

AGENDA

Board of Trustees
Central Iowa Water Works
October 22, 2025
3 Fountains Edgewater Building
4200 University Avenue, Suite 134
West Des Moines, IA 50266
3:00 p.m.

Please join our meeting from your computer, tablet or smartphone.

[Join Zoom Meeting](#)

Meeting ID: 810 4233 4898

Passcode: 633509

United States:

+1 (309) 205-3325

Item 1: Call to Order

Item 2: Roll Call

Item 3: Approving Agenda, as presented or amended.

Item 4: Public Comment (Please state name, address, and limit comments to five minutes)

Item 5: Public Hearings and Related Resolutions

- A. Motion – Continuing Hearing on Disposal of an Interest in Real Property to Verizon for the Cell Tower 98th Street Lease Agreement to the November 2025 Board Meeting
- B. Motion – Establish the date of the Public Hearing for procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion as the Date of the November 2025 Board Meeting
- C. Resolution – Set, and Give Notice of, Public Hearing on CIWW 2026 Operating Budget

Item 6: Consent Agenda (Note: These are routine items and will be enacted with one vote without separate discussion unless someone, Board or Public, requests an item to be removed and considered separately)

- A. Motion – Approve the Minutes from September 24, 2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- B. Motion – Receive and File Final Minutes from September 10, 2025, Technical Committee Meeting
- C. Motion – Receive Draft Minutes from October 6, 2025, Technical Committee Meeting
- D. Motion – Receive and File Final Minutes from May 14, 2025, Long-Range Planning Committee Meeting
- E. Motion – Receive and File Final Minutes from September 18, 2025, Finance and Audit Meeting
- F. Motion – Receive and File Final Minutes from September 15, 2025, Executive Committee Meeting
- G. Motion – Receive and File Final Minutes from September 19, 2025, Executive Committee Meeting
- H. Motion – Receive and File September Financial Summary and Approve September Expenditures
- I. Motion – Receive and File CIWW September 2025 Revenue and Usage Summary
- J. Motion – Receive and File Project Update and Capital Expenditure Reimbursement Report
- K. Motion – Approve and Accept Permanent Water Main easement from the Des Moines Airport Authority for \$1.00

Item 7: Board Action Items

- A. Motion – Authorizing the Execution of the First Amendment to Agreement by and Between the Iowa Department of Natural Resources and Des Moines Water Works Concerning Purple Martin Lake
- B. Motion – Authorizing the Executive Director to Execute an Agreement not to Exceed \$80,000 for West Plant Subsurface Geologic Investigation Services, Subject to Review by CIWW Legal Counsel
- C. Resolution – Setting CIWW Rates for 2026

Item 8: Information Items

- A. Executive Director Comments
- B. Contract Operator Updates
- C. Board Committee Reports
 - 1. Executive Committee

- a. 2026 Legislative Policy Priorities
- 2. Technical Committee
- 3. Finance and Audit Committee
 - a. 2026 CIWW Budget Overview
- 4. Water Usage Best Practices Committee

Item 9: Other Business

Adjournment

Upcoming CIWW Activities			
<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Meeting</u>
November 12, 2025	1:00 p.m.	DMWW Board Room	Technical Committee
November 10, 2025	2:30 p.m.	Central Iowa Water Works	Executive Committee
November 13, 2025	8:00 a.m.	Central Iowa Water Works	Finance & Audit Committee
November 19, 2025	3:00 p.m.	3 Fountains Edgewater Building, Suite 134	Board of Trustees
December 8, 2025	2:30 p.m.	Central Iowa Water Works	Executive Committee
December 10, 2025	1:00 p.m.	DMWW Board Room	Technical Committee
December 11, 2025	8:00 a.m.	Central Iowa Water Works	Finance & Audit Committee
December 17, 2025	3:00 p.m.	3 Fountains Edgewater Building, Suite 134	Board of Trustees



CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: October 22, 2025

ITEM NUMBER: 5A

SUBJECT: Motion – Continuing Hearing on Disposal of an Interest in Real Property to Verizon for the Cell Tower 98th Street Lease Agreement to the November 2025 Board Meeting

SUMMARY:

The CIWW Board of Trustees is required to have a Public Hearing for the disposal of an interest in real property. The hearing must be published in a newspaper with general circulation at least once, between four and twenty days before the hearing. The publishing requirements for this hearing were not met, necessitating its postponement to the November 2025 Board Meeting.

Verizon and Central Iowa Water Works (CIWW) are considering entering into a lease agreement for the installation of cell tower equipment on the 98th Street water tower in West Des Moines. Pursuant to Iowa Code section 364.7, leases of public property require a public hearing prior to execution. CIWW staff have engaged with Neal Westin of Nyemaster Goode, P.C. to review the proposed agreement.

FINANCIAL IMPACT:

The initial rent is \$30,000 due within 90 days of the effective date of the lease. Verizon will pay monthly rent of \$2,135.00, with an annual increase of 3% over the initial five-year term. The lease may be renewed for up to 30 years in successive five-year increments.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Move to continue the hearing on the Disposal of an Interest in Real Property to Verizon for the Cell Tower 98th Street Lease Agreement to the November 2025 Board Meeting.

Prepared by: Amu Madson

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: The Board of Trustees of Central Iowa Water Works.
Date of Meeting: October 22, 2025.
Time of Meeting: 3 o'clock P.M.
Place of Meeting: 3 Fountains Edgewater Building, 4200 University Ave, Suite 134,
West Des Moines, Iowa.

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for the meeting is as follows:

- Resolution approving and authorizing a Disposal of an Interest in Real Property to Verizon for the new Cell Tower 98th Street Lease Agreement.

Such additional matters as are set forth on the additional _____ page(s) attached hereto.
(number)

This notice is given at the direction of the Chairperson pursuant to Chapter 21, Code of Iowa, and the local rules of the governmental body.

/s/ Diane Munns

Secretary of the Board of Trustees,
Central Iowa Water Works

Preparer Information:

Central Iowa Water Works
2201 George Flagg Parkway
Des Moines, IA 50321

(515) 323-6224

info@ciww.gov

Tower Lease with Option

[REDACTED] / [REDACTED] Site]

THIS TOWER LEASE WITH OPTION AGREEMENT (this "Lease") is effective this date: _____ (the "Effective Date"), between, the Central Iowa Water Works, a municipal entity exercising certain joint powers of its constituent members pursuant to Iowa Code chapter 28E (CIWW), by the Board of Trustees of the CIWW ("Landlord"), and by the Board of Trustees of the West Des Moines Water Works ("WDMWW") as the agent of the Landlord ("Operator"), and Cellco Partnership d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("Tenant").

1. Option to Lease. Intentionally Omitted

2. Preliminary Term and Term. The Preliminary Term of this Lease shall be from the Effective Date to the Commencement Date. The initial lease term shall be five years (the "Term") commencing on the first day of the month after Tenant begins installation of Tenant's communications equipment on the Premises, or on the 365th day from the Effective Date, whichever occurs first (either, the "Commencement Date"), and terminating at Midnight on the last day of the month in which the fifth anniversary of the Commencement Date shall have occurred unless renewed pursuant to this lease. Landlord and Tenant agree that they shall acknowledge in writing, including electronic mail, the Commencement Date in the event the Commencement Date is based upon the date Tenant commences installation of the equipment on the Premises. In the event the Commencement Date is the fixed date set forth above, there shall be no written acknowledgement required.

3. Permitted Use. Subject to the terms and conditions set forth in this Lease, effective on the Commencement Date Landlord hereby leases to Tenant the use of that portion of the water storage facility and real property described in attached Exhibit "A" (the "Property"), together with access and utility easements as described and depicted on the attached Exhibit "B" (collectively, the "Premises"). The Premises may be used by Tenant for the transmission and reception of wireless communication signals and for the construction, maintenance, repair or replacement or upgrading of related facilities, antennas, equipment and related activities. Tenant shall obtain, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises from all applicable government and/or regulatory entities (the "Governmental Approvals") and may (prior to or after the Commencement Date) obtain a title report, perform environmental and other surveys, soil tests, and other engineering procedures on, under and over the Property, necessary to determine that Tenant's use of the Premises

will be compatible with both Landlord's or Operator's engineering specifications and Tenant's system design, operations and Governmental Approvals. Tenant shall conduct all such activities so as to avoid interference with Landlord's or Operator's operations and shall immediately cease any and all such activities at Landlord's or Operator's written request if in Landlord's or Operator's reasonable judgment, the activities interfere with such operations. Landlord and Operator agree to reasonably cooperate with Tenant (at no cost to Landlord), where required, to perform such procedures or obtain Governmental Approvals. If necessary, Tenant has the right to immediately terminate this Lease with no further obligations except removal of its equipment, restoration of the Premises and Property, as of the Commencement Date of this Lease, and payment of the due or delinquent rent to the date of termination if Tenant notifies Landlord or Operator of unacceptable results of any title report, Governmental Approvals, environmental survey or soil tests prior to Tenant's installation of the Antenna Facilities (as defined below) on the Premises.

4. Rent

(a) Tenant shall pay Operator, as additional rent for the Preliminary Term, Thirty Thousand Dollars (\$30,000), due and payable within 90 days of the Effective Date, and shall then pay as Rent for the Term, Two Thousand One Hundred Thirty-Five Dollars (\$2,135.00) per month ("Rent"). Rent during the Term shall be payable in advance beginning on the Commencement Date for the remainder of the month in which the Commencement Date falls and for the following month, and thereafter rent will be payable monthly in advance on or before the fifth day of each month for the following month to the Operator at 1505 Railroad Avenue, West Des Moines, Iowa 50265. For the purpose of this Lease, all references to "month" shall be deemed to refer to a calendar month. If the Commencement Date does not fall on the first day of the month, then Rent for the period from the Commencement Date to the last day of such month shall be prorated based on the actual number of days remaining in the month from the Commencement Date. Landlord, Operator, and Tenant acknowledge and agree that the initial Rent payments for the Term will be delivered by Tenant no later than 90 days after the Commencement Date, or the written acknowledgement confirming the Commencement Date, if such an acknowledgement is required. If Tenant is late delivering monthly Rent payments to Operator, Tenant agrees that late payment penalty interest shall accrue at a 6% annual percentage rate on the unpaid balance of the lease payments.

(b) Commencing on the first (1st) annual anniversary of the Commencement Date, and on each annual anniversary thereafter during the Term and each Renewal Term, annual Rent for each such additional year shall be increased by an amount equal to three percent (3%) of the annual rental payable with respect to the immediately preceding lease year.

(c) If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason other than a

default by Tenant, and all prepaid Rents shall be refunded to Tenant within thirty (30) days of such termination.

(d) For any party to whom rental payments are to be made, Operator or any successor in interest of Operator hereby agrees to provide to Tenant (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms, if required; (iii) Tenant's payment direction form; and (iv) other documentation to verify Landlord's or such other party's right to receive rental as is reasonably requested by Tenant. Rental shall accrue in accordance with this Lease, but Tenant shall have no obligation to deliver rental payments until the requested documentation has been received by Tenant. Upon receipt of the requested documentation, Tenant shall deliver the accrued rental payments as directed by Landlord.

5. Renewal.

(a) Tenant shall have the right to extend this Lease for not more than five additional five-year terms (each five-year term a "Renewal Term") (30 years total). Except as provided to the contrary in Section 6 below, each Renewal Term shall be on the same terms and conditions as set forth herein, except that Rent shall continue to increase as provided in Section 4(b), above.

(b) This Lease shall automatically renew for each successive Renewal Term unless Tenant shall notify Landlord or Operator, in writing, of Tenant's intention not to renew this Lease, at least 60 days prior to the expiration of the initial term or any Renewal Term.

(c) If Tenant shall remain in possession of the Premises at the expiration of the initial term or any Renewal Term of this Lease without a written agreement, such tenancy will be deemed a month-to-month tenancy under the same terms and conditions of this Lease.

6. Appraisals of Market Value of Rent. At the end of the initial term and at the end of the second Renewal Term (if any), either Landlord or Tenant may elect to have the Rent set at a market rate determined in the manner set forth in this Section. Either party requesting such market rent will notify the other party at least six (6) months prior to the end of either the initial term or the end of the second Renewal Term, whichever is applicable. The monthly Rent shall then be determined as follows:

(a) an appraisal of the fair market monthly rental of similar Antenna Facilities in the Des Moines metropolitan area shall be prepared by a MAI qualified appraiser selected by Landlord, and a similar appraisal shall be prepared by a MAI qualified appraiser selected by Tenant. Each party shall pay all costs and expenses for the appraisal it requests and the parties shall share equally the cost of a third appraiser if appointed pursuant to sub-section "b," below. Such appraisals shall be completed within thirty (30) days of the request. If the higher of such two appraisals is within 105%

of the lower of such two appraisals, the monthly Rent for the following Renewal Term shall become the average of the two appraisals. The Rent for succeeding Renewal Terms shall be determined in accordance with Section 5 using as a base the Rent as determined pursuant to this Section, unless or until another appraisal is accomplished as described in this Section 6.

(b) if the higher of such two appraisals is not within 105% of the lower appraisal, Landlord and Tenant shall mutually select a third appraiser to appraise the fair market monthly rental, and the monthly Rent determined by such third appraiser shall be the monthly Rent for the applicable five-year Renewal Term. The Rent for succeeding Renewal Terms shall be determined in accordance with Section 5 using as a base, the Rent as determined pursuant to this Section, unless or until another appraisal is accomplished as described in this Section 6.

(c) any adjustments to Rent pursuant to this Section 6 must be made pursuant to an amendment to this Lease.

7. No Interference by Tenant. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, the Operator, or the City of West Des Moines and its other agencies or boards (collectively, the "City"), or tenants or licensees of Landlord, with rights to the Property prior to Tenant's use (subject to Tenant's rights under this Lease, including without limitation, non-interference). Tenant further represents to Landlord that its proposed use of the Premises shall not interfere with the Landlord's communications facilities or services or, if any, those of the City, which communications facilities or services are in place as of the date hereof or which may be constructed from time to time during the term of this Lease, or with Landlord's tenant's communications facilities or services, whose rights are previous to Tenant's rights. Such interference shall be deemed a material breach by the Tenant, who shall, upon written notice from the Landlord, be responsible for terminating said interference.

Notice of any interference caused by Tenant may be delivered by Landlord to Tenant's Network Monitoring Center (at (800) 264-6620) or to the location specified in the Notices section of this Lease (section 13). In the event Tenant's interference with Landlord's, Operator's, or City's use does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, Landlord shall have the right, in addition to any other rights that it may have at law or equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice. Notice of interference with Tenant's use shall be provided to Landlord at the phone number specified in the Notices section of this Lease (section 13). Landlord or Operator shall make a commercially reasonable efforts to contact the interfering third party and facilitate a response to Tenant. If Landlord's or any third party's interference with Tenant's use does not cease within seventy-two (72) hours after receipt of notice, Tenant's sole remedy with respect to Landlord's interference shall be to terminate this Lease, without penalty, with refund of any rent paid in advance for the month in which it provided notice of the interference.

Tenant's right to have communication facilities on the Premises is nonexclusive. The Landlord shall retain the right to lease space to other communications companies, provided that future communications companies do not unreasonably interfere with Tenant's use. Landlord and Operator shall not be liable or responsible for interference with Tenant's facilities by other communications companies.

8. Improvements; Utilities; Access.

(a) Tenant shall have the right, at its expense, to erect and maintain Tenant's equipment and facilities at the Premises, including without limitation, transmitting and receiving antennas, and electronic and other ancillary equipment necessary to the use and enjoyment of the antennas (collectively, the "Antenna Facilities"), which shall be initially configured generally as set forth in Exhibit "B" and Exhibit "C". Landlord or Operator shall have the authority to review and approve the detailed plans and specifications, including installation plans and schedules, for the Antenna Facilities. Such approval shall not be unreasonably withheld, conditioned or delayed. Tenant shall have the right to replace or upgrade the Antenna Facilities at any time during the term of this Lease. Upon completion of the initial installation, Tenant shall provide Landlord and Operator with "as built" drawings showing that the initial installation was accomplished in compliance with Exhibit "B" and Exhibit "C". Tenant shall clearly label equipment located within the Premises with up-to-date contact information. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. The Antenna Facilities shall remain the exclusive property of Tenant. Tenant shall use, maintain and keep its Antenna Facilities in a commercially reasonable manner during the time covered by this Lease. Tenant, at its sole expense, shall promptly remove the Antenna Facilities upon termination of this Lease and shall restore the Property to the same condition and in the same manner as of the Commencement Date of this Lease, ordinary wear and tear excepted, as determined by the Landlord in its discretion. The configuration of any upgrades to the Premises shall be subject to the Landlord's or Operator's review and approval in advance, which approval shall not be unreasonably withheld or delayed, provided Tenant agrees to meet any reasonable conditions or restrictions Landlord or Operator imposes for such upgrades. Tenant shall repair, at its expense, any damage to Landlord's property during the installation, maintenance or operation of the Antenna Facilities. The Tenant shall operate the Antenna Facilities in accordance with all FCC rules and regulations. Landlord or Operator shall have the right to remove and store the Antenna Facilities at the termination of this Lease if Tenant fails to remove the Antenna Facilities within sixty (60) days after termination of the Lease, and Tenant shall pay any such actual and documented removal and storage costs as well as monthly Rent at the then current rate for the time period from termination of the Lease to removal of the facilities by the Landlord or Operator; provided, however, in the event Tenant fails to remove the Antenna Facilities within such sixty (60) day period, or if Landlord or Operator has removed and is storing the Antenna Facilities, then in addition to its obligation to pay the removal and storage costs as set forth above, Tenant shall pay monthly Rent in an amount equal to 110% of the then current Rent for the time period

from the end of the sixty (60) day period for removal to the date of Tenant's removal of the Antenna Facilities from the Premises or Landlord's storage facility, as applicable.

(b) Tenant, at its expense, may use appropriate means of restricting access to the Antenna Facilities, including, the construction of a fence; subject to Landlord's or Operator's approval and approval by applicable regulatory agencies. Notwithstanding anything contained herein to the contrary, Landlord hereby agrees to allow Tenant to install any RF frequency signage and/or barricades as necessary to ensure Tenant's compliance with applicable laws and governmental regulations.

(c) Tenant shall pay any additional utilities charges due to Tenant's use. Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Premises. Tenant agrees to paint the Antenna Facilities, the color of which shall be subject to approval by Landlord or Operator. Upon termination of this Lease, Tenant shall repair the site and restore the surface of the structure where the Antenna Facilities were attached to its original condition or as near to its original condition as is reasonably practicable as of the Commencement Date of this Lease, reasonable wear and tear excepted, and as determined by the Landlord or Operator in its discretion. Tenant's utilities shall be separately metered and billed directly to Tenant.

(d) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant ingress, egress, and access (including access as described in Section 1) to the Property and Premises adequate to service the Premises and the Antenna Facilities at all times during the term of this Lease or any Renewal Term. Upon prior written notice, Landlord or Operator shall have the right, at Landlord's or Operator's expense, to relocate the Tenant's access, provided such new location shall not unreasonably interfere with Tenant's operations.

(e) Tenant will be issued two Access Cards and shall have 24-hours-per-day, 7-days-per-week access to the Premises at all times during the initial term of this Lease and any Renewal Term provided.

(f) If Landlord or Operator should need to sandblast, paint or otherwise maintain the water storage facility, Tenant shall cooperate with Landlord by temporarily relocating Tenant's Antenna Facilities, at the Tenant's expense, and complying with any other reasonable request of Landlord or Operator.

(g) In the event installation of the Antenna Facilities shall cause Landlord or Operator to relocate, reconstruct or modify any portion of its water storage facility to maintain the current usefulness of such portion or to comply with laws or governmental regulations, including but not limited to obstruction lighting, vents, personnel access facilities, or cathodic protection system, Tenant shall pay for such reasonable costs.

(h) Connections to the water storage facility shall be made by welding, using welders who are certified for such work, and all areas of the water storage facility

disturbed by such operations shall, at Tenant's cost, be sandblasted and painted to Landlord's specifications.

9. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon thirty (30) days written notice by Landlord for failure to cure a material default for payment of amounts due under this Lease within that 30-day period;

(b) upon thirty (30) days written notice by either party if the other party defaults and fails to cure such default within that 30-day period, or such longer period as may be required to diligently complete a cure commenced within that 30-day period;

(c) upon ninety (90) days written notice by Tenant, if it is unable to obtain, maintain, or otherwise forfeits or cancels any license, permit or Governmental Approval necessary to the construction and/or operation of the Antenna Facilities or Tenant's business;

(d) upon ninety (90) days written notice by Tenant if the Premises are or become unacceptable or obsolete under Tenant's design or engineering specifications for its Antenna Facilities or under the communications system to which the Antenna Facilities belong;

(e) immediately upon written notice by Tenant if the Premises of the Antenna Facilities are destroyed or damaged so as in Tenant's reasonable judgment to substantially and adversely affect the effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the refund of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then all Rent shall abate until the Premises and/or Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction or for 90 days, whichever is the shorter period;

(f) at the time title of the Property transfers to a condemning authority, pursuant to a taking of all or a portion of the Property, sufficient in Tenant's determination to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the exercise of the power, shall be treated as a taking by condemnation;

(g) Landlord or Operator shall have the right to terminate this Lease immediately if the water storage facility is destroyed by casualty or a disaster, such as, but not limited to, fire or tornado;

(h) Landlord or Operator shall also have the right to terminate this Lease with at least twenty-four (24) months' prior written notice to Tenant, or as much notice as is practicable under the circumstances in the event Landlord or Operator is

unable to provide at least twenty-four (24) months' prior notice, if (i) the Landlord or Operator discontinues the use of the water storage facility for any reason; or (ii) an independent engineer determines the water storage facility to be structurally unsound. Landlord or operator shall also have the right to terminate this Lease within sixty (60) days written notice to Tenant if (1) Tenant's use unreasonably interferes with the Landlord's, Operator's, or City's equipment or property at the site, and Tenant is unable to cure or eliminate such interference; or (2) if Tenant discontinues use of the equipment for a period of sixty (60) days;

(i) upon thirty (30) days written notice to Tenant, except in the event of a public emergency where such notice is impracticable, Landlord shall be able to temporarily interrupt operation of the Antenna Facilities in the event of an immediate threat to public health and/or safety, as discerned by an independent third party or by arbitration or by judgment or by a governmental agency decision, or a state or federal disaster declaration affecting the Premises or its safe operation;

(j) after the first Renewal Term of this Lease, upon eighteen (18) months written notice to Tenant, should Landlord determine that the use of the Premises by Tenant is incompatible with Landlord's or Operator's use of the Property; and

(k) Within sixty (60) days of the date of expiration or earlier termination of this Lease, Tenant shall remove all of Tenant's Antenna Facilities and related equipment and restore the Premises to the condition they existed in prior to the Tenant's occupation thereof, normal wear and tear excepted, as determined by the Landlord or Operator in its discretion. If Tenant should fail to remove Tenant's Antenna Facilities and related equipment within sixty (60) days of the expiration or earlier termination of this Lease and does not provide a reason for such failure in writing that is acceptable to Landlord or Operator, in Landlord's or Operator's discretion, and dispose of the Tenant's Antenna Facilities and related equipment remaining on the Premises shall become the property of Landlord and Tenant shall be deemed to have abandoned all right, title, and interest thereto. At such time, Landlord or Operator shall be free to remove the Tenant's Antenna Facilities and related equipment from the Premises and invoice the Tenant for the costs associated with said removal.

10. Taxes. If Landlord or Operator is required by law to collect any federal, state, or local tax, fee, or other governmental imposition (each, a "Tax") from Tenant with respect to the transactions contemplated by this Lease, then Landlord or Operator shall bill such Tax to Tenant in the manner and for the amount required by law, Tenant shall promptly pay such billed amount of Tax to Landlord or Operator, and Landlord or Operator shall remit such Tax to the appropriate tax authorities as required by law; provided, however, that Landlord or Operator shall not bill to or otherwise attempt to collect from Tenant any Tax with respect to which Tenant has provided Landlord or Operator with an exemption certificate or other reasonable basis for relieving Landlord or Operator of its responsibility to collect such Tax from Tenant. Except as provided in this Section 10, Landlord or Operator shall bear the costs of all Taxes that are assessed

against or are otherwise the legal responsibility of Landlord or Operator with respect to itself, its property, and the transactions contemplated by this Lease. Tenant shall be responsible for all Taxes that are assessed against or are otherwise the legal responsibility of Tenant with respect to itself, its property, and the transactions contemplated by this Lease.

11. Insurance and Subrogation.

(a) Tenant will provide Commercial General Liability Insurance with limits of \$5,000,000 per occurrence for bodily injury and property damage and \$5,000,000 general aggregate, including Landlord and Operator as additional insureds on the policy as its interests may appear under this Lease. Tenant may satisfy this requirement by obtaining an appropriate endorsement to any master policy of liability insurance Tenant may maintain.

(b) Each party will keep in force for the duration of the Lease a policy covering damages to its property at the Premises. The amount of coverage shall be sufficient to replace the damaged property, loss of use and comply with any ordinance or law requirements.

(c) Landlord, Operator, and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the others for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

12. Hold Harmless. Tenant agrees to defend, indemnify and hold Landlord and Operator harmless from claims, loss, damages, judgments and expenses of any kind, including attorneys' fees arising directly or indirectly from the installation, use, maintenance, repair or removal of the Antenna Facilities, except for claims arising from the negligence or intentional acts of Landlord or Operator, their employees, agents or independent contractors.

13. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following addresses:

If to Tenant, to:

Cellco Partnership
d/b/a Verizon Wireless
Attn: Network Real Estate
180 Washington Valley Road
Bedminster, New Jersey 07921

With a copy to:

Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, New Jersey 07920

If to Landlord or Operator, to:

Central Iowa Water Works
4601 Westtown Parkway Suite 122
West Des Moines, IA 50266
Email: info@ciww.gov
Ph: 515.305.0719

With a copy to:

The Board of Trustees
West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, Iowa 50265
Email: waterworks@wdmww.com
Ph: (515) 222-3460
Fax: 515-222-3378

14. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Premises free and clear of any liens or mortgages, except those disclosed to Tenant which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord. Landlord's interest in the Premises is subject to a right of reversion in favor of Operator. Operator agrees to recognize Tenant's rights under the Lease upon such reversion.

Landlord covenants that at all times during the term of this Lease, except as provided in this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

15. Environmental Laws. Tenant represents, warrants and agrees that it will conduct its activities on the Property in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). Tenant shall indemnify and hold harmless the Landlord and Operator from claims to the extent resulting from Tenant's violation of any applicable EH&S Laws or to the extent that Tenant causes a release of any regulated substance to the environment. To the extent permitted by law, Landlord shall indemnify and hold harmless Tenant from all claims resulting from Landlord's violation of any applicable EH&S Laws or a release of any regulated substance to the environment, except to the extent resulting from the activities of Tenant. The parties recognize that Tenant is only leasing a small portion of

Landlord's Property and Tower, and that Tenant shall not be responsible for any environmental condition or issue except to the extent resulting from Tenant's specific activities and responsibilities. In the event that Tenant encounters any hazardous substances that do not result from its activities, Tenant may relocate its facilities to avoid such hazardous substances to a mutually agreeable location.

16. Assignment and Subleasing. Tenant may assign this Lease upon written approval of Landlord and Operator, which approval shall not unreasonably be delayed, conditioned or withheld, to any person or entity controlling, controlled by, or under common control with Tenant, or any person or entity that, after first receiving FCC or state regulatory agency approvals, acquires all or substantially all of Tenant's wireless communications assets in the FCC market in which the Property is located and assumes all obligations of Tenant under this Lease. Upon receiving such written approval by Landlord and Operator, Tenant shall be relieved of all liabilities and obligations hereunder relating to matters first arising after the date of such assignment and assumption, and Landlord and Operator shall look solely to the assignee for performance under this Lease and all obligations incurred thereafter. Tenant may not sublease the Premises or otherwise assign this Lease, except upon written approval of Landlord and Operator, which approval shall not unreasonably be delayed, conditioned or withheld.

Additionally, Tenant may, upon written notice to Landlord and Operator, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns, (hereinafter collectively referred to as "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Lease. In such event, Landlord and Operator shall execute such consent to leasehold financing as may reasonably be required by Mortgagees. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant or to remove any property of Tenant or Mortgagee located on the Premises, subject to the repair provisions applicable to Tenant under Section 8(c), above, except that the cure period for any Mortgagee shall not be less than thirty (30) days after receipt of the default notice, as provided in Section 9 of this Lease. All such notices to Mortgagees shall be sent to Mortgagees at the address specified by Tenant upon entering into a financing agreement. Failure by Landlord to give a Mortgagee such notice shall not diminish Landlord's rights against Tenant, but shall preserve all rights of Mortgagee to cure any default and to remove any property of Tenant or Mortgagee located on the Premises as provided in Section 18 of this Lease.

17. Successors and Assigns. This Lease shall run with the Property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns, provided their interests in the Property were created in accordance with the terms of this Lease.

18. Subordination of Landlord's Lien. Landlord hereby subordinates to the first Mortgagee any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof which shall be deemed personal property for the purposes of this Lease, regardless of whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Mortgagee the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Mortgagee's sole discretion and with Landlord's consent, which consent shall not be unreasonably withheld. In the event the Property is encumbered by a mortgage as of the date of this Lease, the Landlord shall request that the holder of each such mortgage execute a non-disturbance agreement, to be prepared by Tenant, and cooperate with Tenant toward such end to the extent that such cooperation does not cause Landlord additional financial liability or expense.

19. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs including appeals, if any.

(b) Each party agrees to furnish to the others, within forty-five (45) days after request, such truthful estoppel information as any other may reasonably request.

(c) This Lease constitutes the entire agreement and the understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or misunderstandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by all parties.

(d) If any party is represented by a real estate broker in this transaction, that party shall be fully responsible for any fee due such broker, and shall hold the other harmless from any claims for commission by such broker.

(e) Each party agrees to cooperate with the others in executing any documents (including a Memorandum of Lease substantially in the form as attached in Exhibit "D") necessary to protect its rights or use of the Premises. The Memorandum of Lease may be recorded in place of this Lease, by any party.

(f) This Lease shall be construed in accordance with the laws of the State of Iowa.

(g) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect. The parties intend that the provisions of this Lease be enforced to the fullest extent permitted by applicable law. Accordingly, the parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.

(h) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacity as indicated.

(i) The submission of this document for examination does not constitute any offer to lease or a reservation of or option for the Premises and shall become effective only upon execution by the Tenant, Operator, and Landlord.

(j) This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

(k) The parties understand and acknowledge that Exhibit "A" (the legal description of the Property), Exhibit "B" (the Premises location within the Property) and Exhibit "C" (the Site Plan) may be attached to the Lease in preliminary form. Accordingly, the parties agree that upon preparation of final, more complete exhibits, Exhibits "A", "B" and/or "C", as the case may be, which may have been attached hereto in preliminary form, may be replaced with such final, more complete exhibit(s) as may be mutually agreed by the parties in writing.

(l) No modification, amendment, waiver or release of any provision of this Lease or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against whom the same is sought to be asserted.

(Signatures on next page)

IN WITNESS WHEREOF, Landlord, Operator and Tenant have caused this Lease to be duly executed and delivered as of the _____ day of _____, 20____ (the "Execution Date").

OPERATOR:

City of West Des Moines, Iowa, a Municipal Corporation,
by the Board of Trustees of the West Des Moines Municipal Water Works

By: _____
[First Public Entity's Officer's Name] _____
[Officer Title] _____

By: _____
[Second Public Entity's Officer's Name] _____
[Officer Title] _____

LANDLORD:

The Board of Trustees of the Central Iowa Water Works

By: _____
[First Public Entity's Officer's Name] _____
[Officer Title] _____

By: _____
[Second Public Entity's Officer's Name] _____
[Officer Title] _____

TENANT:

Cellco Partnership
d/b/a Verizon Wireless

By: _____
Name: _____
Title: _____

Date: _____

EXHIBIT "A"

Legal description of the Property:

A parcel of land in and forming a part of GOVERNMENT LOT 3 and GOVERNMENT LOT 4, Section 3, Township 78 North, Range 26 West of the 5th P.M. West Des Moines, Dallas County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said GOVERNMENT LOT 3; thence N82 25'42"E along the South line of said Government Lot 3, a distance of 129.93 feet to the Point of Beginning; thence N82 25'42"E along the South line of said GOVERNMENT LOT 3, a distance of 790.00 feet to a point along the South Right-of-Way line of the Union Pacific Railroad; thence N64 03'40"W along the South Right-of-Way line of the Union Pacific Railroad, a distance of 1326.97 feet to a point on the East Right-of-Way line of Waco Place; thence S01 08'09"W along the East Right-of-Way line of Waco Place, a distance of 44.06 feet; thence S64 03'40E, a distance of 478.90 feet, thence S02 36' 17"W, a distance of 431.44 feet to the Point of Beginning, containing 4.68 acres more or less, subject to all easements and restrictions of record.

DRAFT

EXHIBIT "B"

Description of Premises Within the Property:

[Full Legal or Technical Description or Accurate Drawing of the Premises Within the Property:]

DRAFT

Exhibit "B"

Page 1 of ____

Exhibit “C”

Site Plan

[Drawn Site Plan]

DRAFT

Exhibit “C”

Page 1 of ____

EXHIBIT "D"

Memorandum of Lease

After recording, please return to:

West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, Iowa 50265
TEL.: (515) 222-3460
FAX: 515-222-3378
Email: waterworks@wdmww.com

A Tower Lease between the Central Iowa Water Works, a municipal entity exercising certain joint powers of its constituent members pursuant to Iowa Code chapter 28E (CIWW), by the Board of Trustees of the CIWW ("Landlord"), and by the Board of Trustees of the West Des Moines Water Works ("DMWW") as the agent of the Landlord ("Operator"), and Cellco Partnership d/b/a Verizon Wireless ("Tenant") was made regarding the following premises:

See attached Exhibit A

The date of execution of the Tower Lease with Option was the ____ day of _____, 20____ ("Lease"). Subject Lease is for a Preliminary Term beginning on the Effective Date and ending on the Commencement Date, then a Term of five (5) years, which Term will commence on the first day of the month after Tenant begins installation of Tenant's communications equipment on the Premises, or on the 365th day from the Effective Date, whichever occurs first (either, the "Commencement Date"), and shall terminate at midnight on the last day of the month in which the 5th anniversary of the Commencement Date shall have occurred, unless subsequently renewed. Tenant shall have the right to extend this Lease for five additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum on the ____ day of _____, 20____.

CENTRAL IOWA WATER WORKS
A MUNICIPAL ENTITY EXERCISING JOINT POWERS UNDER IOWA CODE
CHAPTER 28E BY THE BOARD OF TRUSTEES

By: _____
[First Public Entity's Officer's Name] _____
[Officer Title] _____

By: _____
[Second Public Entity's Officer's Name] _____
[Officer Title] _____

OPERATOR:

CITY OF WEST DES MOINES, IOWA
A MUNICIPAL CORPORATION
BY THE BOARD OF TRUSTEES OF THE
WEST DES MOINES WATER WORKS

By: _____
[First Public Entity's Officer's Name] _____
[Officer Title] _____

By: _____
[Second Public Entity's Officer's Name] _____
[Officer Title] _____

TENANT:

CELLCO PARTNERSHIP
d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

[NOTARY CERTIFICATIONS NEXT PAGE]

DRAFT

STATE OF IOWA :
 : ss
COUNTY OF _____ :

On this date: _____, before me, the undersigned, a Notary Public in and for the said State, personally appeared [First Public Entity's Officer's Name] _____ and [Second Public Entity's Officer's Name] _____, to me personally known, who being by me duly sworn, did say that they are the [Officer Title] _____ and [Officer Title] _____, respectively, of the [Landlord's Name] _____, a [Landlord's Type Of Entity] _____, executing the within and foregoing instrument to which this is attached, that no seal has been procured by the [Landlord's Name] _____; that the instrument was signed on behalf of the [Landlord's Name] _____ by authority of its [Short Title of Governing Body] _____; and that [First Public Entity's Officer's Name] _____ and [Second Public Entity's Officer's Name] _____, as officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the [Landlord's Name] _____, by it and by them voluntarily executed.

Notary Public in and for said State.

STATE OF IOWA :
 : ss
COUNTY OF _____ :

On this date: _____, before me, the undersigned, a Notary Public in and for the said State, personally appeared [First Public Entity's Officer's Name] _____ and [Second Public Entity's Officer's Name] _____, to me personally known, who being by me duly sworn, did say that they are the [Officer Title] _____ and [Officer Title] _____, respectively, of the [Operator's Name] _____, a [Operator's Type Of Entity] _____, executing the within and foregoing instrument to which this is attached, that no seal has been procured by the [Operator's Name] _____; that the instrument was signed on behalf of the [Operator's Name] _____ by authority of its [Short Title of Governing Body] _____; and that [First Public Entity's Officer's Name] _____ and [Second Public Entity's Officer's Name] _____, as officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the [Operator's Name] _____, by it and by them voluntarily executed.

Notary Public in and for said State.

STATE OF _____ :
: ss

COUNTY OF _____ :

On _____, 20____, before me, _____, notary public, personally appeared _____, _____ of Cellco Partnership d/b/a Verizon Wireless, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public in and for said State.

4903-6724-9238-1\11336-000



Crestview Dr

Crestview Dr

Heightsview Dr

West Des Moines
Water Tower



Larchwood Dr

asant View Dr

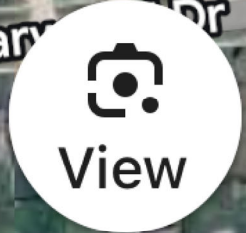
Alderwood Dr

Alderwood Dr

Cedarwood Dr

Cedarwood Dr

95th St





CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM
Meeting Date: October 22, 2025

ITEM NUMBER: 5B

SUBJECT: Motion –Establish the Date of Public Hearing for Procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion as the Date of the November 2025 Board Meeting

SUMMARY:

At the August 2025 Board meeting, staff was authorized to solicit bids for the procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion.

To accommodate vendor requests for additional time to prepare bids, staff recommends setting the date of the Public Hearing as the date of the November 2025 Board meeting.

The procurement packages include the following major equipment components necessary to advance the SWTP 10 MGD Expansion:

- Reverse Osmosis (RO): Contract estimate of \$6.82 million
- Ultrafiltration (UF): Contract estimate of \$5.45 million or Membrane Filtration (MF): Contract estimate of \$9.95 million

These systems are essential to the plant expansion and will be procured through competitive bidding to ensure cost efficiency and technical compliance. Staff anticipates returning to the Board following bid evaluation to recommend award of contracts.

FINANCIAL IMPACT:

Funding will be provided through an Iowa State Revolving Fund (SRF) loan.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Establish the date of the Public Hearing for procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion as November 19, 2025, at 3:00 p.m. at the 3 Fountains Edgewater Training Room, 4200 University Ave, Suite 134, West Des Moines, IA 50266.

Prepared by: 



CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: October 22, 2025

ITEM NUMBER: 5C

SUBJECT: Resolution – Set, and Give Notice of, Public Hearing on CIWW 2026 Operating Budget

SUMMARY:

Article XV of the 28E/28F agreement requires the Board to establish and adopt an Annual Budget and further requires the Board to consider the proposed Budget after a public hearing at a regular Board meeting in November.

The proposed budget has been reviewed by the Finance and Audit Committee and the Technical Committee, with no revisions recommended. The proposed Budget is in compliance with the provisions of Article XV.

The Board's regular meeting in November is scheduled for November 19, 2025. This action establishes the public hearing and provides the required notice.

FINANCIAL IMPACT:

No financial impact for setting the hearing.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Approve a Resolution to set, and Give Notice of, Public Hearing.

Prepared by: Jammi Madson

RESOLUTION NO. _____

RESOLUTION FIXING A DATE FOR CONSIDERATION OF CENTRAL IOWA WATER WORKS BUDGET FOR THE 2026 CALENDAR YEAR

WHEREAS, certain water utilities, rural water districts and governmental entities have established a regional water authority as a separate public entity created under Chapter 28E and Chapter 28F, Iowa Code, known as the “Central Iowa Water Works” (“CIWW”) to act as a regional water wholesale production and supply entity under the material terms and conditions as set forth in the Central Iowa Water Works 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883 (the “CIWW Agreement”);

WHEREAS, CIWW establishes a shared regional system of drinking water supply production facilities under regional ownership and governance to meet existing and future needs for safe, reliable, abundant drinking water to be distributed to the customers of its Member Agencies;

WHEREAS, Article XV of the CIWW Agreement requires the CIWW Board of Trustees (“Board”) to establish and adopt an Annual Budget, and further requires that the Board consider the proposed Budget after a public hearing at a regular Board meeting in November;

WHEREAS, the Board of Trustees of Central Iowa Water Works has caused to be prepared a budget for the 2026 calendar year and believes it to be in the best interest of CIWW to adopt such a budget to direct its financial operations for the year;

WHEREAS, the proposed 2026 Budget has been reviewed by the Finance and Audit Committee and the Technical Committee, and no revisions have been proposed; and

WHEREAS, written notice of such consideration is required to be given and a public hearing is required to be held on such budget before its adoptions.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF CENTRAL IOWA WATER WORKS, STATES AS FOLLOWS:

IT IS HEREBY RESOLVED, that the Board of Trustees of Central Iowa Water Works shall, as part of its regular meeting at the 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa, at 3:00 P.M. on November 19, 2025, conduct a public hearing on the adoption of the proposed CIWW’s 2026 Budget as presented to the Board and after such public hearing will consider adoption of a 2026 Budget for CIWW; and

BE IT FURTHER RESOLVED, that the Board Secretary be and is hereby directed to publish, in accordance with Iowa Code article 362.3, public notice of hearing in the form attached as Exhibit A, in the Des Moines Register, a legal newspaper, published in the English language, published at least once weekly and having general circulation. Publication shall be not less than four clear days nor more than twenty days prior to November 19, 2025, which date is

hereby fixed as the date for said public hearing on said budget, said hearing to be at 3:00 P.M. at the 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa.

PASSED AND APPROVED this 22nd day of October 2025.

Jody E. Smith, Board Chair

Attest:

Diane Munns, Board Secretary

CERTIFICATE

STATE OF IOWA
COUNTY OF POLK, ss:

I, the undersigned Secretary of The Board of Trustees of Central Iowa Water Works (“CIWW”) do hereby certify that attached is a true and complete copy of a portion of the corporate records of CIWW showing proceedings of The Board of Trustees, and the same is a true and complete copy of the action taken by said Board with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the formation, organization, or existence of CIWW or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 22nd day of October 2025.

Diane Munns, Board Secretary

EXHIBIT A: Form of Notice

**NOTICE OF PUBLIC HEARING 2026 BUDGET
CALENDAR YEAR BEGINNING JANUARY 1, 2026 – ENDING DECEMBER 31, 2026
CENTRAL IOWA WATER WORKS**

The Board of Trustees of Central Iowa Water Works will conduct a public hearing on the proposed 2026 Budget at the 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa on November 19, 2025, at 3:00 p.m.

A Budget Summary of proposed receipts and expenditures is shown as follows:

<u>Summary</u>	<u>2026 Budget</u>
Operating	\$ 45,462,091
Debt Service	\$ 6,354,410
Capital	\$ 103,345,105
Unrestricted Reserves	<u>\$ 3,281,966</u>
	\$ 158,443,572
Less Bond Proceeds	
Joint Capital	\$ (11,531,815)
Expansion	<u>\$ (70,111,757)</u>
Total Bond Proceeds	\$ (81,643,572)
 Total Revenue Requirements	 \$ 76,800,000

Copies of the detailed proposed Budget may be obtained or viewed at the office of Central Iowa Water Works at 4601 Westown Parkway, Suite 122, West Des Moines, Iowa 50266.

At the public hearing, any person may present objections to, or arguments in favor of, any part of the proposed budget.

This notice is given by order of the Board dated this 22nd of October, 2025.

CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES

Diane Munns, Board Secretary

Minutes

Board of Trustees
Central Iowa Water Works
September 24, 2025
Mid-American Energy Rec Plex, Community Room A
3:00 p.m.

Item 1: Chair Jody Smtih called the meeting to order at 3:00 p.m.

Item 2: Roll Call

Trustees in Attendance

Mike Schrock, Ankeny
John Edwards, Clive
Diane Munns, Des Moines Water Works
Susan Huppert, Des Moines Water Works
Jake Anderson, Grimes
Tom Cope, Johnston*
George Meinecke, Norwalk
Chelsea Huisman, Polk City*
John McCune, Urbandale Water Utility
Andy Fish, Warren Water District
Courtney Clarke, Waukee
Jody Smith, West Des Moines Water Works
Royce Hammitt, Xenia

Others Present

Pete De Kock, Clive
Amy Kahler, Des Moines Water Works
Ted Corrigan, Des Moines Water Works
Christina Murphy, West Des Moines Water Works
Tami Madsen, Central Iowa Water Works
Dustin Delvaux, Central Iowa Water Works
Kyle Danley, Des Moines Water Works
Matt Stoffel, PFM
Bob Andeweg
Dustin Schultz, AE2S

Neal Westin, Nyemaster Goode
Matt Jacob, Urbandale Water Utility*
Lyle Hammes, West Des Moines Water Works*
Lindsey Wanderscheid, Des Moines Water Works*
Jamie Buelt, En Q Strategies*
Michael Heckle, KCCI*

*Attended Remotely

Item 3: Approving Agenda, as presented or amended.

John Edwards moved to approve the agenda as presented; seconded by John McCune.
The motion was adopted by unanimous voice vote.

Item 4: Public Comment (Please state name, address, and limit comments to five minutes)

There were no public comments.

Item 5: Public Hearings and Related Resolutions

- A. Public Hearing – Disposal of an Interest in Real Property to MidAmerican Energy Company for an Electric Easement

There were no comments from the public. Chair Smith closed the public hearing.

- B. Courtney Clarke moved to approve a resolution – Disposal of an Interest in Real Property to MidAmerican Energy Company for an Electric Easement; seconded by John McCune.
The resolution was adopted by unanimous voice vote.

- C. Public Hearing – Plans and Specifications, Form of Contract, and Estimate of Cost for the Central Iowa Water Works (CIWW) Saylorville Water Treatment Plant (SWTP) Hickman Road Feeder Main

There were no comments from the public. Chair Smith closed the public hearing. The Board finds that the project reflects appropriate coordination of existing infrastructure and that there are no suitable facilities available for rent or sharing in lieu of this project.

- D. John McCune moved to approve a resolution – Holding Public Hearing of the Central Iowa Water Works Board of Trustees to Approve the Plans and Specifications, Form of Contract, and Estimate of Cost for the Central Iowa Water Works (CIWW) Saylorville Water Treatment Plant (SWTP) Hickman Road Feeder Main; seconded by Susan Huppert. The resolution was adopted by unanimous voice vote.

Item 6: Consent Agenda (Note: These are routine items and will be enacted with one vote without separate discussion unless someone, Board or Public, requests an item to be removed and considered separately)

John Edwards moved to approve the following consent agenda; seconded by John McCune. The motion to approve all such consent agenda items was adopted by unanimous voice vote.

- A. Motion – Approve the Minutes from August 27, 2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- B. Motion – Receive and File Final Minutes from August 13, 2025, Technical Committee Meeting
- C. Motion – Receive Draft Minutes from September 10, 2025, Technical Committee Meeting
- D. Motion – Receive and File Final Minutes from August 21, 2025, Finance and Audit Meeting
- E. Motion – Receive and File Final Minutes from August 18, 2025, Executive Committee Meeting
- F. Motion – Receive and File August Financial Summary and Approve August Expenditures
- G. Motion – Receive and File CIWW August 2025 Revenue and Usage Summary
- H. Motion – Receive and File Project Update and Capital Expenditure Reimbursement Report

Item 7: Board Action Items

- A. John Edwards moved to change the location of future CIWW Board of Trustees meetings to the 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, IA 50266; seconded by Susan Huppert. The motion was adopted by unanimous voice vote.
- B. John Edwards moved to set 3:00 p.m. on Wednesday, October 22, 2025, at the 3 Fountains Edgewater Building, Suite 134, as the date and time for a hearing on the disposal of an interest in real property to Verizon for the Cell Tower 98th Street Lease Agreement; seconded by John McCune. The motion was adopted by unanimous voice vote.
- C. John Edwards moved to authorize the Executive Director to sign AE2S Task Order 2025-1 for General Engineering and Program Management Services in the amount of \$101,500; seconded by Andy Fish. The motion was adopted by unanimous voice vote.
- D. John McCune moved to award the CIWW SWTP Hickman Road Feeder Main contract to On Track Construction, LLC., in the amount of \$5,039,045 and authorize the chairperson and executive director to execute the contract; seconded by Courtney Clarke. The motion was adopted by unanimous voice vote.

Item 8: Information Items

- A. Executive Director Comments

1. Board Training Update

Tami Madsen advised that all current CIWW Board of Trustees have satisfied the requirement for board training on Open Meetings/Open Records laws. Newly appointed trustees will need to obtain the certificate as well as any trustee newly appointed to a committee.

Tom Cope exited the meeting at 3:28 p.m.

2. Capacity Allocation Request Update

Tami Madsen provided an update on the requested capacity from the member agencies. The requests for capacity are about 145% of expected available capacity. She requested that all member agencies update the CIWW Population and Demand Projection spreadsheet; about half of the member agencies have returned the spreadsheet. The 28E/28F agreement establishes the role of CIWW to build capacity to meet member agencies' demand but there is no policy on how to allocate demand if it exceeds the capacity of a project.

The CIWW Board of Trustees will need to discuss policy on allocation. Chair Smith requested a small mixed group of representatives from the Finance Committee, Technical Committee, and the Executive Committee meet to discuss possible methods of allocation for the available capacity with recommendations, hopefully, to be discussed at the October board meeting.

3. After-Action Review Update

Tami Madsen provided an update on the After-Action Review of the Water Shortage Plan implementation. A schedule was provided in the board packet. The preliminary reports will be discussed in November and December with committees and the board.

Tami provided additional information on potential policies that should be reviewed by the trustees and committees such as a communications plan, and when contracts, task orders, and change orders should be presented to the CIWW board and the respective member agency board. These will be presented in draft form to committees over the coming months.

Tami Madsen advised that two proposals for the assessment and study of the nitrate removal facility at the Fleur Drive Water Treatment Plant have been received by Des Moines Water Works and are being reviewed.

B. Contract Operator Updates

Des Moines Water Works

Amy Kahler informed the board that microcystin is the main contaminant present in both the Des Moines River and the Raccoon River this time of year but has not been detected in the finished water. She also informed the board that one of the CIWW ASRs is currently out of service. The cause of the outage is still being investigated.

West Des Moines Water Works

Christina Murphy stated that recent efforts to identify an alternative water source to replace the PFAS-contaminated shallow wells have proven unsuccessful. If attempts

continue to be unsuccessful, CIWW will need to either invest into a treatment process that can remove PFAS or modify the blend of water by adding more from the Jordan Aquifer. She also informed the board that high service pump five is out of service and will need to be replaced sooner than expected.

No updates from Grimes or Polk City.

C. Board Committee Reports

1. Executive Committee

Draft Legislative Priorities

Chair Smith informed the board that Dentons Davis Browns was selected to provide CIWW with legislative support services.

Chair Smith presented four draft legislative priorities for the board's review and comment before a potential vote at the October board meeting.

Amy Kahler suggested the following legislative priority that DMWW is planning to adopt, "Conduct a statewide comprehensive groundwater assessment that summarizes characteristics of all aquifers in the state, evaluates water quantity and availability, assesses water quality, identifies risks and vulnerabilities, and performs predictive modeling of future stressors." Chair Smith requested that Dustin Delvaux add it to CIWW's draft priorities for future review/consideration.

2. Technical Committee

Kyle Danley reported on the highlights of the Technical Committee meeting. An emergency repair was performed on a critical 48" feeder main that connects to the L.P. Moon facility. Multiple water distribution crews worked through the night on the repair to have it back in service less than 20 hours from when it was reported.

3. Finance and Audit Committee

Scott Brennan reported on the highlights of the Finance and Audit Committee.

Matt Stoffel presented on the CIWW Preliminary 2026 Budget Overview.

Tami Madsen informed the board that there were no inquiries into the Treasurer position from any member agency. The Finance and Audit Committee will consider a recommendation for Amy Kahler to continue performing the Treasurer role in a permanent capacity.

4. Water Usage Best Practices Committee

Diane Munns stated that the Water Usage Best Practices Committee has not met since the last board meeting. Pete De Kock drafted a water survey for the member agencies to complete but it has not been distributed. The WUBPC is submitting a proposal to a request for information (RFI) from Google regarding a grant opportunity. If the proposal is endorsed to move forward, the committee will then prepare final submittal paperwork for consideration by the Trustees.

Item 9: Other Business

A. Appoint Nominating Committee

Jody Smith announced Tom Cope, Sue Huppert and Jake Anderson as the CIWW appointees to the 2025 Nominating Committee.

Item 10: Closed Session

John Edwards moved to enter Closed Session – Purpose of the closed session is to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property, as permitted by Iowa Code Section 21.5(1)(j); seconded by John McCune. Approved by unanimous roll call vote.

The Trustees entered closed session at 4:13 p.m.

By unanimous roll call vote the Trustees exited the closed session at 4:26 p.m. No action was taken during the closed session.

Adjournment

Chair Smith adjourned the meeting at 4:27 p.m.

DRAFT

Minutes

Technical Committee
Central Iowa Water Works
September 10, 2025
Des Moines Water Works Board Room
2201 George Flagg Parkway
Des Moines, Iowa
1:00 p.m.

Present: Don Clark (Ankeny), Jeff May (Clive), Kyle Danley (DMWW), Matt Greiner (Johnston), Wayne Schwartz (Norwalk), Neil Weiss (Urbandale Water Utility), Andy Fish (Warren Water District), Rudy Koester (Waukee), Christina Murphy (WDMWW), Royce Hammitt (Xenia), Randy Franzen (Polk City), Lindsey Wanderscheid (DMWW), Matthew Jacob (Urbandale Water Utility), Matt Van Wyk (Warren Water District), Lyle Hammes (WDMWW), Tami Madsen (CIWW), Daria Dilparic (WDMWW), Dustin Delvaux (CIWW), Dustin Schultz (AE2S), Shawn Gaddie (AE2S), Matt Stoffel (PFM)

ITEM 1: Call to Order

Chair Kyle Danley called the meeting to order at 1:02 p.m.

ITEM 2: Introductions

Tami Madsen requested that items 17: Other Business and 7: 2025 Budget Discussion be moved to the front of the agenda.

The committee approved the changes by unanimous voice vote.

ITEM 3: Approve Minutes for August 13, 2025 – Approval

The committee approved minutes for August 13, 2025, Technical Committee meeting by unanimous voice vote.

ITEM 4: Other Business

Tami Madsen advised the committee that she has received their feedback for providing earlier notification of the CIWW Technical Committee agenda and agenda items when possible. For the September 10, 2025, meeting the agenda was emailed to all members and alternates on Friday, September 5, 2025, along with the August 13, 2025, Technical Committee draft minutes needing

approval, the 2026 CIWW Budget Overview, and a memo for the task orders for AE2S.

Tami Madsen reminded the committee that any potential recommendations or items that will require a vote need to be on the agenda which requires posting at least 24 hours in advance.

ITEM 5: Task Order 2025 – 1 for AE2S – Recommendation

Tami Madsen sent a memo out with information on task orders for AE2S. The Master Service Agreement (MSA) sets contractual terms while the task orders (TO) set the scope. The task orders presented at this meeting are various generalized items that may be requested by CIWW. Some of the items include assisting the Water Usage Best Practice Committee (WUBPC) initiatives like grant funding applications and data development, collaboration for capital accounting on SRF Projects, standardizing front end documents, and SRF viability assessments for CIWW contracted and owned projects.

This task order spans from July 2025 – December 2025 and has a not to exceed amount of \$101,500.00. AE2S will be submitting monthly updates on work and hours, and they must receive a request to do the work.

Neil Weiss moved to approve the recommendation of the task orders with the addition of "the services stated in this Task Order will be performed only upon prior authorization by the Owner's Executive Director of their Designated Representative"; Matt Greiner seconded it. Approved by unanimous voice vote.

ITEM 6: Capacity Request Spreadsheet – Update

Tami Madsen has received 6 of the 12 agencies capacity request spreadsheets. These need to be submitted as soon as possible in order for CIWW to understand the capacity allocation needs for the west Plant and Grimes expansion allocations.

ITEM 7: 2026 Budget – Discussion

Matt Stoffel presented the 2026 budget to the CIWW Technical Committee. This budget includes the task orders presented under Item 5.

ITEM 8: Revised Cyanotoxin Monitoring, Flowchart, and Guidance – Information

Kyle Danley informed the committee that DMWW and CIWW responded to the Iowa DNR draft copy of the revised cyanotoxin monitoring, flowchart, and guidance. IDNR had previously shared a draft copy of the cyanotoxin guidance at a spring conference, but the revised draft was much more restrictive than the initial draft. DMWW would like to better understand the proposed changes and collaborate with IDNR on an effective approach to protect public health.

ITEM 8: West Plant – Update

Lyle Hammes informed the committee that there is a kick-off meeting being planned for the

West Plant and an email will be sent out to the design committee within the week. Regular meetings will be held with those on the West Plant Design Committee beginning either end of September or early October.

ITEM 9: Grimes Plant Expansion – Update

Tami Madsen has met with Black and Veatch and is providing them with information they have requested related to the Grimes Plant. Kevin Hensley has assigned Nick Deardorff, contract operator for the Grimes Plant, to be on the project team. Tami will be sending meeting invitations to the Grimes Plant Expansion Design Committee to meet with Black and Veatch.

ITEM 10: Saylorville Plant – Update

- Hickman Feeder Main Snyder Amendment – Approval
 - The amendment includes additional surveys, easements, and DOT changes for a total amount of \$49,400.

A roll call vote was taken: 11 ayes; 1 absent.

- Hickman Feeder Main Bid Results – Approval
 - DMWW received 4 bids, the lowest coming in at \$5,039,045 by On Track Construction, LLC. This will be brought before the CIWW Board of Trustees in September for awarding.

Don Clark approved the recommendation; Rudy Koester seconded. The motion was passed by unanimous voice vote.

ITEM 11: Grimes Projects – Discussion

- On August 13th Northway Well Company installed a new pump and motor for shallow well #102.
- Grimes started seeing more water usage in August, but less than what would be expected this time of year.
- Low Service Boost Pump #3 had a seal and bearing go out and parts have been ordered. The plant is still able to run as normal while they wait for the parts to arrive.
- The raw water flow meter for the lime softening plant malfunctioned. Parts on hand were used to fix the issue and new parts were ordered.

ITEM 12: Polk City Projects – Discussion

- The roof replacement is finished and came in on budget.

ITEM 13: West Des Moines Water Works Projects – Discussion

- Alluvial Wells
 - HR Green is looking into viability of a potential site. WDMWW is considering another Jordan Aquifer as a water source option. They are meeting Thursday with

HR Green to determine next steps.

- Source Water Protection
 - Tetra Tech was the firm selected for the Source Water Protection Project with a bid of \$44,867.
- Facility Repairs
 - This project was awarded to Strand with an estimate of \$2.6M.
- High Service Pump 3 replacement
 - The replacement is expected to be completed in late October or early November.

ITEM 14: Des Moines Water Works Projects – Discussion

- FWTP Levee Improvements
 - Barr completed the assessment of the Fleur Drive levee system and has identified deficiencies. Four of those are planning to move forward. The first project is to replace the retaining wall on the East side of the plant. DMWW plans to solicit bids for this project. Estimate is slightly over \$1 million.
- 5 kV Control System Installation
 - Baker Electrical was the lowest bid of \$396,480 to install the panel and provide a temporary generator. The plan is to award at DMWW September meeting.

ITEM 15: Pumpage and Revenue Summary – Information

ITEM 16: Operations Update – Information

- Polk City
 - No update
- Grimes
 - No update
- West Des Moines Water Works
 - One of two high service pump meters failed. Piping repairs are needed along with SCADA interface improvements.
- Des Moines Water Works
 - They are performing Nitrate facility valve and actuator replacements now that the facility is off-line. DMWW completed emergency repairs from a leak on the 48-inch feeder main that provides water to LP Moon Pumping Station and Tenny Standpipe. Repairs to MWTP Well #3 were completed along with improvements to the compressed air for the plant.

ITEM 18: Adjourn

Chair Danley adjourned the meeting at 3:16 p.m.

Minutes

Technical Committee
Central Iowa Water Works
October 6, 2025
Des Moines Water Works Board Room
2201 George Flagg Parkway
Des Moines, Iowa
1:00 p.m.

Present: Don Clark (Ankeny), Jeff May (Clive), Kyle Danley (DMWW), Matt Greiner (Johnston), Wayne Schwartz (Norwalk), Neil Weiss (Urbandale Water Utility), Andy Fish (Warren Water District), Rudy Koester (Waukee), Christina Murphy (WDMWW), Royce Hammitt (Xenia), Shawn Buckner (Ankeny), Matthew Jacob (Urbandale Water Utility), Matt Van Wyk (Warren Water District), Tim Royer (Waukee), Lyle Hammes (WDMWW), Tami Madsen (CIWW), Amy Kahler (DMWW), Daril Dilparic (WDMWW), Dustin Delvaux (CIWW), Shawn Gaddie (AE2S)

ITEM 1: Call to Order

Chair Kyle Danley called the meeting to order at 1:01 p.m.

ITEM 2: Introductions

ITEM 3: Approve Minutes for September 10, 2025 – Approval

The committee approved minutes for September 10, 2025, Technical Committee meeting by unanimous voice vote.

ITEM 4: McMullen Water Treatment Plant ASR Well Repair – Information

Kyle Danley advised the committee of a failure at the McMullen Water Treatment Plant ASR. The electrical cables associated with the pump are bad and the motor is currently being inspected. In addition, some column piping needs to be replaced but the injection tube is fine. This is an unbudgeted expense, and the cost is unknown at this time.

Christina Murphy expressed concerns about how to budget an emergency.

Kyle Danley advised, in the past, DMWW typically delayed other maintenance projects in order to cover the cost of an emergency repair.

Tami Madsen informed the committee that CIWW can utilize reserves to fund emergency repairs.

Amy Kahler entered the meeting at 1:21 p.m.

ITEM 5: WDMWW High Service Pump #5 – Information

Lyle Hammes informed the committee of High Service Pump (HSP) 5's shaft breaking in September. HSP 3 is out of service as well but should be back online soon. There will be a discussion at the Long-Range Planning Committee about HSP 5.

ITEM 6: After-Action Review – Update

Tami Madsen informed the committee that CIWW is entering month 3 of the After-Action Review. She has met with several groups - communications, city managers, etc. – and several individuals who replied to the survey. A general participant meeting is planned for later in October with some Technical Committee members having requested to be part of a focus group as well.

Tami Madsen presented outcomes of her focus group meetings to the Technical Committee. The groups all expressed satisfaction with the outcome of the event. The feedback included that CIWW was decisive and that communications were timely and included necessary information. A request was made for CIWW to quantify the effectiveness of turning off splash pads, curtailing sod, and prohibiting golf courses from watering. Communications plans and standards need to be developed along with outreach. Every group has questioned the need for Technical Committee meetings to be classified as open meetings. Some also suggested that the Technical Committee make recommendations while the Board of Trustees makes the decisions. Follow-up meetings will be scheduled with Emergency Management to collaborate with the regional on emergency planning.

ITEM 7: West Plant – Update

- Kickoff Meeting

Christina Murphy informed the committee that the West Plant kickoff meeting was held on October 1. The priorities are vetting potential plant sites and finding source water. Murphy provided background info on studies to Strand along with information of the land along racoon river. The team will use a geoprobe tool in the source water investigation which must be completed before the ground freezes.

ITEM 8: Grimes Plant Expansion – Update

Tami Madsen informed the committee of the design team have met with Black & Veatch and AE2S. The scope and fee are being refined. The design team will be meeting to discuss a recommendation for the scope and fee to bring to the November Technical Committee.

ITEM 9: Saylorville Plant – Update

- Pump Test

Kyle Danley reminded the committee of need for additional pump testing that was discussed back in June. Two wells cannot be located on the north end of NW 26th Street because the county and property owner are conducting wetland restoration. The former Hallet Gravel Pit is under consideration for two wells; there is no longer a concern for contaminants at this location. An additional pump test is needed for \$10,200.

Andy Fish made a motion to support the \$10,200 for the additional pump test; Rudy Koester seconded. The committee approved the motion by unanimous voice vote.

Christina Murphy asked about the process of approving change orders. She is concerned about needing to bring each one to the Technical Committee or Board of Trustees, especially during an emergency.

Rudy Koester informed the committee of the WRA's process which involves the director having a normal \$100k approval limit and then a no-limit emergency approval amount. The WRA director then releases a memo about emergency changes to their board.

The committee agreed that more discussion on change orders and how to handle them will be necessary in the future.

Kyle Danley informed the committee that DMWW is delaying the bid opening for the UF and RO procurement because some bidders would not be able to get a package together in time. The date has been changed to October 16 with a plan to award in November. The Saylorville Plant design team will have a meeting to review the membrane proposals.

ITEM 10: Grimes Projects – Discussion

No updates.

ITEM 11: Polk City Projects – Discussion

Polk City is currently pigging their raw water main due to having trouble with getting enough raw water to the plant. The raw water main was last pigged 20 years ago to remove constraints and this increased water flow.

ITEM 12: West Des Moines Water Works Projects – Discussion

Lyle Hammes provided an update on the High Service Pump 3 replacement. Pressure testing and disinfection took place the week of October 1. New electrical room lighting was installed on October 2. They will conduct verification testing and staff training later in October.

The alluvial well update included that WDMWW is looking at a final potential site. If viable, the location could provide up to 4 wells. Quotes are being obtained for test drilling now.

The 98th St. tower exterior cleaning is now complete.

Daria Dilparic updated the committee about the source water protection study. The kickoff meeting, held the previous week, included a detailed overview of the steps involved provided by Tetra Tech. This project has a quick schedule so that it will be complete by end of year. They are attempting to locate all potential contaminant sources to identify and mark by the end of October.

ITEM 13: Des Moines Water Works Projects – Discussion

- Flood Retaining Wall Award

Kyle Danley presented updates on the Fleur Water Treatment Plant (FWTP) Levee Improvements and retaining wall. The bid opening is today. DMWW estimates the cost to be a little over \$1M. The wall must be replaced because it is leaning, and there is seepage in the levee during significant flooding. The new wall being built will meet the Army Corp of Engineers standards. The wall was originally constructed in 1993 right after the major flood when the levee was raised.

The next levee project will be to move the NE corner of levee 30 feet north so it can encompass two structures connected to the clear well. This will place this critical structures on the dry side of the levee as opposed to their current position on the wet side.

ITEM 14: Pumpage and Revenue Summary – Information

Due to the timing of the meeting, this information was not available.

ITEM 15: Operations Update – Information

- Polk City
 - No operations update.
- Grimes
 - No operations update.
- West Des Moines Water Works
 - Lyle Hammes advised that the A.C. Ward HSP meter is back in operation. There is still some piping repairs needed and the sludge thickener still out of operation because the steel components broke. They are currently sending residuals to the lime pond which is the backup. WDMWW is also preparing to take Adams Tower out of service for repainting.
- Des Moines Water Works
 - Kyle Danley advised of the Fleur Water Treatment Plant West low pump #4 repairs, the Maffit Water Treatment Plant (MWTP) ASR well pump removal, and the MWTP east residuals lagoon drying.
 - Saylorville Water Treatment Plant (SWTP) had emergency repairs to Reverse Osmosis (RO) Clean In Place because the pipe had a leak. They have also seen fouling in the SWTP RO which they are solving by relocating membranes to equalize the pressures on both stages and

minimize cleans which was successful. DMWW performed a repair on SWTP High Service Pump.


ITEM 16: Other Business

No other business.

ITEM 17: Adjourn

Chair Danley adjourned the meeting at 2:01 p.m.

The Technical Committee meeting was reopened at 3:06 to discuss the bid on the FWTP Levee Improvements.

BID TABULATION		Bid Date: October 6, 2025 at 2:00 pm	
DES MOINES WATER WORKS			
2025 - FWTP - FLOOD IMPROVEMENTS - RETAINING			
Project #: 546-623-9010, Folder #3034			
Project Manager: David Carroll, P.E.			
Engineers Estimate - \$1,021,816.00 (Based Bid: \$920,386 + Alternate 1 Bid: \$101,430)			
NAME OF BIDDER	Cramer and Associates, Inc.	Wendler (WRH, Inc.)	United Contractors, Inc.
BID SECURITY 10%	X	X	X
NON-DISCRIMINATION	X	X	X
NON-COLLUSION & RESIDENT STATUS	X	X	X
ADDENDUM NO. 1	X	X	X
ITEM NO. 1 LUMP SUM - BASE BID	\$793,000.00	\$958,000.00	\$1,033,000.00
ITEM NO. 2 LUMP SUM - ALTERNATE 1: PAVING	\$88,000.00	\$112,000.00	\$87,000.00
TOTAL BID (ITEM NO. 1 + ITEM NO. 2)	\$881,000.00	\$1,070,000.00	\$1,120,000.00
ITEM NO. 3 UNIT PRICE PER CU YD - ALTERNATE 2: FLOOD CONTINGENCIES - CONSTRUCTION AND REMOVAL OF TEMPORARY LEVEES	\$147.00/CUBIC YARD	\$200.00/CUBIC YARD	\$147.00/CUBIC YARD
NAME OF BIDDER	Peterson Contractors, Inc.	Henkel Construction Company	
BID SECURITY 10%	X	X	
NON-DISCRIMINATION	X	X	
NON-COLLUSION & RESIDENT STATUS	X	X	
ADDENDUM NO. 1	X	X	
ITEM NO. 1 LUMP SUM - BASE BID	\$1,060,000.00	\$1,320,000.00	
ITEM NO. 2 LUMP SUM - ALTERNATE 1: PAVING	\$102,000.00	\$134,000.00	
TOTAL BID (ITEM NO. 1 + ITEM NO. 2)	\$1,162,000.00	\$1,454,000.00	
ITEM NO. 3 UNIT PRICE PER CU YD - ALTERNATE 2: FLOOD CONTINGENCIES - CONSTRUCTION AND REMOVAL OF TEMPORARY LEVEES	\$100.00/CUBIC YARD	\$175.00/CUBIC YARD	

Matt Greiner moved to recommend Cramer and Associates, Inc be awarded the FWTP Levee

Improvement Project; seconded by Rudy Koester. The recommendation was approved by unanimous voice vote.

Chair Danley adjourned the meeting at 3:07 p.m.

DRAFT

Minutes

Long Range Planning Committee
Central Iowa Water Works
May 14th, 2025
Des Moines Water Works Board Room
2201 George Flagg Parkway
Des Moines, Iowa
1:00 pm *After Technical Committee

Present: Don Clark (Ankeny), Jeff May (Clive), Kyle Danley (DMWW), Matt Greiner (Johnston), Kevin Hensley (Grimes), Wayne Schwartz (Norwalk), Randy Franzen (Polk City), Neil Weiss (Urbandale Water Utility, Andy Fish (Warren Water District), Rudy Koester (Waukee), Christina Murphy (WDMWW), Royce Hammitt (Xenia), Shawn Buckner (Ankeny), Lindsey Wanderscheid (DMWW), Matthew Jacob (Urbandale Water Utility), Matt Van Wyk (Warren Water District), Lyle Hammes (WDMWW), Tami Madsen (CIWW), Amy Kahler (DMWW), Dustin Delvaux (CIWW), Derick Anderson (McClure), Matt Stoffel (PFM), Daria Dilparic (WDMWW)

ITEM 1: Call to Order

Chair Lyle Hammes called the meeting to order at 2:15 p.m.

ITEM 2: Introductions

ITEM 3: Approve Minutes from April 9, 2025 – Approval

Don Clark moved to approve the minutes; Rudy Koester seconded. Approved by voice vote.

ITEM 4: CIWW 5-Year CIP - Discussion & Recommendation

Tami Madsen clarified items on the Central Iowa Water Works CIP. The first was the “CIWW Hydraulic Modeling” which was there at HDR’s suggestion that a full model of the system should be performed. She then went over the “CIWW Core Connection” and “Grimes/URB Booster Station” as they had yet to be resolved. General consensus was that there needs to be money allocated for those projects for planning and design with an asterisk next to them as there are still unknowns that need to be discussed at future Technical Committee meetings.

Polk City:

Randy Franzen confirmed that Polk City's CIP is good with no changes or additions needed.

Grimes:

Kevin Hensley did not have anything to add or change. Tami Madsen informed the committee that she removed one item that was O&M and did not belong on the CIP.

WDMWW:

Lyle Hammes advised that the questions from the last meeting relating to ownership have been confirmed with both items owned by CIWW. Nothing on the CIP for WDMWW needs to change.

Tami Madsen advised that the alluvial wells will be fund by SRF.

DMWW:

Lindsey Wanderscheid informed the committee that no changes had been made from the CIP that was at the last Long Range Planning Committee meeting.

Lyle Hammes suggested that the CIP be recommended to the board with just the clarifications, issues, and asterisks addressed before then. Rudy Koester moved to recommend this version to the board; Matt Greiner seconded. Recommendation was approved by unanimous voice vote.

Tami Madsen advised the committee that the next step for the CIP is the Finance and Audit committee on May 22, 2025.

ITEM 5: Other Business

No other business.

ITEM 6: Adjourn

Matt Greiner moved to adjourn; Matt Van Wyk seconded.

Chair Lyle Hammes adjourned the meeting at 2:49 p.m.

Minutes

Finance and Audit Committee
Central Iowa Water Works
September 18, 2025
Central Iowa Water Works
4601 Westown Parkway, Suite 122
West Des Moines, IA
8:00 a.m.

Item 1: Call to Order

Chair Scott Brennan called the meeting to order at 8:05 a.m.

Item 2: Roll Call

Present: John McCune* (Urbandale Water Works), Carol Butler Freeman (Warren Water District), Susan Huppert (Des Moines Water Works), Scott Brennan* (West Des Moines Water Works), Dustin Delvaux (Central Iowa Water Works), Tami Madsen (Central Iowa Water Works), Matt Probasco (West Des Moines Water Works), Amy Kahler (Des Moines Water Works), Matt Stoffel (PFM), Kelly Meiners* (Des Moines Water Works)

*Attended remotely

Item 3: Approve Minutes for August 21, 2025 – Approval

John McCune moved to approve the Finance and Audit Minutes for August 21, 2025; Susan Huppert seconded. Minutes were approved by voice vote.

Item 4: 2026 Budget Update

Matt Stoffel advised the committee that the draft budget was presented to the Technical Committee on September 10, 2025. The committee provided no feedback or adjustments. The budget process is nearing completion and CIWW is prepared to set the 2026 rates.

High Service Pump 5 at the A.C. Ward Water Treatment Plant is currently out of service. West Des Moines Water Works has reviewed three alternatives for repairing or replacing the thirty-year-old pump. Due to the age of the pump and having a replacement scheduled in the CIP for 2029, WDMWW has recommended replacing the pump and related components. The cost for

this project is estimated to be \$733,000. Matt Stoffel advised that adding this project will reduce the amount contributed to the reserve fund in 2026 and increase the expense amount in capital projects. The 2026 rates will not be affected.

Tami Madsen informed the committee that the allocation requests for the West Plant and Grimes Plant Expansion projects exceeded the available capacity. The 28E agreement addresses building new capacity but does not address allocating capacity when demand exceeds availability. A determination will need to be made concerning how to allocate the available capacity in order to assign debt service and provide rate projections. The committee referred the capacity allocation discussion to the Board of Trustees.

Item 5: Task Orders for AE2S – Recommendation

Tami Madsen provided an overview of AE2S Task Order 2025-1. The task order is for engineering services not to exceed \$101,500. In addition to general engineering, this task order includes standardized front-end documents and a region-wide viability assessment for CIWW SRF projects. The CIWW Technical Committee recommended approval of this task order to the board of trustees with the addition of a statement clarifying that the firm cannot perform work without prior authorization of the executive director or designated representative.

Sue Huppert made a motion to approve the recommendation; seconded by Carol Butler Freeman. The motion was approved by unanimous voice vote.

Item 6: August Financial Summary and August Expenditures

Tami Madsen provided a brief overview of the August Financial Statements and August Expenditures.

Item 7: August Revenue and Usage Summary

Tami Madsen provided the August Revenue and Usage Summary.

Amy Kahler noted that it was a low demand summer.

Item 8: Other Business

Amy Kahler discussed the settlements that Des Moines Water Works and West Des Moines Water Works will receive for PFAS mitigation. She will request the DMWW board to authorize the transfer of any funds received for the settlement to CIWW. Kahler suggested that CIWW hold these funds in a separate board designated fund, such as an IPAIT account. The funds could then be used for PFAS remediation projects, as recommended by the Technical Committee to the Board of Trustees.

Adjournment

Chair Brennan adjourned the meeting at 9:06 a.m.

Minutes

Executive Committee
Central Iowa Water Works
September 15, 2025
4601 Westown Parkway, Suite 122
West Des Moines, IA 50266
2:30 p.m.

Item 1: Call to Order

Chair Jody Smith called the meeting to order at 2:31 p.m.

Item 2: Roll Call

Present: Jody Smith, John McCune, Diane Munns*, John Edwards*, Amy Kahler, Christina Murphy*, Tami Madsen, Dustin Delvaux

*Attended Remotely

Item 3: Approve Minutes for August 18, 2025

The committee will approve at a later date once they have had the opportunity to review.

Item 4: AWWA Innovation Award

Tami Madsen informed the committee that CIWW has been encouraged by American Water Works Association (AWWA) to apply for the AWWA Innovation Award. One of the requirements of submission is three letters of recommendation. The nomination deadline is November 1st.

Item 5: Communications Plan

The committee discussed the November 17th Fleur Drive Water Treatment Plant Tour that is tentatively scheduled for interested members of the Iowa General Assembly.

Amy Kahler updated the committee that she informed Advocacy Strategies that CIWW would be hosting the tour. She also told Advocacy Strategies that CIWW had reviewed DMWW's legislative priorities and had no immediate concerns.

Jody Smith advised that legislative relations interviews will be held on September 19 and that a firm could be hired within the next week or two. The committee decided, with the Fleur Drive Plant now owned by CIWW, the tour should be hosted in the name of CIWW, and any legislative priorities presented during or after the tour should be those adopted by CIWW.

Jody Smith appreciated the legislative priorities proposed by DMWW and would propose a fourth potential legislative priority for CIWW: state funding for water treatment infrastructure. He expressed concern with the priority to “require current state Water Quality Initiative (WQI) project funding recipients to give priority to projects in the nitrate-heavy Des Moines and Racoon River watersheds and other like surface drinking water sources...”, only because he believes a prioritization mechanism may currently exist.

The Executive Committee agreed to introduce a draft of CIWW Legislative Priorities at the September Board Meeting. Board members can submit their changes, and the priorities will be brought back to the Board of Trustees in the October meeting for formal consideration

Tami Madsen provided an update on the After-Action Review. She has held meetings with some of the stakeholders who have commented on the event or submitted feedback on the survey. She is meeting with CIWW member agency communications professionals on September 22. She expressed a concern with gathering all city managers impacted by the implementation of the Water Shortage Plant since not all of them are direct entities of CIWW. The committee agreed that receiving feedback from those directly involved with CIWW should be her focus.

Tami advised the committee that she will be meeting with the emergency managers from Dallas, Madison, Polk, and Warren counties.

Item 6: Review September Board of Trustees Meeting Agenda

The committee reviewed a draft of the September board meeting agenda.

Item 7: Other Business

Nominating Committee – The committee was informed that Sue Huppert and Tom Cope have agreed to serve on the nominating committee and that Chair Smith would be reaching out to Jake Anderson as to his interest in again serving on the Committee.

Adjournment

Chair Smith adjourned the meeting at 3:39 p.m.

Minutes

Executive Committee
Central Iowa Water Works
September 19, 2025
4601 Westown Parkway, Suite 122
West Des Moines, IA 50266
2:30 p.m.

Item 1: Call to Order

John Edwards called the meeting to order at 2:30 p.m.

Item 2: Roll Call

Present: John Edwards, John McCune, Diane Munns, Courtney Clarke*, Tami Madsen,
*Attended Remotely

Item 3: Legislative Services – Discussion

The committee discussed interviewing three firms to provide legislative services to Central Iowa Water Works.

At 2:35p.m. Sydney Gangestad, Logan Murray, Stephanie Kiel, and Jacob Shrader from Dentons Davis Brown entered the meeting. A discussion was held concerning how their firm could support CIWW. All four participants from Dentons Davis Brown left the meeting at approximately 3:05p.m.

The committee discussed the qualifications of Dentons Davis Brown.

At 3:15p.m. Mike St. Clair and Eric Goranson from Capitol Edge entered the meeting. A discussion was held concerning how their team could support CIWW. Both participants from Capitol Edge, left the meeting at approximately 3:45p.m.

The committee discussed the qualifications of Capitol Edge.

At 3:52p.m. Dustin Miller and Casey Nickel from CWL Group entered the meeting. A discussion was held concerning how CWL Group could support CIWW. Both participants from CWL Group, left the meeting at approximately 4:22p.m.

The committee discussed the qualifications of CWL Group.

A discussion was held concerning which of the three teams best align with CIWW's mission and focus concerning legislative matters. Through consensus, the committee directed Tami Madsen to engage Dentons Davis Brown for the legislative support.

Item 4: Adjournment

The meeting was adjourned at approximately 4:30 p.m.



CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: September 24, 2025

ITEM NUMBER: 6H

SUBJECT: Receive and File September Financial Summary and Approve September Expenditures

SUMMARY:

The following financial reports are attached:

1. Statement of Revenues, Expenses, and Change in Net Position for the month of September
2. Statement of Revenues, Expenses, and Change in Net Position – 12 Month Trend
3. Statement of Net Position as of September 30, 2025
4. Statement of Net Position – 12 Month Trend
5. Monthly Disbursement Listing for the month of September

Following are key financial highlights for the month:

- The Statement of Revenues, Expenses, and Change in Net Position (i.e., Income Statement) shows the Change in Net Position as \$255.89 million higher than expectations as of 9/30/25. This is the result of the contribution of production-related capital assets transferred to CIWW from Member Agencies and recorded in September. These capital asset valuations were finalized after Member Agencies' mid-year audits and incorporated in CIWW's books for the first time this month.
- Interest-bearing operating cash as of September 30 totals approximately \$20.24 million, which is higher than previous months. DMWW remitted approximately \$7.3 million to CIWW in late September to satisfy the requirements of Schedule IV-11. This cash will be expended as the capital projects in Schedule IV-11 progress and payments are made to contractors.
- Restricted cash balances, including the Bond Sinking Fund and Debt Service Reserve Fund, total \$5.1 million at month-end and are earning 4.0%.
- Accounts Receivable of \$9.26 million represents Member Agency water charges billed for September consumption and unpaid at month-end.
- Prepaid Expenses are payments made in advance for corporate insurance and employee insurance. Each month, a portion of this balance is amortized to expense as the service benefit of this insurance is received.
- Accounts Payable at month-end totals \$97.6k, which is higher than the previous month due to the timing of invoices received and paid.
- Bond Payable – Current of \$1.74 million reflects the bond principal amounts due within one year.
- As stated above, DMWW has transferred to CIWW \$12.3 million cash to fully satisfy the requirements of Schedule IV-11 finalized as of 12/31/24. This is shown on the financials as Joint Capital Payable as these amounts will be reimbursed to DMWW as the joint capital projects are completed.

- Long-term Debt of \$47.93 million represents member SRF borrowings on water supply facilities transferred to CIWW at Operational Commencement, plus additional loan drawdowns for these facilities that occurred in 2025.
- Water Sales Revenue for September was \$439K above budget. Since this is the first year of operations, monthly budgets were developed without the benefit of previous years' experience so there will be variances from month to month. YTD Water Sales Revenue is short of budget expectations by \$778k due to the wet summer and lawn watering ban.
- Contract Operator Expenses totaling \$28.97 million YTD reflect a favorable budget variance of \$3.9 million, compared to budgeted expenses of \$32.8 million. It is likely that Contract Operator Expenses will come in under-budget at year-end.
- Investment income was \$40,183 for the month and \$284k YTD.
- Interest expense is accrued interest for outstanding bonds, totaling \$678k YTD.
- Total operating expenses are approximately \$35.52 million YTD which is about \$1.6 million above budget; however, this variance is because the non-cash line item of depreciation expense totaling \$5.2 million was not budgeted.
- On a cash basis (excluding depreciation and amortization), net income is approximately \$2.4 million higher than expected.
- September cash disbursements totaled \$6,016,228.50.

FINANCIAL IMPACT:

None.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Motion to receive and file the September financial summary and approve September disbursements.

Prepared by: Justin Johnson

Central Iowa Water Works
Statement of Net Position
As of September 30, 2025
 Year To Date 09/30/2025

Assets

Current Assets		
Cash and Cash Equivalents		20,241,003
Restricted Cash		5,104,478
Accounts Receivable		9,262,441
Prepaid Expenses		20,166
Total Current Assets		34,628,088
Capital Assets, Net		302,630,292
Total Assets		337,258,380

Liabilities

Current Liabilities		
Accounts Payable		97,656
Accrued Liabilities		1,013,743
Accrued Interest Payable		280,758
Accrued Payroll Liabilities		22,034
Bond Payable - Current		1,737,013
Joint Capital Payable		12,333,226
Total Current Liabilities		15,484,430
Long-Term Debt, Net		47,930,910
Total Liabilities		63,415,340

Net Position

Total Liabilities and Net Position		273,843,040
		337,258,380

For internal purposes-subject to client review and analysis only. These financial statements were generated from the client’s financial reporting system and have not been modified.

Central Iowa Water Works
Statement of Net Position - Trend
As of September 30, 2025

	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025	Month Ending 08/31/2025	Month Ending 09/30/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Assets												
Current Assets												
Cash and Cash Equivalents	1,693,162	1,537,434	1,398,026	4,354,783	6,406,499	7,524,517	12,166,983	9,611,475	13,916,782	9,387,784	10,829,587	20,241,003
Restricted Cash	0	0	0	3,886,428	4,113,208	4,341,672	4,570,226	4,799,699	4,440,738	4,868,401	5,089,585	5,104,478
Accounts Receivable	0	0	0	3,833,844	4,337,713	4,332,054	3,435,468	5,317,538	4,376,118	6,055,219	9,122,458	9,262,441
Prepaid Expenses	0	2,350	2,350	0	0	0	0	0	8,875	31,245	25,706	20,166
Total Current Assets	1,693,162	1,539,784	1,400,376	12,075,055	14,857,420	16,198,243	20,172,677	19,728,712	22,742,513	20,342,649	25,067,336	34,628,088
Capital Assets, Net	0	0	0	36,629,467	39,142,799	39,239,766	42,065,813	42,103,416	43,581,355	46,754,034	46,767,789	302,630,292
Total Assets	1,693,162	1,539,784	1,400,376	48,704,522	54,000,219	55,438,009	62,238,490	61,832,128	66,323,868	67,096,683	71,835,125	337,258,380
Liabilities												
Current Liabilities												
Accounts Payable	49,328	78,655	0	93,522	912,826	45,439	2,830,703	45,308	1,477,939	415,951	13,605	97,656
Accrued Liabilities	473	1,773	1,302,807	866,285	863,743	863,743	863,743	863,743	864,743	913,743	963,743	1,013,743
Accrued Interest Payable	0	0	0	0	0	210,568	280,758	350,947	70,190	140,379	210,568	280,758
Accrued Payroll Liabilities	2,124	4,248	19,150	17,822	13,097	20,283	28,029	36,383	42,733	17,332	19,902	22,034
Bond Payable - Current	0	0	0	0	0	0	0	0	1,737,013	1,737,013	1,737,013	1,737,013
Joint Capital Payable	0	0	0	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	12,333,226
Total Current Liabilities	51,925	84,676	1,321,957	5,977,629	6,789,666	6,140,033	9,003,233	6,296,381	9,192,618	8,224,418	7,944,831	15,484,430
Long-Term Debt, Net	0	0	0	40,358,231	42,812,194	42,968,529	45,631,894	45,767,260	45,508,186	46,616,994	47,930,911	47,930,910
Total Liabilities	51,925	84,676	1,321,957	46,335,860	49,601,860	49,108,562	54,635,127	52,063,641	54,700,804	54,841,412	55,875,742	63,415,340
Net Position	1,641,237	1,455,108	78,420	2,368,662	4,398,359	6,329,447	7,603,363	9,768,487	11,623,064	12,255,271	15,959,384	273,843,040
Total Liabilities and Net Position	1,693,162	1,539,784	1,400,376	48,704,522	54,000,219	55,438,009	62,238,490	61,832,128	66,323,868	67,096,683	71,835,125	337,258,380

For internal purposes-subject to client review and analysis only. These financial statements were generated from the client's financial reporting system and have not been modified.

Central Iowa Water Works
Statement of Revenues, Expenses, and Change in Net Position
For the Period Ending September 30, 2025

	Month Ending 09/30/2025			Year To Date 09/30/2025			Year Ending 12/31/2025	% Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Change in Net Position								
Operating Revenue(Expense), Net								
Operating Revenue								
Water Sales Revenue	6,305,188	5,865,778	439,409	50,182,486	50,961,128	(778,642)	66,727,586	25 %
Expansion Revenue	64,367	64,368	0	579,303	579,312	(8)	772,415	25 %
Other Revenue	0	0	0	1,280	0	1,280	0	0 %
Total Operating Revenue	6,369,555	5,930,146	439,409	50,763,069	51,540,440	(777,370)	67,500,001	25 %
Operating Expenses								
Personnel								
Salaries & Wages	26,739	28,333	1,594	222,789	255,000	32,210	340,000	34 %
Payroll Taxes	1,414	2,167	753	17,001	19,508	2,507	26,010	35 %
Employee Benefits	9,724	6,875	(2,849)	70,859	61,875	(8,984)	82,500	14 %
Total Personnel	37,877	37,375	(502)	310,649	336,383	25,733	448,510	31 %
Professional Services								
Legal and Accounting Fees	27,584	20,834	(6,750)	367,998	187,500	(180,498)	280,000	(31) %
Professional Services - Other	0	25,416	25,416	52,933	248,750	195,817	1,108,743	95 %
Total Professional Services	27,584	46,250	18,666	420,931	436,250	15,319	1,388,743	70 %
Contract Operator Expenses								
Contract Operator Expenses	2,003,874	3,843,430	1,839,556	28,970,463	32,882,681	3,912,218	42,704,779	32 %
Total Contract Operator Expenses	2,003,874	3,843,430	1,839,556	28,970,463	32,882,681	3,912,218	42,704,779	32 %
Occupancy and Office								
Mailing & Production	59	500	442	356	4,500	4,144	6,000	94 %
Facility & Equipment Expenses	55,278	5,000	(50,278)	473,215	45,000	(428,215)	60,000	(689) %
IT & Telecommunications	4,332	0	(4,332)	19,899	0	(19,899)	0	0 %
Licenses & Fees	104	0	(105)	104	151,896	151,793	303,793	100 %
Total Occupancy and Office	59,773	5,500	(54,273)	493,574	201,396	(292,177)	369,793	(33) %
Other								
Travel Expense	332	0	(331)	4,455	0	(4,456)	0	0 %
Business Expenses	26,417	2,500	(23,918)	99,062	22,500	(76,562)	30,000	(230) %
Other Expenses	352	4,417	4,065	5,248	39,750	34,502	53,000	90 %
Total Other	27,101	6,917	(20,184)	108,765	62,250	(46,516)	83,000	(31) %
Depreciation and Amortization								
Depreciation	5,217,959	0	(5,217,959)	5,217,959	0	(5,217,959)	0	0 %
Total Depreciation and Amortization	5,217,959	0	(5,217,959)	5,217,959	0	(5,217,959)	0	0 %
Total Operating Expenses	7,374,168	3,939,472	(3,434,696)	35,522,341	33,918,960	(1,603,382)	44,994,825	21 %
Total Operating Revenue(Expense), Net	(1,004,613)	1,990,674	(2,995,287)	15,240,728	17,621,480	(2,380,752)	22,505,176	32 %
Non-Operating Revenue(Expense), Net								
Investments, net	40,183	0	40,183	283,916	0	283,916	0	0 %
Interest Expense	70,190	0	(70,190)	678,300	0	(678,300)	0	0 %
Total Non-Operating Revenue(Expense), Net	(30,007)	0	(30,007)	(394,384)	0	(394,384)	0	0 %
Other Revenue								
Capital Contributions	258,918,276	0	258,918,276	258,918,276	0	258,918,276	0	0 %
Total Other Revenue	258,918,276	0	258,918,276	258,918,276	0	258,918,276	0	0 %
Total Change in Net Position	257,883,656	1,990,674	255,892,982	273,764,620	17,621,480	256,143,140	22,505,176	(1,116) %

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Central Iowa Water Works
Statement of Revenues, Expenses, and Change in Net Position - Trend
For the Period Ending September 30, 2025

	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025	Month Ending 08/31/2025	Month Ending 09/30/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Change in Net Position												
Operating Revenue(Expense), Net												
Operating Revenue												
Water Sales Revenue												
Water Sales	0	0	0	3,517,199	3,249,826	3,435,171	3,418,423	4,329,042	4,027,877	3,641,120	4,287,399	4,558,873
Joint Fixed Revenue	0	0	0	1,746,315	1,746,315	1,746,315	1,746,315	1,746,315	1,747,037	1,746,315	1,746,315	1,746,315
Total Water Sales Revenue	0	0	0	5,263,514	4,996,141	5,181,486	5,164,738	6,075,357	5,774,914	5,387,435	6,033,714	6,305,188
Expansion Revenue	0	0	0	64,367	64,367	64,367	64,367	64,367	64,367	64,367	64,367	64,367
Other Revenue												
Miscellaneous Revenue	0	0	0	0	0	0	0	0	0	0	1,280	0
Total Other Revenue	0	0	0	0	0	0	0	0	0	0	1,280	0
Total Operating Revenue	0	0	0	5,327,881	5,060,508	5,245,853	5,229,105	6,139,724	5,839,281	5,451,802	6,099,361	6,369,555
Operating Expenses												
Personnel												
Salaries & Wages	23,338	35,074	39,471	22,082	16,770	22,943	26,410	26,415	25,523	30,870	25,037	26,739
Payroll Taxes	1,775	2,673	2,199	1,752	1,380	1,877	2,053	2,111	2,030	2,455	1,931	1,414
Employee Benefits	4,269	3,761	6,685	3,448	8,364	7,065	7,426	8,687	8,202	8,599	9,342	9,724
Total Personnel	29,382	41,508	48,355	27,282	26,514	31,885	35,889	37,213	35,755	41,924	36,310	37,877
Professional Services												
Legal and Accounting Fees	33,853	135,264	230,646	17,391	35,382	71,877	33,437	34,636	53,399	68,730	25,564	27,584
Professional Services - Other	14,329	12,616	230,902	304	0	21,473	4,000	0	0	0	27,156	0
Total Professional Services	48,182	147,880	461,548	17,695	35,382	93,350	37,437	34,636	53,399	68,730	52,720	27,584
Contract Operator Expenses												
Contract Operator Expenses	0	0	0	2,982,982	2,982,218	3,002,808	3,839,582	3,847,280	3,843,431	4,270,478	2,197,810	2,003,874
Total Contract Operator Expenses	0	0	0	2,982,982	2,982,218	3,002,808	3,839,582	3,847,280	3,843,431	4,270,478	2,197,810	2,003,874
Occupancy and Office												
Mailing & Production												
Printing and Reproduction	0	0	0	0	0	0	0	0	0	58	152	59
Postage and Shipping	0	0	0	0	88	0	0	0	0	0	0	0
Total Mailing & Production	0	0	0	0	88	0	0	0	0	58	152	59
Facility & Equipment Expenses												
Facility Expense	0	0	0	0	0	0	0	3,393	0	353,253	53,393	53,958
Materials & Supplies	1,011	0	1,193	0	45	96	122	0	0	6,230	1,404	1,320
Total Facility & Equipment Expenses	1,011	0	1,193	0	45	96	122	3,393	0	359,483	54,797	55,278
IT & Telecommunications												
Telecommunication Expense	74	74	74	0	0	0	0	0	0	0	0	0
Internet	0	0	0	0	0	0	0	0	0	120	0	120
IT Software & Subscriptions	0	0	578	0	167	150	0	0	0	0	895	99
IT Hardware & Equipment	0	0	0	0	0	0	0	1,709	0	6,795	5,729	4,113
Total IT & Telecommunications	74	74	652	0	167	150	0	1,709	0	6,915	6,624	4,332
Licenses & Fees												
Licenses and Permits Expense	0	0	0	0	0	0	0	0	0	0	0	104
Total Licenses & Fees	0	0	0	0	0	0	0	0	0	0	0	104
Total Occupancy and Office	1,085	74	1,845	0	300	246	122	5,102	0	366,456	61,573	59,773
Other												

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Central Iowa Water Works
Statement of Revenues, Expenses, and Change in Net Position - Trend
For the Period Ending September 30, 2025

	Month Ending 10/31/2024	Month Ending 11/30/2024	Month Ending 12/31/2024	Month Ending 01/31/2025	Month Ending 02/28/2025	Month Ending 03/31/2025	Month Ending 04/30/2025	Month Ending 05/31/2025	Month Ending 06/30/2025	Month Ending 07/31/2025	Month Ending 08/31/2025	Month Ending 09/30/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Travel Expense												
Travel	0	0	0	0	353	924	0	459	175	1,628	0	163
Meal and Entertainment Expense	874	0	452	275	48	0	263	0	0	0	0	169
Total Travel Expense	874	0	452	275	401	924	263	459	175	1,628	0	332
Business Expenses												
General Insurance Premiums	1,028	2,062	0	2,350	0	0	0	11,464	(8,876)	887	888	887
Advertising and Publishing Expense	0	0	0	0	0	1,079	2,500	130	162	287	205	744
Public Relations and Communications Expense	29,515	337	5,393	0	2,750	0	0	0	0	38,712	9,169	24,786
Dues and Subscriptions Expense	0	0	0	0	482	477	0	0	5,100	0	0	0
Education and Training	0	0	0	0	4,145	0	30	703	0	0	0	0
Total Business Expenses	30,543	2,399	5,393	2,350	7,377	1,556	2,530	12,297	(3,614)	39,886	10,262	26,417
Other Expenses												
Bank Fees	32	32	32	2,534	192	86	101	75	75	75	75	75
Miscellaneous Expenses	2,777	1	864,188	181	179	244	137	279	186	261	217	277
Total Other Expenses	2,809	33	864,220	2,715	371	330	238	354	261	336	292	352
Total Other	34,226	2,432	870,065	5,340	8,149	2,810	3,031	13,110	(3,178)	41,850	10,554	27,101
Depreciation and Amortization												
Depreciation	0	0	0	0	0	0	0	0	0	0	0	5,217,959
Total Depreciation and Amortization	0	0	0	0	0	0	0	0	0	0	0	5,217,959
Total Operating Expenses	112,875	191,894	1,381,813	3,033,299	3,052,563	3,131,099	3,916,061	3,937,341	3,929,407	4,789,438	2,358,967	7,374,168
Total Operating Revenue(Expense), Net	(112,875)	(191,894)	(1,381,813)	2,294,582	2,007,945	2,114,754	1,313,044	2,202,383	1,909,874	662,364	3,740,394	(1,004,613)
Non-Operating Revenue(Expense), Net												
Investments, net	6,615	5,765	5,125	20,526	21,752	26,902	31,062	32,930	36,622	40,032	33,909	40,183
Interest Expense	0	0	0	24,865	0	210,568	70,190	70,189	91,918	70,190	70,190	70,190
Total Non-Operating Revenue(Expense), Net	6,615	5,765	5,125	(4,339)	21,752	(183,666)	(39,128)	(37,259)	(55,296)	(30,158)	(36,281)	(30,007)
Other Revenue												
Capital Contributions	0	0	0	0	0	0	0	0	0	0	0	258,918,276
Total Other Revenue	0	0	0	0	0	0	0	0	0	0	0	258,918,276
Total Change in Net Position	(106,260)	(186,129)	(1,376,688)	2,290,243	2,029,697	1,931,088	1,273,916	2,165,124	1,854,578	632,206	3,704,113	257,883,656

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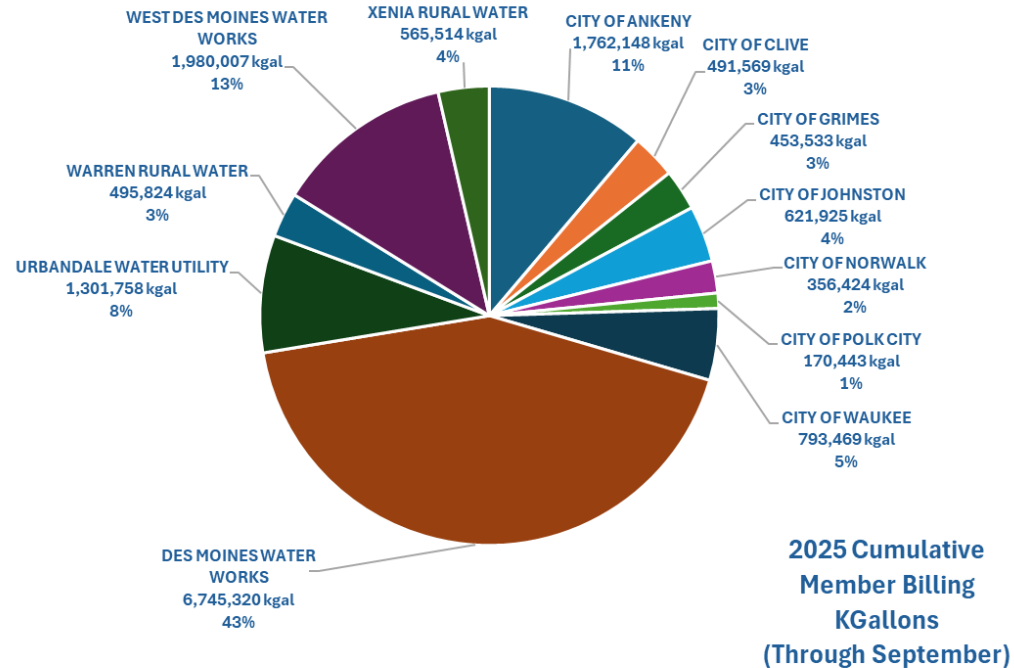
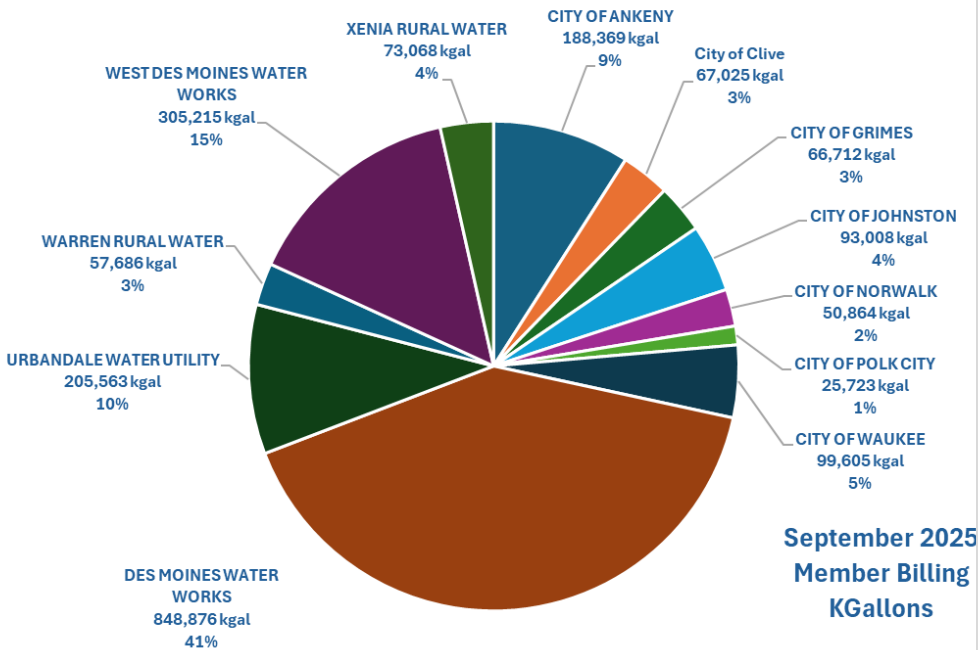
Central Iowa Water Works Monthly Disbursements Listing

Vendor name	Account title	Amount
Automatic Data Processing, Inc.	Miscellaneous Expenses	182.25
Automatic Data Processing, Inc.	Withholding Taxes Payable	6,805.24
Automatic Data Processing, Inc.	Accrued Salary	17,553.11
Automatic Data Processing, Inc.	IPERS Payable	5,735.40
Bankers Trust Company	Bank Fees	74.90
Bankers Trust Company	Travel	13.25
Bankers Trust Company	Materials & Supplies	1,319.92
Bankers Trust Company	Licenses and Permits Expense	104.04
Bankers Trust Company	Meal and Entertainment Expense	168.42
Bankers Trust Company	Internet	120.00
Bankers Trust Company	Advertising and Publishing Expense	396.00
Bankers Trust Company	Miscellaneous Expenses	94.60
Bankers Trust Company	Facility Expense	564.96
Bankers Trust Company	IT Hardware & Equipment	246.09
Bankers Trust Company	IT Software & Subscriptions	99.53
City of Grimes	Contract Operator Expenses	247,458.00
City of Polk City	Contract Operator Expenses	17,321.00
Des Moines Water Works	Construction in Progress	2,111,805.03
Des Moines Water Works	Contract Operator Expenses	3,162,038.00
Dustin Delvaux	Travel	150.22
Heartland Business Systems LLC	IT Hardware & Equipment	4,592.13
Marco Technologies, LLC	Printing and Reproduction	58.18
Nyemaster Goode, P.C.	Legal	11,286.00
RSM US LLP	Accounting	7,035.00
THREE FOUNTAINS II, LLC	Facility Expense	3,393.23
Voya Financial	Deferred Compensation	1,000.00
West Des Moines Water Works	Contract Operator Expenses	416,614.00
Sum Total		6,016,228.50



CIWW September 2025 Usage Summary

	Cumulative To Date	Cumulative % To Date	August	% Total	Change From Previous Month	September	% Total	Change From Previous Month
CITY OF ANKENY	1,762,148	11%	142,841	7.30%	25,779	188,369	9.05%	45,528
CITY OF CLIVE	491,569	3%	67,554	3.45%	30,013	67,025	3.22%	-529
CITY OF GRIMES	453,533	3%	61,378	3.14%	8,144	66,712	3.20%	5,333
CITY OF JOHNSTON	621,925	4%	81,525	4.16%	14,873	93,008	4.47%	11,483
CITY OF NORWALK	356,424	2%	47,861	2.44%	9,502	50,864	2.44%	3,003
CITY OF POLK CITY	170,443	1%	22,806	1.16%	4,882	25,723	1.24%	2,917
CITY OF WAUKEE	793,469	5%	94,479	4.83%	24,426	99,605	4.78%	5,126
DES MOINES WATER WORKS	6,745,320	43%	863,139	44.09%	44,811	848,876	40.78%	-14,262
URBANDALE WATER UTILITY	1,301,758	8%	175,946	8.99%	42,579	205,563	9.87%	29,617
WARREN RURAL WATER	495,824	3%	56,479	2.88%	904	57,686	2.77%	1,207
WEST DES MOINES WATER WORKS	1,980,007	13%	273,791	13.98%	84,262	305,215	14.66%	31,424
XENIA RURAL WATER	565,514	4%	69,952	3.57%	4,935	73,068	3.51%	3,116
	15,737,935		1,957,752		295,110	2,081,715		123,963



555-063 CIWW Wholesale Meters	Meters	Meters		\$ -	\$ (13,437.40)	Cash	\$ 11,689.26	1,748.14				\$ 13,437.40				
546-531 Tenny Standpipe Painting	Booster/Storage	Buildings & Machinery	16100	\$ -	\$ (5,553.08)	Cash	\$ 1,848.07	3,705.01				\$ 5,553.08				
Remote Pumping					\$ (47,329.01)	Cash		507.00	10,988.73	20,512.48	15,320.80	\$ 47,329.01				
Remote Storage	Tenny Standpipe	Water Supply System	16120		\$ (530.00)	Cash			530.00			\$ 530.00				
546-647 Fiber Optic Cable (FDTP to Armory)											8,902.04	\$ 8,902.04				
FDTP - Building Improvements	FDTP Treatment	Buildings & Machinery	16100		\$ (3,699.66)	Cash			3,588.40	111.26		\$ 3,699.66				
Total				\$ 23,085,134.00	\$ 11,050,200.90		\$ 372,071.38	\$ 1,254,283.53	\$ 777,829.25	\$ 1,856,149.25	\$ 440,282.34	\$ 2,077,750.02	\$ 1,664,427.64	\$ 2,271,048.65	\$ 1,330,683.69	\$ 12,044,525.75

Ties to PFM
2025 DMWW Capital Budget

Total Expended	Cash	\$ 361,213.11	\$ 322,001.25	\$ 532,668.64	1,610,379.03	319,926.97	497,235.66	770,763.05	944,753.46	670,723.65
Total Expended	Debt	\$ 10,858.27	\$ 932,282.28	\$ 245,160.61	245,770.22	97,594.30	1,537,544.10	857,899.39	1,326,105.56	591,710.84
	Billed to CIWW									
	Cash									
	Debt		\$ 833,314.31							
	Balance									
	Cash	\$ 361,213.11	\$ 322,001.25	\$ 532,668.64	1,610,379.03	319,926.97	497,235.66	770,763.05	944,753.46	670,723.65
	Debt	\$ 10,858.27	\$ 98,967.97	\$ 245,160.61	245,770.22	97,594.30	1,537,544.10	857,899.39	1,326,105.56	591,710.84
	Monthly Total	\$ 372,071.38	\$ 420,969.22	\$ 777,829.25	1,856,149.25	417,521.27	2,034,779.76	1,628,662.44	2,270,859.02	1,262,434.49
	YTD	\$ 372,071.38	\$ 793,040.60	\$ 1,570,869.85	3,427,019.10	3,844,540.37	5,879,320.13	7,507,982.57	9,778,841.59	11,041,276.08

WDMWW

Request for Reimbursement From CIWW For Capital Expenditures

Asset Description	2025 Budget	Reallocated Budget	Remaining Budget	Reallocation	Cash or Debt	January	February	March	April	May	June	July	August	September	Total
Replace HSP No. 3/Update Electrical/VFD	\$ 450,000.00		\$ 353,073.59			\$ -	\$ 91,922.66	\$ 5,003.75							\$ 96,926.41
Structural Repairs- Bldgs 1,2,3,4,6	\$ 200,000.00		\$ 200,000.00			\$ -	\$ -								\$ -
Clearwell, Backwash Tank, and Filter Access Imprc	\$ 450,000.00		\$ 450,000.00			\$ -	\$ -								\$ -
98th Street Exterior Cleaning & Inspection	\$ 62,000.00		\$ 62,000.00			\$ -	\$ -								\$ -
SCU1 Drive Repairs & VFD Addition	\$ 150,000.00		\$ 150,000.00			\$ -	\$ -								\$ -
Two Vertical 30-Ton CO2 Tanks (likely no PSF sys	\$ 275,000.00		\$ 275,000.00			\$ -	\$ -								\$ -
Shallow Wells Construction	\$ 1,700,000.00		\$ 1,665,209.25		Debt	\$ -	\$ -		\$ 507.00		\$ 20,609.00	\$ 6,248.75	\$ 5,178.90	\$ 2,247.10	\$ 34,790.75
Plant Equipment & Building Upgrades	\$ 300,000.00		\$ 300,000.00			\$ -	\$ -								\$ -
Filters A-E Valve Replacement	\$ 230,000.00		\$ 230,000.00			\$ -	\$ -								\$ -
Security fencing at A.C. Ward Treatment Plant	\$ -		\$ -			\$ -	\$ -								\$ -
Total	\$ 3,817,000.00		\$ 3,685,282.84			\$ -	\$ 91,922.66	\$ 5,003.75	\$ 507.00	\$ -	\$ 20,609.00	\$ 6,248.75	\$ 5,178.90	\$ 2,247.10	\$ 131,717.16
	<i>Ties to PFM 2025</i>														
	<i>WDMWW Capital</i>														
	<i>Budget</i>														
Total Expended					Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expended					Debt	\$ -	\$ -	\$ -	\$ 507.00	\$ -	\$ 20,609.00	\$ 6,248.75	\$ 5,178.90	\$ 2,247.10	



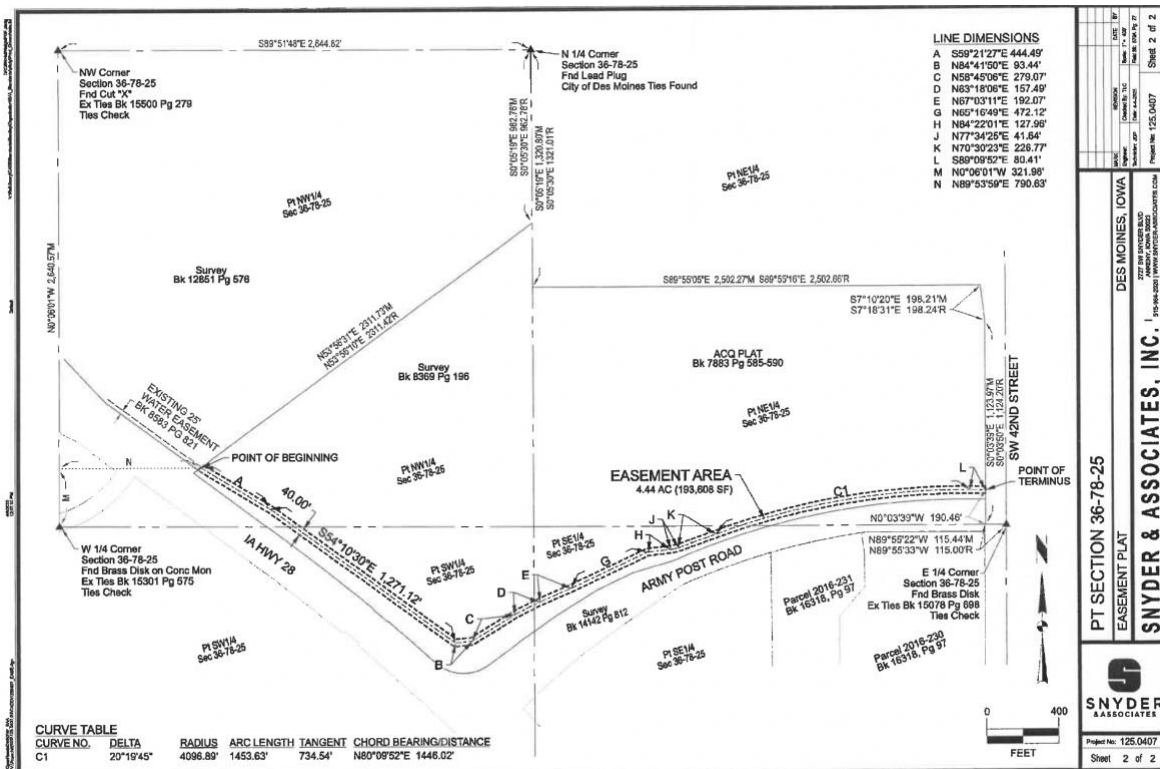
CENTRAL IOWA WATER WORKS BOARD OF TRUSTEES ACTION ITEM FORM Meeting Date: October 22, 2025

ITEM NUMBER: 6K

SUBJECT: Motion - Approve and Accept Permanent Water Main easement from the Des Moines Airport Authority for \$1.00

SUMMARY:

The Des Moines Airport Authority has granted a permanent easement to Central Iowa Water Works for an existing water main on the airport property along Iowa Highway 28, Army Post Road, and SW 42nd Street. This easement is part of the asset transfer between Des Moines Water Works and Central Iowa Water Works and has been reviewed by Nyemaster Goode, P.C.



FINANCIAL IMPACT:

No financial impact

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Approve and Accept Permanent Water Main easement from the Des Moines Airport Authority for \$1.00.

Prepared by: Janni Madsen

Prepared By: Benjamin D. Bruner, 699 Walnut Street, Suite 1600, Des Moines, IA 50309 (515) 244-2600
Return To: Tami Madsen, Central Iowa Water Works, 2201 George Flagg Pkwy, Des Moines, Iowa 50321-1190

PERMANENT WATER MAIN EASEMENT

For, and in consideration of One and No/100 Dollars (\$1.00), receipt of which is hereby acknowledged, the **Des Moines Airport Authority** (hereinafter referred to as the "Grantor") hereby grants and conveys to Central Iowa Water Works, a Permanent Easement under, over, through, and across the property described in Exhibit "A" (hereinafter, referred to as the "Permanent Easement Area") for the purpose of constructing, reconstructing, repairing, enlarging, maintaining, accessing, and operating a water main, together with appurtenances thereto, both above and below ground, under, over, through and across said Permanent Easement Area.

This Permanent Easement shall be subject to the following terms and conditions:

1. **Permanent Erection of Structures and Paving Prohibited.** Grantor shall not erect any structure over or within the Permanent Easement area without obtaining the prior written consent of the Central Iowa Water Works, nor shall Grantor pave any part of the Permanent Easement Area except Grantor may pave a driveway crossing it at an approximate right angle.
2. Central Iowa Water Works agrees that it will not construct or place any permanent facilities on the surface of the Permanent Easement Area described above without written permission from Grantor.
3. **Change of Grade and Conflicting Easements Prohibited.** Grantor shall not change the grade, elevation, or contour of any part of the Permanent Easement Area without prior written consent of the Central Iowa Water Works. Grantor shall not grant or convey easements to other individuals or entities, both above and below ground, under, over, through and across the Permanent Easement Area without obtaining the prior written consent of the Central Iowa Water Works.
4. **Right of Access.** Central Iowa Water Works and its contract operators shall have the right of access to the Permanent Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Permanent Easement Area as herein described, including but not limited to the right to remove any unauthorized obstructions or structures placed or erected on the Permanent Easement Area.

5. **Duty to Repair.** Central Iowa Water Works agrees that it will repair or pay for any damage which may be caused to any drive or accessway, fence, turf, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the water main and its appurtenances and as a result of any entry made through an exercise by Central Iowa Water Works of its right of access.

6. **Permanent Easement Runs With Land.** This Permanent Easement shall be deemed to run with the land, shall benefit the Central Iowa Water Works, and shall be binding on Grantor and on Grantor's successors and assigns.

7. **Warranty of Title.** Grantor does hereby covenant with the Central Iowa Water Works that Grantor has good and lawful authority to convey the Permanent Easement Area; and that Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

8. Grantor and Central Iowa Water Works will comply with applicable Transportation Security Administration, Federal Aviation Administration and Des Moines Airport Authority current and future grant agreements, rules and regulations, and federal, state and local laws and policies in the grant and use of this easement.

9. **Organization and Authority.** Grantor is an aviation authority duly organized, validly existing and in good standing under the laws of the State of Iowa. The undersigned has all requisite power and authority to enter into this Permanent Easement.

10. **Hazardous Conditions.** Grantor represents and warrants, to the best of its knowledge, that there are no known wells, solid waste disposal sites, or underground storage tanks in the Permanent Easement Area.

11. **Intention of Use of Words and Phrases.** Words and phrases used herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to context.

12. **Declaration of Value Exemption.** This Permanent Easement has been acquired for public purposes. This transfer is exempt from the requirements for the filing of a Declaration of Value under Chapter 428A of the Code of Iowa.

13. **Representation.** No representations made by either the Grantor or Central Iowa Water Works in the negotiation of the purchase of this Permanent Easement are being relied upon unless incorporated herein in writing. This written Permanent Easement (together with any temporary easement that may have been granted contemporaneously with this Permanent Easement) constitutes the entire agreement between Grantor and the Central Iowa Water Works, and there is no agreement to do or not to do any act or deed except as specifically provided herein and therein in case of a temporary easement.

14. **Banned or Blocked Person Certification.** Central Iowa Water Works certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or

transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Central Iowa Water Works hereby agrees to defend, indemnify and hold harmless Grantor from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of September, 2025

Des Moines Airport Authority

By: C. Sand
Christine Lauridsen Sand, Board Chairperson

By: Mary S. Benson
Mary Benson, Board Clerk

Approved as to Form:

By: Kristine Stone
Kristine Stone - Attorney

ACKNOWLEDGMENT

STATE OF IOWA)
) ss
COUNTY OF POLK)

On this 9th day of September, A. D. 2025, before me, a Notary Public in and for the State of Iowa, personally appeared Christine Lauridsen Sand and Mary Benson, as the Des Moines Airport Authority Board Chairperson and Board Clerk, respectively, of the Des Moines Airport Authority, and that this instrument was signed on behalf of the Des Moines Airport Authority, by authority of its Board, under Board Action No. A25-106 on the 9th day of September, 2025.

Mary S. Benson
Notary Public in and for the State of Iowa



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ACCEPTANCE BY GRANTEE

The undersigned hereby accepts this Underground Water Main Easement and agrees to be bound by the terms set forth above.

CENTRAL IOWA WATER WORKS

This Permanent Easement is entered into under the authority of a resolution adopted at a meeting of the Board of Trustees of Central Iowa Water Works on [] [], 2025, as shown in the minutes thereof.

By: _____
Name: Jody E. Smith
Title: Chairperson

By: _____
Name: Diane Munns
Title: Secretary

ACKNOWLEDGEMENT

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This instrument was acknowledged before me on ___ day of _____,
2025 by _____ as _____ of Central
Iowa Water Works.

Signature of Notary Public



**CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM**

Meeting Date: October 22, 2025

ITEM NUMBER: 7A

SUBJECT: Motion – Authorizing the Execution of the First Amendment to Agreement by and Between the Iowa Department of Natural Resources and Des Moines Water Works Concerning Purple Martin Lake

SUMMARY:

On December 10, 2015, Des Moines Water Works and the Iowa Department of Natural Resources entered into a ten-year agreement establishing a state recreational area known as the Purple Martin Lake Water Resource Area on property owned by Des Moines Water Works. The agreement transferred responsibility for the care and maintenance of the property to the Department of Natural Resources. The current agreement is set to expire at the end of 2025.

The renewal of this agreement for an additional ten-year term is deemed to be in the best interests of Central Iowa Water Works (CIWW) and the public. As ownership of the property now resides with CIWW, the amendment to the agreement will be executed in CIWW's name. The renewal has been reviewed by Nyemaster Goode, P.C. and is included in the board packet for consideration.

The board packet includes the original agreement for reference.

FINANCIAL IMPACT:

No financial impact

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Authorize the Execution of the First Amendment to Agreement by and Between the Iowa Department of Natural Resources and Des Moines Water Works Concerning Purple Martin Lake

Prepared by: *Jammi Madson*

**FIRST AMENDMENT
TO
AGREEMENT BY AND BETWEEN
THE IOWA DEPARTMENT OF NATURAL RESOURCES
AND
DES MOINES WATER WORKS**

This First Amendment to Agreement By and Between the Iowa Department of Natural Resources and Des Moines Water Works (“Amendment”) is entered into this [] day of [], 2025 (the “Effective Date”) by and between the Iowa Department of Natural Resources (“DNR”), and Central Iowa Water Works, a political subdivision created under Chapter 28E and Chapter 28F, Code of Iowa, under agreement filed with the Iowa Secretary of State on April 11, 2024 filing number M516883 (“CIWW” and, together with DNR, the “Parties”).

WHEREAS, DNR and the Board of Water Works Trustees of the City of Des Moines (“DMWW”) entered into an agreement by and between the Iowa Department of Natural Resources and Des Moines Water Works regarding the use of Purple Martin Lake, effective as of December 10, 2015 (the “Agreement”);

WHEREAS, DMWW’s rights and obligations under the Agreement were assigned to CIWW by operation of law pursuant to that certain Central Iowa Water Works 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024, filing number M516883 (the “Assignment”);

WHEREAS, DMWW continues to perform certain obligations of CIWW under the Agreement pursuant to a Water Facility Operating Contract entered into by and between CIWW and DMWW filed with the Iowa Secretary of State on December 31, 2024, filing number M516883; and

WHEREAS, the Parties desire to amend the Agreement as described herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Capitalized Terms. All capitalized terms used but not defined herein will have the meaning ascribed to such terms in the Agreement.

2. Consent to Assignment. DNR hereby consents to the Assignment and hereby affirms that CIWW has been assigned all of DMWW’s rights under the Agreement and has assumed all of DMWW’s obligations under the Agreement.

3. Amendment. The Parties agree that the Agreement shall be amended as follows:

a. The Agreement is hereby retitled: “Agreement By and Between the Iowa Department of Natural Resources and Central Iowa Water Works.”

b. Section 4 of the Agreement shall be deleted in its entirety and replaced with the following:

Section 4. Term of Agreement. This Agreement is effective as of the date it is last signed below and shall continue in full force and effect through December 31, 2035, unless sooner terminated as provided herein.

c. Section 7, subsections 2 and 3, of the Agreement shall be deleted in their entirety.

4. Agreement. Except as modified, amended, or supplemented by this Amendment, all of the terms and provisions of the Agreement shall remain in full force and effect.

5. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute one and the same Amendment.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this Amendment effective as of the Effective Date.

CIWW:

CENTRAL IOWA WATER WORKS

This Agreement is entered into under the authority of a resolution adopted at a meeting of the Board of Trustees of Central Iowa Water Works on [_____] [___], 2025, as shown in the minutes thereof.

By: _____
Name: Jody E. Smith
Title: Chairperson

By: _____
Name: Diane Munns
Title: Secretary

DNR:

IOWA DEPARTMENT OF NATURAL RESOURCES

By: _____
Name: _____
Title: _____

[Signature Page to First Amendment to Agreement By and Between the Iowa Department of Natural Resources and Des Moines Water Works]

**AGREEMENT BY AND BETWEEN
THE IOWA DEPARTMENT OF NATURAL RESOURCES
AND
DES MOINES WATER WORKS**

THIS AGREEMENT, between the state of Iowa, acting through the Iowa Department of Natural Resources (DNR), and Board of Water Works Trustees of the City of Des Moines, (DMWW) is effective as of this 10th day of December, 2015.

WITNESS, the DNR and DMWW have jointly determined that it is in the public interest to transfer the care and maintenance of certain real property owned by DMWW, hereinafter referred to as the Property, and more particularly described as:

All that part of Lot 7 in the Official Plat of Section 29, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying South of the Raccoon River.

AND

All that part of Government Lots 4, 5 and 6 of Section 29, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying South of the Raccoon River.

AND

The South Half of the Southwest Quarter of Section 29, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa.

AND

All that part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying East of the centerline of Interstate 35, EXCEPT that portion deeded to the State of Iowa recorded in Book 2928 Page 356 and Book 4366 Page 511.

AND

All that part of Government Lot 11 of Section 30, Township 78 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying South of the Raccoon River and also lying East of the centerline of Interstate 35, EXCEPT that portion deeded to the State of Iowa recorded in Book 2931 Page 619.

THEREFORE, in consideration of mutual promises and covenants herein contained, the parties agree as follows:

Section 1. Purposes. The purposes of this Agreement are to establish a state recreational area to be known as Purple Martin Lake Water Resource Area at the Property and for DMWW to transfer to DNR, and for DNR to assume and accept the care and maintenance of the Property for such use.

Section 2. Transfer. DMWW hereby transfers to DNR, and DNR hereby assumes and accepts the use, care and maintenance of the Property for the purposes and under the terms set forth herein.

Section 3. Statutory Authority. The DNR enters into this agreement pursuant to the statutory authority granted it in Iowa Code sections 456A.24(7).

Section 4. Term of Agreement. This agreement is effective on the date it is last signed below and continues in full force and effect to and including December 31, 2025, unless sooner terminated as provided in Section 21.

Section 5. DNR Master Plan. The Property will be managed in conjunction with Walnut Woods State Park by the DNR Parks Bureau. All DNR Parks rules and regulations will be enforced in this area. The following master plan for the Property will require approval in writing from DMWW:

- | | |
|----------|--|
| Phase 1: | Coordinate with the City of West Des Moines on maintaining road access.
Construct a parking lot for public access.
Create a mowed walking trail around the lake.
Install signage on the Property to highlight the collaboration between DMWW and DNR and to identify the lake as a part of the DMWW water supply. |
| Phase 2: | Restoration enhancement. Control invasive species and manage vegetation and trees surrounding the lake to allow for public access.
Create interpretive signage kiosks educating the public about the area and its importance as a water resource. |
| Phase 3: | Develop a kayak/canoe access program with precautions to eliminate vandalism to the floating, solar-powered mixers. |
| Phase 4: | Dependent on available funding, construct a shelter, open pit latrine, and future beautification. |

Section 6. Conditions. The parties agree the following conditions shall govern the use of the Property:

1. No motorized boats will be allowed on the water. Canoes, kayaks, and stand-up paddle boards only.
2. No public access will be allowed from the Property, under the Raccoon River bridge, to DMWW property on the west side of I-35.
3. No horse trails or snowmobile access will be allowed.
4. No swimming or ice skating will be allowed.
5. No urban deer hunting will be allowed.
6. No firearms, fireworks, or explosives will be allowed.
7. No overnight camping or no open fires will be allowed.
8. No all-terrain vehicles, snowmobiles or unlicensed recreational motor vehicles will be allowed.

Section 7. Liability; Indemnity.

1. Nothing in this Agreement shall be construed to create joint or several liability of a party hereto for the acts, omissions or obligations of the other party. Each party shall be liable only for its own acts and the parties shall have such rights of indemnity and contribution among themselves with respect to this Agreement and the undertakings hereunder as shall be permitted by law and consistent with the provisions of this Agreement.
2. DNR agrees to save and indemnify and hold harmless DMWW, its officers and employees against all liabilities, judgments, costs and expenses which DMWW may incur or which in any way results from use of the Property by members of the public under the terms of this Agreement as may be allowed by law and/or limited by Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapters 669 and 670, except that DNR shall not be obligated to indemnify DMWW, or its officers and employees with respect to any matter which in any way results from the acts, omissions, carelessness or neglect of DMWW.
3. Each party otherwise agrees to save and indemnify and hold harmless, the other party, its officers and employees against all liabilities, judgments, costs and expenses which the parties may incur or which in any way results from the acts, omissions, carelessness or neglect of the other party, as may be allowed by law and/or limited by Article VII, Section 1 of the Iowa Constitution and Iowa Code Chapters 669 and 670, except that DNR and its officers and employees shall not be entitled to indemnity as to any matter for which DNR has an indemnity obligation under subsection 2 of this Section. Neither party shall be entitled to indemnity under this subsection 3 with respect to any matter which in any way results from the acts, omissions, carelessness or neglect of both DNR and DMWW, but in such event liability shall be apportioned between them in proportion to their respective degrees of fault.

Section 8. Management of Property. The DNR agrees to maintain and manage the Property as a public access area for the people of the State of Iowa in the same manner as state owned access areas and subject to the following provisions:

1. Hours of access will be from 6:00 a.m. to 10:30 p.m.
2. All DNR Parks rules and regulations will be enforced.

Section 9. Maintenance or Repair of Property. The Property is subject to flooding by the Raccoon River. The parties agree that flood related cleanup and maintenance activities shall be divided as follows:

1. DMWW will be responsible for any clean up, maintenance, or repairs that are needed for the continued use of the area for water supply purposes.
2. DNR will be responsible for any clean up, maintenance, or repairs that are needed for the continued use of the area for public access and recreational purposes.

Section 10. Boundary Management. The DNR shall annually inspect the boundary of the Property and shall notify DMWW of any issues discovered.

Section 11. Commercial Use of Property. The DNR may not make commercial use of the Property or permit commercial use by others in accordance with State law and County ordinances. Non-discriminatory access restrictions are allowed where necessary for safety considerations.

Commercial uses include, without limitation, agricultural operations and forest harvest conducted by the DNR, its employees, agents, officers and volunteers, or an independent contractor working for the DNR.

Section 12. DMWW Ownership and Use of Property. DMWW shall retain ownership of the Property, and all rights, privileges and immunities incident to ownership in and to the Property, except as expressly otherwise provided herein. Without limiting the generality of the foregoing:

1. DMWW reserves the right to enter upon the Property at any time for any purpose.
2. DMWW reserves the right to utilize the water stored on the property to the extent required as a raw water source for the McMullen Water Treatment Plant. As such, the water level on the property may be drawn down to a minimal level which may make the water unavailable for recreational use.
3. DMWW reserves the right to store as much water on site as physically possible to maximize raw water storage. Any water access facilities will need to be designed to accommodate the high water level or recreational use of the water may be impacted.

4. DMWW reserves the right to have construction and/or maintenance or repair projects from time to time which may restrict or eliminate public access to some areas of the property during the construction.
5. DMWW reserves any and all immunity from liability under Chapter 461C, Code of Iowa

Section 13. Improvements. DNR shall make no permanent improvements to the Property until the development plans for such improvements have been approved by the DMWW. All costs associated with improvements under this paragraph shall be the responsibility of the DNR. The decision to proceed with development plans approved by DMWW shall be solely at DNR's discretion.

Section 14. Surrender of Property. At the expiration or termination of this agreement, the DNR will yield possession of the Property to DMWW and will, within 90 days after such time, remove all improvements, structures, and equipment thereon from said land. However, permanent structures may remain on the Property with specific written approval of DMWW. The Property shall be delivered, and any improvements, structures or equipment shall be removed, so as to leave the Property in as good order and condition as when the same was entered upon by the DNR.

Section 15. Signs. All signs (e.g., boundary, directional, area name or regulation) may remain in place at the discretion of the DNR. The DNR shall install and maintain signs on the boundary of the area designating it as a public use area and alerting users that it is managed by the DNR. The DNR may add additional boundary, directional, and regulatory signs as it deems necessary, to be removed upon termination of this agreement. All signs shall include a DMWW logo.

Section 16. Expenditure of Funds. Nothing in this agreement shall obligate or bind either party to the expenditure of funds in excess of funds available to each party.

Section 17. Public Use of Property. Nothing in this agreement shall deny the right of the public to enter upon and use the Property for any lawful purpose whatsoever.

Section 18. Nondiscrimination. It is agreed that, with respect to use of the Property, the DNR will not exclude anyone from participation in, deny anyone the benefits of, or otherwise subject anyone to discrimination because of the person's race, color, sex, gender identity, sexual preference, national origin, age or disability.

Section 19. Severability. If any provision of this agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of this Contract.

Section 20. Choice of Law and Forum. The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this agreement without regard to the choice of law provisions of Iowa law. In the event any proceeding of a quasi-judicial or judicial

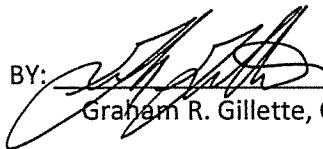
nature is commenced in connection with this Contract, the exclusive jurisdiction for the proceeding shall be brought in Polk County District Court for the State of Iowa, Des Moines, Iowa, or in the United States District Court for the Southern District of Iowa, Central Division, Des Moines, Iowa wherever jurisdiction is appropriate.

Section 21. Termination. Either party may terminate this agreement upon 30 days' written notice to the other party should it be determined that either party is substantially failing to comply with the terms of the agreement; if, through action of the legislature or governor, the DNR cannot, in the sole opinion of DNR, meet its obligations under this agreement; if, through action of the legislature or governor, the DMWW cannot, in the sole opinion of DMWW, meet its obligations under this agreement; or, if there is a decision of any court, administrative law judge, or an arbitration panel or any law, rule, regulation, or order is enacted, promulgated, or issued that materially or adversely affects either party's ability to fulfill any of its obligations under this agreement.

Section 22. Execution.

**BOARD OF WATER WORKS TRUSTEES
OF THE CITY OF DES MOINES, IOWA**

This agreement is entered into under the authority of a resolution adopted at a meeting of the Board of Water Works Trustees of the City of Des Moines, Iowa on November 24th, 2015, as shown in the minutes thereof.

BY: 
Graham R. Gillette, Chairperson

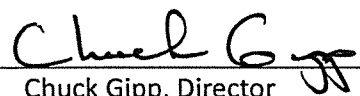
DATE: 11/24/2015

ATTEST:


William G. Stowe
CEO and General Manager

IOWA DEPARTMENT OF NATURAL RESOURCES

This agreement is entered into under the authority of a resolution adopted at the regular meeting of the Natural Resource Commission on December 10, 2015, as shown in the minutes thereof.

BY: 
Chuck Gipp, Director

DATE: 12/17/2015



CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: October 22, 2025

ITEM NUMBER: 7B

SUBJECT: Motion – Authorizing the Executive Director to Execute an Agreement not to Exceed \$80,000 for West Plant Subsurface Geologic Investigation Services, Subject to Review by CIWW Legal Counsel.

SUMMARY:

Central Iowa Water Works requires the services of an environmental contractor for time-sensitive work to perform a subsurface geologic investigation. This investigation will determine the depth and aerial extent of alluvial aquifer materials on selected properties identified for potential well field development for the West Plant. Previous studies along the Raccoon River have identified potential water source areas for the West Plant. However, further refinement is required to build upon and advance this work. Utilizing a specialized instrument known as the Electrical Conductivity/Hydraulic Profiling Tool (EC/HPT) will enable CIWW to expand on prior efforts without duplicating them. Along with the instrument, the project team will employ mapping, surveying, and groundwater modeling to identify optimal well locations and design a system capable of reliably meeting water demands, even during drought conditions. The use of this tool and method depends on weather conditions and must be performed before ground temperatures drop too low for the equipment to function properly.

A contract for this work has not yet been secured; therefore, no attachments are included with this action form. Due to the time-sensitive nature of this request, the motion before the board is to authorize the Executive Director to execute an agreement once the terms and conditions have been negotiated and reviewed by legal counsel. The estimated cost for this contract is not expected to exceed \$80,000.

FINANCIAL IMPACT:

The financial impact is not expected to exceed \$80,000. This expense is budgeted in the West Plant project and will be paid through the existing SRF Planning and Design loan.

This was reviewed by the Finance and Audit Committee in October and was moved for recommendation to the Board of Trustees.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Authorize the Executive Director to execute an agreement to retain an environmental contractor for time-sensitive work to conduct a subsurface geologic investigation to determine the depth and aerial extent of the alluvial aquifer materials on select properties targeted for potential well field development for the West Plant. The cost for the services shall not to exceed \$80,000, and the authorization is subject to review by CIWW legal counsel.

Prepared by: Jammi Madsen



CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: October 22, 2025

ITEM NUMBER: 7C

SUBJECT: Resolution – Setting CIWW Rates for 2026

SUMMARY:

The 28E/28F Agreement requires the Board to set CIWW's wholesale water rates in Article VI. The rates must be adequate to cover CIWW's revenue requirement, including

- The costs of water and other operating and maintenance expenses
- To provide for capital requirements
- Comply with financing covenants of any Bonds
- Comply with coverage and reserve requirements
- Maintain cash reserves

Schedule VI-2 lays out mandatory rate principles using the Base Extra Capacity Method. The principles recover variable operating costs based on average day usage; extra-capacity costs based on maximum demand; and expansion costs based on allocated system capacity and on pro-rata share of growth. In setting rates, the Board will assign the actual cost of service to each member and recover costs from each within a reasonable degree of precision and certainty.

FINANCIAL IMPACT:

The proposed rates are estimated to produce \$76.8 million in revenue, the amount required by the CIWW Budget and Capital Plans for 2026.

RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:

Approve a Resolution Setting CIWW Rates for 2026

Prepared by: *Janis Madsen*

RESOLUTION NO. _____

RESOLUTION SETTING 2026 RATES FOR CENTRAL IOWA WATER WORKS

WHEREAS, certain water utilities, rural water districts and governmental entities have established a regional water authority as a separate public entity created under Chapter 28E and Chapter 28F, Iowa Code, known as the “Central Iowa Water Works” (“CIWW”) to act as a regional water wholesale production and supply entity under the material terms and conditions as set forth in the Central Iowa Water Works 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883 (the “CIWW Agreement”);

WHEREAS, CIWW establishes a shared regional system of drinking water supply production facilities under regional ownership and governance to meet existing and future needs for safe, reliable, abundant drinking water to be distributed to the customers of its Member Agencies;

WHEREAS, Article VI of the CIWW Agreement provides that the Board of Trustees shall establish wholesale rates to be charged to Member Agencies that are calculated in the aggregate and based on the anticipated total CIWW Revenue Requirements as determined by the Board;

WHEREAS, the Revenue Requirements and the rates must be determined annually by the Board in its sole judgement, with the Revenue Requirements being prospective and developed as part of the budget process;

WHEREAS, CIWW’s Financial Advisor has proposed rates for the CIWW 2026 Budget incorporating the Mandatory Rate Setting Principles set out in Schedule VI-2 of the CIWW Agreement; and

WHEREAS, the Board of Trustees, having reviewed preliminary budget information and the proposed rates as presented by the Financial Advisor in the Rate Schedule attached as Exhibit A, believes it is in the best interest of CIWW, its Member Agencies and the customers served by them to establish the rates as presented.

NOW, THEREFORE IT IS HEREBY RESOLVED, by the Board of Trustees of Central Iowa Water Works:

Section 1. That the Board finds the rates hereby adopted are and will be:

- (a) Adequate to produce gross revenues in 2026 at least sufficient to pay the expenses of operation and maintenance of CIWW; and
- (b) Adequate to leave a balance of net revenues sufficient to pay the principal of and interest on the revenue bonds and pledge orders of CIWW as they become

due and to maintain a reasonable reserve for the payment of principal and interest and other obligations of CIWW.

Section 2. That the Rates as set out in the Rate Schedule attached as Exhibit A are hereby adopted for the 2026 calendar year.

Section 3. That the Rates as adopted shall be used in establishing the CIWW 2026 Budget.

Section 4. That the rates shall be published in the form set out in the Notice attached as Exhibit B as soon as practicable after the date of this Resolution.

PASSED AND APPROVED this 22nd day of October 2025.

Jody E. Smith, Board Chair

Attest:

Diane Munns, Board Secretary

CERTIFICATE

STATE OF IOWA
COUNTY OF POLK, ss:

I, the undersigned Secretary of The Board of Trustees of Central Iowa Water Works (“CIWW”) do hereby certify that attached is a true and complete copy of a portion of the corporate records of CIWW showing proceedings of The Board of Trustees, and the same is a true and complete copy of the action taken by said Board with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Board vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the formation, organization, or existence of CIWW or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand hereto affixed this 22nd day of October 2025.

Diane Munns, Board Secretary

EXHIBIT A: Rate Schedule

**2026 CIWW Rate Schedule
(Effective January 1, 2026)**

A. Base Costs and Extra Capacity Costs:

	Unit	Rate
Base Costs	\$/Million Gallons	\$ 2,392.00
Extra-Capacity Costs	\$/Million Gallons Per Day (Schedule I-2-B)*	\$ 226,348.00

*As updated March 26, 2025

B. Estimated Member Agency Saylorville Expansion Project Costs:

Member Agency	Allocated Capacity Costs (9%)	Allocated Capacity Costs (91%)	Allocated Capacity Costs
City of Ankeny	\$ 33,573	\$ 733,819	\$ 767,393
City of Clive	\$ 9,764	\$ 48,921	\$ 58,685
Des Moines Water Works	\$ 108,017	\$ 366,758	\$ 474,775
City of Johnston	\$ 14,948	\$ 191,431	\$ 206,379
City of Grimes	\$ 15,989	\$ 432,087	\$ 448,077
City of Norwalk	\$ 9,176	\$ 207,840	\$ 217,016
City of Polk City	\$ 3,756	\$ 52,871	\$ 56,627
Urbandale Water Utility	\$ 30,646	\$ 210,270	\$ 240,917
Warren Water District	\$ 7,174	\$ 48,921	\$ 56,096
City of Waukee	\$ 15,926	\$ 366,758	\$ 382,684
West Des Moines Water Works	\$ 38,681	\$ 378,912	\$ 417,593
Xenia Rural Water District	\$ 12,868	\$ -	\$ 12,868
Total	\$ 300,520	\$3,038,590	\$3,339,110

EXHIBIT B: Form of Notice

NOTICE OF 2026 RATES FOR CENTRAL IOWA WATER WORKS

PUBLIC NOTICE is hereby given that Central Iowa Water Works (“CIWW”), an entity established under the provisions of Chapter 28E and 28F, Iowa Code, in accordance with and pursuant to the terms of the CIWW 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883, has set the rates for its 2026 fiscal year as set forth in the following Resolution and Rate Schedule adopted on the 22nd day of October 2025:

WHEREAS, certain water utilities, rural water districts and governmental entities have established a regional water authority as a separate public entity created under Chapter 28E and Chapter 28F, Iowa Code, known as the “Central Iowa Water Works” (“CIWW”) to act as a regional water wholesale production and supply entity under the material terms and conditions as set forth in the Central Iowa Water Works 28E/28F Agreement, filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883 (the “CIWW Agreement”);

WHEREAS, CIWW establishes a shared regional system of drinking water supply production facilities under regional ownership and governance to meet existing and future needs for safe, reliable, abundant drinking water to be distributed to the customers of its Member Agencies;

WHEREAS, Article VI of the CIWW Agreement provides that the Board of Trustees shall establish wholesale rates to be charged to Member Agencies that are calculated in the aggregate and based on the anticipated total CIWW Revenue Requirements as determined by the Board;

WHEREAS, the Revenue Requirements and the rates must be determined annually by the Board in its sole judgement, with the Revenue Requirements being prospective and developed as part of the budget process;

WHEREAS, CIWW’s Financial Advisor has proposed rates for the CIWW 2026 Budget incorporating the Mandatory Rate Setting Principles set out in Schedule VI-2 of the CIWW Agreement; and

WHEREAS, the Board of Trustees, having reviewed preliminary budget information and the proposed rates as presented by the Financial Advisor in the Rate Schedule attached as Exhibit A, believes it is in the best interest of CIWW, its Member Agencies and the customers served by them to establish the rates as presented.

NOW, THEREFORE IT IS HEREBY RESOLVED, by the Board of Trustees of Central Iowa Water Works:

Section 1. That the Board finds the rates hereby adopted are and will be:

- (a) Adequate to produce gross revenues in 2026 at least sufficient to pay the expenses of operation and maintenance of CIWW; and
- (b) Adequate to leave a balance of net revenues sufficient to pay the principal of and interest on the revenue bonds and pledge orders of CIWW as they become due and to maintain a reasonable reserve for the payment of principal and interest and other obligations of CIWW.

Section 2. That the Rates as set out in the Rate Schedule attached as Exhibit A are hereby adopted for the 2026 calendar year.

Section 3. That the Rates as adopted shall be used in establishing the CIWW 2026 Budget.

Section 4. That the rates shall be published in the form set out in the Notice attached as Exhibit B as soon as practicable after the date of this Resolution.

This notice is given by order of the Board dated this 22nd of October, 2025.

CENTRAL IOWA WATER WORKS
BOARD OF TRUSTEES

Diane Munns, Board Secretary

**2026 CIWW Rate Schedule
(Effective January 1, 2026)**

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Total	\$ 300,520	\$3,038,590	\$3,339,110

CENTRAL IOWA WATER WORKS 2026 POLICY PRIORITIES

- Support an update to the statewide comprehensive groundwater assessment to summarize aquifer characteristics, evaluate water quantity and availability, assess water quality, identify risks and vulnerabilities, and conduct predictive modeling of future stressors.
- Advocate for legislation upholding and strengthening statewide water quality monitoring programs to ensure safe and reliable water resources. Robust data collection, analysis, and reporting would allow state and local agencies to identify emerging water quality challenges, protect public health, support regulatory compliance, and guide future investments in infrastructure and watershed protection.
- Advocate for state and federal policy simplifying permitting, reporting, and administrative requirements for conservation practices while ensuring transparency and accountability. Streamlining overly complex or duplicative regulations would enable agencies to efficiently deliver conservation measures such as wetlands, saturated buffers, and other conservation practices, while accelerating project timelines, and reducing costs.
- Request current state Water Quality Initiative (WQI) allocations continue to be prioritized for projects in nitrate-impacted watersheds and other surface drinking water sources.
- Support the establishment of a direct funding allocation for public water production entities to construct, expand, or upgrade nitrate remove facilities, safeguarding the reliable production of safe drinking water.
- Support new and existing state funding in the Agriculture and Natural Resources budget to assist producers and landowners in adopting water quality and conservation practices across all watersheds statewide.



Central Iowa Water Works

2026 Budget Overview – Board Presentation

Matthew Stoffel, CFA
Director

October 2025

PFM Financial
Advisors LLC

801 Grand Avenue
Suite 3300
Des Moines, IA

www.pfm.com



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Budget Calendar

- I. Executive Summary
- II. Operating Budgets
- III. Debt Service
- IV. Capital Improvement Plan
- V. 28E Schedules used for Budget Process



Budget Calendar

- ◆ October 16 – Finance & Audit Committee Discussion
- ◆ October 22 – Budget Presentation provided to Board
- ◆ November 19 – Public Hearing for 2026 Budget

Other Upcoming Actions

- ◆ Resolution Adopting Rates (October)
- ◆ Set Public Hearing for 2026 Budget (October)
- ◆ Hold Public Hearing for 2026 Budget (November)
- ◆ Annual Budget Certification By Member Agencies – Article XV. Section 6 (December)



I. Executive Summary

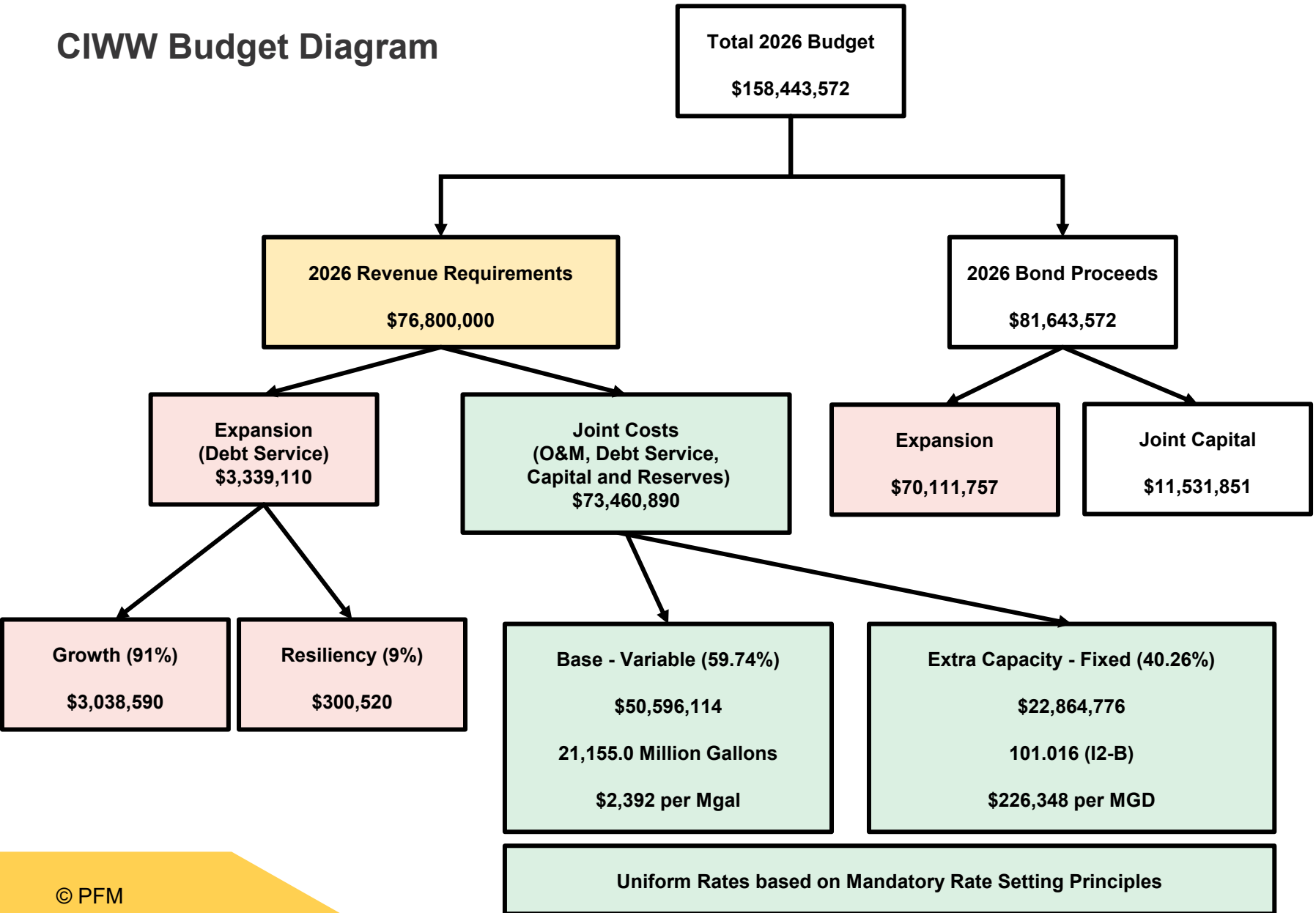


2026 CIWW Budget Summary

	<u>2026 Budget</u>
Operating	\$ 45,462,091
Debt Service	\$ 6,354,410
Capital	\$ 102,922,105
Unrestricted Reserves	<u>\$ 3,704,966</u>
	\$ 158,443,572
Less Bond Proceeds	
Joint Capital	\$ (11,531,815)
Expansion	<u>\$ (70,111,757)</u>
Total Bond Proceeds	\$ (81,643,572)
Total Revenue Requirements	\$ 76,800,000



CIWW Budget Diagram





Rates Schedule for 2026 Budget

2026 CIWW Rate Schedule (Effective January 1, 2026)

A. Base Costs and Extra Capacity Costs:

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Allocated Costs for 2026 Budget – Estimate based on Schedule I2-A

Community	2026 Fixed Costs Allocations				Demand Costs	Total Costs
	Joint	Expansion	Total	Per Month	Joint	
Ankeny	\$1,947,393	\$767,393	\$2,714,786	\$226,232	\$5,818,553	\$8,533,339
Clive	\$912,533	\$58,685	\$971,219	\$80,935	\$1,714,196	\$2,685,415
DMWW	\$9,848,545	\$474,775	\$10,323,320	\$860,277	\$21,460,848	\$31,784,168
Johnston	\$1,068,242	\$206,379	\$1,274,621	\$106,218	\$2,013,725	\$3,288,347
Grimes	\$727,786	\$448,077	\$1,175,862	\$97,989	\$1,507,258	\$2,683,121
Norwalk	\$545,554	\$217,016	\$762,570	\$63,547	\$1,031,655	\$1,794,224
Polk City	\$251,055	\$56,627	\$307,683	\$25,640	\$486,229	\$793,911
UWU	\$2,230,459	\$240,917	\$2,471,376	\$205,948	\$4,215,668	\$6,687,044
WWD	\$636,327	\$56,096	\$692,423	\$57,702	\$1,542,170	\$2,234,592
Waukee	\$966,037	\$382,684	\$1,348,721	\$112,393	\$2,104,292	\$3,453,013
WDMWW	\$3,049,704	\$417,593	\$3,467,297	\$288,941	\$6,923,572	\$10,390,869
Xenia	\$681,142	\$12,868	\$694,009	\$57,834	\$1,777,947	\$2,471,957
Total	\$22,864,776	\$3,339,110	\$26,203,886	\$2,183,657	\$50,596,114	\$76,800,000
	A	B	C = (A+B)	C /12	D	E = (C +D)



II. Operating Budgets



Operating Budgets – Variable Costs

<u>VARIABLE COSTS</u>	<u>DMWW</u>	<u>WDMWW</u>	<u>Grimes</u>	<u>Polk City</u>	<u>Total Producers</u>	<u>CIWW Costs</u>	<u>Total</u>
1 Utilities/Energy (production only)	\$ 2,444,514	\$ 614,953	\$ 236,250	\$ 32,000	\$ 3,327,717	\$ -	\$ 3,327,717
2 Chemicals	\$ 8,525,293	\$ 1,058,560	\$ 539,401	\$ 25,000	\$ 10,148,254	\$ -	\$ 10,148,254
3 Lime Residuals/Wastewater Fees	\$ 1,967,466	\$ 216,450	\$ 1,008,215	\$ -	\$ 3,192,132	\$ -	\$ 3,192,132
4 Total Variable Costs	\$ 12,937,273	\$ 1,889,963	\$ 1,783,866	\$ 57,000	\$ 16,668,102	\$ -	\$ 16,668,102
5 Estimated Pumpage (kgal)	18,500,000	1,838,029	735,000	82,000	21,155,029	-	21,155,029
6 Total Variable Cost per kgal	\$0.70	\$1.03	\$2.43	\$0.70	\$0.79		



Operating Budgets – Fixed Costs – 100% Production

	<u>DMWW</u>	<u>WDMWW</u>	<u>Grimes</u>	<u>Polk City</u>	<u>Total Producers</u>	<u>CIWW Costs</u>	<u>Total</u>
<u>FIXED COST - 100% PRODUCTION</u>							
7 Regional ASR Maintenance	\$ 379,856	\$ -	\$ -	\$ -	\$ 379,856	\$ -	\$ 379,856
8 Regional Storage/Booster Maintenance	\$ 154,814	\$ -	\$ -	\$ -	\$ 154,814	\$ -	\$ 154,814
9 Production Administration	\$ 5,850,419	\$ 1,561,139	\$ 636,285	\$ 55,000	\$ 8,102,843	\$ -	\$ 8,102,843
10 Lab and Research	\$ 687,862	\$ 36,000	\$ -	\$ 5,000	\$ 728,862	\$ -	\$ 728,862
11 Treatment Maintenance	\$ 4,241,797	\$ 505,540	\$ 197,500	\$ 45,000	\$ 4,989,837	\$ -	\$ 4,989,837
12 Other: Specify Below	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13 Source of Supply	\$ 489,843	\$ -	\$ -	\$ -	\$ 489,843	\$ -	\$ 489,843
14 WD - Feeder Maintenance	\$ 2,362	\$ -	\$ -	\$ -	\$ 2,362	\$ -	\$ 2,362
15 Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16 Total Fixed Costs - 100% Production	\$ 11,806,953	\$ 2,102,679	\$ 833,785	\$ 105,000	\$ 14,848,417	\$ -	\$ 14,848,417



Operating Budgets – Fixed Costs – Allocated Costs

<u>FIXED COST - ALLOCATED COSTS</u>	<u>DMWW</u>	<u>WDMWW</u>	<u>Grimes</u>	<u>Polk City</u>	<u>Total Producers</u>	<u>CIWW Costs</u>	<u>Total</u>
17 Customer Service	\$ 26,717	\$ 9,864	\$ -	\$ -	\$ 36,581	\$ -	\$ 36,581
18 Finance	\$ 1,039,931	\$ 120,628	\$ -	\$ -	\$ 1,160,559	\$ -	\$ 1,160,559
19 Human Resources	\$ 729,543	\$ -	\$ -	\$ -	\$ 729,543	\$ -	\$ 729,543
20 IT	\$ 1,569,525	\$ 131,892	\$ -	\$ -	\$ 1,701,418	\$ -	\$ 1,701,418
21 Executive/Administrative	\$ 738,277	\$ 483,330	\$ 44,227	\$ 12,000	\$ 1,277,834	\$ 1,250,388	\$ 2,528,222
22 Security/Emergency	\$ 515,494	\$ -	\$ -	\$ -	\$ 515,494	\$ -	\$ 515,494
23 Corporate Insurance - Assets	\$ 396,192	\$ 128,298	\$ 93,750	\$ -	\$ 618,240	\$ -	\$ 618,240
24 Corporate Insurance - Employees	\$ 199,624	\$ -	\$ -	\$ -	\$ 199,624	\$ -	\$ 199,624
25 PILOT & Facilities Protection	\$ 826,243	\$ -	\$ -	\$ -	\$ 826,243	\$ -	\$ 826,243
26 Grounds Easement Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,008	\$ 712,008
27 Engineering	\$ 869,734	\$ -	\$ 15,000	\$ -	\$ 884,734	\$ -	\$ 884,734
28 Facility Maintenance	\$ 584,276	\$ -	\$ -	\$ -	\$ 584,276	\$ -	\$ 584,276
29 Fleet	\$ 295,626	\$ 1,750	\$ -	\$ -	\$ 297,376	\$ -	\$ 297,376
30 Transmission	\$ 2,298,318	\$ -	\$ -	\$ -	\$ 2,298,318	\$ -	\$ 2,298,318
31 Total Fixed Costs - 100% Production	\$ 10,089,501	\$ 875,763	\$ 152,977	\$ 12,000	\$ 11,130,241	\$ 1,962,396	\$ 13,092,637



Operating Budgets – Total

	<u>DMWW</u>	<u>WDMWW</u>	<u>Grimes</u>	<u>Polk City</u>	<u>Total Producers</u>	<u>CIWW Costs</u>	<u>Total</u>
32 Total Fixed Costs	\$ 21,896,454	\$ 2,978,442	\$ 986,762	\$ 117,000	\$ 25,978,658	\$ 1,962,396	\$ 27,941,054
33 Total Variable Costs	\$ 12,937,273	\$ 1,889,963	\$ 1,783,866	\$ 57,000	\$ 16,668,102	\$ -	\$ 16,668,102
34 Total Production Costs	\$ 34,833,727	\$ 4,868,405	\$ 2,770,628	\$ 174,000	\$ 42,646,760	\$ 1,962,396	\$ 44,609,156
35 Operating Contractor 2% Recovery	\$ 696,675	\$ 97,368	\$ 55,413	\$ 3,480	\$ 852,935	\$ -	\$ 852,935
36 Total Production Costs Recovered	\$ 35,530,402	\$ 4,965,773	\$ 2,826,040	\$ 177,480	\$ 43,499,695	\$ 1,962,396	\$ 45,462,091
35 Production Costs per kgal	\$1.92	\$2.70	\$3.84	\$2.16	\$2.06	\$0.09	\$2.15

**Target Operating Reserved \$ 11,365,523
25.00%**

**2026 Budgeted Operating Reserve \$ 3,281,965
7.22%**

	<u>DMWW</u>	<u>WDMWW</u>	<u>Grimes</u>	<u>Polk City</u>	<u>Total Producers</u>		
36 Estimated Pumpage (kgal)	18,500,000	1,838,029	735,000	82,000	21,155,029		
37 Percentage of Production	87.4%	8.7%	3.5%	0.4%			
38 Fixed %	63%	61%	36%	67%	61%	100%	63%
39 Variable %	37%	39%	64%	33%	39%	0%	37%



III. Debt Service



2026 Debt Service Budget

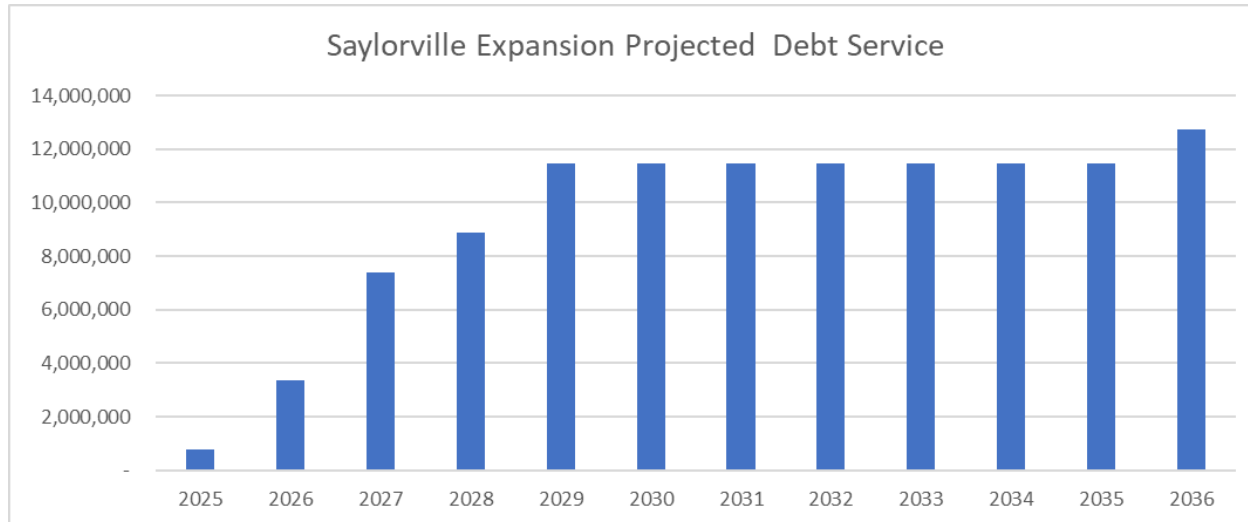
<u>Joint Debt Service</u>	<u>Principal</u>	<u>Interest & Servicing Fees</u>	<u>Total Debt Service</u>
Series 2025A-1	\$119,000.00	\$20,360.00	\$139,360.00
Series 2025A-2	164,000.00	44,160.00	208,160.00
Series 2025A-3	192,000.00	61,400.00	253,400.00
Series 2025A-4	181,000.00	82,660.00	263,660.00
Series 2025B-1	30,000.00	7,360.00	37,360.00
Series 2025B-2	78,000.00	24,780.00	102,780.00
Series 2025B-3	1,064,000.00	396,580.00	1,460,580.00
Pending	-	550,000.00	550,000.00
Total 2026 Budget	\$1,828,000.00	\$1,187,300.00	\$3,015,300.00

<u>Expansion Debt Service</u>	<u>Principal</u>	<u>Interest & Servicing Fees</u>	<u>Total Debt Service</u>
Series 2025A-5	\$628,000.00	\$423,637.50	\$1,051,637.50
Pending	-	2,287,472.25	2,287,472.25
Total 2026 Budget	\$628,000.00	\$2,711,109.75	\$3,339,109.75



10 MGD Saylorville Expansion Projected Debt Service

	IV-10 Allocation	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Ankeny	22.981%	\$177,509	\$767,361	\$1,699,548	\$2,039,058	\$2,632,628	\$2,633,007	\$2,632,898	\$2,632,696	\$2,632,776	\$2,632,804	\$2,632,686	\$2,922,108
Clive	1.758%	\$13,579	\$58,702	\$130,012	\$155,984	\$201,391	\$201,420	\$201,411	\$201,396	\$201,402	\$201,404	\$201,395	\$223,535
DMWW	14.219%	\$109,830	\$474,788	\$1,051,559	\$1,261,623	\$1,628,882	\$1,629,116	\$1,629,049	\$1,628,924	\$1,628,974	\$1,628,991	\$1,628,918	\$1,807,992
Johnston	6.181%	\$47,743	\$206,390	\$457,113	\$548,428	\$708,075	\$708,177	\$708,148	\$708,093	\$708,115	\$708,122	\$708,091	\$785,934
Grimes	13.419%	\$103,650	\$448,075	\$992,395	\$1,190,641	\$1,537,236	\$1,537,458	\$1,537,394	\$1,537,277	\$1,537,323	\$1,537,339	\$1,537,271	\$1,706,269
Norwalk	6.499%	\$50,199	\$217,009	\$480,630	\$576,643	\$744,504	\$744,611	\$744,581	\$744,523	\$744,546	\$744,554	\$744,521	\$826,369
Polk City	1.696%	\$13,100	\$56,631	\$125,427	\$150,483	\$194,288	\$194,316	\$194,308	\$194,293	\$194,299	\$194,301	\$194,292	\$215,652
UWU	7.215%	\$55,730	\$240,917	\$533,582	\$640,172	\$826,527	\$826,646	\$826,612	\$826,548	\$826,573	\$826,582	\$826,545	\$917,411
WWD	1.680%	\$12,977	\$56,097	\$124,244	\$149,063	\$192,455	\$192,483	\$192,475	\$192,460	\$192,466	\$192,468	\$192,460	\$213,617
Waukee	11.461%	\$88,527	\$382,695	\$847,593	\$1,016,912	\$1,312,934	\$1,313,123	\$1,313,069	\$1,312,969	\$1,313,008	\$1,313,022	\$1,312,964	\$1,457,303
WDMWW	12.506%	\$96,598	\$417,589	\$924,875	\$1,109,632	\$1,432,646	\$1,432,852	\$1,432,793	\$1,432,684	\$1,432,727	\$1,432,742	\$1,432,678	\$1,590,178
Xenia	0.385%	\$2,974	\$12,856	\$28,472	\$34,160	\$44,104	\$44,111	\$44,109	\$44,105	\$44,107	\$44,107	\$44,105	\$48,954
	100.000%	\$772,415	\$3,339,110	\$7,395,450	\$8,872,800	\$11,455,670	\$11,457,320	\$11,456,848	\$11,455,970	\$11,456,316	\$11,456,437	\$11,455,925	\$12,715,323
	Annual Change	772,414	2,566,695	4,056,340	1,477,350	2,582,871	1,649	(471)	(878)	346	121	(513)	1,259,399





IV. Capital Improvement Plan



Joint Capital Summary – 2026 Budget

Polk City	\$ 75,000
Grimes	\$ 74,000
WDMWW	\$ 9,853,600
DMWW	<u>\$ 22,807,748</u>
Total Joint Capital	\$ 32,810,348
Bond Proceeds	
Alluvial Wells	\$ (5,747,200)
DICO Main	<u>\$ (5,784,615)</u>
Total Joint Capital (Rates)	\$ 21,278,533



5 Year CIP by Community – Polk City & Grimes

	2026	2027	2028	2029	2030	5-Year
Wells 4 & 5 Generation installation and electrical	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Iron Filter media removal and replacement (4 Filters)	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000
Replace high service pump #1 and motor	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000
Pull and inspect well 3	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Security fencing install for wells 3, 4, and 5	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Replace high service pump 2 and motor	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
Replace aerator trays	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
Pull and inspect well 4	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Replace high service pump 3 and motor	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000
Replace spectrophotometer	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000
Pull and inspect well 5	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Dredge iron lagoon	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Water plant control panel upgrades	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Polk City Joint Capital	\$ 75,000	\$ 78,000	\$ 88,000	\$ 149,000	\$ 50,000	\$ 440,000

	2026	2027	2028	2029	2030	5-Year
Boiler (x2), Backwash Pump, Effluent Filter Turbidimeters (x4)	\$ 12,000.00	\$ 82,000.00	\$ -	\$ -	\$ -	\$ 94,000.00
Lime Sludge Pumps	\$ 23,000.00	\$ 254,000.00	\$ -	\$ -	\$ -	\$ 277,000.00
Lime plant electrical system	\$ 15,000.00	\$ 167,000.00	\$ -	\$ -	\$ -	\$ 182,000.00
Lime plant filter media replacement	\$ 24,000.00	\$ 266,000.00	\$ -	\$ -	\$ -	\$ 290,000.00
Lime plant process valves, actuators, indicators	\$ -	\$ 64,000.00	\$ 707,000.00	\$ -	\$ -	\$ 771,000.00
New CO2 tank	\$ -	\$ -	\$ -	\$ 87,000.00	\$ 960,000.00	\$ 1,047,000.00
Rehabilitation/replacement of recarbonation basin controls	\$ -	\$ -	\$ -	\$ 11,000.00	\$ 122,000.00	\$ 133,000.00
Grimes Joint Capital	\$ 74,000.00	\$ 833,000.00	\$ 707,000.00	\$ 98,000.00	\$ 1,082,000.00	\$ 2,794,000.00



5 Year CIP by Community – West Des Moines Water Works

	2026	2027	2028	2029	2030	5-Year
Plant Equipment & Building Upgrades	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 1,500,000.00
Facility Repairs & Improvements	\$ 800,000.00	\$ 897,600.00	\$ -	\$ -	\$ -	\$ 1,697,600.00
SCU1 Drive Repairs & VFD Addition	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
Filters A-E Valve Replacement	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -	\$ 230,000.00
Two Vertical 30-Ton CO2 Tanks	\$ 881,000.00	\$ 775,000.00	\$ -	\$ -	\$ -	\$ 1,656,000.00
Alluvial Wells (3)	\$ 5,747,200.00	\$ -	\$ -	\$ -	\$ -	\$ 5,747,200.00
Building 5 Demolition	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00
Airwash Blower Replacement & Pipe Improvements	\$ 696,800.00	\$ -	\$ -	\$ -	\$ -	\$ 696,800.00
AC Ward Finished Water Quality Study	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
98th Street Tower Mixer	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00
SCU Painting	\$ -	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ 2,400,000.00
Ground Storage Tank No. 1 (West) Repainting	\$ -	\$ 780,000.00	\$ -	\$ -	\$ -	\$ 780,000.00
Lime/soda Ash Bin Improvements, including feed piping, sensors	\$ -	\$ 117,800.00	\$ -	\$ -	\$ -	\$ 117,800.00
Office/Building Improvements	\$ -	\$ -	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00
Mechanical Systems Improvements - Bldgs 1,3,4,6	\$ -	\$ -	\$ 200,000.00	\$ 1,120,000.00	\$ -	\$ 1,320,000.00
Second HSP Replacement & VFD Addition	\$ 733,600.00	\$ -	\$ -	\$ -	\$ -	\$ 733,600.00
Jordan Well Replacement	\$ -	\$ -	\$ 250,000.00	\$ 6,750,000.00	\$ -	\$ 7,000,000.00
Wells Backup Power	\$ -	\$ -	\$ -	\$ 109,100.00	\$ 727,500.00	\$ 836,600.00
SCADA & Security Improvements	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00
West Des Moines Water Works Joint Capital	\$ 9,853,600.00	\$ 5,270,400.00	\$ 1,050,000.00	\$ 8,279,100.00	\$ 1,527,500.00	\$ 25,980,600.00



5 Year CIP by Community – Des Moines Water Works

	2026	2027	2028	2029	2030	5-Year
Core Network	\$ 6,855,840.00	\$ -	\$ -	\$ -	\$ -	\$ 6,855,840.00
Remote Sites	\$ 648,945.00	\$ 318,153.83	\$ 146,350.76	\$ 631,137.65	\$ 966,776.65	\$ 2,711,363.89
MWTP	\$ 502,233.75	\$ 1,840,456.29	\$ 4,660,062.37	\$ 754,834.03	\$ 1,075,375.72	\$ 8,832,962.16
FWTP	\$ 10,071,507.46	\$ 17,167,102.38	\$ 16,174,758.74	\$ 19,691,359.83	\$ 21,203,045.75	\$ 84,307,774.16
SWTP	\$ 1,783,414.00	\$ 1,845,833.00	\$ 1,121,160.00	\$ 1,160,400.00	\$ 2,046,509.00	\$ 7,957,316.00
Facility Mgmt	\$ 808,140.50	\$ 600,755.92	\$ 812,935.75	\$ 1,017,665.95	\$ 666,068.83	\$ 3,905,566.96
Field (metering, meter reading)	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 150,000.00
CIWW Building Maintenance	\$ 64,280.00	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00	\$ 52,500.00	\$ 261,780.00
CIWW IT	\$ 351,000.00	\$ 387,233.20	\$ 341,233.20	\$ 364,233.20	\$ 258,433.20	\$ 1,702,132.80
CIWW Grounds	\$ 163,000.00	\$ 33,000.00	\$ 155,000.00	\$ 35,000.00	\$ -	\$ 386,000.00
CIWW Transmission	\$ 81,387.66	\$ 83,829.28	\$ 86,344.16	\$ 88,934.49	\$ 91,602.52	\$ 432,098.11
Water Production	\$ 1,161,000.00	\$ 1,100,000.00	\$ 1,120,000.00	\$ 1,140,000.00	\$ 1,160,000.00	\$ 5,681,000.00
CIWW Vehicles & Equipment	\$ 287,000.00	\$ 300,000.00	\$ 307,000.00	\$ 318,000.00	\$ 329,000.00	\$ 1,541,000.00
Des Moines Water Works Joint Capital	\$ 22,807,748.37	\$ 23,751,363.90	\$ 25,004,844.98	\$ 25,281,565.15	\$ 27,879,311.67	\$ 124,724,834.08



Expansion Capital

Project Name	Date of Estimate	Cost Estimate	2026	2027	2028	2029	2030	5 Years
Plant Expansion - 10 MGD Expansion	2022	\$ 70,551,340	\$ 25,053,145	\$ 34,651,445	\$ 29,586,390	\$ -	\$ -	\$ 89,290,980
Expansion of Raw Water - 10 MGD Expansion	2022	\$ 50,159,912	\$ 3,724,900	\$ 18,537,150	\$ 18,537,150	\$ 9,655,643	\$ -	\$ 50,454,843
Tenny to LP Moon Feeder Connection	2025	\$ 6,697,420	\$ 2,079,549	\$ -	\$ -	\$ -	\$ -	\$ 2,079,549
Grimes Expansion	2025	\$ 37,224,000	\$ 7,705,368	\$ 15,950,112	\$ 16,508,366	\$ -	\$ -	\$ 40,163,845
West Plant	2025	\$ 135,360,000	\$ 14,009,760	\$ 7,250,051	\$ 15,007,605	\$ 62,131,485	\$ 56,267,826	\$ 154,666,728
West WTP Transmission Main	2025	\$ 24,745,140	\$ 2,561,122	\$ 13,253,806	\$ 10,974,152	\$ -	\$ -	\$ 26,789,080
Sugar Creek to West EST Main	2025	\$ 50,236,200	\$ 5,199,447	\$ 26,907,137	\$ 22,279,109	\$ -	\$ -	\$ 54,385,693
CIWW Core Connection	2025	\$ 10,240,020	\$ 1,059,842	\$ 5,484,683	\$ 4,541,317	\$ -	\$ -	\$ 11,085,842
Cathodic Protection	2025	\$ 1,900,000	\$ 196,650	\$ 1,017,664	\$ 842,626	\$ -	\$ -	\$ 2,056,939
Grimes/URB Booster Station	2025	\$ 8,190,000	\$ 1,695,330	\$ 3,509,333	\$ 3,632,160	\$ -	\$ -	\$ 8,836,823
Hydraulic Model - CIWW Systemwide	2025	\$ 1,040,000	\$ 1,040,000	\$ -	\$ -	\$ -	\$ -	\$ 1,040,000
Waterford Segment C	2025	\$ 20,026,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW Loop Transmission Main	2025	\$ 37,027,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SWTP Parallel Main	2025	\$ 37,146,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reservoir and Pump Station	2025	\$ 42,556,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Saylorville II	2025	\$ 372,750,000	\$ 5,786,944	\$ -	\$ -	\$ -	\$ -	\$ 5,786,944
Waterford Segment A	2025	\$ 73,684,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waterford Segment B	2025	\$ 27,008,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW 156th St Segment A to LP Moon	2025	\$ 22,506,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW 156th St Segment B to Grimes/URB	2025	\$ 2,629,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Elevated Storage Tank	2025	\$ 15,120,000	\$ -	\$ -	\$ 1,676,381	\$ 10,410,329	\$ 5,387,345	\$ 17,474,055
		\$ 1,058,234,672	\$ 70,112,056	\$ 126,561,380	\$ 123,585,256	\$ 82,197,457	\$ 61,655,171	\$ 464,111,321



V. 28E Schedules used for Budget



Mandatory Rate Setting Principles (Schedule VI-2)

59.74% 40.26%

	Base Costs	Extra Capacity	Allocated Capacity	Member Specific	Total
Variable Cost of Operating Contracts	\$ 16,668,102	\$ 0			\$ 16,668,102
Fixed Costs of Operating Contracts	\$ 16,029,194	\$ 10,802,399			\$ 26,831,593
CIWW Organizational Costs	\$ 3,389,864	\$ 2,284,498			\$ 5,674,361
Joint Capital Debt Service	\$ 1,801,340	\$ 1,213,960			\$ 3,015,300
Joint Capital Cash Funding	\$ 12,707,614	\$ 8,563,919			\$ 21,271,533
Shared Expansion Debt Service (9%)			\$ 300,520		\$ 300,520
Shared Expansion Cash Funding (9%)			\$ 0		\$ 0
Allocated Expansion Debt Service (91%)				\$ 3,038,590	\$ 3,038,590
Allocated Expansion Cash Funding (91%)					\$ -
Total	\$ 50,596,114	\$ 22,864,776	\$ 300,520	\$ 3,038,590	\$ 76,800,000

Source for Units	Production Budget	Schedule I-2B	Schedule V-3	Schedule IV-10
Unit Cost Driver	21,155,029	101.016		
Units	Per million gallons	Per MGD		
Unit Cost 2026	\$ 2,392.00	\$ 226,348.00		



Schedule I2-A

Historic Annual Finished Water Requirements

Member	Annual Demand in Million Gallons					5 Year Average	Percentage
	2020	2021	2022	2023	2024	2020-2024	2020-2024
Ankeny	2,446.297	2,253.334	2,497.238	2,542.701	2,503.437	2,448.601	11.500%
Clive	698.917	733.048	708.084	749.340	717.203	721.318	3.388%
DMWW	8,759.255	9,125.502	9,214.623	9,177.227	8,879.362	9,031.194	42.416%
Johnston	820.081	869.177	822.323	872.417	853.622	847.524	3.980%
Grimes	542.878	652.932	654.552	681.354	639.601	634.263	2.979%
Norwalk	418.642	423.545	419.307	450.910	458.315	434.144	2.039%
Polk City	230.128	198.496	200.616	211.280	182.107	204.525	0.961%
UWU	1,691.490	1,773.936	1,821.323	1,834.979	1,748.063	1,773.958	8.332%
WWD	628.457	625.806	642.937	676.321	671.258	648.956	3.048%
Waukee	728.623	799.649	840.129	1,013.385	1,046.386	885.634	4.159%
WDMWW	2,810.655	2,895.342	2,825.989	3,091.845	2,943.815	2,913.529	13.684%
Xenia	705.625	747.278	741.075	757.570	789.937	748.297	3.514%
Totals	20,481.048	21,098.045	21,388.196	22,059.329	21,433.106	21,291.943	100.000%



Schedule I2-B

Historic Maximum Day Utilization of Capacity

Member	Million Gallons per Day (MGD)					Five-Year Average	Percentage
	2020	2021	2022	2023	2024	2020-2024	2020-2024
Ankeny	9.141	8.508	8.528	8.066	8.779	8.604	8.517%
Clive	3.877	4.158	4.008	3.841	4.275	4.032	3.991%
DMWW	42.763	45.563	46.763	42.643	39.824	43.511	43.073%
Johnston	4.877	5.027	4.793	4.581	4.318	4.719	4.672%
Grimes	3.386	2.808	3.080	3.600	3.199	3.215	3.183%
Norwalk	2.216	2.722	2.865	2.128	2.12	2.410	2.386%
Polk City	1.170	1.047	1.147	1.207	0.974	1.109	1.098%
UWU	10.269	10.122	10.557	9.705	8.615	9.854	9.755%
Warren Water District	2.467	2.824	3.290	2.959	2.516	2.811	2.783%
Waukee	3.770	4.281	4.274	4.721	4.292	4.268	4.225%
WDMWW	13.478	13.773	13.925	13.778	12.417	13.474	13.338%
Xenia	2.803	3.065	2.893	3.182	3.103	3.009	2.979%
Total	100.217	103.898	106.123	100.411	94.432	101.016	100.000%

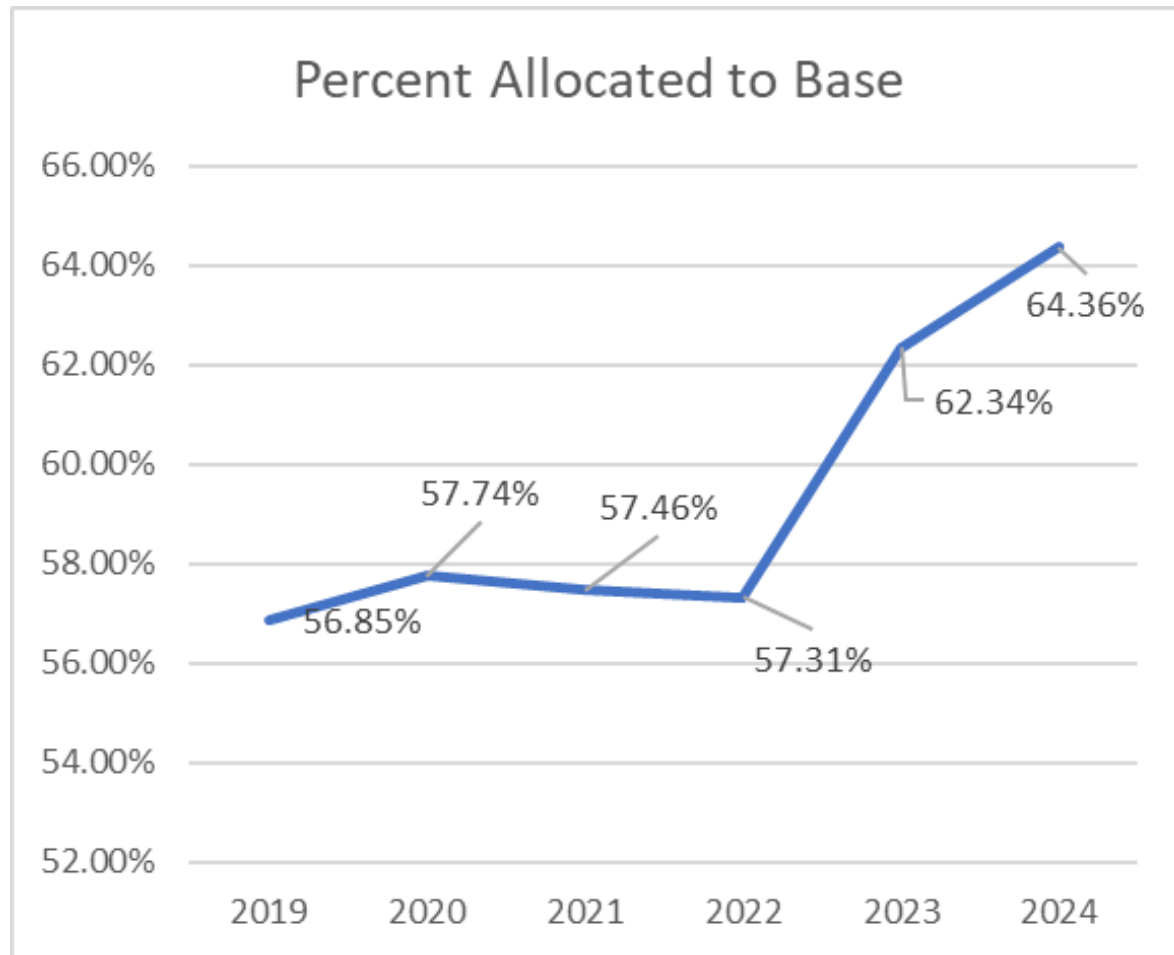


Base-Extra Capacity Allocation – 2026 Budget

Member	Annual Demand in Million Gallons					2026 Budget
	2020	2021	2022	2023	2024	5 Year Average
Ankeny	2,446.297	2,253.334	2,497.238	2,542.701	2,503.437	2,448.601
Clive	698.917	733.048	708.084	749.340	717.203	721.318
DMWW	8,759.255	9,125.502	9,214.623	9,177.227	8,879.362	9,031.194
Johnston	820.081	869.177	822.323	872.417	853.622	847.524
Grimes	542.878	652.932	654.552	681.354	639.601	634.263
Norwalk	418.642	423.545	419.307	450.910	458.315	434.144
Polk City	230.128	198.496	200.616	211.280	182.107	204.525
UWU	1,691.490	1,773.936	1,821.323	1,834.979	1,748.063	1,773.958
Warren Water District	628.457	625.806	642.937	676.321	671.258	648.956
Waukee	728.623	799.649	840.129	1,013.385	1,046.386	885.634
WDMWW	2,810.655	2,895.342	2,825.989	3,091.845	2,943.815	2,913.529
Xenia	705.625	747.278	741.075	757.570	789.937	748.297
Totals	20,481.048	21,098.045	21,388.196	22,059.329	21,433.106	21,291.943
Schedule VI-3 - Unmetered Water	640.327	691.838	812.194	787.782	751.041	736.636
Schedule VI-3 - Unmetered Water (%)	3.13%	3.28%	3.80%	3.57%	3.50%	3.46%
Total Annual Demand including Water Loss	21,121.38	21,789.88	22,200.39	22,847.11	22,184.15	22,028.58
Base	57.867	59.698	60.823	62.595	60.778	60.352
Maximum Day Demand	100.217	103.898	106.123	100.411	94.432	101.016
Percent Allocated to Base	57.74%	57.46%	57.31%	62.34%	64.36%	59.74%
Percent Allocated to Extra Capacity	42.26%	42.54%	42.69%	37.66%	35.64%	40.26%



Base-Extra Capacity Allocation – Trend



Thank You



pfm