iowa (the "City"). Proceeds of the Bonds are being issued to pay costs of carrying out essential corporate purpose, general corporate purpose and urban renewal projects, and to current refund, on June 1, 2022, \$7,905,000 of the City's outstanding General Obligation Refunding Bonds, Series 2014A, originally dated May 29, 2014, maturing June 1, 2023 through 2029 (the "Series 2014A Bonds"), and \$6,755,000 of the General Obligation Bonds, Series 2014B, originally dated May 29, 2014, maturing June 1, 2023 through 2029 (the "Series 2014B Bonds"), (collectively the "Refunded Bonds"). See "AUTHORITY AND PURPOSE" section herein for more detail regarding the project descriptions. The Bonds are general obligations of the City for which the City will pledge its power of levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. The Purchaser(s) will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2023 and interest on the Bonds, payable initially on December 1, 2022 and thereafter on each June 1 and December 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank, N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date").

---

**THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER**

---

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| <b>MINIMUM BID:</b>        | \$33,452,457                                                                |
| <b>GOOD FAITH DEPOSIT:</b> | \$336,850 Required of Purchaser Only                                        |
| <b>TAX MATTERS:</b>        | Federal: Tax-Exempt<br>State: Taxable<br>See "TAX MATTERS" for more details |

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as and if issued subject to the legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds in the definitive form will be available on or about May 25, 2022 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

\* Preliminary; subject to change.



**CITY OF ANKENY, IOWA**

**\$33,685,000\* General Obligation Bonds, Series 2022A**

**MATURITY:** June 1, as follows:

| <u>Year</u> | <u>Amount*</u> | <u>Year</u> | <u>Amount*</u> |
|-------------|----------------|-------------|----------------|
| 2023        | \$5,255,000    | 2031        | \$1,595,000    |
| 2024        | 4,170,000      | 2032        | 1,560,000      |
| 2025        | 3,130,000      | 2033        | 480,000        |
| 2026        | 3,380,000      | 2034        | 490,000        |
| 2027        | 3,400,000      | 2035        | 505,000        |
| 2028        | 3,525,000      | 2036        | 520,000        |
| 2029        | 3,705,000      | 2037        | 535,000        |
| 2030        | 1,435,000      |             |                |

**\*PRINCIPAL**

**ADJUSTMENT:** Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or decrease each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$36,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

**INTEREST:** Interest on the Bonds will be due on December 1, 2022 and semiannually thereafter.

**REDEMPTION:** The Bonds due after June 1, 2030 will be subject to call on said date or on any date thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

**Preliminary Official Statement:** This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final "Official Statement".

**Review Period:** This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the "Municipal Advisor") at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

**Final Official Statement:** Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the "Syndicate Manager") and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

## REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the issue.

# CITY OF ANKENY, IOWA

## Mayor & City Council

|                    |                        | Current<br><u>Term Expires</u> |
|--------------------|------------------------|--------------------------------|
| Mark Holm          | Mayor                  | December 31, 2025              |
| Bobbi Bentz        | Mayor Pro Tem          | December 31, 2023              |
| Jeff Perry         | Council Member         | December 31, 2023              |
| Joe Ruddy          | Council Member         | December 31, 2025              |
| Kelly Whiting      | Council Member         | December 31, 2025              |
| Kerry Walter-Ashby | Interim Council Member | April 5, 2022                  |

## Administration

David Jones, City Manager  
Mike Schrock, Assistant City Manager  
Jennifer Sease, Administrative Services Director  
Diane Klemme, Deputy City Clerk

## City Attorney

Brick Gentry, P.C.  
West Des Moines, Iowa

## Bond Counsel

Ahlers & Cooney, P.C.  
Des Moines, Iowa

## Municipal Advisor

PFM Financial Advisors LLC  
Des Moines, Iowa

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### **EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES**

### **PRELIMINARY OFFICIAL STATEMENT**

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### **APPENDIX A - GENERAL INFORMATION ABOUT THE CITY OF ANKENY, IOWA**

### **APPENDIX B - FORM OF LEGAL OPINION**

### **APPENDIX C - JUNE 30, 2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT**

### **APPENDIX D - FORM OF CONTINUING DISCLOSURE CERTIFICATE**

### **OFFICIAL BID FORM**

## TERMS OF OFFERING

### CITY OF ANKENY, IOWA

Bids for the purchase of the City of Ankeny, Iowa's (the "City") \$33,685,000\* General Obligation Bonds, Series 2022A (the "Bonds"), will be received on Monday, April 18, 2022 before 10:00 A.M., Central Time, after which time they will be tabulated. The City's Council will consider award of the Bonds at 5:30 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor") at 515-724-5724. Information can also be obtained from Ms. Jennifer Sease, Administrative Services Director, City of Ankeny, Iowa at 515-965-6409.

This section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

#### DETAILS OF THE BONDS

GENERAL OBLIGATION BONDS, SERIES 2022A, in the principal amount of \$33,685,000\*, will be dated the date of delivery (anticipated to be May 25, 2022), in the denomination of \$5,000 or multiples thereof, and will mature June 1, as follows:

| <u>Year</u> | <u>Amount*</u> | <u>Year</u> | <u>Amount*</u> |
|-------------|----------------|-------------|----------------|
| 2023        | \$5,255,000    | 2031        | \$1,595,000    |
| 2024        | 4,170,000      | 2032        | 1,560,000      |
| 2025        | 3,130,000      | 2033        | 480,000        |
| 2026        | 3,380,000      | 2034        | 490,000        |
| 2027        | 3,400,000      | 2035        | 505,000        |
| 2028        | 3,525,000      | 2036        | 520,000        |
| 2029        | 3,705,000      | 2037        | 535,000        |
| 2030        | 1,435,000      |             |                |

\*Preliminary; subject to change.

#### ADJUSTMENT TO THE BONDS

The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or decrease each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$36,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

#### INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2022 and semiannually on the 1<sup>st</sup> day of June and December thereafter. Interest and principal shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.



## OPTIONAL REDEMPTION OF THE BONDS

Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The applicable bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the "OFFICIAL BID FORM" for more information.) In any event, the above principal amounts scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

## GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$336,850 (the "Deposit") is required from the lowest bidder of the Bonds. The lowest bidder is required to submit such Deposit payable to the order of the City in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor no later than 12:00 P.M., Central Time, on the day of the sale of the Bonds. If not so received, the bid of the lowest bidder may be rejected, and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the applicable deposit will be retained by the City.

## FORMS OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than \$33,452,457, plus accrued interest and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder(s) offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of each respective series of Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

## BIDDING PARAMETERS

The bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

## RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY<sup>®</sup> competitive bidding system (the “Internet Bid System”). Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the electronic bid or any other means used to deliver or complete a bid. The use of such means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk at City Hall, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk at 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023 and/or the City’s Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa. Electronic internet bids must be submitted through the Internet Bid System. Information about the electronic Internet Bid System may be obtained by calling 212-849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

## BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with the Registrar on behalf of DTC.

## MUNICIPAL BOND INSURANCE AT PURCHASER’S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

## DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days' notice of the delivery date and the City will expect payment in full on that date; otherwise, reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

## ELECTRONIC TRANSCRIPTS

The Purchaser consents to the receipt of electronic transcripts and acknowledges the City's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

## ESTABLISHMENT OF ISSUE PRICE

The Purchaser shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto in EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES to the TERMS OF OFFERING, with such modifications as may be appropriate or necessary in the reasonable judgment of the Purchaser, the City and Bond Counsel, will need to be signed by the Purchaser. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Bonds may be taken on behalf of the City by the Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the Municipal Advisor.

The City intends the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because: (i) the City shall disseminate this TERMS OF OFFERING to potential underwriters in a manner that is reasonably designed to reach potential underwriters; (ii) all bidders shall have an equal opportunity to bid; (iii) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and (iv) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in the TERMS OF OFFERING.

Any bid submitted pursuant to the TERMS OF OFFERING shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event the competitive sale requirements are not satisfied, the City shall so advise the Purchaser. The City may determine to treat (i) the first price at which 10% of a maturity of the Bonds (the "10% test" is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis. The Purchaser shall advise the City if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds. The City shall promptly advise the Purchaser, at or before the time of award of the Bonds, which maturities of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Bonds. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Bonds.**

By submitting a bid, the Purchaser shall (i) confirm the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the Purchaser and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following: (a) the close of the fifth (5th) business day after the sale

date; or (b) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Purchaser shall promptly advise the City when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that, in making the representation set forth above, the Purchaser will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (a) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser or such underwriter and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (a) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this TERMS OF OFFERING. Further, for purposes of this TERMS OF OFFERING: (i) “public” means any person other than an underwriter or a related party, (ii) “underwriter” means (a) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (b) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (a) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public), (iii) a Purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the Purchaser are subject, directly or indirectly, to (a) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (b) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (c) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and (iv) “sale date” means the date that the Bonds are awarded by the City to the Purchaser.

## OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and the identity of the underwriters, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded up to 15 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

## CONTINUING DISCLOSURE

The City will covenant in Continuing Disclosure Certificates for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2022, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with section (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the Resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

## CUSIP NUMBERS

It is anticipated the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review of, or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL  
City of Ankeny, Iowa  
/s/ Jennifer Sease, Administrative Services Director



## **SCHEDULE OF BOND YEARS**

**\$33,685,000\***

**CITY OF ANKENY, IOWA**  
**General Obligation Bonds, Series 2022A**

Bonds Dated: May 25, 2022

Interest Due: December 1, 2022 and each June 1 and December 1 to maturity

Principal Due: June 1, 2023-2037

| <u><b>Year</b></u> | <u><b>Principal *</b></u> | <u><b>Bond Years</b></u> | <u><b>Cumulative<br/>Bond Years</b></u> |
|--------------------|---------------------------|--------------------------|-----------------------------------------|
| 2023               | \$5,255,000               | 5,342.58                 | 5,342.58                                |
| 2024               | 4,170,000                 | 8,409.50                 | 13,752.08                               |
| 2025               | 3,130,000                 | 9,442.17                 | 23,194.25                               |
| 2026               | 3,380,000                 | 13,576.33                | 36,770.58                               |
| 2027               | 3,400,000                 | 17,056.67                | 53,827.25                               |
| 2028               | 3,525,000                 | 21,208.75                | 75,036.00                               |
| 2029               | 3,705,000                 | 25,996.75                | 101,032.75                              |
| 2030               | 1,435,000                 | 11,503.92                | 112,536.67                              |
| 2031               | 1,595,000                 | 14,381.58                | 126,918.25                              |
| 2032               | 1,560,000                 | 15,626.00                | 142,544.25                              |
| 2033               | 480,000                   | 5,288.00                 | 147,832.25                              |
| 2034               | 490,000                   | 5,888.17                 | 153,720.42                              |
| 2035               | 505,000                   | 6,573.42                 | 160,293.83                              |
| 2036               | 520,000                   | 7,288.67                 | 167,582.50                              |
| 2037               | 535,000                   | 8,033.92                 | 175,616.42                              |

Average Maturity (dated date): 5.213 Years

\* Preliminary; subject to change.

**EXHIBIT 1**

**FORMS OF ISSUE PRICE CERTIFICATES**

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**COMPETITIVE SALES WITH FEWER THAN THREE BIDS  
FROM ESTABLISHED UNDERWRITERS – HOLD OFFERING PRICE**

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**ISSUE PRICE CERTIFICATE**

\$ \_\_\_\_\_ **GENERAL OBLIGATION BONDS, SERIES 2022A  
CITY OF ANKENY, IOWA**

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] [("Purchaser")] [the "Representative"]], on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

a) [Purchaser][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

b) As set forth in the Official Terms of Offering and bid award, [Purchaser][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms.***

a) ***General Rule Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

b) ***Hold-the-Offering-Price Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

c) ***Holding Period*** means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which [Purchaser][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

d) ***Issuer*** means City of Ankeny, Iowa.

e) ***Maturity*** means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

f) ***Public*** means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this

certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is April 18, 2022.

h) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

i) The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [the Purchaser][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C., Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: May 25, 2022

**SCHEDULE A**  
**SALE PRICES OF THE GENERAL RULE MATURITIES AND**  
**INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

**\$ \_\_\_\_\_ GENERAL OBLIGATION BONDS, SERIES 2022A**  
**CITY OF ANKENY, IOWA**

*(Attached)*



**SCHEDULE B**  
**PRICING WIRE OR EQUIVALENT COMMUNICATION**

**\$ \_\_\_\_\_ GENERAL OBLIGATION BONDS, SERIES 2022A**  
**CITY OF ANKENY, IOWA**

*(Attached)*

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**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS**

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**ISSUE PRICE CERTIFICATE**

**\$\_\_\_\_\_ GENERAL OBLIGATION BONDS, SERIES 2022A  
CITY OF ANKENY, IOWA**

The undersigned, on behalf of [NAME OF UNDERWRITER] ("Purchaser"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

**1. Reasonably Expected Initial Offering Price.**

a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Bonds.

**2. Defined Terms.**

a) *Issuer* means City of Ankeny, Iowa.

b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is April 18, 2022.

e) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

f) The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers and Cooney, P.C., Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: May 25, 2022

**SCHEDULE A**

**EXPECTED OFFERING PRICES**

**\$ \_\_\_\_\_ GENERAL OBLIGATION BONDS, SERIES 2022A  
CITY OF ANKENY, IOWA**

*(Attached)*

**SCHEDULE B**

**COPY OF UNDERWRITER'S BID**

**\$ \_\_\_\_\_ GENERAL OBLIGATION BONDS, SERIES 2022A  
CITY OF ANKENY, IOWA**

*(Attached)*



# **PRELIMINARY OFFICIAL STATEMENT**

## **CITY OF ANKENY, IOWA**

### **\$33,685,000\* General Obligation Bonds, Series 2022A**

#### **INTRODUCTION**

This Preliminary Official Statement contains information relating to the City of Ankeny, Iowa (the “City”) and its issuance of \$33,685,000\* General Obligation Bonds, Series 2022A (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and its Administrative Services Director and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be directed to the City’s Municipal Advisor, PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, or by telephoning 515-724-5724. Information can also be obtained from Ms. Jennifer Sease, Administrative Services Director, City of Ankeny, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023, or by telephoning 515-965-6409.

#### **AUTHORITY AND PURPOSE**

The Bonds are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa and a resolution of the City Council authorizing the issuance of the Bonds (the “Resolution”). The Bonds are being issued to pay the costs of the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks and pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, fixtures and improvements, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; the acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements, and for the collection and disposal of surface waters and streams; the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks, including trails; aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403, and the Urban Renewal Plan for the Northeast Ankeny Urban Renewal Area, as amended, including NE 36th Street Reconstruction – Interstate 35 to NE Four Mile Drive, and the Urban Renewal Plan for the 1991 City of Ankeny Urban Renewal Area, as amended, including West 1st Street Widening and Improvements - Phase 1 and Uptown Parking Improvements; and acquisition, construction, reconstruction, enlargement, improvement, and equipping of recreation grounds, recreation buildings, juvenile playgrounds, recreation centers, parks, and the acquisition of real estate therefor, including at the new Bellagio Park.

\*Preliminary; subject to change.

In addition, the Bonds are being issued to current refund, on June 1, 2022, \$7,905,000 of the City's outstanding General Obligation Refunding Bonds, Series 2014A, originally dated May 29, 2014, maturing June 1, 2023 through 2029 (the "Series 2014A Bonds") and \$6,755,000 of the General Obligation Bonds, Series 2014B, originally dated May 29, 2014, maturing June 1, 2023 through 2029 (the "Series 2014B Bonds"), (collectively the "Refunded Bonds").

| <u>Issue Refunded by Bonds</u> | <u>Call Date</u> | <u>Call Price</u> | <u>Maturities to be Refunded</u> | <u>Principal Amount</u> | <u>Coupon</u> |
|--------------------------------|------------------|-------------------|----------------------------------|-------------------------|---------------|
| Series 2014A Bonds             | June 1, 2022     | 100%              | 6/1/2023                         | \$1,040,000             | 3.000%        |
|                                |                  |                   | 6/1/2024                         | 1,000,000               | 3.000%        |
|                                |                  |                   | 6/1/2025                         | 1,105,000               | 3.000%        |
|                                |                  |                   | 6/1/2026                         | 1,135,000               | 3.000%        |
|                                |                  |                   | 6/1/2027                         | 1,175,000               | 3.000%        |
|                                |                  |                   | 6/1/2028                         | 1,205,000               | 3.000%        |
|                                |                  |                   | 6/1/2029                         | <u>1,245,000</u>        | 3.125%        |
| Total:                         |                  |                   |                                  | \$7,905,000             |               |

| <u>Issue Refunded by Bonds</u> | <u>Call Date</u> | <u>Call Price</u> | <u>Maturities to<br/>be Refunded</u> | <u>Principal<br/>Amount</u> | <u>Coupon</u> |
|--------------------------------|------------------|-------------------|--------------------------------------|-----------------------------|---------------|
| Series 2014B Bonds             | June 1, 2022     | 100%              | 6/1/2023                             | \$885,000                   | 4.000%        |
|                                |                  |                   | 6/1/2024                             | 1,150,000                   | 4.000%        |
|                                |                  |                   | 6/1/2025                             | 860,000                     | 3.000%        |
|                                |                  |                   | 6/1/2026                             | 1,000,000                   | 3.000%        |
|                                |                  |                   | 6/1/2027                             | 915,000                     | 3.250%        |
|                                |                  |                   | 6/1/2028                             | 945,000                     | 3.250%        |
|                                |                  |                   | 6/1/2029                             | <u>1,000,000</u>            | 4.000%        |
| Total:                         |                  |                   | \$6,755,000                          |                             |               |

The estimated sources and uses of the Bonds are as follows:

Sources of Funds\*

Par Amount \$33,685,000.00

Uses of Funds\*

|                                  |                   |
|----------------------------------|-------------------|
| Deposit to Project Fund          | \$18,663,000.00   |
| Redemption of the Refunded Bonds | 14,660,000.00     |
| Underwriter's Discount           | 232,542.50        |
| Cost of Issuance and Contingency | <u>129,457.50</u> |
| Total Uses                       | \$33,685,000.00   |

\* Preliminary; subject to change.

## INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2022 and semiannually on the 1<sup>st</sup> day of June and December thereafter. Interest and principal shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15<sup>th</sup> day of the month preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

## **OPTIONAL REDEMPTION OF THE BONDS**

The Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

## **PAYMENT OF AND SECURITY FOR THE BONDS**

The Bonds are general obligations of the City and the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Bonds, the City will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due on the Bonds. If, however, the amount credited to the debt service fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City without limit as to rate or amount sufficient to pay the debt service deficiency.

Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, “the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

Nothing in the Resolution prohibits or limits the ability of the City to use legally available moneys other than the proceeds of the general ad valorem property taxes levied, as described in the preceding paragraph, to pay all or any portion of the principal of or interest on the Bonds. If, and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, the City may, but shall not be required to, (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Bonds.

The Resolution doesn’t restrict the City’s ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Bonds. For a further description of the City’s outstanding general obligation debt upon issuance of the Bonds and the annual debt service on the Bonds, see “DIRECT DEBT” under “CITY INDEBTEDNESS” included in APPENDIX A herein. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see “DEBT LIMIT” under “CITY INDEBTEDNESS” included in APPENDIX A to this Preliminary Official Statement.

## **BOOK-ENTRY-ONLY ISSUANCE**

*The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry-only system has been obtained from sources the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.*

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500

million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry-only transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed. Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights

to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

## **FUTURE FINANCING**

The City does not anticipate any additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement. The City anticipates issuing Water Revenue Capital Loan Notes through the Iowa Finance Authority in calendar year 2022.

## **LITIGATION**

To the knowledge of the City, there is no legal action, suit, proceeding, inquiry or investigation at law or in equity before or by any court, public board or body for which the City has been served with process or official notice or threatened against or affecting the City or any reasonable basis therefore, wherein an unfavorable decision, ruling or finding would adversely affect the transaction contemplated by this Preliminary Official Statement or the validity of the Bonds, the Resolution, or any agreement or instrument to which the City is a party and which is used or contemplated for use in the transactions contemplated by this Preliminary Official Statement, and no member, employee or agent of the City has been served with any legal process regarding such litigation or other proceeding.

To the knowledge of the City, no litigation is pending or threatened which, in the opinion of the City's counsel, if decided adversely to the City would be likely to result, either individually or in the aggregate, in final judgments against the City which would materially adversely affect its ability to meet debt service payments on the Bonds when due, or its obligations under the Resolution, or materially adversely affect its financial condition.



## **DEBT PAYMENT HISTORY**

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

## **LEGALITY**

The Bonds are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel has not participated in the preparation of this Preliminary Official Statement and will not pass upon its accuracy, completeness or sufficiency. Bond Counsel has not examined, nor attempted to examine or verify, any of the financial or statistical statements or data contained in this Preliminary Official Statement and will express no opinion with respect thereto. Bond Counsel has reviewed or prepared information describing the terms of the Bonds, Iowa and Federal law pertinent to the validity of and the tax status of interest on the Bonds, which can be found generally under the sections “AUTHORITY AND PURPOSE”, “OPTIONAL REDEMPTION OF THE BONDS”, “PAYMENT OF AND SECURITY FOR THE BONDS”, and “TAX MATTERS”, herein. Additionally, Bond Counsel has provided its legal opinion and the Form of Continuing Disclosure Certificate, included in APPENDIX B and APPENDIX D, respectively, within this Preliminary Official Statement. Bond Counsel is not expressing any opinion as to the completeness or accuracy of the information contained in the Preliminary Official Statement. The “FORM OF LEGAL OPINION” as set out in APPENDIX B to this Preliminary Official Statement, will be delivered at closing.

The legal opinion to be delivered concurrently with the delivery of the Bonds expresses the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolution. The owners of the Bonds should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year. The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. See “LEVIES AND TAX COLLECTIONS” under “THE CITY” included in APPENDIX A to this Preliminary Official Statement, for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel’s opinion. The opinion will state, in part, that the obligation of the City with respect to the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights, heretofore or hereafter, enacted to the extent constitutionally applicable, to the exercise of judicial discretion in appropriate cases.

## **TAX MATTERS**

Tax Exemptions and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Bonds. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond proceeds and facilities financed with bond proceeds, and certain other matters. The City has covenanted to comply with all requirements that must be satisfied in order for the interest on the Bonds to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

Subject to the City's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax.

Prospective purchasers of the Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. The prospective purchasers of the Bonds should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchaser(s) of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

NOT-Qualified Tax-Exempt Obligations: The City will NOT designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Tax Accounting Treatment of Discount and Premium on Certain Bonds: The initial public offering price of certain Bonds ("Discount Bonds") may be less than the amount payable on such Discount Bonds at maturity. An amount equal to the difference between the initial public offering price of Discount Bonds (assuming that a substantial amount of the Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Bonds. Owners of Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Bonds ("Premium Bonds") may be greater than the amount of such Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Premium Bonds (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Bonds. Purchasers of the Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Bonds. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Bonds.

Audit: The Internal Revenue Service (the "Service") has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Bonds until the audit is concluded, regardless of the ultimate outcome.

Withholdings: Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any bond owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any bond owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting

and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Judicial interpretation of state or federal laws, rules or regulations may also affect the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Bonds will not have an adverse effect on the tax status of interest or other income on the market value or marketability of the Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Bonds from realizing the full current benefit of the tax status of such interest. Recent proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Bonds. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of, the Bonds. The prospective purchaser of the Bonds should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in APPENDIX B to this Preliminary Official Statement.

Enforcement: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution. There is no trustee or similar person to monitor or enforce the terms of the Resolution. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year. The enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinion.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinion. The opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and to the exercise of judicial discretion in appropriate cases.

No representation is made, and no assurance is given, that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolution, including principal of and interest on the Bonds.

The Opinion: The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Bond Counsel's opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel

and Bond Counsel's opinions are not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

*ALL POTENTIAL PURCHASERS OF THE BONDS SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE BONDS (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).*

## **BONDHOLDER'S RISKS**

An investment in the Bonds is subject to certain risks. No person should purchase the Bonds unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Bonds. An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Secondary Market Not Established: There is no established secondary market for the Bonds, and there is no assurance that a secondary market will develop for the purchase and sale of the Bonds. Prices of municipal bonds traded in the secondary market, if any, are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance of the entities operating the facilities subject to bonded indebtedness. From time to time it may be necessary to suspend indefinitely secondary market trading in selected issues of municipal bonds as a result of the financial condition or market position, prevailing market conditions, lack of adequate current financial information about the entity, operating the subject facilities, or a material adverse change in the operations of that entity, whether or not the subject bonds are in default as to principal and interest payments, and other factors which, may give rise to uncertainty concerning prudent secondary market practices.

Municipal bonds are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

*EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.*

Ratings Loss: Moody's Investors Service, Inc. ("Moody's") has assigned a rating of 'Aa1' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance the ratings will continue for any given period of time, or that such ratings will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Matters Relating to Enforceability: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution. The opinion, to be delivered concurrently with the delivery of the Bonds, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolution, including principal of and interest on the Bonds.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words “estimate,” “forecast,” “intend,” “expect” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Financial Condition of the City from time to time: No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in the future. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Global Health Emergency Risk: The World Health Organization declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus and on March 13, 2020, the President of the United States declared a national emergency. COVID-19 may continue to alter the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly. Federal, State, and local officials have taken steps to curb the spread of the virus, including providing both discretionary and mandatory guidelines and orders regarding public gatherings, and have imposed mandatory closings and/or operating limitations of some businesses. It is possible that the virus could reduce general fund revenues, hotel/motel tax receipts, delay the receipt of property tax payments and negatively impact other collections dependent on local business activity. At this time, the City does not anticipate any material impact from COVID-19 on the City’s finances. In fiscal year 2021, the City received \$1.6 million in federal CARES Act funding, which was used to supplement public safety salaries and benefits. The City also received \$6.1 million in ARPA funding, half received in fiscal year 2021, the balance is anticipated in fiscal year 2022. The funds will be used for water infrastructure, specifically the Aquifer Storage and Recovery Well No. 1 Replacement project. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY OF THE BONDS” herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading “TAX MATTERS” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special prepayment and would remain outstanding until maturity or until prepaid under the prepayment provisions contained in the Bonds, and there is no provision for an adjustment of the interest rates on the Bonds.

It is possible further legislation will be proposed or introduced that could result in changes in the way that tax exemptions are calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of legislation being enacted cannot be reliably predicted.

It is also possible actions of the City, after the closings of the Bonds, will alter the tax status of the Bonds, and in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment and the interest rates on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds after closing could materially adversely affect the value and marketability of the Bonds.

Federal Tax Legislation: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals



may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein. Prior State Public Health Emergency Declarations, relative to the COVID-19 pandemic, temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declarations and any future extension of the suspension. No current property tax payment suspensions are imposed. It is impossible to predict whether the declarations or any amendments to or extensions thereof would have a material effect on the City’s ability to collect property taxes necessary for the payment of principal and interest on the Bonds. See “LEVIES AND TAX COLLECTIONS” herein for more information of the City’s tax collection history, despite prior suspensions.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the City’s financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the City’s financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City’s information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City’s operations and financial condition.

The City maintains insurance policies in the amount of \$15 million for general liability including cyber liability, \$250,000 for cyber breach coverage and an excess policy for \$2 million for cyber liability. The City cannot predict whether any insurance policies that may be maintained would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Pensions: Pursuant to GASB Statement No. 68, the City reported a liability of \$10,716,951 within its Annual Comprehensive Financial Report (the “Report”) as of June 30, 2021 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the City’s collective proportion was 0.1525602% which was an increase of 0.00282% from its proportion measured as of June 30, 2019.

Additionally, the City reported a liability of \$20,443,126 within the Report as of June 30, 2021 for its proportionate share of the net pension liability related to MFPRSI, as defined herein. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial

valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2020, the City's collective proportion was 2.56308% which was an increase of 0.16818% from its proportion measured as of June 30, 2019.

See "EMPLOYEES AND PENSIONS" under the "THE CITY" section included in APPENDIX A to this Preliminary Official Statement for more summary information related to the City's contributions, and APPENDIX C – June 30, 2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT for additional information related to the City's deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the City's pension contributions, or available sources to fund said contributions, may adversely affect the City's financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Continuing Disclosure: A failure by the City to comply with continuing disclosure obligations (see "CONTINUING DISCLOSURE" herein) will not constitute an event of default on the Bonds. Any such failure must be disclosed in accordance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), and may adversely affect the transferability and liquidity of the Bonds and their market price.

Bankruptcy: The rights and remedies available to holders of the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the City fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76, specifically sections 76.16 and 76.16A, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Suitability of Investment: The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Preliminary Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the City. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause bondholders to experience a delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus

requiring the City and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

Federal Funds Orders and State Funds Legislation: Various federal executive orders, and Iowa Code Chapter 27A (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detention processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount would negatively impact the City’s overall financial position and could affect its rating. The Bonds are secured by a debt service levy upon real property in the jurisdictional limits of the City and are not secured by state or federal funds. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will, thereafter, credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be affected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY ONLY ISSUANCE.”

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto to make a judgment as to whether the Bonds are an appropriate investment.

## **RATING**

Moody’s has rated the Bonds as ‘Aa1’. In addition, Moody’s currently maintains a rating of ‘Aa1’ on the City’s long-term general obligation debt. The existing ratings on long-term debt reflect only the view of the rating agency and any explanation of the significance of such ratings may only be obtained from Moody’s. There is no assurance such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the ratings may have an effect on the market price of the Bonds.

## **MUNICIPAL ADVISOR**

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

## **CONTINUING DISCLOSURE**

The City will covenant in Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2022, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal

Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with section (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the Resolution. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

## **FINANCIAL STATEMENTS**

The City’s Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021 is reproduced in APPENDIX C. The City’s certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Comprehensive Annual Financial Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

## **CERTIFICATION**

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$33,685,000\* General Obligation Bonds, Series 2022A.

CITY OF ANKENY, IOWA

/s/ Jennifer Sease, Administrative Services Director

\* Preliminary; subject to change.

## **APPENDIX A**

### **GENERAL INFORMATION ABOUT THE CITY OF ANKENY, IOWA**

*The \$33,685,000\* General Obligation Bonds, Series 2022A (the “Bonds”) are general obligations of the City of Ankeny, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

\* Preliminary; subject to change.



## CITY PROPERTY VALUATIONS

### IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2020 and 2021 final Actual Values were adjusted by the Polk County Auditor. The reduced values, determined after the application of rollback percentages, are the Taxable Values subject to tax levy. For assessment year 2020, the taxable value rollback rate was 56.4094% of actual value for residential property; 84.0305% of actual value for agricultural property; 67.5000% of the actual value for multiresidential property; 90.0000% of actual value for commercial, industrial and railroad property; and 98.5489% of the actual value of utility property. For assessment year 2021, the taxable value rollback rate is 54.1302% of actual value for residential property; 89.0412% of actual value for agricultural property; 63.7500% of the actual value for multiresidential property; 90.0000% of actual value for commercial, industrial and railroad property; and 100% of the actual value of utility property.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

### PROPERTY VALUATIONS (1/1/2020 Valuation Taxes payable July 1, 2021 through June 30, 2022)

|                                                                                           | <u>100% Actual Value</u> | <u>Taxable Value<br/>(With Rollback)</u> |
|-------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Residential                                                                               | \$5,422,275,106          | \$3,005,556,981                          |
| Commercial                                                                                | 944,385,596              | 836,968,684                              |
| Industrial                                                                                | 219,423,440              | 192,585,898                              |
| Multiresidential                                                                          | 127,319,149              | 83,621,292                               |
| Railroads                                                                                 | 0                        | 0                                        |
| Utilities w/o Gas & Electric                                                              | <u>3,772,297</u>         | <u>3,717,557</u>                         |
| Gross valuation                                                                           | \$6,717,175,588          | \$4,122,450,412                          |
| Less military exemption                                                                   | <u>(3,686,462)</u>       | <u>(3,686,462)</u>                       |
| Net valuation                                                                             | \$6,713,489,126          | \$4,118,763,950                          |
| TIF increment - (used to compute<br>debt service levies and<br>constitutional debt limit) | \$307,722,996            | \$307,722,996                            |
| Taxed separately                                                                          |                          |                                          |
| Ag. Land                                                                                  | \$4,962,660              | \$4,170,138                              |
| Ag. Buildings                                                                             | \$165,100                | \$138,735                                |
| Gas & Electric Utilities                                                                  | \$65,670,662             | \$29,971,941                             |

### 2020 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY

|                                    | <u>Gross<br/>Taxable Valuation <sup>1)</sup></u> | <u>Percent Total</u> |
|------------------------------------|--------------------------------------------------|----------------------|
| Residential                        | \$3,005,556,981                                  | 72.39%               |
| Commercial, Industrial and Utility | 1,033,272,139                                    | 24.88%               |
| Multiresidential                   | 83,621,292                                       | 2.01%                |
| Gas & Electric Utilities           | <u>29,971,941</u>                                | <u>0.72%</u>         |
|                                    | \$4,152,422,353                                  | 100.00%              |

1) Excludes Taxable TIF Increment, Ag. Land and Ag. Buildings.

**FUTURE PROPERTY VALUATIONS <sup>1)</sup> (1/1/2021 Valuation Taxes payable July 1, 2022, through June 30, 2023)**

|                                                                                           | <u>100% Actual Value</u> | <u>Taxable Value<br/>(With Rollback)</u> |
|-------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|
| Residential                                                                               | \$6,052,769,889          | \$3,213,734,605                          |
| Commercial                                                                                | 1,001,409,743            | 887,043,854                              |
| Industrial                                                                                | 285,337,524              | 250,443,383                              |
| Multiresidential                                                                          | 151,637,588              | 93,462,934                               |
| Railroads                                                                                 | 0                        | 0                                        |
| Utilities w/o Gas & Electric                                                              | <u>2,882,469</u>         | <u>2,882,469</u>                         |
| Gross valuation                                                                           | \$7,494,037,213          | \$4,447,567,245                          |
| Less military exemption                                                                   | <u>(3,594,732)</u>       | <u>(3,594,732)</u>                       |
| Net valuation                                                                             | \$7,490,442,481          | \$4,443,972,513                          |
| TIF increment - (used to compute<br>debt service levies and<br>constitutional debt limit) | \$351,261,236            | \$351,261,236                            |
| Taxed separately                                                                          |                          |                                          |
| Ag. Land                                                                                  | \$4,688,845              | \$4,174,995                              |
| Ag. Buildings                                                                             | \$171,700                | \$152,883                                |
| Gas & Electric Utilities                                                                  | \$70,531,658             | \$32,456,976                             |

1) The City's January 1, 2021 valuations are now available from the State of Iowa and will become effective July 1, 2022.

**TREND OF VALUATIONS**

| <u>Assessment<br/>Year</u> | <u>Payable<br/>Fiscal Year</u> | <u>100%<br/>Actual Valuation</u> | <u>Taxable Valuation<br/>(With Rollback)</u> | <u>Taxable TIF<br/>Increment</u> |
|----------------------------|--------------------------------|----------------------------------|----------------------------------------------|----------------------------------|
| 2017                       | 2018-19                        | \$5,659,720,457                  | \$3,297,815,457                              | \$233,715,204                    |
| 2018                       | 2019-20                        | 6,065,361,932                    | 3,549,932,642                                | 292,312,551                      |
| 2019                       | 2020-21                        | 6,757,286,173                    | 3,878,916,115                                | 298,261,068                      |
| 2020                       | 2021-22                        | 7,092,010,544                    | 4,148,735,891                                | 307,722,996                      |
| 2021 <sup>1)</sup>         | 2022-23                        | 7,917,095,920                    | 4,476,429,489                                | 351,261,236                      |

1) The City's January 1, 2021 valuations are now available from the State of Iowa and will become effective July 1, 2022.

The 100% Actual Valuation, before rollback and after the reduction of military exemption, include Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, include Gas & Electric Utilities and exclude Ag. Land, Ag. Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

## LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Polk County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

| <u>Taxpayer</u> <sup>1)</sup>          | <u>Type of Property/Business</u>         | <u>1/1/2020<br/>Taxable Valuation</u> |
|----------------------------------------|------------------------------------------|---------------------------------------|
| DRA Properties LC                      | Commercial/Real Estate Development       | \$57,933,998                          |
| Deere & Company                        | Commercial/Farm & Construction Equipment | 52,869,678                            |
| Perishable Distributors of Iowa Ltd.   | Commercial/Food Distribution             | 37,305,705                            |
| DLE Seven LLC                          | Commercial/Real Estate Development       | 30,181,335                            |
| Mid-American Energy                    | Utility                                  | 29,732,327                            |
| Casey's Retail Company                 | Commercial/Convenience Stores            | 26,897,400                            |
| The Industrial Fund Ankeny LLC         | Commercial                               | 24,018,300                            |
| Woodland Reserve Apartments LC         | Multiresidential                         | 23,446,008                            |
| Denny Elwell Family LC                 | Commercial/Real Estate Development       | 22,143,912                            |
| Edward Rose Millennial Development LLC | Multiresidential                         | 21,943,257                            |

1) This list represents some of the top taxpayers in the City, not necessarily the top 10 taxpayers.

Source: Polk County Auditor's Office.

## PROPERTY TAX LEGISLATION

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the "2019 Act"). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget. The bill also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula. The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Bonds.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "2013 Act"). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is

reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties.

During the 2021 legislative session, House File 418 (“2021 Act”) was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. The 2021 Act removes the multi-residential property classification by reclassifying certain properties as a subdivision of “residential” property. The multi-residential classification was created as part of the January 1, 2015 valuations and became unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022.

The 2013 Act included a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. During the 2021 legislative session, Senate File 619 (“SF 619”) was signed into law on June 17, 2021, phasing out the standing appropriation payments over time to the City starting in Fiscal Year 2022-23 through Fiscal Year 2025-2026. In Fiscal Year 2021-22, the City will collect \$1,069,489. In Fiscal Year 2022-23, the City estimates it will collect \$855,591. The appropriation does not replace losses to local governments resulting from the 2013 Act’s provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

Notwithstanding any modifications to property tax revenues that may result from the 2013 Act, the 2019 Act, the 2021 Act or SF 619, the Bonds are secured by an unlimited ad valorem property tax. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

## CITY INDEBTEDNESS

### DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2020 Actual Valuation currently applicable to the Fiscal Year 2021-22, is as follows:

|                                                 |                               |
|-------------------------------------------------|-------------------------------|
| 2020 Actual Valuation of Property               | \$7,091,638,113 <sup>1)</sup> |
| Legal Debt Limit of 5%                          | <u>0.05</u>                   |
| Legal Debt Limit                                | \$354,581,906                 |
| Less: Tax Increment Rebate and Lease Agreements | (8,749,136) <sup>2)</sup>     |
| Less: Series 2015B Bonds Annual Appropriation   | (562,125) <sup>3)</sup>       |
| Less: Outstanding General Obligation Debt       | <u>(129,865,000) *</u>        |
| Net Debt Limit                                  | \$215,405,645 *               |

- 1) Actual Valuation of Property as reported on the Fiscal Year 2021-22 county tax roll.
- 2) As reported by the City pursuant to development agreements for urban renewal projects under the authority of Iowa Code Chapter 403 or other intergovernmental agreements (under chapter 28E, etc.). The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a City for constitutional debt limit purposes. The amount reported above includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Amounts payable under a particular development agreement may not constitute legal indebtedness but are memorialized in the table above to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional rebate incentive in calendar year 2022 or after. See "OTHER DEBT – Tax Increment Rebate and Lease Agreements" for more information.
- 3) The Series 2015B Bonds are subject to annual appropriation. The amount above has been appropriated for payment in Fiscal Year 2021-22 and Fiscal Year 2022-23.

\*Preliminary; subject to change.

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## DIRECT DEBT

### General Obligation Debt Supported by Property Taxes, General, Road Use Tax, TIF, Water, Sewer & Storm Water Fund Revenues (Includes the Bonds)

| <u>Date of Issue</u> | <u>Original Amount</u> | <u>Purpose</u>                | <u>Final Maturity</u> | <u>Principal Outstanding As of 05/25/22</u> | <u>Principal Abated by Other Sources</u> <sup>1)</sup> |
|----------------------|------------------------|-------------------------------|-----------------------|---------------------------------------------|--------------------------------------------------------|
| 5/14A                | \$14,885,000           | Retire Bond Anticipation Note | 6/22                  | \$1,005,000 <sup>2)</sup>                   | \$210,000 <sup>2)</sup>                                |
| 5/14B                | 12,345,000             | City Improvements/Refunding   | 6/22                  | 845,000 <sup>2)</sup>                       | 0 <sup>2)</sup>                                        |
| 12/14G               | 22,450,000             | Refunding                     | 6/28                  | 12,725,000                                  | 0                                                      |
| 5/15A                | 7,750,000              | City Improvements             | 6/25                  | 3,020,000                                   | 0                                                      |
| 3/16A                | 13,090,000             | Refunding                     | 6/28                  | 5,085,000                                   | 0                                                      |
| 5/16B                | 13,000,000             | City Improvements/Refunding   | 6/26                  | 4,435,000                                   | 310,000                                                |
| 5/17A                | 11,675,000             | City Improvements             | 6/27                  | 5,740,000                                   | 480,000                                                |
| 5/18A                | 17,970,000             | City Improvements             | 6/28                  | 10,815,000                                  | 0                                                      |
| 5/19A                | 20,740,000             | City Improvements             | 6/29                  | 14,935,000                                  | 1,660,000                                              |
| 6/20A                | 17,520,000             | City Improvements/Refunding   | 6/30                  | 12,530,000                                  | 2,410,000                                              |
| 6/21A                | 25,045,000             | City Improvements/Refunding   | 6/31                  | 25,045,000                                  | 2,897,000                                              |
| 5/22A                | 33,685,000*            | City Improvements/Refunding   | 6/37                  | <u>33,685,000</u> *                         | <u>3,085,000</u> *                                     |
| Total                |                        |                               |                       | \$129,865,000 *                             | \$11,052,000 *                                         |

1) General obligation debt service is abated by enterprise funds; including the City's Water, Sewer and Storm Water Funds. In addition, the General and Road Use Tax Funds abate a portion of the Series 2019A Bonds.

2) The 2023 through 2029 maturities will be current refunded by the Bonds on June 1, 2022.

\* Preliminary; subject to change.

### General Obligation Urban Renewal Annual Appropriation Debt

| <u>Date of Issue</u> | <u>Original Amount</u> | <u>Purpose</u>  | <u>Final Maturity</u> | <u>Principal Outstanding As of 05/25/22</u> | <u>Annual Appropriation Subject to Debt Limit</u> |
|----------------------|------------------------|-----------------|-----------------------|---------------------------------------------|---------------------------------------------------|
| 5/15B                | \$2,200,000            | Lease Refunding | 6/24                  | \$805,000 <sup>1)</sup>                     | \$562,125 <sup>1)</sup>                           |

1) The Series 2015B Bonds are subject to annual appropriation. Payments in the amount of \$271,625 payable on June 1, 2022, \$10,250 payable on December 1, 2022 and \$280,250 payable on June 1, 2023 have been appropriated.

## Annual Fiscal Year Debt Service Payments for Outstanding General Obligation Debt

G.O. Debt Supported by Property Taxes, General, Road Use Tax, TIF, Water, Sewer & Storm Water Fund Revenues  
(Includes the Bonds)

| Fiscal<br>Year | <u>Outstanding Bonds</u> |                                   | <u>Bonds</u>       |                                     | <u>Total General Obligation Debt</u> |                                     |
|----------------|--------------------------|-----------------------------------|--------------------|-------------------------------------|--------------------------------------|-------------------------------------|
|                | <u>Principal</u>         | <u>Principal<br/>and Interest</u> | <u>Principal *</u> | <u>Principal<br/>and Interest *</u> | <u>Principal *</u>                   | <u>Principal<br/>and Interest *</u> |
| 2021-22        | \$18,395,000             | \$20,745,196 <sup>1)</sup>        | \$0                | \$0                                 | \$18,395,000                         | \$20,745,196 <sup>1)</sup>          |
| 2022-23        | 14,130,000               | 17,469,988                        | 5,255,000          | 6,599,135                           | 19,385,000                           | 24,069,123                          |
| 2023-24        | 12,595,000               | 15,279,688                        | 4,170,000          | 5,281,900                           | 16,765,000                           | 20,561,588                          |
| 2024-25        | 12,040,000               | 14,183,588                        | 3,130,000          | 4,075,100                           | 15,170,000                           | 18,258,688                          |
| 2025-26        | 11,815,000               | 13,416,344                        | 3,380,000          | 4,199,900                           | 15,195,000                           | 17,616,244                          |
| 2026-27        | 11,430,000               | 12,534,106                        | 3,400,000          | 4,084,700                           | 14,830,000                           | 16,618,806                          |
| 2027-28        | 10,155,000               | 10,789,375                        | 3,525,000          | 4,073,700                           | 13,680,000                           | 14,863,075                          |
| 2028-29        | 3,545,000                | 3,769,250                         | 3,705,000          | 4,112,700                           | 7,250,000                            | 7,881,950                           |
| 2029-30        | 1,415,000                | 1,491,400                         | 1,435,000          | 1,694,500                           | 2,850,000                            | 3,185,900                           |
| 2030-31        | <u>660,000</u>           | 679,800                           | 1,595,000          | 1,797,100                           | 2,255,000                            | 2,476,900                           |
| 2031-32        |                          |                                   | 1,560,000          | 1,698,300                           | 1,560,000                            | 1,698,300                           |
| 2032-33        |                          |                                   | 480,000            | 555,900                             | 480,000                              | 555,900                             |
| 2033-34        |                          |                                   | 490,000            | 551,500                             | 490,000                              | 551,500                             |
| 2304-35        |                          |                                   | 505,000            | 551,800                             | 505,000                              | 551,800                             |
| 2035-36        |                          |                                   | 520,000            | 551,650                             | 520,000                              | 551,650                             |
| 2036-37        |                          |                                   | <u>535,000</u>     | 551,050                             | <u>535,000</u>                       | 551,050                             |
| Total          | \$96,180,000             |                                   | \$33,685,000*      |                                     | \$129,865,000*                       |                                     |

1) Excludes the December 1, 2021 interest payment.

## Annual Fiscal Year Debt Service Payments for Outstanding Annual Appropriation Debt

G.O. Debt Urban Renewal Annual Appropriation Debt Supported by TIF

### Series 2015B Bonds

| Fiscal<br>Year | <u>Principal</u> | <u>Principal<br/>and Interest</u> |
|----------------|------------------|-----------------------------------|
| 2021-22        | \$255,000        | \$271,625 <sup>1) 2)</sup>        |
| 2022-23        | 270,000          | 290,500 <sup>1)</sup>             |
| 2023-24        | <u>280,000</u>   | 287,000                           |
| Total          | \$805,000        |                                   |

1) Excludes the December 1, 2021 interest payment.

2) Payments have been appropriated.

\* Preliminary; subject to change.

## OTHER DEBT

### Tax Increment Rebate and Lease Agreements

| <u>TIF/Lease<br/>Agreements</u> | <u>Total<br/>Estimated<br/>TIF Rebate</u> | <u>Estimated<br/>Final<br/>Payment<br/>Date</u> | <u>Total Estimated<br/>Obligation Outstanding<br/>as of 05/25/22</u> | <u>Total Estimated<br/>TIF Obligations<br/>Due as of 05/25/22</u> |
|---------------------------------|-------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------|
| Accumold                        | \$512,035                                 | 6/30/23                                         | \$126,294                                                            | \$126,294                                                         |
| Lauridsen Group                 | 339,128                                   | 6/30/23                                         | 140,384                                                              | 140,384 <sup>1)</sup>                                             |
| Denny Elwell Family LC          | 218,524                                   | 6/30/29                                         | 218,524                                                              | 218,524                                                           |
| Deere & Company                 | 3,952,948                                 | 6/30/30                                         | 2,620,971                                                            | 2,620,971                                                         |
| The Toro Company                | 5,219,421                                 | 6/30/26                                         | 2,978,800                                                            | 2,978,800                                                         |
| Purfoods                        | 442,117                                   | 6/30/23                                         | 159,030                                                              | 159,030 <sup>1)</sup>                                             |
| Woodman Electrical              | 2,444                                     | 6/30/25                                         | 530                                                                  | 318 <sup>1)</sup>                                                 |
| Deere & Company                 | 598,322                                   | 6/30/27                                         | 429,850                                                              | 140,606 <sup>1)</sup>                                             |
| Northstar Power                 | 442,874                                   | 6/30/23                                         | 211,947                                                              | 211,947 <sup>1)</sup>                                             |
| Accumold                        | 199,553                                   | 6/30/23                                         | 109,237                                                              | 109,237 <sup>1)</sup>                                             |
| Golf Course Lease Agreement     | 106,920                                   | 12/31/22                                        | 16,632                                                               | 16,632                                                            |
| Purfoods                        | 394,961                                   | 6/30/24                                         | 290,836                                                              | 175,371 <sup>1)</sup>                                             |
| Baker Group                     | 1,377,678                                 | 6/30/26                                         | 1,153,890                                                            | 409,015 <sup>1)</sup>                                             |
| Graham Warehouse                | 893,556                                   | 6/30/24                                         | 718,986                                                              | 413,628 <sup>1)</sup>                                             |
| Hy-Vee                          | 1,286,597                                 | 6/30/25                                         | 1,162,599                                                            | 446,345 <sup>1)</sup>                                             |
| Perishable Distributors of Iowa | 1,112,742                                 | 6/30/26                                         | 1,112,742                                                            | 293,881 <sup>1)</sup>                                             |
| Casey's                         | 891,536                                   | 6/30/27                                         | 891,536                                                              | 89,626 <sup>2)</sup>                                              |
| The Toro Company                | 647,370                                   | 6/30/26                                         | 647,370                                                              | 153,015 <sup>1)</sup>                                             |
| Ruan Transport Corporation      | 227,560                                   | 6/30/27                                         | 227,560                                                              | 45,512 <sup>2)</sup>                                              |
| Kreg Enterprises                | 1,086,151                                 | 6/30/28                                         | 1,086,151                                                            | 0 <sup>3)</sup>                                                   |
| Crosswinds Business Park        | 225,000                                   | 6/30/28                                         | 225,000                                                              | 0 <sup>3)</sup>                                                   |
| Ryan Companies                  | 1,240,974                                 | 6/30/28                                         | 1,240,974                                                            | 0 <sup>3)</sup>                                                   |
| Purfoods                        | 191,814                                   | 6/30/28                                         | 191,814                                                              | 0 <sup>3)</sup>                                                   |
| Mrs. Clarks                     | 158,431                                   | 6/30/28                                         | 158,431                                                              | 0 <sup>3)</sup>                                                   |
| Echo Group                      | 790,505                                   | 6/30/29                                         | 790,505                                                              | 0 <sup>3)</sup>                                                   |
| Taylorred Expressions           | 150,000                                   | 6/30/29                                         | 150,000                                                              | 0 <sup>3)</sup>                                                   |
| Pet Parents                     | 417,277                                   | 6/30/29                                         | 417,277                                                              | 0 <sup>3)</sup>                                                   |
| Swanwood Logistics Center       | 1,065,283                                 | 6/30/28                                         | <u>1,065,283</u>                                                     | <u>0</u> <sup>3)</sup>                                            |
| Total                           |                                           |                                                 | \$18,543,153                                                         | \$8,749,136                                                       |

- 1) These TIF rebate agreements are subject to annual appropriation. Payments have been appropriated for Fiscal Year 2021-22 and Fiscal Year 2022-23.
- 2) These TIF rebate agreements are subject to annual appropriation. No payments have been appropriated for Fiscal Year 2021-22, but payments have been appropriated for Fiscal Year 2022-23.
- 3) These TIF rebate agreements are subject to annual appropriation. No payments have been appropriated for Fiscal Year 2021-22 or Fiscal Year 2022-23.

## City Issued Sewer Revenue Debt Supported by Sewer Utility Revenues

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>               | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 05/25/22</u> |
|--------------------------|----------------------------|------------------------------|---------------------------|-----------------------------------------------------|
| 5/14C                    | \$2,315,000                | Sewer Improvements           | 5/22                      | \$0 <sup>1)</sup>                                   |
| 5/14F                    | 4,805,000                  | Sewer Improvements/Refunding | 5/22                      | <u>0</u> <sup>1)</sup>                              |
| Total                    |                            |                              |                           | \$0                                                 |

1) The City redeemed the 2023 through 2028 maturities on May 1, 2022 with cash on hand.

## Other Revenue Debt Supported by Sewer Utility Revenues (Debt Issued by the WRA)

### Des Moines Metropolitan Wastewater Reclamation Authority ("WRA") Proposed Payment Obligations

WRA has authorized and is planning to issue the following State Revolving Fund Loans before June 30, 2022. The amounts below represent the City's anticipated share of the debt service payments of the proposed issue. Other participating communities of the WRA pay the remaining amount. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>           | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 06/30/22</u> |
|--------------------------|----------------------------|--------------------------|---------------------------|-----------------------------------------------------|
| TBD                      | \$2,065,314*               | Sewer Improvements (SRF) | 6/53                      | \$2,065,314 <sup>1)</sup>                           |

1) The City's flow-based share of the WRA's proposed SRF Loan in the amount of \$20,370,000\*.

\* Preliminary; subject to change.

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## WRA Issued Revenue Debt Supported by Sewer Utility Revenues

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority (the “WRA”) and has entered into a financing agreement with the WRA to provide for the City’s share of capital contribution for the construction and ongoing expansion of a metropolitan wastewater system. The WRA amounts below represent the City’s share of the principal payments of the various issues. Other participating communities within the WRA area pay the remaining amounts. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

| <u>Date<br/>of Issue</u> | <u>Original<br/>Amount</u> | <u>Purpose</u>                | <u>Final<br/>Maturity</u> | <u>Principal<br/>Outstanding<br/>As of 05/25/22</u> |
|--------------------------|----------------------------|-------------------------------|---------------------------|-----------------------------------------------------|
| 6/08A                    | \$2,011,490                | Sewer Improvements (SRF Loan) | 6/39                      | \$1,754,007 <sup>1)</sup>                           |
| 6/08B                    | 1,217,544                  | Sewer Improvements (SRF Loan) | 6/39                      | 1,138,178 <sup>2)</sup>                             |
| 6/08D                    | 551,328                    | Sewer Improvements (SRF Loan) | 6/38                      | 439,712 <sup>3)</sup>                               |
| 2/09B                    | 1,748,269                  | Sewer Improvements (SRF Loan) | 6/39                      | 1,469,411 <sup>4)</sup>                             |
| 7/09C                    | 1,914,771                  | Sewer Improvements (SRF Loan) | 6/39                      | 1,609,056 <sup>5)</sup>                             |
| 4/10A                    | 1,034,697                  | Sewer Improvements (SRF Loan) | 6/40                      | 948,476 <sup>6)</sup>                               |
| 4/10B                    | 1,456,892                  | Sewer Improvements (SRF Loan) | 6/40                      | 1,273,715 <sup>7)</sup>                             |
| 6/10C-1                  | 157,155                    | Sewer Improvements (SRF Loan) | 6/32                      | 201,867 <sup>8)</sup>                               |
| 6/10C-2                  | 1,689,417                  | Sewer Improvements (SRF Loan) | 6/32                      | 1,321,416 <sup>9)</sup>                             |
| 5/11A                    | 4,807,720                  | Sewer Improvements (SRF Loan) | 6/42                      | 4,922,789 <sup>10)</sup>                            |
| 1/11B                    | 3,330,040                  | Sewer Improvements (SRF Loan) | 6/41                      | 2,996,806 <sup>11)</sup>                            |
| 5/11C                    | 1,164,134                  | Sewer Improvements (SRF Loan) | 6/41                      | 1,111,568 <sup>12)</sup>                            |
| 12/11D                   | 1,784,304                  | Sewer Improvements (SRF Loan) | 6/43                      | 1,892,805 <sup>13)</sup>                            |
| 5/12B                    | 585,983                    | Sewer Improvements (SRF Loan) | 6/42                      | 541,667 <sup>14)</sup>                              |
| 5/12C                    | 1,442,340                  | Sewer Improvements (SRF Loan) | 6/43                      | 1,525,311 <sup>15)</sup>                            |
| 5/12D                    | 560,830                    | Sewer Improvements (SRF Loan) | 6/42                      | 574,172 <sup>16)</sup>                              |
| 11/12E                   | 2,601,081                  | Sewer Improvements (SRF Loan) | 6/43                      | 2,467,944 <sup>17)</sup>                            |
| 11/12F                   | 301,979                    | Sewer Improvements (SRF Loan) | 6/43                      | 286,054 <sup>18)</sup>                              |
| 11/12G                   | 2,726,020                  | Sewer Improvements (SRF Loan) | 6/44                      | 3,022,445 <sup>19)</sup>                            |
| 4/13A                    | 617,001                    | Sewer Improvements (SRF Loan) | 6/43                      | 654,472 <sup>20)</sup>                              |
| 1/14A                    | 153,090                    | Sewer Improvements (SRF Loan) | 6/34                      | 126,738 <sup>21)</sup>                              |
| 2/14C                    | 1,147,716                  | Sewer Improvements (SRF Loan) | 6/34                      | 944,173 <sup>22)</sup>                              |
| 2/14D                    | 765,300                    | Sewer Improvements (SRF Loan) | 6/34                      | 643,180 <sup>23)</sup>                              |
| 1/15A                    | 1,282,097                  | Sewer Improvements (SRF Loan) | 6/35                      | 997,359 <sup>24)</sup>                              |
| 1/15B                    | 35,177                     | Sewer Improvements (SRF Loan) | 6/34                      | 26,057 <sup>25)</sup>                               |
| 1/15C                    | 356,132                    | Sewer Improvements (SRF Loan) | 6/35                      | 307,074 <sup>26)</sup>                              |
| 5/15E                    | 4,909,349                  | Refunding                     | 6/36                      | 4,280,674 <sup>27)</sup>                            |
| 2/16A                    | 764,720                    | Sewer Improvements (SRF Loan) | 6/35                      | 592,320 <sup>28)</sup>                              |
| 12/16E                   | 148,867                    | Sewer Improvements (SRF Loan) | 6/36                      | 120,317 <sup>29)</sup>                              |
| 12/16F                   | 8,505,600                  | Sewer Improvements (SRF Loan) | 6/48                      | 8,111,529 <sup>30)</sup>                            |
| 12/17A                   | 3,724,380                  | Sewer Improvements (SRF Loan) | 6/49                      | 3,706,514 <sup>31)</sup>                            |
| 5/18A                    | 411,642                    | Sewer Improvements (SRF Loan) | 6/40                      | 408,298 <sup>32)</sup>                              |
| 12/18D-1                 | 1,018,000                  | Sewer Improvements (SRF Loan) | 6/39                      | 1,056,991 <sup>33)</sup>                            |
| 12/18D-2                 | 814,400                    | Sewer Improvements (SRF Loan) | 6/39                      | 805,949 <sup>34)</sup>                              |
| 12/18E                   | 1,150,340                  | Sewer Improvements (SRF Loan) | 6/40                      | 1,098,561 <sup>35)</sup>                            |
| 12/18F                   | 610,800                    | Sewer Improvements (SRF Loan) | 6/39                      | 557,746 <sup>36)</sup>                              |
| 12/19A                   | 1,224,005                  | Sewer Improvements (SRF Loan) | 6/39                      | 1,110,119 <sup>37)</sup>                            |
| 12/20A                   | 1,142,512                  | Sewer Improvements (SRF Loan) | 6/42                      | 1,135,568 <sup>38)</sup>                            |
| 4/21A                    | 5,984,679                  | Refunding                     | 6/34                      | <u>5,941,251</u> <sup>39)</sup>                     |
| Total                    |                            |                               |                           | \$62,122,289                                        |



Notes:

- 1) The City's flow-based share of the WRA's Series 2008A SRF loan outstanding in the amount of \$11,841,000.
- 2) The City's flow-based share of the WRA's Series 2008B SRF loan outstanding in the amount of \$4,711,000.
- 3) The City's flow-based share of the WRA's Series 2008D SRF loan outstanding in the amount of \$1,820,000.
- 4) The City's flow-based share of the WRA's Series 2009B SRF loan outstanding in the amount of \$6,082,000.
- 5) The City's flow-based share of the WRA's Series 2009C SRF loan outstanding in the amount of \$6,660,000.
- 6) The City's flow-based share of the WRA's Series 2010A SRF loan outstanding in the amount of \$6,403,000.
- 7) The City's flow-based share of the WRA's Series 2010B SRF loan outstanding in the amount of \$5,272,000.
- 8) The City's flow-based share of the WRA's Series 2010C-1 SRF loan outstanding in the amount of \$1,991,000.
- 9) The City's flow-based share of the WRA's Series 2010C-2 SRF loan outstanding in the amount of \$13,033,000.
- 10) The City's flow-based share of the WRA's Series 2011A SRF loan outstanding in the amount of \$48,553,000.
- 11) The City's flow-based share of the WRA's Series 2011B SRF loan outstanding in the amount of \$12,404,000.
- 12) The City's flow-based share of the WRA's Series 2011C SRF loan outstanding in the amount of \$7,504,000.
- 13) The City's flow-based share of the WRA's Series 2011D SRF loan outstanding in the amount of \$12,778,000.
- 14) The City's flow-based share of the WRA's Series 2012B SRF loan outstanding in the amount of \$2,242,000.
- 15) The City's flow-based share of the WRA's Series 2012C SRF loan outstanding in the amount of \$15,044,000.
- 16) The City's flow-based share of the WRA's Series 2012D SRF loan outstanding in the amount of \$5,663,000.
- 17) The City's flow-based share of the WRA's Series 2012E SRF loan outstanding in the amount of \$10,215,000.
- 18) The City's flow-based share of the WRA's Series 2012F SRF loan outstanding in the amount of \$1,184,000.
- 19) The City's flow-based share of the WRA's Series 2012G SRF loan outstanding in the amount of \$20,404,000.
- 20) The City's flow-based share of the WRA's Series 2013A SRF loan outstanding in the amount of \$6,455,000.
- 21) The City's flow-based share of the WRA's Series 2014A SRF loan outstanding in the amount of \$1,250,000.
- 22) The City's flow-based share of the WRA's Series 2014C SRF loan outstanding in the amount of \$3,908,000.
- 23) The City's flow-based share of the WRA's Series 2014D SRF loan outstanding in the amount of \$4,342,000.
- 24) The City's flow-based share of the WRA's Series 2015A SRF loan outstanding in the amount of \$6,733,000.
- 25) The City's flow-based share of the WRA's Series 2015B SRF loan outstanding in the amount of \$257,000.
- 26) The City's flow-based share of the WRA's Series 2015C SRF loan outstanding in the amount of \$1,271,000.
- 27) The City's flow-based share of the WRA's Series 2015E Sewer Revenue Refunding Bonds outstanding in the amount of \$25,930,000.
- 28) The City's flow-based share of the WRA's Series 2016A SRF loan outstanding in the amount of \$5,842,000.
- 29) The City's flow-based share of the WRA's Series 2016E SRF loan outstanding in the amount of \$498,000.
- 30) The City's flow-based share of the WRA's Series 2016F SRF loan outstanding in the amount of \$37,401,000.
- 31) The City's flow-based share of the WRA's Series 2017A SRF loan outstanding in the amount of \$36,557,000.
- 32) The City's flow-based share of the WRA's Series 2018A SRF loan outstanding in the amount of \$4,027,000.
- 33) The City's flow-based share of the WRA's Series 2018D-1 SRF loan outstanding in the amount of \$10,425,000.
- 34) The City's flow-based share of the WRA's Series 2018D-2 Taxable SRF loan outstanding in the amount of \$7,949,000.
- 35) The City's flow-based share of the WRA's Series 2018E SRF loan outstanding in the amount of \$10,835,000.
- 36) The City's flow-based share of the WRA's Series 2018F SRF loan outstanding in the amount of \$5,501,000.
- 37) The City's flow-based share of the WRA's Series 2019A SRF loan outstanding in the amount of \$10,949,000.
- 38) The City's flow-based share of the WRA's Series 2020A SRF loan outstanding in the amount of \$11,200,000.
- 39) The City's flow-based share of the WRA's Series 2021A Sewer Revenue Refunding Bonds outstanding in the amount of \$37,380,000.

## City Issued Water Revenue Debt Supported by Water Utility Revenues

| <u>Date of Issue</u> | <u>Original Amount</u> | <u>Purpose</u>               | <u>Final Maturity</u> | <u>Principal Outstanding As of 05/25/22</u> |
|----------------------|------------------------|------------------------------|-----------------------|---------------------------------------------|
| 5/14D                | \$1,890,000            | Water Improvements/Refunding | 6/23                  | \$465,000 <sup>1)</sup>                     |
| 5/14E                | 6,000,000              | Water Improvements/Refunding | 6/28                  | 3,150,000 <sup>1)</sup>                     |
| 5/17B                | 1,605,000              | Water Improvements           | 6/29                  | 1,145,000                                   |
| 5/18B                | 5,990,000              | Water Improvements           | 6/33                  | 5,055,000                                   |
| 5/19B                | 5,090,000              | Water Improvements           | 6/34                  | 4,595,000                                   |
| 6/20B                | 3,375,000              | Water Improvements           | 6/35                  | 3,255,000                                   |
| 4/21B                | 2,865,000              | Water Improvements           | 6/41                  | <u>2,865,000</u> <sup>2)</sup>              |
| Total                |                        |                              |                       | \$20,530,000                                |

- 1) City anticipates redeeming the 2023 through 2028 maturities of the Series 2014D and Series 2014E Bonds on June 1, 2022 with cash on hand.
- 2) Based on preliminary debt service schedule established prior to the final project draws. The City has drawn \$1,053,130 of the \$2,865,000 as of March 1, 2022.

## INDIRECT GENERAL OBLIGATION DEBT

| <u>Taxing District</u>                  | <u>1/1/2021 Taxable Valuation</u> <sup>1)</sup> | <u>Portion of Valuation Within the City</u> <sup>2)</sup> | <u>Percent Applicable</u> | <u>G.O. Debt</u> <sup>3)</sup> | <u>City's Proportionate Share</u> |
|-----------------------------------------|-------------------------------------------------|-----------------------------------------------------------|---------------------------|--------------------------------|-----------------------------------|
| Polk County                             | \$32,322,833,932                                | \$4,832,018,603                                           | 14.95%                    | \$223,886,000                  | \$33,470,957                      |
| Ankeny CSD                              | 5,054,961,196                                   | 4,641,198,639                                             | 91.81%                    | 60,490,000                     | 55,535,869                        |
| North Polk CSD                          | 619,634,059                                     | 27,919,810                                                | 4.51%                     | 26,165,000                     | 1,180,042                         |
| Saydel CSD                              | 1,321,093,935                                   | 162,900,154                                               | 12.33%                    | 23,660,000                     | 2,917,278                         |
| Des Moines Area Comm. College           | 60,087,632,165                                  | 4,832,018,603                                             | 8.04%                     | 112,025,000                    | <u>9,006,810</u>                  |
| City's share of total overlapping debt: |                                                 |                                                           |                           |                                | \$102,110,956                     |

- 1) Taxable Valuation excludes military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
- 2) Valuation excludes military exemption and includes Ag. Land & Buildings, Taxable TIF Increment, all Utilities and City exempt valuations.
- 3) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimate based on publicly available data as of February 24, 2022.

## DEBT RATIOS

|                                            | <u>G.O. Debt</u>                   | <u>Debt/Actual Market Value (\$7,917,095,920)</u> <sup>1)</sup> | <u>Debt/67,887 Population</u> <sup>2)</sup> |
|--------------------------------------------|------------------------------------|-----------------------------------------------------------------|---------------------------------------------|
| Total General Obligation Debt              | \$129,865,000*                     | 1.64%*                                                          | \$1,912.96*                                 |
| Less Debt Paid by Enterprise Funds         | <u>(11,052,000*)</u> <sup>3)</sup> |                                                                 |                                             |
| Net General Obligation Debt                | \$118,813,000*                     | 1.50%*                                                          | \$1,750.16*                                 |
| Series 2015B Bonds (Appropriated Payments) | \$562,125                          | 0.01%                                                           | \$8.28                                      |
| City's share of overlapping debt           | \$102,110,956                      | 1.29%                                                           | \$1,504.13                                  |

- 1) Based on the City's 2021 actual valuation of property; includes Ag. Land, Ag. Buildings, all Utilities and TIF Increment.
- 2) Based on the 2020 US Census.
- 3) General obligation debt service is abated by enterprise funds including the City's Water, Sewer and Storm Water funds.

\* Preliminary; subject to change.

## THE CITY

### CITY GOVERNMENT

The City of Ankeny, Iowa incorporated in 1903, operates under a Mayor/Council/City Manager form of government. The City Council is the governing body of the City, consisting of five members elected at large. The City Manager, Mr. David Jones, was appointed by the City Council and is responsible for the day-to-day operations of the City. The Mayor is elected for a term of four years. Under the direction of the City Manager are department directors who administer the specific services offered by the City. In addition, the City Council appoints citizens to serve on special commissions and boards.

### EMPLOYEES AND PENSIONS

The City currently has 293 full-time employees, 78 part-time employees and 367 seasonal employees, including a police force of 72 sworn personnel and a fire department of 86 full and part-time firefighters and paramedics. The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System (“IPERS”) and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). All of the City’s 738 employees, with the exception of full-time police and fire employees, are eligible for inclusion in IPERS. The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system’s funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the Fiscal Years ended June 30, 2019, 2020 and 2021, as shown below, equal the required contributions for each year.

|                           | <u>FY 2018-19</u> | <u>FY 2019-20</u> | <u>FY 2020-21</u> |
|---------------------------|-------------------|-------------------|-------------------|
| City’s IPERS Contribution | \$1,191,159       | \$1,219,602       | \$1,335,693       |

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$10,716,951 within its Annual Comprehensive Financial Report as of June 30, 2021 for its proportionate share of the IPERS net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the City’s collective proportion was 0.1525602%, which was an increase of 0.00282% from its proportion measured as of June 30, 2019.

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

The IPERS Annual Comprehensive Financial Report is available on the IPERS website or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

***Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other internet sites accessed through the IPERS website.***

For additional information on the City’s Pensions, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities, refer to Note 8, Pensions – Iowa Public Employees Retirement System (IPERS), beginning on page 51 of the City’s June 30, 2021 Annual Comprehensive Financial Report contained as APPENDIX C of this Preliminary Official Statement.

Municipal Fire and Police Retirement System of Iowa (“MFPRSI”): The City contributes to MFPRSI, which is a cost-sharing, multiple-employer, defined benefit pension plan. MFPRSI provides retirement, disability and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established and may be amended by state statute. The City’s contributions to MFPRSI for the Fiscal Years ended June 30, 2019, 2020 and 2021, as shown below, equal the required contributions for each year.

|                            | <u>FY 2018-19</u> | <u>FY 2019-20</u> | <u>FY 2020-21</u> |
|----------------------------|-------------------|-------------------|-------------------|
| City’s MFPRSI Contribution | \$1,886,380       | \$1,987,706       | \$2,216,680       |

Pursuant to GASB Statement No. 68, the City reported a liability of \$20,443,126 within its Annual Comprehensive Financial Report as of June 30, 2021 for its proportionate share of the MFPRSI net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At of June 30, 2020, the City’s collective proportion was 2.56308%, which was an increase of 0.16818% from its proportion measured as of June 30, 2019.

The MFPRSI Financial Statements are available on the MFPRSI website or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

***Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor’s website or links to other internet sites accessed through the MFPRSI websites.***

For additional information on the City’s Pensions, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities, refer to Note 8, Pensions – Municipal Fire and Police Retirement System of Iowa (MFPRSI), beginning on page 55 of the City’s June 30, 2021 Annual Comprehensive Financial Report contained as APPENDIX C of this Preliminary Official Statement.

## OTHER POST-EMPLOYMENT BENEFITS (“OPEB”)

The City administers a single-employer health defined benefit plan which provides medical, prescription drug and dental benefits for employees, retirees and their spouses. As of June 30, 2021, there were 255 active and 13 retired members in the plan. Retired participants must be age 55 or older at retirement. The medical and prescription drug benefits are provided through a partially self-insured plan administered by Wellmark Blue Cross Blue Shield and dental benefits through a fully-insured plan with Delta Dental of Iowa. Retirees under age 65 pay the same premium for the medical, prescription drug and dental benefits as active employees, which results in an implicit subsidy and OPEB liability.

The contribution requirements of plan members are established and may be amended by the City. The current funding policy of the City is to pay health insurance premiums as they occur. The required contribution is based on projected pay-as-you go financing. For Fiscal Year ended June 30, 2021, the City’s recognized an OPEB expense of \$364,059. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

The following table shows the components of the City’s annual OPEB cost for Fiscal Year ended June 30, 2021, the amount actuarially contributed to the plan, and changes in the City’s total OPEB liability:

|                                                     |                    |
|-----------------------------------------------------|--------------------|
| Total OPEB liability, beginning of year             | \$1,845,751        |
| Changes for the year:                               |                    |
| Service cost                                        | 223,726            |
| Interest                                            | 59,390             |
| Differences between expected and actual experiences | 389,492            |
| Changes in assumptions                              | 288,048            |
| Benefit payments                                    | <u>(119,370)</u>   |
| Net changes                                         | <u>841,286</u>     |
| Total OPEB liability, end of year                   | <u>\$2,687,037</u> |

For additional information, refer to Note 13, Other Postemployment Benefits (OPEB), beginning on page 62 of the City’s June 30, 2021 Annual Comprehensive Financial Report contained as APPENDIX C of this Preliminary Official Statement.

## UNION CONTRACTS

The City currently has negotiated contracts with three employee groups. The Ankeny Police Department Employee’s Union (Teamsters), the AFSCME Union (Municipal Utilities, Parks & Recreation, and Golf Course employees), and the Ankeny Career Firefighters Union.

The Ankeny Police Department Employee’s Union approved a four-year contract, beginning July 1, 2022 and ending June 30, 2026; the AFSCME Union is in the final year of a five-year contract ending June 30, 2023; and the Ankeny Career Firefighters Union approved a three-year contract, beginning July 1, 2022 and ending June 30, 2025. These contracts include annual cost of living adjustments of 3% and step advancements for those employees eligible.



## LEVIES AND TAX COLLECTIONS

| <u>Fiscal Year</u> | <u>Levy</u>  | <u>Collected During<br/>Collection Year</u> | <u>Percent<br/>Collected</u> |
|--------------------|--------------|---------------------------------------------|------------------------------|
| 2017-18            | \$42,353,934 | \$43,350,551                                | 102.35%                      |
| 2018-19            | 43,314,093   | 43,274,038                                  | 99.91%                       |
| 2019-20            | 46,431,530   | 45,983,656                                  | 99.03%                       |
| 2020-21            | 48,595,518   | 48,555,896                                  | 99.92%                       |
| 2021-22            | 51,263,125   | -----In Process of Collection-----          |                              |

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale, but failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

## TAX RATES

|                                             | <u>FY 2017-18</u> | <u>FY 2018-19</u> | <u>FY 2019-20</u> | <u>FY 2020-21</u> | <u>FY 2021-22</u> |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                             | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   | <u>\$/1,000</u>   |
| Polk County                                 | 7.30880           | 7.30880           | 7.30880           | 7.30880           | 7.13383           |
| City of Ankeny                              | 11.65000          | 10.75000          | 10.35000          | 10.00000          | 9.95000           |
| Ankeny Comm. School District                | 18.51697          | 17.95079          | 17.52323          | 17.41039          | 17.31652          |
| Saydel Comm. School District                | 12.89000          | 12.89000          | 12.89000          | 12.89000          | 12.89000          |
| North Polk Comm. School District            | 19.16659          | 19.07652          | 18.99000          | 18.54662          | 18.58960          |
| Des Moines Area Community College           | 0.67458           | 0.69468           | 0.65249           | 0.63533           | 0.67789           |
| Broadlawns Medical Center                   | 2.77545           | 2.77513           | 2.77513           | 2.67405           | 2.57740           |
| County Assessor                             | 0.27177           | 0.25471           | 0.25455           | 0.24836           | 0.19192           |
| County Ag. Extension                        | 0.03939           | 0.03690           | 0.03689           | 0.03502           | 0.03486           |
| Des Moines Regional Transit Authority       | 0.63900           | 0.63900           | 0.66400           | 0.66900           | 0.65206           |
| State of Iowa                               | <u>0.00310</u>    | <u>0.00290</u>    | <u>0.00280</u>    | <u>0.00270</u>    | <u>0.00260</u>    |
| <u>Total City Tax Rate for Resident of:</u> |                   |                   |                   |                   |                   |
| Ankeny Comm. School District                | 41.87906          | 40.41291          | 39.56789          | 38.98365          | 38.53708          |
| Saydel Comm. School District                | 36.25209          | 35.35212          | 34.93466          | 34.46326          | 34.11056          |
| North Polk Comm. School District            | 42.52868          | 41.53864          | 41.03466          | 40.11988          | 39.81016          |

## LEVY LIMITS

A city's general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Subchapter I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the \$8.10 limitation is \$6.05 for Fiscal Year 2021-22 and \$6.1533 for Fiscal Year 2022-23. In addition, the City does levy a portion of costs for an Aviation Authority and employee benefits. The City does not levy for the emergency fund. Debt service levies are not limited.

**CITY FUNDS ON HAND (Cash and Investments as of January 31, 2022)****Budgeted Funds:****General:**

|                 |                 |
|-----------------|-----------------|
| General         | \$27,215,959.82 |
| Hotel/Motel Tax | 593,334.15      |

**Special Revenue:**

|                               |               |
|-------------------------------|---------------|
| Fire Gift                     | 26,364.90     |
| Hawkeye Park Player Fees      | 42,549.81     |
| Police Gift                   | 7,476.05      |
| Road Use Tax                  | 10,206,511.80 |
| Police Seizure                | 81,900.69     |
| Tax Increment Financing       | 6,846,667.74  |
| Police and Fire Retirement    | 1,716,725.02  |
| Landfill Postclosure          | 100,530.22    |
| Friends of the Ankeny Library | 83,576.66     |
| Park Dedication               | 604,053.49    |
| Sports Complex Foundation     | 107,908.40    |
| Ankeny Garden Club            | 7,184.85      |
| Miracle Park                  | 58,826.80     |
| Dog Park                      | 608.25        |
| Civic Trust                   | 3,756,369.32  |

|              |              |
|--------------|--------------|
| Debt Service | 7,081,544.26 |
|--------------|--------------|

**Enterprise:**

|                   |               |
|-------------------|---------------|
| Solid Waste       | 111,274.53    |
| Utility Deposits  | 383,809.97    |
| Water Operations  | 16,646,891.35 |
| Water Improvement | 1,761,600.00  |
| Water Sinking     | 2,828,521.05  |
| Sewer Operations  | 14,814,280.47 |
| Sewer Improvement | 3,401,518.12  |
| Sewer Sinking     | 1,172,459.36  |
| Storm Water       | 2,833,109.92  |
| Golf Course       | 1,042,192.09  |

|                  |                      |
|------------------|----------------------|
| Capital Projects | <u>39,499,165.27</u> |
|------------------|----------------------|

|                       |                         |
|-----------------------|-------------------------|
| Total Budgeted Funds: | <u>\$143,032,914.36</u> |
|-----------------------|-------------------------|

**Unbudgeted Funds****Internal Service:**

|                                |                     |
|--------------------------------|---------------------|
| Revolving                      | \$653,583.96        |
| Risk Management                | 1,533,008.37        |
| Health Insurance               | 6,738,612.19        |
| Sustainability Revolving Loan  | 27,128.06           |
| Economic Development Revolving | 255,043.95          |
| Equipment Reserve              | <u>2,364,219.40</u> |

|                         |                        |
|-------------------------|------------------------|
| Total Unbudgeted Funds: | <u>\$11,571,595.93</u> |
|-------------------------|------------------------|

## INSURANCE

The City's insurance coverage is as follows:

### Liability:

|                                                         |                                         |
|---------------------------------------------------------|-----------------------------------------|
| Legal Liability for Automobile Claims                   | \$15,000,000                            |
| Covered Pollution Cost or Expense for Automobiles       | \$15,000,000                            |
| Uninsured and Underinsured Motorist                     | \$500,000 person, \$500,000 occurrence  |
| Legal Liability for General Liability Claims            | \$15,000,000                            |
| Appeal Bonds, Bail Bonds, Bonds to Release Property     | Unlimited                               |
| Broad Legal Defense Fund                                | \$25,000 occurrence, \$25,000 aggregate |
| Claim and Defense Expenses                              | Unlimited                               |
| Cyber Liability                                         | \$15,000,000                            |
| Fire Department Training Activities and Fire Department | \$500,000                               |
| Good Samaritan                                          | \$15,000,000                            |
| Medical Expenses – Other than Automobiles               | \$10,000                                |
| Medical Malpractice                                     | \$15,000,000                            |
| Member Expenses                                         | \$10,000                                |
| Moral Obligation to Pay                                 | \$5,000 occurrence, \$10,000 aggregate  |
| Non-Monetary Relief Defense Expense                     | \$500,000                               |
| Post-Judgment/Pre-Judgment Interest                     | Unlimited                               |
| Stop Gap                                                | \$15,000,000                            |
| Pollution Liability Coverage – Pesticides               | \$10,000,000                            |
| Liquor Liability                                        | \$10,000,000                            |
| Public Officials Wrongful Acts                          | \$15,000,000                            |
| Employment Expense                                      | \$15,000,000                            |
| Employee Benefit Liability                              | \$1,000,000                             |
| Employment Practices Wrongful Acts                      | \$15,000,000                            |
| Legal Liability for Law Enforcement Claims              | \$15,000,000                            |
| Anti-Skid Material Storage and Application              | \$15,000,000                            |
| Chlorine                                                | \$15,000,000                            |
| Fungi or Bacteria Clean Up/Injury                       | \$25,000 occurrence, \$50,000 aggregate |
| Sewer Back-Up                                           | \$1,000,000 each, \$1,000,000 aggregate |
| Water Treatment Plant – Clean Up Expense                | \$50,000 occurrence, \$50,000 aggregate |
| Water Treatment Plant – Third Party Liability           | \$50,000 occurrence, \$50,000 aggregate |

### Property:

|                                      |               |
|--------------------------------------|---------------|
| Buildings                            | \$133,826,085 |
| Personal Property                    | \$8,902,804   |
| Fine Arts                            | \$80,500      |
| Miscellaneous Property – Scheduled   | \$4,644,917   |
| Miscellaneous Property – Unscheduled | \$1,514,899   |
| Vehicles                             | \$12,365,055  |

### Excess Policies:

|                                             |             |
|---------------------------------------------|-------------|
| Employee Dishonesty                         | \$100,000   |
| Employee Dishonesty for Specified Positions | \$500,000   |
| Cyber Liability                             | \$2,000,000 |
| Worker's Compensation                       | Statutory   |
| Employee Health Insurance (per member)      | Unlimited   |

## GENERAL INFORMATION

### LOCATION AND TRANSPORTATION

The City is located in central Iowa, approximately six miles north of downtown Des Moines, Iowa and midway between Kansas City, Missouri and Minneapolis, Minnesota. The City is located on Interstate 35, Interstate 80, which bisects Iowa from east to west, passes less than ten miles south of the City. Ankeny's strategic location is reflected in the number of freight and transportation facilities servicing the City. In addition, the City is serviced by the Des Moines International Airport.

### LARGER EMPLOYERS

A representative list of larger employers in the City is as follows:

| <u>Employer</u> <sup>1)</sup>       | <u>Type of Business</u>           | <u>Approximate<br/>Number of Employees</u> <sup>2)</sup> |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| Ankeny Community Schools            | Education                         | 2,343                                                    |
| John Deere Des Moines Works         | Farm Equipment                    | 1,524                                                    |
| Casey's General Stores              | Retail/Distribution               | 1,166                                                    |
| Baker Group                         | Mechanical/Electrical Contractor  | 818                                                      |
| Perishable Distributors of Iowa LTD | Wholesale Meat/Bakery Distributor | 817                                                      |
| Purfoods                            | Wholesale Distribution            | 784                                                      |
| Des Moines Area Community College   | Higher Education                  | 775 <sup>3)</sup>                                        |
| City of Ankeny                      | Municipal Government              | 738                                                      |
| Amazon                              | Retail Distribution               | 425                                                      |
| Hy-Vee Commissary                   | Prepared Food Production          | 425                                                      |

1) Does not include retail employers.

2) Includes full-time, part-time and seasonal employees.

3) Does not include student employees and adjunct faculty.

Source: City of Ankeny and company inquiries. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

## BUILDING PERMITS

City officials report the following construction activity as of January 31, 2022. Permits for the City are reported on a calendar year basis.

|                           | <u>2018</u>         | <u>2019</u>         | <u>2020</u>         | <u>2021</u>          | <u>2022</u>  |
|---------------------------|---------------------|---------------------|---------------------|----------------------|--------------|
| Residential Construction: |                     |                     |                     |                      |              |
| No. of new permits:       | 897                 | 1,076               | 1,168               | 956                  | 52           |
| Valuation:                | \$173,052,575       | \$256,749,469       | \$297,765,158       | \$267,199,991        | \$14,676,235 |
| Commercial Construction:  |                     |                     |                     |                      |              |
| No. of new permits:       | 31                  | 35                  | 22                  | 28                   | 0            |
| Valuation:                | <u>\$71,114,309</u> | <u>\$57,733,604</u> | <u>\$65,497,340</u> | <u>\$116,246,592</u> | <u>\$0</u>   |
| Total Permits             | 928                 | 1,111               | 1,190               | 984                  | 52           |
| Total Valuations          | \$244,166,884       | \$314,483,073       | \$363,262,498       | \$383,446,583        | \$14,676,235 |

Source: City of Ankeny

## U.S. CENSUS DATA

|                   | <u>Year</u>         | <u>City of Ankeny</u> |
|-------------------|---------------------|-----------------------|
| Population Trend: | 1990 U.S. Census    | 18,482                |
|                   | 2000 U.S. Census    | 27,117                |
|                   | 2005 Special Census | 36,161                |
|                   | 2010 U.S. Census    | 45,582                |
|                   | 2015 Special Census | 54,598                |
|                   | 2020 U.S. Census    | 67,887                |

Source: U.S. Census Bureau

## UNEMPLOYMENT RATES

|                  | <u>City of Ankeny</u> | <u>Polk County</u> | <u>State of Iowa</u> |
|------------------|-----------------------|--------------------|----------------------|
| Annual Averages: |                       |                    |                      |
|                  | 2017                  | 2.2%               | 3.1%                 |
|                  | 2018                  | 2.0%               | 2.6%                 |
|                  | 2019                  | 2.1%               | 2.7%                 |
|                  | 2020                  | 4.5%               | 5.2%                 |
|                  | 2021                  | 3.1%               | 4.2%                 |

Source: Iowa Workforce Development

## EDUCATION

Public education is provided by the Ankeny Community School District, with a 2021 certified enrollment of 12,512.2 students. The Ankeny Community School District, with approximately 2,343 full-time and part-time employees, owns and operates a preschool, ten elementary schools, four middle schools and two high schools. The Saydel Community School District and the North Polk Community School District also provide public education to residents of the City. Higher education in the area is provided by Des Moines Area Community College located within the City. Simpson College, Iowa State University, Drake University, Grandview University and Upper Iowa University are also higher education institutions within the area. Private education is provided by Ankeny Christian Academy, Faith Baptist Bible College and Seminary and St. Luke the Evangelist Catholic School.



**FINANCIAL SERVICES**

Financial services for the residents of the City are provided by Community State Bank, and branch offices of Availa Bank, Bank of the West, Bankers Trust Company, Central Bank, Charter Bank, First National Bank, Great Southern Bank, Great Western Bank, Lincoln Savings Bank, Northwest Bank, Two Rivers Bank & Trust, U.S. Bank, N.A. and Wells Fargo Bank, N.A. In addition, financial services for the residents of the City are provided by the following credit unions, Community Choice Credit Union, Green State Credit Union and Veridian Credit Union. Community State Bank and branch offices of Great Western Bank located within the City report the following deposits as of June 30 for each year:

| <u>Year</u> | <u>Community State Bank</u> | <u>Great Western Bank</u> |
|-------------|-----------------------------|---------------------------|
| 2017        | \$554,767,000               | \$62,683,000              |
| 2018        | 596,290,000                 | 66,281,000                |
| 2019        | 705,777,000                 | 105,775,000               |
| 2020        | 778,499,000                 | 138,032,000               |
| 2021        | 938,429,000                 | 138,405,000               |

Source: Federal Deposit Insurance Corporation website.

## **APPENDIX B**

### **FORM OF LEGAL OPINION**

## **APPENDIX C**

JUNE 30, 2021 ANNUAL COMPREHENSIVE FINANCIAL REPORT

## **APPENDIX D**

### **FORM OF CONTINUING DISCLOSURE CERTIFICATE**

# OFFICIAL BID FORM

TO: City Council of  
City of Ankeny, Iowa

Sale Date: April 18, 2022  
10:00 A.M., Central Time

RE: \$33,685,000\* General Obligation Bonds, Series 2022A (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING, on the terms set forth in this bid form, the TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING.

For all or none of the above, the Bonds, in accordance with the TERMS OF OFFERING, we will pay you not less than \$\_\_\_\_\_ (minimum amount of \$33,452,457) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

| <u>Coupon</u> | <u>Maturity</u> | <u>Yield</u> | <u>Coupon</u> | <u>Maturity</u> | <u>Yield</u> |
|---------------|-----------------|--------------|---------------|-----------------|--------------|
| _____         | 2023            | _____        | _____         | 2031            | _____        |
| _____         | 2024            | _____        | _____         | 2032            | _____        |
| _____         | 2025            | _____        | _____         | 2033            | _____        |
| _____         | 2026            | _____        | _____         | 2034            | _____        |
| _____         | 2027            | _____        | _____         | 2035            | _____        |
| _____         | 2028            | _____        | _____         | 2036            | _____        |
| _____         | 2029            | _____        | _____         | 2037            | _____        |
| _____         | 2030            | _____        |               |                 |              |

\* Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$36,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

| <u>Years Aggregated</u> | <u>Maturity Year</u> | <u>Aggregate Amount</u> |
|-------------------------|----------------------|-------------------------|
| _____ through _____     | _____                | _____                   |
| _____ through _____     | _____                | _____                   |

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated April 4, 2022, and represent we are a bidder with established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ \_\_\_\_\_

TRUE INTEREST COST: \_\_\_\_\_ % (Calculated to the dated date of May 25, 2022)

Account Manager: \_\_\_\_\_ By: \_\_\_\_\_  
Account Members: \_\_\_\_\_

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Ankeny, Iowa this 18<sup>th</sup> day of April 2022.

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_



## NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Ankeny, State of Iowa, hereafter described, must be received at the office of the City Clerk, City Hall, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023; Telephone: 515-965-6400 (the "Issuer") before 10:00 A.M., on the 18<sup>th</sup> day of April, 2022. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

GENERAL OBLIGATION BONDS, SERIES 2022A, in the amount of \$33,685,000\*, to be dated May 25, 2022 (the "Bonds")

\*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the City Clerk at 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023.
- Electronic Internet Bidding: Electronic internet bids will be received at the office of the City Clerk at 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023 and/or the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa. The bids must be submitted through the PARITY® competitive bidding system.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the City Council Chambers, Ankeny Kirkendall Public Library, 1250 SW District Drive, Ankeny, Iowa at a meeting of the City Council on the above date at 5:30 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, 410 West 1<sup>st</sup> Street, Ankeny, Iowa 50023; Telephone: 515-965-6400 and/or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-243-2600.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Ankeny, State of Iowa.

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Deputy City Clerk, City of Ankeny, State of  
Iowa

Published in the Des Moines Register on the 8<sup>th</sup> day of April, 2022.

(End of Notice)



ANKENY CITY COUNCIL

City Council Agenda

April 4, 2022  
5 : 30 PM

Mark Holm, Mayor  
Bobbi Bentz, Mayor Pro tem

Council Members: Craig Block, Wade Steenhoek, Tom Strait, Gary Welch



ORIGINATING DEPARTMENT:  
City Clerk

COUNCIL GOAL:

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ACTION REQUESTED:

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LEGAL:

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SUBJECT:

- *Public Hearing - NE 36th Street Reconstruction - Interstate 35 to NE Four Mile Drive - 4/18/22 @ 5:30 p.m.*
- *Public Hearing - 2022 Asphalt Street Resurfacing Program - 4/18/22 @ 5:30 p.m.*
- *Public Hearing - 2022 Hope Kimberley Voluntary Annexation - 4/18/22 @ 5:30 p.m.*
- *Public Hearing - rezoning - Moeckly, Ferrier & Voegtlin, - 4/18/22 @ 5:30 p.m.*
- *CAPS Meeting - Local Business Investment Policy - 4/18/22 @ 5:30 p.m.*
- *Public Hearing - N Ankeny Blvd Water Main - 5/2/22 @ 5:30 p.m.*
- *Public Hearing - Notice of Intent - NE Delaware Ave Reconstruction - NE 5th St to 700 feet North of NE 18th St - 5/2/22 @ 5:30 p.m.*

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: No

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CITY MANAGER'S RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

**Click to download**

No Attachments Available