

## AGENDA

Board of Trustees  
Central Iowa Water Works  
November 19, 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

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**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. Public Hearing – Disposal of an Interest in Real Property to Verizon for the Cell Tower 98<sup>th</sup> Street Lease Agreement
- B. Resolution – Holding Public Hearing of the Central Iowa Water Works Board of Trustees to Consider Grant of a Disposal of an Interest in Real Property to Verizon for the Cell Tower 98<sup>th</sup> Street Lease Agreement, West Des Moines, Iowa
- C. Public Hearing – Central Iowa Water Works 2026 Budget
- D. Resolution – Approving Central Iowa Water Works Budget for the 2026 Calendar Year

- E. Motion – Continuing Hearing on Procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion
- F. Resolution – Fixing Date for a Meeting on the Authorization of a Loan and Disbursement Agreement and the Issuance of not to Exceed \$7,000,000 Water Revenue Capital Loan Notes of Central Iowa Water Works, and Providing for Publication of Notice Thereof (A weighted vote is required. Such vote requires votes representing a majority of the weighted vote allocation plus votes representing at least three (3) member agencies for the action to be adopted by the board.)
- G. Resolution – Engaging Ahlers & Cooney, P.C. as Bond Counsel

**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 October 22, 2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- B. Motion – Approve the Minutes from September 12 ,2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- C. Motion – Receive and File Final Minutes from October 6, 2025, Technical Committee Meeting
- D. Motion – Receive Draft Minutes from November 12, 2025, Technical Committee Meeting
- E. Motion – Receive and File Final Minutes from October 16, Finance and Audit Meeting
- F. Motion – Receive and File Final Minutes from October 13, Executive Committee Meeting
- G. Motion – Receive and File Final Minutes from October 15, Executive Committee Meeting
- H. Motion – Receive and File Final Minutes from October 6, 2025, Long-Range Planning Committee Meeting
- I. Motion – Receive Draft Minutes from November 12, 2025, Long-Range Planning Committee Meeting
- J. Motion – Receive and File October Financial Summary and Approve October Expenditures
- K. Motion – Receive and File CIWW October 2025 Revenue and Usage Summary
- L. Motion – Receive and File Project Update and Capital Expenditure Reimbursement Report

**Item 7: Board Action Items**

- A. Motion – Adopt the Initial Central Iowa Water Works Long-Range Plan
- B. Motion – Adopt the 2026 Central Iowa Water Works 2026 Policy Priorities

- C. Motion – Approving a Tower Lease with Option Agreement between Central Iowa Water Works, the Board of Trustees of the West Des Moines Water Works, and Cellco Partnership d/b/a Verizon Wireless

**Item 8: Information Items**

- A. Executive Director Comments
  - 1. Executive Director Second-Year Goals
  - 2. After-Action Review Initial Outcomes Update
  - 3. Hickman Feeder Main Total Estimated Cost and BQ Allocation
- B. Contract Operator Updates
- C. Board Committee Reports
  - 1. Executive Committee
    - a. Resolution – Approving Employment Agreement with Tami Madsen as Executive Director of CIWW
  - 2. Technical Committee
  - 3. Finance and Audit Committee
  - 4. Water Usage Best Practices Committee
  - 5. Long-Range Planning Committee

**Item 9: Other Business**

**Item 10: Closed Session**

- A. 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).

**Adjournment**

Upcoming CIWW Activities			
<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Meeting</u>
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: November 19, 2025**

**ITEM NUMBER: 5A and 5B**

**SUBJECT:** 5A. Public Hearing – Disposal of an Interest in Real Property to Verizon Wireless for the Cell Tower 98<sup>th</sup> Street Lease Agreement to the November 2025 Board Meeting

5B. Resolution – Holding Public Hearing of the Central Iowa Water Works Board of Trustees to Consider Grant of a Disposal of an Interest in Real Property to Verizon Wireless for the Cell Tower 98<sup>th</sup> Street Lease Agreement, West Des Moines, IA

**SUMMARY:**

Verizon Wireless has proposed installing cell tower equipment on the 98th Street water tower in West Des Moines, which is owned by Central Iowa Water Works (CIWW). The proposed Verizon Cell Tower 98th Street Lease Agreement is a new lease requiring a public hearing before the tower can be installed on CIWW-owned property. CIWW staff have worked with West Des Moines Water Works and Neal Westin of Nyemaster Goode, P.C. to develop the proposed agreement. Under Iowa Code section 364.7, leases of public property require a public hearing.

The contract is attached to this board packet as Item 7C. Approving a Tower Lease with Option Agreement between Central Iowa Water Works, the Board of Trustees of the West Des Moines Water Works, and Cellco Partnership d/b/a Verizon Wireless. The related images, maps, and exhibits can be found with the attached contract.

**FINANCIAL IMPACT:**

This item is a public hearing and therefore carries no direct financial impact.

Upon execution of the lease, the initial rent payment of \$30,000 will be due within 90 days of the lease's effective date. Verizon will pay monthly rent of \$2,135, with a 3% annual increase during 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:**

Hold a public hearing of the Central Iowa Water Works Board of Trustees to consider granting the disposal of an interest in real property to Verizon Wireless for the Cell Tower 98<sup>th</sup> Street Lease Agreement and execute the related resolution.

Prepared by: Jami Madsen

**RESOLUTION NO \_\_\_\_\_**

**RESOLUTION HOLDING PUBLIC HEARING OF THE CENTRAL IOWA WATER  
WORKS BOARD OF TRUSTEES TO CONSIDER GRANT OF A DISPOSAL OF AN  
INTEREST IN REAL PROPERTY TO VERIZON FOR THE CELL TOWER 98<sup>TH</sup>  
STREET LEASE AGREEMENT, WEST DES MOINES, IA**

**WHEREAS**, the Cellco Partnership d/b/a Verizon Wireless has requested the Central Iowa Water Works Board of Trustees (“CIWW”) consider the conveyance of disposal of an interest in real property to Verizon Wireless for Cell Tower 98<sup>th</sup> Street Lease Agreement, at no cost for the public purpose of the construction of said Project; and

**WHEREAS**, the disposal of an interest in real property to be conveyed is located at the 98<sup>th</sup> Street Water Tower, West Des Moines, IA; and

**WHEREAS**, the disposal of an interest in real property is legally described as follows:

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; and

**WHEREAS**, CIWW staff have reviewed the request and recommend approval on the basis of the terms of the Cell Tower 98<sup>th</sup> Street Lease Agreement; and

**WHEREAS**, on September 24, 2025, it was duly resolved by CIWW that said proposal be set for hearing at 3 Fountains Edgewater Building, 4200 University Ave, Suite 134, West Des Moines, IA 50266 at 3 o’clock p.m. on October 22, 2025; and

**WHEREAS**, on October 22, 2025, it was duly resolved by CIWW that said proposal be continued for hearing at 3 Fountains Edgewater Building, 4200 University Ave, Suite 134, West Des Moines, IA 50266 at 3 o’clock p.m. on November 19, 2025; and

**WHEREAS**, in accordance with CIWW direction, those interested in said proposal, both for and against, have been given an opportunity to be heard with respect thereto and have presented their

views to CIWW.

**NOW THEREFORE, BE IT RESOLVED**, by CIWW as follows:

1. Upon due consideration of the facts and statements of interested persons, any and all objections to said proposal are hereby overruled and the hearing is closed.
2. The proposed conveyance of disposal of interest in real property to Verizon Wireless for the Cell Tower 98<sup>th</sup> Street Lease Agreement, at no cost for the public purpose of the construction of said Project is hereby approved.
3. Verizon Wireless will pay initial rent of \$30,000 and a monthly rent of \$2,135.00 which increases by 3% each year for the initial five-year term to CIWW. The lease can be renewed for a total of 30 years, in five-year terms.

**PASSED AND APPROVED** this 19 day of November 2025.

\_\_\_\_\_  
Jody E. Smith, Board Chair

Attest:

\_\_\_\_\_  
Diane Munns, Board Secretary



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 5C and 5D**

**SUBJECT:** 5C. Public Hearing – Central Iowa Water Works 2026 Budget

5D. Resolution – Approving Central Iowa Water Works Budget for the 2025 Calendar Year

**SUMMARY:**

Article XV requires the Board to establish and adopt an annual budget and further requires that the Board consider the proposed budget after a public hearing. The notice of the public hearing was published in the Des Moines Register on October 31, 2025, and the hearing will be conducted at the November 19, 2025, board meeting.

**FINANCIAL IMPACT:**

<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

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Approve a Resolution Approving the Central Iowa Water Works Budget for the 2025 Calendar Year.

Prepared by: Justin Johns

**RESOLUTION NO \_\_\_\_\_**

**RESOLUTION APPROVING 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 wholesales 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, and abundant drinking water 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 budget to direct its financial operations for the year;

**WHEREAS**, pursuant to notice of public hearing published as required by law, this Board has held a public hearing upon the Central Iowa Water Works Budget for the 2026 Calendar Year and, the following action is now considered to be in the best interests of CIWW, its Member Agencies, and the customers served by them.

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

**IT IS HEARBY RESOLVED**, that the Board of Trustees of Central Iowa Water Works approves and adopts the budget of CIWW for the 2026 calendar year, as summarized below, and as on file in full detail in the records of CIWW:

<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

**IT IS HEREBY FURTHER RESOLVED**, that such budget shall govern the financial affairs of CIWW during 2026, unless and until modified by action of the Board as provided in the CIWW Agreement.

**IT IS HEREBY FURTHER RESOLVED**, that a summary of the budget of CIWW for the 2026 calendar year shall be distributed by the Executive Director to each of the CIWW Member Agencies.

**IT IS HEREBY FURTHER RESOLVED**, that officers of CIWW are authorized and directed to manage the affairs of CIWW as provided by such budget within the limits of the respective delegated authorities and subject to any required further actions of the Board of CIWW.

**PASSED AND APPROVED** this 19 day of November 2025.

\_\_\_\_\_  
Jody E. Smith, Board Chair

Attest:

\_\_\_\_\_  
Diane Munns, Board Secretary



# Central Iowa Water Works

## 2026 Budget Overview – Board Presentation

**Matthew Stoffel, CFA**  
**Director**

October 2025

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PFM Financial  
Advisors LLC

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801 Grand Avenue  
Suite 3300  
Des Moines, IA

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



## Table of Contents

### 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

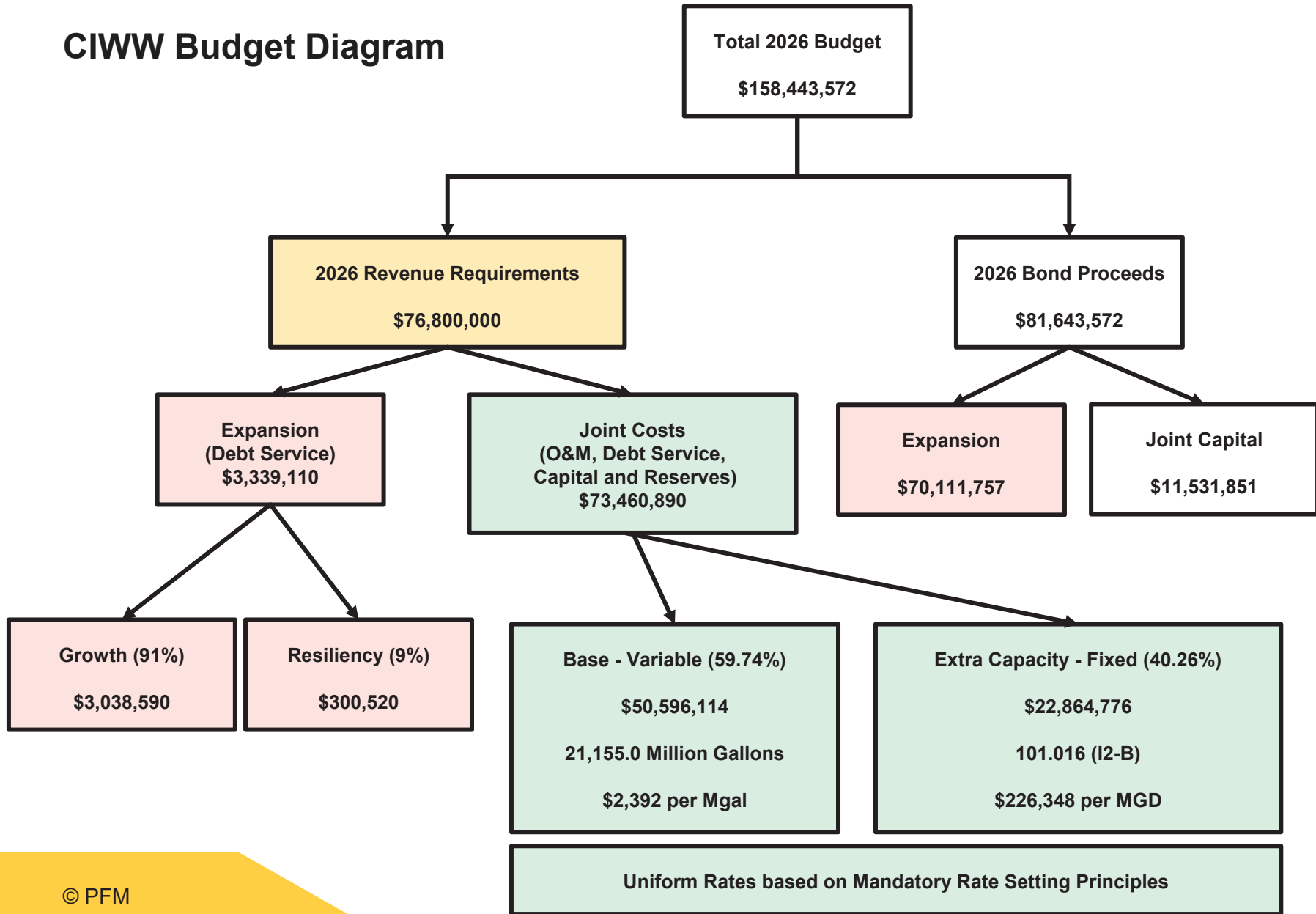


## 2026 CIWW Budget Summary

	<b><u>2026 Budget</u></b>
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:

	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
<b>Total</b>	<b>\$ 300,520</b>	<b>\$3,038,590</b>	<b>\$3,339,110</b>



## 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
<b>Total</b>	<b>\$22,864,776</b>	<b>\$3,339,110</b>	<b>\$26,203,886</b>	<b>\$2,183,657</b>	<b>\$50,596,114</b>	<b>\$76,800,000</b>
	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 <b>Total Variable Costs</b>	<b>\$ 12,937,273</b>	<b>\$ 1,889,963</b>	<b>\$ 1,783,866</b>	<b>\$ 57,000</b>	<b>\$ 16,668,102</b>	<b>\$ -</b>	<b>\$ 16,668,102</b>
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>
<b><u>FIXED COST - 100% PRODUCTION</u></b>							
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>16 Total Fixed Costs - 100% Production</b>	<b>\$ 11,806,953</b>	<b>\$ 2,102,679</b>	<b>\$ 833,785</b>	<b>\$ 105,000</b>	<b>\$ 14,848,417</b>	<b>\$ -</b>	<b>\$ 14,848,417</b>



## 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
<b>31 Total Fixed Costs - 100% Production</b>	<b>\$ 10,089,501</b>	<b>\$ 875,763</b>	<b>\$ 152,977</b>	<b>\$ 12,000</b>	<b>\$ 11,130,241</b>	<b>\$ 1,962,396</b>	<b>\$ 13,092,637</b>



## 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	<b>\$ 34,833,727</b>	<b>\$ 4,868,405</b>	<b>\$ 2,770,628</b>	<b>\$ 174,000</b>	<b>\$ 42,646,760</b>	<b>\$ 1,962,396</b>	<b>\$ 44,609,156</b>
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

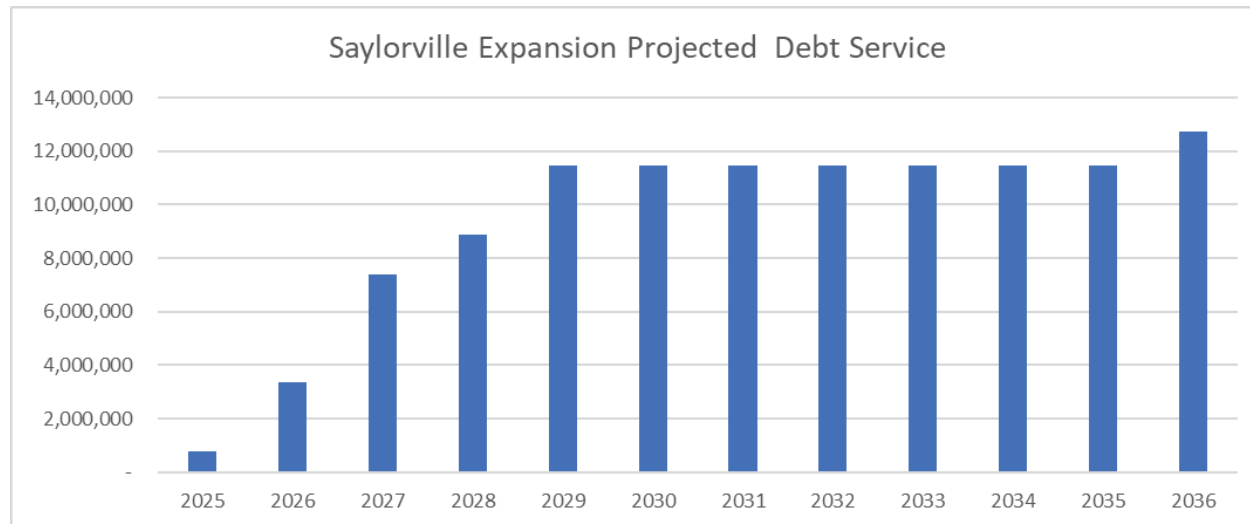
<u>Joint Debt Service</u>	<u>Principal</u>	<u>Interest &amp; Servicing Fees</u>	<u>Total Debt Service</u>
Series 2025A-1	\$119,000.00	\$20,360.00	\$139,360.00
Series 2025A-2	164,000.00	44,160.00	208,160.00
Series 2025A-3	192,000.00	61,400.00	253,400.00
Series 2025A-4	181,000.00	82,660.00	263,660.00
Series 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 &amp; 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
<b>Polk City Joint Capital</b>	<b>\$ 75,000</b>	<b>\$ 78,000</b>	<b>\$ 88,000</b>	<b>\$ 149,000</b>	<b>\$ 50,000</b>	<b>\$ 440,000</b>

	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
<b>Grimes Joint Capital</b>	<b>\$ 74,000.00</b>	<b>\$ 833,000.00</b>	<b>\$ 707,000.00</b>	<b>\$ 98,000.00</b>	<b>\$ 1,082,000.00</b>	<b>\$ 2,794,000.00</b>



## 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
<b>West Des Moines Water Works Joint Capital</b>	<b>\$ 9,853,600.00</b>	<b>\$ 5,270,400.00</b>	<b>\$ 1,050,000.00</b>	<b>\$ 8,279,100.00</b>	<b>\$ 1,527,500.00</b>	<b>\$ 25,980,600.00</b>



## 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
<b>Des Moines Water Works Joint Capital</b>	<b>\$ 22,807,748.37</b>	<b>\$ 23,751,363.90</b>	<b>\$ 25,004,844.98</b>	<b>\$ 25,281,565.15</b>	<b>\$ 27,879,311.67</b>	<b>\$ 124,724,834.08</b>



## 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%			
	<b>Base Costs</b>	<b>Extra Capacity</b>	<b>Allocated Capacity</b>	<b>Member Specific</b>	<b>Total</b>
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%)					\$ -
<b>Total</b>	<b>\$ 50,596,114</b>	<b>\$ 22,864,776</b>	<b>\$ 300,520</b>	<b>\$ 3,038,590</b>	<b>\$ 76,800,000</b>

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%
<b>Totals</b>	<b>20,481.048</b>	<b>21,098.045</b>	<b>21,388.196</b>	<b>22,059.329</b>	<b>21,433.106</b>	<b>21,291.943</b>	<b>100.000%</b>



## 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%
<b>Total</b>	<b>100.217</b>	<b>103.898</b>	<b>106.123</b>	<b>100.411</b>	<b>94.432</b>	<b>101.016</b>	<b>100.000%</b>

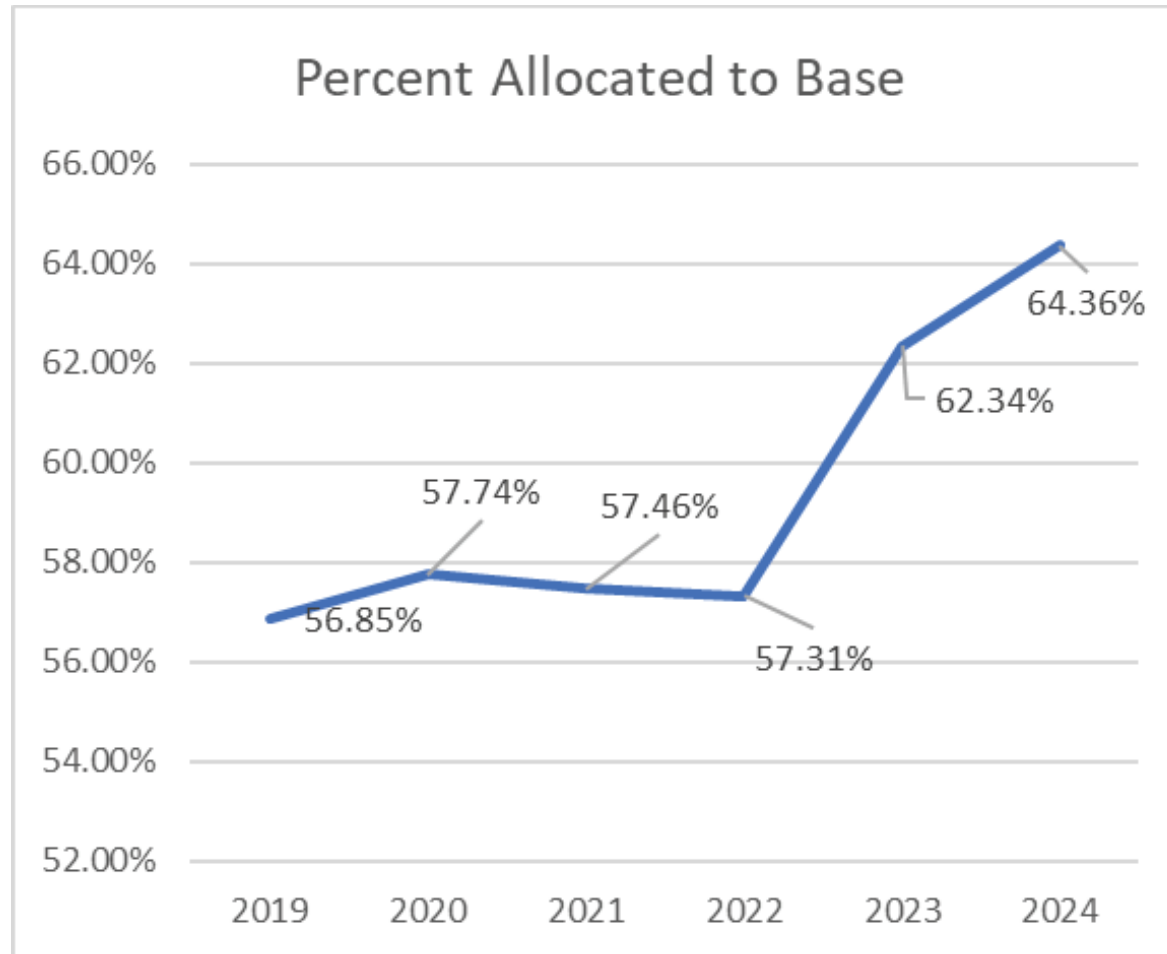


## Base-Extra Capacity Allocation – 2026 Budget

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
<b>Totals</b>	<b>20,481.048</b>	<b>21,098.045</b>	<b>21,388.196</b>	<b>22,059.329</b>	<b>21,433.106</b>	<b>21,291.943</b>
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%
<b>Total Annual Demand including Water Loss</b>	<b>21,121.38</b>	<b>21,789.88</b>	<b>22,200.39</b>	<b>22,847.11</b>	<b>22,184.15</b>	<b>22,028.58</b>
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



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 5E**

**SUBJECT:** Motion – Continuing 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 December 2025 Board Meeting

**SUMMARY:**

A public hearing was originally scheduled for the November 2025 Board meeting. To allow staff adequate time to complete the procurement assessment, the date of the Public Hearing is recommended to be postponed to the December 2025 Board meeting.

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

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

These systems are critical 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:**

Move to continue the hearing on the procurement of Membrane Filtration (MF), Ultrafiltration (UF), and Reverse Osmosis (RO) Equipment for the Saylorville Water Treatment Plant (SWTP) 10 MGD Expansion to the December 2025 Board Meeting.

Prepared by: Lindsay Wanderscheid



# CENTRAL IOWA WATER WORKS BOARD OF TRUSTEES ACTION ITEM FORM

Meeting Date: November 19, 2025

## ITEM NUMBER: 5F

**SUBJECT:** 5F. Resolution – Fixing Date for a Meeting on the Authorization of a Loan and Disbursement Agreement and the Issuance of not to Exceed \$7,000,000 Water Revenue Capital Loan Notes of Central Iowa Water Works, and Providing for Publication of Notice Thereof

## SUMMARY:

The estimated cost of the Hickman Feeder Main project is \$7,000,000 and will be funded by water revenue capital loan notes being issued by Central Iowa Water Works. The project includes construction of approximately 4,700 feet of 24” diameter transmission main. The main will connect to the existing feeder main at Merle Hay Road and Hickman Road and extend westerly along Hickman to the interconnection with the existing feeder main at the intersection of 73<sup>rd</sup> Street and Wilshire Boulevard. This feeder main will allow both the Saylorville Water Treatment Plant and the Fleur Drive Water Treatment plant flows to work cooperatively in providing benefit to the northwest components of the regionalized system.



**FINANCIAL IMPACT:**

Item 5F sets the date for the meeting to authorize the loan and disbursement agreement and does not create any financial obligation at the November board meeting. Upon issuance of the debt in spring 2026, the following financial impact is anticipated and has been communicated to the member agencies:

Member	Allocation	BQ or Cash Contribution
Ankeny	22.981%	\$ 1,608,670
Clive	1.758%	\$ 123,060
DMWW	14.219%	\$ 995,330
Johnston	6.181%	\$ 432,670
Grimes	13.419%	\$ 939,330
Norwalk	6.499%	\$ 454,930
Polk City	1.696%	\$ 118,720
UWU	7.215%	\$ 505,050
WWD	1.680%	\$ 117,600
Waukee	11.461%	\$ 802,270
WDMWW	12.506%	\$ 875,420
Xenia	0.385%	\$ 26,950
Total	100.000%	\$ 7,000,000

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

This item requires a weighted vote.

Pass a Resolution Fixing Date for a Meeting on the Authorization of a Loan and Disbursement Agreement and the Issuance of not to Exceed \$7,000,000 Water Revenue Capital Loan Notes of Central Iowa Water Works, and Providing for Publication of Notice Thereof

Prepared by: *Mimi Madsen*

(This Notice to be posted)

NOTICE AND CALL OF PUBLIC MEETING

Governmental Body: Board of Trustees of Central Iowa Water Works.  
Date of Meeting: November 19, 2025.  
Time of Meeting: 3:00 o'clock P.M.  
Place of Meeting: 3 Fountains Edgewater Building, 4200 University Avenue,  
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:

Not to exceed \$7,000,000 Water Revenue Capital Loan Notes.

- Resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the Central Iowa Water Works thereunder.

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.

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Secretary of the Board of Trustees  
Central Iowa Water Works

November 19, 2025

The Board of Trustees of Central Iowa Water Works, met in \_\_\_\_\_ session, at 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa, at 3:00 o'clock P.M., on the above date. There were present Chairperson \_\_\_\_\_, in the chair, and the following named Board Members:

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Absent: \_\_\_\_\_

\* \* \* \* \*

Board Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$7,000,000 WATER REVENUE CAPITAL LOAN NOTES OF CENTRAL IOWA WATER WORKS, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

MEMBER	WEIGHTED VOTE ALLOCATION	AYE	NAY	ABSENT	ABSTAIN
Ankeny	11.649%				
Clive	3.432%				
DMWW	41.671%				
Johnston	4.032%				
Grimes	3.017%				
Norwalk	2.065%				
Polk City	0.974%				
UWU	8.439%				
Warren Water District	3.087%				
Waukee	4.213%				
WDMWW	13.861%				
Xenia	3.560%				
TOTAL	100.000%				

**Total Weighted Vote Allocation Voting: \_\_\_\_\_%**

**Weighted Vote Result:     AYES \_\_\_\_\_%**

**NAYS \_\_\_\_\_%**

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING ON THE  
AUTHORIZATION OF A LOAN AND DISBURSEMENT  
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED  
\$7,000,000 WATER REVENUE CAPITAL LOAN NOTES OF  
CENTRAL IOWA WATER WORKS, AND PROVIDING FOR  
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that Central Iowa Water Works should provide for the authorization of a Loan and Disbursement Agreement and the issuance of Water Revenue Capital Loan Notes in the amount of not to exceed \$7,000,000, as authorized by chapter 28F, Code of Iowa, as amended, for the purpose of providing funds to pay costs as hereinafter described; and

WHEREAS, Central Iowa Water Works has applied for a loan through the Iowa Drinking Water State Revolving Fund Program pursuant to which the Iowa Finance Authority has agreed to purchase the Central Iowa Water Works' Notes and has requested that such Notes be issued as a single Note in a denomination equal to the total amount of the issue as authorized by Chapter 28F, Code of Iowa; and

WHEREAS, the Loan and Disbursement Agreement and Note shall be payable solely and only out of the Net Revenues of the System and shall be a first lien on the future Net Revenues of the System; and shall not be general obligations of Central Iowa Water Works or payable in any manner by taxation and Central Iowa Water Works shall be in no manner liable by reason of the failure of the Net Revenues to be sufficient for the payment of the Loan and Disbursement Agreement and Note; and

WHEREAS, before a Loan and Disbursement Agreement may be authorized and Water Revenue Capital Loan Notes issued to evidence the obligation of Central Iowa Water Works thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan and Disbursement Agreement and Notes and to receive oral and/or written objections from any resident or property owner to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF  
CENTRAL IOWA WATER WORKS:

Section 1. That this Board meet at 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa, at 3:00 o'clock P.M., on the 17<sup>th</sup> day of December, 2025, for the purpose of taking action on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$7,000,000 Water Revenue Capital Loan Notes to evidence the obligations of Central Iowa Water Works thereunder, the proceeds of which will be used to provide funds to pay the costs of acquisition, construction, reconstruction, repair, extension, and improvement of all or part of the Central Iowa Water Works regional

water production and supply system, including the Hickman Feeder Main project, including construction of approximately 4,700 feet of 24" transmission main.

Section 2. That the Secretary is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the members of Central Iowa Water Works, said publication to be not less than four clear days nor more than twenty days before the date of said public meeting on the issuance of the Notes.

Section 3. The notice of the proposed action shall be in substantially the following form:

NOTICE OF MEETING OF THE BOARD OF TRUSTEES OF  
CENTRAL IOWA WATER WORKS ON THE MATTER OF  
THE PROPOSED AUTHORIZATION OF A LOAN AND  
DISBURSEMENT AGREEMENT AND THE ISSUANCE OF  
NOT TO EXCEED \$7,000,000 WATER REVENUE CAPITAL  
LOAN NOTES AND THE PUBLIC HEARING ON THE  
AUTHORIZATION AND ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Trustees of Central Iowa Water Works will hold a public hearing on the 17th day of December, 2025, at 3:00 o'clock P.M., at 3 Fountains Edgewater Building, 4200 University Avenue, Suite 134, West Des Moines, Iowa, at which meeting the Board proposes to take additional action for the authorization of a Loan and Disbursement Agreement by and between Central Iowa Water Works and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$7,000,000 Water Revenue Capital Loan Notes to evidence the obligations of Central Iowa Water Works under said Loan and Disbursement Agreement, in order to pay the costs of acquisition, construction, reconstruction, repair, extension, and improvement of all or part of the Central Iowa Water Works regional water production and supply system, including the Hickman Feeder Main project, including construction of approximately 4,700 feet of 24" transmission main. The Notes will not constitute general obligations or be payable in any manner by taxation, but will be payable from and secured by the Net Revenues of the System.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of the cities and water districts served by Central Iowa Water Works, to the above action. After all objections have been received and considered, the Board will at this meeting or at any adjournment thereof, take additional action for the authorization of said Loan and Disbursement Agreement and the issuance of Notes or will abandon the proposal to issue the Notes.

This Notice is given by order of the Board of Trustees of Central Iowa Water Works.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Secretary of the Board of Trustees  
Central Iowa Water Works

(End of Notice)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chairperson of the Board of Trustees

ATTEST:

\_\_\_\_\_  
Secretary of the Board of Trustees

CERTIFICATE

STATE OF IOWA            )  
                                  ) SS  
COUNTY OF POLK        )

I, the undersigned Secretary of the Board of Trustees of Central Iowa Water Works, do hereby certify that attached is a true and complete copy of the portion of the records of Central Iowa Water Works showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the 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 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 the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of Central Iowa Water Works or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Secretary of the Board of Trustees  
Central Iowa Water Works

(SEAL)

CERTIFICATE

STATE OF IOWA            )  
  ) SS  
COUNTY OF POLK        )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Secretary of the Board of Trustees of Central Iowa Water Works, and that as such Secretary and by full authority from the Board, I have caused a

NOTICE OF MEETING OF THE BOARD OF TRUSTEES OF CENTRAL IOWA WATER WORKS, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$7,000,000 WATER REVENUE CAPITAL LOAN NOTES OF CENTRAL IOWA WATER WORKS, AND THE HEARING ON THE ISSUANCE THEREOF

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the \_\_\_\_\_, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the members of the Central Iowa Water Works, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2025.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Secretary of the Board of Trustees  
Central Iowa Water Works



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 5G**

**SUBJECT:** 5G. Resolution – Engaging Ahlers & Cooney, P.C. as Bond Counsel

Central Iowa Water Works (CIWW) has previously engaged Ahlers & Cooney, P.C. to represent CIWW in matters related to Bond issuances. The attached Bond Counsel Engagement Agreement letter is directly related to the bond issuance being used to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Central Iowa Water Works System including:

The construction of approximately 4,700 feet of 24” diameter transmission main. The main will connect to the existing feeder main at Merle Hay Road and Hickman Road and extend westerly along Hickman to the interconnection with the existing feeder main at the intersection of 73rd Street and Wilshire Boulevard. This feeder main will allow both the Saylorville Water Treatment Plant and the Fleur Drive Water Treatment plant flows to work cooperatively in providing benefit to the northwest components of the regionalized system.

The Bonds will be sold to the Iowa Finance Authority, through the State Revolving Fund.

**FINANCIAL IMPACT:**

The flat fee for this issuance will be \$29,500.

Additional charges such as travel costs, photocopying, deliveries, and related expenses are not expected to exceed \$500. Any additional work will be billed at \$510/Steve Nadel, \$235/Associate Attorneys, \$145/legal assistants.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Pass a resolution engaging Ahlers & Cooney, P.C. as Bond Counsel.

Prepared by: *Steve Nadel*

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ENGAGING AHLERS & COONEY, P.C. AS BOND COUNSEL**

WHEREAS, Article XIV, Section 4 of the Central Iowa Water Works 28E/28F Agreement provides that Central Iowa Water Works (“CIWW”) shall select and engage legal counsel on terms specified by the Board;

WHEREAS, Ahlers & Cooney, P.C. currently serves as CIWW legal counsel with respect to CIWW bond matters;

WHEREAS, Ahlers & Cooney, P.C. has delivered an engagement letter to CIWW to serve as bond counsel for State Revolving Fund (“SRF”) Planning & Design (“P&D”) bond for the Hickman Feeder Main (“Bond”); and

WHEREAS, the Board of Trustees believes it is in the best interest of Central Iowa Water Works to engage Ahlers & Cooney to serve as bond counsel for the Bond.

NOW, THEREFORE IT IS HEREBY RESOLVED, by the Board of Trustees of Central Iowa Water Works, that Ahlers & Cooney, P.C. is hereby approved and engaged to serve as bond counsel for the Bond as described in the attached Ahlers & Cooney, P.C. engagement letter.

IT IS FURTHER RESOLVED that the Chair of the CIWW Board is hereby authorized to sign the attached Ahlers & Cooney, P.C. engagement letter.

PASSED AND APPROVED This 19th day of November, 2025.

\_\_\_\_\_  
Jody E. Smith, Board Chair

Attest:

\_\_\_\_\_  
Diane Munns, Board Secretary



Ahlers & Cooney, P.C.  
Attorneys at Law  
100 Court Avenue, Suite 600  
Des Moines, Iowa 50309-2231  
Phone: 515-243-7611  
Fax: 515-243-2149  
www.ahlerslaw.com  
Steven M. Nadel  
515.246.0306  
snadel@ahlerslaw.com

November 12, 2025

*Via Email and Overnight Delivery*

Tami Madsen  
Executive Director  
Central Iowa Water Works  
4601 Westown Parkway, Suite 122  
West Des Moines, Iowa 50266

RE: BOND COUNSEL ENGAGEMENT AGREEMENT  
Central Iowa Water Works  
\$7,000,000 Water Revenue Capital Loan Notes, Series 2026A (SRF Loan)  
(Hickman Feeder Main)

Dear Tami:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel to Central Iowa Water Works (the "Issuer") in connection with the issuance of the above-referenced issue (the "Bonds"). We understand the Bonds are being issued to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Central Iowa Water Works System regional water production and supply system, including the Hickman Feeder Main project, including construction of approximately 4,700 feet of 24" transmission main.

We further understand the Bonds will be sold to the Iowa Finance Authority, through the State Revolving Fund. We understand the Issuer currently retains, and expects to continue to obtain the advice of PFM Financial Advisors, LLC, a Municipal Advisor properly registered with the MSRB in connection with the issuance of the Bonds. While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel services described herein.

SCOPE OF ENGAGEMENT

In the role of Bond Counsel, we will provide the following services:

- (1) Subject to the completion of proceedings and execution of documents to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and enforceability of the Bonds, the source of payment and security for the

Bonds, and the tax status of the Bonds for federal income tax purposes, if applicable.

- (2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, and coordinate the authorization and execution of such documents.
- (3) Review legal issues relating to the structure of the Bond issue.
- (4) File an appropriate Form 8038 with the IRS after Closing, if applicable.

As bond counsel, our examination will extend to the actions and approvals necessary to authorize the issuance and initial delivery of the Bonds to the original purchaser thereof. Our Bond Opinion does not extend to any re-offering of the Bonds by the original purchaser or other persons. The Bond Opinion will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on the Issuer, and authorized officials, to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

The duties covered by a fee for Bonds issued under this engagement are limited to those expressly set forth above. Our fee for a Bond issue does not include the following services, or any other matter not required to render our Bond Opinion:

- (a) Assisting in the preparation or review of the Offering Documents with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the Offering Documents do not contain any untrue statement of material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- (b) Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.
- (c) Drafting state constitutional or legislative amendments.
- (d) Pursuing test cases or other litigation, such as contested validation proceedings.
- (e) Assisting in the preparation of, or opinion on, a continuing disclosure undertaking pertaining to the Bonds, or after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking, including monitoring Issuer's continued compliance with the undertaking.

- (f) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- (g) After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).

We will provide one or more of the services listed in (a)–(g) upon your request, however, a separate, written engagement will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subparts (h)–(k) below, are not included in this Agreement, nor will they be provided by us at any time.

- (h) Acting as an underwriter, or otherwise marketing the Bonds.
- (i) Acting in a financial advisory role.
- (j) Preparing blue sky or investment surveys with respect to the Bonds.
- (k) Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

#### ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this Agreement, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this Agreement; the Issuer's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this Agreement will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 (if applicable) and, if requested by the Issuer, prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

### OTHER REPRESENTATIONS

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

### FEES

#### *Bond Fees:*

We will charge a flat fee for services rendered under this Agreement for each series of Bonds for which we give a Bond Opinion. Our fee is based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this Agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith. Our flat fee for the Bonds will be \$29,500. If, at any time, we believe that circumstances require an adjustment of our fee, we will advise you. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount stated above (b) material changes in the structure or schedule of the financing occur; or (c) if the number or complexity of output agreements is unexpected; or (d) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility. It is not anticipated that it will be necessary for us to personally attend meetings in order to provide the Bond Counsel services outlined above but we will do so in the event that circumstances require.

#### *Billing Matters:*

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates, plus client charges, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion). My

current hourly rate is \$510. Work performed by other attorneys will be billed at their current hourly rate. Associate attorneys begin at \$235, and work by legal assistants will be billed at \$145. The hourly rates reflected herein are subject to our periodic review and adjustment – typically annually.

*Other Advice:*

If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (i) financing alternatives in connection with a particular project, (ii) compliance with lending programs, e.g. DWSRF compliance or procedures; (iii) compliance with continuing disclosure undertaking(s), (iv) the impact of specified actions on tax-exempt status of outstanding Bonds, (v) legislative initiatives and proposals, or (vi) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney performing the services. Statements for any such additional services shall be submitted periodically, but no less frequently than semi-annually.

RECORDS

In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this letter, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.

November 12, 2025

Page 6

Please carefully review the terms and conditions of this Agreement. If the above correctly reflects our mutual understanding please obtain necessary approvals, execute, date and return to me an executed copy of this letter. Please retain also an original for the Issuer's file.

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to write or call.

It has been a pleasure to serve you in the past, and we look forward to our continued relationship.

Very truly yours,

AHLERS & COONEY, P.C.

By:

*/s/ Steven M. Nadel*

Steven M. Nadel

SMN:lw

Enclosures

Accepted:

Central Iowa Water Works\*

By: \_\_\_\_\_ Date: \_\_\_\_\_

\*Approved by action of the Board of Trustees on \_\_\_\_\_, 2025.



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER:** Items 6 A through I

**SUBJECT:** 6 A through I

- A. Motion – Approve the Minutes from October 22, 2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- B. Motion – Approve the Minutes from September 12, 2025, CIWW Board Meeting as published, subject to correction, as recommended by the Board Clerk
- C. Motion – Receive and File Final Minutes from October 6, 2025, Technical Committee Meeting
- D. Motion – Receive Draft Minutes from November 12, 2025, Technical Committee Meeting
- E. Motion – Receive and File Final Minutes from October 16, Finance and Audit Meeting
- F. Motion – Receive and File Final Minutes from October 13, Executive Committee Meeting
- G. Motion – Receive and File Final Minutes from October 15, Executive Committee Meeting
- H. Motion – Receive and File Final Minutes from October 6, 2025, Long-Range Planning Committee Meeting
- I. Motion – Receive Draft Minutes from November 12, 2025, Long-Range Planning Committee Meeting

**SUMMARY:**

This action will approve or accept and file the minutes from the previous board and committee meetings.

**FINANCIAL IMPACT:**

None.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Move to approve the consent agenda including items A through I.

Prepared by: Ami Madson

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## Minutes

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.

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

**Item 2: Roll Call**

Trustees in Attendance

Mike Schrock, Ankeny  
John Edwards, Clive  
Amy Kahler, Des Moines Water Works  
Susan Huppert, Des Moines Water Works  
Tom Cope, Johnston  
George Meinecke, Norwalk  
Chelsea Huisman, Polk City  
John McCune, Urbandale Water Utility  
Carol Butler Freeman, Warren Water District  
Courtney Clarke, Waukee  
Jody Smith, West Des Moines Water Works  
Dan Lovett, Xenia

Others in Attendance

Tami Madsen, Central Iowa Water Works  
Dustin Delvaux, Central Iowa Water Works  
Lisa Wieland, Nyemaster Goode  
Royce Hammitt, Xenia  
Matt Stoffel, PFM  
Kyle Danley, Des Moines Water Works  
Pete De Kock, Clive  
Christina Murphy, West Des Moines Water Works

Stephanie Kiel, Dentons  
Sydney Gangestad, Dentons  
Logan Murray, Dentons  
Jacob Schrader, Dentons  
Dustin Schultz, AE2S\*  
Lindsey Wanderscheid, Des Moines Water Works\*  
Scott Brennan, West Des Moines Water Works  
Jamie Beult, En Q Strategies\*  
Heide Lane, HNTF\*  
Lyle Hammes, West Des Moines Water Works\*  
Michael Heckle, KCCI\*  
Matthew Jacob, Urbandale Water Utility\*  
Ted Corrigan, Des Moines Water Works  
Neil Weiss, Urbandale Water Utility

\*Attended Remotely

**Item 3: Approving Agenda, as presented or amended.**

John Edwards moved to approve the agenda as presented on Monday, October 20, 2025; seconded by Tom Cope. 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**

Carol Butler Freeman entered the meeting at 3:01p.m.

- A. John Edwards moved to approve Continuing Hearing on Disposal of an Interest in Real Property to Verizon for the Cell Tower 98<sup>th</sup> Street Lease Agreement to the November 2025 Board Meeting; seconded by Chelsea Huisman. The motion was adopted by unanimous voice vote.
- B. John Edwards moved to approve Establishing the date of a 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; seconded by John McCune. The motion was adopted by unanimous voice vote.
- C. John Edwards moved to approve a resolution – Set, and Give Notice of, a Public Hearing on CIWW 2026 Operating Budget; seconded by Courtney Clarke. 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 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 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. Tom Cope moved to authorize the Execution of a First Amendment to Agreement by and Between the Iowa Department of Natural Resources and Des Moines Water Works Concerning Purple Martin Lake; seconded by Courtney Clarke. The motion was adopted by unanimous voice vote.
- B. John McCune moved to authorize 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; seconded by George Meinecke. The motion was adopted by unanimous voice vote.

- C. Mike Schrock moved to approve a resolution – Setting CIWW Rates for 2026; seconded by Chelsea Huisman. The resolution was adopted by unanimous voice vote.

## **Item 8: Information Items**

### **A. Executive Director Comments**

Tami Madsen provided an update on the After-Action Review. She reported all focus group meetings have been completed. Key feedback included: an overall high level of satisfaction with how the event was managed; successful achievement of the mission to provide drinking water that met all safe drinking water standards; decisive and trustworthy outcomes from Technical Committee meetings; and notable improvement in communication within one week after the implementation of Stage 3. Suggested areas for further review included: evaluating the effectiveness of actions taken to reduce water usage; consider the balance between open and closed discussions; and, in future events, having the Technical Committee provide recommendations for final decision-making by the Board of Trustees.

Tami Madsen presented a draft communications schedule outlining potential educational opportunities for stakeholders and proposed guiding topics for weekly social media posts. She reminded the Board of the AWWA Innovation Award and invited any interested member agencies to provide a letter of support for CIWW's nomination.

Tami provided an update on the Capacity Allocation Spreadsheet meeting, noting that it was determined a revised and updated spreadsheet would be used to ensure all member agencies utilize a consistent starting point. The updated version has been distributed, with a request that completed spreadsheets be returned within fourteen days of distribution.

She reported that work is ongoing to develop draft policies and procedures that consolidate components from existing executed agreements, including the 28E/28F agreement and operating contracts. The goal is to create easily accessible reference materials organized by topic.

Tami also provided updates on several water quality initiatives, including the DNR's triennial review and public comment period on source water quality, the Polk County Supervisors' decision to invest \$200,000 to maintain statewide water quality monitors, and her recent meeting with Iowa State University professors who are studying nitrate movement and technologies that may be able to better predict runoff impacts.

Finally, Tami informed the Board that CIWW will host a Saylorville Water Treatment Plant tour for the Iowa Farm Bureau on November 5th and encouraged Board members to attend if available.

### **B. Contract Operator Updates**

Amy Kahler provided an update on Des Moines Water Works (DMWW) operations. She reported that water demand is projected to exceed 19 billion gallons by the end of 2025, marking the fourth-highest demand on record. The budgeted demand was 18.2 billion

gallons. DMWW is currently operating approximately \$3 million under budget. Amy noted that nitrate levels in the Raccoon River and microcystin levels in the Des Moines River are being closely monitored, with no current concerns. She also reported that preparations are underway for winter operations and maintenance.

Christina Murphy provided an update on West Des Moines Water Works (WDMWW) operations. She noted that water usage has also increased despite a wet summer and the several weeks' long irrigation ban. WDMWW recently completed its annual chemical bids, with all prices decreasing except for lime and salt, resulting in no unexpected budget impacts.

There were no updates from Grimes or Polk City.

#### D. Board Committee Reports

##### 1. Executive Committee

Chair Smith reminded the Board that, during the September meeting, the Executive Committee was asked to refine the 2026 Legislative Priorities and present them, again, at the October meeting. The committee met with Dentons Davis Brown, the legislative team, to revise the priorities into broader thematic categories rather than direct statements. Tami Madsen prepared a new draft included in the meeting packet, and Dentons provided input on how the priorities could best guide their efforts on behalf of CIWW.

Representatives from Dentons Davis Brown introduced themselves and shared their perspectives on how policy themes and legislative priorities could most effectively support CIWW's interests during the upcoming legislative session.

Tom Cope proposed adding a new policy statement broadly addressing governance structures and utility decision-making processes.

Chair Smith noted that Tami Madsen will revise the draft policies and review them with the Executive Committee before bringing a final version to the Board of Trustees for formal consideration.

He also reminded the Board of the November 18, 2025, Fleur Water Treatment Plant Tour, where CIWW has invited state legislators to attend.

Finally, Chair Smith advised the Board that he will be sending an email regarding the Executive Director's upcoming one-year performance evaluation and encouraged trustees and alternates to provide comments.

##### 2. Technical Committee

Kyle Danley provided a report highlighting key discussions and outcomes from the Technical Committee meeting.

##### 3. Finance and Audit Committee

Scott Brennan provided a report highlighting key discussions and updates from the Finance and Audit Committee. Matt Stoffel presented a high-level overview of the proposed CIWW 2026 Budget.

3. Water Usage Best Practices Committee

Pete De Kock provided an update on the outdoor water use survey distribution, noting that responses are expected within approximately one month.

**Item 9: Other Business**

Chair Smith recognized Mike Schrock and Courtney Clarke for obtaining their open meeting requirement training certificates and recognized Dustin’s six-month anniversary.

Courtney Clarke informed the Board that the Great Outdoors Foundation is developing a grant proposal for watershed water quality initiatives and expressed interest in discussing a potential partnership with CIWW.

**Adjournment**

Chair Smith adjourned the meeting at 4:09 p.m.

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

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## Minutes

Board of Trustees  
Central Iowa Water Works  
September 12, 2025  
3 Fountains Edgewater Training Center  
4200 University Ave, Suite 134  
West Des Moines, Iowa 50266  
8:00am

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**Item 1:** Chair Jody Smith called the meeting to order at 8:03 a.m.

**Item 2:** Roll Call

Trustees in Attendance

John Edwards, Clive  
Diane Munns, Des Moines Water Works  
Susan Huppert, Des Moines Water Works  
Tom Cope, Johnston  
John McCune, Urbandale Water Utility  
Carol Butler Freeman, Warren Water District  
Courtney Clarke, Waukee  
Jody Smith, West Des Moines Water Works  
Dan Lovett, Xenia

Others Present

Peter De Kock, Clive  
Bryan Burkhardt, Johnston  
Andy Fish, Warren Water District  
Ted Corrigan, Des Moines Water Works  
Christina Murphy, West Des Moines Water Works  
Dustin Delvaux, Central Iowa Water Works  
Tami Madsen, Central Iowa Water Works  
Melissa Walker, Des Moines Water Works  
Neal Westin, Nyemaster Goode, P.C.  
Brent Bogar, AE2S  
Amy Kahler, Des Moines Water Works

### **Item 3: Approving Agenda, as presented or as amended**

Group consensus was to approve the Agenda, as presented, for the Workshop.

### **Item 4: Communications Planning Discussion**

Tami Madsen introduced Brent Bogar, Senior Government Affairs Specialist at AE2S.

Brent Bogar provided an overview of the meeting and his role to guide the organization toward a framework for determining legislative priorities for the organization.

Brent Bogar presented the first question:

How do you see CIWW becoming the voice of water quality in Central Iowa?

The participants shared numerous thoughts with a focus on the following: CIWW should become the trusted voice on water quality for residents and businesses by providing facts – scientific, economic, or otherwise – and relating the data and impact to the audience. Communication should be at a level the public understands while being engaging and interesting. CIWW should distinguish itself from the past and create a new legacy to become a reliable source in water quality. Becoming one of many voices speaking about water quality is necessary for change.

Brent Bogar summarized that participants see CIWW as leaders and provider of facts presented in a context that people can relate to and apply. The subject of the message does not change; how it is delivered changes depending on the audience.

Amy Kahler entered at 8:21 a.m.

Andy Fish asked the board if CIWW should be proactive, reactive, or a combination of both?

The participants agreed it is best for CIWW to be proactive, but not necessarily the “tip of the spear”. CIWW should find potential partners who have interest in water quality and build those relationships, develop positive rapport with legislators and rural county residents to assist in spreading a proactive message, and create a framework for educational campaigns and provide a repository of resources.

Brent Bogar summarized that CIWW needs to determine the level of proactive engagement and where CIWW is engaging. Things that need to be considered as CIWW begins: media, subject matter expert, advocacy, and policy.

How do you ensure that CIWW is a unified voice? What do you do when there is a conflict with CIWW’s voice and a member agencies’ and each other?

Participants stated that trust in the other members’ experiences and knowledge will support unity within CIWW. The structure of the 28E and how CIWW has been set up assists in handling conflict. The Board Members of CIWW have sincerely shown they are one team and want to discuss issues. There is a need to create a process for bringing situations that could create

conflict between the agencies before the board to have discussion before action is taken.

Brent Bogar stated the importance of communicating with other communities that have experts and bringing them in to build different types of relationships. Having perspectives from entities outside of the member agencies, such as universities or organizations, provide an opportunity to refine the unified voice of CIWW's member agencies.

Participants emphasized the importance of defining the roles around the member agencies versus CIWW's role. As part of this, it's important to review guiding principles and core values as a board to navigate issues that come up as part of the process.

### **Item 5: Legislative Planning Discussion**

What type of engagement do you envision CIWW to have in the legislative process?

Amy Kahler presented Des Moines Water Work's DRAFT legislative priorities for the upcoming legislative session.

Participants viewed the engagement in the legislative process needing to be active. CIWW should address both the input and the output, including the source and quality.

What is the role of the Executive Director?

Participants suggested guidelines for attending events: the event must be based on fact and there needs to be an opportunity for partnership. They believe it is important to empower the Executive Director to work to her strengths and let her make decisions on which opportunities will be effective and when she should step back.

### **Item 6: Other Business**

Tami Madsen shared that Des Moines Water Works is proposing to, again, invite all members of the Iowa General Assembly to a tour of the Fleur Drive Water Treatment Plant. A couple of day/time options have been identified by DMWW and their legislative representatives. The board agreed that the tour should be sponsored by CIWW at day/time options best suited for directly affected parties.

### **Adjournment**

Chair Smith adjourned the meeting at 10:27 a.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.

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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 26<sup>th</sup> 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 98<sup>th</sup> 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.

<b>BID TABULATION</b>		Bid Date: October 6, 2025 at 2:00 pm	
<b>DES MOINES WATER WORKS</b>			
<b>2025 - FWTP - FLOOD IMPROVEMENTS - RETAINING</b>			
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)			
<b>NAME OF BIDDER</b>	<b>Cramer and Associates, Inc.</b>	<b>Wendler (WRH, Inc.)</b>	<b>United Contractors, Inc.</b>
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	<b>\$793,000.00</b>	<b>\$958,000.00</b>	<b>\$1,033,000.00</b>
ITEM NO. 2 LUMP SUM - ALTERNATE 1: PAVING	<b>\$88,000.00</b>	<b>\$112,000.00</b>	<b>\$87,000.00</b>
<b>TOTAL BID (ITEM NO. 1 + ITEM NO. 2)</b>	<b>\$881,000.00</b>	<b>\$1,070,000.00</b>	<b>\$1,120,000.00</b>
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
<b>NAME OF BIDDER</b>	<b>Peterson Contractors, Inc.</b>	<b>Henkel Construction Company</b>	
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	<b>\$1,060,000.00</b>	<b>\$1,320,000.00</b>	
ITEM NO. 2 LUMP SUM - ALTERNATE 1: PAVING	<b>\$102,000.00</b>	<b>\$134,000.00</b>	
<b>TOTAL BID (ITEM NO. 1 + ITEM NO. 2)</b>	<b>\$1,162,000.00</b>	<b>\$1,454,000.00</b>	
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.

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## Minutes

Technical Committee  
Central Iowa Water Works  
November 12, 2025  
Des Moines Water Works Board Room  
2201 George Flagg Parkway  
Des Moines, Iowa  
1:00 p.m.

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ITEM 1: Call to Order

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

ITEM 2: Introductions

Present: Don Clarke (Ankeny), Jeff May (Clive), Kyle Danley (DMWW), Matt Greiner (Johnston), Randy Franzen (Polk City), Neil Weiss (UWU), Andy Fish (WWD), Rudy Koester (Waukee), Christina Murphy (WDMWW), Royce Hammitt (Xenia), Shawn Buckner (Ankeny), Lindsey Wanderscheid (DMWW), Matthew Jacob (UWU), Matt Van Wyk (WWD), Lyle Hammes (WDMWW), Tami Madsen (CIWW), Amy Kahler (DMWW), Daria Dilparic (WDMWW), Dustin Delvaux (CIWW), Darrin Hager (HNTB)

ITEM 3: Approve Minutes for October 6, 2025 – Approval

The committee approved minutes for October 6, 2025, Technical Committee meeting by unanimous voice vote.

ITEM 4: Water Allocation – Update

Tami Madsen informed the committee that all water allocation spreadsheets have been received. She noted that the water allocation group will need to meet again for further discussion. The 2030 projections meet the 15MGD capacity of the West Plant and Grimes Expansion. Key changes between the initial and updated spreadsheets include: population projections reduced by about 20k people; peak day demands down 10%; future ASR availability was projected with this iteration; industrial reserve was only up slightly. She also noted that several member agencies based their projections on the assumption that the next Saylorville expansion would be completed by 2040.

Shawn Buckner informed the committee that Ankeny ASR #1 may no longer be available. It was

originally constructed in the 1960s, updated in the 1990s, but ceased functioning in the past month. The ASR needs to be looked at and assessed for financial viability as to how Ankeny will proceed.

ITEM 5: Shared Drive Implementation – Update

Tami Madsen informed the committee that CIWW is in the process of developing shared drives for each committee. The objective is to have the Technical Committee's shared drive fully operational by the December meeting.

ITEM 6: After-Action Review – Update

Tami Madsen provided a recap and update on the After-Action Review. A draft report will be distributed to the committee, and a meeting will be scheduled to review the findings and develop recommendations. The goal is to present the draft report to the Technical Committee at its December meeting, followed by submission to the Board of Trustees at their December meeting.

ITEM 7: West Plant – Update

Christina Murphy informed the committee that the CIWW Board of Trustees approved the geoprobe contract at the October board meeting, with a not-to-exceed amount. The contract has been received, and staff are currently working with landowners to obtain permission to conduct geoprobing on their properties. Consultants have recommended proceeding with sites where CIWW already has access, and field work is scheduled to begin next week.

Christina also provided an update on recent meetings related to the West Plant. During the most recent meeting, three potential sites were discussed, and two additional locations were identified as suitable for the proposed facility. She noted that the process remains in the early stages, and additional information will be shared with the Technical Committee as it becomes available.

Additionally, Christina plans to schedule a lunch-and-learn session with several membrane vendors and is organizing visits to various water treatment plants that utilize membrane technology.

Christina Murphy informed the committee that Strand's current scope of work focuses on wells, source water, and treatment. She noted that additional discussions will be needed regarding the transmission main and its connection to the core network. At some point, hydraulic modeling may also be required. The Technical Committee will need to determine how best to proceed and define the next steps for this effort.

ITEM 8: Grimes Plant Expansion – Update

Tami Madsen informed the committee that she has met with Black & Veatch several times to discuss the project scope. A preliminary scope has been distributed to the technical team for review, with the goal of finalizing both the scope and fee in November. A recommendation is

expected to be presented at the December Technical Committee meeting, with Board consideration and action to follow later that month.

ITEM 9: Saylorville Plant – Update  
a. RO/UF Procurement – Recommendation

Lindsey Wanderscheid reported that approval has been received from the U.S. Army Corps of Engineers for access to the land where borings are planned. However, Traut staff will not be available to begin work until the first week of December.

She also informed the committee that bids have been received for the RO procurement, with Harn and Wigen each submitting proposals for all three membranes, ranging from \$5.2 million to \$8.1 million. A recommendation will be presented at the December Technical Committee meeting. For the MF/UF procurement, bids were received from Aqua and Wigen, ranging from \$5.2 million to \$11.7 million. The wide range in bid amounts reflects differences in the proposed technologies, which are still being evaluated. A recommendation for this will also be presented at the December Technical Committee meeting.

Finally, Lindsey provided an update on the Saylorville Water Treatment Plant project, noting that the total estimated cost is approximately \$152 million. This number is +50% and -30% so will be refined once some of the parts of the project are bid.

ITEM 10: Grimes Projects – Discussion

Tami Madsen informed the committee that Grimes has completed its roof replacement project. During the replacement, areas requiring tuckpointing were identified and repaired. She noted that Grimes remains under budget for joint capital in 2025 and has completed its anticipated projects for the year.

ITEM 11: Polk City Projects – Discussion

Randy Franzen informed the committee that Polk City's raw water sources contain high levels of iron, requiring periodic pigging of the line. During this process, a potential issue was identified with Well Four, and bids are being solicited to inspect both Wells Four and Five.

ITEM 12: West Des Moines Water Works Projects – Discussion

Lyle Hammes updated the committee on the following projects:

- High service pump 3 replacement: The manufacturer will conduct training for WDMWW staff next week, with project closeout expected in December.
- Alluvial wells: WDMWW plans to move to a new location for test drilling, with three, possibly four, wells planned. Test drilling is scheduled for later in November.
- AC Ward Facility Repairs: The kickoff meeting was held on October 31, with a target date of the end of April 2026 for final bid documents to be completed.

Daria Dilparic provided the committee with an update on the Source Water Protection Plan. Tetra Tech conducted an on-site field survey on October 29 and anticipates having a draft plan ready within the next few weeks.

ITEM 13: Des Moines Water Works Projects – Discussion

Lindsey Wanderscheid updated the committee on the following projects:

- FWTP Chemical Building elevators: Modernization is underway for a 1948 elevator primarily used to transport materials between floors. An external assessment recommended a complete replacement. Bids are planned to be solicited this month, with an award anticipated in January 2026.
- MWTP Exterior Paint Improvements: Included in the 2025 budget, bids are planned for solicitation in November, with award expected in January 2026.
- Downtown Fiber routing to armory: With the City of Des Moines moving out of the Armory, DMWW must install and route new fiber to maintain communication between SWTP, PCPS, and DMWW. A proposal for design services has been received from HDR and will be working on finalizing an agreement.
- FWTP Filter Media Rehabilitation: Preliminary engineering has divided the project into four phases. Work will begin with the Backwash Tank, as it is currently undersized. Will be working on getting an agreement in place with CDM Smith.
- Nitrate Removal Facility Expansion: Two proposals were received, and CDM Smith was selected to assess current equipment and evaluate up to three alternatives for expansion.
- SWTP West Feeder Main Phase 3: The project has been placed into service, with plans to formally accept it at the November 2025 board meeting.

ITEM 14: Pumpage and Revenue Summary – Information

The pumpage and revenue summary were reviewed by the committee.

ITEM 15: Operations Update – Information

- Polk City
- No update
- Grimes
- No update
- West Des Moines Water Works

Lyle Hammes informed the committee that the AC Ward plant is implementing the following updates: adding sensors to the lime and soda ash bins, shutting down four filters for the winter, the sludge thickener remains out of service, and different types of raw water meters are being considered.

- Des Moines Water Works

Kyle Danley informed the committee that the McMullen Water Treatment Plant was temporarily shut down to install a 2” tap for the carbon feed system and repair raw water mixer. The ASR

Well repair is underway, with injection tubes reinstalled and the motor is being evaluated for repair. A cost analysis is being conducted to determine whether repair or replacement is more economical. Lime removal from the lagoons is also in progress.

Kyle Danley advised the committee that staff replaced RO membranes on one of the skids with a new manufacture that was recently piloted for the expansion project and approved by the DNR. This is the first time using these membranes in the full-scale RO and will provide an opportunity to compare the performance to the previous membranes.

Kyle Danley informed the committee that the final work is being completed on a new high lift VFD project at the Fleur Water Treatment Plant.

ITEM 16: Other Business

No other business

ITEM 17: Adjourn

Chair Danley adjourned the meeting at 2:08p.m.

## Minutes

Finance and Audit Committee  
Central Iowa Water Works  
October 16, 2025  
Central Iowa Water Works  
4601 Westown Parkway, Suite 122  
West Des Moines, IA  
8:00 a.m.

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### **Item 1: Call to Order**

Chair Brennan called the meeting to order at 8:02 a.m.

### **Item 2: Roll Call**

Susan Huppert, John McCune, George Meinecke, Scott Brennan, Carol Butler Freeman,  
Tami Madsen, Dustin Delvaux, Amy Kahler, Matt Stoffel, Christina Murphy

### **Item 3: Approve Minutes for September 18, 2025 – Approval**

Susan Huppert moved to approve the minutes for the September 18, 2025, Finance and Audit meeting; Seconded by John McCune. Minutes were approved by voice vote.

### **Item 4: Recommendation to Authorize the Executive Director to negotiate and execute a contract for Geoprobe services in an amount not to exceed Eighty Thousand Dollars (\$80,000)**

Tami Madsen informed the committee that CIWW would like to perform a subsurface geologic investigation for the West Plant which is a less invasive way of probing for water. This process complements other processes but is not included in contract with Strand. She is looking for a recommendation to bring this to the CIWW Board meeting. It would be funded through planning and design loans.

John McCune made a motion to approve the recommendation authorizing the Executive Director to negotiate and execute a contract for subsurface geologic investigation services not to exceed \$80,000; Seconded by George Meinecke. The motion was approved by unanimous voice vote.

### **Item 5: 2026 Budget Presentation**

Matt Stoffel presented on the budget. There have been slight changes in the CIP which will be offset by a reduction in the amount going to the reserves. The Dyco project will go forward as bond proceeds as opposed to rates. Steve Nadel of Ahlers Cooney suggested obtaining preliminary bank qualifications for 2026 to determine what tax-exempt loans member agencies will take out in 2026, par estimates, and allocation of those benefits. CIWW needs a process to allow agencies to decide if they want to pay cash.

Operating contracts are running under budget for the current year but they still need to see how much CIWW brings in this year.

There are no surprises from what has been talked about for past several months.

### **Item 6: PFAS Designated Account**

Tami Madsen stated that Matt Stoffel had comments on how we word the designated fund and deferring to the Technical Committee to determine when to spend those funds.

Matt Stoffel advised the committee to leave enough flexibility for the board to use the funds to their discretion. His concern is that, oftentimes, PFAS related costs have loan forgiveness, so it makes sense to borrow for those instead of using cash and then that money can't be used for other purposes. He suggested stating something like "use money for PFAS mitigation or other board related purpose".

Amy Kahler agreed with borrowing funds, especially when there is loan forgiveness. Having a designated Board fund allows the board to determine the use of the money. The Technical Committee could determine whether a project falls under PFAS mitigation.

### **Item 7: CIWW-Contracted Project Accounting Report**

Tami Madsen is starting to put together a report to update the committee on current CIWW projects using SRF funds. During the pre-construction phase, the amounts are constantly being readjusted. The quality of source water will also drive costs. The Saylorville Water Treatment Plant expansion is still on track with budget and will get more definitive amounts once the projects are bid and construction begins.

The West Water Treatment Plant just started the kickoff so the first draw on the funds is about to happen.

The Grimes Expansion scope and fee are currently being worked out.

The A.C. Ward project has had no draw requests submitted to date.

### **Item 8: Greater Des Moines Partnership Contribution**

Tami Madsen advised the committee that she was contacted by new investor outreach coordinator at the Greater Des Moines Partnership (GDMP). GDMP discussed CIWW increasing their contribution and participating in roundtables but, when asked, they advised that there are no water roundtables and there were currently no plans for any to discuss water.

Amy Kahler advised that Des Moines Water Works previously agreed to a five-year commitment of \$50k per year which is not reimbursed through CIWW. The amount was due to wanting to represent all the cities they provided water to before CIWW's formation. Their contract is set to expire at the end of 2026 which is when they will reconsider the amount they contribute.

Susan Huppert was the one who requested Tami put this on the F&A agenda because she is a huge supporter of the partnership, knows that many of the CIWW member agencies contribute and one of the partnerships' priorities is economic development. Water availability is a key part of economic development so she wanted the committee to consider what CIWW's role will be in the future and how they can utilize the GDMP resources to support the discussion on water.

The committee considered what CIWW's financial contribution should be to the GDMP after DMWW's term is up and how to drive the conversation to water once this happens. A suggestion was to build conversations through the CIWW Water Usage Best Practices Committee and have communities who also contribute to the GDMP to push for those conversations.

#### **Item 9: True Up and Budget Procedure**

Tami Madsen provided the committee with rough drafts of the true up and budget policy. She would like to consider implementation of some type of policy that can be referenced by member agencies. She took policies from already existing and executed agreements, combining them into one document.

#### **Item 10: Policy/Procedure Development Process**

Discussed with Item 9.

#### **Item 11: Treasurer Agreement**

Tami Madsen advised that a preliminary Treasurer Agreement is currently with Amy Kahler for her to review and edit. CIWW and DMWW lawyers have not reviewed the agreement yet as it is still in the early stages of development.

#### **Item 12: September Financial Summary and September Expenditures**

The September Financials were not completed by the time of the meeting.

#### **Item 13: September Revenue and Usage Summary**

No comments on the September Revenue and Usage Summary

#### **Item 14: Other Business**

No other business.

**Adjournment**

## **Minutes**

Executive Committee  
Central Iowa Water Works  
October 13, 2025  
4601 Westown Parkway, Suite 122  
West Des Moines, IA 50266  
2:30 p.m.

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### **Item 1: Call to Order**

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

### **Item 2: Roll Call**

Jody Smith, John McCune, John Edwards, Courtney Clarke, Diane Munns\*, Tami Madsen,  
Dustin Delvaux

\*Attended remotely

### **Item 3: Approve Minutes for September 15, 2025**

John McCune moved to approve the minutes; seconded by Clarke. Approved by unanimous voice vote.

### **Item 4: Approve Minutes for September 19, 2025**

John McCune moved to approve the minutes; seconded by Clarke. Approved by unanimous voice vote.

### **Item 5: Treasurer Agreement**

Diane Munns entered the meeting at 2:36 p.m.

Tami Madsen informed the committee the draft Treasurer Agreement is currently under review by Amy Kahler. Nyemaster has not yet reviewed the draft agreement, and the scope of services is still being negotiated. The CIWW Investment Policy assigns the Treasurer responsibility for managing investment functions; compensation for these responsibilities will be included in the finalized agreement.

The compensation provisions of the agreement also require further consideration, as they currently specify that Des Moines Water Works will be paid for Treasurer services, even though Amy Kahler is specifically named as Treasurer.

Jody Smith raised a concern regarding the auditor's perspective on internal controls. Tami Madsen informed the committee the draft agreement aligns with the requirements previously reviewed by the auditors.

### **Item 6: Legislative Planning**

Tami Madsen updated the committee on the distribution of the invitation for Fleur Drive Water Treatment Plant tour on November 18. While no RSVPs have been received through the webform, Dentons has obtained verbal confirmations. The invitation has also been extended to other government relations firms and legislative support personnel.

Denton's had advised Tami an early January evening may be available for CIWW to "host" a reception (e.g., food and drinks) for legislators, sharing that many entities, public and private, host similar events during the legislative session. Committee members endorsed the reception idea and timing but asked for clarification if there were limitations on using CIWW funds for alcohol. It was assumed that would be handled by the caterer.

She then asked the committee whether the tour invitation should be extended to local elected officials or scheduled as a separate event at a later date. The committee agreed that holding a separate tour, at a later date, would be most beneficial.

### **Item 7: IDNR Water Quality Standards Triennial Review**

Tami Madsen informed the committee that the Iowa Department of Natural Resources is conducting its Triennial Review, as required by the EPA. CIWW may submit public comments on water quality, with a submission deadline of October 20, 2025.

The committee agreed that a letter should be submitted in a tone consistent with CIWW's legislative policies and requested that it focus on items previously reviewed by the CIWW Board of Trustees.

### **Item 8: After-Action Review Progress Update**

Tami Madsen provided an update on the After-Action Review progress. All focus group meetings have been completed, and the findings are being compiled into a report. The next step is to present the information to the Technical Committee for review and recommendations. Communications and education plans are also in development.

Tami Madsen reported that the following topics were raised in nearly all After-Action Review meetings: the appropriate body for decision-making on the Water Shortage Plan—Technical Committee or Board; whether Technical Committee meetings should be open or closed; and the development of an educational campaign.

Committee members generally agreed the Board of Trustees should be making the decision with the recommendations coming from the Technical Committee. The logistics of how to convene an emergency Board of Trustees meeting are being evaluated by counsel Neal Westin and Tami Madsen. Committee members also asked that Neal Westin be invited to a future Executive Committee meeting to discuss when meetings of the standing committees of the Board should be open to the public and when that is not necessary.

Tami Madsen discussed hosting virtual educational presentations for member agencies and their policymakers to provide information on the “Seasons of the River.” The sessions will be recorded for invitees unable to attend, allowing them to access the content later. John Edwards suggested including educational materials alongside the monthly meeting highlights, which are already being sent out, for broader distribution.

### **Item 9: Review October Board of Trustees Meeting Agenda**

The committee discussed the agenda and suggested changes.

### **Item 10: Other Business**

Jody Smith reminded the committee that Tami had a performance review in May, and her annual review is due in November. He suggested she complete a self-evaluation and present it to the committee, to be used alongside board feedback in conducting her performance review.

### **Adjournment**

Chair Smith adjourned the meeting at 3:34 p.m.

## **Minutes**

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

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### **Item 1: Call to Order**

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

### **Item 2: Roll Call**

Jody Smith, John McCune, John Edwards\*, Diane Munns\*, Courtney Clarke\*  
Sydney Gangestad\*, Stephanie Kiel\*, Logan Murray\*, Jacob Schrader\*, Tami Madsen, Dustin Delvaux

\*Attended remotely

### **Item 3: 2026 Legislative Priorities Review**

Tami Madsen discussed a potential new priority focused on reducing regulatory barriers. Nitrate removal wetland projects are currently being designated as “ponds” by the U.S. Army Corps of Engineers, resulting in regulatory bottlenecks for wetland-related initiatives. She noted this is an issue likely to garner support from multiple stakeholder groups.

Sydney Gangestad of Dentons Davis Brown PC discussed developing a 2026 policy agenda that reflects the interests of CIWW’s diverse membership. This agenda will help establish CIWW’s presence with legislators, particularly as a new entity. While those policies should align with member agency priorities, they do not need to be adopted verbatim. Additional considerations include drafting policies that external stakeholders can support and continuing to strengthen foundational relationships already initiated by Tami.

The Executive Committee agreed with Dentons that streamlining the policies and expanding their language would benefit CIWW. These policies are intended to support Dentons in discussions with legislators and provide guidance on CIWW’s position regarding water-related legislation not included on a narrower list of priorities.

The initial goal was to have the Board of Trustees vote on the priorities in October so they would be finalized for a November water treatment plant tour; however, the consensus was to share another draft with the Board at the October meeting and then delay approval by one month. Dentons advised that taking additional time to refine the policies and ensure alignment before approving them at the Board level would be more effective.

#### **Item 4: Legislative Policy Discussion**

The committee discussed a process for making decisions and acting during the legislative session. The relationship between Chapter 21.1j and a formally designated legislative committee was discussed. It was determined the Executive Director will be the direct line to Dentons with the option, if time allows, of bringing something to board member(s) if she requires assistance. Concerns about the use of Tami's time were addressed. The committee agreed that a process should be established to authorize Tami to take action on CIWW priorities with Dentons, provided she is comfortable with it. They also recommended Tami provide the Board of Trustees with a summary of actions taken, or detailed updates on specific bills, as needed.

Dentons agreed to attend the October 2025 CIWW Board of Trustees meeting for an introduction.

#### **Adjournment**

Chair Smith adjourned the meeting at 3:23 p.m.

## Minutes

Long Range Planning Committee  
Central Iowa Water Works  
October 6, 2025  
Des Moines Water Works Board Room  
2201 George Flagg Parkway  
Des Moines, Iowa  
1:00 pm \*After Technical Committee

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ITEM 1: Call to Order

Chair Lyle Hammes called the meeting to order at 2:02p.m.

ITEM 2: Introductions

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), Daria Dilparic (WDMWW), Dustin Delvaux (CIWW), Shawn Gaddie (AE2S)

ITEM 3: Approve Minutes from May 14, 2025 – Approval

Neil Weiss moved to approve the Long-Range Planning Committee minutes from May 14, 2025; Seconded by Matt Greiner. The committee approved the motion by unanimous voice vote.

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

- A.C. Ward High Service Pump 5 Replacement and VFD Addition – Recommendation

Lyle Hammes informed the committee that High Service Pump 5 will need to be repaired or replaced. After considering three alternatives, a recommendation was made to replace high service pump #5 by advancing the A.C. Ward High Service Pump #5 Replacement and VFD Addition from the 2028/2029 CIP to the 2026 CIWW CIP for \$733,600.

Tami Madsen noted that emergency reserves are projected to be fully funded ahead of schedule allowing the project to be moved to 2026 without negatively impacting rates or reserve levels.

Neil Weiss moved to approve advancing the High Service Pump #5 Replacement and VFD Addition to the 2026 CIP; Royce Hammitt seconded. The motion carried unanimously.

- Fleur Drive Levee Improvement (Flood Retaining Wall) – Discussion

Amy Kahler informed the committee that DMWW believes the cost of the levee improvement should be shared and not fully charged to the CIWW CIP. The proposed cost split would be based on a pro rata share—91% to CIWW and 9% to DMWW—which would result in cost savings for CIWW.

Kyle Danley reported that the estimated total project cost is \$1 million. A base bid of \$793,000 was received from Kramer and Associates, which would increase to approximately \$880,000 with paving included. These figures are before applying the 91/9 cost split.

ITEM 5: 2025 Long Range Planning Document – Recommendation

Lyle Hammes reminded the committee of the 28E Agreement requirement for Central Iowa Water Works to adopt a long-range plan (LRP) of at least 10 years by the end of its first year of operations and to update it no less frequently than every five years. He proposed using the draft improvement plans from the four producers as the foundation for the initial LRP. Tami Madsen suggested combining those plans with the HDR study to adopt as an interim plan and revisiting it within the next 12 to 18 months.

Committee members expressed concerns about approving the document without understanding potential rate impacts in years six through ten. It was suggested that a memo could be prepared to emphasize the need to adopt a comprehensive long-range plan while acknowledging the intent to revisit and refine it in the near future.

Wayne Schwartz recommended drafting a memo stating that the 28E Agreement requires adoption of a long-range plan by the end of CIWW's first operational year; that the HDR study and related documents meet this initial requirement; and that a more comprehensive plan will be developed within 12 to 18 months as additional data becomes available. Rudy Koester seconded the motion, and the committee approved the recommendation by unanimous voice vote.

ITEM 6: New Capacity Allocation Methodology – Discussion

Tami Madsen reminded the committee to complete the capacity allocation methodology and return it to her as soon as possible. She also noted that she will be assembling a group to develop a formal methodology for allocating capacity and provided information on how members can sign up to participate.

ITEM 7: Other Business

No other business

ITEM 8: Adjourn

Chair Hammes adjourned the meeting at 3:05p.m.

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## Minutes

Long Range Planning Committee  
Central Iowa Water Works  
November 12, 2025  
Des Moines Water Works Board Room  
2201 George Flagg Parkway  
Des Moines, Iowa  
1:00 pm \*After Technical Committee

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ITEM 1: Call to Order

Chair Lyle Hammes called the meeting to order at 2:10p.m.

ITEM 2: Introductions

Present: Don Clarke (Ankeny), Jeff May (Clive), Kyle Danley (DMWW), Matt Greiner (Johnston), Randy Franzen (Polk City), Neil Weiss (UWU), Andy Fish (WWD), Rudy Koester (Waukee), Christina Murphy (WDMWW), Royce Hammitt (Xenia), Shawn Buckner (Ankeny), Lindsey Wanderscheid (DMWW), Matthew Jacob (UWU), Matt Van Wyk (WWD), Lyle Hammes (WDMWW), Tami Madsen (CIWW), Amy Kahler (DMWW), Daria Dilparic (WDMWW), Dustin Delvaux (CIWW), Darrin Hager (HNTB)

ITEM 3: Approve Minutes from October 6, 2025 – Approval

Rudy Koester moved to approve the minutes from the October 6, 2025, Long-Range Planning Committee meeting; Matt Greiner seconded. The minutes were approved by unanimous voice vote.

ITEM 4: 2025 Long Range Planning Document – Recommendation

Lyle Hammes recommended the adoption of the *Central Iowa Water Works Regional Facility Study* in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* as Central Iowa Water Works' (CIWW) initial Long-Range Plan. He recommended updating the document within 12-18 months when more information is available related to CIWW projects. He addressed the question from the previous meeting of how this would affect rates by reminding the committee that this is a guide and planning tool.

Neil Weiss moved to recommend the *Central Iowa Water Works Regional Facility Study* in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* as Central Iowa Water Works' (CIWW) initial Long-Range Planning document with the committee to update the document in 12-18 months; seconded by Rudy Koester. The recommendation was approved by unanimous voice vote.

ITEM 5: Other Business

ITEM 6: Adjourn

Randy Franzen moved to adjourn the meeting; Matt Greiner seconded. Chair Hammes adjourned the meeting at 2:13p.m.



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 6J**

**SUBJECT:** Receive and File October Financial Summary and Approve October Expenditures

**SUMMARY:**

The following financial reports are attached:

1. Statement of Revenues, Expenses, and Change in Net Position for the month of October
2. Statement of Revenues, Expenses, and Change in Net Position – 12 Month Trend
3. Statement of Net Position as of October 31, 2025
4. Statement of Net Position – 12 Month Trend
5. Monthly Disbursement Listing for the month of October

Following are key financial highlights for the month:

- Interest-bearing operating cash as of October 31 totals approximately \$21.76 million, which is higher than previous month.
- Restricted cash balances, including the Bond Sinking Fund and Debt Service Reserve Fund, total \$5.74 million at month-end and are earning 3.895%.
- Accounts Receivable of \$8.88 million represents Member Agency water charges billed for October 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 \$4,716, which is lower 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. Principal payments will be paid on December 1<sup>st</sup>.
- 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 October was \$157K below 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 \$934k due to the wet summer and lawn watering ban.
- Contract Operator Expenses totaling \$32.81 million YTD reflect a favorable budget variance of \$3.91 million, compared to budgeted expenses of \$36.73 million. It is likely that Contract Operator Expenses will come in under-budget at year-end.
- Investment income was \$60,706 for the month and \$345k YTD.

- Interest expense is accrued interest for outstanding bonds, totaling \$748k YTD.
- Total operating expenses are approximately \$40.07 million YTD which is about \$2.24 million above budget; however, this variance is because the non-cash line item of depreciation expense totaling \$5.79 million was not budgeted.
- On a cash basis (excluding depreciation and amortization), net income is approximately \$2.21 million higher than expected.
- October cash disbursements totaled \$4,062,569,91.

**FINANCIAL IMPACT:**

None.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

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

Prepared by:

  
\_\_\_\_\_  
  
\_\_\_\_\_

**Central Iowa Water Works**  
**Statement of Net Position**  
**As of October 31, 2025**  
 Year To Date 10/31/2025

**Assets**

Current Assets		
Cash and Cash Equivalents		21,763,935
Restricted Cash		5,738,320
Accounts Receivable		8,876,962
Prepaid Expenses		14,628
Total Current Assets		36,393,845
Capital Assets, Net		302,112,485
<b>Total Assets</b>		<b>338,506,330</b>

**Liabilities**

Current Liabilities		
Accounts Payable		4,716
Accrued Liabilities		1,063,743
Accrued Interest Payable		350,947
Accrued Payroll Liabilities		30,623
Bond Payable - Current		1,737,013
Joint Capital Payable		12,333,226
Total Current Liabilities		15,520,268
Long-Term Debt, Net		47,930,910
<b>Total Liabilities</b>		<b>63,451,178</b>

<b>Net Position</b>		<b>275,055,152</b>
<b>Total Liabilities and Net Position</b>		<b>338,506,330</b>

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 October 31, 2025

	Month Ending 11/30/2024 <small>Actual</small>	Month Ending 12/31/2024 <small>Actual</small>	Month Ending 01/31/2025 <small>Actual</small>	Month Ending 02/28/2025 <small>Actual</small>	Month Ending 03/31/2025 <small>Actual</small>	Month Ending 04/30/2025 <small>Actual</small>	Month Ending 05/31/2025 <small>Actual</small>	Month Ending 06/30/2025 <small>Actual</small>	Month Ending 07/31/2025 <small>Actual</small>	Month Ending 08/31/2025 <small>Actual</small>	Month Ending 09/30/2025 <small>Actual</small>	Month Ending 10/31/2025 <small>Actual</small>
<b>Assets</b>												
<b>Current Assets</b>												
Cash and Cash Equivalents	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	21,763,935
Restricted Cash	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	5,738,320
Accounts Receivable	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	8,876,962
Prepaid Expenses	2,350	2,350	0	0	0	0	0	8,875	31,245	25,706	20,166	14,628
<b>Total Current Assets</b>	<b>1,539,784</b>	<b>1,400,376</b>	<b>12,075,055</b>	<b>14,857,420</b>	<b>16,198,243</b>	<b>20,172,677</b>	<b>19,728,712</b>	<b>22,742,513</b>	<b>20,342,649</b>	<b>25,067,336</b>	<b>34,628,088</b>	<b>36,393,845</b>
Capital Assets, Net	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	302,112,485
<b>Total Assets</b>	<b>1,539,784</b>	<b>1,400,376</b>	<b>48,704,522</b>	<b>54,000,219</b>	<b>55,438,009</b>	<b>62,238,490</b>	<b>61,832,128</b>	<b>66,323,868</b>	<b>67,096,683</b>	<b>71,835,125</b>	<b>337,258,380</b>	<b>338,506,330</b>
<b>Liabilities</b>												
<b>Current Liabilities</b>												
Accounts Payable	78,655	0	93,522	912,826	45,439	2,830,703	45,308	1,477,939	415,951	13,605	97,656	4,716
Accrued Liabilities	1,773	1,302,807	866,285	863,743	863,743	863,743	863,743	864,743	913,743	963,743	1,013,743	1,063,743
Accrued Interest Payable	0	0	0	0	210,568	280,758	350,947	70,190	140,379	210,568	280,758	350,947
Accrued Payroll Liabilities	4,248	19,150	17,822	13,097	20,283	28,029	36,383	42,733	17,332	19,902	22,034	30,623
Bond Payable - Current	0	0	0	0	0	0	0	1,737,013	1,737,013	1,737,013	1,737,013	1,737,013
Joint Capital Payable	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	12,333,226
<b>Total Current Liabilities</b>	<b>84,676</b>	<b>1,321,957</b>	<b>5,977,629</b>	<b>6,789,666</b>	<b>6,140,033</b>	<b>9,003,233</b>	<b>6,296,381</b>	<b>9,192,618</b>	<b>8,224,418</b>	<b>7,944,831</b>	<b>15,484,430</b>	<b>15,520,268</b>
Long-Term Debt, Net	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	47,930,910
<b>Total Liabilities</b>	<b>84,676</b>	<b>1,321,957</b>	<b>46,335,860</b>	<b>49,601,860</b>	<b>49,108,562</b>	<b>54,635,127</b>	<b>52,063,641</b>	<b>54,700,804</b>	<b>54,841,412</b>	<b>55,875,742</b>	<b>63,415,340</b>	<b>63,451,178</b>
<b>Net Position</b>	<b>1,455,108</b>	<b>78,420</b>	<b>2,368,662</b>	<b>4,398,359</b>	<b>6,329,447</b>	<b>7,603,363</b>	<b>9,768,487</b>	<b>11,623,064</b>	<b>12,255,271</b>	<b>15,959,384</b>	<b>273,843,040</b>	<b>275,055,152</b>
<b>Total Liabilities and Net Position</b>	<b>1,539,784</b>	<b>1,400,376</b>	<b>48,704,522</b>	<b>54,000,219</b>	<b>55,438,009</b>	<b>62,238,490</b>	<b>61,832,128</b>	<b>66,323,868</b>	<b>67,096,683</b>	<b>71,835,125</b>	<b>337,258,380</b>	<b>338,506,330</b>

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**Central Iowa Water Works**  
**Statement of Revenues, Expenses, and Change in Net Position**  
**For the Period Ending October 31, 2025**

	Month Ending 10/31/2025			Year To Date 10/31/2025			Year Ending 12/31/2025	% Remaining
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
<b>Change in Net Position</b>								
Operating Revenue(Expense), Net								
Operating Revenue								
Water Sales Revenue	5,708,792	5,865,778	(156,986)	55,891,278	56,826,907	(935,628)	66,727,586	16 %
Expansion Revenue	64,367	64,368	(1)	643,670	643,679	(9)	772,415	17 %
Other Revenue	0	0	0	1,280	0	1,279	0	0 %
<b>Total Operating Revenue</b>	<b>5,773,159</b>	<b>5,930,146</b>	<b>(156,987)</b>	<b>56,536,228</b>	<b>57,470,586</b>	<b>(934,358)</b>	<b>67,500,001</b>	<b>16 %</b>
Operating Expenses								
Personnel								
Salaries & Wages	34,031	28,333	(5,698)	256,820	283,333	26,514	340,000	24 %
Payroll Taxes	1,093	2,167	1,074	18,094	21,675	3,580	26,010	30 %
Employee Benefits	6,455	6,875	420	77,315	68,750	(8,564)	82,500	6 %
<b>Total Personnel</b>	<b>41,579</b>	<b>37,375</b>	<b>(4,204)</b>	<b>352,229</b>	<b>373,758</b>	<b>21,530</b>	<b>448,510</b>	<b>21 %</b>
Professional Services								
Legal and Accounting Fees	29,739	20,834	(8,905)	397,736	208,334	(189,404)	280,000	(42) %
Professional Services - Other	3,950	416	(3,534)	56,883	249,166	192,284	1,108,743	95 %
<b>Total Professional Services</b>	<b>33,689</b>	<b>21,250</b>	<b>(12,439)</b>	<b>454,619</b>	<b>457,500</b>	<b>2,880</b>	<b>1,388,743</b>	<b>67 %</b>
Contract Operator Expenses								
Contract Operator Expenses	3,843,431	3,843,430	(1)	32,813,894	36,726,111	3,912,217	42,704,779	23 %
<b>Total Contract Operator Expenses</b>	<b>3,843,431</b>	<b>3,843,430</b>	<b>(1)</b>	<b>32,813,894</b>	<b>36,726,111</b>	<b>3,912,217</b>	<b>42,704,779</b>	<b>23 %</b>
Occupancy and Office								
Mailing & Production	58	500	442	415	5,000	4,586	6,000	93 %
Facility & Equipment Expenses	53,935	5,000	(48,934)	527,149	50,000	(477,150)	60,000	(779) %
IT & Telecommunications	208	0	(208)	20,106	0	(20,106)	0	0 %
Licenses & Fees	0	0	0	104	151,897	151,792	303,793	100 %
<b>Total Occupancy and Office</b>	<b>54,201</b>	<b>5,500</b>	<b>(48,700)</b>	<b>547,774</b>	<b>206,897</b>	<b>(340,878)</b>	<b>369,793</b>	<b>(48) %</b>
Other								
Travel Expense	713	0	(714)	5,169	0	(5,168)	0	0 %
Business Expenses	3,742	2,500	(1,241)	102,804	25,000	(77,804)	30,000	(243) %
Other Expenses	453	4,417	3,963	5,701	44,166	38,465	53,000	89 %
<b>Total Other</b>	<b>4,908</b>	<b>6,917</b>	<b>2,008</b>	<b>113,674</b>	<b>69,166</b>	<b>(44,507)</b>	<b>83,000</b>	<b>(37) %</b>
Depreciation and Amortization								
Depreciation	573,756	0	(573,756)	5,791,715	0	(5,791,715)	0	0 %
<b>Total Depreciation and Amortization</b>	<b>573,756</b>	<b>0</b>	<b>(573,756)</b>	<b>5,791,715</b>	<b>0</b>	<b>(5,791,715)</b>	<b>0</b>	<b>0 %</b>
<b>Total Operating Expenses</b>	<b>4,551,564</b>	<b>3,914,472</b>	<b>(637,092)</b>	<b>40,073,905</b>	<b>37,833,432</b>	<b>(2,240,473)</b>	<b>44,994,825</b>	<b>11 %</b>
<b>Total Operating Revenue(Expense), Net</b>	<b>1,221,595</b>	<b>2,015,674</b>	<b>(794,079)</b>	<b>16,462,323</b>	<b>19,637,154</b>	<b>(3,174,831)</b>	<b>22,505,176</b>	<b>27 %</b>
Non-Operating Revenue(Expense), Net								
Investments, net	60,706	0	60,706	344,622	0	344,622	0	0 %
Interest Expense	70,189	0	(70,189)	748,489	0	(748,489)	0	0 %
<b>Total Non-Operating Revenue(Expense), Net</b>	<b>(9,483)</b>	<b>0</b>	<b>(9,483)</b>	<b>(403,867)</b>	<b>0</b>	<b>(403,867)</b>	<b>0</b>	<b>0 %</b>
Other Revenue								
Capital Contributions	0	0	0	258,918,276	0	258,918,276	0	0 %
<b>Total Other Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>258,918,276</b>	<b>0</b>	<b>258,918,276</b>	<b>0</b>	<b>0 %</b>
<b>Total Change in Net Position</b>	<b>1,212,112</b>	<b>2,015,674</b>	<b>(803,562)</b>	<b>274,976,732</b>	<b>19,637,154</b>	<b>255,339,578</b>	<b>22,505,176</b>	<b>(1,122) %</b>

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Central Iowa Water Works  
Statement of Revenues, Expenses, and Change in Net Position - Trend  
For the Period Ending October 31, 2025

	Month Ending 11/30/2024 Actual	Month Ending 12/31/2024 Actual	Month Ending 01/31/2025 Actual	Month Ending 02/28/2025 Actual	Month Ending 03/31/2025 Actual	Month Ending 04/30/2025 Actual	Month Ending 05/31/2025 Actual	Month Ending 06/30/2025 Actual	Month Ending 07/31/2025 Actual	Month Ending 08/31/2025 Actual	Month Ending 09/30/2025 Actual	Month Ending 10/31/2025 Actual
<b>Change in Net Position</b>												
Operating Revenue(Expense), Net												
Operating Revenue												
Water Sales Revenue												
Water Sales	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	3,962,477
Joint Fixed Revenue	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	1,746,315
Total Water Sales Revenue	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	5,708,792
Expansion Revenue	0	0	64,367	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	1,280	0	0
Total Other Revenue	0	0	0	0	0	0	0	0	0	1,280	0	0
Total Operating Revenue	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	5,773,159
Operating Expenses												
Personnel												
Salaries & Wages	35,074	39,471	22,082	16,770	22,943	26,410	26,415	25,523	30,870	25,037	26,739	34,031
Payroll Taxes	2,673	2,199	1,752	1,380	1,877	2,053	2,111	2,030	2,455	1,931	1,414	1,093
Employee Benefits	3,761	6,685	3,448	8,364	7,065	7,426	8,687	8,202	8,599	9,342	9,724	6,455
Total Personnel	41,508	48,355	27,282	26,514	31,885	35,889	37,213	35,755	41,924	36,310	37,877	41,579
Professional Services												
Legal and Accounting Fees	135,264	230,646	17,391	35,382	71,877	33,437	34,636	53,399	68,730	25,564	27,584	29,739
Professional Services - Other	12,616	230,902	304	0	21,473	4,000	0	0	0	27,156	0	3,950
Total Professional Services	147,880	461,548	17,695	35,382	93,350	37,437	34,636	53,399	68,730	52,720	27,584	33,689
Contract Operator Expenses												
Contract Operator Expenses	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	3,843,431
Total Contract Operator Expenses	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	3,843,431
Occupancy and Office												
Mailing & Production												
Printing and Reproduction	0	0	0	0	0	0	0	0	58	152	59	58
Postage and Shipping	0	0	0	88	0	0	0	0	0	0	0	0
Total Mailing & Production	0	0	0	88	0	0	0	0	58	152	59	58
Facility & Equipment Expenses												
Facility Expense	0	0	0	0	0	0	3,393	0	353,253	53,393	53,958	53,394
Materials & Supplies	0	1,193	0	45	96	122	0	0	6,230	1,404	1,320	541
Total Facility & Equipment Expenses	0	1,193	0	45	96	122	3,393	0	359,483	54,797	55,278	53,935
IT & Telecommunications												
Telecommunication Expense	74	74	0	0	0	0	0	0	0	0	0	0
Internet	0	0	0	0	0	0	0	0	120	0	120	120
IT Software & Subscriptions	0	578	0	167	150	0	0	0	0	895	99	88
IT Hardware & Equipment	0	0	0	0	0	0	1,709	0	6,795	5,729	4,113	0
Total IT & Telecommunications	74	652	0	167	150	0	1,709	0	6,915	6,624	4,332	208
Licenses & Fees												
Licenses and Permits Expense	0	0	0	0	0	0	0	0	0	0	104	0
Total Licenses & Fees	0	0	0	0	0	0	0	0	0	0	104	0
Total Occupancy and Office	74	1,845	0	300	246	122	5,102	0	366,456	61,573	59,773	54,201
Other												

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Central Iowa Water Works  
Statement of Revenues, Expenses, and Change in Net Position - Trend  
For the Period Ending October 31, 2025

	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	Month Ending 10/31/2025
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Travel Expense												
Travel	0	0	0	353	924	0	459	175	1,628	0	163	144
Meal and Entertainment Expense	0	452	275	48	0	263	0	0	0	0	169	569
Total Travel Expense	0	452	275	401	924	263	459	175	1,628	0	332	713
Business Expenses												
General Insurance Premiums	2,062	0	2,350	0	0	0	11,464	(8,876)	887	888	887	3,016
Advertising and Publishing Expense	0	0	0	0	1,079	2,500	130	162	287	205	744	726
Public Relations and Communications Expense	337	5,393	0	2,750	0	0	0	0	38,712	9,169	24,786	0
Dues and Subscriptions Expense	0	0	0	482	477	0	0	5,100	0	0	0	0
Education and Training	0	0	0	4,145	0	30	703	0	0	0	0	0
Total Business Expenses	2,399	5,393	2,350	7,377	1,556	2,530	12,297	(3,614)	39,886	10,262	26,417	3,742
Other Expenses												
Bank Fees	32	32	2,534	192	86	101	75	75	75	75	75	74
Miscellaneous Expenses	1	864,188	181	179	244	137	279	186	261	217	277	379
Total Other Expenses	33	864,220	2,715	371	330	238	354	261	336	292	352	453
Total Other	2,432	870,065	5,340	8,149	2,810	3,031	13,110	(3,178)	41,850	10,554	27,101	4,908
Depreciation and Amortization												
Depreciation	0	0	0	0	0	0	0	0	0	0	5,217,959	573,756
Total Depreciation and Amortization	0	0	0	0	0	0	0	0	0	0	5,217,959	573,756
Total Operating Expenses	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	4,551,564
Total Operating Revenue(Expense), Net	(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)	1,221,595
Non-Operating Revenue(Expense), Net												
Investments, net												
Investment Income	5,765	5,125	20,526	21,752	26,902	31,062	32,930	36,622	40,032	33,909	40,183	60,706
Total Investments, net	5,765	5,125	20,526	21,752	26,902	31,062	32,930	36,622	40,032	33,909	40,183	60,706
Interest Expense	0	0	24,865	0	210,568	70,190	70,189	91,918	70,190	70,190	70,190	70,189
Total Non-Operating Revenue(Expense), Net	5,765	5,125	(4,339)	21,752	(183,666)	(39,128)	(37,259)	(55,296)	(30,158)	(36,281)	(30,007)	(9,483)
Other Revenue	0	0	0	0	0	0	0	0	0	0	258,918,276	0
<b>Total Change in Net Position</b>	<b>(186,129)</b>	<b>(1,376,688)</b>	<b>2,290,243</b>	<b>2,029,697</b>	<b>1,931,088</b>	<b>1,273,916</b>	<b>2,165,124</b>	<b>1,854,578</b>	<b>632,206</b>	<b>3,704,113</b>	<b>257,883,656</b>	<b>1,212,112</b>

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## Central Iowa Water Works Monthly Disbursements Listing

Vendor name	Account title	Amount
Ahlers & Cooney, P.C.	Legal	7,580.00
Automatic Data Processing, Inc.	Miscellaneous Expenses	278.55
Automatic Data Processing, Inc.	Withholding Taxes Payable	5,118.54
Automatic Data Processing, Inc.	Accrued Salary	18,396.48
Automatic Data Processing, Inc.	IPERS Payable	3,823.60
Bankers Trust Company	Advertising and Publishing Expense	726.00
Bankers Trust Company	Internet	120.00
Bankers Trust Company	Meal and Entertainment Expense	569.60
Bankers Trust Company	Materials & Supplies	541.27
Bankers Trust Company	IT Software & Subscriptions	87.92
Bankers Trust Company	Bank Fees	74.90
City of Grimes	Contract Operator Expenses	247,458.00
City of Polk City	Contract Operator Expenses	17,321.00
City of Polk City	Construction in Progress	28,000.00
Des Moines Water Works	Contract Operator Expenses	3,162,038.00
En Q Strategies LLC	Public Relations and Communications Expense	22,704.80
Gannett Iowa LocaliQ	Advertising and Publishing Expense	347.60
Heartland Business Systems LLC	IT Hardware & Equipment	3,710.76
Holmes Murphy & Associates LLC	General Insurance Premiums	1,663.66
Nyemaster Goode, P.C.	Legal	21,174.00
RSM US LLP	Accounting	10,248.00
Strand Associates, Inc	Construction in Progress	78,330.00
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
Wixted & Company	Public Relations and Communications Expense	11,250.00
<b>Sum Total</b>		<b>4,062,569.91</b>



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 6K**

**SUBJECT:** 6K. Motion – Receive and File CIWW October 2025 Revenue and Usage Summary

**SUMMARY:**

The October 2025 Revenue and Usage Summary is presented as Item 6K. The summary incorporates a pie chart depicting the proportional contribution of each member to water pumpage and associated billing for October 2025, in addition to cumulative data through the month of October.

Of interest, Des Moines Water Works, the largest water-producing agency within Central Iowa Water Works, budgeted for the pumpage of 18.2 billion gallons of water but is projected to reach 19 billion gallons. This exceedance has occurred despite a wet year and the implementation of a lawn watering ban.

**FINANCIAL IMPACT:**

None.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Move to approve the consent agenda including item 6K – to receive and file CIWW October 2025 Revenue and Usage Summary

Prepared by: *Nami Madan*

Central Iowa Water Works  
Member Billing - Oct Revenue

Member Name	Account #	Bill Code	Description	Consumption		Oct Revenue	Balance	A/R -	
				Cubic Feet	Kgals		Forward	Paid	10/31/2025
CITY OF ANKENY	0012470-005039	CE1	CIWW Base - Consumption	7,690,085	57,526	\$125,978.97	\$140,613.70	\$40,661.42	\$225,931.25
	0012470-005040	CE1	CIWW Base - Consumption	5,896,256	44,107	\$96,592.47	\$150,101.32	\$68,649.33	\$178,044.46
	0012470-084793	CE1	CIWW Base - Consumption	5,078,000	37,986	\$83,187.80	\$139,034.03	\$65,536.19	\$156,685.64
	0012470-099890	CE1	CIWW Base - Consumption	6,033,000	45,130	\$98,832.61	\$158,676.06	\$73,268.50	\$184,240.17
	0012470-101656	CE1	CIWW Base - Consumption	4,942,500	36,972	\$80,968.04	\$136,912.57	\$64,700.71	\$153,179.90
	0012470-105134	CF1	CIWW Expansion - Ankeny	0	0	\$14,792.00	\$14,792.00	\$14,792.00	\$14,792.00
		CG4	CIWW Joint Fixed Costs - Ankeny	0	0	\$145,912.00	\$145,912.00	\$145,912.00	\$145,912.00
	0070846-084542	CE1	CIWW Base - Consumption	0	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>CITY OF ANKENY Total</b>				<b>29,639,841</b>	<b>221,721</b>	<b>\$646,263.89</b>	<b>\$886,041.68</b>	<b>\$473,520.15</b>	<b>\$1,058,785.42</b>
City of Clive	0010362-038471	CE1	CIWW Base - Consumption	439,402	3,287	\$7,198.28	\$7,426.27	\$7,426.27	\$7,198.28
	0010362-062939	CE1	CIWW Base - Consumption	67,676	506	\$1,108.67	\$1,891.91	\$1,891.91	\$1,108.67
	0010362-064409	CE1	CIWW Base - Consumption	2,601,500	19,461	\$42,617.77	\$36,269.75	\$36,269.75	\$42,617.77
	0010362-105135	CF2	CIWW Expansion - Clive	0	0	\$1,132.00	\$0.00	\$1,132.00	\$0.00
		CG5	CIWW Joint Fixed Costs - Clive	0	0	\$67,114.00	\$0.00	\$67,114.00	\$0.00
	0022523-083773	CE1	CIWW Base - Consumption	3,610,060	27,005	\$59,140.00	\$98,352.61	\$98,352.61	\$59,140.00
	0220444-067362	CE1	CIWW Base - Consumption	180,500	1,350	\$2,956.95	\$2,842.28	\$2,842.28	\$2,956.95
<b>City of Clive Total</b>				<b>6,899,138</b>	<b>51,609</b>	<b>\$181,267.67</b>	<b>\$146,782.82</b>	<b>\$215,028.82</b>	<b>\$113,021.67</b>
CITY OF GRIMES	0036327-105145	CF5	CIWW Expansion - Grimes	0	0	\$8,638.00	\$0.00	\$8,638.00	\$0.00
		CG8	CIWW Joint Fixed Costs - Grimes	0	0	\$57,088.00	\$0.00	\$57,088.00	\$0.00
	0036327-105152	CE1	CIWW Base - Consumption	6,915,630	51,732	\$113,291.85	\$146,096.10	\$146,096.10	\$113,291.85
<b>CITY OF GRIMES Total</b>				<b>6,915,630</b>	<b>51,732</b>	<b>\$179,017.85</b>	<b>\$146,096.10</b>	<b>\$211,822.10</b>	<b>\$113,291.85</b>
CITY OF JOHNSTON	0024246-057063	CE1	CIWW Base - Consumption	2,652,000	19,838	\$43,445.06	\$49,612.89	\$26,538.84	\$66,519.11
	0024246-065845	CE1	CIWW Base - Consumption	2,730,500	20,426	\$44,731.05	\$52,528.89	\$12,909.02	\$84,350.92
	0024246-087010	CE1	CIWW Base - Consumption	2,083,000	15,582	\$34,123.71	\$140,113.61	\$76,280.33	\$97,956.99
	0024246-099730	CE1	CIWW Base - Consumption	2,073,877	15,514	\$33,974.25	\$139,965.91	\$62,808.69	\$111,131.47
	0024246-105136	CF4	CIWW Expansion - Johnston	0	0	\$3,979.00	\$3,979.00	\$3,979.00	\$3,979.00
		CG7	CIWW Joint Fixed Costs - Johnston	0	0	\$83,716.00	\$83,716.00	\$83,716.00	\$83,716.00
<b>CITY OF JOHNSTON Total</b>				<b>9,539,377</b>	<b>71,359</b>	<b>\$243,969.07</b>	<b>\$469,916.30</b>	<b>\$266,231.88</b>	<b>\$447,653.49</b>
CITY OF NORWALK	0249590-044039	CE1	CIWW Base - Consumption	2,020,000	15,111	\$33,091.64	\$49,965.10	\$49,965.10	\$33,091.64
	0249590-051829	CE1	CIWW Base - Consumption	10,300	77	\$168.73	\$190.85	\$190.85	\$168.73
	0249590-102922	CE1	CIWW Base - Consumption	3,849,779	28,798	\$63,067.08	\$61,233.20	\$61,233.20	\$63,067.08
	0249590-105137	CF6	CIWW Expansion - Norwalk	0	0	\$4,183.00	\$0.00	\$4,183.00	\$0.00
		CG9	CIWW Joint Fixed Costs - Norwalk	0	0	\$40,417.00	\$0.00	\$40,417.00	\$0.00
<b>CITY OF NORWALK Total</b>				<b>5,880,079</b>	<b>43,986</b>	<b>\$140,927.45</b>	<b>\$111,389.15</b>	<b>\$155,989.15</b>	<b>\$96,327.45</b>
CITY OF POLK CITY	0237803-005459	CE1	CIWW Base - Consumption	1,731,500	12,952	\$28,365.43	\$58,172.48	\$58,172.48	\$28,365.43
	0237803-105138	CF7	CIWW Expansion - Polk City	0	0	\$1,092.00	\$1,092.00	\$1,092.00	\$1,092.00
		CH1	CIWW Joint Fixed Costs - Polk City	0	0	\$20,295.00	\$20,295.00	\$20,295.00	\$20,295.00
	0237803-105150	CE1	CIWW Base - Consumption	960,385	7,184	\$15,733.03	\$34,933.96	\$18,663.60	\$32,003.39
<b>CITY OF POLK CITY Total</b>				<b>2,691,885</b>	<b>20,137</b>	<b>\$65,485.46</b>	<b>\$114,493.44</b>	<b>\$98,223.08</b>	<b>\$81,755.82</b>
CITY OF WAUKEE	0012341-058559	CE1	CIWW Base - Consumption	6,886,580	51,515	\$112,815.95	\$156,870.54	\$0.00	\$269,686.49
	0012341-082625	CE1	CIWW Base - Consumption	2,922,500	21,862	\$47,876.40	\$30,536.05	\$0.00	\$78,412.45
	0012341-098837	CE1	CIWW Base - Consumption	1,881,521	14,075	\$30,823.08	\$30,723.82	\$0.00	\$61,546.90
	0012341-105139	CG1	CIWW Expansion - Waukee	0	0	\$7,377.00	\$0.00	\$0.00	\$7,377.00
		CH4	CIWW Joint Fixed Costs - Waukee	0	0	\$71,239.00	\$0.00	\$0.00	\$71,239.00
<b>CITY OF WAUKEE Total</b>				<b>11,690,601</b>	<b>87,452</b>	<b>\$270,131.43</b>	<b>\$218,130.41</b>	<b>\$0.00</b>	<b>\$488,261.84</b>
DES MOINES WATER WORKS	0215002-105146	CF3	CIWW Expansion - DMWW	0	0	\$9,153.00	\$0.00	\$9,153.00	\$0.00
		CG6	CIWW Joint Fixed Costs - DMWW	0	0	\$754,374.00	\$0.00	\$754,374.00	\$0.00
	0215002-105149	CE1	CIWW Base - Consumption	98,456,107	736,501	\$1,612,907.94	\$1,859,005.72	\$1,859,005.72	\$1,612,907.94
<b>DES MOINES WATER WORKS Total</b>				<b>98,456,107</b>	<b>736,501</b>	<b>\$2,376,434.94</b>	<b>\$1,859,005.72</b>	<b>\$2,622,532.72</b>	<b>\$1,612,907.94</b>
URBAN DALE WATER UTILITY	0222909-037901	CE1	CIWW Base - Consumption	374	3	\$6.13	\$8.52	\$8.52	\$6.13
	0222909-037902	CE1	CIWW Base - Consumption	2	0	\$0.03	\$0.38	\$0.38	\$0.03

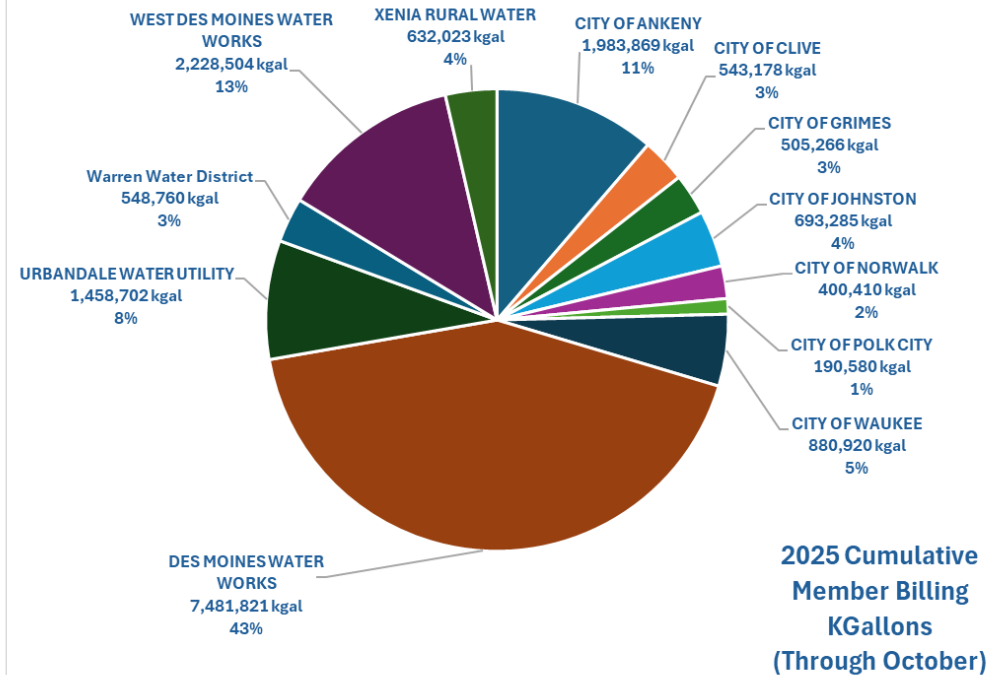
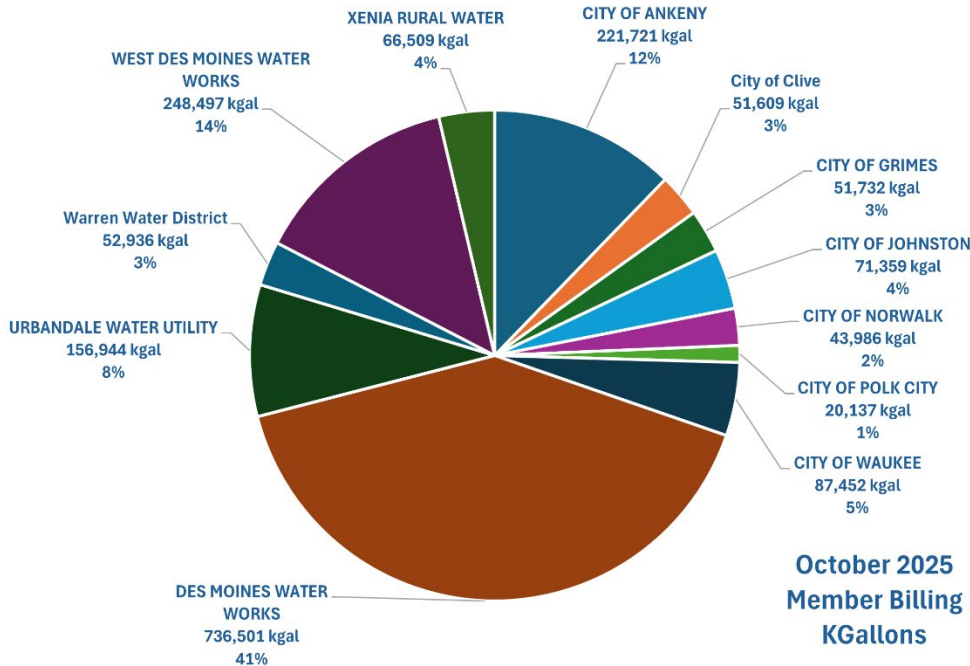
URBAN DALE WATER UTILITY	0222909-037903	CE1	CIWW Base - Consumption	4,816	36	\$78.90	\$115.15	\$115.15	\$78.90	
	0222909-052133	CE1	CIWW Base - Consumption	11,210,979	83,864	\$183,658.26	\$265,957.69	\$265,957.69	\$183,658.26	
	0222909-054053	CE1	CIWW Base - Consumption	730	5	\$11.96	\$15.96	\$15.96	\$11.96	
	0222909-073198	CE1	CIWW Base - Consumption	9,757,400	72,990	\$159,845.73	\$183,892.86	\$183,892.86	\$159,845.73	
	0222909-074693	CE1	CIWW Base - Consumption	1,500	11	\$24.57	\$24.57	\$24.57	\$24.57	
	0222909-104087	CE1	CIWW Base - Consumption	4,663	35	\$76.39	\$159.45	\$159.45	\$76.39	
	0222909-105140	CF8	CIWW Expansion - UWU	0	0	\$4,644.00	\$0.00	\$4,644.00	\$0.00	
		CH2	CIWW Joint Fixed Costs - UWU	0	0	\$171,366.00	\$0.00	\$171,366.00	\$0.00	
<b>URBAN DALE WATER UTILITY Total</b>				<b>20,980,464</b>	<b>156,944</b>	<b>\$519,711.97</b>	<b>\$450,174.58</b>	<b>\$626,184.58</b>	<b>\$343,701.97</b>	
WARREN RURAL WATER	0150261-005279	CE1	CIWW Base - Consumption	0	0	\$0.00	\$0.00	\$0.00	\$0.00	
	0150261-005280	CE1	CIWW Base - Consumption	3,795,500	28,392	\$62,177.88	\$67,641.28	\$67,641.28	\$62,177.88	
	0150261-064408	CE1	CIWW Base - Consumption	3,280,967	24,543	\$53,748.80	\$58,689.74	\$58,689.74	\$53,748.80	
	0150261-105141	CF9	CIWW Expansion - WWD	0	0	\$1,081.00	\$0.00	\$1,081.00	\$0.00	
			CH3	CIWW Joint Fixed Costs - WWD	0	0	\$48,994.00	\$0.00	\$48,994.00	\$0.00
<b>WARREN RURAL WATER Total</b>				<b>7,076,467</b>	<b>52,936</b>	<b>\$166,001.68</b>	<b>\$126,331.02</b>	<b>\$176,406.02</b>	<b>\$115,926.68</b>	
WEST DES MOINES WATER WORKS	0102137-085433	CE1	CIWW Base - Consumption	45,250	338	\$741.29	\$1,266.33	\$1,266.33	\$741.29	
	0189348-085833	CE1	CIWW Base - Consumption	1,217,650	9,109	\$19,947.54	\$13,244.84	\$13,244.84	\$19,947.54	
	0189348-098842	CE1	CIWW Base - Consumption	2,127,194	15,912	\$34,847.69	\$26,737.11	\$26,737.11	\$34,847.69	
	0189348-099617	CE1	CIWW Base - Consumption	4,319	32	\$70.75	\$921.67	\$921.67	\$70.75	
	0240344-005548	CE1	CIWW Base - Consumption	30,100	225	\$493.10	\$2,297.51	\$2,297.51	\$493.10	
	0240344-005549	CE1	CIWW Base - Consumption	14,169	106	\$232.12	\$87.19	\$87.19	\$232.12	
	0240344-048523	CE1	CIWW Base - Consumption	1,088,000	8,139	\$17,823.62	\$26,841.91	\$26,841.91	\$17,823.62	
	0240344-067347	CE1	CIWW Base - Consumption	0	0	\$0.00	\$0.00	\$0.00	\$0.00	
	0240344-084852	CE1	CIWW Base - Consumption	5,385,000	40,282	\$88,217.07	\$144,915.17	\$144,915.17	\$88,217.07	
	0240344-099901	CE1	CIWW Base - Consumption	14,500	108	\$237.54	\$90.10	\$90.10	\$237.54	
	0240344-100863	CE1	CIWW Base - Consumption	1,077,500	8,060	\$17,651.61	\$26,956.58	\$26,956.58	\$17,651.61	
	0240344-105142	CG2	CIWW Expansion - WDMWW	0	0	\$8,050.00	\$0.00	\$8,050.00	\$0.00	
			CH5	CIWW Joint Fixed Costs - WDMWW	0	0	\$235,374.00	\$0.00	\$235,374.00	\$0.00
		0240344-105151	CE1	CIWW Base - Consumption	22,215,627	166,184	\$363,936.40	\$415,087.31	\$415,087.31	\$363,936.40
<b>WEST DES MOINES WATER WORKS Total</b>				<b>33,219,309</b>	<b>248,497</b>	<b>\$787,622.73</b>	<b>\$658,445.72</b>	<b>\$901,869.72</b>	<b>\$544,198.73</b>	
XENIA RURAL WATER	0223361-005186	CE1	CIWW Base - Consumption	1,207,779	9,035	\$19,785.84	\$30,424.86	\$30,424.86	\$19,785.84	
	0223361-005187	CE1	CIWW Base - Consumption	305	2	\$5.00	\$4.08	\$4.08	\$5.00	
	0223361-085893	CE1	CIWW Base - Consumption	1,740,033	13,016	\$28,505.22	\$28,315.06	\$28,315.06	\$28,505.22	
	0223361-098831	CE1	CIWW Base - Consumption	5,942,913	44,456	\$97,356.80	\$101,271.38	\$101,271.38	\$97,356.80	
	0223361-105144	CG3	CIWW Expansion - Xenia	0	0	\$246.00	\$0.00	\$246.00	\$0.00	
		CH6	CIWW Joint Fixed Costs - Xenia	0	0	\$50,426.00	\$0.00	\$50,426.00	\$0.00	
<b>XENIA RURAL WATER Total</b>				<b>8,891,030</b>	<b>66,509</b>	<b>\$196,324.86</b>	<b>\$160,015.38</b>	<b>\$210,687.38</b>	<b>\$145,652.86</b>	
<b>Grand Total</b>				<b>241,879,928</b>	<b>1,809,383</b>	<b>\$5,773,159.00</b>	<b>\$5,346,822.32</b>	<b>\$5,958,495.60</b>	<b>\$5,161,485.72</b>	

CIWW Base - Consumption	\$3,962,477.00
CIWW Expansion	\$64,367.00
CIWW Joint Fixed Costs	\$1,746,315.00
<b>Total October Revenue</b>	<b>\$5,773,159.00</b>
	0.00



# CIWW October 2025 Usage Summary

	Cumulative To Date	Cumulative % To Date	September	% Total	Change From Previous Month	October	% Total	Change From Previous Month
CITY OF ANKENY	1,983,869	11%	188,369	9.05%	45,528	221,721	10.65%	33,351
CITY OF CLIVE	543,178	3%	67,025	3.22%	-529	51,609	2.48%	-15,416
CITY OF GRIMES	505,266	3%	66,712	3.20%	5,333	51,732	2.49%	-14,979
CITY OF JOHNSTON	693,285	4%	93,008	4.47%	11,483	71,359	3.43%	-21,649
CITY OF NORWALK	400,410	2%	50,864	2.44%	3,003	43,986	2.11%	-6,878
CITY OF POLK CITY	190,580	1%	25,723	1.24%	2,917	20,137	0.97%	-5,586
CITY OF WAUKEE	880,920	5%	99,605	4.78%	5,126	87,452	4.20%	-12,153
DES MOINES WATER WORKS	7,481,821	43%	848,876	40.78%	-14,262	736,501	35.38%	-112,375
URBANDALE WATER UTILITY	1,458,702	8%	205,563	9.87%	29,617	156,944	7.54%	-48,619
Warren Water District	548,760	3%	57,686	2.77%	1,207	52,936	2.54%	-4,751
WEST DES MOINES WATER WORKS	2,228,504	13%	305,215	14.66%	31,424	248,497	11.94%	-56,718
XENIA RURAL WATER	632,023	4%	73,068	3.51%	3,116	66,509	3.19%	-6,558
	17,547,318		2,081,715		123,963	1,809,383		-272,332





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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 6L**

**SUBJECT:** 6L. Motion – Receive and File Project Update and Capital Expenditure Reimbursement Report

**SUMMARY:**

The Project Update and Capital Expenditure Reimbursement Report is included in the consent agenda. The report provides an accounting of expenditures related to capital items approved in the Central Iowa Water Works budget.

The Joint Capital items for the Grimes Water Treatment Plant in 2025 have been completed, leaving a remaining budget of \$131,666.

The roof replacement project, originally budgeted at \$288,000, was completed for \$87,700. Additional tuckpointing work was required, resulting in an unbudgeted expense of \$22,800.

**FINANCIAL IMPACT:**

The Grimes Joint Capital Budget items are complete with a remaining budget of \$131,666.00.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Move to approve the consent agenda, including Item 6L – to receive and file the Project Update and Capital Expenditure Reimbursement Report.

Prepared by: *Anna Hansen*





DMWW

Request for Reimbursement For Capital Expenditures

Asset Description	2025 Budget	Reallocated Budget	Remaining Budget	Reallocation	Cash or Debt	January	February	March	April	May	June	July	August	September	October	Total
5kv Switch Gear Controls Upgrade	\$ 396,483.00		\$ 335,533.59		Cash	\$ 335.80	\$ 14,696.66	\$ 14,355.01	\$ 7,467.75	\$ 461.73	\$ 586.42	\$ 21,324.93	\$ 1,139.84	\$ 396.91	\$ 184.36	\$ 60,949.41
CO2 Feed	\$ 286,131.00		\$ 286,131.00		Cash							\$ -				\$ -
ELL Isolation Valve	\$ 543,254.00		\$ 543,254.00		Cash							\$ -				\$ -
Filter Plant Rehabilitation	\$ 1,013,597.00		\$ 807,229.48		Cash	\$ 3,275.07	\$ 113,728.10	\$ 31,070.27	\$ 27,469.60	\$ 27,110.17	\$ 1,941.10	\$ 1,126.51		\$ 152.35	\$ 494.35	\$ 206,367.52
SCADA Network Improvement	\$ 195,058.00		\$ (38,813.62)		Cash	\$ 2,078.46	\$ 797.66	\$ 8,170.65	\$ 26,763.23	\$ 19,769.09	\$ 83,471.40	\$ 55,501.12	\$ 15,542.81	\$ 9,066.38	\$ 12,710.82	\$ 233,871.62
Treatment Basin Rechain (ongoing)	\$ 680,437.00		\$ 381,852.98		Cash	\$ 53,597.83	\$ 6,438.44	\$ 26,271.59	\$ 125,371.87	\$ 136.80	\$ 69,255.00	\$ 10,516.37	\$ 615.60	\$ 547.20	\$ 5,833.32	\$ 298,584.02
Maffitt Reservoir Tunnel & Channel	\$ 258,750.00		\$ 258,750.00		Cash											\$ -
McM Rehab Collector Wells	\$ 658,022.00		\$ 135,570.76		Cash	\$ 205.20	\$ 1,041.06	\$ 16,360.69	\$ 450,910.66	\$ 23,765.83	\$ 68.40	\$ 29,757.40	\$ 68.40		\$ 273.60	\$ 522,451.24
Expansion of Raw Water - 10 MGD Expansion	\$ 2,781,039.00		\$ 2,776,955.83		Debt	\$ 331.34	\$ 365.20	\$ 545.29	\$ 432.42	\$ 511.36	\$ 105.68	\$ 475.56	\$ 528.40	\$ 576.56	\$ 211.36	\$ 4,083.17
RO Membrane Replacement (ongoing)	\$ 228,807.00		\$ 78,774.46		Cash		\$ 3,349.32	\$ 5,426.50			\$ 125.93	\$ 251.86	\$ 83.95	\$ 140,794.98		\$ 150,032.54
UF Membrane Replacement	\$ 583,565.00		\$ 374,421.97		Cash	\$ 208,458.95				\$ 125.93		\$ 55.00		\$ 251.30	\$ 251.85	\$ 209,143.03
Source Water Expansion	\$ 39,602.00		\$ 39,602.00		Cash											\$ -
Treatment & Transmission Expansion	\$ 284,621.00		\$ 284,621.00		Cash											\$ -
Plant Expansion - 10 MGD Expansion	\$ 1,564,614.00		\$ 861,915.75		Debt	\$ 2,454.11	\$ 93,765.21	\$ 130,455.53	\$ 142,177.90	\$ 69,294.80	\$ 85,180.96	\$ 36,972.74	\$ 39,496.85	\$ 39,356.80	\$ 63,543.35	\$ 702,698.25
DICO Feeder Main Replacement	\$ -		\$ (66,485.09)		Cash		\$ 154.34	\$ 77.17	\$ 385.85	\$ 11,008.14	\$ 11,775.94	\$ 15,296.52	\$ 12,983.69	\$ 714.18	\$ 14,089.26	\$ 66,485.09
DICO Feeder Main Replacement	\$ 3,105,000.00		\$ 3,104,228.30		Cash	\$ 771.70										\$ 771.70
Joint Seal 16th & Tuttle - Design	\$ -		\$ (414.36)		Cash			\$ 77.17	\$ 231.51	\$ 105.68						\$ 414.36
Joint Seal 16th & Tuttle - Construction	\$ 517,500.00		\$ 516,381.20		Cash	\$ 1,118.80										\$ 1,118.80
16th St 24" Replacement - Tuttle to MLK - Design	\$ -		\$ (12,523.97)		Cash			\$ 308.68	\$ 1,791.70	\$ 4,986.99	\$ 1,697.74	\$ 1,993.02	\$ 771.70	\$ 819.80	\$ 154.34	\$ 12,523.97
16th St 24" Replacement - Tuttle to MLK - Const														\$ 231.51	\$ 385.85	\$ 617.36
SWTP - West Feeder Main Ph 3 Deseign														\$ 101.57		\$ 101.57
SWTP - West Feeder Main Ph 3 Const	\$ 3,173,533.00		\$ (2,248,632.09)		Debt	\$ 8,072.82	\$ 838,151.87	\$ 114,159.79	\$ 103,159.90	\$ 27,788.14	\$ 1,452,257.46	\$ 820,451.09	\$ 1,286,080.31	\$ 551,777.48	\$ 220,266.23	\$ 5,422,165.09
Tenny to LP Moon Feeder Connection	\$ 2,555,943.00		\$ 2,376,121.07		Cash	\$ 1,550.18	\$ 8,220.38	\$ 12,104.24	\$ 17,674.07	\$ 9,412.26	\$ 7,658.82	\$ 4,220.51	\$ 68,271.03	\$ 47,272.01	\$ 3,438.43	\$ 179,821.93
FD Center Court Parking Lot	\$ 387,215.00		\$ 356,637.14		Cash	\$ 62.50	\$ 218.75	\$ 31.25	\$ 64.38	\$ 22,134.06	\$ 3,848.63	\$ 1,664.82	\$ 2,263.76		\$ 289.71	\$ 30,577.86
FDT - HVAC	\$ 269,959.00		\$ 269,959.00		Cash											\$ -
FDT Control Center Upgrades	\$ 155,250.00		\$ 130,937.21		Cash		\$ 1,619.66	\$ 7,868.73	\$ 7,173.39	\$ 6,078.61	\$ 98.49		\$ 993.03	\$ 438.90	\$ 41.98	\$ 24,312.79
FDT Levee Gates	\$ 139,660.00		\$ 139,492.10		Cash				\$ 167.90							\$ 167.90
FDTP - Building Improvements	\$ 162,886.00		\$ 162,886.00		Cash											\$ -
MWTP Safety Showers & Tempering	\$ 197,019.00		\$ 182,058.80		Cash		\$ 68.40		\$ 36.35	\$ 410.40	\$ 136.80	\$ 68.40	\$ 615.60	\$ 8,274.28	\$ 5,349.97	\$ 14,960.20
Routine Production Replacements	\$ 1,250,000.00		\$ 1,250,000.00		Cash											\$ -
585-875 Fleur Drive Automation	\$ -		\$ (15,090.92)		Cash	\$ 10,984.77	\$ 1,822.73	\$ 1,141.71	\$ 1,061.59	\$ 80.12						\$ 15,090.92
585-884 SWTP Automation	\$ -		\$ -		Cash											\$ -
585-075 McMullen Automation	\$ -		\$ (9,047.69)		Cash							\$ 111.72	\$ 4,954.17	\$ 2,311.38	\$ 1,670.42	\$ 9,047.69
585-102 Fleur Drive Reinvestment	\$ -		\$ (300,325.54)		Cash	\$ 24,887.69	\$ 11,760.02	\$ 51,302.96	\$ 155,142.67	\$ 1,615.46	\$ 429.88	\$ 12,741.94	\$ 6,308.51	\$ 88.64	\$ 36,047.77	\$ 300,325.54
585-103 McMullen Reinvestment	\$ -		\$ (230,630.08)		Cash	\$ 9,749.38	\$ 39,633.18	\$ 12,776.68	\$ 50,296.04	\$ 716.93	\$ 38,697.87	\$ 78,760.00				\$ 230,630.08
585-104 SWTP Reinvestment	\$ -		\$ (128,159.31)		Cash	\$ 2,550.45	\$ 22,510.74		\$ 4,162.59	\$ 1,312.08	\$ 21,279.99	\$ 27,572.10	\$ 5,075.40	\$ 32,038.83	\$ 11,657.13	\$ 128,159.31
Roof Replace & Repairs	\$ 156,750.00		\$ 156,750.00		Cash											\$ -
Facility Upgrades	\$ 293,375.00		\$ 292,222.00		Cash	\$ 1,076.16				\$ 76.84						\$ 1,153.00
FD Basins	\$ -	\$ -	\$ (40,307.04)		Cash								\$ 40,307.04			\$ 40,307.04
Vehicle & Equipment Replacement	\$ 1,000,000.00		\$ 316,722.02		Cash	\$ 20,646.45		\$ 53,359.91	\$ 54,085.22			\$ 43,424.00	\$ 313,361.40	\$ 198,401.00		\$ 683,277.98
Safety Compliance	\$ 207,064.00		\$ 207,064.00		Cash											\$ -
Crystal Lake Pump Station	\$ -		\$ (3,398.33)		Cash		\$ 400.00	\$ 400.00	\$ 2,078.72	\$ 119.61				\$ 400.00		\$ 3,398.33
DM River Well Field	\$ -		\$ -		Cash											\$ -
Nitrate Removal Expansion	\$ -	\$ -											\$ 189.63	\$ 167.90	\$ 678.69	\$ 1,036.22
FDTP Levee Improvement	\$ -		\$ (271,001.53)		Cash	\$ 295.31	\$ 20,359.33	\$ 38,361.52	\$ 38,708.25	\$ 16,158.84	\$ 25,834.90	\$ 31,785.35	\$ 9,799.50	\$ 44,661.80	\$ 45,036.73	\$ 271,001.53
FDTP Gallery	\$ -		\$ (3,535.59)		Cash			\$ 350.77	\$ 68.40	\$ 752.40	\$ 68.40	\$ 478.80	\$ 205.20	\$ 1,201.22	\$ 410.40	\$ 3,535.59
Lime Sludge Filter Press	\$ -		\$ (119,153.27)		Cash	\$ 1,889.70	\$ 598.34	\$ 26,440.23	\$ 28,306.17	\$ 29,286.99		\$ 1,219.68	\$ 27,516.31	\$ 3,553.85	\$ 342.00	\$ 119,153.27
FDTP Ops Storm Water Improvements	\$ -		\$ (29.08)		Cash			\$ 29.08								\$ 29.08
FTP-Filter Media Replacement	\$ -		\$ (357,027.66)		Cash	\$ 6,072.20	\$ 2,359.39	\$ 57,107.39	\$ 124,655.72	\$ 16,745.45	\$ 42,175.96	\$ 107,707.65		\$ 203.90		\$ 357,027.66
Fluoride Room Improvements	\$ -		\$ (6,430.39)		Cash	\$ 154.34			\$ 3,300.00		\$ 1,042.45	\$ 813.62			\$ 1,119.98	\$ 6,430.39
Isolation Clear Well - Gallery	\$ -		\$ (916.83)		Cash					\$ 460.60	\$ 133.48	\$ 269.87			\$ 52.88	\$ 916.83
EHL Suction Well - Elevate Grade	\$ -		\$ (2,131.94)		Cash					\$ 345.33	\$ 133.48	\$ 1,653.13				\$ 2,131.94
FD Gallery Valves - Ongoing	\$ -		\$ (36.35)		Cash				\$ 36.35							\$ 36.35
FD VFD High Lift Pumps	\$ -		\$ (1,244,401.56)		Cash	\$ 1,450.43	\$ 2,841.42	\$ 75,776.41	\$ 304,567.39	\$ 106,595.06	\$ 144,641.28	\$ 211,390.12	\$ 249,018.26	\$ 138,484.02	\$ 9,637.17	\$ 1,244,401.56
FD ELL/EHL Flood Protect	\$ -		\$ (2,961.61)		Cash	\$ 132.96	\$ 1,185.56			\$ 421.71	\$ 822.21	\$ 266.97			\$ 132.20	\$ 2,961.61
FD PAC Facility Upgrades	\$ -		\$ -		Cash											\$ -
FD WHL Pump Rebuild	\$ -		\$ (10,086.68)		Cash		\$ 523.42	\$ 6,456.02	\$ 1,881.57	\$ 1,116.51	\$ 109.16					\$ 10,086.68
McM Ferric Chloride Expansion	\$ -		\$ (71,263.99)		Cash	\$ 62.35	\$ 3,617.12	\$ 9,749.39	\$ 6,714.88	\$ 6,765.12	\$ 8,886.06	\$ 7,738.91	\$ 6,522.20	\$ 8,534.43	\$ 12,673.53	\$ 71,263.99
McM Ferric Chloride Line Replace	\$ -		\$ (183.93)		Cash					\$ 183.93						\$ 183.93

McM PAC System	\$ -	\$ (148,705.19)	Cash	\$ 2,444.77	\$ 1,376.65	\$ 65,233.13	\$ 62,116.12	\$ 3,523.67	\$ 7,346.78	\$ 2,188.67	\$ 1,558.60	\$ 1,503.35	\$ 1,413.45	\$ 148,705.19
Hickman Feeder	\$ -	\$ (1,345.74)	Cash		\$ 191.82	\$ 149.02	\$ 91.50	\$ 66.10	\$ 774.07	\$ 73.23				\$ 1,345.74
McM Treatment	\$ -	\$ (16,045.18)	Cash	\$ -	\$ -				\$ 83.95	\$ 2,370.00	\$ 5,925.00	\$ 7,666.23		\$ 16,045.18
Riverbank Protection	\$ -	\$ -	Cash											\$ -
FD Safety Showers & Tempering	\$ -	\$ (2,749.21)	Cash		\$ 68.40	\$ 410.40	\$ 229.81	\$ 709.90	\$ 820.80	\$ 383.98			\$ 125.92	\$ 2,749.21
546-533 FD EHL#1 Closed Loop Cooling	\$ -	\$ (7,695.20)	Cash	\$ 882.25	\$ 622.65	\$ 2,734.30		\$ 124.70		\$ 707.40	\$ 874.63		\$ 1,749.27	\$ 7,695.20
546-534 FD Diesel Gen Closed Loop Cool	\$ -	\$ (116,337.66)	Cash	\$ 83.95	\$ 1,250.93	\$ 772.25	\$ 38,113.21	\$ 565.33	\$ 489.55	\$ 33,321.38	\$ 123.26	\$ 6,029.35	\$ 35,588.45	\$ 116,337.66
546-535 FD Chemical Bldg Elevator	\$ -	\$ (7,039.54)	Cash	\$ 154.34			\$ 617.36					\$ 1,214.80	\$ 5,053.04	\$ 7,039.54
546-521 DMR Isolation Valve-Parco Sys	\$ -	\$ (153,464.91)	Cash		\$ 694.53	\$ 1,350.48			\$ 694.53	\$ 1,773.92	\$ 138,458.57	\$ 9,430.19	\$ 1,062.69	\$ 153,464.91
MTWP Truck Scale	\$ -	\$ (184.22)	Cash			\$ 29.08							\$ 155.14	\$ 184.22
546-604 Pump Station HVAC	\$ -	\$ (158,247.16)	Cash	\$ 1,659.66	\$ 52,920.47	\$ 1,213.20	\$ 31,486.95	\$ 1,063.64	\$ 14,025.58	\$ 55,349.43	\$ 96.55	\$ 347.73	\$ 83.95	\$ 158,247.16
546-605 Diesel Pump Fuel Containment													\$ 105.76	\$ 105.76
546-606 Lab WaterProof	\$ -	\$ (2,478.97)	Cash	\$ 124.70	\$ 1,508.21	\$ 120.63	\$ 137.54	\$ 98.25	\$ 450.34				\$ 39.30	\$ 2,478.97
546-614 SCADA-PLCS Upgrades	\$ -	\$ (73,693.65)	Cash	\$ 4,251.56	\$ 2,385.17	\$ 5,282.13	\$ 7,990.56	\$ 5,264.84	\$ 7,645.82	\$ 9,245.25	\$ 9,783.13	\$ 7,546.57	\$ 16,298.62	\$ 75,693.65
548-824 Maffitt East Feeder Main Valve	\$ -	\$ (3,683.17)	Cash	\$ 205.20	\$ 3,038.40			\$ 251.87	\$ 68.40			\$ 119.30		\$ 3,683.17
546-634 SCADA Backbone Improvements	\$ -	\$ (164,906.56)	Cash				\$ 15,437.11	16,800.92	27,863.13	15,141.46	25,071.32	43,525.38	21,067.24	\$ 164,906.56
548-753 DMWW-Polk City Booster Stn	\$ -	\$ (47.72)	Cash				\$ 47.72							\$ 47.72
555-063 CIWW Wholesale Meters	\$ -	\$ (13,437.40)	Cash				\$ 11,689.26	1,748.14						\$ 13,437.40
546-531 Tenny Standpipe Painting	\$ -	\$ (5,553.08)	Cash				\$ 1,848.07	3,705.01						\$ 5,553.08
546-649 Storm Sewer Intake Replacement													785.62	\$ 785.62
Remote Pumping		\$ (49,681.73)	Cash					507.00	10,988.73	20,512.48		15,320.80	2,352.72	\$ 49,681.73
Remote Storage		\$ (530.00)	Cash						530.00					\$ 530.00
546-647 Fiber Optic Cable (FDTP to Armory)												8,902.04	1,243.39	\$ 10,145.43
FDTP - Building Improvements		\$ (3,699.66)	Cash						3,588.40	111.26				\$ 3,699.66
<b>Total</b>	<b>\$ 23,085,134.00</b>	<b>\$ 10,511,557.26</b>		<b>\$ 372,071.38</b>	<b>\$ 1,254,283.53</b>	<b>\$ 777,829.25</b>	<b>\$ 1,856,149.25</b>	<b>\$ 440,282.34</b>	<b>\$ 2,077,750.02</b>	<b>\$ 1,664,502.12</b>	<b>\$ 2,271,048.65</b>	<b>\$ 1,330,683.69</b>	<b>\$ 541,768.47</b>	<b>\$ 12,586,368.70</b>

*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	770,837.53	944,753.46	670,723.65	231,128.26
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	284,020.94

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	770,837.53	944,753.46	670,723.65	231,128.26
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	284,020.94
<b>Monthly Total</b>	<b>\$ 372,071.38</b>	<b>\$ 420,969.22</b>	<b>\$ 777,829.25</b>	<b>1,856,149.25</b>	<b>417,521.27</b>	<b>2,034,779.76</b>	<b>1,628,736.92</b>	<b>2,270,859.02</b>	<b>1,262,434.49</b>	<b>515,149.20</b>
YTD	\$ 372,071.38	\$ 793,040.60	\$ 1,570,869.85	3,427,019.10	3,844,540.37	5,879,320.13	7,508,057.05	9,778,916.07	11,041,350.56	11,556,499.76

**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	October	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		\$ 1,658,217.25		Debt	\$ -	\$ -		\$ 507.00		\$ 20,609.00	\$ 6,248.75	\$ 5,178.90	\$ 2,247.10	\$ 6,992.00	\$ 41,782.75
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	\$ -		\$ -		\$ -	\$ -										\$ -
<b>Total</b>	<b>\$ 3,817,000.00</b>		<b>\$ 3,678,290.84</b>			<b>\$ -</b>	<b>\$ 91,922.66</b>	<b>\$ 5,003.75</b>	<b>\$ 507.00</b>	<b>\$ -</b>	<b>\$ 20,609.00</b>	<b>\$ 6,248.75</b>	<b>\$ 5,178.90</b>	<b>\$ 2,247.10</b>	<b>\$ 6,992.00</b>	<b>\$ 138,709.16</b>
	<i>Ties to PFM 2025</i>															
	<i>WDMWW Capital Budget</i>															
Total Expended					Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expended					Debt	\$ -	\$ -	\$ -	\$ 507.00	\$ -	\$ 20,609.00	\$ 6,248.75	\$ 5,178.90	\$ 2,247.10	\$ 6,992.00	



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 7A**

**SUBJECT: 7A. Motion – Adopt the Initial Central Iowa Water Works Long-Range Plan**

**SUMMARY:**

Article VII of the 28E/28F agreement prescribes the Board shall prepare and adopt a long-range plan to meet the drinking water needs of the Member Agencies over a planning horizon of not less than ten (10) years and revise the plan as needed.

The CIWW Long Range Plan shall take into account all factors relevant to the mission of CIWW, including without limitation: (a) expected growth in water requirements of the Member Agencies; (b) source water availability and quality; (c) long range trends affecting source water supplies and allocations, including impacts of climate change; (d) water treatment capacities and requirements; and (e) all other matters necessary to assure the safety of drinking water supplies and sufficiency of quantity to meet demands, at reasonable cost. The initial CIWW Long Range Plan preparation shall commence promptly after the Effective Date and be completed within one (1) year of the Operational Commencement Date.

The Long-Range Planning and Capital Improvements Committee met on October 10 and November 12, 2025, and issued the following recommendation to the Central Iowa Water Works Board of Trustees:

Recommend the *Central Iowa Water Works Regional Facility Study* in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* as Central Iowa Water Works' (CIWW) initial Long-Range Planning document with the committee to update the document in 12-18 months. The recommendation was approved by unanimous voice vote.

**FINANCIAL IMPACT:**

No financial obligation is created by adopting the Long-Range plan.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Adopt the *Central Iowa Water Works Regional Facility Study* in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* as Central Iowa Water Works' (CIWW) initial Long-Range Planning document with the committee to update the document in 12-18 months.

Prepared by: Ami Madison

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Date: November 14, 2025

To: Central Iowa Water Works Board of Trustees

From: Long Range Planning and Capital Improvements Committee

Subject: Central Iowa Water Works – Long-Range Plan

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This memorandum recommends the adoption of the *Central Iowa Water Works Regional Facility Study* (Appendix A) in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* (Appendix B) as Central Iowa Water Works' (CIWW) initial Long-Range Plan.

The Board received and filed the *Central Iowa Water Works Regional Facility Study* on January 22, 2025. Developed through extensive collaboration with its Member Agencies, the regional study establishes a structured planning framework that integrates systemwide data on source water, treatment capacity, and demand forecasting. The framework defines both near-term and long-term planning horizons and reflects the Board's direction to incorporate growth, source diversification, and resiliency considerations. It now serves as a key planning component for ongoing system expansions, technical analyses, project prioritization, and annual planning updates to the Board.

The *2026 Five- and Ten-Year Capital Improvement Plan (CIP)* identifies prioritized capital investments necessary to maintain and expand system capacity, encompassing both the core network and the treatment facilities. By aligning treatment facility upgrades, distribution network enhancements, and other capital projects with long-range planning objectives, the CIP ensures system reliability, supports sustainable growth, and guides strategic decision-making. The 2026 CIP, a key element of CIWW's long-range planning efforts, has been formally received and filed by the Board of Trustees.

Adopting these documents as the initial Long-Range Plan establishes a framework for coordinated, strategic planning, guiding future infrastructure decisions, ensuring system reliability, and supporting sustainable regional water management.

The Long-Range Planning and Capital Improvements Committee met on October 10 and November 12, 2025, and issued the following recommendation to the Central Iowa Water Works Board of Trustees:

Recommend the *Central Iowa Water Works Regional Facility Study* in combination with the *2026 Ten-Year Capital Improvement Plan (CIP)* as Central Iowa Water Works' (CIWW) initial Long-Range Planning document with the committee to update the document in 12-18 months. The recommendation was approved by unanimous voice vote.

## **Supplemental Information**

The 28E/28F requires the Board to prepare, complete, and adopt a long-range plan within one year of the operational commencement date. The CIWW Long Range Plan shall take into account all factors relevant to the mission of CIWW, including without limitation: (a) expected growth in water requirements of the Member Agencies; (b) source water availability and quality; (c) long range trends affecting source water supplies and allocations, including impacts of climate change; (d) water treatment capacities and requirements; and (e) all other matters necessary to assure the safety of drinking water supplies and sufficiency of quantity to meet demands, at reasonable cost.

### **Analysis of Future Water Demands**

A comprehensive water demand forecast through 2050 has been completed for all Member Agencies and will be updated as needed to reflect changes in population, development patterns, and industrial capacity. The analysis incorporates population projections, economic development data, and per-capita consumption trends to estimate future water needs under multiple growth scenarios. These projections are being used to inform source water and treatment capacity planning, ensuring that Central Iowa Water Works' infrastructure investments remain appropriately scaled and forward-looking.

### **Source Water Availability and Quality**

In 2026, CIWW will continue advancing its long-range planning efforts through a series of source water studies in strategically significant areas of the region, including the Saylorville Plant Expansion, the Grimes Plant Expansion, and the proposed West Plant site. Additionally, the Water Usage Best Practices Committee will continue its work evaluating long-range trends affecting source water supplies and allocations, with particular attention to the potential impacts of climate change.

### **Integration of Climate and Long-Term Risk Considerations**

Climate and hydrologic variability have been integrated into long-range modeling. CIWW's technical team has analyzed historical data to identify trends in drought frequency, streamflow variability, and the effects of water temperature on treatment processes. These insights are guiding drought contingency planning, seasonal operational protocols, and the strategic siting of long-term infrastructure.

### **Treatment Capacity and Infrastructure Planning Framework – Five- and Ten- Year CIP**

The Water Producing Member Agencies, in collaboration with CIWW staff, prepared and submitted a five- and ten-year Capital Improvement Plan (CIP) to the Long-Range Planning, Technical, and Finance and Audit Committees, as well as to the Board of Trustees. This CIP, a key element of CIWW's long-range planning, has been formally received and filed, and will be updated annually. It provides a framework for prioritizing infrastructure investments, guiding strategic decisions, supporting sustainable growth, and ensuring the long-term reliability of the water system.



# CENTRAL IOWA WATER WORKS **REGIONAL WATER TREATMENT FACILITY STUDY**

# Introduction

The Des Moines Metropolitan Area is a thriving metropolis that is emerging as a premier city for businesses, entrepreneurs, young professionals, and families. A safe and reliable water supply has always been and will continue to be central to the area's viability, economy, and quality of life. Drinking water for the metro area has historically been provided largely by the Des Moines Water Works (DMWW) supplemented by West Des Moines (WDMWW), Grimes, and Polk City.

In order to successfully support the Des Moines area growth and prosperity, **Central Iowa Water Works (CIWW)** was established to provide regional governance of drinking water production, as well as continue to maintain and improve vital water infrastructure and services, while retaining a mindset for sustainable and responsible management of public resources.

**CIWW initiated this project to determine the way forward for planning, design, and construction of new water supply, treatment and distribution facilities for the growing metropolitan area.** This project incorporates the efforts from previous studies, which presented alternatives to meet the long-term needs and improve system reliability through a somewhat independent lens, including:

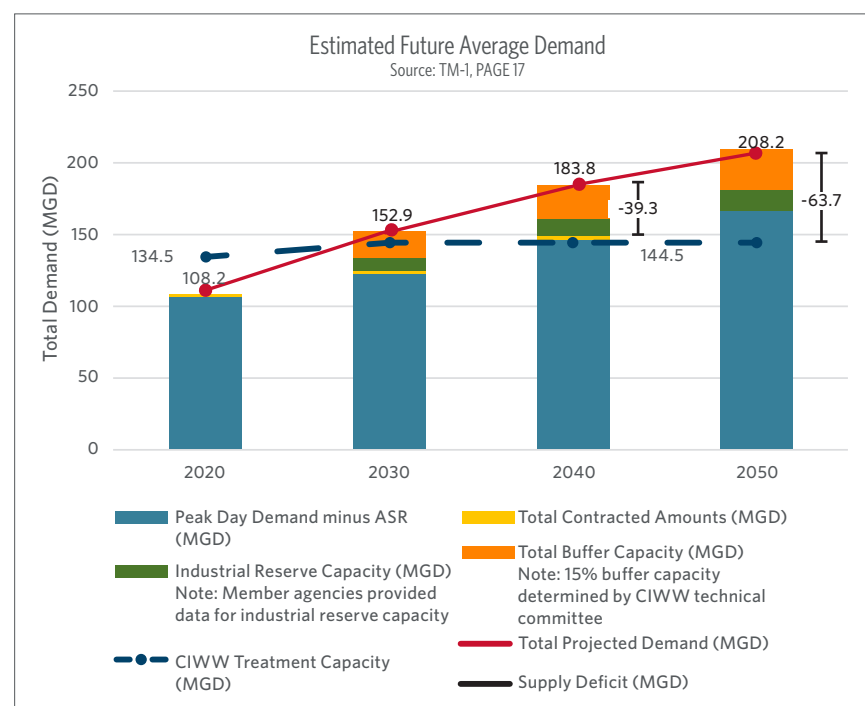
- DMWW 2017 Long Range Plan and 2021 Update
- 2021 Saylorville Water Treatment Plant Expansion Preliminary Engineering Report
- 2013 Urbandale Water Utility PER, 2021 City of Grimes Water Utility Evaluation and Management Plan
- 2021 WDMWW A.C. Ward WTP Evaluation Report
- 2020 West Water Production Facility Process Evaluation for WDMWW and Cities of Waukee and Van Meter

The goal of this project is to build upon this work to strategically determine: *Where does CIWW want to go?*

# Demand Projections

One of the first steps in helping to determine the direction CIWW should go was to establish Population and Demand Projections. The Des Moines metropolitan area is growing rapidly, with a population exceeding 600,000 as of the 2020 census. Using a variety of sources, including the Metropolitan Planning Organization (MPO) future population projections, the overall population growth was estimated which indicates approximately 679,000 people by 2030 and nearly 900,000 people by 2050.

Using these population estimates, coupled with the average daily demand for each community, the future years average demand for water was estimated. The overall peak day demand by year was then determined using the historical ratio of average day to peak day demand (the demand which the system must supply). Aquifer Storage and Recovery (ASR) wells have been used throughout the metropolitan area to store water underground (often in the winter when demand is lower) and recover it when needed (hot summer days). ASR wells allow the CIWW area to “shave off” the peak day demand. Subtracting the ASR well capacity from the peak day demand resulted in the peak day demand shown in the graph to the right in blue bars. In addition to calculated demand, CIWW members included appropriate industrial reserve capacity (green bars), and a 15% buffer capacity (orange bars). Lastly, any contracted amounts to non-CIWW members were also included, resulting in the **total demand projection which reaches over 208 million gallons per day (MGD) by 2050 resulting in a treatment and supply deficit of approximately 64 MGD.**



## CIWW Member Agencies

- Ankeny
- Clive
- Des Moines Water Works
- Grimes
- Johnston
- Norwalk
- Polk City
- Urbandale Water Utility
- Warren Water District
- Waukee
- West Des Moines Water Works
- Xenia Rural Water District

# Supply, Treatment, Transmission and Distribution Evaluations

**Supply:** Upon completion of the demand projections, each of the previous studies' supply and treatment alternatives were summarized and evaluated. Water supply for the Des Moines Metropolitan Area comes from the Raccoon and Des Moines rivers. Flow and potential yield was evaluated for each river. While both rivers have additional capacity to meet the growing need, the Des Moines river has greater capacity to supply the water demand needs. Both sources are susceptible to undesirable water quality characteristics, including high nitrate. It should also be noted that neither river is 100% reliable to meet the projected maximum day water demand under drought conditions. Source water, storage facilities, as well as drought management plans, will be required regardless of treatment scenario.

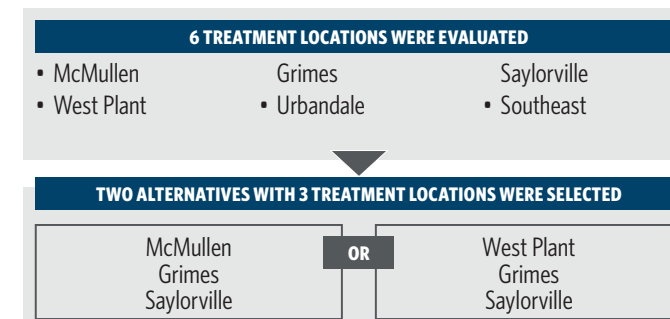
**Treatment:** Future water treatment locations that were evaluated to meet the growing demand included:

- Expansion at DMWW's McMullen (12.5 additional MGD) and construction of a larger new Saylorville (25 to 50 MGD) treatment plant (Saylorville II/III).
- Expansion of Grimes treatment plant (additional 3.3 MGD).
- A new water treatment plant (12 MGD) planned by WDMWW near Van Meter (West Plant).
- A new water treatment plant (up to 20 MGD) planned by Urbandale near Merle Hay Road and Interstate 35/80. *This location was eliminated due to limited available land.*
- cursory review was given to siting a new treatment plant in the southeast metropolitan area downstream of the confluence of the Des Moines and Raccoon rivers, downstream of the Water Reclamation Authority (WRA) discharge. *This location was eliminated due to its potential impact on the WRA, in addition to being essentially an Indirect Potable Reuse facility for which Iowa DNR has very limited precedent in state to base its regulatory requirements upon.*

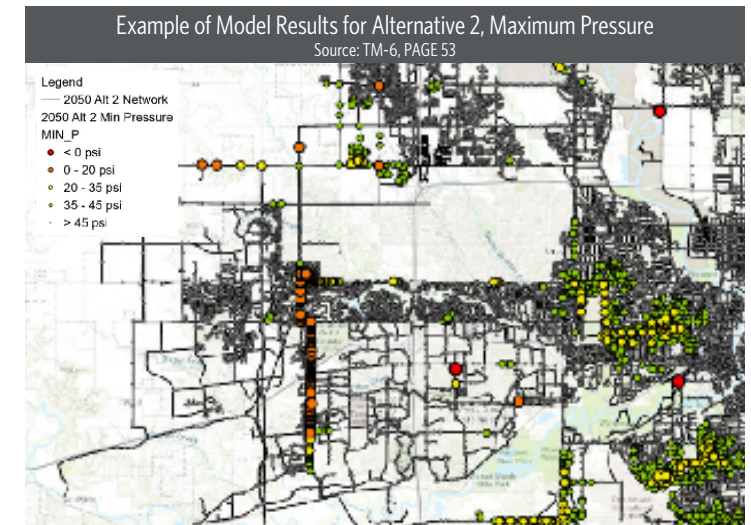
To meet the future demand, two alternatives were developed as shown below based on the remaining water treatment plant locations.

- **Alternative 1: Expansions at Grimes and McMullen, and construction of Saylorville II/III plant.**
- **Alternative 2: Expansion at Grimes, and construction of Saylorville II/III and the West Plant.**

Opinions of Probable Construction Cost (OPCC) were developed for each alternative by taking information from the previous studies and updating them with new information and cost construction factors that were similarly applied to each alternative.



**Transmission and Distribution:** A hydraulic model was developed that encompassed the entire CIWW service area to determine the impact of future demand on the transmission and distribution system. Based on the future demand and locations of the proposed treatment plants, transmission and distribution improvements were identified. Improvements were categorized as either common to both alternatives or associated with Alternative 1 or 2. OPCCs for each improvement were developed resulting in common costs, costs for Alternative 1 and costs for Alternative 2.



# Evaluation

After each alternative was developed, both were evaluated based on both monetary and non-monetary criteria.

**Monetary.** OPCCs for this project are considered Class 5 estimates with an expected accuracy of -35% to +60%. Costs include **source, water treatment, common transmission and distribution, and transmission and distribution projects specific to each alternative.**

Timing for projects and resulting spending for each alternative would be spread out between now and 2050 based on projected demand.

- **Alternative 1 OPCC: \$1.25B (2024 dollars)**
- **Alternative 2 OPCC: \$1.30B (2024 dollars)**

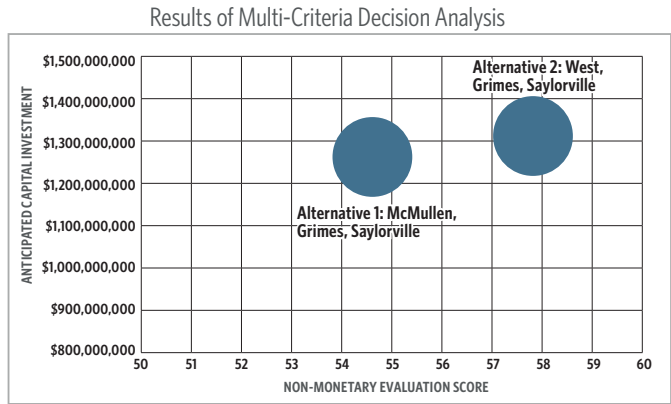
**Non-Monetary.** Prior to completing the Supply, Treatment, Transmission and Distribution Evaluations, non-monetary criteria were established on which each alternative would be scored. These criteria included:

- End Use Resiliency
- Complexity of Conveyance (Transmission and Distribution) System Improvements
- Complexity of Treatment Improvements
- Ease of Operation and Maintenance
- Environmental Stewardship
- Ease of Implementation

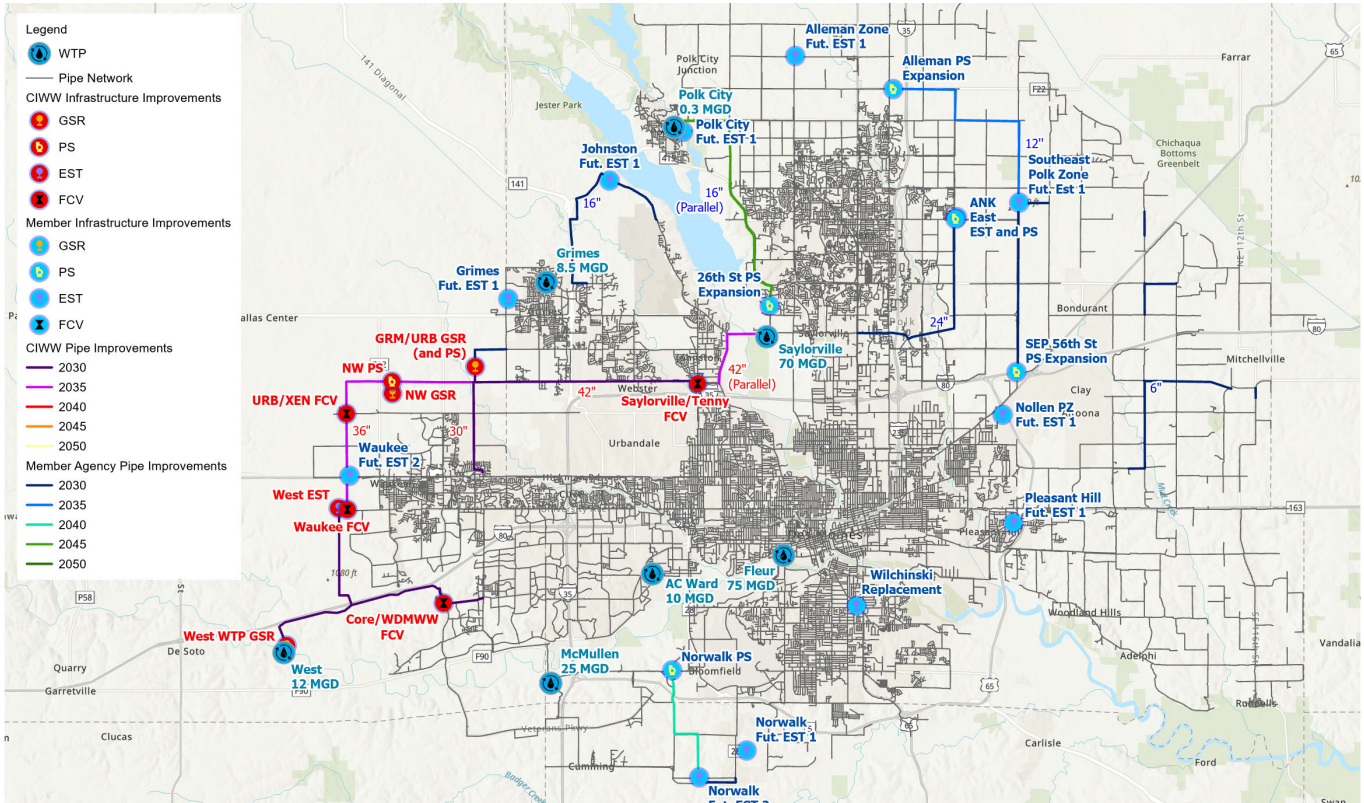
Each criteria was given a specific definition and weighted by CIWW members. Alternatives were then evaluated against each criteria, resulting in a non-monetary evaluation score. Criteria weights and evaluations were refined in a workshop setting with CIWW members.

# Selected Alternative

As a result of this analysis, Alternative 2 was recommended. Although Alternative 2 has a higher OPCC, the non-monetary score was higher. In addition, **Alternative 2 provides more robust treatment, specifically for nitrates (a regulated contaminant), resulting in higher finished water quality delivered to the metropolitan area at a similar cost.** The figure to the right graphically presents the results of the Multi-Criteria Decision Analysis (MCDA). The map below shows locations of needed improvements, both treatment and transmission/distribution.



ALTERNATIVE 2: EXPANSION AT GRIMES, AND CONSTRUCTION OF SAYLORVILLE II AND THE WEST PLANT  
SOURCE: TM-7, PAGE 22



# Next Steps

CIWW has worked diligently through this process. From establishing the future demand, to evaluating the source water capacity, to development of alternatives to meet that capacity, a lot has been accomplished. Yet there is still much to do. This project established the strategic vision and started the down the road to master planning for this newly formed utility. **Moving forward, more detailed capital planning and establishment of timing triggers for project construction will need to be completed to refine the alternatives, evaluate potential cost savings, and ensure that safe, reliable, drinking water is provided to the Des Moines Metropolitan Area well into the future.**

# 10 Year CIP by Community – Polk City

Polk City												
10 Year CIP												
	2026	2027	2028	2029	2030	5-Year	2031	2032	2033	2034	2035	10-Year
<b>Joint Capital</b>												
Wells 4 & 5 Generation Installation and Electrical	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Iron Filter Media Removal and Replacement (4 Filters)	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Replace High Service Pump 1 and Motor	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Pull and Inspect Well 3	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Security Fencing Install for Wells 3, 4, and 5	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Replace High Service Pump 2 and Motor	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Replace Aerator Trays	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pull and Inspect Well 4	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Replace High Service Pump 3 and Motor	\$ -	\$ -	\$ -	\$ 18,000	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Replace Spectrophotometer	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Pull and Inspect Well 5	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Dredge Iron Lagoon	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Water Plant Control Panel Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Reseal and Recoat Inside of Detention Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Replace Valves on Uron Filters 1, 2, 3, 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Replace #1 Iron Filter, Media, and Piping as needed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Replace #2 Iron Filter, Media, and Piping as needed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000
Replace #3 and #4 Iron Filter, Media, and Piping as needed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Replace Dehumidifier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000
Replace 6" Meter Inflow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
Replace 6" Meter Outflow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
Resurface Water Plant Floor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
<b>Polk City Joint Capital</b>	<b>\$ 75,000</b>	<b>\$ 78,000</b>	<b>\$ 88,000</b>	<b>\$ 149,000</b>	<b>\$ 50,000</b>	<b>\$ 440,000</b>	<b>\$ 45,000</b>	<b>\$ 150,000</b>	<b>\$ 125,000</b>	<b>\$ 256,000</b>	<b>\$ 35,000</b>	<b>\$ 1,051,000</b>

# 10 Year CIP by Community – Grimes

Grimes												
10 Year CIP												
	2026	2027	2028	2029	2030	5-Year	2031	2032	2033	2034	2035	10-Year
<b>Joint Capital</b>												
Roof Replacement and Lime Removal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boiler (x2), Backwash Pump, Effluent Filter Turbidimeters (x4)	\$ 12,000.00	\$ 82,000.00	\$ -	\$ -	\$ -	\$ 94,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,000.00
Lime Sludge Pumps	\$ 23,000.00	\$ 254,000.00	\$ -	\$ -	\$ -	\$ 277,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277,000.00
Lime Plant Electrical System	\$ 15,000.00	\$ 167,000.00	\$ -	\$ -	\$ -	\$ 182,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,000.00
Lime Plant Filter Media Replacement	\$ 24,000.00	\$ 266,000.00	\$ -	\$ -	\$ -	\$ 290,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,000.00
Lime Plant Process Valves, Actuators, Indicators	\$ -	\$ 64,000.00	\$ 707,000.00	\$ -	\$ -	\$ 771,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 771,000.00
New CO2 Tank	\$ -	\$ -	\$ -	\$ 87,000.00	\$ 960,000.00	\$ 1,047,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,047,000.00
Rehabilitation/replacement of Recarbonation Basin Controls	\$ -	\$ -	\$ -	\$ 11,000.00	\$ 122,000.00	\$ 133,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,000.00
Lime Plant Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Grimes Joint Capital</b>	<b>\$ 74,000.00</b>	<b>\$ 833,000.00</b>	<b>\$ 707,000.00</b>	<b>\$ 98,000.00</b>	<b>\$ 1,082,000.00</b>	<b>\$ 2,794,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,794,000.00</b>

# 10 Year CIP by Community – Des Moines Water Works

DMWW												
10 Year CIP												
	2026	2027	2028	2029	2030	5-Year	2031	2032	2033	2034	2035	10-Year
Joint Capital												
Core Network*	\$ 6,855,840.00	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ 11,252,142.47	\$ 10,488,662.93	\$ 11,057,299.69	\$ 7,422,331.15	\$ -	\$ 49,053,398.39
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	\$ 6,179,001.28	\$ 9,237,139.25	\$ 9,217,071.98	\$ 9,660,081.30	\$ 11,572,328.23	\$ 130,173,396.20
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	\$ 2,118,136.00	\$ 1,286,557.00	\$ 1,331,586.00	\$ 2,348,416.00	\$ 2,430,610.00	\$ 17,472,621.00
Facility Mgmt*	\$ 808,140.50	\$ 600,755.92	\$ 812,935.75	\$ 1,017,665.95	\$ 666,068.83	\$ 3,905,566.96	\$ 689,381.24	\$ 1,029,228.03	\$ 738,482.42	\$ 764,329.30	\$ 791,080.83	\$ 7,918,068.77
Field (metering, meter reading)	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 150,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 300,000.00
CIWW Building Maintenance	\$ 64,280.00	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00	\$ 52,500.00	\$ 261,780.00	\$ 55,125.00	\$ 57,881.25	\$ 60,775.31	\$ 63,814.08	\$ 67,004.78	\$ 566,380.42
CIWW IT	\$ 351,000.00	\$ 387,233.20	\$ 341,233.20	\$ 364,233.20	\$ 258,433.20	\$ 1,702,132.80	\$ 299,833.20	\$ 230,833.20	\$ 230,833.20	\$ 230,833.20	\$ 230,833.20	\$ 2,925,298.80
CIWW Grounds	\$ 163,000.00	\$ 33,000.00	\$ 155,000.00	\$ 35,000.00	\$ -	\$ 386,000.00	\$ -	\$ -	\$ -	\$ -	\$ 150,000.00	\$ 536,000.00
CIWW Transmission	\$ 81,387.66	\$ 83,829.28	\$ 86,344.16	\$ 88,934.49	\$ 91,602.52	\$ 432,098.11	\$ 94,350.60	\$ 97,181.12	\$ 100,096.55	\$ 103,099.45	\$ 106,192.43	\$ 933,018.26
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	\$ 1,180,000.00	\$ 1,200,000.00	\$ 1,220,000.00	\$ 1,240,000.00	\$ 1,260,000.00	\$ 11,781,000.00
CIWW Vehicles & Equipment	\$ 287,000.00	\$ 300,000.00	\$ 307,000.00	\$ 318,000.00	\$ 329,000.00	\$ 1,541,000.00	\$ 341,000.00	\$ 353,000.00	\$ 365,000.00	\$ 378,000.00	\$ 391,000.00	\$ 3,369,000.00
<b>Des Moines Water Works Joint Ca</b>	<b>\$ 22,807,748.37</b>	<b>\$ 23,751,363.90</b>	<b>\$ 25,004,844.98</b>	<b>\$ 25,281,565.15</b>	<b>\$ 27,879,311.67</b>	<b>\$ 124,724,834.08</b>	<b>\$ 22,238,969.79</b>	<b>\$ 24,010,482.78</b>	<b>\$ 24,351,145.15</b>	<b>\$ 22,240,904.48</b>	<b>\$ 17,029,049.47</b>	<b>\$ 234,595,385.73</b>

# 10 Year CIP by Community – West Des Moines Water Works

West Des Moines Water Works 10 Year CIP												
	2026	2027	2028	2029	2030	5-Year	2031	2032	2033	2034	2035	10-Year
<b>Joint Capital</b>												
Plant Equipment & Building Upgrades	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 1,500,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 3,250,000.00
Facility Repairs & Improvements	\$ 800,000.00	\$ 897,600.00	\$ -	\$ -	\$ -	\$ 1,697,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,697,600.00
SCU1 Drive Repairs & VFD Addition	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
Filters A-E Valve Replacement	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000.00
Two Vertical 30-Ton CO2 Tanks	\$ 881,000.00	\$ 775,000.00	\$ -	\$ -	\$ -	\$ 1,656,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,656,000.00
Alluvial Wells (3)	\$ 5,747,200.00	\$ -	\$ -	\$ -	\$ -	\$ 5,747,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,747,200.00
Building 5 Demolition	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00
Airwash Blower Replacement & Pipe Improvements	\$ 696,800.00	\$ -	\$ -	\$ -	\$ -	\$ 696,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696,800.00
AC Ward finished water quality study	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
98th Street Tower Mixer	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00
Fifth HSP Replacement & VFD Addition	\$ 733,600.00	\$ -	\$ -	\$ -	\$ -	\$ 733,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733,600.00
SCU painting	\$ -	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000.00
Ground Storage Tank No. 1 (West) Repainting	\$ -	\$ 780,000.00	\$ -	\$ -	\$ -	\$ 780,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 780,000.00
Lime/soda ash bin improvements, including feed piping, sensors	\$ -	\$ 117,800.00	\$ -	\$ -	\$ -	\$ 117,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,800.00
Office/building improvements	\$ -	\$ -	\$ 300,000.00	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,000.00
Second HSP Replacement & VFD Addition	\$ -	\$ -	\$ 228,000.00	\$ 565,000.00	\$ -	\$ 793,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793,000.00
Jordan Well Replacement	\$ -	\$ -	\$ 250,000.00	\$ 6,750,000.00	\$ -	\$ 7,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000.00
Wells Backup Power	\$ -	\$ -	\$ -	\$ 109,100.00	\$ 727,500.00	\$ 836,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 836,600.00
SCADA & security improvements	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
SCU Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ 2,500,000.00
Third HSP VFD Addition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252,800.00	\$ 560,600.00	\$ -	\$ -	\$ -	\$ 813,400.00
MCC upgrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ 600,000.00
Alluvial Wells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 817,800.00	\$ 7,832,900.00	\$ 8,650,700.00
Sludge Press Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 650,000.00
Redundant Well Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,807,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,807,000.00
Adjacent land acquisition east of AC Ward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 553,200.00	\$ -	\$ -	\$ -	\$ 553,200.00
<b>West Des Moines Water Works Joint Capital</b>	<b>\$ 9,853,600.00</b>	<b>\$ 5,270,400.00</b>	<b>\$ 1,278,000.00</b>	<b>\$ 8,844,100.00</b>	<b>\$ 1,527,500.00</b>	<b>\$ 26,773,600.00</b>	<b>\$ 2,409,800.00</b>	<b>\$ 2,563,800.00</b>	<b>\$ 2,350,000.00</b>	<b>\$ 1,167,800.00</b>	<b>\$ 8,832,900.00</b>	<b>\$ 44,097,900.00</b>

# 10 Year Expansion CIP – Central Iowa Water Works 2026 - 2030

Project Name	Date of Estimate	Cost Estimate	2026	2027	2028	2029	2030	5 Years
Plant Expansion - 10 MGD Expansion	2022	\$ 70,551,340.00	\$ 25,053,145.00	\$ 34,651,445.00	\$ 29,586,390.00	\$ -	\$ -	\$ 89,290,980.00
Expansion of Raw Water - 10 MGD Expansion	2022	\$ 50,159,912.00	\$ 3,724,900.00	\$ 18,537,150.00	\$ 18,537,150.00	\$ 9,655,643.00	\$ -	\$ 50,454,843.00
Tenny to LP Moon Feeder Connection	2025	\$ 6,697,420.00	\$ 2,079,548.91	\$ -	\$ -	\$ -	\$ -	\$ 2,079,548.91
Grimes Expansion	2025	\$ 37,224,000.00	\$ 7,705,368.00	\$ 15,950,111.76	\$ 16,508,365.67	\$ -	\$ -	\$ 40,163,845.43
West Plant	2025	\$ 135,360,000.00	\$ 14,009,760.00	\$ 7,250,050.80	\$ 15,007,605.16	\$ 62,131,485.35	\$ 56,267,826.42	\$ 154,666,727.72
West WTP Transmission Main	2025	\$ 24,745,140.00	\$ 2,561,121.99	\$ 13,253,806.30	\$ 10,974,151.61	\$ -	\$ -	\$ 26,789,079.90
Sugar Creek to West EST Main	2025	\$ 50,236,200.00	\$ 5,199,446.70	\$ 26,907,136.67	\$ 22,279,109.16	\$ -	\$ -	\$ 54,385,692.54
CIWW Core Connection	2025	\$ 10,240,020.00	\$ 1,059,842.07	\$ 5,484,682.71	\$ 4,541,317.29	\$ -	\$ -	\$ 11,085,842.07
Cathodic Protection	2025	\$ 1,900,000.00	\$ 196,650.00	\$ 1,017,663.75	\$ 842,625.59	\$ -	\$ -	\$ 2,056,939.34
Grimes/URB Booster Station	2025	\$ 8,190,000.00	\$ 1,695,330.00	\$ 3,509,333.10	\$ 3,632,159.76	\$ -	\$ -	\$ 8,836,822.86
Hydraulic Model - CIWW Systemwide	2025	\$ 1,040,000.00	\$ 1,040,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,040,000.00
Waterford Segment C	2025	\$ 20,026,440.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW Loop Transmission Main	2025	\$ 37,027,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SWTP Parallel Main	2025	\$ 37,146,060.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reservoir and Pump Station	2025	\$ 42,556,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Saylorville II	2025	\$ 372,750,000.00	\$ 5,786,943.75	\$ -	\$ -	\$ -	\$ -	\$ 5,786,943.75
Waterford Segment A	2025	\$ 73,684,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waterford Segment B	2025	\$ 27,008,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW 156th St Segment A to LP Moon	2025	\$ 22,506,120.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NW 156th St Segment B to Grimes/URB	2025	\$ 2,629,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
West Elevated Storage Tank	2025	\$ 15,120,000.00	\$ -	\$ -	\$ 1,676,381.43	\$ 10,410,328.66	\$ 5,387,345.08	\$ 17,474,055.17
		\$ 1,058,234,672.00	\$ 70,112,056.42	\$ 126,561,380.09	\$ 123,585,255.66	\$ 82,197,457.01	\$ 61,655,171.50	\$ 464,111,320.68

# 10 Year Expansion CIP – Central Iowa Water Works

## 2031 - 2035

Project Name	Date of Estimate	Cost Estimate	2031	2032	2033	2034	2035	10 Years
Plant Expansion - 10 MGD Expansion	2022	\$ 70,551,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,290,980.00
Expansion of Raw Water - 10 MGD Expansion	2022	\$ 50,159,912.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,454,843.00
Tenny to LP Moon Feeder Connection	2025	\$ 6,697,420.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,079,548.91
Grimes Expansion	2025	\$ 37,224,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,163,845.43
West Plant	2025	\$ 135,360,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,666,727.72
West WTP Transmission Main	2025	\$ 24,745,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,789,079.90
Sugar Creek to West EST Main	2025	\$ 50,236,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,385,692.54
CIWW Core Connection	2025	\$ 10,240,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,085,842.07
Cathodic Protection	2025	\$ 1,900,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,056,939.34
Grimes/URB Booster Station	2025	\$ 8,190,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,836,822.86
Hydraulic Model - CIWW Systemwide	2025	\$ 1,040,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,040,000.00
Waterford Segment C	2025	\$ 20,026,440.00	\$ 2,461,760.80	\$ 11,465,650.94	\$ 11,866,948.73	\$ -	\$ -	\$ 25,794,360.47
NW Loop Transmission Main	2025	\$ 37,027,620.00	\$ -	\$ 4,710,947.31	\$ 21,941,237.08	\$ 22,709,180.38	\$ -	\$ 49,361,364.78
SWTP Parallel Main	2025	\$ 37,146,060.00	\$ -	\$ -	\$ 4,891,426.75	\$ 22,781,820.09	\$ 23,579,183.79	\$ 51,252,430.62
Reservoir and Pump Station	2025	\$ 42,556,000.00	\$ -	\$ 5,414,311.63	\$ 16,811,437.61	\$ 23,199,783.91	\$ 12,005,888.17	\$ 57,431,421.32
Saylorville II	2025	\$ 372,750,000.00	\$ 2,291,024.61	\$ 2,371,210.48	\$ 2,454,202.84	\$ 50,801,998.84	\$ 89,386,116.96	\$ 153,091,497.49
Waterford Segment A	2025	\$ 73,684,800.00	\$ 9,057,743.29	\$ 46,873,821.51	\$ 38,811,524.21	\$ -	\$ -	\$ 94,743,089.01
Waterford Segment B	2025	\$ 27,008,100.00	\$ -	\$ 3,436,184.56	\$ 32,008,059.14	\$ -	\$ -	\$ 35,444,243.69
NW 156th St Segment A to LP Moon	2025	\$ 22,506,120.00	\$ -	\$ -	\$ 2,963,626.22	\$ 15,336,765.69	\$ 12,698,841.99	\$ 30,999,233.90
NW 156th St Segment B to Grimes/URB	2025	\$ 2,629,620.00	\$ -	\$ -	\$ -	\$ 358,390.21	\$ 3,338,404.84	\$ 3,696,795.06
West Elevated Storage Tank	2025	\$ 15,120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,474,055.17
		\$1,058,234,672.00	\$ 13,810,528.71	\$ 74,272,126.42	\$ 131,748,462.58	\$ 135,187,939.12	\$ 141,008,435.76	\$ 960,138,813.27



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 7B**

**SUBJECT:** 7B. Motion – Adopt the 2026 Central Iowa Water Works 2026 Policy Priorities

**SUMMARY:**

The attached 2026 Policy Priorities for Central Iowa Water Works have undergone six iterative reviews and revisions by the Board of Trustees and/or Executive Committee, commencing on September 12, 2025, and have been circulated to member agencies to solicit feedback and recommendations.

Adopting legislative policy priorities provides strategic direction for the organization's advocacy efforts and ensures resources are focused on the most critical issues affecting Central Iowa Water Works. Formal adoption enhances credibility with policymakers and stakeholders, supports consistent messaging, and strengthens relationships with elected officials. It also enables proactive engagement with legislative developments, ensures efficient allocation of staff and financial resources, and provides a framework for measuring advocacy success.

At the November 2025 Executive Committee meeting, the Executive Committee made a recommendation to forward the attached version of the 2026 Central Iowa Water Works Policy Priorities to the Board of Trustees for adoption.

**FINANCIAL IMPACT:**

No financial obligation is created by the action.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

Adopt the 2026 Central Iowa Water Works 2026 Policy Priorities

Prepared by: Jami Madson

## **CENTRAL IOWA WATER WORKS 2026 POLICY PRIORITIES**

- Endorse updating the statewide comprehensive groundwater assessment to evaluate aquifer characteristics, assess water quantity and availability, analyze water quality, identify risks and vulnerabilities, and model future stressors.
- Support flexible governance models for local water authorities to allow adaptive and flexible management of public water.
- Promote legislation that maintains and strengthens statewide water quality monitoring programs to ensure the continued safety and reliability of Iowa's water resources.
- Encourage state and federal policies that streamline permitting, reporting, and administrative requirements for conservation practices—while preserving transparency and accountability—to reduce complexity, accelerate project timelines, lower costs, and improve implementation of measures such as wetlands and saturated buffers.
- Support continued Water Quality Initiative (WQI) funding for projects addressing nitrate-impacted watersheds and other surface drinking water sources.
- Recommend funding allocation for public water systems and partners to construct, expand, or upgrade nitrate removal facilities, ensuring the consistent delivery of safe drinking water.
- Sustain new and ongoing funding within the Agriculture and Natural Resources budget to assist producers and landowners in adopting water quality and conservation practices statewide.
- Support state-level water quality initiatives which help deliver high-quality water for Iowans.



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 7C**

**SUBJECT:** 7C. Motion – Approving a Tower Lease with Option Agreement between Central Iowa Water Works, the Board of Trustees of the West Des Moines Water Works, and Cellco Partnership d/b/a Verizon Wireless.

Verizon Wireless has proposed installing cell tower equipment on the 98th Street water tower in West Des Moines, which is owned by Central Iowa Water Works (CIWW). The proposed Verizon Cell Tower 98th Street Lease Agreement is a new agreement among Central Iowa Water Works, the Board of Trustees of the West Des Moines Water Works, and Cellco Partnership d/b/a Verizon Wireless. The agreement has been reviewed by Central Iowa Water Works, West Des Moines Water Works, Ahlers & Cooney, P.C., and Nyemaster Goode, P.C.

West Des Moines Water Works serves as the operating contractor responsible for maintenance of the 98th Street water tower and is a party to this lease agreement.

The full lease agreement with exhibits showing the location of the 98<sup>th</sup> Street water tower and the site plan are attached to this item.

**FINANCIAL IMPACT:**

The initial rent payment of \$30,000 will be due within 90 days of the lease's effective date. Verizon will pay monthly rent of \$2,135, with a 3% annual increase during 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:**

Approve the attached Tower Lease with Option Agreement between Central Iowa Water Works, the Board of Trustees of the West Des Moines Water Works, and Cellco Partnership d/b/a Verizon Wireless.

Prepared by: Mimi Madsen

Preparer Information:

Central Iowa Water Works  
4601 Westown Parkway, Ste 122  
West Des Moines, IA 50266

(515) 323-6224

info@ciww.gov

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**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 365<sup>th</sup> 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 (1<sup>st</sup>) 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, 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: \_\_\_\_\_  
Jody E. Smith, Chairperson

By: \_\_\_\_\_  
Diane Munns, Secretary

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.

**EXHIBIT "B"**

**Description of Premises Within the Property:**

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

See Site Plan Drawings Attached to Exhibit "C"

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Exhibit "B"

Page 1 of 1

**Exhibit “C”**

**Site Plan**

**[Drawn Site Plan]**

See Attached

Exhibit “C”

Page 1 of 6

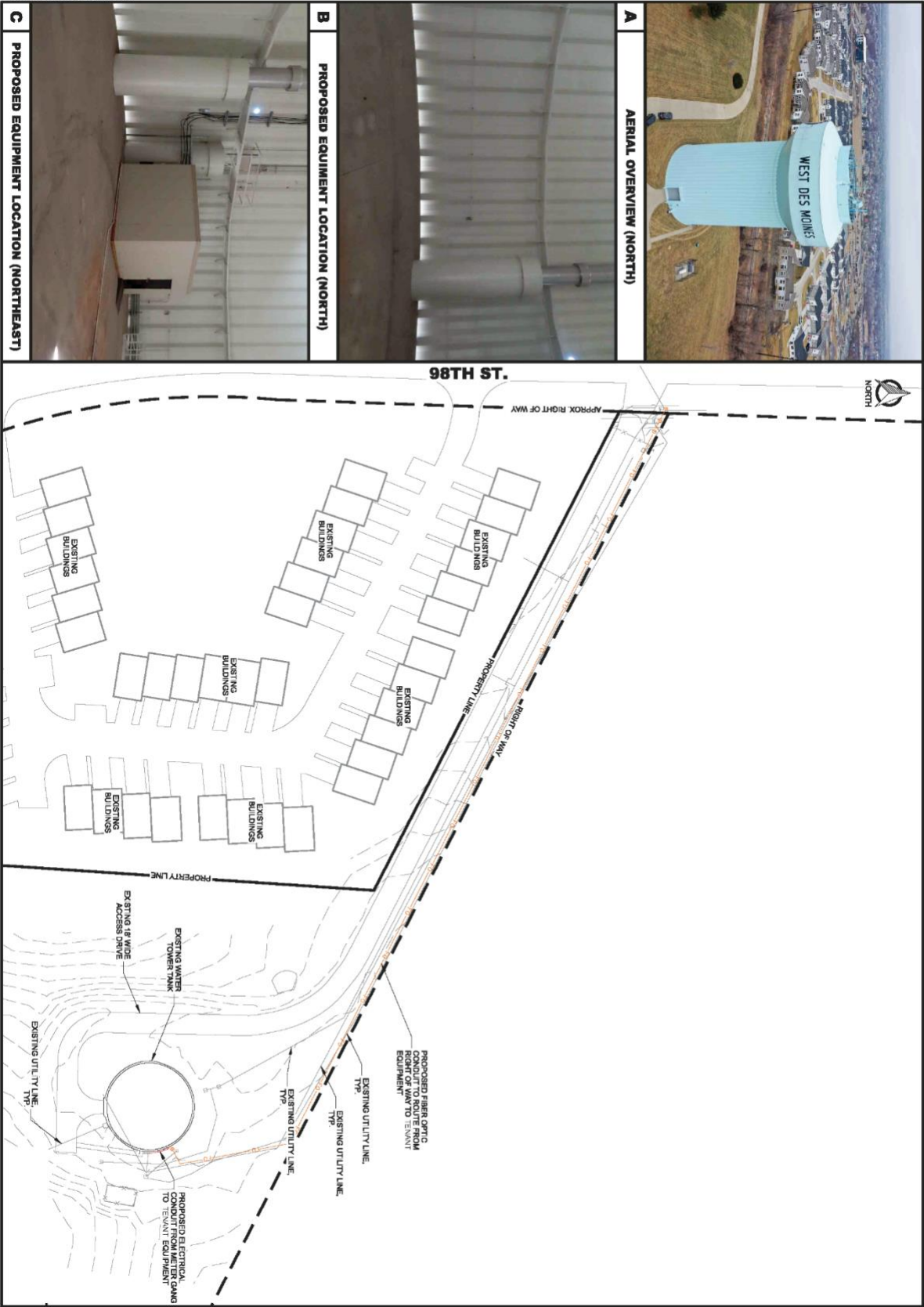


Exhibit "C"

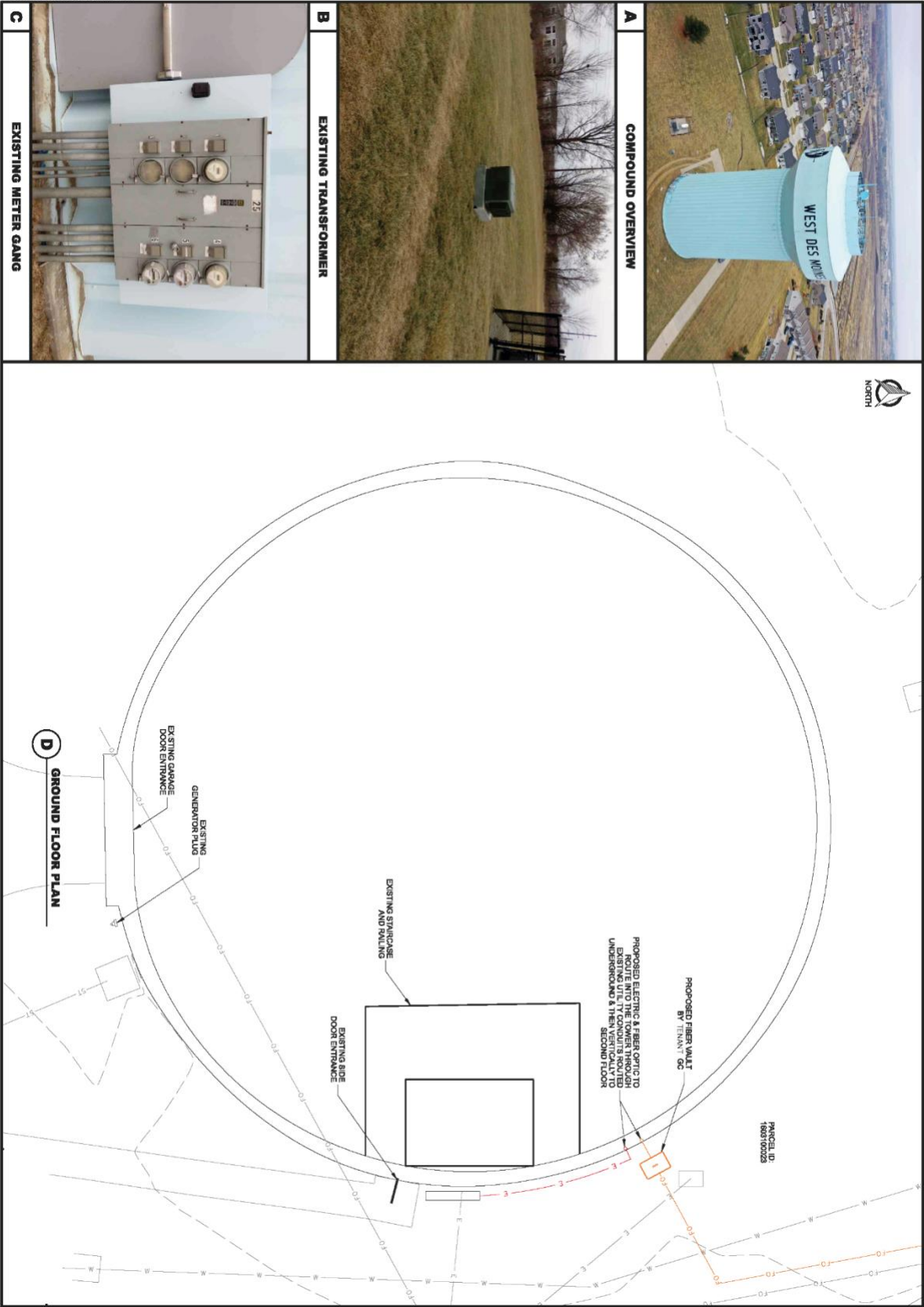


Exhibit "C"  
Page 3 of 6

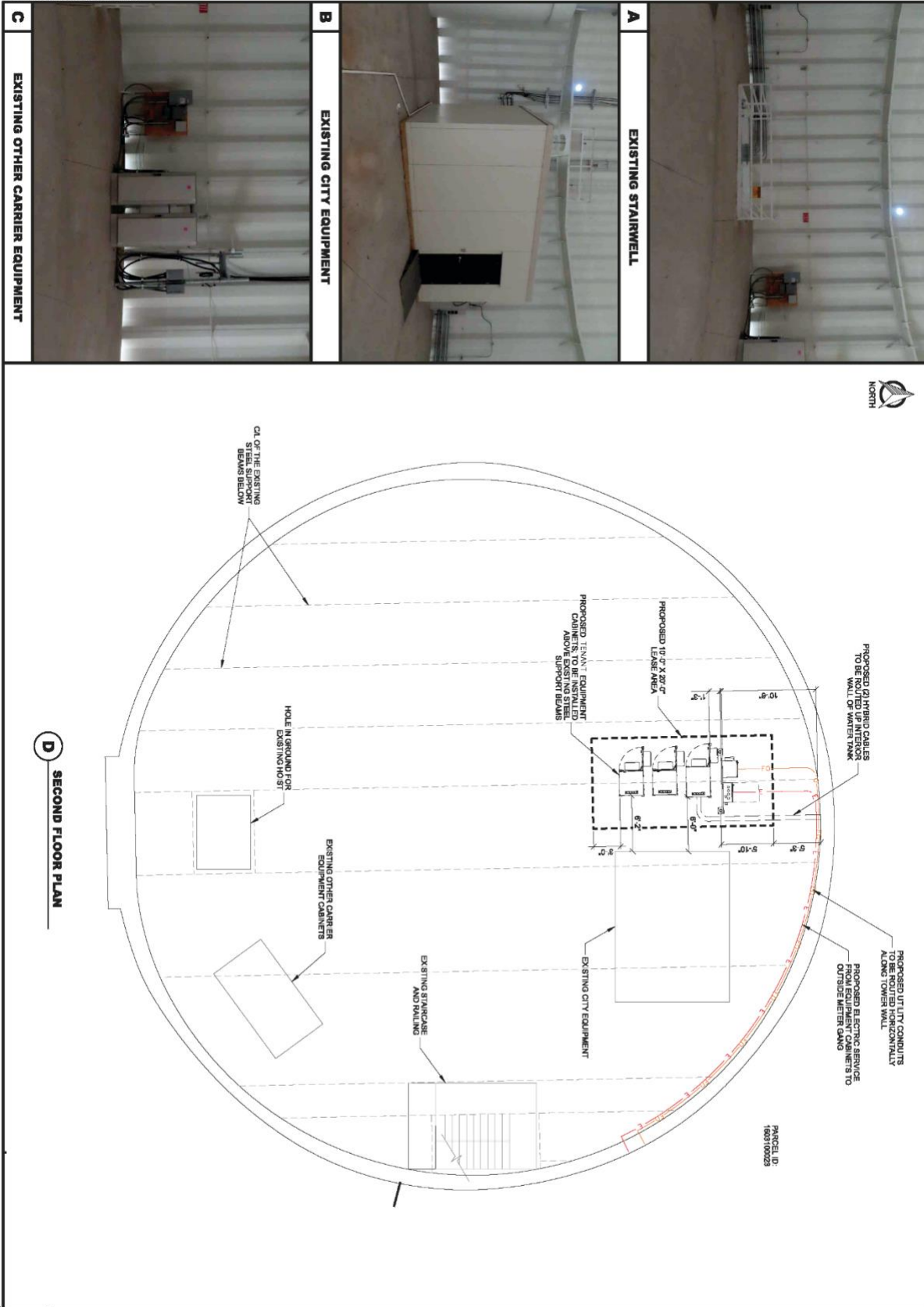
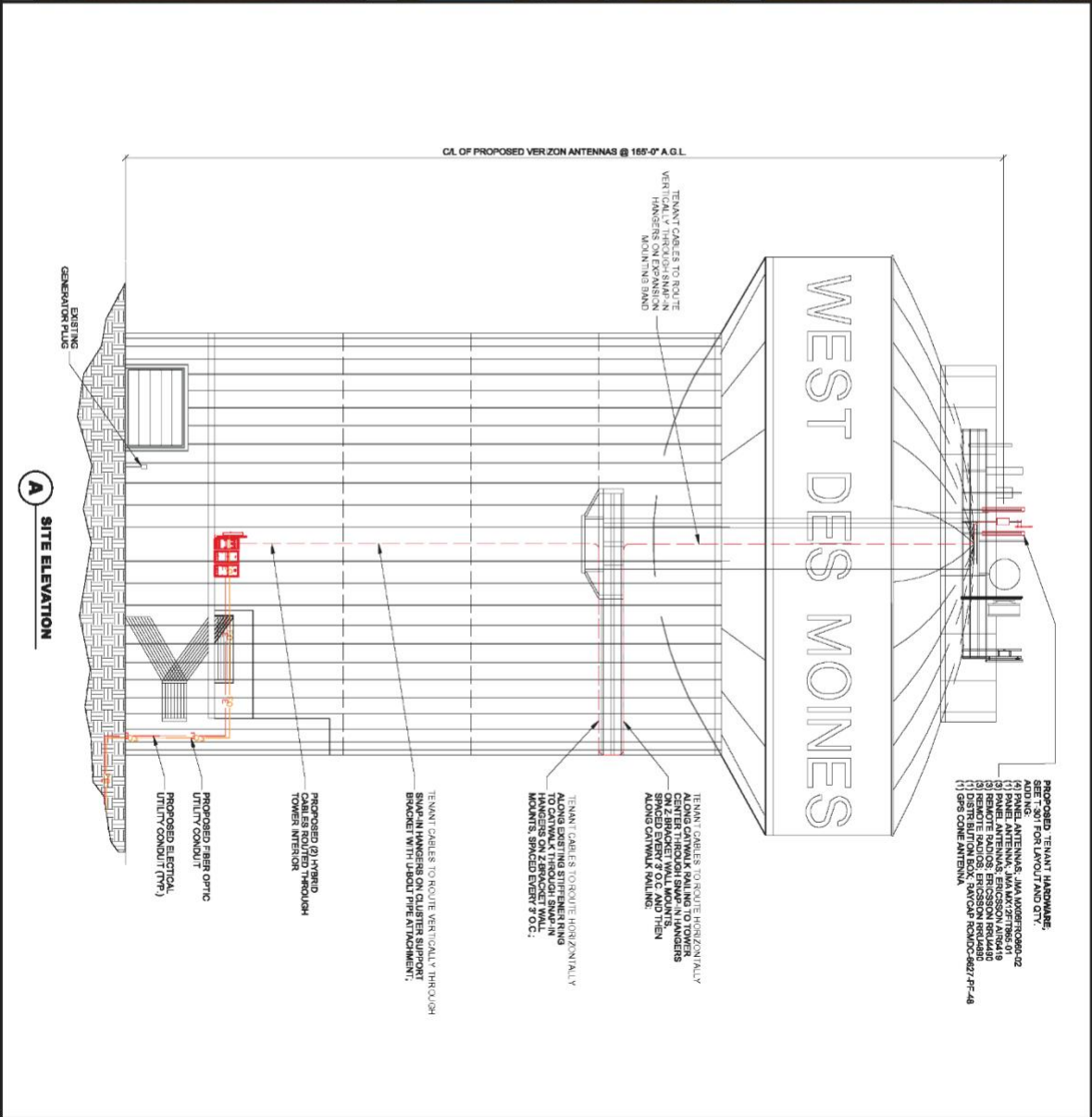
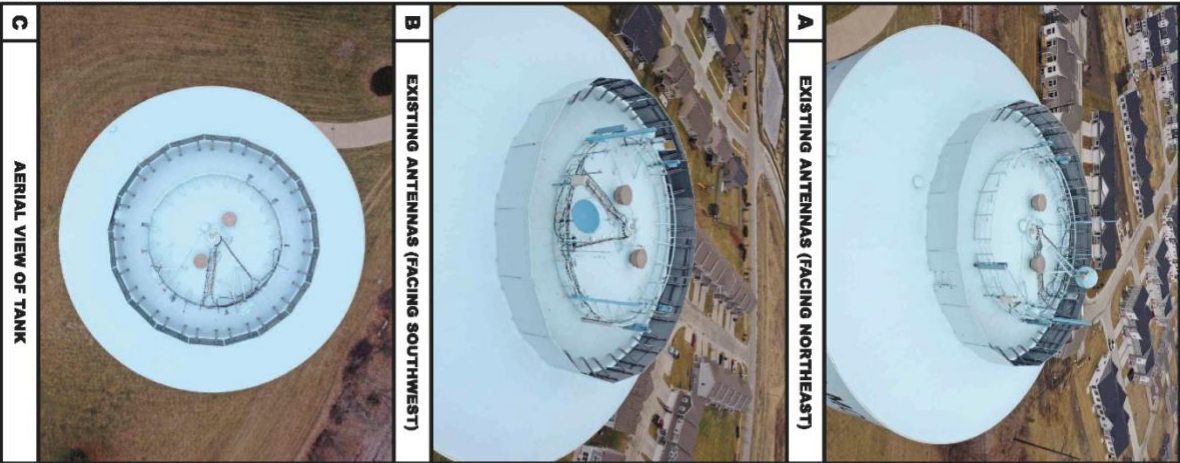


Exhibit "C"  
Page 4 of 6





**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 365<sup>th</sup> 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 5<sup>th</sup> 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: \_\_\_\_\_  
Jody E. Smith, Chairperson

By: \_\_\_\_\_  
Diane Munns, Secretary

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]***

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



**CENTRAL IOWA WATER WORKS**  
**BOARD OF TRUSTEES ACTION ITEM FORM**  
**Meeting Date: November 19, 2025**

**ITEM NUMBER: 8A1**

**SUBJECT:** 8A1. Executive Director's Second-Year Goals

**SUMMARY:**

Please see the attached document for the Executive Director's Second-Year Goals as discussed with the Executive Committee.

**FINANCIAL IMPACT:**

None.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

No action is necessary by the Trustees. This is for information only.

Prepared by: Jamie Madsen

Tami Madsen, Executive Director  
Second-Year Goals

Measurable Goals

1. Timely distribute board materials in advance of meetings. If not all board materials are available when the packet is distributed, every effort will be made to timely provide the remaining items in advance of the meeting.
2. Q1 2026: Finalize the After-Action Review Report and implement Board-approved outcomes from the 2025 Water Shortage Plan.
3. Q1 2026: Monitor and engage during the legislative session.
4. By Jan 2026: Launch a public communication and engagement strategy, delivering monthly: one member agency feature (if available), one educational piece, and one project update.
5. Continue collaborating with the Water Usage Best Practices Committee to develop demand-side management initiatives and incorporate them into communications, highlighting their role in water conservation and financial management.
6. By Mar 2026: Provide relevant Board committees with detailed monthly reporting on CIWW SRF-funded projects.
7. Q2 2026: Post-Session Review – Debrief from legislative session and follow-up on actions
8. Q3 2026: Drafting and Alignment – Develop CIWW’s legislative agenda, consult with members and coordinate a communication strategy
9. Develop and present a 2027 Budget Book, including multi-year financial forecasts, projected water demands, budgeted water sources (ground and surface), financial reserves, major cost drivers, expansion project updates, and Capital Improvement Plan (CIP) explanation.
10. By Mid-2026: Launch at least two staff development or mentoring initiatives to enhance technical expertise and collaboration.
11. Q4 2026: Pre-Session Preparation – Approval final legislative agenda, launch advocacy and education.
12. By December 2026, develop clear operational policies for Board adoption, outlining the roles and responsibilities of CIWW, member agencies, contractors, and other relevant entities to ensure consistency and continuity across the organization.
13. By Dec 2026: Report to the Executive Committee on the completion of all asset transfers, including outstanding items.
14. Throughout 2026, strengthen stakeholder alignment by sharing CIWW successes with member agencies, government officials, and key external stakeholders. This allows state and federal stakeholders to share in CIWW’s innovative successes.
15. Maintain ongoing engagement by meeting with each member agency by year end.

Unmeasurable Goal (added by Executive Committee 11-10-25)

Be mindful dividing time and energy handling CIWW matters between time and energy devoted to your young family and your own well-being. (a/k/a work/life balance)



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

**Meeting Date: November 19, 2025**

**ITEM NUMBER: 8A2. After-Action Review Initial Outcomes Update**

**SUBJECT: 8A2. After-Action Review Initial Outcomes Update**

The attached report includes preliminary findings from the After-Action Review initiated in August 2025.

The Technical Committee and the Communications Group have been presented with the high-level findings and will continue to be consulted to develop recommendations for the Board of Trustees.

November Schedule:

- Full Technical Committee meets to debrief and discuss early findings.

Second Draft Outcomes Report Developed

- Recommendations from Second Draft Outcomes Report to:

Executive Committee

Communications Professionals Group

Technical Committee

City Managers Group

Board of Trustees

- Consider other outcomes as they are recognized in the process

**SUMMARY:**

The attached documents do not represent a final work product of the After-Action Review process. I am available to discuss the draft findings with individual agencies if requested.

**FINANCIAL IMPACT:**

None.

**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

No action is necessary by the Trustees. This information is for information only.

Prepared by: Jamie Madser

# **Central Iowa Water Works After-Action Review Update**

**November 14, 2025**



# Item 6: After Action Review - Update



# AFTER-ACTION REVIEW | SURVEY



Distributed to 231 Email Addresses



Open from August 14 through August 29, 2025



Some recipients responded by phone or email instead of completing the survey

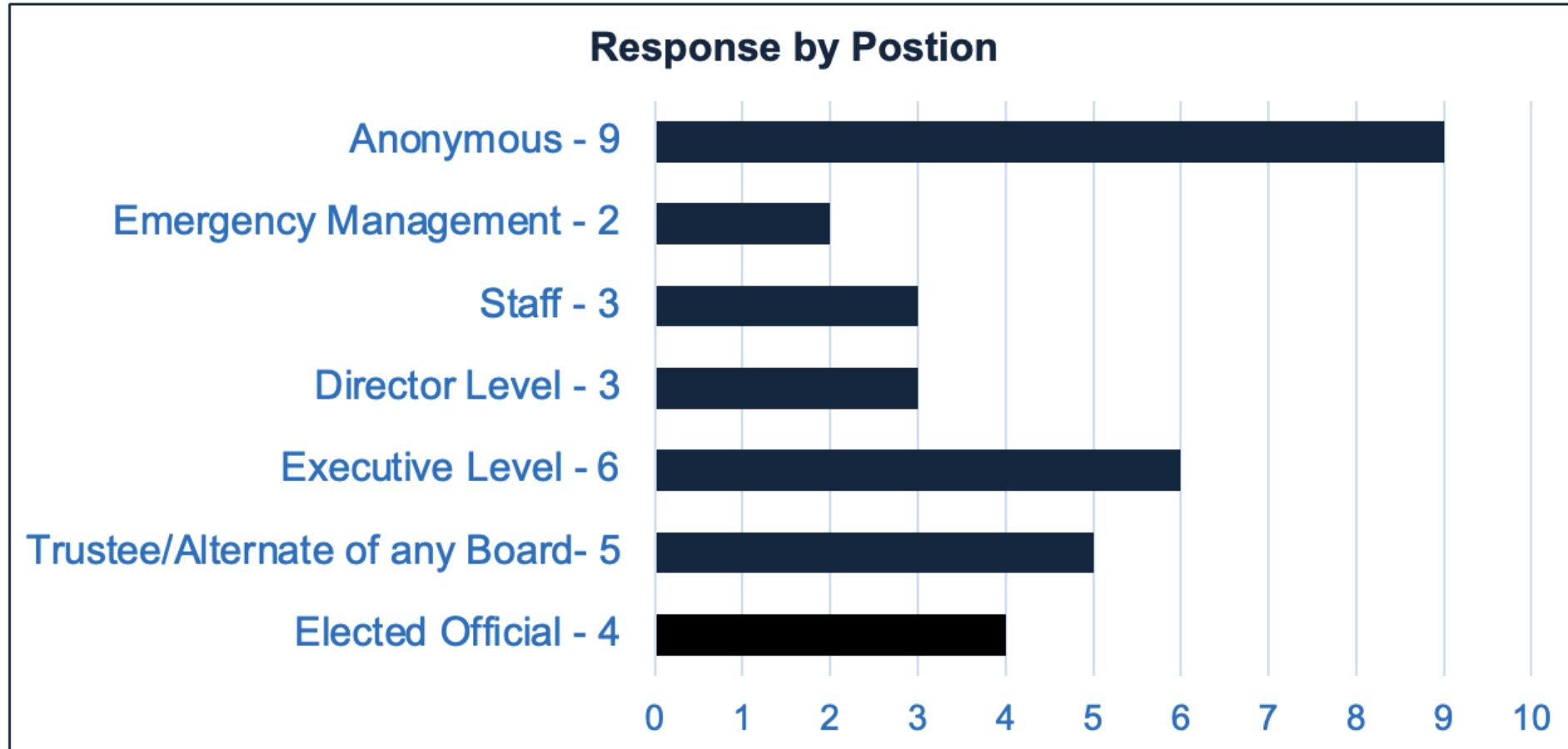


**32 Responses**

7 requested to be contacted (meetings were scheduled with all)

14 requested to be included in a focus group (13 were included)

1 additional participant was contacted due to critical nature of the content of the survey responses

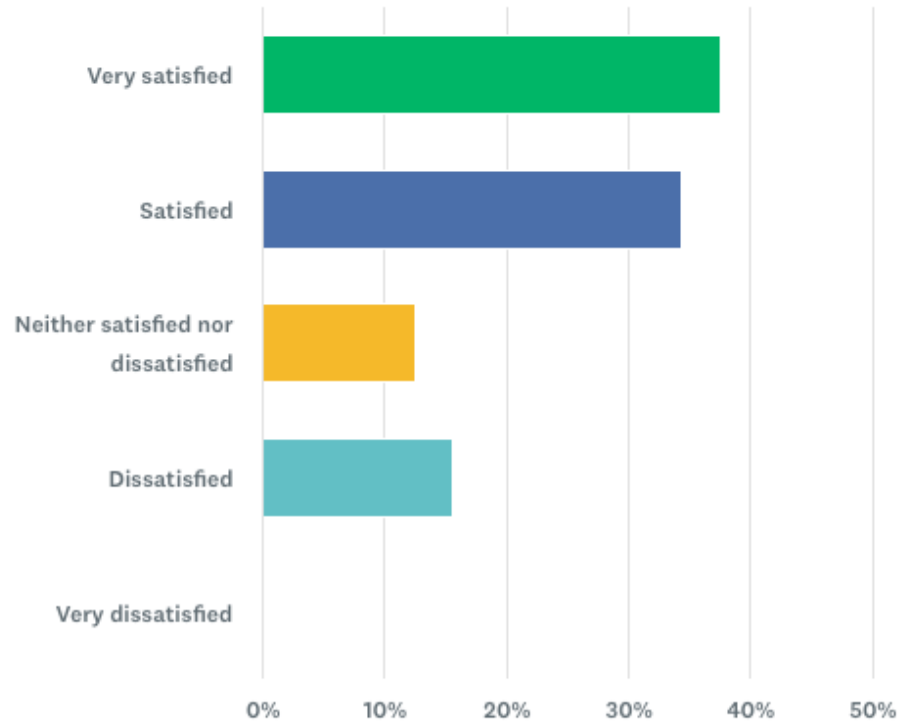


# AFTER-ACTION REVIEW | SURVEY RESULTS (Question 1)



How satisfied were you with the communication you received throughout the execution of the Water Shortage Plan?

Answered: 32 Skipped: 0



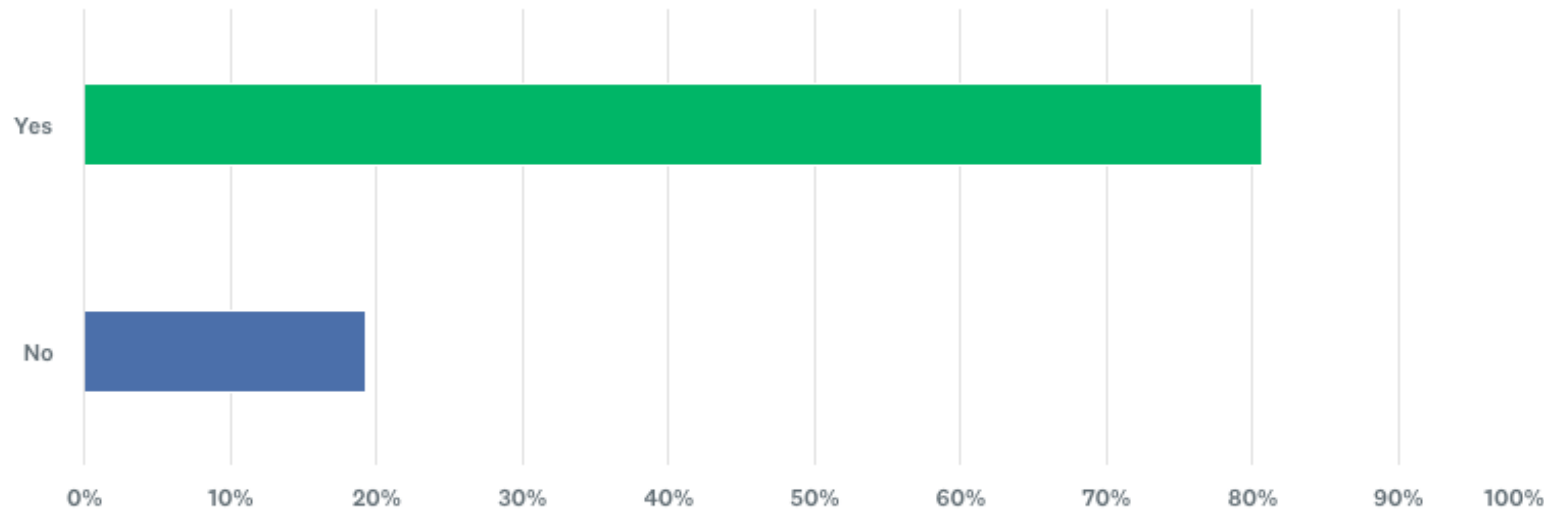
Answer Choices ↓	Percentage ↓	Responses ↓
<span style="color: green;">●</span> Very satisfied	37.50%	12
<span style="color: blue;">●</span> Satisfied	34.38%	11
<span style="color: yellow;">●</span> Neither satisfied nor dissatisfied	12.50%	4
<span style="color: teal;">●</span> Dissatisfied	15.63%	5
<span style="color: orange;">●</span> Very dissatisfied	0%	0
<b>Total</b>		<b>32</b>

# AFTER-ACTION REVIEW | SURVEY RESULTS (Question 2)



Did your satisfaction with the communication level during the event increase as the event evolved?

Answered: 31 Skipped: 1



Answer Choices ↓	Percentage ↓	Responses ↓
<input checked="" type="radio"/> Yes	80.65%	25
<input type="radio"/> No	19.35%	6
<b>Total</b>		<b>31</b>

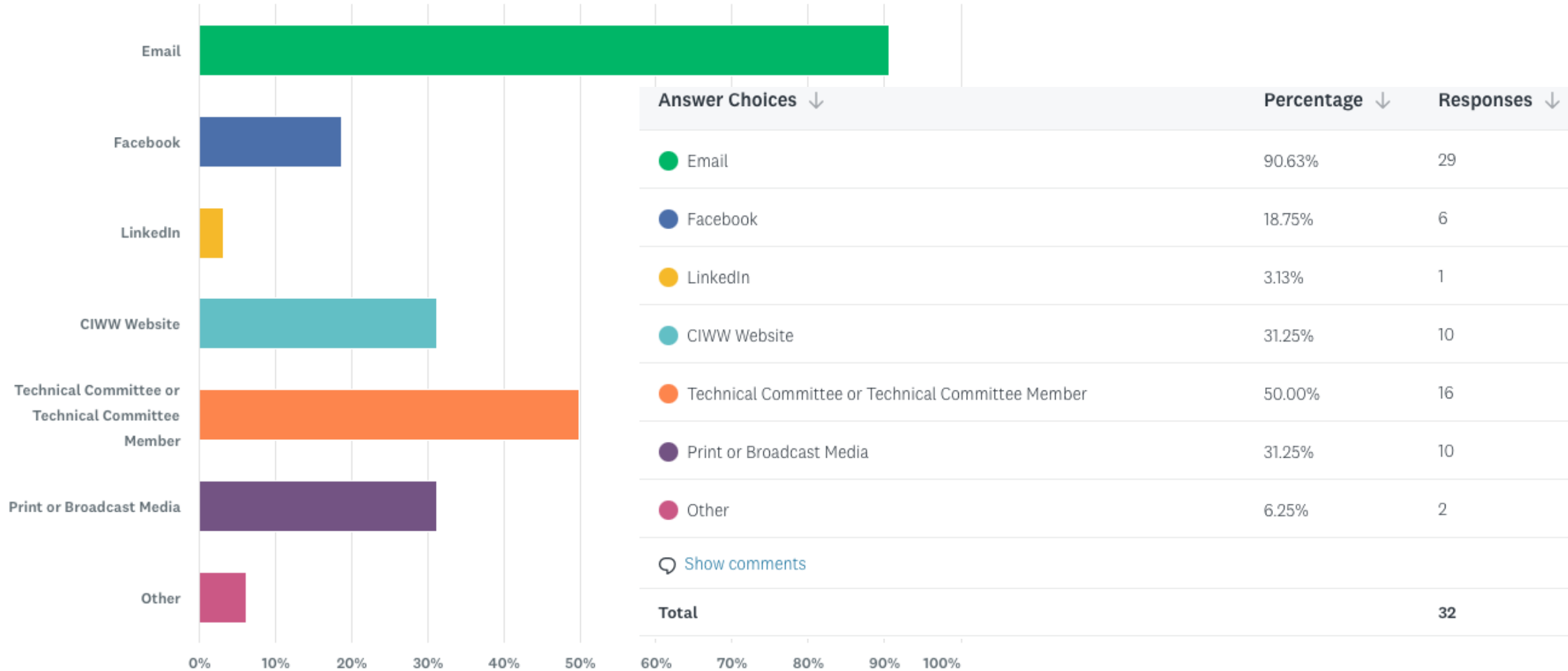
Some “no” responses were provided by participants who expressed satisfaction with the level of communication from the beginning; therefore, there was no opportunity for their satisfaction to increase.

# AFTER-ACTION REVIEW | SURVEY RESULTS (Question 3)



What sources of information did you rely on for updates during the event?

Answered: 32 Skipped: 0

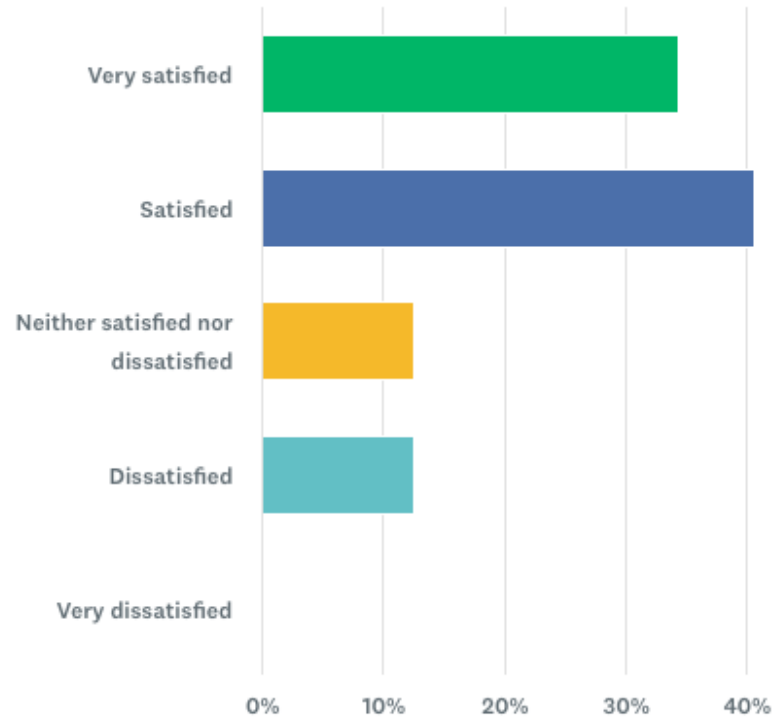


# AFTER-ACTION REVIEW | SURVEY RESULTS (Question 8)



How would you rate our overall handling of this event?

Answered: 32 Skipped: 0



Answer Choices ↓	Percentage ↓	Responses
Very satisfied	34.38%	11
Satisfied	40.63%	13
Neither satisfied nor dissatisfied	12.50%	4
Dissatisfied	12.50%	4
Very dissatisfied	0%	0
<b>Total</b>		<b>32</b>

50% 60% 70% 80% 90% 100%



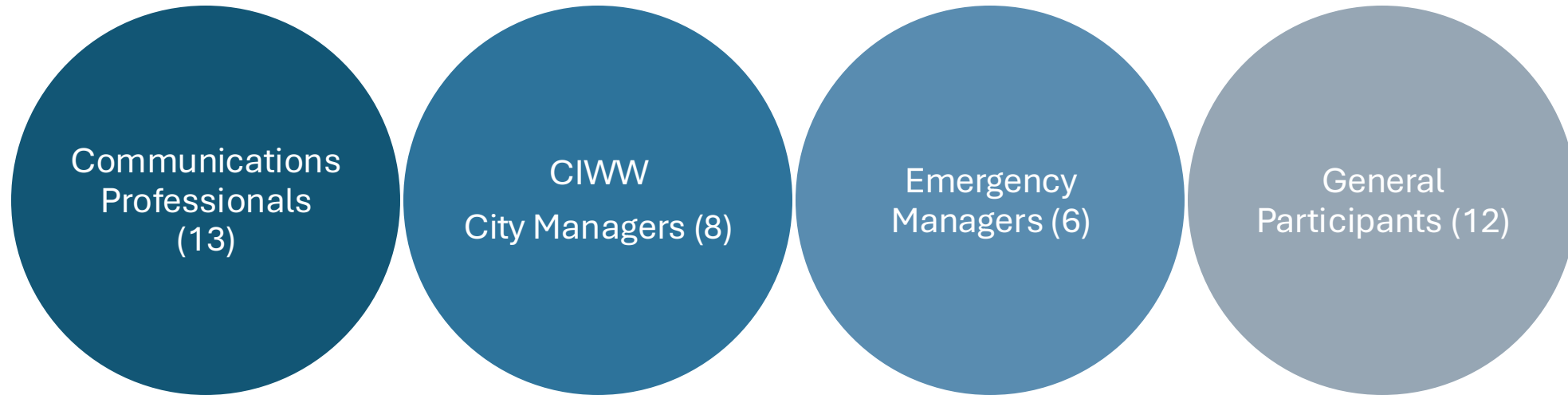
Eight meetings were held with individual participants.

- Overall, the situation was viewed as well managed
- Interest in creating an educational materials library
- Frustration when information was unclear
  - Some found communications too technical
  - Others felt communications were appropriate
- Clarification needed on who should make decisions: Technical Committee or Trustees
- Questions about whether committees should be open or closed
  - Concerns regarding 24-hour notice
  - Ensuring decisions and recommendations appear on agendas
- Balancing authoritative vs. collaborative approaches
- Inconsistent enforcement methods
- Ensuring member agencies uniformly follow the 28E agreement
- Importance of early communication and clear explanations of water usage
  - (How much is used and for what purpose?)
- Determining when Emergency Management should be engaged
- Need for provisions to address decisions not covered in the 28E agreement



Fourteen individuals requested to be included in a focus group.

Thirty-nine individuals were invited to participate in the following focus groups:





## Decision-Making & Governance

- Confirm compliance with open meeting laws for Technical Committee sessions.
- Assess how the Technical Committee's governance and meeting status affect communication effectiveness and decision-making efficiency.
- Address policy questions related to how and when 28E/F provisions are applied.
  - Exceptions for member agencies, consecutive users, specific uses
  - Address identified areas of ambiguity



## Stage Implementation & Timing

- Review timing and duration of Stages I, II, and III to improve effectiveness and stakeholder readiness.
- Ensure stakeholders receive timely notice and clear instructions to respond appropriately.
- Assess whether the Technical Committee should provide recommendations or make decisions.
- Clarify policies and exceptions, including standardized definitions, shutoff policies and procedures, and 28E agreement considerations.



## **Stakeholder Communication & Coordination**

- Develop structured messaging plans for each stage to ensure clear, timely, and actionable communications.
- Standardize messaging across cities and entities, including developing a pool of technical experts as public-facing spokespeople.
- Balance centralized CIWW messaging with flexibility for member agencies to use logos/branding.
- Consider social media protocols that allow CIWW to respond as the primary point of contact.
- Tailor communications to the specific needs and perspectives of different stakeholder groups.
- Define when and how Emergency Management should be engaged during Water Shortage Plan execution.



## Daily Updates & Situational Awareness

- Consider including daily emails with context and explanations to improve understanding of restrictions and water metrics during specific stages of the Water Shortage Plan.
- Use clear graphics to illustrate complex topics and convey quick messages.
- Maintain a serious but measured tone appropriate to the situation.
- Ensure staff and stakeholders fully understand events to communicate potential severity promptly.



## **Operations & Safe Water Delivery**

- Continue protocols ensuring the delivery of drinking water that meets all regulatory standards.
- Maintain operational practices proven effective during previous events.
- Continue to provide autonomy to water-producing agencies to exercise emergency decision-making when the ability to provide drinking water in sufficient quality or quantity is in question.



## **Media & Public Engagement**

- Conduct media tours and other engagement activities to foster relationships and convey accurate messaging.
- Address logistical challenges of press conferences, such as limited CIWW location capacity.
- Increase emphasis on social media channels to reach everyday consumers alongside traditional media channels.
- Expand messaging to reach stakeholders throughout all twelve agencies.



## **Public Education & Conservation**

- Implement ongoing campaigns on irrigation best practices, using relatable examples and symbolic representations.
- Sustain a water conservation campaign to encourage long-term behavioral change.
- During Water Shortage Plan Implementation clarify permissible water uses and provide context for restrictions, including rainfall impact and water safety (boiling/drinking).



## **Resource & Asset Support**

- Create a centralized resource library for member agencies, encompassing topics related to matter involving or impacting CIWW and its members.
- Develop a shared asset library featuring templates for communications, including designated spaces for member logos.
- Enhance preparedness to address unique external inquiries related to CIWW's current operational status by providing talking points on potential questions from media, elected officials, and other key stakeholders.



- Send typed draft report to full Technical Committee in November
- Send a Doodle Poll to the full Technical Committee to invite voluntary participation in a focus group to develop recommendations based on the report's findings
- Return to December Technical Committee Meeting with recommendations from voluntary group incorporated in a typed draft report
- Present typed draft report incorporating Technical Committee comments and communications group comments to Trustees in December



**CENTRAL IOWA WATER WORKS**  
**BOARD OF TRUSTEES ACTION ITEM FORM**  
**Meeting Date: November 19, 2025**

**ITEM NUMBER: 8A3**

**SUBJECT: 8A3 Hickman Feeder Main Total Cost Estimate and BQ Allocation**

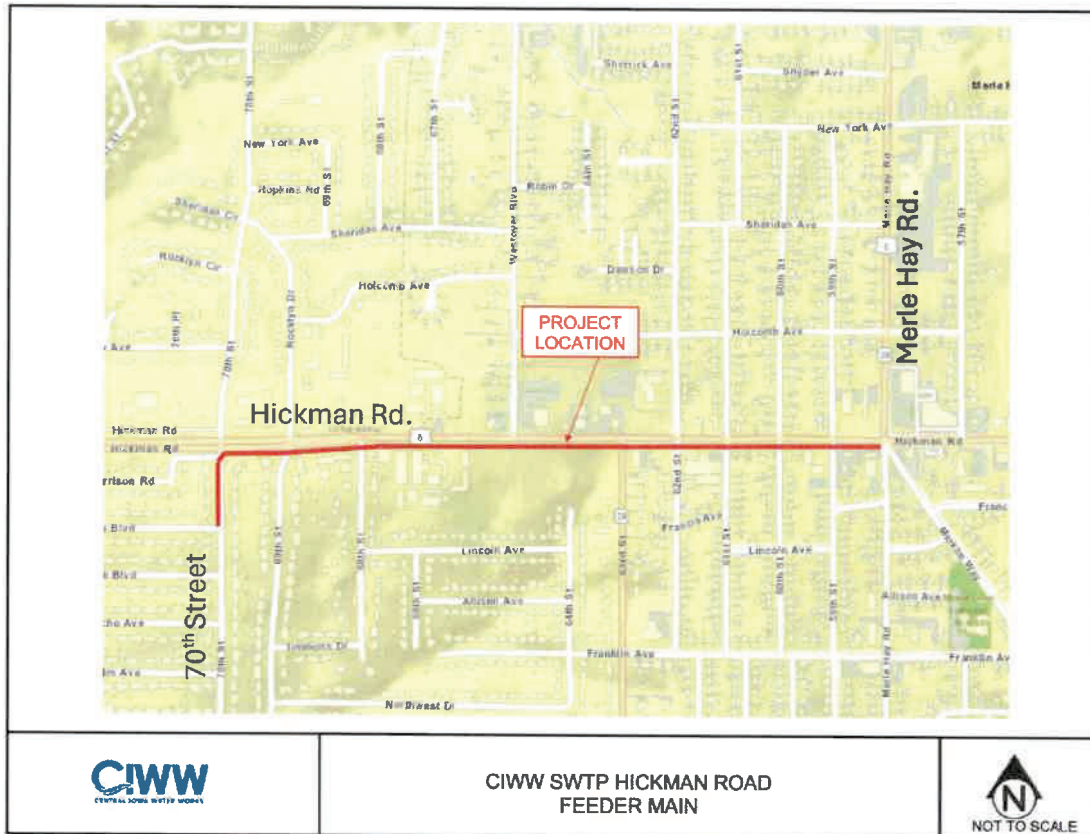
**SUMMARY:**

**There is no action necessary for this item. This is an informational update only.**

The estimated cost of the Hickman Feeder Main project is \$7,000,000 and will be funded by water revenue capital loan notes being issued by Central Iowa Water Works. The project includes construction of approximately 4,700 feet of 24” diameter transmission main. The main will connect to the existing feeder main at Merle Hay Road and Hickman Road and extend westerly along Hickman to the interconnection with the existing feeder main at the intersection of 73<sup>rd</sup> Street and Wilshire Boulevard. This feeder main will allow both the Saylorville Water Treatment Plant and the Fleur Drive Water Treatment plant flows to work cooperatively in providing benefit to the northwest components of the regionalized system.

The 28E agreement allows Member Agencies to contribute cash in lieu of participating in the loan. Over the coming months, staff will work with Member Agencies to determine their preference for loan participation or cash contribution. The Finance and Audit Committee will make a policy recommendation addressing projects that include both cash-funded and debt-funded components. Both the BQ allocations and cash contribution amounts are provided below and are calculated using the same allocation percentages.

Member	Allocation	BQ or Cash Contribution
Ankeny	22.981%	\$ 1,608,670
Clive	1.758%	\$ 123,060
DMWW	14.219%	\$ 995,330
Johnston	6.181%	\$ 432,670
Grimes	13.419%	\$ 939,330
Norwalk	6.499%	\$ 454,930
Polk City	1.696%	\$ 118,720
UWU	7.215%	\$ 505,050
WWD	1.680%	\$ 117,600
Waukee	11.461%	\$ 802,270
WDMWW	12.506%	\$ 875,420
Xeria	0.385%	\$ 26,950
<b>Total</b>	<b>100.000%</b>	<b>\$ 7,000,000</b>



**RECOMMENDED ACTION BY THE BOARD OF TRUSTEES:**

**No Recommended action – Information Only.**

Prepared by: Janni Madsen

**RESOLUTION APPROVING EMPLOYMENT AGREEMENT WITH  
TAMI MADSEN AS EXECUTIVE DIRECTOR OF CIWW**

WHEREAS, CIWW desires to enter into an Employment Agreement (“Agreement”) with Tami Madsen for her continued employment as the Executive Director of CIWW, in the form attached hereto as Exhibit “A”; and

WHEREAS, the Agreement sets forth the terms and conditions, including but not limited to the salary and benefits, for Tami Madsen’s continued employment as Executive Director of CIWW for a period of three years commencing on November 18, 2025; and

WHEREAS, the Board of Trustees of CIWW believes it is in the best interest of Central Iowa Water Works to enter into said Agreement.

NOW, THEREFORE IT IS HEREBY RESOLVED, by the Board of Trustees of Central Iowa Water Works, that the Employment Agreement in the form attached hereto as Exhibit “A”, for the continued employment of Tami Madsen as the Executive Director of CIWW, is hereby approved.

IT IS FURTHER RESOLVED that the Chair of the CIWW Board is hereby authorized to sign said Agreement.

PASSED AND APPROVED this \_\_\_\_\_ day of November 2025.

\_\_\_\_\_  
Jody E. Smith, Board Chair

Attest:

\_\_\_\_\_  
Diane Munns, Board Secretary

## Employment Agreement

**THIS AGREEMENT** made and entered effective as the 18th day of November 2025, by and between Central Iowa Water Works (hereinafter “Employer”), a public entity created under Chapter 28E and 28F, Iowa Code by Agreement filed with the Iowa Secretary of State on April 11, 2024 with Filing Number M516883 (hereinafter “CIWW Agreement”), and Tami Madsen (hereinafter called “Employee”).

### WITNESSETH:

**WHEREAS**, the Employer desires to continue the services of Employee as Executive Director of Central Iowa Water Works; and

**WHEREAS**, the Employee desires to continue employment as Executive Director under the agreements and commitments in this Agreement.

**NOW THEREFORE**, in consideration of said agreements and commitments, the parties hereto agree as follows:

**Section 1. Employment.** The Employer hereby agrees to continue to employ the Employee as Executive Director of Central Iowa Water Works, and Employee agrees to serve in such capacity.

**Section 2. Duties.** The Employee shall serve on a full time basis to carry out the duties of the Executive Director of the Central Iowa Water Works as set out in the CIWW Agreement and to perform such other legally permissible and proper duties and functions as the Board of Trustees shall from time to time prescribe under the terms and conditions as are hereinafter set out. Employee shall report directly to the Board of Trustees of the Central Iowa Water Works (hereinafter “Board of Trustees”).

**Section 3. Term.** The term of employment under this Agreement shall commence on November 18, 2025, and shall continue for three years unless terminated by the Employer or Employee as provided in Section 5 of this Agreement (hereinafter the “Term”).

**Section 4. Exclusivity.** The Employee agrees to remain in the exclusive employment of the Employer and further agrees not to accept employment, nor become employed by any other employer during the Term.

**Section 5. Termination and Severance.**

A. Termination Without Cause. In the event the Employer wishes to terminate this Agreement without cause, the Employer may do so by giving the Employee thirty (30) days’ notice in writing prior to the termination date. The Employee, if requested by the Employer, shall continue to render the Employee’s services and shall be paid Employee’s regular compensation up to the date of termination. The Employer agrees to pay Employee six (6) months gross salary, in addition to whatever accrued benefits the Employee may have,

if terminated by the Employer during the term of this Agreement. Payment shall be made in a lump sum. The Employee shall accept said severance pay as full settlement of any and all damages or claims, known and unknown the Employee might have against the Employer as existing on the date of termination or arising as a result of the termination. Employer may require Employee to execute and deliver a separate instrument of release and satisfaction in a form as prepared by its counsel as a precondition of payment of the severance pay.

- B. Termination For Cause. Nothing in this Agreement shall be deemed to prevent the Employer from terminating the employment of the Employee for cause, which shall be deemed to mean neglect of duty, incompetence, insubordination, misconduct in office, failure to satisfactorily pass the pre-employment physical exam and/or drug screen, or conviction of any public offense involving moral turpitude. In the event of termination, pursuant to the provisions of this section, no damages or severance shall be paid to the Employee.
- C. Reduction of Benefits. In the event the Employer, at any time during the term of this Agreement, reduces the salary or other financial benefits of the Employee in a greater percentage than an applicable across-the-board reduction for all CIWW employees, or in the event the Employer refuses, following written notice, to comply with other provisions regarding the Employee in this Agreement, or the Employee resigns following a suggestion, whether formal or informal, by the majority of the Board of Trustees that she resign, then in that event, Employee may, at her option, be deemed to be terminated on the date of such reduction or such refusal to comply within the meaning and context of this Agreement. The Employee will be entitled to all severance pay as outlined in Section 5.A of this Agreement provided she signs a release and satisfaction in a form as prepared by Employer's counsel.
- D. Voluntary Resignation. In the event the Employee wishes to voluntarily resign the position with the Employer before expiration of the term of this contract, then Employee shall give Employer forty-five (45) days advance notice, unless the parties otherwise agree. In such event, the Board of Trustees in its sole discretion may continue Employee in the position of Executive Director during the period of notice, or any part thereof as it determines, or may elect to give such resignation immediate effect.
- E. Disability. Employer shall have the option to terminate this Agreement, subject to the severance pay requirements of Section 5.A of this Agreement, if Employee becomes Disabled, which shall be defined as (1) Employee is unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment that can be expected to result in death or can be expected to last for a continuous period of not less than twelve (12) months, or (2) Employee's inability to perform, with or without reasonable accommodation, the essential functions of her position hereunder for a continuous period of one hundred eighty (180) days within any period of twelve (12) consecutive months due to mental or physical incapacity, as determined by a physician selected by Employer or its insurers.

**Section 6. Compensation.**

- A. Salary. The Employer agrees to pay the Employee, for the services rendered pursuant to this Agreement, the annual salary of \$234,000 payable in accordance with Employer's regular payroll cycle as implemented from time to time.
- B. Benefits. The Employee shall be entitled to those benefits generally offered by Employer to its Employees, as established by the Board of Trustees, and as is stated in the Employee Handbook, as it may change from time to time; however, the Employee shall not be eligible for overtime pay regardless of the hours of work performed. The Employee shall also be entitled to any additional benefits set out in this Agreement.
- C. Health, Dental, and Vision Insurance. The Employer agrees to provide group insurance coverage for Employee and eligible dependents for medical, dental, and vision coverage under plans established by Employer by authority of the Board of Trustees from time to time and initially under the plans offered by the Des Moines Water Works and made available to employees of Employer under a 28E Agreement between Employer and Des Moines Water Works. The Employee shall pay a percentage of the premiums for medical, dental and vision insurance at the same rate as other CIWW employees covered by the insurance coverage.
- D. Retirement and Deferred Compensation. The Employer agrees to provide \$16,800 annually (payable monthly in \$1,400 installments) in contributions to a non-qualified supplemental retirement plan under Section 457 of the Internal Revenue Code adopted by Employer with the assistance of a third party service provider approved by Employee. Employee will be responsible for the payment of any annual third party fees associated with participation in the 457 Plan. Additionally, Employer agrees to make payments to the Iowa Public Employee Retirement System ("IPERS") of the Employer's share, on behalf of the Employee.
- E. Automobile Expenses. The Employer agrees to provide the Employee additional compensation to reimburse Employee for the use of the Employee's automobile for work-related purposes at the rate of \$500.00 per month, in equal proportionate amounts the first two pay periods of a month. The Employer shall not be obligated to pay mileage expense for the use of the Employee's car in addition to the monthly compensation provided.
- F. Technology Provided. The Employer agrees to provide the Employee a laptop or desktop computer, a cellular phone and service, and usual and other customary technology equipment and software to be used primarily for business purposes.

**Section 7. Performance Evaluation.**

- A. The CIWW Executive Committee shall review and evaluate the performance of the Employee for each of the contracted years. Said review and evaluation shall be in accordance with specific criteria developed jointly by the Employer and the Employee. Said criteria may be added to or deleted from, as the Employer may, from time to time, determine in consultation with the Employee. Further, the Employer shall provide the Employee with a summary written statement of the findings of the Employer and provide an adequate opportunity for the Employee to discuss the evaluation with the Employer.
- B. Annually, the Employer and the Employee shall jointly define such goals and performance objectives that they determine necessary for the proper operation of CIWW and in the attainment of the Employer's policy objectives, and shall further establish a relative priority among those various goals and objectives, said goals and objectives shall be reduced to writing. They shall generally be attainable within the time limitations as specified, and the annual operating and capital budget and appropriations provided.
- C. In effectuating the provisions of this section 7, the Employer and the Employee mutually agree to abide by the provisions of applicable law.

**Section 8. Hours of Work.** Employee shall devote her full time effort and attention to the work required to perform the duties of Executive Director. It is recognized that the duties of Employee will require substantial work outside the normal office hours and, to that end, the Employee may establish an appropriate work schedule and take time off, as she shall deem appropriate, during said normal office hours so long as her duties are not unreasonably affected by such absences.

**Section 9. Professional Development.**

- A. The Employer agrees to budget for and pay for the professional development of the Employee, and further, any dues or expenses of participation in state or local organizations necessary and desirable for her continued professional participation, growth and advancement, or for the good of the Employer.

The Employer further agrees to budget for and pay the travel and subsistence expenses of the Employee for professional and official travel, meetings and occasions adequate to continue the professional development of the Employee, and to adequately pursue necessary, official and other functions of the Employer.

- B. The Employer further agrees to budget for and to pay for the travel and subsistence expenses of Employee for short course, institutes, and seminars that are necessary for professional development and for the good of the Employer.
- C. The Employer agrees to budget for and to pay for the professional dues and

subscriptions of the Employee necessary for continuation and full participation in national, regional, state and local associations necessary for continued professional participation, growth and advancement, and for the good of the Employer.

**Section 10. General Expenses.** The Employer recognizes that certain expenses of a non-personal and generally job-affiliated nature may be incurred by the Employee and should be reimbursed to Employee.

**Section 11. Substantiation and Review of Expenses.** Payment and reimbursement of expenses incurred under Sections 9 and 10 shall be subject to reasonable and customary substantiation requirements, shall be disclosed to the Board of Trustees on a monthly basis, and shall be subject to review and approval by the Board of Trustees.

**Section 12. Insurance Indemnification.** The Employer shall provide liability insurance coverage for the acts and omissions of Employee within the scope of her employment. The Employer shall defend, save harmless and indemnify Employee against any tort, professional liability claim, or demand, or any other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as Executive Director. Said indemnification shall not apply to wrongful or illegal acts or omissions committed with malicious or criminal intent. Said indemnification shall extend beyond termination of employment and the otherwise expiration of this Agreement to provide protection for any such acts undertaken or committed in her capacity as Executive Director, regardless of whether the notice of filing of a lawsuit occurs during or following employment with the Employer.

**Section 13. Other Terms and Conditions.**

A. The Employer may fix other terms and conditions of employment as it may determine, from time to time, are just and reasonable, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or conflict with the provisions of this Agreement, or any law.

**Section 14. Notices.** Notices, pursuant to this Agreement shall be given by hand delivery, by overnight delivery service or by deposit in the custody of the United States Postal Service, postage prepaid and addressed as follows:

A. To Employer:

Central Iowa Water Works  
Attn: Chairperson, Board of Trustees  
4601 Westown Parkway, Suite 122  
West Des Moines, IA 50266

B. To Employee:

Tami Madsen  
2514 East 47<sup>th</sup> Street  
Des Moines, IA 50317

**Section 15. General Provisions.**

- A. Integration. This Agreement sets forth and establishes the entire understanding between the Employer and Employee relating to the employment of the Employee by the Employer. Any prior agreements, discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement.
- B. Binding Effect. This Agreement shall be binding on the Employer and Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.
- C. Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other portion. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.
- D. Effective Date. This Agreement shall be effective after its execution by both parties, with the term to commence on November 18, 2025.

**Section 16. Amendments.** This Agreement and all amendments thereto, shall be in writing and shall be approved by the Employer and Employee and, when executed, shall be filed with CIWW Board Clerk.

**EMPLOYEE**

\_\_\_\_\_  
Tami Madsen

Date of Signature: \_\_\_\_\_

**EMPLOYER**

CENTRAL IOWA WATER WORKS

BY: \_\_\_\_\_  
Jody E. Smith, Chair

BY: \_\_\_\_\_  
Diane Munns, Secretary

Date of Signature: \_\_\_\_\_