

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL DECEMBER 16, 2024

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on December 16, 2024, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:
All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.
 - a. Approval of November 18, 2024, & December 2, 2024, City Council Meeting Minutes
 - b. Claims List
 - c. Applications for Council Approval
 - d. Receive & File - Library Board Meeting Minutes of November 6, 2024 & Director's Report
 - e. - Resolution authorizing the Mayor to execute a real estate purchase agreement with JT Real Estate Trust for land needed for the construction of the Truman Drive NE corridor, authorizing payment for the acquisition of real property interests, and authorizing the taking of necessary steps for the closing of the property acquisition transaction
 - f. - Resolution Approving Pay Request No. 3 to Brothers Cleaning Corp for City Park Phase 1
 - g. - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Metropolitan Planning Organization (MPO) for the partial funding of the construction of the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or shagan@cityofbondurant.com, no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.

- h. - Resolution approving change order no. 3 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$5,400.00
- i. - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Set-Aside Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of the trails associated with the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
- j. - Resolution of endorsement for the City of Bondurant approving and authorizing the application for a Department of Transportation RAISE Discretionary Grant for funding assistance to be used for the development of Grant Street South Realignment/Central District Stormwater Improvements
- k. - Resolution approving pay request no. 2 to James Construction, LLC for the 15th St./13th St./Field Tiling Stormwater Project in the amount of \$51,091.00
- l. - Resolution approving the Bravo Greater Des Moines Public Art Grant Agreement for funding to assist with installing the downtown entryway feature
- m. - Resolution approving pay request no. 2 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$151,970.60
- n. - Resolution reappointing Jen Keeler to the Library Board of Trustees
- o. - Resolution approving the 8295 NE Santiago Drive Plat of Survey located in unincorporated Polk County within two miles of Bondurant's city limits
- p. - Resolution approving the Plat of Survey creating Parcel '2024-191' in unincorporated Polk County within two miles of Bondurant's city limits (MidAmerican Energy)
- q. - Resolution approving change order no. 3 with McAninch Corporation for added straw mulch for stabilization for the Civic Campus Phase 1 Public Improvements in the amount of \$7,300.50
- r. - Resolution approving pay request no. 5 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$6,935.74
- s. - Resolution approving pay request no. 1 to Alliance Construction Group

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- LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$31,587.50
- t. - Resolution approving proposal to replace customer-owned streetlights with Mid-American Energy-owned street lighting in Wolf Creek Plat 1 in the amount of \$98,162.85
- u. - Resolution approving a Professional Services Proposal with ISG Inc. in the amount of \$86,750 for preliminary plat and planned unit development planning related to the Grain District Downtown Redevelopment Plan's implementation
- v. - Resolution authorizing Damage Claim Resolution related to an ongoing Capital Project (Water Mains)
- w. - Resolution approving pay request no. 2 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$135,938.24
- x. R-241119-263- Resolution approving pay request No. 3 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$326,509.03
- 6. Guests requesting to address the City Council
- 7. Presentation
 - a. Bondurant Community Library Annual Report, Library Director Jill Sanders
- 8. Action Items
 - a. - Resolution approving Captain Fire/EMS position
 - b. - Resolution approving contract with Ball Team LLC for Phase 2 of City Park
 - c. - Resolution approving the site plan for Shiloh Rose Business Park Phase 2
- 9. Discussion Items -
 - a. Discussion regarding DMWW 28E Draft Agreement
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

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**A virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/81911996496>*

acquisition and 21.5.1(c) potential or pending litigation

12. Adjournment

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or shagan@cityofbondurant.com, no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL

Minutes

November 18, 2024

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Chad Driscoll, Council Member Matt Sillanpaa

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Fire Chief Aaron Kreuder, Assistant Fire Chief Tony Rauterberg, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Assistant Library Director Michell Klinker-Feld, City Planner Isaac Pezley, Finance & Employee Services Director Jene Jess

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:01 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Driscoll, to amend the agenda by adding item #9c, DART. Vote on Motion 4-0. Motion carried. Motion by Cox, seconded by Driscoll, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

Council Member Sillanpaa joined the meeting at 06:03 PM.

5. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

a. Approval of November 4, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

**A virtual meeting was offered.*

- d. R-241118-251- Resolution approving 28E Agreement for Mutual Assistance for Polk County Area Fire/Rescue Services
- e. R-241118-252- Resolution approving the FY24 Urban Renewal Report
- f. R-241118-253- Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2026
- g. R-241118-254- Resolution affixing a date for a public hearing to consider eligible project(s) for an upcoming pre-application by the City to the Iowa Economic Development Authority's Community Catalyst Building Remediation Grant Program
- h. R-241118-255- Resolution approving contract with Bolton & Menk in the amount of \$7,600 for engineering services related to the Parks & Recreation Events Center Facility Renovation Project, where such engineering services are in coordination with the FEH Design contract approved on November 2, 2024
- i. R-241118-256- Resolution Authorizing the City Administrator to Sign an Agreement with MidAmerican Energy for Incentives Associated with the Bondurant Emergency Services Facility Project
- j. R-241118-257- Resolution approving pay request no. 1 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$190,810.52
- k. R-241118-258- Resolution approving a U-STEP Agreement No. 24- USTEP-040 with the Iowa Department of Transportation for intersection improvements at 2nd Street, NE and US 65/Hubbell Avenue
- l. R-241118-259- Resolution approving change order no. 2 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$2962.50
- m. R-241118-260- Resolution approving pay request no. 1 to James Construction LLC for the 15th Street Stormwater Project in the amount of \$43,369.87

**A virtual meeting was offered.*

- n. R-241118-261- Resolution approving a Joint Use Agreement with Mid-American Energy for easements both parties have acquired for the Civic Campus Improvement Area
 - o. R-241118-262- Resolution approving the Harvest Meadows Plat 2 Final Plat
 - p. R-241118-263- Resolution approving pay request no. 2 for the Bondurant Emergency Services Facility Project in the amount of \$592,178.75
 - q. R-241118-264- Resolution of endorsement for the City of Bondurant's pre-application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative, Urban Conservation, Grant Program for funding to assist with making stormwater enhancements at the Parks & Recreation Events Center Facility Renovation Project Site
 - r. R-241118-265- Resolution approving pay request no. 15 to KLC Construction LLC (partial retainage release) for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$50,000
 - s. R-241118-266- Resolution reappointing Joshua Bryant to the Library Board of Trustees
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public hearing regarding authorizing the City of Bondurant's application for financial assistance with the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Wells Site(s)
Mayor Elrod opened the public hearing at 06:06 PM.
City Administrator Oliver explained the application for financial assistance.
Mayor Elrod closed the public hearing at 06:07 PM.
8. Action Items

**A virtual meeting was offered.*

- a. R-241118-267- Resolution authorizing the City of Bondurant's application to the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Well(s) Sites
Motion by Pfeffer, seconded by Cox, to Approve R-241118-266. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- b. R-241021-223- Discussion and possible action on Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements (currently tabled)
Motion by Driscoll, seconded by McKenzie, to return the item to the agenda for consideration. Vote on Motion 5-0. Motion carried.

The Bondurant City Council brought the item back from the table for consideration and discussed with staff the resolution to approve a 28E agreement with the Des Moines Water Works Board of Trustees for the Northeast Water Utility Improvements. Staff recommended approval of the agreement, which defines responsibilities for the joint water supply transmission project and complements the existing Wholesale Water Service Master Agreement. Key topics included project scope, ownership responsibilities, and long-term capacity planning. The agreement allows Bondurant flexibility to terminate or maintain the connection as needed until 2045.

Motion by Driscoll, seconded by Cox, to table R-241021-223. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Council Board Appointments
The council discussed their preferences for serving on various boards and committees and acting as liaisons for the upcoming year.
- b. Zoning & Subdivision Code Update Discussion led by Confluence
Chris Shires from Confluence provided a presentation on the upcoming zoning and subdivision code update, outlining key changes and the process for implementation.
- c. DART
The council discussed the city's future involvement and partnership with DART.

**A virtual meeting was offered.*

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Upcoming meetings.
- b. Council Members
McKenzie - CVB update, upcoming meeting conflicts, project inquiries.
Cox - Upcoming meetings.
Driscoll - Upcoming meetings, ribbon cutting last week, project inquiries.
Peffer - Upcoming meetings.
Sillanpaa - None.
- c. Administrator
Condolences to the Ihde family, grant updates, and project updates.
- d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Upcoming Zoning Code Open House, upcoming ISU Workshop, Library sculpture project update.
Klinker-Feld - Staff update, Jill's Retirement Party.
Hagan - Department update.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Motion by Driscoll, seconded by Peffer, to Move into Closed Session at 08:11 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll.
Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:51 PM.

12. Adjournment

Motion by Peffer, seconded by Driscoll, to adjourn at 08:51 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the undersigned Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on November 18, 2024, that all the subjects included in the foregoing proceedings were

**A virtual meeting was offered.*

contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor

BONDURANT CITY COUNCIL
Minutes
December 2, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Matt Sillanpaa, Council Member Chad Driscoll

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Assistant Fire Chief Anthony Rauterberg, Assistant Library Director Michell Klinker-Feld, City Planner Isaac Pezley

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:00 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Pepper, to amend the agenda by removing item #5f. Vote on Motion 5-0. Motion carried.

Motion by Pepper, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

a. Approval of November 4, 2024, City Council Meeting Minutes

b. Claims List and Treasurer's Report

c. Applications for Council Approval

d. Receive & File - BES October Monthly Report

e. Receive & File - October 2, 2024 Library Board Meeting Minutes & Director's Report

**A virtual meeting was offered.*

- f. - Resolution approving appointments to the BRAVO Board for CY 2025
- g. R-241202-268- Resolution approving appointments to the Des Moines Convention and Visitors Bureau Board of Directors
- h. R-241202-269- Resolution approving City Council meeting dates for calendar year 2025
- i. R-241202-270- Resolution selecting persons to serve as commissioner and alternate for the Des Moines Regional Transit Authority (DART) for calendar year 2025
- j. R-241202-271- Resolution designating the Official Depositories for 2025
- k. R-241202-272- Resolution approving appointments to Des Moines Area MPO and Des Moines Area MPO's Transportation Technical Committee
- l. R-241202-273- Resolution approving appointments to the Polk County Joint E911 Service Board for Calendar Year 2025
- m. R-241202-274- Resolution appointing a representative to Eastern Polk Innovation Collaborative (EPIC)
- n. R-241202-275- Resolution approving appointments to MWA Board for CY 2025
- o. R-241202-276- Resolution designating the Official Newspapers of Record for 2025
- p. R-241202-277- Resolution appointing a representative and alternative representative to the Polk County Emergency Management Commission
- q. R-241202-278- Resolution approving appointments for City Legal and Engineering Services for calendar year 2025
- r. R-241202-279- Resolution approving appointments to WRA Board and Technical Committee for CY 2025
- s. R-241202-280- Resolution approving appointments to the ICON Board for CY 2025

**A virtual meeting was offered.*

- t. R-241202-281- Resolution approving Appointments to the BRAVO Board for CY 2025
 - u. R-241202-282- Resolution approving month-to-month lease extension with Northland Foundations, Inc.
 - v. R-241202-283- Resolution authorizing the Mayor to execute a real estate purchase agreement with Newby Farms Inc. for land needed to preserve the right-of-way corridor for the future Truman Drive, NE street extension up to 16th Street, NE, authorizing payment for the acquisition of real property interests, and authorizing the taking of necessary steps for the closing of the property acquisition transaction
 - w. R-241202-284- Resolution reappointing the following Parks & Recreation Board Members: Emily Karwoski, Nic Robinson, and Seth Williams
 - x. R-241202-285- Resolution reappointing Kristin Brostrom, Karen Keeran, Ethan Pitt and Jason Vore to the Planning & Zoning Commission
 - y. R-241202-286- Resolution approving pay request no. 7 to Gerard Tank & Steel for the Water Tower Project in the amount of \$62,700
 - z. R-241202-287- Resolution approving the updates to the City of Bondurant Employee Handbook (Bondurant Emergency Services Schedules)
Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda, with the notation that John Bergeson has been appointed as an alternate to the WRA Technical Committee. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
Walt Long, of 2400 15th Street SE, addressed the Council regarding Mediacom services to his residence following his recent annexation into the city limits.

7. **Public Hearing**

**A virtual meeting was offered.*

- a. Public hearing to consider eligible project(s) for an upcoming pre-application by the City to the Iowa Economic Development Authority's Community Catalyst Building Remediation Grant Program
Mayor Elrod opened the public hearing at 06:19 PM.

Planning & Community Development Director Murray explained that the City received one proposal for the IEDA Community Catalyst Grant from a developer planning a distillery project. The City will proceed with this application, which could provide up to \$100,000 in grant funding through a reimbursement process.

Mayor Elrod closed the public hearing at 06:22 PM.

- b. Public hearing for Bondurant City Park Phase 2
Mayor Elrod opened the public hearing at 06:22 PM.

Public Works Director Horton explained that this public hearing is for Bondurant City Park Phase 2, including a splash pad, ice ribbon infrastructure, and control buildings. Completion is set for May 14, 2025. Bids are due December 5, 2024.

Mayor Elrod closed the public hearing at 06:28 PM.

8. Action Items

- a. R-241202-288- Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Building Remediation Program for funding to assist with renovation efforts at ADDRESS HERE
Motion by Pepper, seconded by Cox, to Amend R-241202-288 to include the address 101 Lincoln Street, NE. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0. Motion by Pepper, seconded by McKenzie, to Approve R-241202-288 as amended. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-241202-289- Resolution approving a Professional Services Agreement with McClure Engineering in the amount of \$8,790 for concept layout, design assistance, and construction staking services related to the Eagle Park Disc Golf Project
Motion by Pepper, seconded by McKenzie, to Approve R-241202-289. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: Sillanpaa. Absent: None. Motion carried 4-1.

9. Discussion Items -

- a. Discussion of the renovation of the Fire Station

**A virtual meeting was offered.*

City Administrator Oliver presented an update on the renovation plans for the current fire station at 101 Grant Street North, which will be repurposed for recreational programming and civic use. With the new Emergency Services Facility set to open in Fall 2025, this project aligns with the City's Comprehensive Plan goals to enhance downtown through strategic public projects. FEH Design, along with KCL Engineering and Bolton & Menk, has been contracted to lead the design, with a timeline for implementation underway.

- b. Discussion regarding DMWW 28E Draft Agreement
Public Works Director Horton updated the Council on the ongoing discussions regarding the Des Moines Water Works 28E agreement. He provided key information and sought input to guide staff in updating the draft agreement with DMWW.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Holiday comments.
- b. Council Members
Peffer - MWA and Parks & Recreation update.
Sillanpaa - None.
McKenzie - None.
Cox - Upcoming meetings.
Driscoll - WRA update.
- c. Administrator
Holiday event this weekend. The next City Council meeting will be in the Chambers, update on the closing of a property.
- d. Directors
Horton - Department update.
Klinker-Feld - Department update.
Murray - Department update.
Kreuder - Department update.
Hagan - None.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Peffer, seconded by Sillanpaa, to Move into Closed Session at 07:26 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 07:50 PM.

12. Adjournment
Motion by Peffer, seconded by Cox, to adjourn at 07:50 PM. Vote on Motion 5-0. Motion carried.

**A virtual meeting was offered.*

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on December 2, 2024, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



Check Register

Packet: APPKT01011 - 12/3/2024 FOR MEETING ON 12/16/2024

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0226	IOWA LEAGUE OF CITIES	12/04/2024	Regular	0.00	3,500.00	64647
0050	UMB BANK	11/26/2024	Bank Draft	0.00	600.00	DFT0003536

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	3,500.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	600.00
EFT's	0	0	0.00	0.00
	2	2	0.00	4,100.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	11/2024	600.00
999	POOLED CASH	12/2024	3,500.00
			4,100.00



Check Register

Packet: APPKT01015 - 12/6/24 FOR MEETING ON 12/16/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2899	ERIC SHAFER	12/06/2024	Regular	0.00	200.00	64668
2901	IOWA DEPARTMENT OF INSPECTION	12/06/2024	Regular	0.00	550.00	64669
2900	MISFIT STUDIOS	12/06/2024	Regular	0.00	300.00	64670

Bank Code AP Bank Code Summary				
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	1,050.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	3	0.00	1,050.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2024	1,050.00
			1,050.00



Check Register

Packet: APPKT01018 - 12/10/24 AP

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2705	AMAZON CAPITAL SERVICES	12/10/2024	AP Automation	0.00	1,598.62	APA000024
1003	BONDURANT CHAMBER OF COMME	12/10/2024	AP Automation	0.00	125.00	APA000025
1537	BOUND TREE MEDICAL LLC	12/10/2024	AP Automation	0.00	3.90	APA000026
2510	CENTRAL IOWA MECHANICAL	12/10/2024	AP Automation	0.00	1,024.00	APA000027
2653	COMISKEY GLASS	12/10/2024	AP Automation	0.00	460.00	APA000028
2483	DES MOINES CHILDRENS MUSEUM	12/10/2024	AP Automation	0.00	200.00	APA000029
2362	GOVERNMENT FINANCE OFFICERS A	12/10/2024	AP Automation	0.00	525.00	APA000030
0210	IMWCA	12/10/2024	AP Automation	0.00	8,901.00	APA000031
2182	JUNIOR LIBRARY GUILD	12/10/2024	AP Automation	0.00	1,485.68	APA000032
2078	KADETH INC	12/10/2024	AP Automation	0.00	2,105.00	APA000033
0286	METRO WASTE AUTHORITY	12/10/2024	AP Automation	0.00	45,526.11	APA000034
2576	MID IOWA PLANNING ALLIANCE FOF	12/10/2024	AP Automation	0.00	36,726.00	APA000035
2100	MIDWEST TAPE, LLC	12/10/2024	AP Automation	0.00	1,027.74	APA000036
2492	NATIONAL PUBLIC EMPLOYER LABO	12/10/2024	AP Automation	0.00	430.00	APA000037
2629	OPN ARCHITECTS	12/10/2024	AP Automation	0.00	16,045.50	APA000038
1858	OVERDRIVE INC	12/10/2024	AP Automation	0.00	9,632.59	APA000039
2046	PROVANTAGE LLC	12/10/2024	AP Automation	0.00	2,142.00	APA000040
1504	SHIVE-HATTERY INC	12/10/2024	AP Automation	0.00	750.00	APA000041
0564	STOREY KENWORTHY/MATT PARRO	12/10/2024	AP Automation	0.00	566.25	APA000042
1534	STRATUS BUILDNG SOLUTIONS IOW	12/10/2024	AP Automation	0.00	1,326.56	APA000043
2898	TN MARKETING LLC	12/10/2024	AP Automation	0.00	2,156.00	APA000044
2406	UNIQUE	12/10/2024	AP Automation	0.00	58.25	APA000045

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	35	22	0.00	132,815.20
	35	22	0.00	132,815.20

AP Automation	35	22	0.00	132,815.20
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2024	132,815.20
			<u>132,815.20</u>



Check Register

Packet: APPKT01012 - 12/10/24 FOR MEETING ON 12/16/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2904	ANNE VAN ESS	12/10/2024	Regular	0.00	5.00	64671
0048	BAKER & TAYLOR	12/10/2024	Regular	0.00	2,605.56	64672
2317	FP MAILING SOLUTIONS	12/10/2024	Regular	0.00	497.86	64673
0459	GALLS LLC	12/10/2024	Regular	0.00	187.68	64674
2903	HILLARY PEPPERS	12/10/2024	Regular	0.00	511.53	64675
1340	KONICA MINOLTA	12/10/2024	Regular	0.00	654.43	64676
2642	KONICA MINOLTA BUSINESS SOLUTI	12/10/2024	Regular	0.00	282.59	64677
2619	KONICA MINOLTA PREMIER FINANCI	12/10/2024	Regular	0.00	268.70	64678
2619	KONICA MINOLTA PREMIER FINANCI	12/10/2024	Regular	0.00	257.30	64679
2902	LACEY PARTLOW	12/10/2024	Regular	0.00	173.53	64680
1134	PETTY CASH	12/10/2024	Regular	0.00	17.46	64681
1701	JILL SANDERS	12/10/2024	Regular	0.00	20.99	64682
0525	US CELLULAR	12/10/2024	Regular	0.00	304.43	64683
1731	IOWA FINANCE AUTHORITY	12/01/2024	Bank Draft	0.00	31,488.03	DFT0003537
0144	DES MOINES WATER WORKS	12/23/2024	Bank Draft	0.00	45,003.95	DFT0003538
0144	DES MOINES WATER WORKS	12/23/2024	Bank Draft	0.00	45,026.41	DFT0003539
0144	DES MOINES WATER WORKS	12/23/2024	Bank Draft	0.00	22.00	DFT0003540
2433	WEX BANK	12/06/2024	Bank Draft	0.00	3,486.03	DFT0003541
2433	WEX BANK	12/06/2024	Bank Draft	0.00	-31.34	DFT0003542
0416	POSTMASTER	12/03/2024	Bank Draft	0.00	639.45	DFT0003543

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	20	13	0.00	5,787.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	7	7	0.00	125,634.53
EFT's	0	0	0.00	0.00
	27	20	0.00	131,421.59

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2024	131,484.27
			<u>131,484.27</u>



Check Register

Packet: APPKT01019 - 12/10/24 PHONE STIPENDS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2511	ANNA JOHNSON	12/10/2024	Regular	0.00	45.56	64684
2729	JOHN BERGESON	12/10/2024	Regular	0.00	300.00	64685
2843	JOHN CARPENTER	12/10/2024	Regular	0.00	14.74	64686
1588	SHELBY HAGAN	12/10/2024	Regular	0.00	465.89	64687
2161	JOHN HORTON	12/10/2024	Regular	0.00	300.00	64688
2233	JENE JESS	12/10/2024	Regular	0.00	300.00	64689
2837	KATIE KLUS	12/10/2024	Regular	0.00	644.10	64690
2676	TIFFANY LUING	12/10/2024	Regular	0.00	403.56	64691
2274	CRAIG MARSHMAN	12/10/2024	Regular	0.00	341.00	64692
2276	MURRAY, MAGGIE	12/10/2024	Regular	0.00	355.01	64693
2031	MARKETA OLIVER	12/10/2024	Regular	0.00	570.60	64694

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	11	0.00	3,740.46
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	13	11	0.00	3,740.46

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2024	3,740.46
			3,740.46



Payable Register

Payable Detail by Vendor Name

Packet: APPKT01013 - PYPKT00631 - 11/18-12/01/2024 PAID ON
12/06/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS									Vendor Total:	30,177.04
INV0004412	Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1,882.22	0.00	0.00	0.00	1,882.22
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003544
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,882.22	0.00	0.00	0.00	1,882.22	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,882.22	100.00%				
INV0004418										
Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1/2/2025	21,794.90	0.00	0.00	0.00	21,794.90
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003550
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	21,794.90	0.00	0.00	0.00	21,794.90	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				21,794.90	100.00%				
INV0004419										
Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1,107.06	0.00	0.00	0.00	1,107.06
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003551
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	1,107.06	0.00	0.00	0.00	1,107.06	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,107.06	100.00%				
INV0004421										
Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1,522.80	0.00	0.00	0.00	1,522.80
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003553
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,522.80	0.00	0.00	0.00	1,522.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,522.80	100.00%				
INV0004422										
Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1/2/2025	3,653.00	0.00	0.00	0.00	3,653.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003554
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	3,653.00	0.00	0.00	0.00	3,653.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				3,653.00	100.00%				
INV0004423										
Invoice	1/2/2025	1/2/2025	1/2/2025	1/2/2025	1/2/2025	217.06	0.00	0.00	0.00	217.06
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 1/2/2025			Bank Draft:	DFT0003555

Payable Register

Packet: APPKT01013 - PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
VISION AVISES Distributions	Service	0.00	0.00	217.06	0.00	0.00	0.00	217.06		
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2132	VISION WITHHOLDING			217.06	100.00%					

Vendor: [0238 - IOWA WORKFORCE DEVELOPMENT](#)

Vendor Total: 158.13

INV0004427	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	158.13	0.00	0.00	0.00	158.13
Unemployment Insurance	AP Bank Code - AP Bank			No	Payment Date: 12/20/2024			Bank Draft:		DFT0003559
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance Distributions	NA			0.00	0.00	158.13	0.00	0.00	0.00	158.13
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2122	STATE WITHHOLDING					158.13	100.00%			

Vendor: [0239 - IPERS](#)

Vendor Total: 21,162.15

INV0004420	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	567.07	0.00	0.00	0.00	567.07
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 12/20/2024			Bank Draft:		DFT0003552
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA			0.00	0.00	567.07	0.00	0.00	0.00	567.07
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING					567.07	100.00%			

INV0004424	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	20,595.08	0.00	0.00	0.00	20,595.08
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 12/20/2024			Bank Draft:		DFT0003556
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	7,661.64	0.00	0.00	0.00	7,661.64	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				7,661.64	100.00%				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA	0.00	0.00	12,933.44	0.00	0.00	0.00	12,933.44
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING			12,933.44	100.00%			

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 31,954.91

INV0004426	Invoice	12/6/2024	12/6/2024	12/6/2024	12/6/2024	31,954.91	0.00	0.00	0.00	31,954.91
Federal Tax Withheld	AP Bank Code - AP Bank			No	Payment Date: 12/6/2024			Bank Draft:		DFT0003558
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding Distributions	NA			0.00	0.00	16,377.84	0.00	0.00	0.00	16,377.84
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING					16,377.84	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding Distributions	NA	0.00	0.00	3,830.36	0.00	0.00	0.00	3,830.36
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			3,830.36	100.00%			

Payable Register

Packet: APPKT01013 - PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code	On Hold									
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
Federal Tax Withheld Distributions	NA	0.00	0.00	11,746.71	0.00	0.00	0.00	11,746.71			
Account Number	Account Name	Project Account Key			Amount	Percent					
670-050-2120	FEDERAL WITHHOLDING				20.21	0.17%					
741-050-2120	FEDERAL WITHHOLDING				331.62	2.82%					
110-050-2120	FEDERAL WITHHOLDING				981.13	8.35%					
001-050-2120	FEDERAL WITHHOLDING				8,608.29	73.28%					
610-050-2120	FEDERAL WITHHOLDING				867.41	7.38%					
600-050-2120	FEDERAL WITHHOLDING				938.05	7.99%					

Vendor: 2249 - ISOLVED BENEFIT SERVICES

Vendor Total: 2,286.47

INV0004413	Invoice	12/6/2024	12/6/2024	12/6/2024	12/6/2024	2,239.13	0.00	0.00	0.00	2,239.13
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 12/6/2024				Bank Draft: DFT0003545

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,239.13	0.00	0.00	0.00	2,239.13
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				2,239.13	0%		

INV0004414	Invoice	1/6/2025	1/6/2025	1/6/2025	1/6/2025	47.34	0.00	0.00	0.00	47.34
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 1/6/2025				Bank Draft: DFT0003546

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE Distributions	Service	0.00	0.00	47.34	0.00	0.00	0.00	47.34
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				47.34	100.00%		

Vendor: 1274 - MISSION SQUARE

Vendor Total: 2,207.13

INV0004415	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	1,448.00	0.00	0.00	0.00	1,448.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 12/20/2024				Bank Draft: DFT0003547

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	1,448.00	0.00	0.00	0.00	1,448.00
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				1,448.00	100.00%		

INV0004416	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	411.13	0.00	0.00	0.00	411.13
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 12/20/2024				Bank Draft: DFT0003548

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFERRED COMPENSATION Distributions	Service	0.00	0.00	411.13	0.00	0.00	0.00	411.13
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				411.13	100.00%		

INV0004417	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	348.00	0.00	0.00	0.00	348.00
ICMA-ROTH	AP Bank Code - AP Bank				No	Payment Date: 12/20/2024				Bank Draft: DFT0003549

Payable Register

Packet: APPKT01013 - PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
ICMA-ROTH Distributions	NA	0.00	0.00	348.00	0.00	0.00	0.00	348.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
110-050-2130	ICMA-RC				4.99	1.43%				
600-050-2130	ICMA-RC				31.20	8.97%				
610-050-2130	ICMA-RC				31.20	8.97%				
001-050-2130	ICMA-RC				280.61	80.64%				

Vendor: [1832 - TREASURER - STATE OF IOWA](#)

Vendor Total: 5,019.65

INV0004425	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	5,019.65	0.00	0.00	0.00	5,019.65
State Tax Withholding	AP Bank Code - AP Bank	No				Payment Date: 12/20/2024	Bank Draft: DFT0003557			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	5,019.65	0.00	0.00	0.00	5,019.65
Account Number	Account Name	Project Account Key			Amount	Percent		
670-050-2122	STATE WITHHOLDING				15.19	0.30%		
610-050-2122	STATE WITHHOLDING				357.14	7.11%		
741-050-2122	STATE WITHHOLDING				166.17	3.31%		
600-050-2122	STATE WITHHOLDING				394.59	7.86%		
001-050-2122	STATE WITHHOLDING				3,659.33	72.90%		
110-050-2122	STATE WITHHOLDING				427.23	8.51%		

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	92,965.48	0.00	0.00	0.00	92,965.48	92,965.48	0.00
Grand Total:		92,965.48	0.00	0.00	0.00	92,965.48	92,965.48	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	8,608.29
001-050-2122	STATE WITHHOLDING	3,659.33
001-050-2130	ICMA-RC	2,139.74
Total:		14,407.36

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	981.13
110-050-2122	STATE WITHHOLDING	427.23
110-050-2130	ICMA-RC	4.99
Total:		1,413.35

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	20,208.20
112-050-2122	STATE WITHHOLDING	158.13
112-050-2123	IPERS WITHHOLDING	21,162.15
112-050-2124	HEALTH INSURANCE WITHHOLDING	28,077.76
112-050-2125	DENTAL INSURANCE	1,882.22
112-050-2132	VISION WITHHOLDING	217.06
Total:		71,705.52

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	938.05
600-050-2122	STATE WITHHOLDING	394.59
600-050-2130	ICMA-RC	31.20
Total:		1,363.84

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	867.41
610-050-2122	STATE WITHHOLDING	357.14
610-050-2130	ICMA-RC	31.20
Total:		1,255.75

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	20.21
670-050-2122	STATE WITHHOLDING	15.19
Total:		35.40

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	331.62
741-050-2122	STATE WITHHOLDING	166.17
Total:		497.79

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,286.47
Total:		2,286.47



Payable Register

Payable Detail by Vendor Name

Packet: APPKT01014 - PYPKT00633 - 06/01-11/30/2024 PAID ON
12/06/2024 PPC

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Vendor: 0239 - IPERS									Vendor Total:	2,282.52
INV0004428	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	1,824.69	0.00	0.00	0.00	1,824.69
Payroll Contribution	AP Bank Code - AP Bank		No			Payment Date: 12/20/2024		Bank Draft:		DFT0003560
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	1,824.69	0.00	0.00	0.00	1,824.69	
Account Number	Account Name		Project Account Key		Amount	Percent				
110-050-2123	IPERS WITHHOLDING				1,824.69	100.00%				
Vendor: 0239 - IPERS										
INV0004429	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	457.83	0.00	0.00	0.00	457.83
Payroll Contribution	AP Bank Code - AP Bank		No			Payment Date: 12/20/2024		Bank Draft:		DFT0003561
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	457.83	0.00	0.00	0.00	457.83	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				457.83	100.00%				
Vendor: 1512 - IRS USATAXPYMT										
INV0004431	Invoice	12/6/2024	12/6/2024	12/6/2024	12/6/2024	5,582.70	0.00	0.00	0.00	5,582.70
Federal Tax Withheld	AP Bank Code - AP Bank		No			Payment Date: 12/6/2024		Bank Draft:		DFT0003563
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding Distributions	NA		0.00	0.00	2,605.94	0.00	0.00	0.00	2,605.94	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				2,605.94	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding Distributions	NA		0.00	0.00	945.88	0.00	0.00	0.00	945.88	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				945.88	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld Distributions	NA		0.00	0.00	2,030.88	0.00	0.00	0.00	2,030.88	
Account Number	Account Name		Project Account Key		Amount	Percent				
001-050-2120	FEDERAL WITHHOLDING				2,030.88	100.00%				
Vendor: 1832 - TREASURER - STATE OF IOWA										
INV0004430	Invoice	12/20/2024	12/20/2024	12/20/2024	12/20/2024	615.03	0.00	0.00	0.00	615.03
State Tax Withholding	AP Bank Code - AP Bank		No			Payment Date: 12/20/2024		Bank Draft:		DFT0003562
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding Distributions	NA		0.00	0.00	615.03	0.00	0.00	0.00	615.03	
Account Number	Account Name		Project Account Key		Amount	Percent				
001-050-2122	STATE WITHHOLDING				615.03	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	8,480.25	0.00	0.00	0.00	8,480.25	8,480.25	0.00
Grand Total:		8,480.25	0.00	0.00	0.00	8,480.25	8,480.25	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	2,030.88
001-050-2122	STATE WITHHOLDING	615.03
Total:		2,645.91

Account	Name	Amount
110-050-2123	IPERS WITHHOLDING	1,824.69
Total:		1,824.69

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	3,551.82
112-050-2123	IPERS WITHHOLDING	457.83
Total:		4,009.65



Payroll Check Register

Checks

Pay Period: 11/18/2024-12/1/2024

Packet: PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



Payroll Check Register

Direct Deposits

Pay Period: 11/18/2024-12/1/2024

Packet: PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADKISSON, JENNIFER	3145	12/06/2024	850.84	105721
AGANS, PAYTON	1602	12/06/2024	2,496.29	105722
BAAS, JAMIE	4147	12/06/2024	180.88	105723
BAILEY, BOYCE E	7104	12/06/2024	1,312.61	105724
BERGESON, JOHN W	7121	12/06/2024	1,991.03	105725
BRIGGS, ASHTON S	1511	12/06/2024	840.00	105726
BRUCE, EMMA	3141	12/06/2024	561.14	105727
CARPENTER, JOHN C	5129	12/06/2024	1,631.29	105728
CLAMAN, CATHERINE JO	3146	12/06/2024	349.39	105729
CLAMAN, CATHERINE JO	3146	12/06/2024	232.93	105729
COLLISON, PATRICK F	5103	12/06/2024	2,445.95	105730
CORY, JOHN P	7120	12/06/2024	1,610.85	105731
CRITTENDEN, MATTHEW	1567	12/06/2024	2,036.76	105732
DE LOS SANTOS, JUAN DAVID	7128	12/06/2024	1,660.75	105733
DENHAM, DARIN	7129	12/06/2024	1,515.34	105734
DOMINGUEZ, MATTHEW P	1513	12/06/2024	805.13	105735
ELLIOTT, KYLE	1568	12/06/2024	799.97	105736
GANNAWAY, COURTNEY	1597	12/06/2024	1,106.29	105737
GILSON, DUSTY ALAN	7124	12/06/2024	1,562.10	105738
HAGAN, SHELBY L	5118	12/06/2024	2,735.10	105739
HARMISON, TROY G	1503	12/06/2024	1,839.61	105740
HIGGINS, DAVID P.	7105	12/06/2024	1,553.66	105741
HORTON, JOHN C	7112	12/06/2024	3,577.21	105742
HORTON, JOHN C	7112	12/06/2024	100.00	105742
HUFF, TIMOTHY J	1559	12/06/2024	2,554.10	105743
JESS, JENE' N	5123	12/06/2024	3,459.78	105744
JOHNSON, ANNASTASHA	5130	12/06/2024	1,469.24	105745
KING, CHRISTINA M	3143	12/06/2024	572.01	105746
KLINKER-FELD, MICHELL M	3135	12/06/2024	2,268.37	105747
KLUS, KATIE	5134	12/06/2024	1,723.49	105748
KREUDER, AARON M	1441	12/06/2024	3,834.58	105749
KRUSE, OSCAR	1586	12/06/2024	1,158.32	105750
LUING, TIFFANY A	5133	12/06/2024	1,986.86	105751
LUNDQUIST, BRADLEY D	1555	12/06/2024	784.53	105752
MARSHMAN, CRAIG A	5125	12/06/2024	1,768.54	105753
MASON, KYLE	1598	12/06/2024	1,107.50	105754
MERRILL, SARAH J	1590	12/06/2024	2,963.92	105755
MILLER, BRODY E	1582	12/06/2024	1,655.25	105756
MURRAY, MARGARET	5126	12/06/2024	3,236.57	105757
OLIVER, MARKETA S	8403	12/06/2024	3,818.83	105758
OLIVER, MARKETA S	8403	12/06/2024	300.00	105758
PEZLEY, ISAAC J	5132	12/06/2024	2,326.47	105759
POWELL, TREVOR ALAN	7130	12/06/2024	798.60	105760
RAUTERBERG, ANTHONY	1599	12/06/2024	2,643.91	105761
REYNOLDS, RAY A	1537	12/06/2024	1,042.61	105762
RICCIO, ANTHONY F	1583	12/06/2024	857.88	105763
SANDERS, JILL C	3128	12/06/2024	3,358.40	105764
SCHINCKE, MEGAN	3137	12/06/2024	125.00	105765
SCHINCKE, MEGAN	3137	12/06/2024	1,075.82	105765
SCHINCKE, MEGAN	3137	12/06/2024	461.06	105765
SEXTON, WILLIAM M	7125	12/06/2024	250.00	105766

Employee	Employee #	Date	Amount	Number
SEXTON, WILLIAM M	7125	12/06/2024	1,153.97	105766
SPENCER, OWEN	1603	12/06/2024	747.00	105767
SPOERRY, DANIELLE M	1527	12/06/2024	2,277.00	105768
SUHR, CARLENE E.F.	3144	12/06/2024	1,468.53	105769
SUMMERS, AANNA N	1575	12/06/2024	2,484.75	105770
SUMMERS, ALAN C	1534	12/06/2024	3,300.18	105771
WELTHA, CLAYTON	1566	12/06/2024	619.80	105772



Payroll Check Register Report Summary

Pay Period: 11/18/2024-12/1/2024

Packet: PYPKT00631 - 11/18-12/01/2024 PAID ON 12/06/2024
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	58	93,447.99
Total	58	93,447.99



Payroll Check Register

Checks

Pay Period: 6/1/2024-11/30/2024

Packet: PYPKT00633 - 06/01-11/30/2024 PAID ON 12/06/2024 PPC
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
SILLANPAA, MATTHEW D	8121	Regular	12/06/2024	1,614.54	1095



Payroll Check Register

Direct Deposits

Pay Period: 6/1/2024-11/30/2024

Packet: PYPKT00633 - 06/01-11/30/2024 PAID ON 12/06/2024 PPC
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BUCKLIN, JEFFERY D	1562	12/06/2024	1,380.07	105773
COX, TARA K	8118	12/06/2024	1,729.87	105774
DRISCOLL, CHAD P	8120	12/06/2024	1,499.23	105775
ELROD, DOUG L	8117	12/06/2024	2,860.06	105776
HIGGINS, DAVID P	1407	12/06/2024	118.70	105777
HOFFMAN, JOSHUA MATTHEW	1578	12/06/2024	5,217.46	105778
ISKE, BLAKE	1600	12/06/2024	1,903.60	105779
KOBER, ANDREW M	1557	12/06/2024	1,483.18	105780
KOBER, MICHAEL J	1540	12/06/2024	280.93	105781
MCKENZIE, ANGELA LEA	8119	12/06/2024	1,169.70	105782
MEYERES, KYLEIGH	1601	12/06/2024	3,352.37	105783
PEFFER, BOB L	8115	12/06/2024	1,729.87	105784
SCHROER, DAVID J	1528	12/06/2024	884.64	105785
SIDWELL, RICHARD A	1560	12/06/2024	277.05	105786
STARUK, JONATHAN B	1595	12/06/2024	1,779.72	105787



Payroll Check Register

Report Summary

Pay Period: 6/1/2024-11/30/2024

Packet: PYPKT00633 - 06/01-11/30/2024 PAID ON 12/06/2024 PPC
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	1,614.54
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	15	25,666.45
Total	16	27,280.99



Refund Check Register

Refund Check Detail

UBPKT06151 - Refunds 01 UBPKT06149 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01318-03	MARY COLEMAN	12/4/2024	64648	118.74			118.74	Generated From Billing
01-01964-04	SHORT, NOAH J	12/4/2024	64649	97.13			97.13	Generated From Billing
01-01991-08	SPAULDING, PAIGE & MICHAEL	12/4/2024	64650	110.95			110.95	Generated From Billing
01-02370-08	SOTO, YAIDELIN RODRIGUEZ	12/4/2024	64651	41.62			41.62	Generated From Billing
01-02384-10	LUDWIG, ERIC J	12/4/2024	64652	118.51			118.51	Generated From Billing
01-02425-11	BYARS, NICHOLE M	12/4/2024	64653	119.49			119.49	Generated From Billing
01-02789-01	AMANDA WALTZ	12/4/2024	64654	67.76			67.76	Generated From Billing
01-03573-05	SCOTT, JESSICA	12/4/2024	64655	115.82			115.82	Generated From Billing
01-03613-04	PROSISE, BYRON E	12/4/2024	64656	5.22			5.22	Generated From Billing
05-02625-01	KAREN GOLLY	12/4/2024	64657	72.64			72.64	Generated From Billing
06-02369-12	JAIME, MARIA	12/4/2024	64658	108.00			108.00	Generated From Billing
07-01086-01	LANDUS IT BUILDING COOPERATIVE	12/4/2024	64659	90.26			90.26	Generated From Billing
10-02720-01	DANIEL D LAMB	12/4/2024	64660	21.43			21.43	Generated From Billing
16-01344-00	D R HORTON, IOWA LLC	12/4/2024	64661	83.10			83.10	Generated From Billing
16-01391-03	BAKER, HEIDI H	12/4/2024	64662	78.82			78.82	Generated From Billing
16-01406-01	SDB VENTURES LLC	12/4/2024	64663	21.27			21.27	Generated From Billing
16-01619-01	LORENZEN, NICOLE C	12/4/2024	64664	112.90			112.90	Generated From Billing
16-01626-01	VERMEER, DEREK A	12/4/2024	64665	74.54			74.54	Generated From Billing
16-01846-02	WHELAN, STEVEN	12/4/2024	64666	84.28			84.28	Generated From Billing
Total Refunds: 19		Total Refunded Amount:		1,542.48				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1542.48
Revenue Total:	1542.48

General Ledger Distribution

Posting Date: 12/02/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-1,542.48	Yes
600-050-2141	APPLIED CREDITS	1,542.48	
600 Total:		0.00	

General Ledger Distribution

Posting Date: 12/02/2024

	Account Number	Account Name	Posting Amount	IFT
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,542.48	
	999-050-2300	DUE TO OTHER FUNDS	1,542.48	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Refund Check Register

Refund Check Detail

UBPKT06162 - HYDRANT METER REFUND (16-02066-00)

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02066-00	CHARPS LLC	12/6/2024	64667	896.41			896.41	Deposit
Total Refunds: 1		Total Refunded Amount:		896.41				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	896.41
Revenue Total:	896.41

General Ledger Distribution

Posting Date: 12/06/2024

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-896.41	Yes
	600-050-2141	APPLIED CREDITS	896.41	
	600 Total:		0.00	
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-896.41	
	999-050-2300	DUE TO OTHER FUNDS	896.41	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Tax Abatement Applications
December 16, 2024
City of Bondurant

Name	Address	Closing Date	Cost
Shelby Kelce	816 Kinney Circle, NE	5/16/2022	\$242,000

Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Thursday, November 6, 2024

Call to order: Meeting called to order at 6:00 PM by President Bryant.

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Amber Flinn, Travis Appelgate and Mike Kramer. Sue Ugulini and Tara Cox (City Council Liaison) attended virtually. Director Sanders and Assistant Director Klinker-Feld were also present.

Guests: None

2. **Perfecting and Approving the Agenda:** Motion to approve the agenda by Ugulini, seconded by Flinn. Motion carried.

3. **Approval of Consent Agenda:**

- a. Minutes of past meeting – October 2024
- b. Financial Report
- c. Approve Warrant list / authorize expenditures
- d. Staff Report – October 2024
- e. Director's Report – October 2024
- f. Statistics – October 2024

Motion to approve the above consent agenda by Bergeson, seconded by Flinn. Motion carried.

4. **Public Comments:** None.

5. **Library Foundation Update:** Book Sale November 23-24, volunteers needed.

6. **Friends of the Library Update:** Puzzle Competition was held with eight teams. Tote bags are for sale (\$10).

7. **City Council Liaison Report:** City Park continues to progress with playground equipment installed. Council participating in conversations with DART; approved Phase II of Civic Campus Project; signed a 28E agreement with Des Moines Water Works.

8. **Old Business:** None.

9. **New Business:**

a) Trustee Training: Assistant Director Kinkler-Feld provided training on the Adventure Pass Program. Reviewed how to reserve a pass, what venues are available and a tutorial on the website.

b) Review/Approve Circulation Policy. Motion to approve with edit by Kramer, seconded by Bergeson. Motion carried.

c) Discuss/Approve Board member terms for Jen Keeler, Sue Ugulini and Josh Bryant. Motion to approve terms for Trustees Ugulini and Bryant by Bergeson, seconded by Appelgate.

d) Discuss/Approve the RFQ for Library Sculpture Project. Motion to approve by Flinn, seconded by Kramer. Motion carried.

e) Discuss/Approve possible travel reimbursement for Assistant Director Candidates. Motion to approve Hotel and Total Miles (less 75) at \$.67/mile for candidates for Assistant Director position by Kramer, seconded by Bergeson. Motion carried.

10. Board President Items: None.

12. Adjournment: Motion to adjourn at 6:33 PM by Ugulini, seconded by Flinn. Motion carried.

Next Meeting: December 4, 2024 at 6 PM.



Librarian items: November 2024

- Assistant Director Klinker-Feld attended the Friends of the Library meeting on November 20th.
- TixKeeper (Plymouth Rocket) will no longer be in business after the end of December. This is the company/software that serves out our Adventure Pass program. A new software is being sought and it is hopeful something will be in place at the end of December. If not the group is working on a temporary way of serving out these passes to our patrons. It may be clunky and take more time to track but I believe we will still be able to serve our patrons with this widely popular service. Stay tuned.
- The library received the 2nd quarter distribution from Polk County for \$23,047.00. This is on track to be \$14,836 more than is budgeted in that line item for FY25, so a budget amendment will be needed before the end of the fiscal year.
- The library received the Direct State Aid check for the amount of \$3,020.25. Last year the amount was \$3,114.34.
- The Assistant Library Directors position has been offered and accepted by Megan Sockness Teeple. She lives in Monroe, Iowa and has experience working for the Johnston Library as a Library Manager. Her start date will be on December 9th.
- Director Sanders provided a tour of the Library to the Jefferson Public Library director and several members of their Library Board and Friends of the Library. Jefferson is currently working on expanding and remodeling their library and toured several libraries that have undergone projects in the last few years looking for ideas and expertise on a building project.

Staff Updates:

Michell:

- Attended ISLA meetings on November 1 and November 15
- Attended City Staff meetings on November 5, 12, 19, and 26
- CPR training on November 15

Megan:

- Kids Lib meeting
- Pop YS Con
- Check it Out
- Performer's Showcase
- Iowa Library for the Blind "Accessible Programs on the Go"
- Summer Reading Program 2025 Kick Off with Baker and Taylor
- Library Journal's LibraryCon Live!
- CPR training on November 15

Carly:

- Supercharged Story times
 - Growing Your Intentionality
 - Early Learning Standards/Guidelines
 - Creating an Elevator Speech
 - Advocating for the Value of Library Story times
 - Peer Community Resources
 - Story time Solidarity
- **Completed Supercharged Story times 11/13/2024
- Performer's Showcase
- Kids Lib
- CPR training on November 15

Jennifer:

- AdLib Meeting
- Performer's Showcase
- CPR training on November 15

Chistina and Katie also attended CPR training on November 15

Events in November:

- 12 Story Times at the Library
- 3 Sessions of Baby Story & Play
- Messy Munchkins
- 6 Sessions of Fit for Life!
- Adult Craft Night
- Adult Crafternoon
- Book Discussion for Adults
- Books on Tap book discussion at Reclaimed Rails
- Coloring Night at Reclaimed Rails
- Iowa Fraud Fighters Program
- Book Club for grades 3-5
- Book Club for grades 6-8
- Teens Only Sunday Funday
- Pokémon Club
- STEAM Club
- After School Craft
- After School Movie
- After School BINGO

- Teen Café
- Anime Club
- Voting for the book mark contest
- LIBRARY CLOSED ON NOVEMBER 11 – VETERANS DAY
- LIBRARY CLOSED NOVEMBER 28-29 - THANKSGIVING

Stats for November 2024

- Total Circulation for the month of November 2024: 9409
- Total Circulation for the month of November 2023: 6266
- Online usage (Libby, Hoopla, Brainfuse, Rocket Language, Adventure Pass for November 2024: 2742
- Online usage (Libby, Hoopla, Brainfuse, Rocket Language, Adventure Pass for November 2023: 1828
- Door Count November 2024: 4030
- Door Count November 2023: 3678
- Staff assisting patrons by phone, with the catalog, computers, etc. for November 2024: 567
- Staff assisting patrons by phone, with the catalog, computers, etc. for November 2023: 386
- Story Times in November 2024: 16 held with 363 attending
- Story Times in November 2023: 16 held with 212 attending
- Program attendance for adults and children in November 2024: 885
- Program attendance for adults and children in November 2023: 695
- In-house internet use for November 2024: 616
- In-house internet use for November 2023: 800
- Wi Fi users for November 2024: 1105
- Wi Fi users for November 2023: 1626
- Hot spot use for November 2024: 108
- Hot spot use for November 2023: 121
- Meeting Room use for November 2024: 142
- Meeting Room use for November 2023: 133
- New library cards issued in November 2024: 50
- New library cards issued in November 2023: 45
- The library borrowed 29 items from other libraries and loaned 90 items for other libraries.
- 231 items were added to the collection, and 404 items were removed.

- Mobile printing for November 2024: 93
- Mobile printing for November 2023: 38
- 32 patrons used the Tablet Station in November 2024; 36 in November 2023.



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.e.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution authorizing the Mayor to execute a real estate purchase agreement with JT Real Estate Trust for land needed for the construction of the Truman Drive NE corridor, authorizing payment for the acquisition of real property interests, and authorizing the taking of necessary steps for the closing of the property acquisition transaction

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The City of Bondurant has been in ongoing correspondence with JT Real Estate Trust, the property owner, regarding the acquisition of right-of-way necessary for the development of Truman Drive NE, a new north/south street corridor. The proposed street will be a collaborative project with the Bondurant-Farrar Community School District, established under a cost-share agreement to provide essential access to the future elementary school, which is scheduled to open in the fall of 2027.

The attached purchase agreement outlines the City's intent to close on the right-of-way acquisition area of 3.01 acres from JT Real Estate Trust by December 31, 2024. Construction of Truman Drive NE is projected to commence in the Spring/Summer of 2025, aligning with development timelines for both City infrastructure and the School District's new facility. The attached purchase agreement also reflects that a temporary construction easement beginning east of the road right-of-way area will be established with an effective temporary construction easement period of March 1, 2025 through June 30, 2026. The agreed upon price considers the advantageous location in The Grain District and commercial area.

Construction of Truman Drive NE is supported by the following adopted plans: Building Bondurant Comprehensive Plan, Major Streets Master Plan, and the Grain District Downtown Redevelopment Plan.

FUNDING SOURCE: Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-290
2. Purchase Agreement
3. 428111 ACQ-01 Preliminary
4. Pages from 428111 E-01 TEMP JT Real Estate Trust 2024-10-30

CITY OF BONDURANT
RESOLUTION NO. 241216-290

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A REAL ESTATE
PURCHASE AGREEMENT WITH JT REAL ESTATE TRUST FOR LAND NEEDED
FOR THE CONSTRUCTION OF THE TRUMAN DRIVE NE CORRIDOR,
AUTHORIZING PAYMENT FOR THE ACQUISITION OF REAL PROPERTY
INTERESTS, AND AUTHORIZING THE TAKING OF NECESSARY STEPS FOR THE
CLOSING OF THE PROPERTY ACQUISITION TRANSACTION

WHEREAS the City of Bondurant is in the process of the design a new north/south street corridor north of 2nd Street NE to be called Truman Drive NE that will service a new elementary school site north of 2nd Street NE; AND

WHEREAS a portion of this new street corridor proposed for construction is situated on land currently owned by JT Real Estate Trust; AND

WHEREAS the 2022-adopted Building Bondurant Comprehensive Plan identifies the need to establish this new north/south street corridor; AND

WHEREAS the 2024-adopted Major Streets Master Plan identifies the need to establish this new north/south street corridor; AND

WHEREAS City staff at the request of Council has made an offer to JT Real Estate Trust for the acquisition of real property interest in the amount of \$219,234.26 with the offer being accepted by the respective property owner; AND

WHEREAS the purchase agreement also reflects that a 50'-wide temporary construction easement will be established just east of the Truman Drive NE right-of-way area having a temporary construction easement period of March 1, 2025-June 30, 2026; AND

WHEREAS it is necessary for the City to approve the purchase agreement as well as acquisition, authorize the payment of the agreed to compensation for the property acquisitions and to move forward with the completion of due diligence and closing on the property acquisition.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA AS FOLLOWS:

1. The City authorizes the Mayor to execute the purchase agreement, pending a final review by the City's legal counsel, accepts the following property transactions, and authorizes the payment of the compensation pursuant to the purchase agreement.

2. The Mayor, City Administrator, City Attorney, and Planning and Community Development Director acting on behalf of the City are authorized to undertake such steps as are necessary to close the appropriate transactions including the authorization

for payment of any costs associated with the closing of transactions.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the “Agreement”) is made and entered into on the ___ day of December, 2024 by and between the City of Bondurant, Iowa, whose address for the purposes of this Agreement is 200 2nd Street NE Box 37, Bondurant, IA 50035 (hereafter referred to as the “Buyer” or “City”), and JT Real Estate Trust, whose address for the purposes of this Agreement is Box 361, Bondurant, IA 50035 (hereafter referred to as the “Seller”).

WHEREAS, the Seller is the owner of the following legally described property as shown in the attached Acquisition Plat:

THE WEST 50.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA, LYING NORTH OF THE NORTH LINE OF PARCEL ‘J’ SHOWN ON THE PLAT OF SURVEY RECRDED IN BOOK 14412, PAGE 913 IN THE POLK COUNTY RECORDER’S OFFICE AND CONTAINING 131,278 SQUARE FEET (3.01 ACRES).

Full legal description to be provided upon review of the abstract for the Property. Subject only to easements, restrictions and covenants of record (collectively referred to as the “Property”);

WHEREAS, City desires to purchase from Seller and Seller desires to sell to City the Property;

WHEREAS, Buyer and Seller desire to set forth the obligations, restrictions, limitations, and conditions upon which the Property will be conveyed by Seller to Buyer;

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, each for the other, Buyer and Sellers agree as follows:

1. Sale of Property. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, for the Purchase Price set forth below and, on the terms, and conditions set forth in this Agreement, the Property. In addition, Seller agrees to provide a 50’-wide temporary construction easement beginning at the eastern edge of the 50’ Truman Drive NE right-of-way acquisition area from March 1, 2025 through June 30, 2026 for the City to complete construction project, in accordance with the Temporary Work Area Easement attached hereto.
2. Compensation. Seller, in consideration of the mutual covenants and agreements contained herein, agrees to sell to Buyer and Buyer, in consideration of the mutual covenants and agreements contained herein, agrees to purchase the Property from Seller for the sum of One Dollar and Sixty-Seven Cents (\$1.67) per square foot. The enclosed acquisition plat calculates the total area of the

Property to be 131,278 square feet, and as such, the estimated total purchase price for the Property is Two Hundred Nineteen Thousand Two Hundred Thirty-Four Thousand and Twenty Six Cents (\$219,234.26) (the "Purchase Price"). The actual Purchase Price may adjust based on the square footage calculation per the abstract. The Purchase Price shall be paid at the time of Closing, with adjustment for closing costs to be added or deducted from this amount.

The Purchase Price shall be paid as follows:

- a. Ten Thousand Dollars (\$10,000.00) shall be delivered by the Buyer upon acceptance of this Agreement to be held in trust at Skinner Law Office, P.C., as earnest money to be delivered to the Seller upon performance of Seller's obligations and satisfaction of Buyer's contingencies; and
 - b. The balance of the Purchase Price to be paid at the time of Closing, with adjustment for closing costs to be added or deducted from this amount.
3. Council Approval. The parties acknowledge that purchase of the Property as part of this Agreement will require approval of the Bondurant City Council. If purchase of the property is not approved by the Bondurant City Council, this Agreement shall be rendered null and void.
4. Abstract and Title. Seller shall promptly, upon acceptance by the Bondurant City Council, obtain an abstract(s) of title to the Property continued through the date of acceptance of this Agreement and deliver it to Buyer for examination. It shall show merchantable title in Seller's name in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. The Seller shall make every reasonable effort to promptly perfect title. If Closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days' written notice to the other party. The abstract shall become the property of Buyer when the purchase price is paid in full.
5. Survey. Seller shall promptly provide to Buyer all surveys, if any, including as-built surveys, previously performed for the Property that are in Seller's, or Seller's agent's or representatives' possession and are not publicly available. Buyer may, at Buyer's expense prior to Closing, have the Property surveyed and certified by a Registered Land Surveyor. If any survey shows any encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.
6. Condition of the Property. Seller shall preserve the Property in its present condition until the Closing Date. Buyer shall have the right to make a final inspection of the Property within 24 hours prior to the Closing Date to determine that there has been no change in the condition of the Property. If there has been a change to the condition of the Property, Buyer may, at its election, terminate this Agreement.
7. Acquisition Study.

- a. From the date of acceptance of this Agreement through December 20, 2024 (“Buyer Acquisition Study Period”), Buyer may, at Buyer’s expense, perform an acquisition study to determine the suitability of the Property for Buyer’s intended use, which study may include, but not be limited to, a physical inspection of the Property by persons of Buyer’s choice; Buyer’s evaluation of the area of the Property and availability to the Property of sufficient sanitary and storm sewer, gas, water, communication, and electrical utility services; Buyer’s evaluation of parking availability and traffic flow and ingress and egress to and from the Property; Buyer’s evaluation of the zoning classification of the Property; Buyer’s inspection and review of all agreements, leases, conveyances, encumbrances, restrictive covenants, contracts, or easements affecting the Property in any manner whatsoever; preparation, review, and approval of the Buyer’s site and development plans for the Property, if any, by all governing agencies and necessary third parties (including the Iowa Department of Natural Resources); and other aspects of the Property pertaining to its use for Buyer’s purposes. In the event Buyer is not satisfied for any reason whatsoever with the results of its acquisition study of the Property, then on or before the expiration of the Buyer Acquisition Study Period, Buyer may, in its sole discretion, terminate this Agreement without any further obligation, and any funds paid by the Buyer under this Agreement shall be immediately returned, in full, to Buyer.
- b. Within fifteen (15) days after its acceptance of this Agreement, Seller will make available for Buyer’s review, at no cost to Buyer, all documents in the possession of the Seller or reasonably ascertainable by the Seller concerning the Property, including but not limited to as-built drawings, site plans, maps, historical records showing past use of the Property and storage of petroleum products or other products, reports, studies, investigations, audits, actions, or tests, relating in any way with the environmental condition of the Property, to the compliance of the Property with any environmental laws or the presence of hazardous substances on, at, or about the Property, including but not limited to those that were: (i) prepared for Seller or any related party or affiliate or predecessor in interest; or (ii) prepared for other persons or entities, and are in the possession, custody or control of Seller or any related party or affiliate or predecessor in interest (collectively, the “Due Diligence Documents”). Buyer shall be entitled to make copies of all such documents, at Buyer’s cost. Seller authorizes Buyer to speak to any person involved in the preparation of the Due Diligence Documents. At no cost to Buyer, Seller shall cooperate with Buyer in obtaining reliance agreements, if permitted under the law, for any previous environmental site assessments or other Due Diligence Document.
- c. Seller agrees that during the Buyer Acquisition Study Period, Seller shall provide Buyer and its representatives and consultants with full and complete access to the Property so that Buyer can perform its due diligence on the Property, including without limitation, surveys, audits, tests, physical inspections, title examinations, appraisal inspections, air, soil and water samples, temporary monitoring wells and soil borings and other

environmental and engineering audits by which Buyer can determine in its sole discretion that the Property is suitable for Buyer's intended purpose.

8. Environmental. As part of its due diligence during the Buyer Acquisition Study Period, Buyer may, at its option and expense, obtain a "Phase I" environmental inspection of the Property. In the event the Property is identified by the Phase I inspection as suspected of being environmentally contaminated, Buyer shall be permitted to conduct, or have conducted on its behalf, at Buyer's expense, those additional environmental tests on the Property as indicated or recommended in the Phase I environmental inspection, and a copy of the results of such tests shall be promptly delivered to Seller. In the event Buyer is not satisfied for any reason whatsoever with the results of the environmental inspection of the Property, then on or before the expiration of the Buyer Acquisition Study Period, Buyer may, in its sole discretion, terminate this Agreement without any further obligation, and any funds paid by the Buyer under this Agreement shall be immediately returned, in full, to Buyer.

Seller represents and warrants that is has no knowledge of the presence of any hazardous material within, on, in, or under the soil, groundwater, or soil vapor on or under the Property.

9. Closing. The Closing of this transaction is expected to occur on or before December 31, 2024, after the Bondurant City Council has approved this transaction and all necessary steps have been taken to transfer title and possession to Buyer (hereinafter referred to as the "Closing Date"), at a location mutually agreed upon by the parties herein.

10. Real Estate Taxes.

- A. Seller shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years.
- B. Seller shall pay their prorated share, based upon the date of possession, of the real estate taxes for the fiscal year in which possession is given and due and payable in the subsequent fiscal year.
- C. Buyer shall pay all subsequent real estate taxes, if necessary.

11. Special Assessments.

- A. Seller shall pay all installments of special assessments which are a lien on the Property, and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.
- B. All charges for solid waste removal, sewage and maintenance that are attributable to

Seller's possession, including those for which assessments arise after closing, shall be paid by Seller.

C. Buyer shall pay all other special assessments, if necessary.

12. Commission. Seller and Buyer each represent and warrant to the other that no brokerage commission, finder's fee or other compensation is due and payable with respect to the transaction contemplated by this Agreement.

13. Warranties and Representations of Seller. Seller warrants and represents to Buyer that they have the full right, power and authority to sell and convey the Property to Buyer as provided in this Agreement. At Closing, a Groundwater Hazard Statement will be filed by Seller regarding the following: (i) wells; (ii) solid waste disposal; (iii) hazardous wastes; and (iv) underground storage tanks located on the Property.

14. Conveyance Documents. Seller shall convey the Property to Buyer by a warranty deed, created by the Buyer.

15. Closing Costs. Seller shall pay (i) the cost to update the abstract of title under Section 4 of this Agreement; (ii) the cost to clear any defects to title necessary to deliver marketable title to the Property to the Buyer; (iii) any necessary transfer taxes; and (iv) any legal fees incurred by Seller. Buyer shall pay (i) the recording fees in connection with the general warranty deed conveying title to Buyer; (ii) Buyer's attorney fees; and (iii) closing costs.

16. Possession; Risk of Loss. All risk of loss with respect to the Property shall remain with Seller until the Closing Date. Seller shall preserve and care for the Property until the Closing Date in a manner consistent with its prior practice, including the maintenance of sufficient insurance to cover any loss or damage to the Property prior to the Closing Date. If the Property is damaged or destroyed in any material way prior to the Closing Date, Seller shall promptly notify the Buyer of said damage and Buyer shall have the option to (i) terminate this Agreement with written notice to Seller, or (ii) complete the closing.

17. Pending Actions. Seller has no notice of any action, litigation, proceeding, or investigation against itself, related entities, its partners, or the Property, which would affect the Property or the right of Seller to sell and convey the Property, or any action, litigation, proceeding, or investigation, including without limitation, any eminent domain proceeding which would result in any lien, claim, right, or interest in the Property in favor of any third party.

18. Notices. Neither party shall have the right to terminate this Agreement or seek any remedy for a breach hereof by the other party unless such breach continues for a period of thirty (30) days

following written notice by the party seeking to pursue such remedy, specifying the occurrence and description of such default under this Agreement and unless the party given such notice shall have failed to commence to take such steps as are necessary to cure such breach or default as soon as possible (or having so commenced such steps to cure shall thereafter have failed to proceed diligently and with continuity to remedy the same). All notices, demands, writings, supplements, or other documents which are required or permitted by the terms of this Agreement to be given to any party shall be delivered in person, or shall be deposited in the United States Mail, postage prepaid, return receipt requested, addressed at the addresses specified above and shall be effective upon such deposit.

19. Assignment; Agreement Binding on Successors; Survival of Provisions. This Agreement may not be assigned or transferred by any of the parties without the express written consent of the other. This Agreement, and amendments, if any, and all representations, warranties, indemnification obligations, rights, and duties hereunder, shall survive the Closing and shall be fully binding at all times against Sellers, and Buyer as well as any and all of its or their successors in interest, assigns or transferees.

20. Default; Remedies of the Parties.

16.1 Buyer's Remedies for Seller's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Seller fails or refuses to timely convey the Property to Buyer in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Buyer, Buyer may elect one of the following remedies: (a) be entitled to terminate Buyer's obligations under this Agreement by written notice to Seller; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

16.2. Seller's Remedies for Buyer's Default. If (a) each of the conditions precedent set forth in this Agreement have been satisfied or waived prior to the Closing Date and (b) Buyer fails or refuses to timely purchase the Property and Close in accordance with the terms and conditions of this Agreement, except on account of a default hereunder by Seller, Seller may elect one of the following remedies: (a) be entitled to terminate Seller's obligations under this Agreement by written notice to Buyer; (b) be entitled to specific performance of this Agreement; or (c) any other remedies available at law or equity.

21. Time. Time is of the essence in the performance of each party's obligations hereunder.

22. No Waiver. Subject to the deemed approvals under this Agreement, no waivers by any party of the performance or satisfaction of any covenant or condition shall be valid unless in writing, nor shall it be considered to be a waiver by such party of any other covenant or condition hereunder.

23. Entire Agreement. This Agreement contains the entire agreement between the parties regarding the Property and supersedes all prior agreements, whether written or oral, between the parties regarding the same subject. This Agreement may only be modified by subsequent written agreement signed by the party to be charged.

24. Counterparts and Effectiveness. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, and this Agreement shall only be effective if a counterpart is signed by both Buyer and Seller and approved by the Bondurant City Council.

25. Severability. In the event any provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

26. Survival of Warranties. Any warranties, covenants and representations contained in this document shall survive the execution of this Agreement and any other documents, including the Quit Claim Deed given by Sellers to Buyer to consummate this transaction, shall not be merged into such documents.

27. Attorney Fees. In the event of default by either party pursuant to any of the terms of this Agreement, the prevailing party in any litigation or enforcement action shall be entitled to reimbursement by the defaulting party for any of the prevailing party's reasonable attorney fees, court costs, and other associated costs of enforcement.

28. Governing Law; Construction. This Agreement shall be construed pursuant to the laws of the State of Iowa. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be effective and valid. If any such provision of this Agreement shall be determined to be invalid or unenforceable, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating or otherwise affecting the remaining provisions of this Agreement.

29. Headings. Article and section headings used in this Agreement are for the convenience of the parties only and shall not affect the construction of this Agreement.

30. Further Assurances. At or after Closing, the parties shall prepare, execute and deliver at their respective expense, such additional instruments and other documents and shall take or cause to be taken such other action as is reasonably requested by the other party at any time or from time to time in order to effectuate and comply with all the terms of this Agreement and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

Seller

By: _____

JT Real Estate Trust

By: _____

Its: _____

Date: _____

Buyer

City of Bondurant

By: _____

Doug Elrod

Its: Mayor

Date: _____

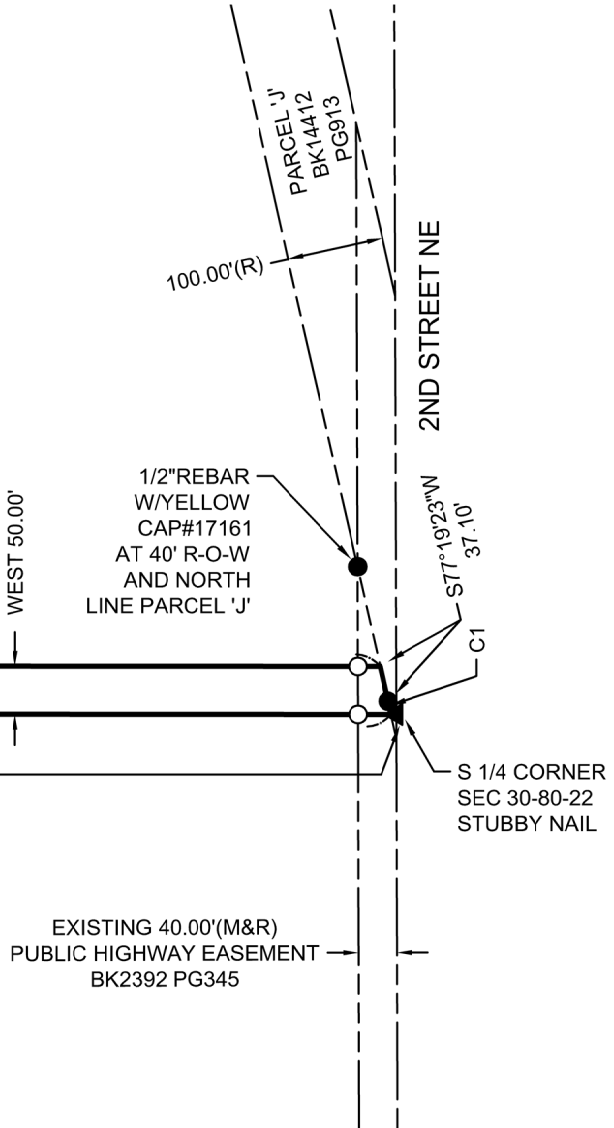
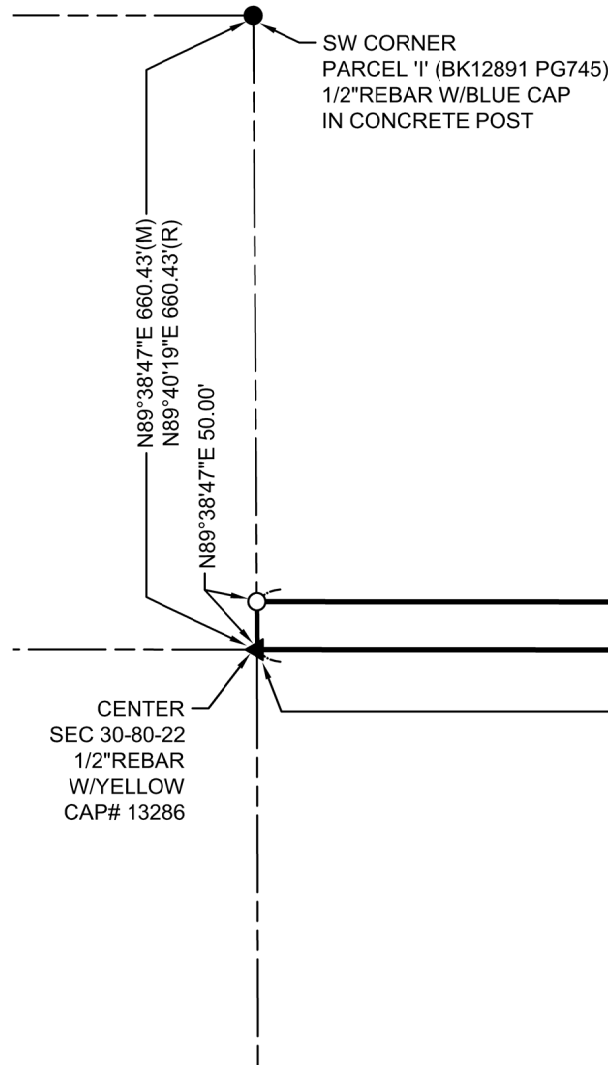
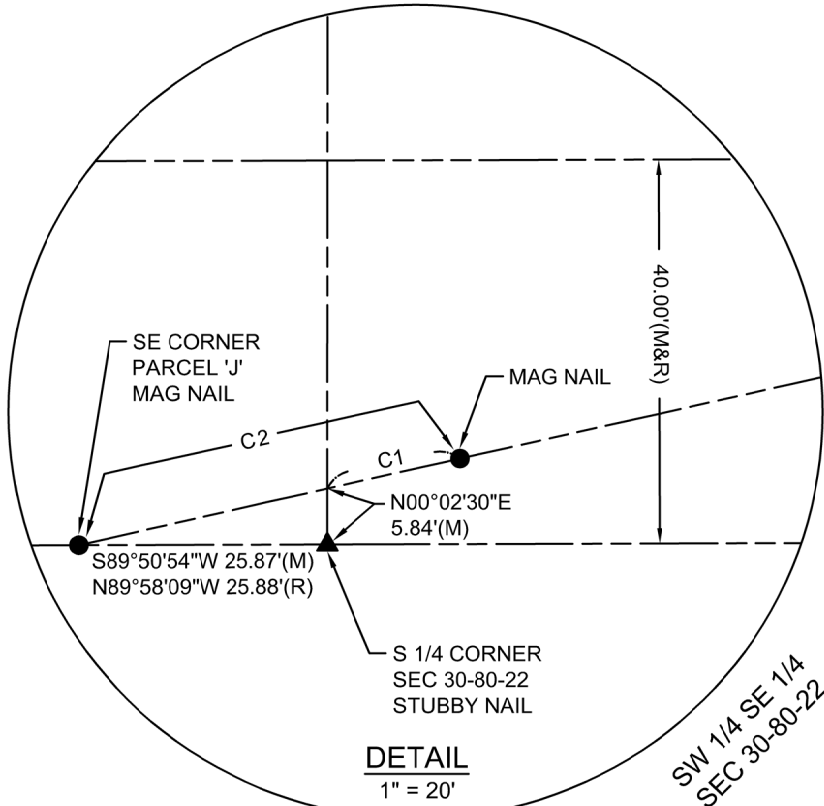
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Index Legend	
City:	Bondurant
County:	Polk
Parcel ID:	8022.30.401.001
Description:	Pt. NW 1/4 SE 1/4 & SW 1/4 SE 1/4 Sec 30-80-22
Proprietor:	JT Real Estate Trust
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway
	West Des Moines, IA 50266 (515) 225-8000

ACQUISITION PLAT

FOR PUBLIC RIGHT-OF-WAY BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	14.16'	8888.17'	S77°16'40"W	14.16'	0°05'29"
C2(M)	40.70'	8888.17'	S77°11'30"W	40.70'	0°15'45"
C2(R)	40.70'	8888.17'	S77°24'19"W	40.70'	

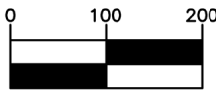


LEGEND

- ▲ FOUND SECTION CORNER MONUMENT AS NOTED
- △ SET SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT AS NOTED
- SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY AREA
- NW 1/4 SE 1/4 = 65,924 SQ.FT.(1.51 AC)
- SW 1/4 SE 1/4 = 63,924 SQ.FT.(1.47 AC)
- EXISTING R-O-W = 1,430 SQ.FT.(0.03 AC)
- GROSS AREA = 131,278 SQ.FT.(3.01 AC)



GRID NORTH
IOWA REGIONAL
COORDINATE SYSTEM
ZONE 8



1 Inch = 200 ft.

LEGAL DESCRIPTION:

THE WEST 50.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BONDURANT, POLK COUNTY, IOWA, LYING NORTH OF THE NORTH LINE OF PARCEL 'J' SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14412, PAGE 913 IN THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 131,278 SQUARE FEET (3.01 ACRES),



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

PRELIMINARY

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal:

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MDL
		APPROVED	MDL
		DATE	07-08-2024
		A.C.	



BONDURANT - FARRAR SCHOOL DISTRICT
PUBLIC INFRASTRUCTURE

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

ACQUISITION PLAT
FOR PUBLIC RIGHT-OF-WAY

DWG. NO.
ACQ-1
PROJECT 428111

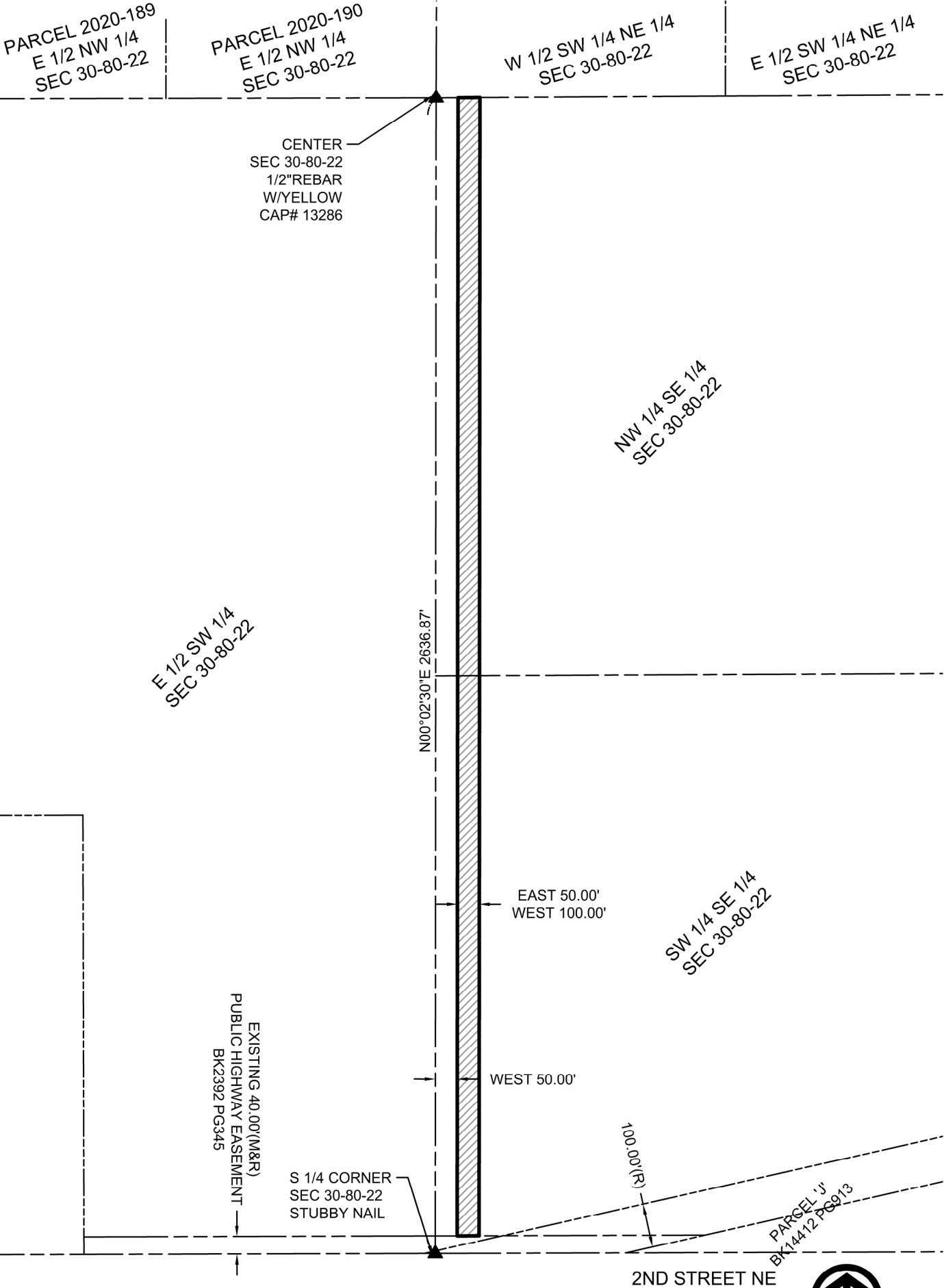
10-29-24
MJT DATE
MJT APPROVED
MJT CHECKED
TJP
DRAWN
0428-0111_BFSD_Public_Infrastructure\Survey\Pics\428111 TEMP-01 JT REAL ESTATE.dwg 10/30/2024 8:19 AM

PROPERTY OWNER:
JT REAL ESTATE TRUST
PO BOX 361
BONDURANT, IA 50035
BOOK 19652, PAGE 572

EASEMENT DRAWING
FOR TEMPORARY CONSTRUCTION BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

PARCEL NO.:
8022.30.451.001
8022.30.401.001

PHYSICAL ADDRESS:
NA



LEGEND

▲

FOUND SECTION CORNER MONUMENT

SECTION LINE

PROPERTY LINE

▨

TEMPORARY EASEMENT AREA 129,855 SQ.FT.

0 150 300

1 Inch = 300 ft.

↑

GRID NORTH
IOWA REGIONAL
COORDINATE SYSTEM
ZONE 8

BONDURANT - FARRAR SCHOOL DISTRICT PUBLIC INFRASTRUCTURE

VEENSTRA
& KIMM INC.

3000 WESTOWN PKWY - WEST DES MOINES, IA 50265 - (515) 225-8000

EXHIBIT E-1

SHEET 1 OF 1



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.f.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution Approving Pay Request No. 3 to Brothers Cleaning Corp for City Park Phase 1

CONTACT PERSON:

John Horton, Public Works Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a resolution approving staff to act on Pay Application No. 3 from Brothers Cleaning Corporation doing business as Brothers Concrete in an amount up to \$475,000 upon submission of a pay application on the appropriate AIA form and verification of said pay application by the project architect and City Public Works Director.

Project History:

The City Council adopted the City Park Master Plan on July 19, 2021, and engaged RDG to undertake schematic design in October 2021.

The schematic design phase for City Park has reached a successful conclusion. In the subsequent steps, the Parks and Recreation Board will engage in interviews with various playground vendors on July 20, 2024, to identify the most suitable candidate for the project. Their intention is to proceed with the implementation of playground equipment and a splash pad, both of which will be incorporated into Phase 1 of the park project. The baseball court will also be in the first phase.

It is important to acknowledge that the park plays a vital role in our downtown area's ongoing economic development and growth. Serving as a central hub for various activities, such as the weekly Farmers' Market and special events, it contributes significantly to the community's vibrancy. The deadline for construction will be before Summerfest 2024.

During their meeting on June 22, 2023, the Parks and Recreation Board recommended to the City Council the adoption of the Schematic Design of City Park. This recommendation aligns with our objective of expediting the timeline for improvements. During schematic design, some of the amenities identified in the original master plan were relocated based on the additional information collected during this phase of design.

Project Timeline:

Phase 1 of City Park construction included the playground area and the grading, etc.
(Phase 2 is being constructed by a different contractor and includes the splash pad.)

The City Council approved the plans and specifications at its October 2, 2023, meeting and the project was sent out for competitive bids. Bids for Bid Package 1 of the first phase of City Park were opened on October 31, 2023. The City received three bids in the amount of \$392,453; \$932,669 and \$976,043. The project cost estimate from the architect was \$550,000. The low bidder is Brothers Concrete. Due to the large difference between the lowest responsive bid and the other responsive bids, the City requested additional reference information. The low bidder provided a series of references, two of whom were contacted by the City Administrator. Both references indicated the company does good work.

At the time of contract award, it was noted that regardless of who the successful bidder is, staff anticipates a change order for the concrete needed for the playground area. After the plans and specifications were issued for the bids, the playground vendor noted that the concrete under the fall surface in the playground area and the footings for equipment were not included in the playground purchase.

On April 1, 2024, the Council approved a change order to the contract in the amount of \$617,299.50, bringing the total contract amount to \$1,009,752.54. This change order included additional funding for the Surface America Playbond Poured in Place Surfacing for the playground and the installation of the playground equipment. Additionally, there were items that were anticipated for the next phase of construction that staff recommended including in the current change order to take advantage of extremely good unit pricing. The change order also included additional walkway development, retaining seat wall, planter beds, electrical feed for power pedestals and bollards, and landscaped stone edging.

The playground and basketball court were dedicated on December 2, 2024.

To recap, Brothers Cleaning is currently under contract for the following amount.

\$ 392,453.00	Original Contract Amount
\$ 617,299.50	<u>Change Order (CO) Number One</u>
\$1,009,752.50	Subtotal Contract with Brothers Cleaning

\$950,541.54 New Total: Brothers Cleaning

To date, the City has made the following payments on the project:

\$138,153.15	Pay Application Number One
\$286,770.96	<u>Pay Application Number Two</u>
\$424,924.11	Subtotal – Paid to Brothers Cleaning to date.

This leaves a remainder of \$584,828.39 on the currently contracted amount. The City anticipates receiving a pay application from the contractor and in order to facilitate payment, staff recommend approval of the attached resolution, which authorizes payment in an amount up to \$475,000 upon submission of a pay application on the appropriate AIA form and verification of said pay application by the project architect and City Public Works Director.

FUNDING SOURCE: TIF/TIF Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-291

CITY OF BONDURANT
RESOLUTION NO. 241216-291

RESOLUTION APPROVING PAY REQUEST NO. 3 TO BROTHERS CLEANING CORP
FOR CITY PARK PHASE 1

WHEREAS the City Council of Bondurant, Iowa, adopted the City Park Master Plan on July 19, 2021, to enhance community amenities and promote downtown economic growth; and

WHEREAS Brothers Cleaning Corporation, doing business as Brothers Concrete, was awarded the contract for Phase 1 construction of the City Park based on competitive bidding, with a contract amount of \$1,009,752.50 after approval of Change Order No. 1; and

WHEREAS, Phase 1 includes the playground area, basketball court, and associated grading, with these improvements contributing to the timely enhancement of the City Park; and

WHEREAS, Pay Application No. 3 from Brothers Cleaning is expected to be submitted in the near future, and the City anticipates verifying said application for payment in the amount of up to \$475,000 upon review by the project architect and the Public Works Director; and

WHEREAS payments to date on the project total \$424,924.11, leaving a remainder of \$584,828.39 on the current contract; and

WHEREAS the project funding is sourced through TIF/TIF Bonds;

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

1. Pay Request No. 3 to Brothers Cleaning Corporation is hereby approved in an amount up to \$475,000, contingent upon submission of the appropriate AIA form and verification by the project architect and the City Public Works Director.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.g.
For Meeting of 12/16/2024
Resolution

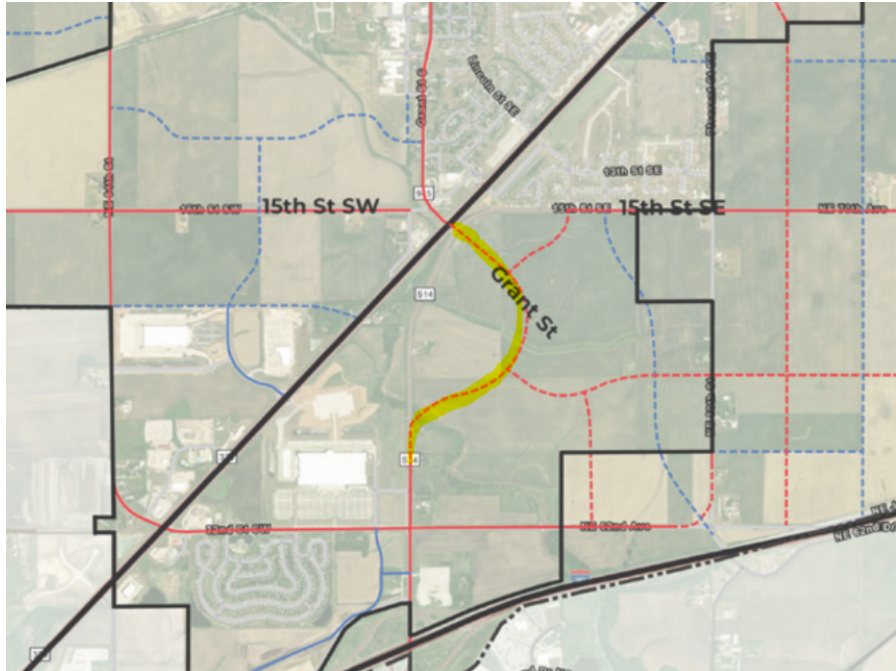
TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Metropolitan Planning Organization (MPO) for the partial funding of the construction of the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant will be submitting a grant application request to the Federal Surface Transportation Block Grant Program (STBG) for the potential funding for the City's future Grant Street South Realignment Project. The portion of Grant Street South highlighted in yellow below is the portion proposed for realignment. Implementation of this realignment project is consistent with the following goals of the Building Bondurant Comprehensive Plan: Provide a robust transportation network based on the adopted Future Land Use Plan; and Provide a transportation network that provides a superior experience for all modes of transportation. Implementation of this Grant Street South Realignment Project is also consistent with the following Action Item of the Building Bondurant Comprehensive Plan: Continue forward with the Central District Stormwater Improvements Master Plan as an important community asset that will activate the regional commercial agrowthrea near Interstate 80. The proposed road realignment route shown on the map is estimated only, as Shive-Hattery is currently in the process of designing this road realignment area.

Grant Street South Realignment Map:



This City's request will be for funding to assist with construction of the proposed roadway improvements only and does not include the first phase of the Central District Stormwater Improvements Master Plan relative to Central Park. It should also be noted that the City is preparing a separate grant application through the STBG Transportation Alternatives Program (STBG, TAP) for funding to assist with constructing the proposed trails associated with this Grant Street South realignment project.

This current STBG funding request will be for potential Fiscal Year 2029 funds. The City of Bondurant was previously awarded \$250,000 in Fiscal Year 2027 STBG funds and \$500,000 in Fiscal Year 2028 STBG funds. This City is requesting an additional \$1 million in Fiscal Year 2029 STBG grant funds.

STBG applications will be reviewed by the Des Moines Area MPO. MPO staff shall submit to the STBG Funding Subcommittee a ranking of all individual projects based on the project's ability to meet targeted performance measures. The MPO, when considering STBG project requests, shall place primary emphasis upon region-wide transportation system improvement needs as identified in the Mobilizing Tomorrow Plan.

FUNDING SOURCE: Bond (TIF/GO)/Grants/Utilities

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-292

CITY OF BONDURANT
RESOLUTION NO. 241216-292

A RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF THE GRANT STREET SOUTH REALIGNMENT PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT that:

1. The City of Bondurant supports and approves the attached application for Federal Surface Transportation Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Program funding.
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 16th day of December 2024,

Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.h.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving change order no. 3 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$5,400.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #3 in the amount of \$5400.00 related to additional material that was needed to complete the drain tile project on the parcel of land just north of the intersection of 32nd St. SW and Hwy 65.

This project has been completed except for some restoration work that will need to be done in the spring of 2025. City Public Works staff will handle the seeding of the ROW along 32nd St. SW

FUNDING SOURCE: Stormwater funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-293
2. Change Order No. 3

CITY OF BONDURANT
RESOLUTION NO. 241216-293

RESOLUTION APROOVING CHANGE ORDER NO. 3 FOR ADDITIONAL WORK ON
THE 15th STREET SE AND 13th STREET SE STORMWATER IMPROVEMENTS
PROJECT IN THE AMONT OF \$5,400.00

WHEREAS, on December 6th, 2024, the City of Bondurant received change order no. 3 for additional tile and intake work for the parcel of land just North of 32nd St. SW and Hwy 65 that is a part of the 15th Street SE and 13th Street SE Stormwater Improvement Project;
AND

WHEREAS the City Council approves change order no. 3 for the added work for the 15th Street SE Stormwater Improvement Project for additional materials needed to complete the field tiling of this project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 3 for the 15th Street and 13th Street Stormwater Improvement Project to James Construction LLC is hereby approved

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

James Construction
 LLC
 1601 E 29th St
 Des Moines, IA 50317
 515-783-2013



CHANGE ORDER

Project Name	Midwest Underground Tiling
Change Order No.	3
Date of Request	12/06/2024

Company Name	City of Bondurant
Address	200 2 nd St NE Bondurant, IA 50035
Phone Number	515-967-2418

Description of Changes	1.2 Field Tile, 8inch diameter (120 LF additional) 1.3 Field Intake, Riser type (1 additional)
-------------------------------	---

	Original Unit Price	New Price	Total
Price	1.2 – 35\$ / LF	35\$ (120 LF)	4200.00
	1.3 – 1200\$ EA	1200\$ (1 additional)	1200.00
			5400.00

Approved By	Date and Signature
	<i>John Horton</i>
	12/09/2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.i.
For Meeting of 12/16/2024
Resolution

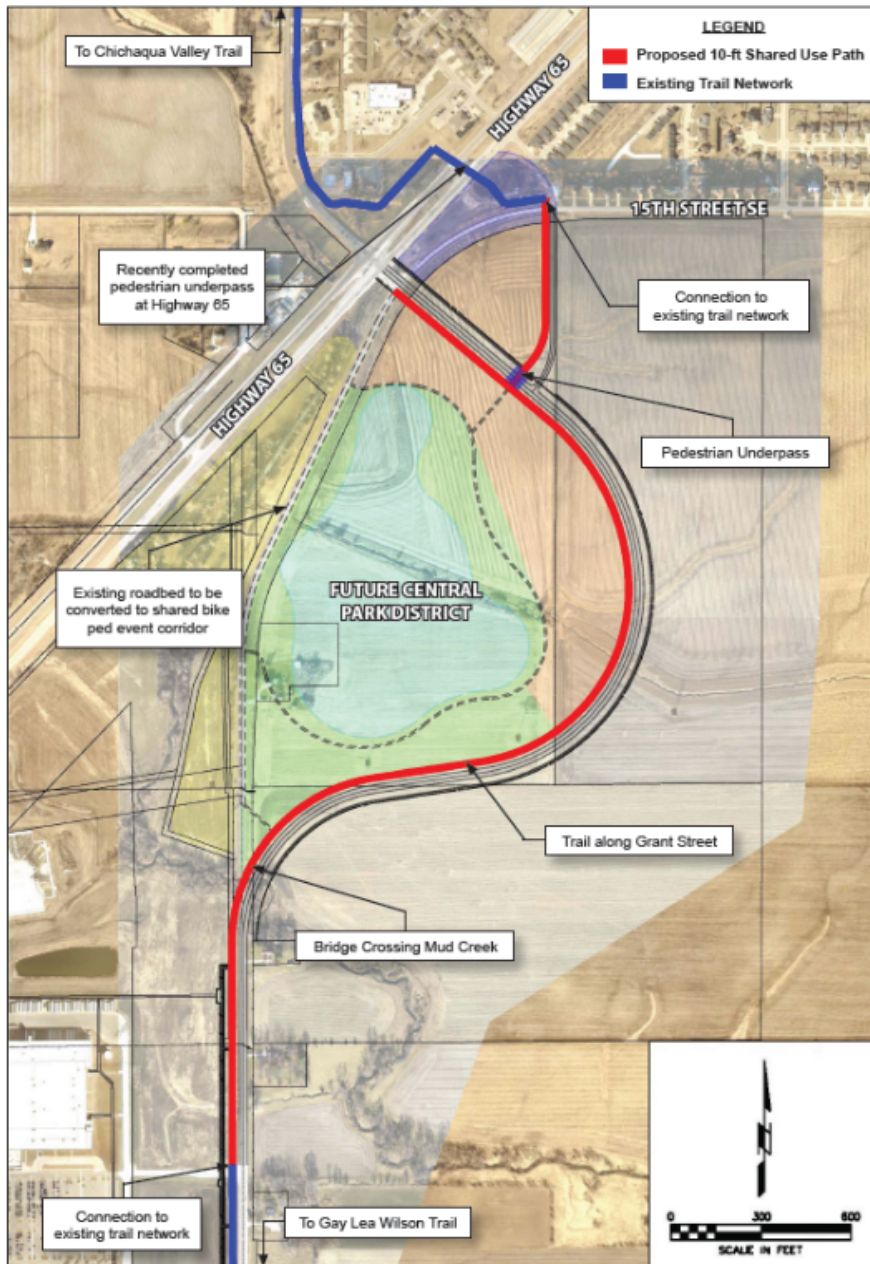
TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Set-Aside Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of the trails associated with the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant will be submitting a grant application request to the Federal Surface Transportation Block Grant, Transportation Alternatives Program (STBG, TAP) for the potential funding for the trails associated with the Grant Street South Realignment Project. This trail project is located within the Central District Stormwater Improvements Master Plan area. The map below shows the proposed trail improvements included as part of the City's request. These improvements will link up with the existing trails both north and south of the proposed project area. The proposed trail segments are considered missing links for the regional Gay Lea Wilson trail. The proposed road realignment route shown on the map is estimated only, as Shive-Hattery is currently in the process of designing this road realignment area.

Grant Street South Realignment Map:



The City will be requesting \$500,000 under this grant program. This current STBG funding request will be for potential Fiscal Year 2029 funds. The overall estimated cost to implement construction of this trail connection project is \$3,247,000. If awarded, the City of Bondurant will be responsible for securing the additional match necessary to complete this trail connection project. The City was awarded STBG Fiscal Year 2028 funds last year in the amount of \$500,000 toward this trail project. This trail connection project is supported by the Building Bondurant Comprehensive Plan and the Central District Stormwater Improvements Master Plan.

STBG applications will be reviewed by the Des Moines Area MPO. MPO staff shall

submit to the STBG Funding Subcommittee a ranking of all individual projects based on the project's ability to meet targeted performance measures. The MPO, when considering STBG project requests, shall place primary emphasis upon region-wide transportation system improvement needs as identified in the Mobilizing Tomorrow Plan.

FUNDING SOURCE: TIF/Grants/GO Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-294

CITY OF BONDURANT
RESOLUTION NO. 241216-294

A RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT SET-ASIDE PROGRAM TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF THE TRAILS ASSOCIATED WITH THE GRANT STREET SOUTH REALIGNMENT PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT that:

1. The City of Bondurant supports and approves the attached application for Federal Surface Transportation Block Grant Set-Aside Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Block Grant Set-Aside Program funding.
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 16th day of December 2024,

Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.j.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant approving and authorizing the application for a Department of Transportation RAISE Discretionary Grant for funding assistance to be used for the development of Grant Street South Realignment/Central District Stormwater Improvements

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution endorses the City of Bondurant's application to the U.S. Department of Transportation's Rebuilding American Infrastructure and Equity (RAISE) Discretionary Grant program. The RAISE Program helps communities around the country carry out projects with significant local or regional impact. The City's RAISE application is currently being drafted by Shive-Hattery and will note that the City anticipates constructing the proposed improvements in 2028 and 2029. Shive-Hattery was hired by the City Council in May of 2023 to design the Grant Street South Realignment/Central District Stormwater Improvements project and a component of their services includes identifying and submitting grant applications to various funding sources. The City's RAISE application notes the total anticipated cost to construct the Grant Street South realignment/Central District Stormwater Improvements project is \$32.5 million. The City will be requesting \$25 million in grant funds through the RAISE Program.

Implementation of the Grant Street South Realignment/Central District Stormwater Improvements project is consistent with the 2022-adopted Central District Stormwater Improvements Master Plan. The 2022 Building Bondurant Comprehensive Plan called for the need to adopt the Central District Stormwater Improvements Master Plan.

FUNDING SOURCE: N/A to submit application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-295

CITY OF BONDURANT
RESOLUTION NO. 241216-295

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT
APPROVING AND AUTHORIZING THE APPLICATION FOR A
DEPARTMENT OF TRANSPORTATION RAISE DISCRETIONARY GRANT FOR
FUNDING ASSISTANCE TO BE USED FOR THE DEVELOPMENT OF GRANT
STREET SOUTH REALIGNMENT/CENTRAL DISTRICT STORMWATER
IMPROVEMENTS

WHEREAS the City of Bondurant, Iowa, is a duly organized municipality within Polk County; AND,

WHEREAS the United States Department of Transportation (DOT) has formally announced the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Transportation Discretionary Grants program; AND,

WHEREAS the Infrastructure Investment and Jobs Act has made available \$1.5 Billion for FY 2025 National Infrastructure Investments, otherwise known as RAISE grants; AND,

WHEREAS the Grant Street South Realignment/Central District Stormwater Improvements Project is a surface transportation project that satisfies many of the selection criteria identified in the grant, including located in a rural area, safety benefits, environmental sustainability, quality of life, mobility and community connectivity, economic competitiveness and opportunity, state of good repair, partnership and collaboration, innovation, and demonstrated project readiness; AND,

WHEREAS the total project construction cost is estimated to be \$32.5 million, with the RAISE grant application amount of \$25 million, and a combined \$3.45 million in secured federal funds, and the remaining \$4.05 million budgeted through local funding; AND,

WHEREAS preliminary design of the Grant Street South Realignment/Central District Stormwater Improvements project is underway for anticipated construction in 2028/2029 if the grant is awarded; AND,

WHEREAS that the Bondurant City Council endorse and authorize the Grant Street South Realignment/Central District Stormwater Improvements Project for the Department of Transportation National Infrastructure Investments, also known as RAISE Transportation Discretionary Grants.

NOW THEREFORE BE IT RESOLVED by the Bondurant City Council, that the City Administrator or their designee is authorized to submit the above-described grant application in the amount of \$25 million on behalf of the City of Bondurant to the United States Department of Transportation.

BE IT FURTHER RESOLVED that the Bondurant City Council, that the Mayor and City

Clerk are hereby authorized and directed to execute said application and required certifications for and on behalf of the City of Bondurant, Iowa.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of December 2024.

Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.k.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request no. 2 to James Construction, LLC for the 15th St./13th St./Field Tiling Stormwater Project in the amount of \$51,091.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #2 in the amount of \$51,091.00 related to the 15th St./13th St./Field tiling Stormwater Project.

As a reminder, the council approved a change order request on the November 4th council agenda to address an ongoing stormwater issue for the parcel of land just north of the intersection of 32nd. St. SW and Hwy 65. Staff recommended approving a change order to this existing project to capture an economy of scale since we had a contractor in the area.

This project has been completed, other than some restoration that Public Works staff will address in the spring.

This pay application has been reviewed by city staff for accuracy and is for work completed through December 6th, 2024.

FUNDING SOURCE: Stormwater funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-296
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 241216-296

RESOLUTION APPROVING PAY REQUEST NO. 2 TO JAMES CONSTRUCTION LLC
FOR THE 15th & 13th STREET/FIELD TILING STORMWATER PROJECT IN THE
AMOUNT OF \$51,091.00

WHEREAS, the 15th/13th Street/Field Tiling Project Pay Request No. 2 was submitted on December 6th, 2024; AND

WHEREAS, the pay request no. 2 is for work completed on the 15th/13th Street/Field Tiling Stormwater Project through December 6th, 2024; AND

WHEREAS, City Staff have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to James Construction LLC in the amount of \$51,091.00 hereby approved.

Passed This 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: PROJECT:
City of Bondurant Midwest Underground Tiling
200 2nd Street NE
Bondurant, IA 50035
FROM CONTRACTOR: VIA ARCHITECT:
James Construction LLC
1601 E 29th Street
Des Moines, IA 50317
CONTRACT

AIA DOCUMENT G702
APPLICATION NO:1

PAGE ONE OF 2 PAGES

Distribution to:
[X] OWNER
ARCHITECT
CONTRACTOR

PERIOD TO:
PROJECT NO'S:
COMMITMENT NO'S
CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM \$ 48380
2. Net change by Change Orders \$ 5400
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 53780
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 53780
5. RETAINAGE:
a. 5 % of Completed Work \$ 2689
b. % of Stored Material \$
Total Retainage (Lines 5a + 5b or Total in Column I of G703)
6. TOTAL EARNED LESS RETAINAGE \$ 51091
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$
8. CURRENT PAYMENT DUE \$ 51091
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

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

CONTRACTOR:
By: Date:
State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: Date:
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Table with 3 columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include Total changes approved, Total approved this Month, TOTALS, and NET CHANGES by Change Order.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

APPLICATION NO: 1

APPLICATION DATE:

PERIOD TO:

NNI's PROJECT NO:

[illegible]



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.I.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving the Bravo Greater Des Moines Public Art Grant Agreement for funding to assist with installing the downtown entryway feature

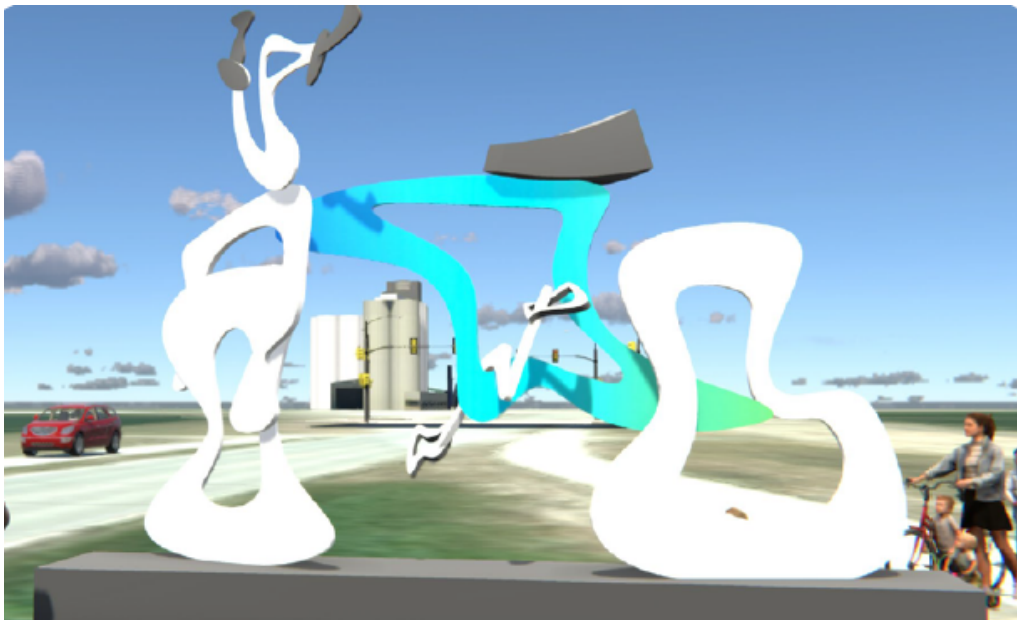
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Tiffany Luing, Economic Development Coordinator

BRIEF HISTORY & ANALYSIS: The City was recently notified it will receive \$50,000 in grant funding through the Bravo Greater Des Moines Public Art Grant to assist with constructing the proposed downtown entryway bicycle sculpture included as part of the 2024-adopted Art, Culture, & Wayfinding Master Plan. This downtown entry piece, to be called "Moving Curiously", will be installed along the trail along 2nd Street NE near the future intersection at Truman Drive NE. Implementation of this project is specifically supported by Opportunity 5D of the Art, Culture, & Wayfinding Master Plan, which reads: Add a downtown entryway feature for the NE entrance to downtown. This area was prioritized as an opportunity in the Art, Culture, & Wayfinding Master Plan for several reasons, including that it allows a tie-in to the Grain District, it is an important crossing for the Chichaqua Valley Trail, and the northeast entrance will become more widely used as more residents live north of downtown.

Bravo's grant program is offered to local government partners for new public art plans or projects that generate more artistic and cultural expression in Greater Des Moines. A city may request up to 50% of eligible costs, however, Bravo notes that a typical maximum grant award is \$50,000. The preliminary budget for the "Moving Curiously" piece is \$106,000. The attached agreement notes the City must spend its Bravo Greater Des Moines grant funds by December 31, 2025 and the project must be completed by December 31, 2026.

Preliminary artist concept included in the City's Art, Culture, & Wayfinding Master Plan:



FUNDING SOURCE: N/A to submit application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-297
2. BRAVO Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 241216-297

RESOLUTION AUTHORIZING CITY STAFF TO EXECUTE THE BRAVO GREATER
DES MOINES PUBLIC ART GRANT AGREEMENT FOR FUNDING TO ASSIST WITH
INSTALLING THE DOWNTOWN ENTRYWAY FEATURE

WHEREAS the City of Bondurant was recently notified it will receive \$50,000 in grant funding through the Bravo Greater Des Moines Public Art Grant Program to assist with installing the downtown entryway feature titled Moving Curiously identified in the 2024-adopted Art, Culture, & Wayfinding Master Plan; AND

WHEREAS the City must formalize a grant agreement with Bravo Greater Des Moines to gain access to such grant funding; AND

WHEREAS the grant agreement notes the grant funding period is between January 1, 2025, and December 31, 2025; AND

WHEREAS the grant agreement notes the project completion term is between January 1, 2025, and December 31, 2026; AND

WHEREAS the City will be responsible for ensuring the remaining amount of matching funds is secured to have this project completed by December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bravo Greater Des Moines Public Art Grant Agreement is hereby approved, and staff is authorized to sign the agreement.

Passed this 16th day of December,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Application: City of Bondurant

Tiffany Luing - tluing@cityofbondurant.com
Public Art Grant

Summary

ID: GC25-0000000034
Last submitted: Sep 9 2024 02:01 PM (CDT)

GC25 PAG Agreement

Incomplete

GC25 Public Art Grant Agreement

This GC25 Public Art Grant (PAG) Agreement must be signed and fully submitted by 3:00 on December 20, 2024.
Failure to execute the Agreement by this date may result in forfeiture of the grant award.

RECIPIENT

Bondurant

PROJECT TITLE

Moving Curiously

GRANT AWARD

\$50,000

FUNDING TERM

January 1, 2025 - December 31, 2025

PROJECT COMPLETION TERM

January 1, 2025 - December 31, 2026

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of Bondurant (“Recipient”) for future funding from Bravo Greater Des Moines (“Bravo”).

Section 1 – ELIGIBILITY

Recipient represents and warrants that it is eligible and in good standing with Bravo:

- Is a municipality with a current 28E Agreement with Bravo. Any termination or amendment of the current 28E Agreement may, in Bravo's sole discretion, result in the termination, reduction, or delay of funds to Recipient and/or termination of this Public Art Grant Agreement;
 - Fully and completely meets all requirements in this Agreement;
 - Accurately represents its project and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
 - Continues to meet the grant eligibility criteria;
 - Submits grant information, documents and reports on or before the due date
-

Section 2 – FUNDING

2.1 Funding Source The source of funding for the PAG Program is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola, Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC25 PAG Program. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of PAG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Project as described in the original application for funding or, if applicable, as described in the grant award notification provided to Recipient by Bravo. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The project must be completed within the project completion term outlined above.

2.4 Cost Variation In the event that the actual project cost is less than the Total Project Cost amount specified in this Agreement, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Project Cost specified in this Agreement divided by the Total Project Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Project is less than the Total Project Cost specified in this Agreement, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the project within the Funding Term is subtracted from the Total Project Cost specified in the Agreement to determine the change in the Project cost.
2. The change in the Project cost is divided by the Total Project Cost specified in the Agreement.
3. This percentage is multiplied by the original Grant Award.
4. The product is the amount of the Grant Award that Recipient must return to Bravo.

2.5 Prior Costs Grant funds may not be used to pay for expenditures made or costs incurred outside the dates of the Funding Term.

2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS

Recipient shall prepare and submit reports as specified below in the form and content specified by Bravo. Upon the request of Bravo, additional progress reporting may be required during the duration of this Agreement.

1. Midterm Report shall be provided by July 15, 2025.
 2. Final Report shall be provided within 30 days of the project completion OR by January 15, 2027.
-

Section 4 – COVENANTS OF RECIPIENT

4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) **Notice of Proceedings** Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Project.

(b) **Indemnification** Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

1. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Project;
2. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in this Agreement;
3. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in this Agreement; and
4. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) **Recipient's Interest** Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) **Property/Collateral** Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Project.

(c) **Restrictions** Place or permit any restrictions, covenants or any similar limitations on the real property for the Project.

(d) **Removal of Project Property** Remove from the Project site all or any part of the Project property.

(e) **Recipient Operation** Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) **Material Misrepresentation** Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) **Noncompliance** Recipient fails to comply with any of the terms contained in this Agreement or documents executed pursuant to this Agreement.

(c) **Recipient Changes** A material change in Recipient's eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) **Misspending** Recipient expends Grant funds for purposes not described in the GC24 Public Art Grant Application as approved by Bravo.

(e) **Insolvency or Bankruptcy** Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) **Insurance** Loss, theft, damage or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) **Conveyance of Responsibilities** Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) **Conveyance of Property** Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Project without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of PAG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION

This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but not limited to, extensions for completion of Project activities and changes to the Project including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Project funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION

Recipient shall permanently recognize Bravo in its donor acknowledgment for the financial contribution to the Project.

SIGNATURE

Authorized Representative



Date

(No response)



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.m.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request no. 2 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$151,970.60

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #2 in the amount of \$151,970.60 related to the Parkside Trail Connection Project.

As a reminder, the Parkside Trail Connection project is a new trail connection from the Parkside Development across Santiago Creek along the west side of the ballfields at BRSC and connecting to the new parking lot at BRSC and to the trail around Lake Petocka. This project also included enhancements to the public fishing area in Parkside Development to create a fishing node and some rock outcrop areas for residents to enjoy the public fishery more.

This pay application has been reviewed by city staff for accuracy and is for work completed through December 2nd, 2024.

FUNDING SOURCE: LWCF Grant/Bond Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-298
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 241216-298

RESOLUTION APPROVING PAY REQUEST NO. 2 TO RW EXCAVATING
SOLUTIONS FOR THE PARKSIDE TRAIL CONNECTION PROJECT IN THE
AMOUNT OF \$151,970.60

WHEREAS, the Parkside Trail Connection Project Pay Request No. 2 was submitted on December 6th, 2024; AND

WHEREAS, the pay request no. 2 is for work completed on the Parkside Trail Connection Project through December 2nd, 2024; AND

WHEREAS, City Staff have reviewed the pay request for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to RW Excavating Solutions in the amount of \$151,970.60 hereby approved.

Passed This 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

Contractor's Application for Payment No. 2

	Application Period: 11/8/2024	Application Date: 12/2/2024
To (Owner): City of Bondurant	From (Contractor): RW Excavating Solutions, LC	Via (Engineer): Shive Hattery
Project: Park Side Trail Connection Project	Contract: Park Side Trail Connection Project	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 2142301580

Application For Payment Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
			1. ORIGINAL CONTRACT PRICE..... \$ \$467,721.18
			2. Net change by Change Orders..... \$
			3. Current Contract Price (Line 1 ± 2)..... \$ \$467,721.18
			4. TOTAL COMPLETED AND STORED TO DATE
			(Column F total on Progress Estimates)..... \$ \$360,822.23
			5. RETAINAGE:
			a. 5% X \$360,822.23 Work Completed..... \$ \$18,041.11
			b. X Stored Material..... \$
			c. Total Retainage (Line 5.a + Line 5.b)..... \$ \$18,041.11
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$342,781.12
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ \$190,810.52
			8. AMOUNT DUE THIS APPLICATION..... \$ \$151,970.60
			9. BALANCE TO FINISH, PLUS RETAINAGE
			(Column G total on Progress Estimates + Line 5.c above)..... \$ \$124,940.06
TOTALS			
NET CHANGE BY			
CHANGE ORDERS			

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: *Rash* Date: 12-6-24

Payment of: \$ \$151,970.60
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
(Engineer) (Date)

Payment of: \$ \$151,970.60
(Line 8 or other - attach explanation of the other amount)

is approved by: *John Horton* 12-06-2024
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Park Side Trail Connection Project								Application Number: 2				
Application Period: 11/8/2024								Application Date: 12/2/2024				
A					B	C	D	E	F			
Item		Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)		
Bid Item No.	Description	Item Quantity	Units	Unit Price							Total Value of Item (\$)	
1	CLEARING AND GRUBBING	1	LS	\$ 5,000.00	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%		
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	1595	CY	\$ 4.50	\$7,177.50	0.9	\$4.05		\$4.05	0.1%	\$7,173.45	
3	EXCAVATION, CLASS 10	775	CY	\$ 12.00	\$9,300.00	775	\$9,300.00		\$9,300.00	100.0%		
4	MODIFIED SUBBASE, 6 IN.	1,830	SY	\$ 11.00	\$20,130.00	1830	\$20,130.00		\$20,130.00	100.0%		
5	REMOVALS, PER PLAN	1	LS	\$ 8,000.00	\$8,000.00	1	\$8,000.00		\$8,000.00	100.0%		
6	STORM SEWER, TRENCHED, DUAL WALL POLYPROPYLENE, 12 IN.	38	LF	\$ 40.00	\$1,520.00	38	\$1,520.00		\$1,520.00	100.0%		
7	MANHOLE ADJUSTMENT, MINOR	1	EA	\$ 1,500.00	\$1,500.00	1	\$1,500.00		\$1,500.00	100.0%		
8	REINFORCED CONCRETE BOX CULVERT, TWIN 10X8	24	LF	\$ 1,936.28	\$46,470.72	24	\$46,470.72		\$46,470.72	100.0%		
9	REINFORCED CONCRETE BOX CULVERT STRAIGHT END SECTION, TWIN 10X8	2	EA	\$ 55,893.73	\$111,787.46	2	\$111,787.46		\$111,787.46	100.0%		
10	GRANULAR MATERIAL FOR WORKING BLANKET	111	TON	\$ 45.00	\$4,995.00	318.08	\$14,313.60		\$14,313.60	286.6%	-\$9,318.60	
11	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	1950	SY	\$ 2.50	\$4,875.00	1950	\$4,875.00		\$4,875.00	100.0%		
12	SHARED USE PATH, PCC, 6 IN.	1,100	SY	\$ 45.00	\$49,500.00	1100	\$49,500.00		\$49,500.00	100.0%		
13	SIDEWALK, PCC, 5 IN.	210.00	SY	\$ 60.00	\$12,600.00	210	\$12,600.00		\$12,600.00	100.0%		
14	DRIVEWAY, GRANULAR, 6 IN.	4	TON	\$ 45.00	\$180.00						\$180.00	
15	PAVEMENT REMOVAL	20	SY	\$ 20.00	\$400.00						\$400.00	
16	3/8" MINUS CRUSHED LIMESTONE, 5 IN.	14	TON	\$ 60.00	\$840.00						\$840.00	
17	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 4,900.00	\$4,900.00	1	\$4,900.00		\$4,900.00	100.0%		
18	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 1	2.2	AC	\$ 3,500.00	\$7,700.00						\$7,700.00	
19	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 3	0.3	AC	\$ 2,000.00	\$600.00						\$600.00	
20	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 5	3.1	AC	\$ 2,000.00	\$6,200.00						\$6,200.00	
21	HYDRAULIC SEEDING, FERTILIZING CUSTOM POLLINATOR SEED MIX	0.2	AC	\$ 10,000.00	\$2,000.00						\$2,000.00	
22	HYDRAULIC SEEDING, FERTILIZING SUDAS WETLAND GRASS SEED MIX	0.4	AC	\$ 10,000.00	\$4,000.00						\$4,000.00	
23	PLANTS WITH WARRANTY, TREE	30	EA	\$ 460.00	\$13,800.00						\$13,800.00	
24	PLANTS WITH WARRANTY, PERENNIALS AND ORNAMENTAL GRASSES PLUG	2567	EA	\$ 6.50	\$16,685.50						\$16,685.50	
25	SWPPP PREPARATION	1	LS	\$ 3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%		
26	SWPPP MANAGEMENT	1	LS	\$ 3,000.00	\$3,000.00	0.4	\$1,200.00		\$1,200.00	40.0%	\$1,800.00	
27	FILTER SOCK, 9 IN.	900	LF	\$ 3.00	\$2,700.00						\$2,700.00	
28	FILTER SOCK, REMOVAL	900	LF	\$ 0.50	\$450.00						\$450.00	
29	TEMPORARY RECP, EROSION CONTROL BLANKET	250	SQ	\$ 30.00	\$7,500.00						\$7,500.00	
30	RIP-RAP, CLASS E	135	TON	\$ 70.00	\$9,450.00	146.02	\$10,221.40		\$10,221.40	108.2%	-\$771.40	
31	TEMPORARY SEDIMENT BASIN AND CHECK DAM	1	LS	\$ 4,000.00	\$4,000.00	1	\$4,000.00		\$4,000.00	100.0%		
32	SILT FENCE OR DITCH CHECK	750	LF	\$ 3.00	\$2,250.00						\$2,250.00	
33	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	750	LF	\$ 0.50	\$375.00						\$375.00	
34	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	750	LF	\$ 0.50	\$375.00						\$375.00	
35	EROSION CONTROL MULCHING, HYDROMULCH	6.2	AC	\$ 4,000.00	\$24,800.00						\$24,800.00	
36	HARDWOOD MULCH SURFACING	37	CY	\$ 80.00	\$2,960.00						\$2,960.00	
37	DECORATIVE STEEL FENCE, 48 IN.	44	LF	\$ 60.00	\$2,640.00						\$2,640.00	
38	DECORATIVE STEEL FENCE, 60 IN.	82	LF	\$ 80.00	\$6,560.00						\$6,560.00	
39	WEST LIMESTONE FISHING JETTY	1	LS	\$ 7,000.00	\$7,000.00	1	\$7,000.00		\$7,000.00	100.0%		
40	EAST LIMESTONE FISHING JETTY	1	LS	\$ 13,000.00	\$13,000.00	1	\$13,000.00		\$13,000.00	100.0%		
41	CONSTRUCTION SURVEY	1	LS	\$ 10,000.00	\$10,000.00	0.5	\$5,000.00		\$5,000.00	50.0%	\$5,000.00	
42	MOBILIZATION	1	LS	\$ 25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%		
43	CONCRETE WASHOUT	1	LS	\$ 2,000.00	\$2,000.00	1	\$2,000.00		\$2,000.00	100.0%		
Totals					\$467,721.18		\$360,822.23		\$360,822.23	77.1%	\$106,898.95	



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.n.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution reappointing Jen Keeler to the Library Board of Trustees

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: The City Council is asked to consider the reappointment of Jen Keeler to the Bondurant Community Library Board of Trustees. The Library Board of Trustees comprises six resident members and one nonresident member. All resident members are appointed by the Mayor with Council approval. The current Board of Trustees has recommended the reappointment of Jen Keeler, who has been a valued member, to continue serving as a resident member of the Board.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-299

CITY OF BONDURANT
RESOLUTION NO. 241216-299

RESOLUTION REAPPOINTING JEN KEELER TO THE LIBRARY BOARD OF
TRUSTEES

WHEREAS the Board of Trustees consists of six (6) resident members and one (1) nonresident member; AND

WHEREAS all resident members are to be appointed by the mayor with the approval of the Council; AND

WHEREAS the current Board of Trustees recommends the City Council reappoint Jen Keeler to the Bondurant Community Library's Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the reappointment to the Library Board of Trustees is hereby approved as presented.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk, City of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.o.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving the 8295 NE Santiago Drive Plat of Survey located in unincorporated Polk County within two miles of Bondurant's city limits

CONTACT PERSON:

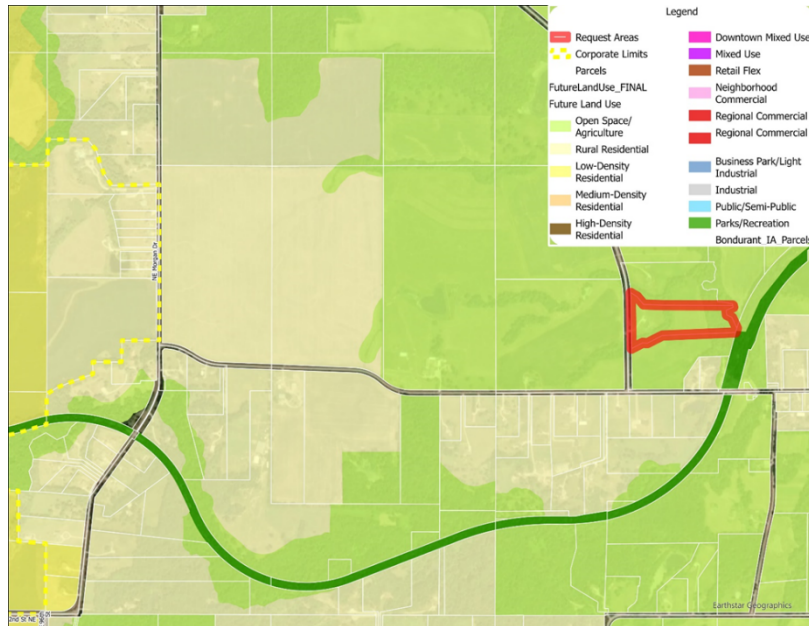
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located east of the Bondurant's corporate limit, and south of the property located at 8295 NE Santiago Drive. The subject property is currently used for residential use. The proposed Plat of Survey will create a new lot the property owners plan to dig a pond on. The new parcel will then be lot-tied together with the residential property. The area in red shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial, Medium-Density Residential and Low-Density

Residential. The map below shows the property outlined in red on the Future Land Use Map.



Comments from City Officials: The following City departments were notified of the submitted site plan: City Engineering – no additional review comments. Public Works – no additional review comments. Emergency Services – no review comments.

The Planning & Zoning Commission reviewed this plat of survey request during their meeting on December 12, 2024 and voted on recommended approval.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-300
2. Plat of Survey

CITY OF BONDURANT
RESOLUTION NO. 241216-300

RESOLUTION APPROVAL OF THE 8295 NE SANTIAGO DRIVE PLAT OF SURVEY
IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF BONDURANT'S
CITY LIMITS

WHEREAS, Pelds Design Services, has submitted a plat of survey on the behalf of Brian & Megan Phillips to create Parcels '2024-182' out of 8295 NE Santiago Drive located in rural Polk County and further described as follows:

A PART OF LOT 2 AND LOT 3, ROSS ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 62°19'50" EAST, A DISTANCE OF 148.81 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 85°40'27" EAST, A DISTANCE OF 55.03 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 62°54'48" EAST, A DISTANCE OF 200.67 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 87°25'04" EAST, A DISTANCE OF 866.99 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 78°08'10" WEST, A DISTANCE OF 216.24 FEET; THENCE SOUTH 78°08'10" WEST, A DISTANCE OF 1040.87 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0°44'59" WEST, A DISTANCE OF 63.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.77 ACRES, MORE OR LESS.

WHEREAS, the Planning & Zoning Commission reviewed this Plat of Survey request during their December 12, 2024 meeting and their vote will be shared at the Council meeting on December 16.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA: that the Plat of Survey for 8295 NE Santiago Drive is hereby approved.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of December, 2024.

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

PLAT OF SURVEY

(SHEET 1 OF 2)

Line Table (M)		
Line #	Direction	Length
L1	S15° 31' 44"E	20.65'
L2	S67° 05' 30"W	87.11'
L3	S5° 03' 49"E	56.21'
L4	S63° 15' 42"E	68.26'
L5	S24° 57' 09"E	137.49'
L6	N62° 54' 48"E	200.67'
L7	S85° 40' 27"E	55.03'
L8	N62° 19' 50"E	148.41'

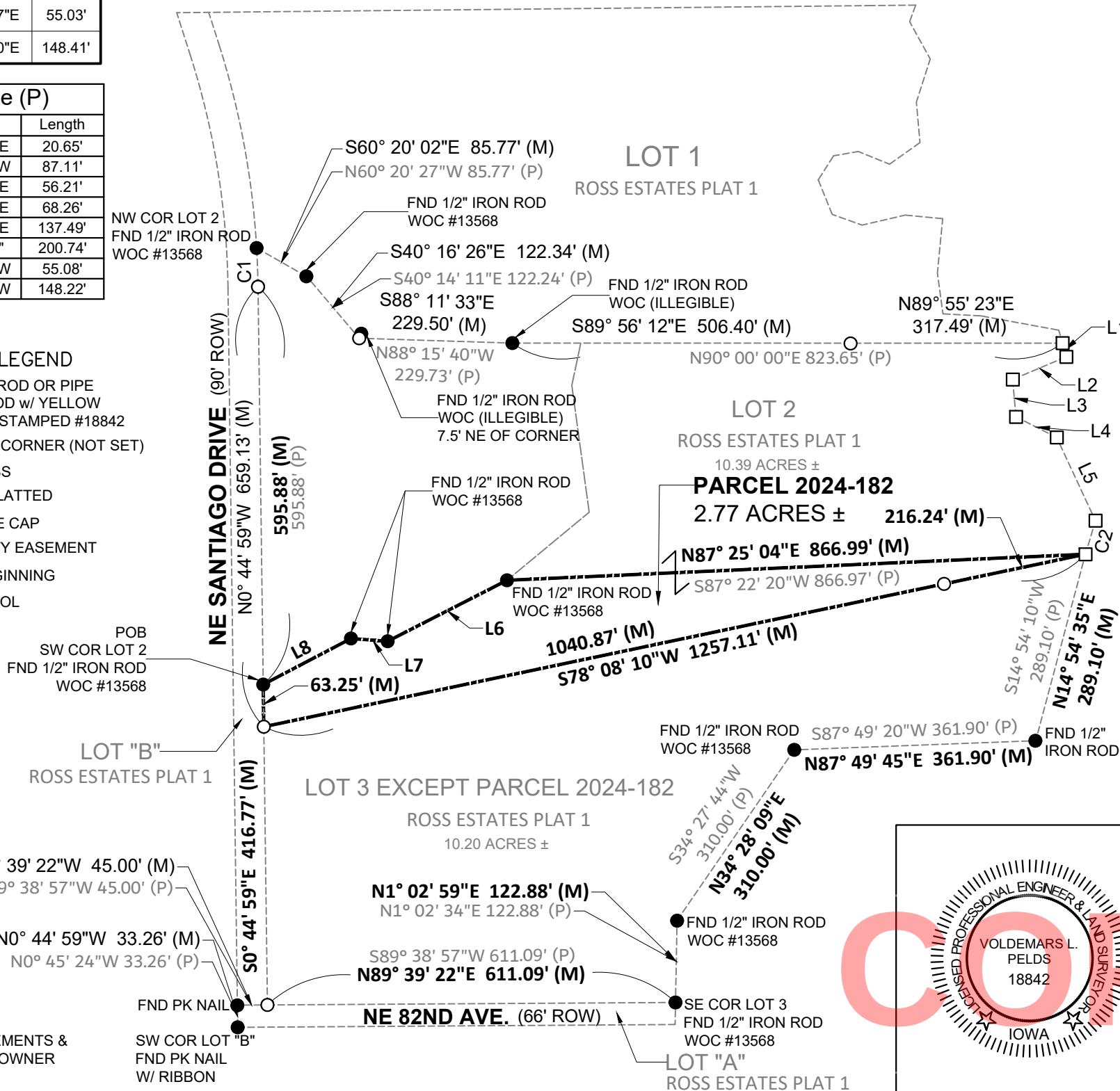
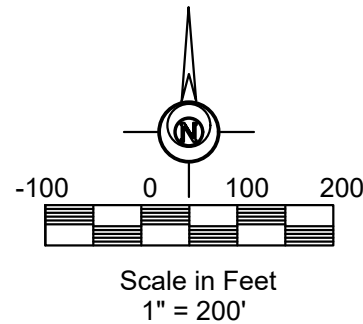
Line Table (P)		
Line #	Direction	Length
L1	S15°32'09"E	20.65'
L2	S67°05'05"W	87.11'
L3	S05°04'14"E	56.21'
L4	S63°16'07"E	68.26'
L5	S24°57'34"E	137.49'
L6	S62°54'59"	200.74'
L7	N85°36'05"W	55.08'
L8	S62°24'08"W	148.22'

- SYMBOLS LEGEND**
- FOUND IRON ROD OR PIPE
 - SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
 - CALCULATED CORNER (NOT SET)
 - ± MORE OR LESS
 - (M)/(P) MEASURED/PLATTED
 - WOC WITH ORANGE CAP
 - PUE PUBLIC UTILITY EASEMENT
 - POB POINT OF BEGINNING
 - ↖ LOT TIE SYMBOL

NOTE:
SEE SHEET 2 FOR EASEMENTS & ADJOINING PROPERTY OWNER INFORMATION

Curve Table (M)						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction	Tangent
C1	58.12'	1243.37'	2°40'41"	58.11'	N2° 05' 24"W	29.06'
C2	52.60'	2043.06'	1°28'31"	52.60'	N16° 31' 38"E	26.30'

Curve Table (P)						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction	Tangent
C1	58.11'	1242.10'	02°40'50"	58.11'	N02° 05' 49"E	29.06'
C2	52.60'	2043.06'	01°28'30"	52.60'	S16°31'13"W	26.30'



DATE OF SURVEY:

09.04.2024

RECORD INDEX:

LOCATION:

ROSS ESTATES PLAT 1

REQUESTOR/PROPRIETOR(S):

BRIAN J. & MEGAN N. PHILLIPS

PROPRIETOR/SITE ADDRESS:

8295 NE SANTIAGO DRIVE
BONDURANT, IA 50035

SURVEYOR:

VOLDEMARS PELDS

COMPANY:

PELDS DESIGN SERVICES

RETURN TO:

2323 DIXON STREET
DES MOINES, IA 50316

LEGAL DESCRIPTION:

PARCEL 2024-182

A part of Lot 2 and Lot 3, Ross Estates Plat 1, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County Iowa, is more particularly described as follows:

BEGINNING at the Southwest Corner of Said Lot 2; THENCE North 62°19'50" East, a distance of 148.81 feet along the South line of said Lot 2; THENCE South 85°40'27" East, a distance of 55.03 feet along the South Line of said Lot 2; THENCE North 62°54'48" East, a distance of 200.67 feet along the South line of said Lot 2; THENCE North 87°25'04" East, a distance of 866.99 feet along the South line of said Lot 2 to the East line of said Lot 2; THENCE South 78°08'10" West, a distance of 216.24 feet; THENCE South 78°08'10" West, a distance of 1040.87 feet to the West line of said Lot 3; THENCE North 0°44'59" West, a distance of 63.25 feet to the POINT OF BEGINNING.

Containing 2.77 acres, more or less.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO.18842 DATE

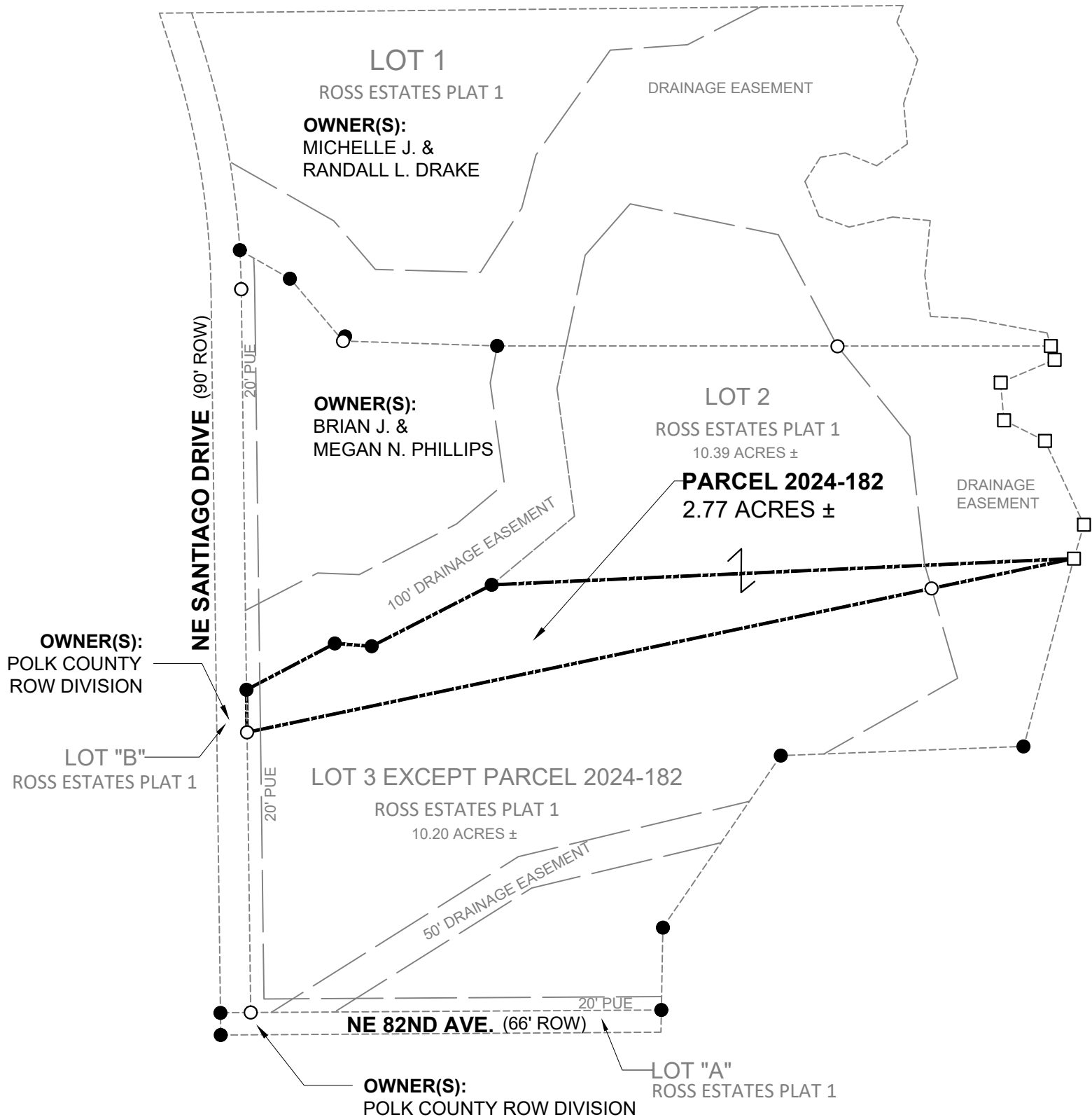
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

Architecture Engineering Surveying			
2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 9196			
PLAT OF SURVEY PARCEL 2024-182			
8295 NE SANTIAGO DRIVE			
BONDURANT IA , 50315			
Drawn by:	Check by:	Scale:	Sheet:
-----	A. BRADFIELD	1" = 200'	10.25.2024
Project:	23-129	4096 NE Santiago Dr., Bondurant, (Topo & Dam Design) Boundary Work	POS SHT 1

PLAT OF SURVEY

(SHEET 2 OF 2)



NOTE:
ORIENTATION OF THIS BEARING
SYSTEM IS IOWA STATE PLANE
SOUTH (NAD 83)
THIS SURVEY WAS PERFORMED
USING THE IOWA RTN NETWORK.

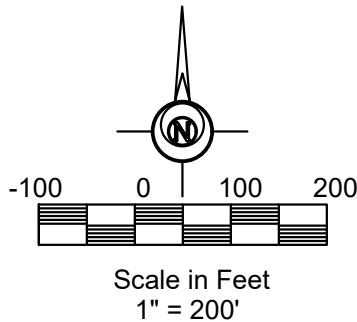
NOTE:
This survey was performed
without the benefit of a Title
Opinion, therefore all existing
easements may not be shown.

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY
PELDS DESIGN SERVICES (P.D.S.) FOR USE
ON THIS PROJECT IN ACCORDANCE WITH
P.D.S.'s AGREEMENT FOR PROFESSIONAL
SERVICES. P.D.S. ASSUMES NO
RESPONSIBILITY OR LIABILITY
(CONSEQUENTIAL OR OTHERWISE) FOR ANY
USE OF THESE DRAWINGS (OR ANY PART
THEREOF) EXCEPT IN ACCORDANCE WITH
THE TERMS OF SAID AGREEMENT.

NOTE:
THE EASEMENTS ARE EXISTING AND
ARE SHOWN ON FINAL PLAT OF
ROSS ESTATES PLAT 1 RECORDED IN
BOOK 17031 PAGES 755-767 IN THE
OFFICE OF THE POLK COUNTY
RECORDER.

SYMBOLS LEGEND

- FOUND IRON ROD OR PIPE
- SET 1/2" REROD w/ YELLOW PLASTIC CAP STAMPED #18842
- CALCULATED CORNER (NOT SET)
- ± MORE OR LESS
- (M)/(P) MEASURED/PLATTED
- WOC WITH ORANGE CAP
- PUE PUBLIC UTILITY EASEMENT
- POB POINT OF BEGINNING
- ↔ LOT TIE SYMBOL





ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

PLAT OF SURVEY PARCEL 2024-182
8295 NE SANTIAGO DRIVE
BONDURANT IA , 50315

DATE	BY	DATE	BY
2024-10-25	A. BRADFIELD	2024-10-25	23-129

1:2023 Projects/23-129 - 8295 NE Santiago Dr. - Bondurant (Topo & Dam Design)/Boundary Work

POS SHT 2



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

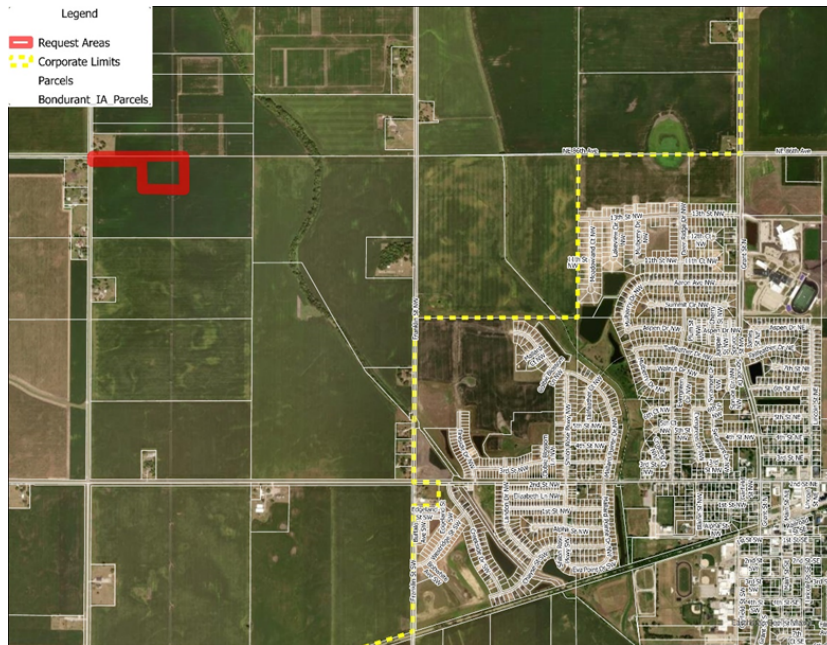
Item No. 5.p.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving the Plat of Survey creating Parcel '2024-191' in unincorporated Polk County within two miles of Bondurant's city limits (MidAmerican Energy)

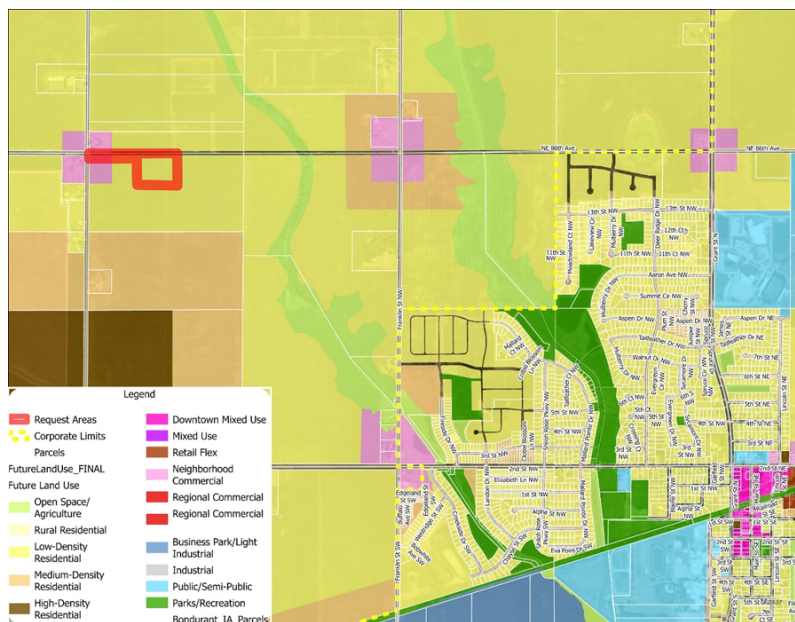
CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located west of the Bondurant's corporate limit the intersection of NE 56th Street and NE 86th Avenue. The subject property is currently used for agricultural use. The property is currently owned by the Robert K. White and Dorothy J. White Revocable Trust, however MidAmerican Energy is requesting the Plat of Survey. The newly created 'Parcel 2024-191' would be purchased by MidAmerican for future use. The area in red shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Low-Density Residential. The map below shows the property outlined in red on the Future Land Use Map.



Comments from City Officials: The following City departments were notified of the submitted plat of survey: City Engineering – plat of survey to be updated to include the following note, as this land is situated along an arterial street identified in the 2024-adopted Major Streets Master Plan: If annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided. Public Works – no review comments. Emergency Services – no review comments.

The Planning & Zoning Commission reviewed this plat of survey request during their meeting on December 12, 2024 and voted on recommended approval, subject to the following Subdivision Code requirement being met:

1. That the plat of survey be updated to reflect the following note: if annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided.

The plat of survey was updated following the Commission's meeting to reflect this requirement.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-301
2. Plat of Survey

CITY OF BONDURANT
RESOLUTION NO. 241216-301

RESOLUTION APPROVAL OF THE PLAT OF SURVEY CREATING PARCEL '2024-191' IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF
BONDURANT'S CITY LIMITS

WHEREAS, Civil Engineering Consultants, Inc. has submitted a plat of survey on the behalf of MidAmerican Energy to create Parcels '2024-191' located in rural Polk County and further described as follows:

A PARCEL OF LAND IN THE N ½, NW ¼ OF SECTION 26, T-80N, R-23W OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 26; THENCE S89°58'09"E, 1393.00 FEET ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 26 TO A POINT; THENCE S00°10'07"W, 555.00 FEET TO A POINT; THENCE N89°58'09"W, 716.00 FEET TO A POINT; THENCE N00°10'07"E, 455.00 FEET TO A POINT; THENCE N89°58'09"W, 677.13 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N00°14'36"E, 100.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.68 ACRES, MORE OR LESS, WHICH INCLUDES 0.08 ACRE, MORE OR LESS, OF EXISTING ROAD EASEMENT.

WHEREAS the Planning & Zoning Commission reviewed this Plat of Survey request during their December 12, 2024, meeting and voted **X-X** to recommend approval.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA: that the Plat of Survey to create Parcel '2024-191' is hereby approved, subject to the following Subdivision Code condition of approval:

1. That the plat of survey shall be updated to include the following language: If annexed into the City of Bondurant, a 50' half right-of-way (easement or fee title) along NE 56th Street shall be provided.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of December, 2024.

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Q:\E-FILES\9000\E9261\C3D Drawings\POS\E9261 POS.dwg, 12/13/2024 9:26:42 AM, mdoatalik, 1:1

PLAT OF SURVEY
PARCEL 2024-191
OF
N 1/2, NW 1/4, SECTION 26-80-23
POLK COUNTY, IOWA

PARCEL 2024-191 LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE N 1/2, NW 1/4 OF SECTION 26, T-80N, R-23W OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 26; THENCE 589°58'09"E, 1393.00 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 26 TO A POINT; THENCE 500°10'07"W, 555.00 FEET TO A POINT; THENCE N89°58'09"W, 716.00 FEET TO A POINT; THENCE N00°10'07"E, 455.00 FEET TO A POINT; THENCE N89°58'09"W, 677.13 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N00°14'36"E, 100.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10.68 ACRES, MORE OR LESS, WHICH INCLUDES 0.08 ACRE, MORE OR LESS, OF EXISTING ROAD EASEMENT.

ANNEXATION NOTE:

IF ANNEXED INTO THE CITY OF BONDURANT, A 50' HALF RIGHT-OF-WAY (EASEMENT OR FEE TITLE) ALONG NE 56TH STREET SHALL BE PROVIDED

NOTE:

THE REMAINING DEVELOPMENT ON THE RESIDUAL PARCEL OF THIS SURVEY SHALL BE FOR OPEN SPACE USE ONLY AS PROVIDED FOR IN TABLE 4.2 (USES IN OPEN SPACE) OF THE POLK COUNTY ZONING ORDINANCE. THE AGRICULTURAL USE MAY CONSIST OF NOT MORE THAN 4.11 ACRES (178,940 SQUARE FEET) OF DEVELOPED AREA. THE REMAINING 62.07 AC. (2,703,836 SQUARE FEET) OF THE RESIDUAL PARCEL SHALL BE MAINTAINED AS PERMANENT OPEN SPACE UNTIL SUCH TIME AS SAID PARCEL IS REZONED. AS PARCEL 2024-191 OF THIS SURVEY WAS RECORDED AS A RURAL SURVEY AND WAS THUS EXEMPTED FROM PROVIDING THE REQUIRED OPEN SPACE, EXCEPT FOR 6.78 AC. (295,437 SQUARE FEET) WITHIN ITS BOUNDARIES.

OWNERS CERTIFICATION:

AS OWNER OF ALL LAND IN THIS SURVEY, I HEREBY AGREE TO A RESTRICTION OF THE DEVELOPMENT POTENTIAL ON THE RESIDUAL PARCEL, IN FAVOR OF POLK COUNTY AS INDICATED IN THE NOTE SHOWN ON THE RESIDUAL PARCEL.

ROBERT K. WHITE _____ DATE _____

DOROTHY J. WHITE _____ DATE _____

N 1/2, NW 1/4 26-80-23 OPEN SPACE

TOTAL AREA	3,469,349 S.F.	79.64 AC.
ROAD EASEMENT	46,451 S.F.	1.06 AC.
NET AREA	3,422,898 S.F.	78.58 AC.

MIN. REQUIRED OPEN SPACE	3,080,608 S.F.	70.72 AC.	(90.0%)
MAX. ALLOWABLE BUILDABLE AREA	342,290 S.F.	7.86 AC.	(10.0%)

MAX. PARCEL 2024-191 BUILDABLE AREA	163,350 S.F.	3.75 AC.
MAX. RESIDUAL PARCEL BUILDABLE AREA	178,940 S.F.	4.11 AC.
MIN. RESIDUAL PARCEL OPEN SPACE*	2,785,171 S.F.	63.94 AC.

* NOTES: -THE RESIDUAL PARCEL MAY BE SPLIT WITHOUT REZONING.
-THE BUILDING AREA CALCULATIONS SHOWN ON THIS PLAT ARE FOR NON-RESIDENTIAL DEVELOPMENT (90% OPEN SPACE)
-IF THE PARCEL IS SPLIT FOR RESIDENTIAL DEVELOPMENT, THE OPEN SPACE REQUIREMENT IS 95%

PROPERTY OWNER:

ROBERT K. WHITE REVOCABLE TRUST &
DOROTHY J. WHITE REVOCABLE TRUST
ROBERT K. WHITE & DOROTHY J. WHITE
(CO-TRUSTEES OF EACH TRUST)
1108 35TH STREET CT
MOLINE, IL 61265-2416

PREPARED FOR:

MIDAMERICAN ENERGY
P.O. BOX 657
DES MOINES, IA 50306-0657

PROFESSIONAL
LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: (515) 276-4884
EMAIL: SHEPARD@CECLAC.COM

PROPERTY ADDRESS:

TO BE DETERMINED

ZONING

AG - AGRICULTURAL DISTRICT

PURPOSE FOR SURVEY:

THIS PLAT IS BEING PREPARED TO CREATE A
PARCEL FOR TRANSFER.

AREA TABLE

ALIQUOT PART SEC. 26-80-23	GROSS (ACRES)	PUBLIC R.O.W. EASEMENT (ACRES)	NET (ACRES)
NW 1/4 NW 1/4	10.04	0.08	9.96
NE 1/4 NW 1/4	0.64	0	0.64
TOTAL	10.68	0.08	10.60

SURVEYOR'S NOTES:

- BEARINGS ON THIS PLAT ARE BASED ON THE NORTH LINE OF SECTION 26-80-23 BEING MEASURED AS 589°57'51"E DERIVED FROM THE NAD83 IOWA STATE PLANES, SOUTH ZONE, US FOOT COORDINATE SYSTEM CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL TIME NETWORK.
- A EASEMENT IN THE N 1/2, NW 1/4 OF 26-80-23 TO GREAT LAKES PIPE LINE COMPANY WAS RECORDED IN BOOK 1120, PAGE 567 BUT IS NOT PLOTTABLE.
- A EASEMENT IN THE N 1/2, NW 1/4 OF 26-80-23 TO NORTHERN NATURAL GAS COMPANY WAS RECORDED IN BOOK 2680, PAGE 191 BUT IS NOT PLOTTABLE.

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER SHEET
2	PLAT DETAILS

CERTIFICATION



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
1 & 2

INDEX LEGEND

COUNTY: POLK					
GEOPARCEL: 802326100001					
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	26	80	23	NW, NW	NE, NW
ASSOCIATED DOCUMENTS:	QCD BOOK 15089, PAGE 348				
PROPRIETOR (S):	ROBERT K. WHITE & DOROTHY J. WHITE (CO-TRUSTEES)				
REQUESTED BY:	MIDAMERICAN ENERGY COMPANY				
COMPANY LAND SURVEYOR & RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J SHEPARD 2400 86TH STREET, UNIT 12, URBANDALE, IA 50322 PHONE: 515-276-4884				

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
▲	FOUND SECTION CORNER
△	SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
=====	PROPERTY BOUNDARY LINES
=====	PARCEL LINES
-----	EXISTING LOT OR TAX PARCEL LINES
-----	EASEMENT LINES
-X-X-X-X-	FENCE LINES
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
G.L.O.	GOVERNMENT LAND OFFICE

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



DATE:	12-13-2024	:	:	:	:
DATE OF SURVEY:	11-04-2024	:	:	:	:
DESIGNED BY:	PJS	:	:	:	:
DRAWN BY:	MD	:	:	:	:

PARCEL 2024-191
N 1/2, NW 1/4 SECTION 26-80-23
POLK COUNTY, IOWA

COVER SHEET

SHEET	1
OF	2

E-9261





**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.q.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving change order no. 3 with McAninch Corporation for added straw mulch for stabilization for the Civic Campus Phase 1 Public Improvements in the amount of \$7,300.50

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #3 in the amount of \$7,300.50 related to needing to stabilize portions of the site that will not be disturbed again until spring. This was not anticipated in the original contract as we had hoped to be completed with phase 1 by this time, but have been delayed in getting design approval and permitting for relocation of the DMWW rural service line in this area.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-302
2. Change Order No. 3

CITY OF BONDURANT
RESOLUTION NO. 241216-302

RESOLUTION APROVING CHANGE ORDER NO. 3 WITH MCANINCH
CORPORATION FOR ADDED STABILIZATION MATERIALS ON THE CIVIC CAMPUS
PHASE 1 IMPROVEMENTS PROJECT IN THE AMONT OF \$7,300.50

WHEREAS on December 11, 2024, the City of Bondurant received change order #3 for the added stabilization materials for the Civic Campus Phase 1 Public Improvement Project; AND

WHEREAS the City Council approves change order no. 3 for the added stabilization materials for the Civic Campus Phase 1 Public Improvement Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 3 for the Civic Campus Phase 1 Public Improvement Project to McAninch Corporation is hereby approved.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				



December 11, 2024

CHANGE ORDER NO. 3

BONDURANT, IOWA

CIVIC CAMPUS IMPROVEMENTS PHASE 1 – COURTYARD DRIVE

Change Order No. 3 modifies the contract to add the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	New Items				
2.4	Straw Mulch for Stabilization	AC	9.42	\$775	\$7,300.50
				Total CO 3	\$7,300.50

Change Order No. 3 Increases the contract amount by **\$7,300.50**.

Estimate Reference Information

Item 2.4: See Standard Specification Section 9040. Bid item for mulching disturbed area in the Civic Campus North Development Area from work associated with the pond excavations.

CHANGE ORDER NO. 3

Completion Date

Change Order No. 3 adds 0 days to the Project Completion Date.
Project Completion Date: May 31, 2025.

MCANINCH CORPORATION

By _____

Title _____

Date _____

CITY OF BONDURANT, IOWA

By John Horton
By John Horton (Dec 11, 2024 11:05 CST)

Title Public Works Director

Date Dec 11, 2024

VEENSTRA & KIMM, INC.

By Willie W. Kimm

Title Project Manager

Date Dec 11, 2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.r.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request no. 5 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$6,935.74

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #5 in the amount of \$6,935.74 related to the Civic Campus Improvements Phase 1 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from October 29th through December 11th, for the project. All underground infrastructure has been installed, and the roadway has been paved for Courtyard Dr. SE. This will allow access to the Emergency Services Site for construction purposes. Both Detention Facilities for the full build out of Civic Campus area are constructed, and excess dirt is stockpiled and ready for Phase 2 construction to start.

This pay application is for stabilization of the site for winter.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-303
2. Pay Request No. 5

CITY OF BONDURANT
RESOLUTION NO. 241216-303

RESOLUTION APPROVING PAY REQUEST NO. 5 TO MCANINCH CORPORATION
FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN THE AMOUNT
OF \$6,935.74

WHEREAS the Civic Campus Improvements Phase 1 Pay Request No. 5 was submitted on December 11th, 2024; AND

WHEREAS the pay request no. 5 is for work completed October 29th through December 11th, 2024, on the Civic Campus Phase 1 Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 5 to McAninch Corporation in the amount of \$6,935.74 hereby approved.

Passed this 16th day of December 2024,

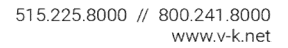
By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,627,374.45	\$1,014,490.95
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Water Main/Services and West Pond Excavation	\$92,795.80	\$0.00
2	West Pond #2 Excavation	\$66,528.28	\$0.00
3	Straw Mulch for Stabilization	\$7,300.50	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$166,624.58	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$1,793,999.03	\$1,014,490.95
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$1,014,490.95
Retainage (5%)			\$50,724.55
Total Earned Less Retainage			\$963,766.40
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	June 3, 2024 to June 25, 2024	\$99,178.96	
2	June 26, 2024 to July 31, 2024	\$389,397.52	
3	Aug 1, 2024 to Aug 30, 2024	\$382,055.49	
4	Aug 31, 2024 to Oct 28, 2024	\$86,198.69	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$956,830.66
Amount Due This Request			\$6,935.74
Note: The amount \$6,935.74 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$1,627,374.45	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$1,793,999.03	
THIS PARTIAL PAYMENT		\$6,935.74	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$963,766.40	
BALANCE		\$830,232.63	
PERCENT COMPLETE		56.5%	
Recommended By:		Contractor:	
Veenstra & Kimm, Inc.		McAninch Corporation	
Approved by:		City of Bondurant	
Signature		Signature	
Name	William Weber	Name	John Horton
Title	Project Manager	Title	Public Works Director
Date	Dec 11, 2024	Date	Dec 11, 2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.s.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request no. 1 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$31,587.50

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of \$31,587.50 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from November 26th through December 10th, for the project. The underground subcontractor as well as the earthwork subcontractor have mobilized to the site and are getting started on Phase 2 project. They hope to be able to install the sanitary sewer over the winter months to get a jump on Spring construction season.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-304
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 241216-304

RESOLUTION APPROVING PAY REQUEST NO. 1 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$31,587.50

WHEREAS the Civic Campus Improvements Phase 2 Pay Request No. 1 was submitted on December 11th, 2024; AND

WHEREAS the pay request no. 1 is for work completed November 26th though December 10th, 2024, on the Civic Campus Phase 2 Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Alliance Construction Group LLC in the amount of \$31,587.50 hereby approved.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 1****PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2****Contractor: Alliance Construction Group LLC****Date: 12/11/2024****Original Contract Amount: \$5,251,693.65****Pay Period: November 26, 2024 to December 10, 2024**

BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	EARTHWORK						
2.01	Clearing and Grubbing	LS	1	1		\$9,400.00	\$0.00
2.02	Topsoil	CY	22,025	22,025		\$4.80	\$0.00
2.03	Class 10 Excavation	CY	19,620	19,620		\$7.30	\$0.00
2.04	Obliterate Old Roadbed	STA	15.0	15.0		\$1,200.00	\$0.00
2.05	Below Grade Excavation (Core Out)	CY	928	928		\$3.75	\$0.00
2.06	Subgrade Preparation	SY	27,812	27,812		\$2.80	\$0.00
2.07	Granular Stabilization	TONS	1,753.0	1,753.0		\$47.75	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,782	2,782		\$2.50	\$0.00
2.09	Modified Subbase	SY	27,812	27,812		\$7.20	\$0.00
2.10	Compaction Testing	LS	1	1		\$14,081.00	\$0.00
	SEWERS AND DRAINS						
4.01	Sanitary Sewer, Trenched, 8" PVC	LF	974	974		\$50.00	\$0.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	1,797	1,797		\$51.50	\$0.00
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	826	826		\$73.00	\$0.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	1,857		\$55.00	\$0.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	1		\$725.00	\$0.00
4.06	Sanitary Sewer Service Stub, 6" PVC	LF	420	420		\$41.00	\$0.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	2,230	2,230		\$61.00	\$0.00
4.08	Storm Sewer, Trenched, RCP, 18"	LF	440	440		\$62.00	\$0.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	543	543		\$75.00	\$0.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	405	405		\$110.00	\$0.00
4.11	Storm Sewer, Trenched, RCP, 42"	LF	1,614	1,614		\$150.00	\$0.00
4.12	Pipe Apron, Concrete, 15"	EA	2	2		\$2,163.00	\$0.00
4.13	Pipe Apron, Concrete, 24"	EA	2	2		\$3,030.00	\$0.00
4.14	Removal of Culverts	LF	256	256		\$10.00	\$0.00
4.15	Subdrain, Type 1, PVC, 6"	LF	8,446	8,446		\$13.00	\$0.00
4.16	Subdrain Cleanouts	EA	7	7		\$450.00	\$0.00
4.17	Subdrain Outlet	EA	72	72		\$200.00	\$0.00
4.18	Field Tile Repair	LF	400	400		\$20.00	\$0.00
4.19	Beveled Pipe and Guard, 24"	EA	1	1		\$2,650.00	\$0.00
	WATER MAINS AND APPURTENANCES						
5.01	Water Main, 4" PVC, Trenched	LF	2,785	2,785		\$21.00	\$0.00
5.02	Water Main, 12" PVC, Trenched	LF	4,982	4,982		\$52.50	\$0.00
5.03	Gate Valve, 4"	EA	2	2		\$1,200.00	\$0.00
5.04	Gate Valve, 12"	EA	10	10		\$3,600.00	\$0.00
5.05	Tapping Sleeve and Valve, 12"	EA	1	1		\$6,550.00	\$0.00
5.06	Water Service Stubs, 1.5"	EA	6	6		\$1,700.00	\$0.00
5.07	Water Service Stubs, 8"	EA	2	2		\$3,250.00	\$0.00
5.08	Water Service Stubs, 1.5"	LF	355	355		\$31.00	\$0.00
5.09	Water Service Stubs, 8"	LF	100	100		\$31.50	\$0.00
5.10	Hydrant Assembly	EA	16	16		\$6,600.00	\$0.00
5.11	Blowoff Assembly	EA	3	3		\$1,680.00	\$0.00
5.12	Connection to Existing	EA	2	2		\$630.00	\$0.00
5.13	Water Main Abandonment	LS	1	1		\$450.00	\$0.00

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$5,251,693.65	\$33,250.00
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1		\$0.00	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$0.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$5,251,693.65	\$33,250.00
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$33,250.00
Retainage (5%)			\$1,662.50
Total Earned Less Retainage			\$31,587.50
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1		\$0.00	
2		\$0.00	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$0.00
Amount Due This Request			\$31,587.50
Note: The amount \$31,587.50 is recommended for approval for payment in accordance with the terms of the Contract.			
		CONTRACT SUMMARY	
		ORIGINAL CONTRACT AMOUNT	\$5,251,693.65
		TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$5,251,693.65
		THIS PARTIAL PAYMENT	\$31,587.50
		TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$31,587.50
		BALANCE	\$5,220,106.15
		PERCENT COMPLETE	0.6%
Recommended By: Veenstra & Kimm, Inc.		Contractor: Alliance Construction Group LLC	
Approved by: City of Bondurant			
Signature		Signature	
Name	William Weber	Name	Clint Carpenter
Title	Project Manager	Title	Project Manager
Date	Dec 11, 2024	Date	Dec 11, 2024
Signature		Signature	
Name	John Horton	Name	John Horton
Title	Public Works Director	Title	Public Works Director
Date	Dec 11, 2024	Date	Dec 11, 2024



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.t.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving proposal to replace customer-owned streetlights with Mid-American Energy-owned street lighting in Wolf Creek Plat 1 in the amount of \$98,162.85

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve a proposal from MidAmerican Energy for the replacement of the decorative street lighting in Wolf Creek Plat 1 with Mid-American Energy-owned street lighting. This proposed street lighting will be the same as it is within the rest of the development and what you see throughout the rest of the community.

Mid-American energy proposes the following work:

Install 17 100W LED streetlights on galvanized poles with 6' arms.

There will be an additional cost incurred for the city to hire a contractor to remove the existing decorative lights, and staff are working to acquire quotes for this work. This will be presented to the council for approval at a later date. It usually takes approximately 6 to 8 weeks to add projects into the construction queue after approval of the agreement.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-305
2. Wolf Creek Streetlight Proposal Letter
3. Wolf Creek Design Map

CITY OF BONDURANT
RESOLUTION NO. 241216-305

RESOLUTION APPROVING PROPOSAL FROM MID-AMERICAN ENERGY FOR THE
ADDDION OF NEW STREETLIGHTING IN THE WOLF CREEK PLAT 1 IN THE
AMOOOUNT OF \$98,162.85

WHEREAS the proposal for new streetlighting was submitted on December 5th, 2024;
AND

WHEREAS, the proposal for the work is as follows:

1. Install 17 new 100 W LED streetlights on galvanized direct bury poles with 6' arms; AND

WHEREAS City Staff have reviewed the proposal and recommend funding the project with Road Use Tax funds.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the proposal for streetlighting for Wolf Creek Plat 1 from Mid-American Energy in the amount of \$98,162.85 hereby approved.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

December 5, 2024

City of Bondurant
Attention: John Horton
jhorton@cityofbondurant.com

Dear John Horton:

Enclosed is our streetlight proposal to replace customer-owned streetlights with MidAmerican Energy Company-owned streetlights in Wolf Creek; MX: 4372410

This proposal includes the installation of streetlights on:

Wolf Creek Rd SW, 33rd St SW, Ash Dr SW, 34th St SW, Oak Dr SW

We Propose To:

Install:	17	100W	LED streetlights on galvanized poles with 6' arms
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The cost for MidAmerican Energy Company to install these streetlights is **\$98,162.85**. MidAmerican Energy will send the City an invoice for that amount upon completion of our installation.

The City will be responsible for removal of the existing, customer-owned light poles and foundations.

These lights will be installed on steel poles and served by underground conductors but will be billed to the City at the wood pole, overhead rate because the City has agreed to pay the streetlight facilities charge.

MidAmerican Energy Company's street light proposal is based on the approved street light analysis provided by the City. MidAmerican Energy Company will install the lights based on the staked locations provided in the field by the City.

If this proposal is satisfactory, please sign and return one (1) copy to me. MidAmerican Energy Company will release the work for scheduling upon receipt of the signed proposal and site readiness. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided.

If you have any questions, please contact me at (515) 252-6730.

Sincerely,
MidAmerican Energy Company



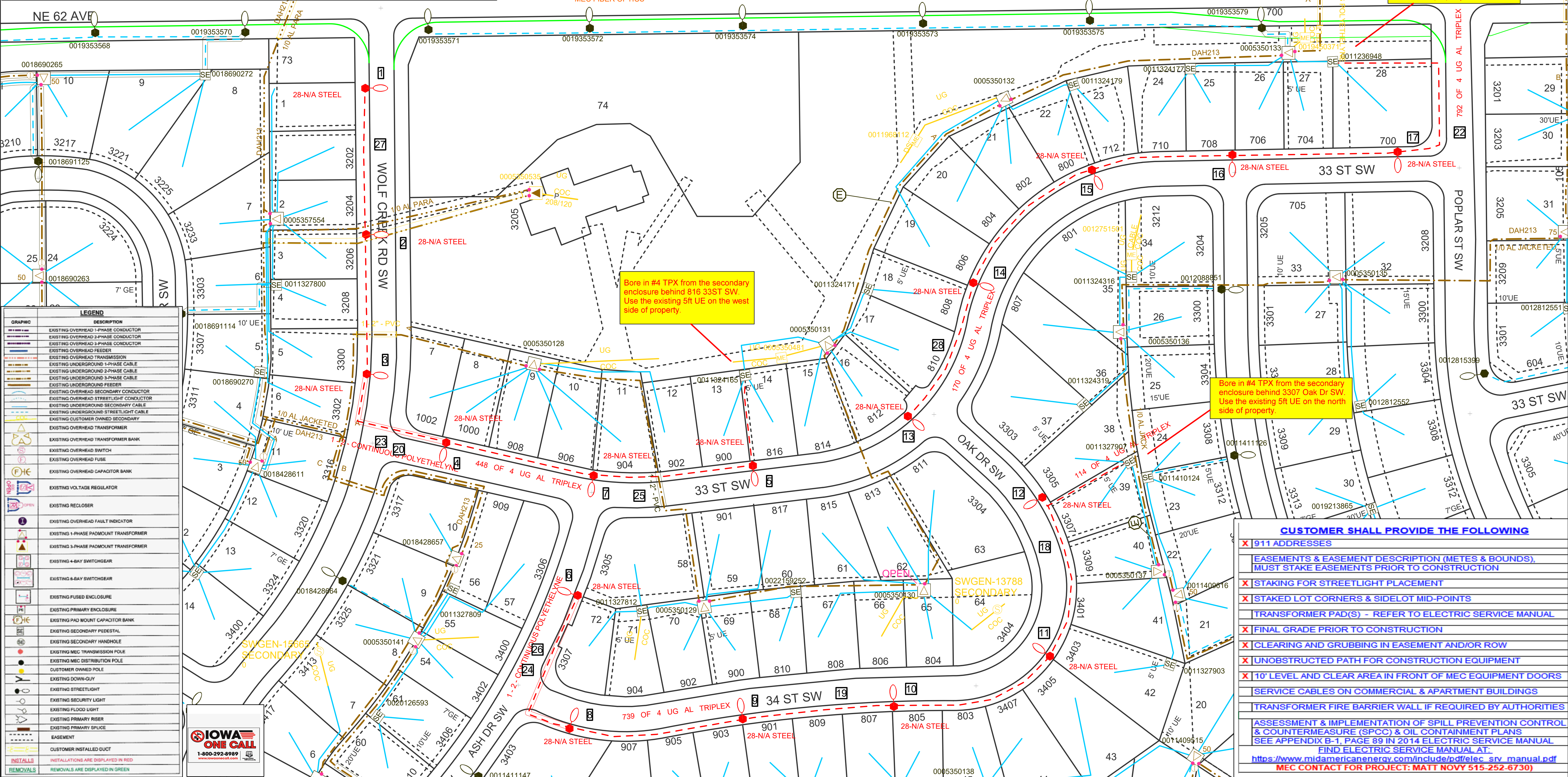
Matt Novy
Customer Project Coordinator

Enclosures: design map

Accepted By: _____

Date: _____ Date Service Required: _____

STREETLIGHT INFORMATION					
Street Name	Wolf Creek Rd SW	33 St SW	ASH Dr SW	34 St SW	Oak Dr SW
Streetlight Quantity	3	8	1	3	2
Streetlight type	Standard	Standard	Standard	Standard	Standard
Wattage	100W	100W	100W	100W	100W
Mast length	6'	6'	6'	6'	6'
Pole Height	28'	28'	28'	28'	28'
Streetlight Setback	4'	4'	4'	4'	4'
Average Spacing	Per Print	Per Print	Per Print	Per Print	Per Print
Street Classification	Minor Collector	Minor Collector	Minor Collector	Minor Collector	Minor Collector
Street Width	Curb to Curb	30'	30'	30'	30'
Supervisor Approval					



GRAPHIC	DESCRIPTION
	EXISTING OVERHEAD 1-PHASE CONDUCTOR
	EXISTING OVERHEAD 2-PHASE CONDUCTOR
	EXISTING OVERHEAD 3-PHASE CONDUCTOR
	EXISTING OVERHEAD TRANSMISSION
	EXISTING UNDERGROUND 1-PHASE CABLE
	EXISTING UNDERGROUND 2-PHASE CABLE
	EXISTING UNDERGROUND 3-PHASE CABLE
	EXISTING UNDERGROUND FEEDER
	EXISTING OVERHEAD SECONDARY CONDUCTOR
	EXISTING UNDERGROUND SECONDARY CABLE
	EXISTING CUSTOMER OWNED SECONDARY
	EXISTING OVERHEAD TRANSFORMER
	EXISTING OVERHEAD TRANSFORMER BANK
	EXISTING OVERHEAD SWITCH
	EXISTING OVERHEAD FUSE
	EXISTING OVERHEAD CAPACITOR BANK
	EXISTING VOLTAGE REGULATOR
	EXISTING RECLOSER
	EXISTING OVERHEAD FAULT INDICATOR
	EXISTING 1-PHASE PADMOUNT TRANSFORMER
	EXISTING 3-PHASE PADMOUNT TRANSFORMER
	EXISTING 4-BAY SWITCHGEAR
	EXISTING 8-BAY SWITCHGEAR
	EXISTING FUSED ENCLOSURE
	EXISTING PRIMARY ENCLOSURE
	EXISTING PAD MOUNT CAPACITOR BANK
	EXISTING SECONDARY PEDESTAL
	EXISTING SECONDARY HANDHOLE
	EXISTING MEC TRANSMISSION POLE
	EXISTING MEC DISTRIBUTION POLE
	CUSTOMER OWNED POLE
	EXISTING DOWN-GUY
	EXISTING STREETLIGHT
	EXISTING SECURITY LIGHT
	EXISTING FLOOD LIGHT
	EXISTING PRIMARY RISER
	EXISTING PRIMARY SPLICE
	EASEMENT
	CUSTOMER INSTALLED DUCT
	INSTALLATIONS ARE DISPLAYED IN RED
	REMOVALS ARE DISPLAYED IN GREEN



CUSTOMER SHALL PROVIDE THE FOLLOWING	
☒	911 ADDRESSES
☒	EASEMENTS & EASEMENT DESCRIPTION (METES & BOUNDS), MUST STAKE EASEMENTS PRIOR TO CONSTRUCTION
☒	STAKING FOR STREETLIGHT PLACEMENT
☒	STAKED LOT CORNERS & SIDELOT MID-POINTS
☒	TRANSFORMER PAD(S) - REFER TO ELECTRIC SERVICE MANUAL
☒	FINAL GRADE PRIOR TO CONSTRUCTION
☒	CLEARING AND GRUBBING IN EASEMENT AND/OR ROW
☒	UNOBSTRUCTED PATH FOR CONSTRUCTION EQUIPMENT
☒	10' LEVEL AND CLEAR AREA IN FRONT OF MEC EQUIPMENT DOORS
☒	SERVICE CABLES ON COMMERCIAL & APARTMENT BUILDINGS
☒	TRANSFORMER FIRE BARRIER WALL IF REQUIRED BY AUTHORITIES
☒	ASSESSMENT & IMPLEMENTATION OF SPILL PREVENTION CONTROL & COUNTERMEASURE (SPCC) & OIL CONTAINMENT PLANS
☒	SEE APPENDIX B-1, PAGE 89 IN 2014 ELECTRIC SERVICE MANUAL
☒	FIND ELECTRIC SERVICE MANUAL AT: https://www.midamericanenergy.com/include/pdf/elec_srv_manual.pdf
☒	MEC CONTACT FOR PROJECT: MATT NOVY 515-252-6730



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.u.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving a Professional Services Proposal with ISG Inc. in the amount of \$86,750 for preliminary plat and planned unit development planning related to the Grain District Downtown Redevelopment Plan's implementation

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves a Professional Services Proposal between the City of Bondurant and ISG Inc in the amount of \$86,750 for services related to the Grain District Preliminary Plat + PUD Plan process. Similar to the cost-share process of the 2024-adopted Grain District Downtown Redevelopment Plan between the City of Bondurant and The 101 LLC, developer of the Grain District area, the City and The 101 LLC will participate in a cost-share of the preliminary platting and PUD planning process. Such preliminary plat and PUD processes are necessary move implementation of the Grain District Downtown Redevelopment Plan forward, including public projects such as the arboretum trail and expanding public parking opportunities. The total cost for services under ISG's proposal is \$173,500.

A summary of services included in the attached ISG Professional Services Proposal includes the following:

- **Task 1: Site Survey** - \$17,000 of the \$86,750 relates to survey work already conducted by the consultant team to assist with the City's closing on ground it currently owns in the Grain District. Additionally, consultant will obtain pertinent additional information for two parcels owned by the City that in the area of 401 2nd Street NE, as survey work in this 401 2nd Street NE area was not previously conducted by The 101 LLC, as this ground at 401 2nd Street NE is owned by the City.
- **Task 2: Master Plan Update, Conceptual Grading, and Utility Design** - work conducted in this phase will allow for the creation of a schematic grading and utility plan.
- **Task 3: Preliminary Development Plan, Preliminary Plat, and Rezoning** - consultant will create the preliminary plat and PUD plans as outlined in the attached proposal.

- **Task 4: Permitting, Approvals, and Coordination** - consultant will attend public meetings as outlined in the attached proposal to facilitate reviews of the PUD and preliminary plat process.

Approval of the attached Grain District Professional Services Proposal is consistent with the Grain District Downtown Redevelopment Plan and Action Item 17B of the Building Bondurant Comprehensive Plan, which reads: Partner with a master developer or developers to redevelop the Grain District property in a way that supports community goals and vision. Approval of the attached proposal is also consistent with the Memorandum of Understanding with the developer approved by Council on October 7, 2024.

FUNDING SOURCE: TIF/TIF Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-306
2. ISG Professional Services Proposal

CITY OF BONDURANT
RESOLUTION NO. 241216-306

RESOLUTION APPROVING A PROFESSIONAL SERVICES PROPOSAL WITH ISG
INC. IN THE AMOUNT OF \$86,750 FOR PRELIMINARY PLAT AND PLANNED UNIT
DEVELOPMENT PLANNING RELATED TO THE GRAIN DISTRICT DOWNTOWN
REDEVELOPMENT PLAN'S IMPLEMENTATION

WHEREAS the City of Bondurant has identified the Grain District Downtown Redevelopment Plan, adopted in 2024, as a critical initiative to support community goals and vision as outlined in Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown; AND

WHEREAS Action Item 17B of the Building Bondurant Comprehensive Plan reads: Partner with a master developer or developers to redevelop the Grain District Downtown in a way that supports community goals and vision; AND

WHEREAS the City of Bondurant and The 101 LLC, developer of the Grain District area, have successfully partnered on previous cost-share efforts related to the creation of the Grain District Downtown Redevelopment Plan; AND

WHEREAS the City of Bondurant and The 101 LLC currently own approximately equal parts of the Grain District redevelopment area; AND

WHEREAS the next steps in implementing the Grain District Downtown Redevelopment Plan include completing a preliminary plat and Planned Unit Development (PUD) plan, which are essential for advancing public projects such as the arboretum trail and expanded public parking opportunities; AND

WHEREAS ISG Inc. has submitted a Professional Services Proposal in the amount of \$173,500, which includes \$86,750 to be funded by the City of Bondurant and the remaining amount to be funded by The 101 LLC, in accordance with the agreed cost-share process; AND

WHEREAS the Professional Services Proposal from ISG Inc. includes the following tasks: Task 1 – Site Survey; Task 2 – Master Plan Update, Conceptual Grading, and Utility Design; Task 3 – Preliminary Development Plan, Preliminary Plat, and Rezoning; and Task 4 – Permitting, Approvals, and Coordination.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Professional Services Proposal with ISG Inc. in the amount of \$86,750 is hereby approved, pending review by legal counsel.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

December 11, 2024

Maggie Murray

Planning + Community
Development Director

City of Bondurant
200 2nd Street Northeast
Bondurant, IA 50035

515.630.6985
planning@cityofbondurant.com

Scott Turczynski

Owner

The IOI, LLC
1305 Northeast
Broadway Avenue
Des Moines, IA 50313

515.202.8984
ScottT@hrtIInd.us

RE: Professional Services Proposal for
Grain District Public Improvement Projects
Preliminary Plat + Plans
Bondurant, Iowa

ISG

Maggie and Scott,

As the City of Bondurant and The IOI, LLC seek to continue the development of the Market District and move into the construction phase, I & S Group, Inc. (ISG) stands ready to provide professional design and engineering services to develop the Grain District in Bondurant, Iowa to a pedestrian friendly, mixed-use area.

The next steps of the redevelopment are outlined below as part of our scope of services. This process will include the validation of the masterplan. Additional site information and survey data will be gathered and combined with the previously completed site survey. The vision has evolved through the purchase of the property and development of the memorandum of understanding between The IOI, LLC and the City of Bondurant.

The next steps include the rezoning of the property to PUD and the preliminary platting process. This process will include the preparation of the preliminary development plans, preliminary plat, and rezoning for approximately 22.8 acres of the larger masterplan as shown in the attached exhibit.

Backed by our in-house, multi-disciplinary professionals, vast industry experience, and a sound project understanding, ISG proposes to provide the following scope of services to meet your project needs.

SCOPE OF SERVICES

Task 1: Site Survey

The majority of this work has been completed under separate contract with The IOI, LLC. All design, utility, and property data has been collected as part of the ALTA survey. The following scope is for additional property that is outside of what was previous completed:

Topographic + Boundary Survey

ISG staff will search through County records to obtain pertinent additional information for two parcels owned by the City that are approximately 2.6 acres adjacent to 2nd Street Northeast per the attached exhibit. This includes relevant surveys of record, section corner reference ties, and underlying plat information in addition to the title documentation provided by the landowner.

Researching the adjoining property descriptions may also be necessary to determine if there are overlaps or gaps caused by incorrect or ambiguous legal descriptions. If a current title commitment is not provided, the services of an abstractor may be utilized to perform a thorough search for recorded easements and encumbrances that may affect the parcel.

After the record search is complete, ISG staff will conduct a field investigation to gather physical evidence including, but not limited to property pins, fences, or other lines of apparent occupation. The field data will be analyzed and compared with the written record and prior surveys. A determination will be made to reconcile the written description to the evidence gathered. The area of focus will be limited to the immediate area associated with design activity.

ISG staff will visit the site to perform a topographic site survey for site design, which includes locating significant site features, such as fences, improvements, impervious areas, landscaping, and visible evidence of underground utilities. Prior to our site visit, ISG will place a utility locate request to have underground utilities marked. Any resulting markings will be documented during our site visit. The topographic ground shots will be gathered on an approximate 50-foot grid. Elevations will be referenced to a published benchmark datum. Topographic information will extend to approximately 50-feet beyond the work area.

Task 2: Master Plan Update, Conceptual Grading, and Utility Design

ISG will review all available site documents and additional information gathered to confirm elements such as property encumbrances, drainage and utility easements, adjacent utility infrastructure, and unique features. This also includes preparation of a permit matrix and schedule to outline the completion of the rezoning and platting work that is to be undertaken to support the construction of the first phase of improvements.

ISG will meet with the owner and developer as part of a pre-application meeting to verify the development's vision with the new survey information and memorandum of understanding. Using existing easements and other existing information obtained for design quality planning, ISG can confirm and re-evaluate the high-level assumptions made during the master planning of the Grain District.

ISG will coordinate any planned land usage changes that have occurred since the project's master planning efforts to verify the PUD and preliminary plat efforts have the latest development vision incorporated.

In preparation for the preliminary plan and plat approval process, an updated preliminary site concept plan that incorporates the new information, agreements, and vision will be developed utilizing the previously prepared master plan. This allows for proper boundary, utility, easements, streets, and other design considerations to become more spatially accurate. This includes coordination and collaboration with the project team (The IOI, LLC and City of Bondurant).

A schematic grading and utility plan will be generated to allow for an in-depth analysis of any potential design constraints that will require coordination and masterplan revision. Once a site plan has been created, a final verification will be requested. Once all parties agree, the site plan will be used to develop the preliminary development plans and complete the rezoning and platting. All major revisions to the site plan after this verification may be provided as an additional service.

Task 3: Preliminary Development Plan, Preliminary Plat, and Rezoning Preliminary Plat Documentation

ISG will assist with the coordination of a preliminary plat that will confirm the development configuration of the project and other site improvements. It will display the property boundary information and topographic information to allow review of the interrelationship of the proposed site development with existing conditions. The preliminary plat will also display the proposed drainage and utility easements that will be incorporated into the final plat document. See the attached Exhibit A for a sketch of the area included within the Preliminary Plat.

This does not include any revisions to the preliminary plat due to site layout changes. If additional iterations will be required, all associated costs for this work will be on an hourly basis.

Preliminary Development Plans

Utilizing the updated master plan, ISG will further develop the overall plan and prepare preliminary development plan for the entire development based on the attached exhibit, including preliminary utility designs, grading and stormwater management plans. ISG will provide the following preliminary development services, which includes addressing up to three (3) plan reviews by the City.

Existing Conditions

ISG will prepare an existing conditions plan based upon current conditions of the property. This plan will identify existing contours, drainage conditions, and other site elements. This information will also be used as a basis for project design moving forward.

Phasing + Demolition Plans

With the preliminary plat in development, a phased demolition of the existing site will be determined with Owner coordination and reference to the existing site features, such as buildings.

Site Grading + Drainage Plans

ISG will prepare proposed site plan documents illustrating the existing and proposed contours, spot elevations, details, and easement requirements for drainage and other dry utility work. We will also take special care to accommodate the existing access and drainage patterns. This proposal includes detailed grading of the roadways and shared drives and will rough grade the proposed pad sites.

Stormwater Pollution Prevention Plan (SWPPP)

ISG will prepare a SWPPP that incorporates best management practices (BMPs). This plan will include the necessary erosion control measures to meet local and state requirements.

Utility Plans

Utility plans will be prepared to identify the water, sanitary sewer, storm drain lines, catch basins, and other pertinent details. This proposal includes the design of all public utilities and will provide service stubs to each lot.

Soil Erosion + Sedimentation Control Plan

Due to the size of the proposed development, it is anticipated that a general stormwater permit would be required for construction. A component of this permit is the preparation of a SWPPP. This plan shows, among other items, temporary and permanent erosion control, sediment control, and stormwater management. ISG will prepare this permit application to the Iowa Department of Natural Resources, along with the necessary narrative description of the project and notice of intent.

Site Signage, Striping, and Traffic Control Plan

ISG will prepare construction plans for the pavement markings and striping. This will include pedestrian walkways, traffic control, and other pertinent markings as required for the proposed roadways and shared drives.

Landscaping Plan

ISG will prepare landscaping plans and specifications to meet City requirements. This will include preparing seeding and planting plans and schedules. In addition, ISG will provide hardscaping plans for pedestrian walkways. Landscape design will include developing plans and specifications required landscaping along the proposed roadways and shared drives.

Site Lighting + Photometrics Plan

ISG will prepare street lighting and photometric plans and specifications to meet the City guidelines and standard requirements.

Stormwater Management Report, Plans, and Specifications

Due to the size and scope of the project, stormwater calculations and a stormwater report will be required to address the improvements and discharge of stormwater from the site. Based on the stormwater calculations, ISG will prepare corresponding stormwater management plans and specifications for the site.

These plans will incorporate necessary stormwater detention and treatment design to accommodate the anticipated stormwater runoff from the site. This will include designing a stormwater management system including utilities and potential detention to find an appropriate solution meeting all local, state, and federal regulations.

The plan will demonstrate the anticipated stormwater management facilities and erosion control practices required by the City and provide an overall stormwater management plan for the development. ISG understands that the current development has old or inadequate stormwater facilities. ISG will conduct a thorough analysis of these facilities to design a system that takes into account the upstream and downstream watershed.

Task 4: Permitting, Approvals, and Coordination

Permitting + Plan Review

ISG will provide a dedicated development services coordinator to provide streamlined coordination and navigation of the required permitting and approvals process. Initially, ISG will identify the authorities having jurisdiction (AHJs) and develop a permit matrix outlining the applicable permits and approvals based on the project scope.

Based on our preliminary due diligence, this proposal anticipates permits and plan reviews will be required for rezoning to PUD and the preliminary plat through the City permitting process. Once preliminary due diligence has been confirmed, ISG will prepare and submit permit application materials, project narratives, and other supplemental information that may be required.

ISG is prepared to provide correspondence and representation on the Owner's behalf throughout the process. This proposal anticipates preparation, travel, and attendance for the following meetings:

- Pre-Application Meeting
- Two (2) Planning + Zoning Commission Meetings
- Two (2) City Council Meetings

Attendance during additional meetings can also be provided on a time and materials (T+M) basis as requested by the Owner. All fees associated with permits and plan reviews will be the responsibility of the Owner. If any payments are advanced by ISG on behalf of the Owner to expedite the approval process, these costs will be invoiced as a reimbursable at cost plus 10%.

Applicable Contract

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project.



General Terms + Conditions
bit.ly/termsconditions_isg

COMPENSATION

ISG proposes to provide the scope of work described within this proposal for compensation in accordance with the following schedule. Anticipated reimbursable expenses such as travel, mileage, and printing are included. Sales tax is excluded from the compensation.

Services	Cost
Task 1: Site Survey	\$4,500 (\$34,000 Previously Completed)
Task 2: Master Plan Update, Conceptual Grading, and Utility Design	\$8,000
Task 3: Preliminary Development Plan, Preliminary Plat, and Rezoning	\$115,000
Task 4: Permitting, Approvals, and Coordination	\$12,000
Total*	\$139,500

*The traffic impact study proposal has been sent and coordinated with the City of Bondurant engineering staff. Proposal to be reviewed and revised as requested with the City of Bondurant.

ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible with accommodating the requirements of this project. Upon request, ISG is able to provide a subsequent proposal to assist with additional professional design and construction phase services that will be necessary to facilitate this project as it moves forward.

ISG appreciates the opportunity to provide a solution tailored to the needs of the City of Bondurant. Upon acceptance of this proposal, please sign the acknowledgment box and return a copy of the proposal to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,

Derek Johnson, PE

Public Works Business Unit Leader

Attachments

- Exhibit A

Acknowledgment of Acceptance

This proposal is valid for 30 days.

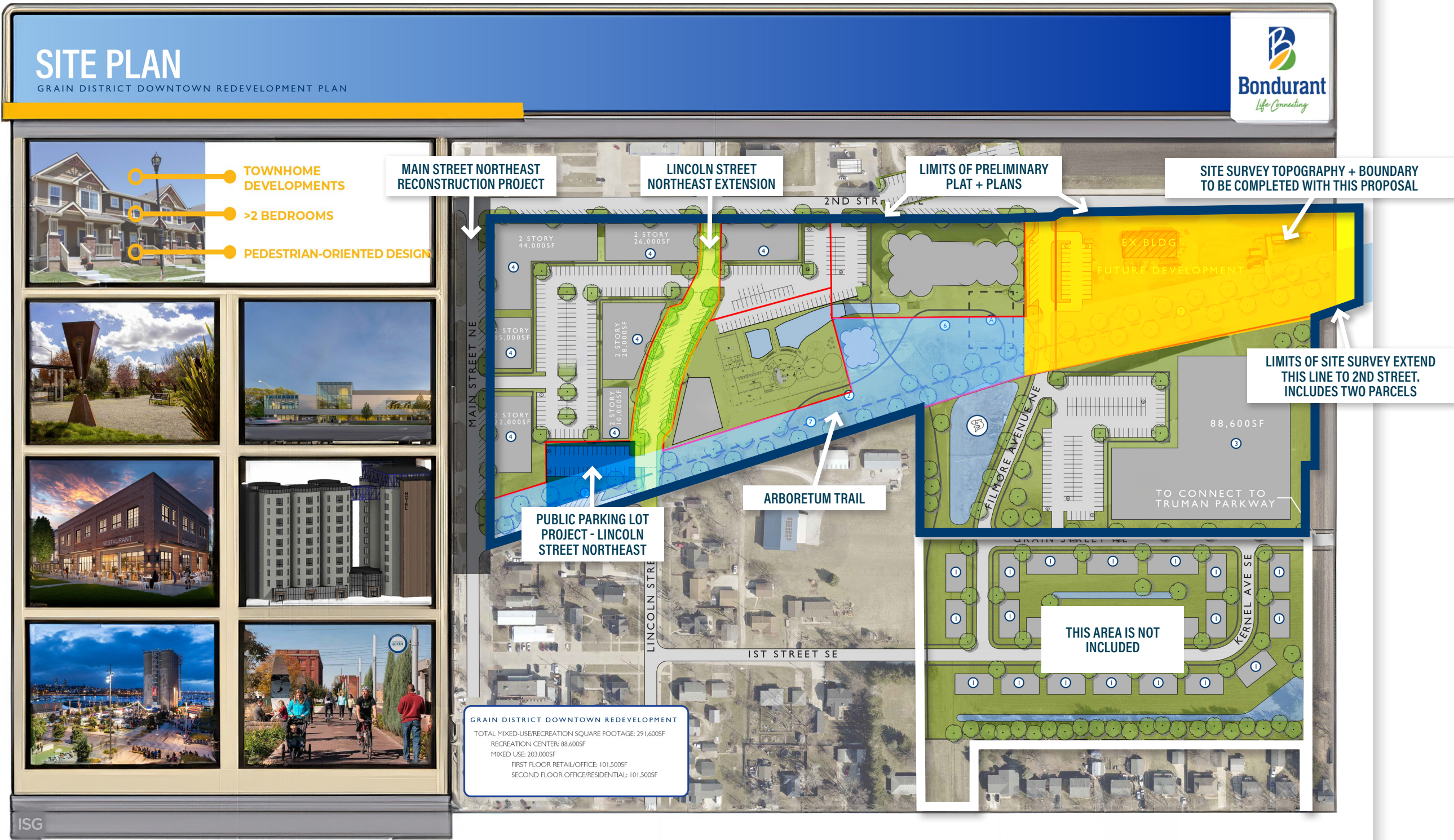
Accepted this _____ day
 of _____, 2024.

Company: _____
 Print

Name: _____
 Print

Title: _____
 Print

Signature: _____





**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.v.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution authorizing Damage Claim Resolution related to an ongoing Capital Project (Water Mains)

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: On May 18, 2023, the City awarded a contract for the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main project to KLC Construction LLC in the amount of \$1,995.059. This project is for construction of a 12-inch water main extension project along 15th Street and NE 88th Street/32nd St SE and Jorie Way, which is on the southeastern edge of Bondurant. This project is the first phase of the water system capacity expansion and the elevated storage tank that will be constructed on city property at 2400 Eisenhower Dr.

Throughout the course of this project, the contractor negatively impacted drainage tiles that affected crops in the adjacent field owned by Don Timmins. Mr. Timmins made staff aware of the issues and staff worked with the contractor to remedy the issues as quickly as possible; however, there was still crop loss related to the issue. Attached is information detailing the extent and value of the crop loss. Staff propose to compensate for the damage from the contractor retainage.

Attached are damage calculations. The damages are based on diminished yields due to tiles not working properly. The crop loss was calculated by comparing the overall yield per acre on the Timmins farm with the overall yield per acre on a farm 1/2 miles to the south of the affected farm. Both farms had similar agronomy programs, were planted within two days of each other, had a similar variety of seed planted, and were harvested within two days of each other.

FUNDING SOURCE: Water Projects Capital Fund/Contractor Retainage

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-307
2. Crop Loss Calculation for Timmins Property

CITY OF BONDURANT
RESOLUTION NO. 241216-307

A RESOLUTION AUTHORIZING COMPENSATION FOR DAMAGE CLAIM RELATED
TO AN ONGOING CAPITAL PROJECT (WATER MAINS)

WHEREAS the City of Bondurant, Iowa, awarded a contract on May 18, 2023, to KLC Construction LLC for the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main Project in the amount of \$1,995,059; and

WHEREAS the water main project is a key phase in the City's water system capacity expansion initiative and will support the elevated storage tank to be constructed at 2400 Eisenhower Dr.; and

WHEREAS during the execution of the project, drainage tiles in an adjacent field owned by Mr. Don Timmins were negatively impacted by the contractor's activities, resulting in diminished crop yields and associated financial losses; and

WHEREAS City staff promptly addressed the issue by working with the contractor to remedy the damaged tiles, yet residual crop loss was unavoidable; and

WHEREAS the damages have been assessed using a comparative analysis of crop yields from the affected farm and a nearby unaffected farm, both having similar agronomy programs, planting schedules, and seed varieties, as detailed in the attached damage calculations; and

WHEREAS staff recommend compensating for the documented crop loss by utilizing funds from the contractor retainage within the Water Projects Capital Fund; and

WHEREAS the Bondurant City Council finds it in the best interest of the City to address this matter and resolve the claim equitably and efficiently.

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

1. The City Administrator is hereby authorized to process compensation to Mr. Don Timmins for documented crop losses related to the water main project, as detailed in the attached crop loss calculations.
2. Funding for this compensation shall be drawn from the contractor retainage within the Water Projects Capital Fund.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

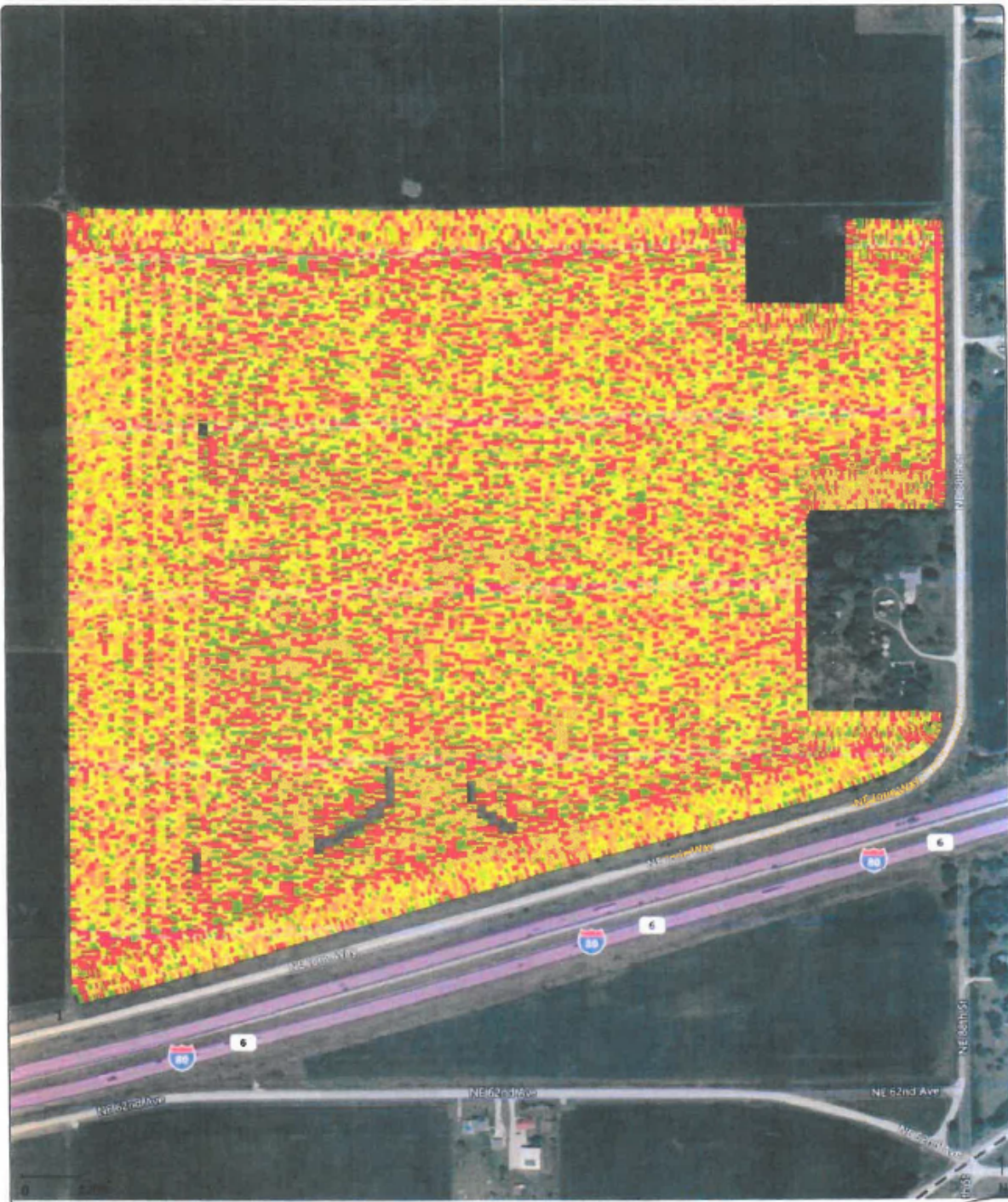
Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Donald C. Timmins, LC
 Calculation of crop loss due to drainage issue
 2024 crop year

Per previous discussion with Bondurant City Administrator and staff, crop loss will be calculated by comparing overall yield per acre on the Donald C. Timmins, LC farm with the overall yield per acre on a farm 1/2 mile south of the affected farm. Both farms had similar agronomy programs, were planted within 2 days, had a similar variety of seed planted, and were harvested within 2 days.

	Donald C. Timmins, LC farm	Comparable farm
Total acres planted per maps	110.37	
Total acres harvested per maps	<u>98.57</u>	
Acres totally lost to tile damage	11.80	
Remaining acres in LC farm had diminished yield due to tiles not working properly		
Yield per harvested acre	<u>195.30</u>	<u>226.5 Bushels</u>
Acres planted	110.37	
	<u>X 226.5</u>	
Expected yield	24,998.81	
Actual yield 195.3 bushels X 98.57 acres	<u>19,250.72</u>	
Loss in yield	<u>5,748.08</u>	
Market price on day of harvest	\$ 3.83	
Crop loss based on day of harvest market	<u>\$ 22,015.16</u>	

SMS Map



11/14/2024 11:21:17 AM

Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.

Ag Leader Technology SMS Advanced

Planting map

Page 1 of 2

Map Layer 1



Grower : Don Timmins

Farm : LC SOUTH

Field : I80

Year : 2024

Operation : Planting

Crop / Product : P1366Q

Op. Instance : Planting - 1

Area : 110.37 ac

Est. Amount : 3,844.3 ksds

Avg. Rate : 34.83 ksds/ac

Start Date : 5/16/2024

End Date : 5/16/2024

Working Time : 8.707 h

Avg. Productivity : 12.92 ac/h

GPS Count : 32136

Rate (Count) (ksds/ac)

■	46.27	-	518.76 (0.11 ac)
■	35.14	-	46.27 (18.19 ac)
■	35.01	-	35.14 (17.67 ac)
■	34.99	-	35.01 (17.49 ac)
■	34.96	-	34.99 (16.83 ac)
■	34.89	-	34.96 (14.34 ac)
■	0.00	-	34.89 (28.32 ac)

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Microsoft product screen shot(s) created with permission from Microsoft Corporation

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Planting map

Page 2 of 2

Corn-P1366Q - 2024

Oct 21, 2024

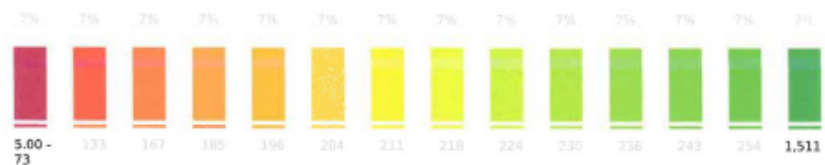
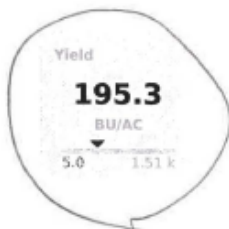
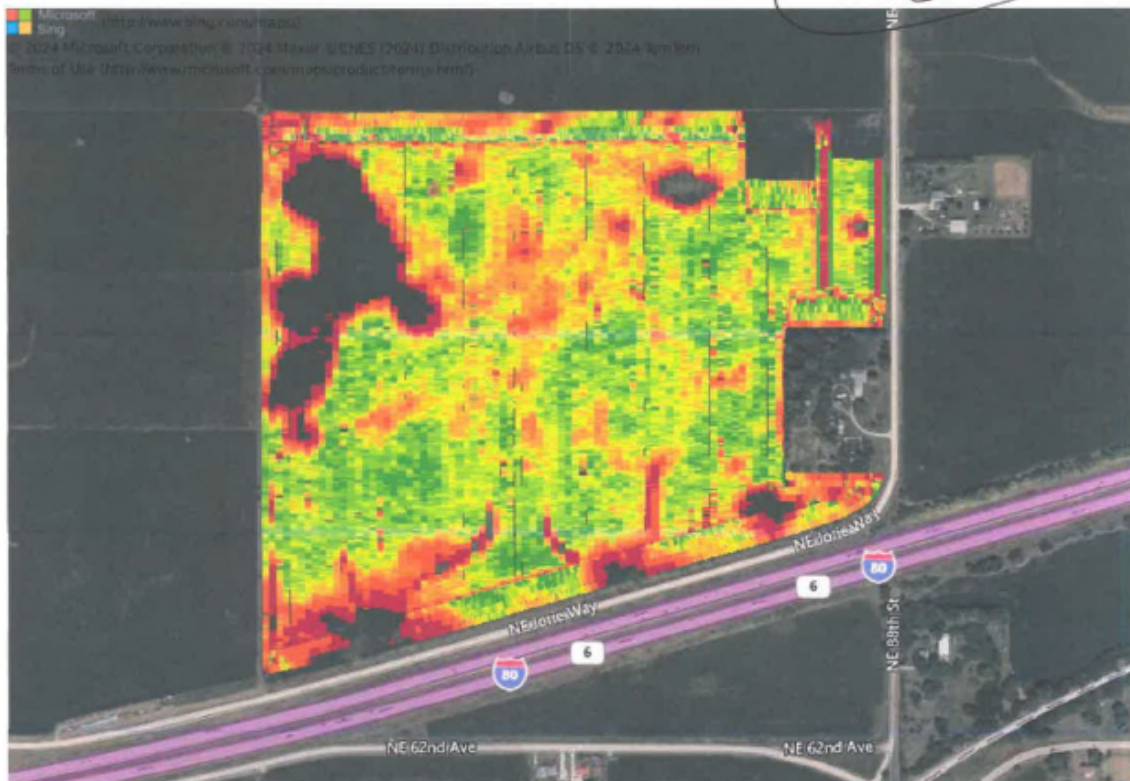
Grower **DON TIMMINS L C**

Farm

LC South

Field Acres

LC South
98.57

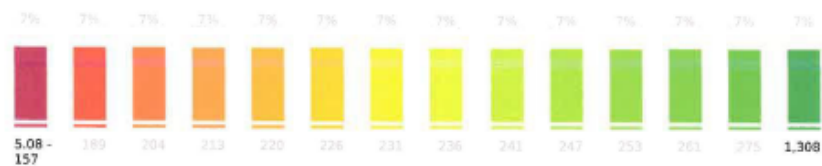
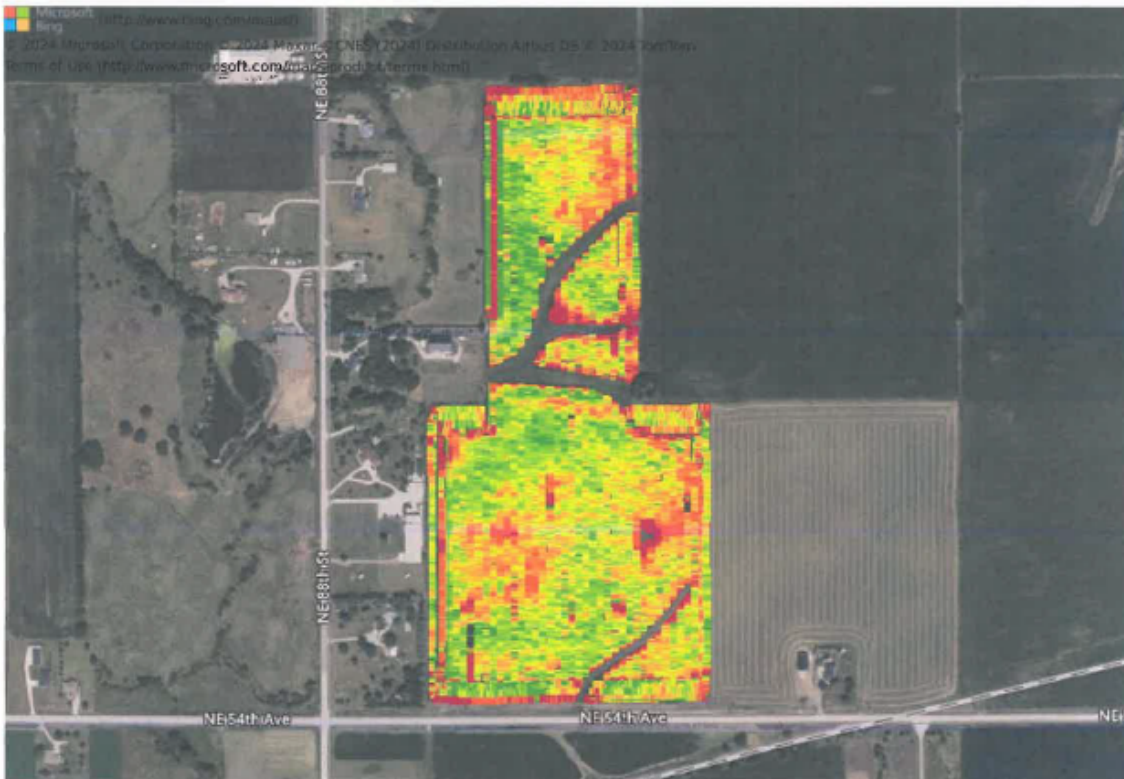


Hawaii map - Subject property

Corn-P1366Q - 2024

Oct 21, 2024

Grower **Don Timmins** Farm **Denise** Field Acres **Denise West 51 48.36**



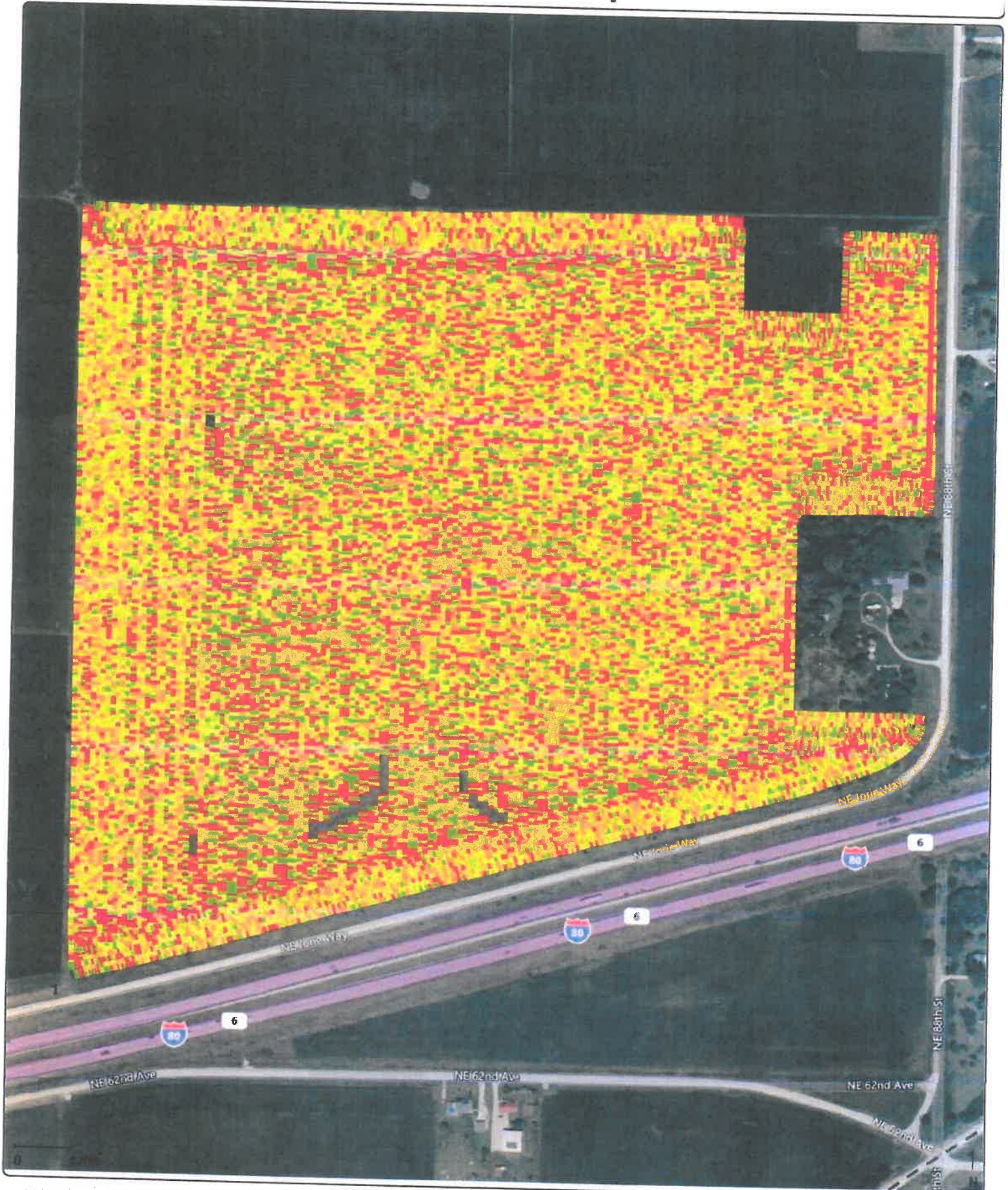
Harvest map - Similar Property

Donald C. Timmins, LC
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2024 crop year

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SMS Map



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Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation.

Ag Leader Technology SMS Advanced

Planting map

Page 1 of 2
Page 163 of 270

Map Layer 1



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Field : I80

Year : 2024

Operation : Planting

Crop / Product : P1366Q

Op. Instance : Planting - 1

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Avg. Rate : 34.83 ksds/ac

Start Date : 5/16/2024

End Date : 5/16/2024

Working Time : 8.707 h

Avg. Productivity : 12.92 ac/h

GPS Count : 32136

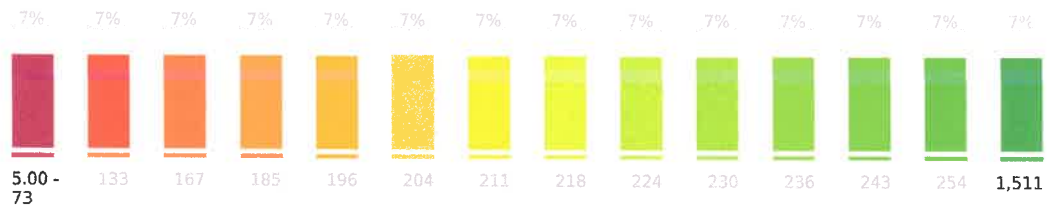
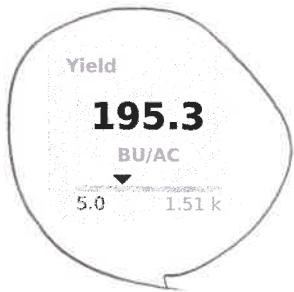
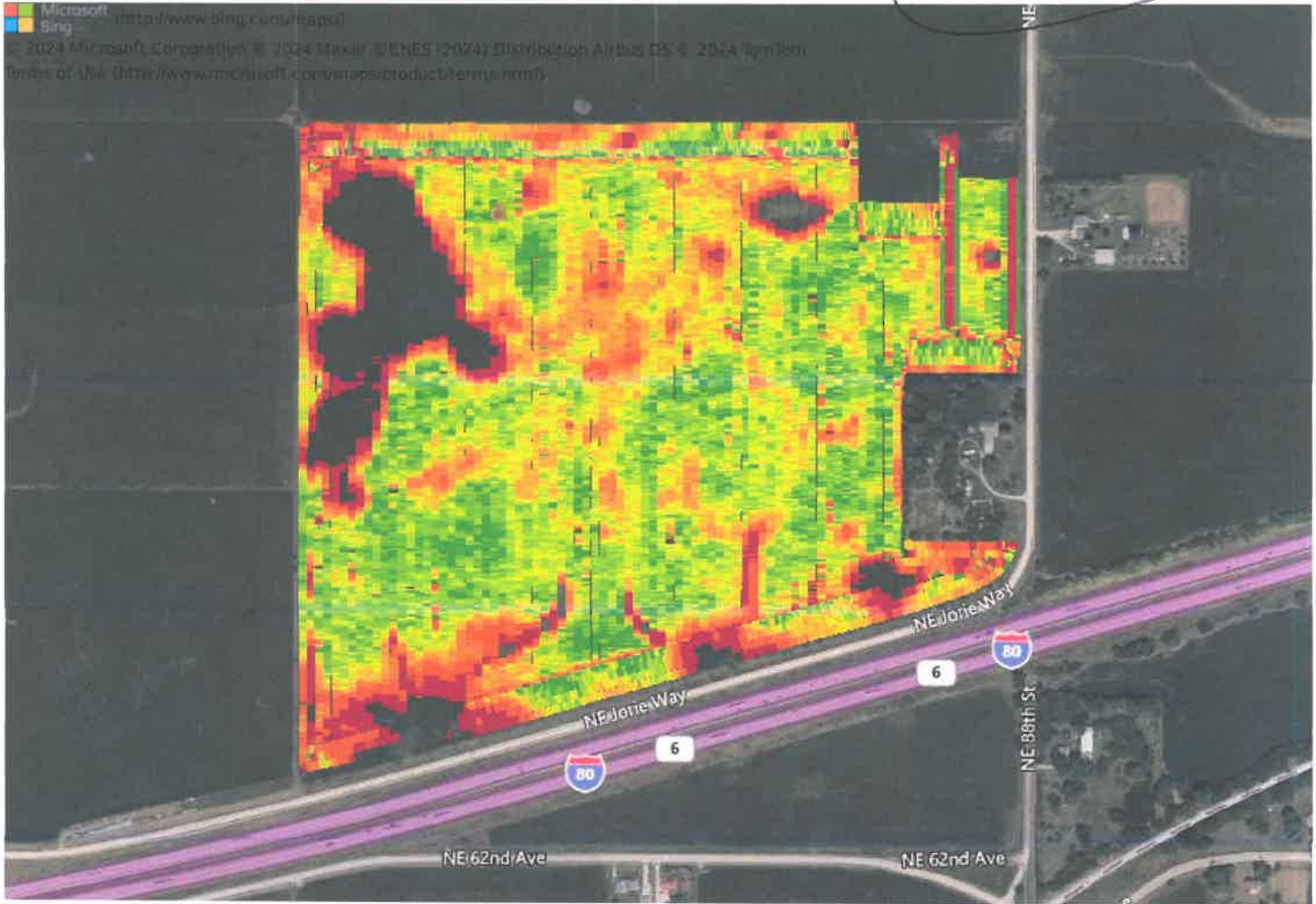
Rate (Count) (ksds/ac)

■	46.27 - 518.76 (0.11 ac)
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■	34.99 - 35.01 (17.49 ac)
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■	34.89 - 34.96 (14.34 ac)
■	0.00 - 34.89 (28.32 ac)

Corn-P1366Q - 2024

Oct 21, 2024

Grower **DON TIMMINS L C** Farm **LC South** Field Acres **LC South 98.57**

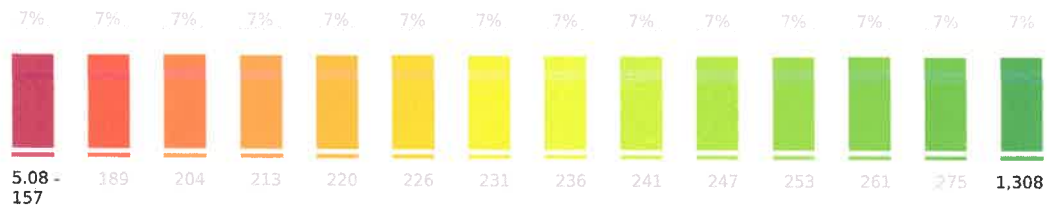
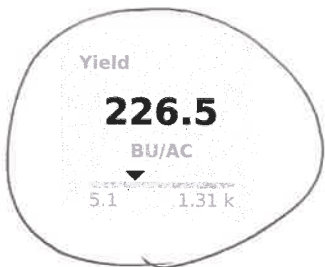
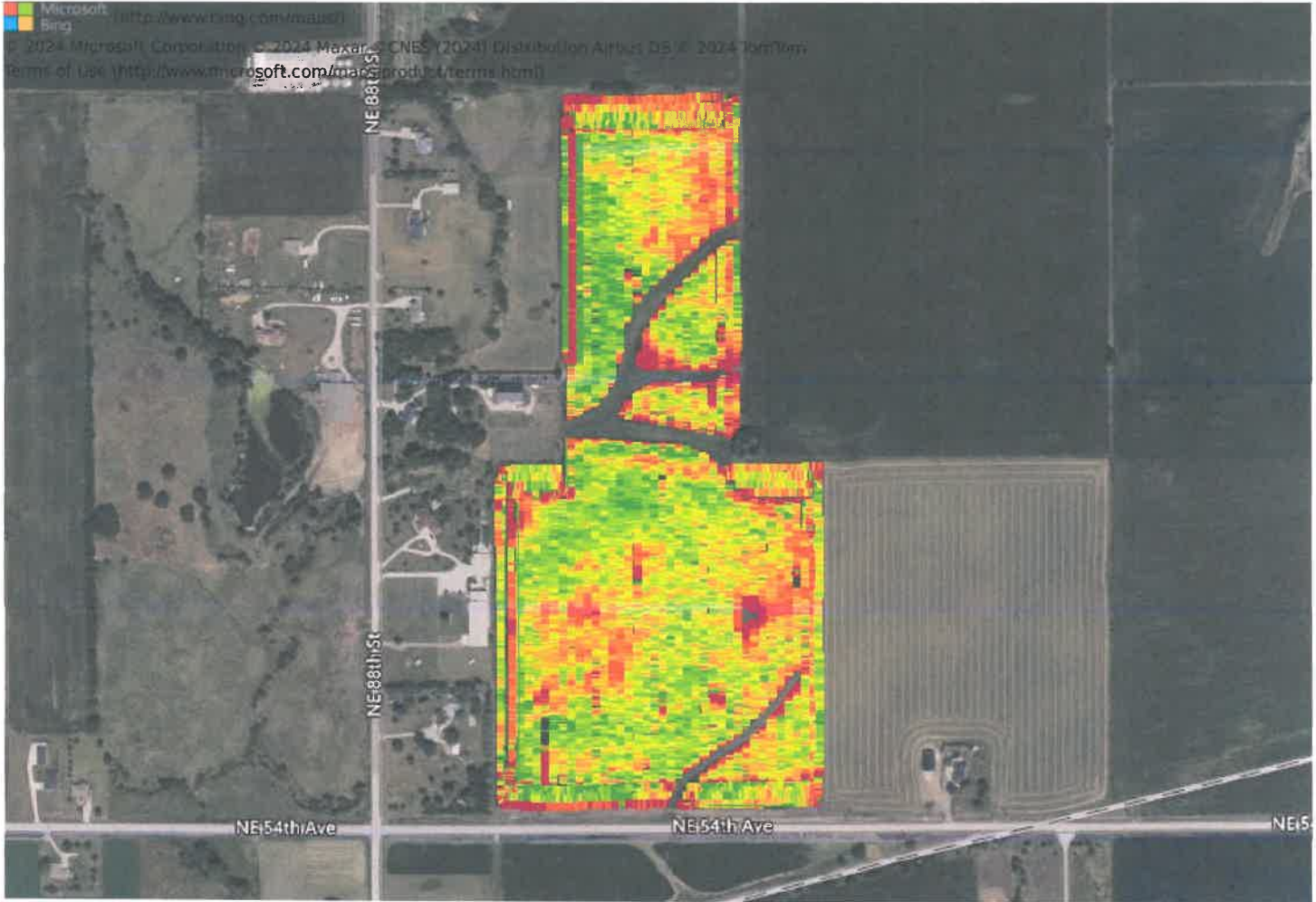


Harvest map - Subject property

Corn-P1366Q - 2024

Oct 21, 2024

Grower Don Timmins **Farm** Denise **Field Acres** Denise West 51 48.36



Harvest map - Similar Property



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.w.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request no. 2 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$135,938.24

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #2 in the amount of \$135,938.24 related to the 1st & 3rd Street Parking Lot Expansion Project.

As a reminder, the 1st & 3rd Street Parking Lot project is a parking lot along 1st Street SW just west of Grant St. That is to add 16 new parking stalls along with a connecting sidewalk to the CVT trail and a pad for vendor space, lighting and electrical. The 3rd Street Parking is just to the SW of City Park along 3rd Street SE and is adding 15 parking stalls along with lighting and sidewalk improvements. This parking area also incorporates the addition of permeable pavers for stormwater management.

This pay application has been reviewed by city staff for accuracy and is for work completed through December 5th, 2024.

FUNDING SOURCE: Bond Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-308
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 241216-308

RESOLUTION APPROVING PAY REQUEST NO. 2 TO CALIBER CONCRETE LLC
FOR THE 1ST & 3RD STREET PARKING LOT PROJECT IN THE AMOUNT OF
\$135,938.24

WHEREAS, the 1st & 3rd Street Parking Lot Project Pay Request No. 2 was submitted on December 12th, 2024; AND

WHEREAS, the pay request no. 2 is for work completed on the 1st & 3rd Street Parking Lot Project through December 5th, 2024; AND

WHEREAS, City Staff have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to Caliber Concrete LLC in the amount of \$135,938.24 hereby approved.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
City of Bondurant
200 2nd ST, NE
Bondurant, IA 50035
FROM CONTRACTOR:
Caliber Concrete LLC
309 Audubon St
Adair Ia. 50002

PROJECT:
1st and 3rd Street Parking Improvements

VIA ARCHITECT:

APPLICATION #: 2
PERIOD TO: 12/05/24
PROJECT NOS: 2240004020

CONTRACT DATE: 07/12/24

Distribution to:
☐ Owner
☐ Const. Mgr
☐ Architect
☒ Contractor

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

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

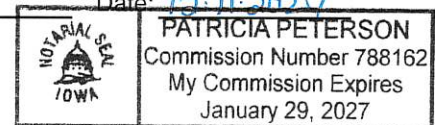
CONTRACTOR:

By: mlmll

Date: 12-11-2024

State of: Iowa

County of: Adair



Subscribed and sworn to before me this 11th day of December 2024

Notary Public: Patricia Peterson

My Commission expires: January 29, 2024

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$ 135,938.24

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

~~ARCHITECT~~: Public Works Director

By: John Horton

Date: 12-16-2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

1. ORIGINAL CONTRACT SUM-----	\$	284,126.46
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	284,126.46
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		238,605.88
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	\$	11,930.29
b. 10.0% of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----	\$	11,930.29
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	226,675.59
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)-----	\$	90,737.35
8. CURRENT PAYMENT DUE-----	\$	135,938.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	57,450.87

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

CONTINUATION SHEET

Page 2 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER: 2

PROJECT:

APPLICATION DATE: 5-Dec-24

1st and 3rd Street Parking Improvements

PERIOD TO:

ARCHITECT'S PROJECT NO: 2240004020

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	Clearing and Grubbing	600.00	\$ 600	\$ -	\$ -	\$ 600	100%	\$ -	\$ 30
2	Topsoil, Strip, Salvage and Spread	5,868.00	\$ 2,934	\$ 2,934	\$ -	\$ 5,868	100%	\$ -	\$ 293
3	Excavation, Class 10	5,928.00	\$ 5,928	\$ -	\$ -	\$ 5,928	100%	\$ -	\$ 296
4	Embankment in Place, Stockpile	2,268.00	\$ 2,268	\$ -	\$ -	\$ 2,268	100%	\$ -	\$ 113
5	Subgrade Preparation, 12 In.	5,524.60	\$ 5,525	\$ -	\$ -	\$ 5,525	100%	\$ (0)	\$ 276
6	Storm SWR G-Main, Trenched, HDPE, 12 In.	6,760.00	\$ 6,760	\$ -		\$ 6,760	100%	\$ -	\$ 338
7	Storm Subdrain, Trenched, Corrugated HDF	4,074.00	\$ 4,074	\$ -		\$ 4,074	100%	\$ -	\$ 204
8	Storm Subdrain, Cleanout	1,155.00	\$ 1,155	\$ -		\$ 1,155	100%	\$ -	\$ 58
9	Valve Box Adjustment	880.00		\$ 880		\$ 880	100%	\$ -	\$ 44
10	STD-S-F PCC Pavement, Class C, Class III, (	72,576.36	\$ 25,402	\$ 47,174		\$ 72,576	100%	\$ 0	\$ 3,629
11	Sidewalk, PCC, 5 In	33,912.00	\$ 5,087	\$ 28,825		\$ 33,912	100%	\$ -	\$ 1,696
12	Detectable Warning	3,815.00		\$ 3,815		\$ 3,815	100%	\$ -	\$ 191
13	Pavement Removal	4,437.00	\$ 4,215	\$ 222		\$ 4,437	100%	\$ -	\$ 222
14	Interlocking Permeable Pavers	28,350.00		\$ 28,350		\$ 28,350	100%	\$ -	\$ 1,418
15	Sanitary Manhole Adjustment, Minor	3,925.00		\$ 3,925		\$ 3,925	100%	\$ -	\$ 196
16	SW-501 Storm Structure	6,000.00	\$ 6,000	\$ -		\$ 6,000	100%	\$ -	\$ 300
17	SW-401 Storm Structure, 48"	550.00	\$ 550	\$ -		\$ 550	100%	\$ -	\$ 28
18	Painted Pavement Markings, Solvent/Water	1,775.00				\$ -		\$ 1,775	\$ -
19	Painted Pavement Symbols and Legends	500.00				\$ -		\$ 500	\$ -
20	Temporary Traffic Control	500.00	\$ 250	\$ 250		\$ 500	100%	\$ -	\$ 25
21	Type- 'A' Sign Assembly Installation	400.00				\$ -		\$ 400	\$ -
22	Removal and Reinstallation of Existing Traf	400.00		\$ 400		\$ 400	100%	\$ -	\$ 20
23	Hydraulic Seeding, Fertilizing, & Mulching T	3,000.00				\$ -		\$ 3,000	\$ -
24	Plants with Warranty, Tree	6,500.00				\$ -		\$ 6,500	\$ -
25	Filter Sock, 8 In.	1,365.00	\$ 1,365	\$ -		\$ 1,365	100%	\$ -	\$ 68
	SUBTOTALS PAGE 2	\$ 201,063	\$ 72,113	\$ 116,775	\$ -	\$ 188,888	94%	\$ 12,175	\$ 9,444

CONTINUATION SHEET

Page 3 of 2 Pages

ATTACHMENT TO PAY APPLICATION

APPLICATION NUMBER:

PROJECT:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
26	Removal of Filter Sock	409.50				\$ -		\$ 410	\$ -
27	Intake Sediment Filter Bag	1,170.00		\$ 1,170		\$ 1,170	100%	\$ -	\$ 59
28	Removal of Sediment Filter Bag	210.00		\$ 210		\$ 210	100%	\$ -	\$ 11
29	Removal of Structural	8,000.00	\$ 8,000	\$ -		\$ 8,000	100%	\$ -	\$ 400
30	Construction Survey	8,500.00	\$ 5,525	\$ 2,975		\$ 8,500	100%	\$ -	\$ 425
31	Mobilization	17,500.00	\$ 8,750	\$ 8,750		\$ 17,500	100%	\$ -	\$ 875
32	Concrete Washout	3,000.00	\$ 750	\$ 2,250		\$ 3,000	100%	\$ -	\$ 150
33	6 Ft. Wooden Fence	18,204.00				\$ -		\$ 18,204	\$ -
34	Site Lighting and Circuitry	24,570.00				\$ -		\$ 24,570	\$ -
35	Temporary Construction Fence	1,500.00	\$ 375	\$ 1,125		\$ 1,500	100%	\$ -	\$ 75
36						\$ -		\$ -	\$ -
37	Change Order # 1 OnTrack Utility Install	\$ 9,838		\$ 9,838		\$ 9,838	100%	\$ -	\$ 492
38						\$ -		\$ -	\$ -
39						\$ -		\$ -	\$ -
40						\$ -		\$ -	\$ -
41						\$ -		\$ -	\$ -
42						\$ -		\$ -	\$ -
43						\$ -		\$ -	\$ -
44						\$ -		\$ -	\$ -
45						\$ -		\$ -	\$ -
46						\$ -		\$ -	\$ -
47						\$ -		\$ -	\$ -
48						\$ -		\$ -	\$ -
49						\$ -		\$ -	\$ -
50						\$ -		\$ -	\$ -
	SUBTOTALS PAGE 3	\$ 293,964	\$ 95,513	\$ 143,093	\$ -	\$ 238,606	81%	\$ 55,358	\$ 11,930



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.x.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving pay request No. 3 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$326,509.03

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is the first pay application for the Bondurant Emergency Services facility. The pay application has been reviewed by the Construction Manager and the architect.

The amount is \$326,509.06 for work from November 1, 2024, through November 30, 2024.

FUNDING SOURCE: Capital Project Fund supported by GO Bonds and TIF Bonds and sustainable energy rebates

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-309
2. BESF - November 2024 Pay Application
3. BESF Owner Update_Nov 24

CITY OF BONDURANT
RESOLUTION NO. 241216-309

RESOLUTION APPROVING PAY REQUEST NO. 3 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF \$326,509.03

WHEREAS the City of Bondurant entered into an agreement with Ryan Companies US, Inc., for the construction of the Bondurant Emergency Services Facility; AND

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 03, dated December 6, 2024, for work completed from November 1, 2024, to November 30, 2024; AND

WHEREAS the total amount due for Payment Application detailed above reflects the value of work completed to date minus retainage, as certified by the project architect, OPN Architects; AND

WHEREAS the City Council has reviewed the Payment Application and finds it to be consistent with the contract terms and satisfactory as to the work completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Payment Application in the above-referenced amount is hereby approved, and the City Clerk is authorized to process payment to Ryan Companies US, Inc. for said amount.

Passed this 16th day of November 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF PAGES

To: City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

PROJECT: Bondurant Emergency Services Facility

APPLICATION NO: 3

APPLICATION DATE: 12/6/2024
PERIOD FROM: 11/1/2024
PERIOD TO: 11/30/2024

ATTN: Marketa Oliver, City of Des Moines

FROM (CONTRACTOR): RYAN COMPANIES US, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415

PROJECT NO: 6777-000

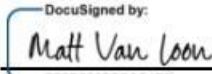
CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0.00	0.00
Approved This Month			
Number	Date Approved		
TOTALS		0.00	0.00
Net change by Change Orders			0.00

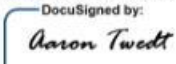
ORIGINAL CONTRACT SUM	\$	16,417,582.00
Net change by Change Orders	\$	-
CONTRACT SUM TO DATE	\$	16,417,582.00
TOTAL COMPLETED & STORED TO DATE	\$	1,937,948.49
RETAINAGE 5.0%	\$	96,897.42
TOTAL EARNED LESS RETAINAGE	\$	1,841,051.07
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,514,542.04
CURRENT PAYMENT DUE	\$	326,509.03
AMOUNT DUE FROM PREVIOUS APPLICATION #		
TOTAL AMOUNT DUE	\$	326,509.03

CONTRACTOR: RYAN COMPANIES US, INC.

By: 
FF5D596BBD0C4E2...

DATE: 12/9/2024

ARCHITECT: OPN ARCHITECTS

By: 
F0A90BA46F0343B...

DATE: 12/9/2024

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 3

APPLICATION DATE: 12/6/2024

PERIOD FROM: 11/1/2024

TO: 11/30/2024

A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK				WORK COMPLETED		Total Completed and Stored To Date (D+E+F)	% (G/C)	Balance To Finish (C-G)	
		SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application				
						Work in Place				Stored Materials (not in D or E)
	Preconstruction Services									
1	Preconstruction Management	\$ 60,000.00	\$0.00	\$ 60,000.00	\$ 60,000.00		\$ -	\$ 60,000.00	100%	\$ -
	Construction Services									
2	01 - General Conditions	\$ 1,708,991.00	\$0.00	\$ 1,708,991.00	\$ 219,244.21	\$ 83,778.74	\$ -	\$ 303,022.95	18%	\$ 1,405,968.05
3	03 - Building Concrete	\$ 678,720.00	\$0.00	\$ 678,720.00	\$ 224,000.00	\$ 32,887.00	\$ -	\$ 256,887.00	38%	\$ 421,833.00
4	03 - Precast Materials	\$ 722,439.00	\$0.00	\$ 722,439.00	\$ 178,109.00		\$ -	\$ 178,109.00	25%	\$ 544,330.00
5	04 - Masonry	\$ 65,920.00	\$0.00	\$ 65,920.00	\$ -		\$ -	\$ -	0%	\$ 65,920.00
6	05 - Steel Materials	\$ 1,019,245.00	\$0.00	\$ 1,019,245.00	\$ 15,886.00		\$ -	\$ 15,886.00	2%	\$ 1,003,359.00
7	05 - Steel & Precast Erection	\$ 516,518.00	\$0.00	\$ 516,518.00	\$ -		\$ -	\$ -	0%	\$ 516,518.00
8	06 - Finish Carpentry / Doors / Specialties	\$ 765,720.00	\$0.00	\$ 765,720.00	\$ -	\$ 8,005.00	\$ -	\$ 8,005.00	1%	\$ 757,715.00
9	07 - Roofing and Sheet Metal	\$ 288,900.00	\$0.00	\$ 288,900.00	\$ -		\$ -	\$ -	0%	\$ 288,900.00
10	08 - Overhead Doors	\$ 482,200.00	\$0.00	\$ 482,200.00	\$ 1,100.00		\$ -	\$ 1,100.00	0%	\$ 481,100.00
11	08 - Glass/Glazing/Translucent Wall Assemblies	\$ 812,667.00	\$0.00	\$ 812,667.00	\$ 7,973.16	\$ 6,288.16	\$ -	\$ 14,261.32	2%	\$ 798,405.68
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$0.00	\$ 565,125.00	\$ -		\$ -	\$ -	0%	\$ 565,125.00
13	09 - Flooring	\$ 179,925.00	\$0.00	\$ 179,925.00	\$ -		\$ -	\$ -	0%	\$ 179,925.00
14	09 - Painting & Wallcoverings	\$ 117,123.00	\$0.00	\$ 117,123.00	\$ -		\$ -	\$ -	0%	\$ 117,123.00
15	10 - Signage	\$ 26,000.00	\$0.00	\$ 26,000.00	\$ -		\$ -	\$ -	0%	\$ 26,000.00
16	11 - Appliances	\$ 70,000.00	\$0.00	\$ 70,000.00	\$ -		\$ -	\$ -	0%	\$ 70,000.00
17	21 - Fire Suppression	\$ 99,669.00	\$0.00	\$ 99,669.00	\$ 10,000.00		\$ -	\$ 10,000.00	10%	\$ 89,669.00
18	22 - Plumbing	\$ 976,400.00	\$0.00	\$ 976,400.00	\$ 13,000.00	\$ 86,353.00	\$ -	\$ 99,353.00	10%	\$ 877,047.00
19	23 - HVAC	\$ 1,216,722.00	\$0.00	\$ 1,216,722.00	\$ 11,300.00	\$ 24,800.00	\$ -	\$ 36,100.00	3%	\$ 1,180,622.00
20	23 - Geothermal Wellfield	\$ 302,249.00	\$0.00	\$ 302,249.00	\$ -		\$ -	\$ -	0%	\$ 302,249.00
21	26 - Early Procurement Electrical Equipment	\$ 304,510.00	\$0.00	\$ 304,510.00	\$ -		\$ -	\$ -	0%	\$ 304,510.00
22	26 - Electrical	\$ 2,481,778.00	\$0.00	\$ 2,481,778.00	\$ -	\$ 89,552.08	\$ -	\$ 89,552.08	4%	\$ 2,392,225.92
23	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 360,727.00		\$ -	\$ 360,727.00	55%	\$ 292,554.00
24	32 - Exterior Concrete	\$ 635,720.00	\$0.00	\$ 635,720.00	\$ -		\$ -	\$ -	0%	\$ 635,720.00
25	32 - Landscaping & Irrigation	\$ 190,000.00	\$0.00	\$ 190,000.00	\$ -		\$ -	\$ -	0%	\$ 190,000.00
26	33 - Utilities	\$ 356,741.00	\$0.00	\$ 356,741.00	\$ 335,116.00		\$ -	\$ 335,116.00	94%	\$ 21,625.00
27	60 - Insurance	\$ 186,320.00	\$0.00	\$ 186,320.00	\$ 18,318.02	\$ 3,828.68	\$ -	\$ 22,146.70	12%	\$ 164,173.30
28	60 - Bond	\$ 99,500.00	\$0.00	\$ 99,500.00	\$ 101,347.00		\$ -	\$ 101,347.00	102%	\$ (1,847.00)
29	60 - Construction Contingency (3%)	\$ 449,904.00	\$0.00	\$ 449,904.00	\$ -		\$ -	\$ -	0%	\$ 449,904.00
30	60 - Project Related Software	\$ 31,054.00	\$0.00	\$ 31,054.00	\$ 3,052.99	\$ 638.11	\$ -	\$ 3,691.10	12%	\$ 27,362.90
31	66 - Fee (2.25%)	\$ 354,241.00	\$0.00	\$ 354,241.00	\$ 35,081.40	\$ 7,562.94	\$ -	\$ 42,644.34	12%	\$ 311,596.66
	Total	\$ 16,417,582.00	\$0.00	\$ 16,417,582.00	\$ 1,619,469.24	\$ 343,693.71	\$ -	\$ 1,937,948.49	12%	14,479,633.51



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 11/1/2024
End Date: 11/30/2024

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Remark	GL Date	Amount	Units	
011005	11410	006777000	Sr Superintendent-hr	Time Tracking WE 2024-11-02		0		Regular	2024-11-05	5,471.60	40.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2024-11-09		0		Regular	2024-11-12	4,377.28	32.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2024-11-16		0		Regular	2024-11-19	4,377.28	32.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2024-11-23		0		Regular	2024-11-27	5,471.60	40.00	
											19,697.76	144.00
Line 2												
011060	11410	006777000	Field Coordinator-hr	Time Tracking WE 2024-11-02		0		Regular	2024-11-05	353.38	2.00	
		006777000	Field Coordinator-hr	Time Tracking WE 2024-11-09		0		Regular	2024-11-12	353.38	2.00	
		006777000	Field Coordinator-hr	Time Tracking WE 2024-11-23		0		Regular	2024-11-27	353.38	2.00	
											1,060.14	6.00
											1,060.14	6.00
Line 2												
012010	11420	006777000	Office Supplies	Corporate Payment Systems	Corporate Payment Systems	110054		MENARDS ALTOONA IA	2024-11-20	40.67	0.00	
											40.67	0.00
											40.67	0.00
Line 2												
012015	11420	006777000	Office Furniture	Corporate Payment Systems	Corporate Payment Systems	110054		WM SUPERCENTER #2764	2024-11-20	133.65	0.00	
											133.65	0.00
											133.65	0.00
Line 2												
012020	11420	006777000	Supt/PM Cell Phone	Verizon	Verizon	111052		11/24Verizon	2024-11-13	95.73	0.00	
											95.73	0.00
											95.73	0.00
Line 2												
012050	11420	006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV815156	2024-11-26	1,177.00	0.00	
											1,177.00	0.00
											1,177.00	0.00
Line 2												
012080	11420	006777000	Water/Ice/Cups	Crystal Clear Water Co	Crystal Clear Water Co	114353		525660	2024-11-14	25.66	0.00	
											25.66	0.00
											25.66	0.00
Line 2												
012082	11420	006777000	Ryan Tech Yard	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		11/2024 Yard Bill	2024-11-26	178.20	0.00	
											178.20	0.00
											178.20	0.00
Line 2												
013045	11420	006777000	Temp Lighting/Power	United Rentals North America I	United Rentals North America Inc	156984		238018523003	2024-11-14	1,727.07	0.00	
											1,727.07	0.00
											1,727.07	0.00
Line 2												
	11420	006777000	Ryan Safety Supplies	October Digital Yard		0		October Digital Yard	2024-11-30	614.44	0.00	
											614.44	0.00
											614.44	0.00



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 11/1/2024
End Date: 11/30/2024

014020										614.44	0.00	Line 2
	11440	006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567	16772	2024-11-25	2,310.00	0.00		
									2,310.00	0.00		
014075									2,310.00	0.00	Line 2	
	11420	006777000	Constr Debris Dumpster	Waste Solutions of Iowa	Waste Solutions of Iowa	175872	94863	2024-11-21	701.60	0.00		
									701.60	0.00		
014190									701.60	0.00	Line 2	
	11420	006777000	Ryan Yard Equip	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178	11/2024 Yard Bill	2024-11-26	100.00	0.00		
									100.00	0.00		
015012									100.00	0.00	Line 2	
	11420	006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #2896	2024-11-05	71.67	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #1861	2024-11-20	43.96	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #1676	2024-11-20	52.53	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #1676	2024-11-20	55.12	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	DSM PARKING E 2ND ST	2024-11-20	3.00	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #3404	2024-11-20	51.34	0.00		
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	CASEYS #1861	2024-11-20	50.85	0.00		
	11420	006777000	Superintendent Fuel	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178	11/2024 Yard Bill	2024-11-26	350.00	0.00		
									678.47	0.00		
015620									678.47	0.00	Line 2	
	11410	006777000	Yard Deliveries-hr	Time Tracking WE 2024-11-09		0	Regular	2024-11-12	137.36	2.00		
		006777000	Yard Deliveries-hr	Time Tracking WE 2024-11-23		0	Regular	2024-11-27	274.72	4.00		
									412.08	6.00		
015850									412.08	6.00	Line 2	
	11420	006777000	Chemical Toilets	Waste Solutions of Iowa	Waste Solutions of Iowa	175872	94990	2024-11-25	402.04	0.00		
									402.04	0.00		
016080									402.04	0.00	Line 2	
	11440	006777000	Concrete	Smart Concrete Solutions LLC	Smart Concrete Solutions LLC	202637 00071746	CONTRACT NO. 71746 CHG 000	2024-11-25	32,000.00	0.00		
		006777000	Concrete	Smart Concrete Solutions LLC	Smart Concrete Solutions LLC	202637 00071746	CONTRACT NO. 71746 CHG 001	2024-11-25	887.00	0.00		
									32,887.00	0.00		
033000									32,887.00	0.00	Line 3	
	11440	006777000	Finish Carpentry	Core Construction Services LLC	Core Construction Services LLC	202806 00072253	CONTRACT NO. 72253 CHG 000	2024-11-27	8,005.00	0.00		
									8,005.00	0.00		
062000									8,005.00	0.00	Line 8	



Job Transaction By Cost Code

Transaction Analysis

Project #: 006777000

Project Name: Bondurant ESF - CMR

Start Date: 11/1/2024

End Date: 11/30/2024

088100	11440	006777000	Glass & Glazing	Elite Glass & Metal LLC	Elite Glass & Metal LLC	162343	00071804	CONTRACT NO. 71804 CHG 000	2024-11-25	6,288.16	0.00	Line 11
										6,288.16	0.00	
										6,288.16	0.00	
220000	11440	006777000	Plumbing	Dickerson Mechanical Inc	Dickerson Mechanical Inc	202699	00071877	CONTRACT NO. 71877 CHG 000	2024-11-25	86,353.00	0.00	Line 18
										86,353.00	0.00	
										86,353.00	0.00	
230000	11440	006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112	00071927	CONTRACT NO. 71927 CHG 000	2024-11-05	11,300.00	0.00	Line 19
		006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112	00071927	CONTRACT NO. 71927 CHG 000	2024-11-25	13,500.00	0.00	
										24,800.00	0.00	
260000	11440	006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043	00071755	CONTRACT NO. 71755 CHG 000	2024-11-27	89,552.08	0.00	Line 22
										89,552.08	0.00	
										89,552.08	0.00	
501213	11476	006777000	VDC Manager 1	Time Tracking WE 2024-11-02		0		VB	2024-11-05	1,208.00	8.00	Line 2
		006777000	VDC Manager 1	Time Tracking WE 2024-11-09		0		VB	2024-11-19	1,510.00	10.00	
		006777000	VDC Manager 1	Time Tracking WE 2024-11-16		0		VB	2024-11-19	1,208.00	8.00	
504015	11476	006777000	Liability Ins	General Ins Alloc 120		0			2024-11-30	3,337.80	0.00	Line 27
		006777000	Liability Ins	General Ins Alloc 120 11476		0			2024-11-30	490.88	0.00	
										3,828.68	0.00	
507015	11455	006777000	Cnst Layout-Surveyor	Bishop Environmental Inspectio	Bishop Environmental Inspections	140548		38280	2024-11-18	(3,560.00)	0.00	Line 2
		006777000	Cnst Layout-Surveyor	Bishop Engineering Co Inc	Bishop Engineering Co Inc	113260	00071683	CONTRACT NO. 71683 CHG 000	2024-11-25	4,470.00	0.00	
										910.00	0.00	
531003	11476	006777000	Sr Project Manager I	Time Tracking WE 2024-11-02		0		CPRJ	2024-11-05	6,720.00	40.00	Line 2
		006777000	Sr Project Manager I	Time Tracking WE 2024-11-09		0		CPRJ	2024-11-12	6,720.00	40.00	
		006777000	Sr Project Manager I	Time Tracking WE 2024-11-16		0		CPRJ	2024-11-19	4,032.00	24.00	
		006777000	Sr Project Manager I	Time Tracking WE 2024-11-23		0		CPRJ	2024-11-26	2,016.00	12.00	
										19,488.00	116.00	
										19,488.00	116.00	
		006777000	Project Engineer	Time Tracking WE 2024-11-02		0		CPRJ	2024-11-05	4,488.00	44.00	



End Date: 11/30/2024

Page 180 of 270

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50009

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 01/17/25

If you have questions regarding the
charges on your receipt, please

email us at:
ALTOfrontend@menards.com



Sale Transaction

HEFTY ULTR CITRUS 13G 40*	
6485501	7.85
AA 20PK ENERGIZER MAX	
2104995	15.43
4X 5' CELL CORE PVC PIPE	
6898588	14.73
TOTAL	38.01
TAX ALTOONA-IA 7%	2.66
TOTAL SALE	40.67
VISA CREDIT 7587	40.67
PO #	
Auth Code:014433	
Chip Inserted	
a0000000031010	
TC - ea3c2be57ed1405c	

TOTAL SAVINGS 0.64

TOTAL NUMBER OF ITEMS = 3

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3048

GUEST COPY

The Cardholder acknowledges receipt of
goods/services in the total amount shown
hereon and agrees to pay the card issuer
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Angie

34907 07 0823 10/19/24 11:24AM 3153

You could win a \$1000 GiftCard!
Visit survey.walmart.com/#7TNG8CYXSQJ
For more details, see back of receipt.

Walmart *

WM Supercenter
515-967-1711 Mgr. ERIN
3501 8TH ST SW
ALTOONA IA 50009
ST# 02764 OP# 009015 TE# 15 TR# 00019

ITEMS SOLD 4
TC# 9357 8793 5759 6642 2478 0



OFFICE CHAIR	194696001430	75.00	X
DS OG 6OCT	611247402910	29.98	O
NV SQRS CINB	016000200850	10.96	N
** VOIDED ENTRY **			
NV SQRS CINB	016000200850		F
DONUT SHOP	078742231010	12.46	N

	SUBTOTAL	128.40
TAX1	7.0000 %	5.25
	TOTAL	133.65
	VISA TEND	133.65
	CHANGE DUE	0.00

VISA CREDIT- 7587 I 4 APPR#032996
133.65 TOTAL PURCHASE

REF # U299Cy011858
TRANS ID - 584290502885173
VALIDATION - 6WD6
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 26143511
*No Signature Required
10/16/24 08:58:07



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
10/16/24 08:58:14

Overview of Lines, continued

Charges by Cost Center	Page Number	Monthly Charges	Usage and Purchase Charges	Equipment Charges	Surcharges and Other Charges and Credits	Taxes, Governmental Surcharges and Fees	Third-Party Charges (includes Tax)	Total Charges	Voice Plan Usage	Messaging Usage	Data Usage	Voice Roaming	Messaging Roaming	Data Roaming
DSMJOB														
515-491-4015 Nick Aldrich	242	\$43.00	--	--	\$3.44	\$1.23	--	\$47.67	2279	815	33.100GB	--	--	--
515-508-0615 Ron Embrey-Mifi	257	\$45.00	--	--	\$3.06	--	--	+ \$48.06	--	--	29.440GB	--	--	--
								= \$95.73						

**Satellite Shelters Inc - Omaha****Invoice**

Page 1 of 1

Lockbox Remit to address:

PO Box 860700
Minneapolis, MN 55486-0700
Phone: (763) 553-1900
A/R Rep: Wendy Pedersen

Invoice No.: INV815156
Invoice Date: 11/19/2024

Bill to: Ryan Companies
NXS# 120672
533 S Third Street Suite 100
Minneapolis, MN 55403

Ship to: Ryan Companies
mo1050 S#2021966
Ron Embrey
500 Campus Drive SE
Bondurant, IA 50035

Rental Insurance Status: CURRENT

Customer No.	Due Date	Contract No	Satellite Quote No.	Customer PO No.	Salesperson
C30719	12/19/2024	RC619216	RQ279818	006777000	Hudson Heiss

No.	Description	Serial No.	Rental From Date	Rental To Date	Qty.	Unit Price	Amount
	Customer Project RC619216				0	0.00	0.00
FA206361	10x50 Mobile Office S#2021966	2021966	11/19/24	12/18/24	1	950.00	950.00
STEPS	Steps - Rental		11/19/24	12/18/24	2	75.00	150.00

Satellite Shelters Inc - Omaha

3370 North Jackson Ave
Kansas City, MO 64117
Phone No.: 816-453-1101

Fax No.: 816-453-5122

Subtotal: 1,100.00**Tax:** 77.00**Total:** 1,177.00***Thank You For Your Business!***To pay your invoice online, please visit <https://secure.versapay.com>. If you need help getting started, please contact your Account Rep.

INVOICE

Crystal Clear Water Co.

3717 Delaware Avenue
Des Moines IA 50313

Date 10/21/2024
Invoice # 525660

Direct all inquiries regarding this invoice to our accounting department at
515-265-2324

Bill To
RYAN CO / 6777.000
14001 UNIVERSITY AVE #300
CLIVE IA 50325

Ship To
RYAN CO / 6777.000
500 CAMPUS DR SE
BONDURANT IA 50035
Acct. No. 024819

Description	Qty	Price	Charge	Balance
A0160 CC 5 GAL	1@	9.99	9.99	9.99
A0135 CC .5L 24 PK	1@	5.50	5.50	5.50
D0981 COOLER RENTAL 15191360594	1@	9.50 Tx	9.50	9.50
Sales Tax			0.67	0.67
			Invoice Total	25.66
			Net	25.66

Received by:

x_____

Ryan Yard

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
November 2024 MN TECH YARD		
Invoice # 112024MNTECH		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.012082	178.20



4 WEEK BILLING INVOICE

238018523-003

BRANCH Q18
2108 E LINCOLN WAY
AMES IA 50010-6559
515-233-2100

Job Site

NEW FIRE STATION
1409 COURTYARD DR. SE
BONDURANT IA 50035

Office: 515-309-8500

RYAN COMPANIES US DES MOINES
533 S 3RD ST STE 100
MINNEAPOLIS MN 55415-7521

Customer # : 4584498
Invoice Date : 11/07/24
Date Out : 08/27/24 12:00 PM
Billed Through : 11/19/24 00:00
UR Job Loc : 1409 COURTYARD DR. S
UR Job # : 41
Customer Job ID:
P.O. # : 006777000
Ordered By : RON EMBREY
Reserved By : CHRISTOPHER MAHER
Salesperson : PAUL MAYBERGER

Invoice Amount: **\$1,727.07**

Terms: Due Upon Receipt
Payment options: Contact our credit office 704-916-4844
REMIT TO: UNITED RENTALS (NORTH AMERICA),INC.
PO BOX 840514
DALLAS TX 75284-0514

RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	11926238	GENERATOR 19-29 KVA TIER 4 Make: GENERAC Model: MDG25IF4 Serial: 3015400018 Meter out: 1.00 Meter in: .00	279.00	279.00	512.00	1,504.00	1,504.00
1	241/7275	CABLE 6/4 50 AMP 50'		14.00	40.00	80.00	80.00
						Rental Subtotal:	1,584.00

SALES/MISCELLANEOUS ITEMS:

Qty	Item	Price	Unit of Measure	Extended Amt.
1	ENVIRONMENTAL SERVICE CHARGE	[ENV/MCI]	EACH	30.08
				Sales/Misc Subtotal: 30.08
				Agreement Subtotal: 1,614.08
				Tax: 112.99
				Total: 1,727.07

COMMENTS/NOTES:

CONTACT: RON EMBREY
CELL#: 515-321-0278
DLV/PKU LOC SELECTED BY MAP PIN OPTION
NEW FIRE HOUSE - ADDRESS IS ROUGH DROP -
CALL RON WHEN YOU GET CLOSE 515-321-0278
DELIVER CABLE WITH GENERATOR.

Billing period: 28 Days From 10/22/24 12:00 PM Thru 11/19/24 12:00 PM

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)
WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #
IN ORDER TO CLOSE THIS CONTRACT

Effective February 1, 2024 and where permitted by law, United Rentals may impose a surcharge of 2.0% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

24/7 Onsite Cameras Inc.

PO Box 828
Columbia, IL 62236
+1 8774112471
brandi@247osc.com
www.247onsitecameras.com

**Invoice****BILL TO**

Ryan Companies US, Inc.
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

SHIP TO

Ryan Companies US, Inc.
500 Campus Drive SE
Bondurant, IA 50035

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16772	11/25/2024	\$2,310.00	11/25/2024	Due on receipt	

P.O. NUMBER**6777000****SALES REP**

NB

RENTAL PERIOD

11/25/24-12/24/24

ITEM CODE	DESCRIPTION	QTY	PRICE EACH	AMOUNT
300-S	S-Series S/N: 247-4IPPTZ-S-G-0323-300S	1	2,000.00	2,000.00
Cell Card	Cell card	1	150.00	150.00
Monitoring	Monitoring per camera	4	40.00	160.00

Thank you for your business.

SUBTOTAL	2,310.00
TAX	0.00
TOTAL	2,310.00
BALANCE DUE	\$2,310.00



Invoice #: 94863
Invoice Date **Due Date**
11/15/2024 12/5/2024
Terms Net 20

Waste Solutions of Iowa
PO Box 938
Des Moines, IA 50304
515-288-0924

Bill To

Ryan Company US, Inc.
533 S. 3rd Street 100
Minneapolis, MN 55415

PO Number	Project
006777000	Ryan Comp.-RO 500 Campus

Item	Description	Quantity	Price Each	Amount
Daily Rental Fee	Daily Rental Fee Past 10 Days (#30012)	42	8.00	336.00
Swap of 30yd	Swap of 30yd (#30012) #277913 on 11/14/2024	1	304.00	304.00
30 Comm	30yd commercial weight quantity converted to lbs. \$55/ton = \$0.0275/lb (#277913)	2240	0.03	61.60

Total	701.60
--------------	---------------

Payments / Credits	0.00
---------------------------	------

Balance Due	701.60
--------------------	---------------

N/A

Invoice amount includes all applicable Iowa sales and use tax.

Email: ar@wastesolutionsofiowa.com

Phone: 515-288-0924

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
November 2024 DES MOINES YARD		
Invoice # 112024DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.015012	100.00
006777000	11420.015620	350.00

TOTAL DEBIT		\$58,429.00
1723.40040	CREDIT	(\$55,193.00)
1723.41111	CREDIT	(\$3,236.00)
1725.54010	CREDIT	\$0.00
1725.54280	CREDIT	\$0.00
TOTAL CREDIT		(\$58,429.00)
	Difference	\$0.00

Casey's General

Store #2896
2601 SE Creekview Dr
Ankeny, IA 50021

Date 09/30/2024
Time 08:23

#####8591

Pump	Gallons	Price
13	21.790	\$ 3.289

Product	Amount
87C	\$ 71.67

Total Sale \$ 71.67

Auth # 046688
Visa Fleet

Seq # 48

++++
Rewards Account:
#####9998
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
2896-9913067691-0823

Thank You !!!
Please Come Again.
515-963-0070

Casey's General

Store #1861
1455 GRANT ST S
BONDURANT, IA 50035

Date 11/07/2024
Time 10:03

#####7587

Pump	Gallons	Price
07	17.180	\$ 2.559

Product	Amount
87E10	\$ 43.96

Total Sale \$ 43.96

Auth # 049558
Visa Fleet

Seq # 53

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1861-9907062914-1003

Thank You !!!
Please Come Again.
515-318-7018

Casey's General
Store #1676
1005 HWY 5
CARLISLE, IA 50047

Date 10/31/2024
Time 03:41

#####7587

Pump	Gallons	Price
04	19.248	\$ 2.729

Product	Amount
87E10	\$ 52.53

Total Sale \$ 52.53

Auth # 052845
Visa Fleet

Seq # 10

+++++
Rewards Account:
#####0278
+++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1676-9904080427-1541

Thank You !!!
Please Come Again.
515-989-2016

Casey's General
Store #1676
1005 HWY 5
CARLISLE, IA 50047

Date 10/25/2024
Time 06:30

#####7587

Pump	Gallons	Price
06	19.214	\$ 2.869

Product	Amount
87E10	\$ 55.12

Total Sale \$ 55.12

Auth # 080279
Visa Fleet

Seq # 55

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1676-9906079734-0630

Thank You !!!
Please Come Again.
515-989-2016

City of Des Moines

Des Moines, 50309

SHREVEPORT, LA.
SOUTHERN PRINTING
E2nd & Gra 10/24/24 12:54
Receipt 13320

Short-term parking tkt

E2&G - No. 039619

10/24/24 10:52

10/24/24 12:54

Period 0d2h3'

\$3.00

Total

\$3.00

Payment Received

CARD *****7587

AUTHORIZATION 098257

TOTAL USD\$3.00

APPROVED

Sub Total

\$3.00

2CFBAS55 - 1/1

Casey's General

Store #3404

1020 Gateway Dr

Carlisle, IA 50047

Date 10/20/2024

Time 01:07

#####7587

Pump	Gallons	Price
08	17.177	\$ 2.989

Product	Amount
87E10	\$ 51.34

Total Sale \$ 51.34

Auth # 033142
Visa Fleet

Seq # 45

++++
Rewards Account:

#####0278

++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
3404-9908055157-1307

Thank You !!!
Please Come Again.
515-207-6523

Casey's General
Store #1861
1455 GRANT ST S
BONDURANT, IA 50035

Date 10/17/2024
Time 11:17

#####7587

Pump	Gallons	Price
06	16.954	\$ 2.999

Product	Amount
87E10	\$ 50.85

Total Sale \$ 50.85

Auth # 070391
Visa Fleet

Seq # 79

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1861-9906056630-1117

Thank You !!!
Please Come Again.
515-318-7018

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
November 2024 DES MOINES YARD		
Invoice # 112024DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.015012	100.00
006777000	11420.015620	350.00

TOTAL DEBIT		\$58,429.00
1723.40040	CREDIT	(\$55,193.00)
1723.41111	CREDIT	(\$3,236.00)
1725.54010	CREDIT	\$0.00
1725.54280	CREDIT	\$0.00
TOTAL CREDIT		(\$58,429.00)
	Difference	\$0.00



Invoice #: 94990
Invoice Date **Due Date**
11/19/2024 12/9/2024
Terms Net 20

Waste Solutions of Iowa
PO Box 938
Des Moines, IA 50304
515-288-0924

Bill To

Ryan Company US, Inc.
533 S. 3rd Street 100
Minneapolis, MN 55415

PO Number	Project
006777000	Ryan Company - 500 Campus Dr

Item	Description	Quantity	Price Each	Amount
Waste in SPR-1X	1x/Week Sewer Sludge Waste Removal (11/19/2024 to 12/16/2024)	2	109.00	218.00
Waste in Womens SPR-1X	1x/Week Sewer Sludge Waste Removal #274784 on 10/25/2024	1	109.00	109.00 T
Rental Fee of SPR-1X	Rental Fee of SPR-1X (11/19/2024 to 12/16/2024)	2	5.00	10.00 T
Winterization Fee-1x	Winterization fee to reduce freezing (11/19/2024 to 12/16/2024)	3	16.00	48.00 T
Rental Fee of Womens SPR-1X	Rental Fee of Womens SPR - 1X (11/19/2024 to 12/16/2024)	1	5.00	5.00 T
Sales Tax	Sales Tax at 7.00%	1	12.04	12.04

Total	402.04
--------------	---------------

Payments / Credits	0.00
---------------------------	------

Balance Due	402.04
--------------------	---------------

N/A

Invoice amount includes all applicable Iowa sales and use tax.

Email: ar@wastesolutionsofiowa.com

Phone: 515-288-0924

AIA

Document G702TM – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 000717460S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Smart Concrete Solutions LLC
751 1/2 NE Broadway Avenue
Des Moines, Iowa 50313

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 623,000.00

2. Net Change by Change Orders

\$ 887.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 623,887.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 256,887.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 12,844.35

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 12,844.35

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 244,042.65

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 212,800.00

8. CURRENT PAYMENT DUE

\$ 31,242.65

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 379,844.35

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$887.00	\$0.00
TOTALS	\$887.00	\$0.00
NET CHANGES by Change Order		\$ 887.00

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

CONTRACTOR: Smart Concrete Solutions LLC

By: Joel Walz

Date: November 20, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 31,242.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Building Concrete	623,000.00	224,000.00	32,000.00	0.00	256,000.00	41.1%	367,000.00	12,800.00
001000001	Per Smart Concrete proposal da	887.00	0.00	887.00	0.00	887.00	100.0%	0.00	44.35
	GRAND TOTAL	\$623,887.00	\$224,000.00	\$32,887.00	\$0.00	\$256,887.00	41.2%	\$367,000.00	\$12,844.35

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415
FROM CONTRACTOR:
Core Construction Services LLC
3093 NW Prairie Ln
Des Moines, Iowa 50313

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035
VIA ARCHITECT:

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 00072253OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

2. Net Change by Change Orders

3. CONTRACT SUM TO DATE (Line 1+2)

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

5. RETAINAGE:

a. 5.0% of Completed Work
(Column D + E on G703)

b. 0.0% of Stored Material
(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 730,000.00

\$ 0.00

\$ 730,000.00

\$ 8,005.00

\$ 400.25

\$ 0.00

\$ 400.25

\$ 7,604.75

\$ 0.00

\$ 7,604.75

\$ 722,395.25

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Core Construction Services LLC

By:

Mike Boyle

Date: November 27, 2024

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$ 7,604.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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Page 203 of 270

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4
APPLICATION DATE: 11/23/24
PERIOD TO: 11/30/24
ARCHITECT'S PROJECT NO: 006777000

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
	General Conditions	78,231.00	0.00	1,606.00	0.00	1,606.00	2.1%	76,625.00	80.30
	Rough Carpentry L	62,103.00	0.00	0.00	0.00	0.00	0.0%	62,103.00	0.00
	Rough Carpentry M	19,970.00	0.00	0.00	0.00	0.00	0.0%	19,970.00	0.00
	Wood Decking M	100,076.00	0.00	0.00	0.00	0.00	0.0%	100,076.00	0.00
	casework labor	31,200.00	0.00	0.00	0.00	0.00	0.0%	31,200.00	0.00
	casework Material	82,266.00	0.00	0.00	0.00	0.00	0.0%	82,266.00	0.00
	FRP Labor	520.00	0.00	0.00	0.00	0.00	0.0%	520.00	0.00
	FRP Material	400.00	0.00	0.00	0.00	0.00	0.0%	400.00	0.00
	Access Doors	500.00	0.00	0.00	0.00	0.00	0.0%	500.00	0.00
	Door Frames Labor	27,845.00	0.00	0.00	0.00	0.00	0.0%	27,845.00	0.00
	Door Hardware M	44,370.00	0.00	0.00	0.00	0.00	0.0%	44,370.00	0.00
	Doors & HW Labor	19,422.00	0.00	0.00	0.00	0.00	0.0%	19,422.00	0.00
	HM Door & Frame M	38,324.00	0.00	0.00	0.00	0.00	0.0%	38,324.00	0.00
	Sound Door Material	25,210.00	0.00	0.00	0.00	0.00	0.0%	25,210.00	0.00
	Wood Door Material	6,311.00	0.00	0.00	0.00	0.00	0.0%	6,311.00	0.00
	OFCI Labor	1,920.00	0.00	0.00	0.00	0.00	0.0%	1,920.00	0.00
	Specialties Labor	17,322.00	0.00	0.00	0.00	0.00	0.0%	17,322.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D O R E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	VDB Material	18,801.00	0.00	0.00	0.00	0.00	0.0%	18,801.00	0.00
	Toilet Partitions M	3,737.00	0.00	0.00	0.00	0.00	0.0%	3,737.00	0.00
	Coner Guard Material	3,778.00	0.00	0.00	0.00	0.00	0.0%	3,778.00	0.00
	Toilet Access. M	11,034.00	0.00	0.00	0.00	0.00	0.0%	11,034.00	0.00
	AED Cabinet	200.00	0.00	0.00	0.00	0.00	0.0%	200.00	0.00
	Emergency Key Cabine	500.00	0.00	0.00	0.00	0.00	0.0%	500.00	0.00
	FEC Materail	1,371.00	0.00	0.00	0.00	0.00	0.0%	1,371.00	0.00
	Metal Lockers M	32,300.00	0.00	0.00	0.00	0.00	0.0%	32,300.00	0.00
	Locker Install	15,600.00	0.00	0.00	0.00	0.00	0.0%	15,600.00	0.00
	Plam Clad Locker M	20,600.00	0.00	0.00	0.00	0.00	0.0%	20,600.00	0.00
	Flagpoles Materail	3,625.00	0.00	0.00	0.00	0.00	0.0%	3,625.00	0.00
	Window Shades L	7,566.00	0.00	0.00	0.00	0.00	0.0%	7,566.00	0.00
	Saunas Labor	4,800.00	0.00	0.00	0.00	0.00	0.0%	4,800.00	0.00
	Window Shades M	22,695.00	0.00	0.00	0.00	0.00	0.0%	22,695.00	0.00
	Saunas Material	12,798.00	0.00	6,399.00	0.00	6,399.00	50.0%	6,399.00	319.95
	Benches Material	5,255.00	0.00	0.00	0.00	0.00	0.0%	5,255.00	0.00
	Bike Racks M	1,850.00	0.00	0.00	0.00	0.00	0.0%	1,850.00	0.00
	Site Furnishing L	1,260.00	0.00	0.00	0.00	0.00	0.0%	1,260.00	0.00
	Waste Receptacle M	6,240.00	0.00	0.00	0.00	0.00	0.0%	6,240.00	0.00
	GRAND TOTAL	\$730,000.00	\$0.00	\$8,005.00	\$0.00	\$8,005.00	1.1%	\$721,995.00	\$400.25

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Elite Glass & Metal
4945 NW 57th Ave, Suite 1
Johnston, Iowa 50131

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 00071804OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 812,667.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 812,667.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 14,261.32

5. RETAINAGE:

a. 5.0% of Completed Work
(Column D + E on G703)

\$ 713.07

b. 0.0% of Stored Material
(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 713.07

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 13,548.25

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)

\$ 7,574.50

8. CURRENT PAYMENT DUE

\$ 5,973.75

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 799,118.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Elite Glass & Metal

By: Nate Burghod

Date: November 20, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$ 5,973.75

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Glass & Glazing	812,667.00	7,973.16	6,288.16	0.00	14,261.32	1.8%	798,405.68	713.07
	GRAND TOTAL	\$812,667.00	\$7,973.16	\$6,288.16	\$0.00	\$14,261.32	1.8%	\$798,405.68	\$713.07

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 000718770S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Dickerson Mechanical Inc
129 N West St, PO Box 134
Colfax, Iowa 50054

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 976,400.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 976,400.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 99,353.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 4,967.65

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,967.65

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 94,385.35

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 12,350.00

8. CURRENT PAYMENT DUE

\$ 82,035.35

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 882,014.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Dickerson Mechanical Inc

By: Lisa Booher

Date: November 20, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 82,035.35

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 006777000

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
01	Sanitary Sewer Below Grade Material	57,810.00	0.00	57,810.00	0.00	57,810.00	100.0%	0.00	2,890.50
02	Sanitary Sewer Below Grade Labor	36,322.00	0.00	14,528.00	0.00	14,528.00	40.0%	21,794.00	726.40
03	Sanitary Sewer Above Grade Material	129,914.00	0.00	0.00	0.00	0.00	0.0%	129,914.00	0.00
04	Sanitary Sewer Above Grade Labor	55,702.00	0.00	0.00	0.00	0.00	0.0%	55,702.00	0.00
05	Sand Oil Sewer & Vents Material	21,415.00	0.00	8,415.00	0.00	8,415.00	39.3%	13,000.00	420.75
06	Sand Oil Sewer & Vents Labor	22,402.00	0.00	5,600.00	0.00	5,600.00	25.0%	16,802.00	280.00
07	Domestic Water Material	142,752.00	0.00	0.00	0.00	0.00	0.0%	142,752.00	0.00
08	Domestic Water Labor	63,202.00	0.00	0.00	0.00	0.00	0.0%	63,202.00	0.00
09	Plumbing Fixtures Material	215,225.00	0.00	0.00	0.00	0.00	0.0%	215,225.00	0.00
10	Plumbing Fixtures Labor	43,902.00	0.00	0.00	0.00	0.00	0.0%	43,902.00	0.00
11	Airlines Compressors Material	102,592.00	0.00	0.00	0.00	0.00	0.0%	102,592.00	0.00
12	Airlines Compressors Labor	8,802.00	0.00	0.00	0.00	0.00	0.0%	8,802.00	0.00
13	Insulation	50,360.00	0.00	0.00	0.00	0.00	0.0%	50,360.00	0.00
14	Mobilization	26,000.00	13,000.00	0.00	0.00	13,000.00	50.0%	13,000.00	650.00
	GRAND TOTAL	\$976,400.00	\$13,000.00	\$86,353.00	\$0.00	\$99,353.00	10.2%	\$877,047.00	\$4,967.65

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 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 3
PERIOD TO: 10/31/24
CONTRACT FOR: 000719270S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Brockway Mechanical & Roofing Co Inc
1101 Osborn Street, PO Box 1190
Burlington, Iowa 52601

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 1,196,722.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 1,196,722.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 11,300.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 565.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 565.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 10,735.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 0.00

8. CURRENT PAYMENT DUE

\$ 10,735.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 1,185,987.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Brockway Mechanical & Roofing Co Inc

By: Ryan Brockway

Date: November 05, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 10,735.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 3

APPLICATION DATE: 10/23/24

PERIOD TO: 10/31/24

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Pre-con BIM	18,000.00	0.00	7,500.00	0.00	7,500.00	41.7%	10,500.00	375.00
	Pre-con Submittals	12,000.00	0.00	3,800.00	0.00	3,800.00	31.7%	8,200.00	190.00
	Test and Balance	18,930.00	0.00	0.00	0.00	0.00	0.0%	18,930.00	0.00
	HVAC Insulation	40,000.00	0.00	0.00	0.00	0.00	0.0%	40,000.00	0.00
	HVAC Controls	190,000.00	0.00	0.00	0.00	0.00	0.0%	190,000.00	0.00
	Hydronic Piping-Labor	114,459.00	0.00	0.00	0.00	0.00	0.0%	114,459.00	0.00
	Hydronic Pumps-Labor	35,955.00	0.00	0.00	0.00	0.00	0.0%	35,955.00	0.00
	HVAC Water Treatment-Labor	2,400.00	0.00	0.00	0.00	0.00	0.0%	2,400.00	0.00
	Ductowork-Labor	74,336.00	0.00	0.00	0.00	0.00	0.0%	74,336.00	0.00
	Grilles Registers-Labor	8,400.00	0.00	0.00	0.00	0.00	0.0%	8,400.00	0.00
	Power Ventilators-Labor	2,800.00	0.00	0.00	0.00	0.00	0.0%	2,800.00	0.00
	Air Destrat Fans-Labor	3,800.00	0.00	0.00	0.00	0.00	0.0%	3,800.00	0.00
	Kitchen Hoods-Labor	4,800.00	0.00	0.00	0.00	0.00	0.0%	4,800.00	0.00
	Electric Boiler-Labor	16,810.00	0.00	0.00	0.00	0.00	0.0%	16,810.00	0.00
	Energy Recov Units-Labor	8,800.00	0.00	0.00	0.00	0.00	0.0%	8,800.00	0.00
	Split System AC Units-Labor	5,500.00	0.00	0.00	0.00	0.00	0.0%	5,500.00	0.00
	Heat Pumps-Labor	48,577.00	0.00	0.00	0.00	0.00	0.0%	48,577.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Blower Coil Units-Labor	1,840.00	0.00	0.00	0.00	0.00	0.0%	1,840.00	0.00
	Radiant Heat Piping-Labor	18,320.00	0.00	0.00	0.00	0.00	0.0%	18,320.00	0.00
000000001	Mobilization	23,925.00	0.00	0.00	0.00	0.00	0.0%	23,925.00	0.00
Material	Hydronic Piping	82,574.00	0.00	0.00	0.00	0.00	0.0%	82,574.00	0.00
Material	Hydronic Pumps	42,000.00	0.00	0.00	0.00	0.00	0.0%	42,000.00	0.00
Material	HVAC Water Treatment	6,500.00	0.00	0.00	0.00	0.00	0.0%	6,500.00	0.00
Material	Ductwork	168,475.00	0.00	0.00	0.00	0.00	0.0%	168,475.00	0.00
Material	Grilles Registers	10,800.00	0.00	0.00	0.00	0.00	0.0%	10,800.00	0.00
Material	Power Ventilators	21,620.00	0.00	0.00	0.00	0.00	0.0%	21,620.00	0.00
Material	Air Destrat Fans	6,030.00	0.00	0.00	0.00	0.00	0.0%	6,030.00	0.00
Material	Kitchen Hoods	10,225.00	0.00	0.00	0.00	0.00	0.0%	10,225.00	0.00
Material	Electric Boiler	19,870.00	0.00	0.00	0.00	0.00	0.0%	19,870.00	0.00
Material	Energy Recov Units	19,818.00	0.00	0.00	0.00	0.00	0.0%	19,818.00	0.00
Material	Split System AC Units	8,048.00	0.00	0.00	0.00	0.00	0.0%	8,048.00	0.00
Material	Heat Pumps	100,000.00	0.00	0.00	0.00	0.00	0.0%	100,000.00	0.00
Material	Blower Coil Units	22,610.00	0.00	0.00	0.00	0.00	0.0%	22,610.00	0.00
Material	Radiant Heat Piping	28,500.00	0.00	0.00	0.00	0.00	0.0%	28,500.00	0.00
	GRAND TOTAL	\$1,196,722.00	\$0.00	\$11,300.00	\$0.00	\$11,300.00	0.9%	\$1,185,422.00	\$565.00

AIA

Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Brockway Mechanical & Roofing Co Inc
1101 Osborn Street, PO Box 1190
Burlington, Iowa 52601

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 00071927OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 1,196,722.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 1,196,722.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 24,800.00

5. RETAINAGE:

a. 5.0% of Completed Work
(Column D + E on G703)

\$ 1,240.00

b. 0.0% of Stored Material
(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 1,240.00

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 23,560.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)

\$ 10,735.00

8. CURRENT PAYMENT DUE

\$ 12,825.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 1,173,162.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Brockway Mechanical & Roofing Co Inc

By: Ryan Brockway

Date: November 21, 2024

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 12,825.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 006777000

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)		
	Pre-con BIM	18,000.00	7,500.00	7,500.00	0.00	15,000.00	83.3%	3,000.00	750.00
	Pre-con Submittals	12,000.00	3,800.00	6,000.00	0.00	9,800.00	81.7%	2,200.00	490.00
	Test and Balance	18,930.00	0.00	0.00	0.00	0.00	0.0%	18,930.00	0.00
	HVAC Insulation	40,000.00	0.00	0.00	0.00	0.00	0.0%	40,000.00	0.00
	HVAC Controls	190,000.00	0.00	0.00	0.00	0.00	0.0%	190,000.00	0.00
	Hydronic Piping-Labor	114,459.00	0.00	0.00	0.00	0.00	0.0%	114,459.00	0.00
	Hydronic Pumps-Labor	35,955.00	0.00	0.00	0.00	0.00	0.0%	35,955.00	0.00
	HVAC Water Treatment-Labor	2,400.00	0.00	0.00	0.00	0.00	0.0%	2,400.00	0.00
	Ductwork-Labor	74,336.00	0.00	0.00	0.00	0.00	0.0%	74,336.00	0.00
	Grilles Registers-Labor	8,400.00	0.00	0.00	0.00	0.00	0.0%	8,400.00	0.00
	Power Ventilators-Labor	2,800.00	0.00	0.00	0.00	0.00	0.0%	2,800.00	0.00
	Air Destrat Fans-Labor	3,800.00	0.00	0.00	0.00	0.00	0.0%	3,800.00	0.00
	Kitchen Hoods-Labor	4,800.00	0.00	0.00	0.00	0.00	0.0%	4,800.00	0.00
	Electric Boiler-Labor	16,810.00	0.00	0.00	0.00	0.00	0.0%	16,810.00	0.00
	Energy Recov Units-Labor	8,800.00	0.00	0.00	0.00	0.00	0.0%	8,800.00	0.00
	Split System AC Units-Labor	5,500.00	0.00	0.00	0.00	0.00	0.0%	5,500.00	0.00
	Heat Pumps-Labor	48,577.00	0.00	0.00	0.00	0.00	0.0%	48,577.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Blower Coil Units-Labor	1,840.00	0.00	0.00	0.00	0.00	0.0%	1,840.00	0.00
	Radiant Heat Piping-Labor	18,320.00	0.00	0.00	0.00	0.00	0.0%	18,320.00	0.00
000000001	Mobilization	23,925.00	0.00	0.00	0.00	0.00	0.0%	23,925.00	0.00
Material	Hydronic Piping	82,574.00	0.00	0.00	0.00	0.00	0.0%	82,574.00	0.00
Material	Hydronic Pumps	42,000.00	0.00	0.00	0.00	0.00	0.0%	42,000.00	0.00
Material	HVAC Water Treatment	6,500.00	0.00	0.00	0.00	0.00	0.0%	6,500.00	0.00
Material	Ductwork	168,475.00	0.00	0.00	0.00	0.00	0.0%	168,475.00	0.00
Material	Grilles Registers	10,800.00	0.00	0.00	0.00	0.00	0.0%	10,800.00	0.00
Material	Power Ventilators	21,620.00	0.00	0.00	0.00	0.00	0.0%	21,620.00	0.00
Material	Air Destrat Fans	6,030.00	0.00	0.00	0.00	0.00	0.0%	6,030.00	0.00
Material	Kitchen Hoods	10,225.00	0.00	0.00	0.00	0.00	0.0%	10,225.00	0.00
Material	Electric Boiler	19,870.00	0.00	0.00	0.00	0.00	0.0%	19,870.00	0.00
Material	Energy Recov Units	19,818.00	0.00	0.00	0.00	0.00	0.0%	19,818.00	0.00
Material	Split System AC Units	8,048.00	0.00	0.00	0.00	0.00	0.0%	8,048.00	0.00
Material	Heat Pumps	100,000.00	0.00	0.00	0.00	0.00	0.0%	100,000.00	0.00
Material	Blower Coil Units	22,610.00	0.00	0.00	0.00	0.00	0.0%	22,610.00	0.00
Material	Radiant Heat Piping	28,500.00	0.00	0.00	0.00	0.00	0.0%	28,500.00	0.00
	GRAND TOTAL	\$1,196,722.00	\$11,300.00	\$13,500.00	\$0.00	\$24,800.00	2.1%	\$1,171,922.00	\$1,240.00

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 00071755OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Van Maanen Electric, Inc
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 2,297,000.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 2,297,000.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 89,552.08

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 807.35

b. 5.0% of Stored Material

(Column F on G703)

\$ 3,670.25

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,477.60

6. TOTAL EARNED LESS RETAINAGE

\$ 85,074.48

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

\$ 0.00

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

\$ 85,074.48

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 2,211,925.52

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Van Maanen Electric, Inc

By:

Tracy Evans

Date: November 27, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 85,074.48

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

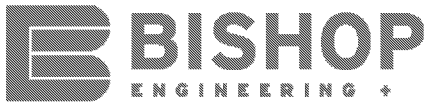
APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Electrical Systems	2,297,000.00	0.00	16,147.08	73,405.00	89,552.08	3.9%	2,207,447.92	4,477.60
	GRAND TOTAL	\$2,297,000.00	\$0.00	\$16,147.08	\$73,405.00	\$89,552.08	3.9%	\$2,207,447.92	\$4,477.60



Bishop Engineering
3501 104TH STREET
URBANDALE, IA 50322
515-276-0467

RYAN COMPANIES US, INC. (IA)
ap@ryancompanies.com
111 EAST GRAND, SUITE 200
DES MOINES, IA 50309

Invoice number 38280
Date 09/30/2024
Project **240328 BONDURANT EMERGENCY SERVICES FACILITY**

Professional Services through 09/30/2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
BID PACKAGE #24 - SITE UTILITIES					
PHASE 11 STAKE SANITARY SEWER	580.00	100.00	0.00	580.00	580.00
PHASE 12 STAKE WATER	1,035.00	100.00	0.00	1,035.00	1,035.00
PHASE 13 STAKE STORM SEWER AND SUBDRAIN	1,945.00	100.00	0.00	1,945.00	1,945.00
Subtotal	3,560.00	100.00	0.00	3,560.00	3,560.00
Total	3,560.00	100.00	0.00	3,560.00	3,560.00

Invoice total 3,560.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
38280	09/30/2024	3,560.00	3,560.00				
	Total	3,560.00	3,560.00	0.00	0.00	0.00	0.00

For invoicing questions, please contact Karen (khallagin@bishopengr.com) or Nikki (nthummel@bishopengr.com).

AIA®

Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Bishop Engineering
3501 104th Street
Des Moines, Iowa 50322

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 4
PERIOD TO: 11/30/24
CONTRACT FOR: 000716830S
CONTRACT DATE: 08/13/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703™, is attached.

1. ORIGINAL CONTRACT SUM

\$ 16,600.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 16,600.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 4,470.00

5. RETAINAGE:

a. 5.0% of Completed Work
(Column D + E on G703)

\$ 223.50

b. 0.0% of Stored Material
(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 223.50

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 4,246.50

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)

\$ 0.00

8. CURRENT PAYMENT DUE

\$ 4,246.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 12,353.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Bishop Engineering

By:

Karen Hallagin

Date: November 25, 2024

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 4,246.50

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA

Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor’s signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 11/23/24

PERIOD TO: 11/30/24

ARCHITECT’S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Construction Staking	16,600.00	0.00	4,470.00	0.00	4,470.00	26.9%	12,130.00	223.50
	GRAND TOTAL	\$16,600.00	\$0.00	\$4,470.00	\$0.00	\$4,470.00	26.9%	\$12,130.00	\$223.50



Monthly Update

November 2024

Bondurant Emergency Services Facility

Bondurant, Iowa



Project Description & Goals

New Emergency Services Facility located on 6.49 acres at the southeastern portion of the Civic Campus area in Bondurant, IA. The building footprint will be approximately 29,000 square feet with the option to be expanded as needed with the expected future community growth. The facility will include 6 emergency service apparatus bays which allow for 12 emergency vehicles. Other building spaces include administration areas, kitchen day room, sheriff's office, training room, quiet rooms, and ancillary support areas, including a fitness center.

- **Project Size and/or Unit Mix:** 29,000 SF
- **Project Type:** *Public Use*
- **Tenant:** *City of Bondurant*

PROJECT GOALS:

1. *Consistently provide content and updates to the community.*
2. *Develop and execute a streamlined process to secure energy rebates and tax credits.*
3. *Maximize owner input, while minimizing required owner output.*



Executive Summary – Key Highlights

NOVEMBER REPORT

Recent work completed or ongoing in November.

- *All foundations completed*
- *Deep underground plumbing work ongoing*
- *Deep underground electrical work completed*
- *Poured exterior curb at curtain wall and framed walls*

UPCOMING EVENTS/MILESTONES

Upcoming work for December.

- *Complete deep underground plumbing work*
- *Place rock bed throughout the building footprint*
- *Receive first structural steel deliveries*
- *Complete drain tile around building perimeter*



Monthly Snapshot

NOVEMBER 2024

Current Contract Amount

\$16,417,582

Retention Held

\$79,713

Percent Complete

10%

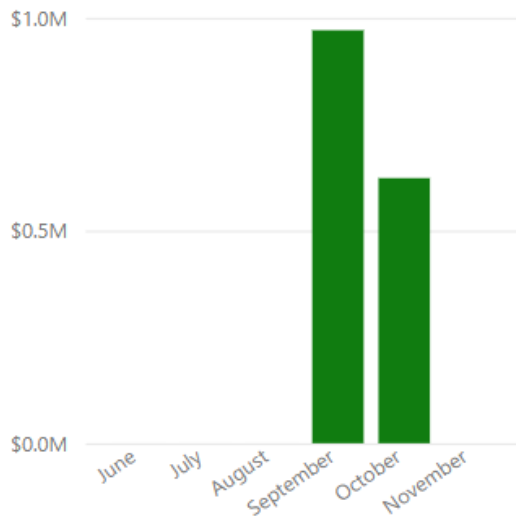
Hours Worked

4,667

Punch List Breakdown

No Punch
Items at this
Time

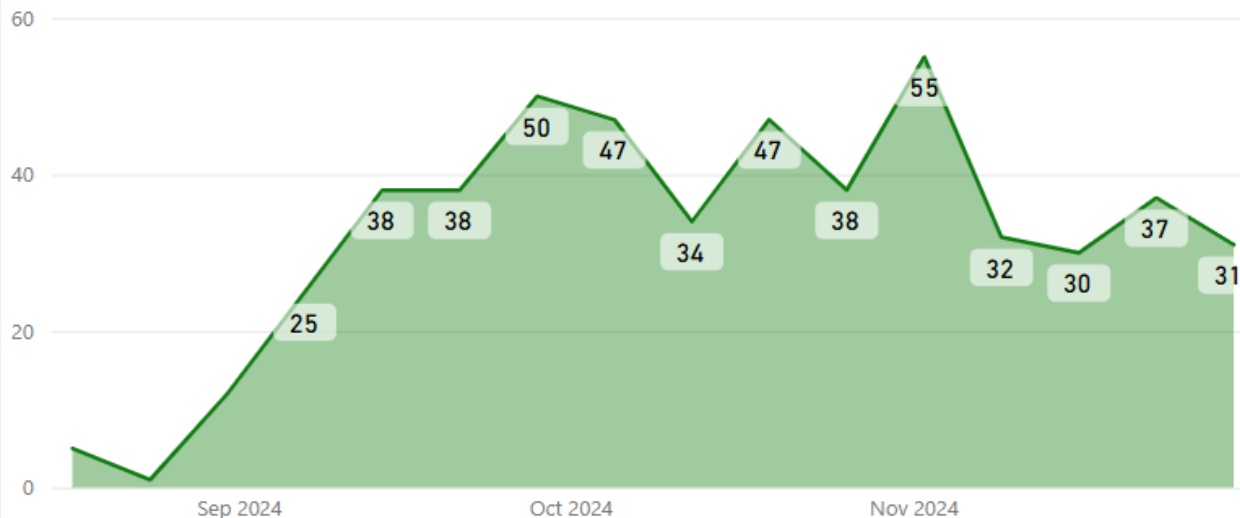
Monthly Billings (Last 6 Months)



Upcoming Deadlines ⓘ

Milestone Name	Deadline	Days Remaining
Foundations Completed	11/13/24	
Precast Complete	01/30/25	56
Structural Steel Complete	02/24/25	81

Number of Workers On Site Weekly (Last 6 Months)





Schedule Milestones

ACTIVITY	ORIGINAL	APPROVED CHANGES	ACTUAL	OVER/UNDER
Construction Start	08/15/24	n/a	08/15/24	0 days
Foundations Complete	11/13/24	n/a	11/13/24	0 days
Structure Complete	02/17/25	n/a	TBD	TBD
Building Envelope Complete	07/30/25	n/a	TBD	TBD
Apparatus Bay Finishes Complete	08/14/25	n/a	TBD	TBD
Site Complete	09/26/25	n/a	TBD	TBD
Office Finishes Complete	10/22/25	n/a	TBD	TBD
Substantial Completion	10/20/25	n/a	TBD	TBD
Final Completion	11/18/25	n/a	TBD	TBD



Interior Foundation Sleeves



Interior Foundations Poured



Apparatus Bay Stoops Poured



Underground Plumbing Excavation



Underground Electrical Piping



Underground Plumbing Piping



Client Team



Marketa Oliver

City Administrator



John Horton

Public Works Director



Aaron Kreuder

Chief of Emergency Services



Jene Jess

Finance & Employee Services Director



Maggie Murray

Planning & Community Development Director



Construction Team



Nick Aldrich

Senior Project Manager

Phone: 515-491-4015

nick.aldrich@ryancompanies.com



Zach Eaton

Project Engineer

Phone: 515-491-9168

zach.eaton@ryancompanies.com



Karla Rodriguez-Tello

Project Coordinator I

Phone: 515-447-6934

karla.rodriguez-tello@ryancompanies.com



Matthew Van Loon

Director of Construction

Phone: 515-309-8535

matthew.vanloon@ryancompanies.com



Matt Hillis

Vice President of Construction Operations

Phone: 515-309-8523

matt.hillis@ryancompanies.com



Ron Embrey

Senior Superintendent

Phone: 515-321-0278

ron.embrey@ryancompanies.com



Billy Wilson

Field Coordinator

Phone: 515-587-7258

billy.wilson@ryancompanies.com



Design Team



Thomas Thatcher

Architect – OPN Inc.



Aaron Twedt

Architect – OPN Inc.



Alex Streyffeler

Architect – OPN Inc.



Tyler Scott

Structural Engineer – Raker Rhodes Engineering



Kaitlin Wilkerson

Civil Engineer – Shive-Hattery Inc.



Brian Kelly

Electrical Engineer – Morrissey Engineering Inc.



John Nebbia

Mechanical Engineer – Morrissey Engineering Inc.



Brent Regier

Plumbing Engineer – Morrissey Engineering Inc.



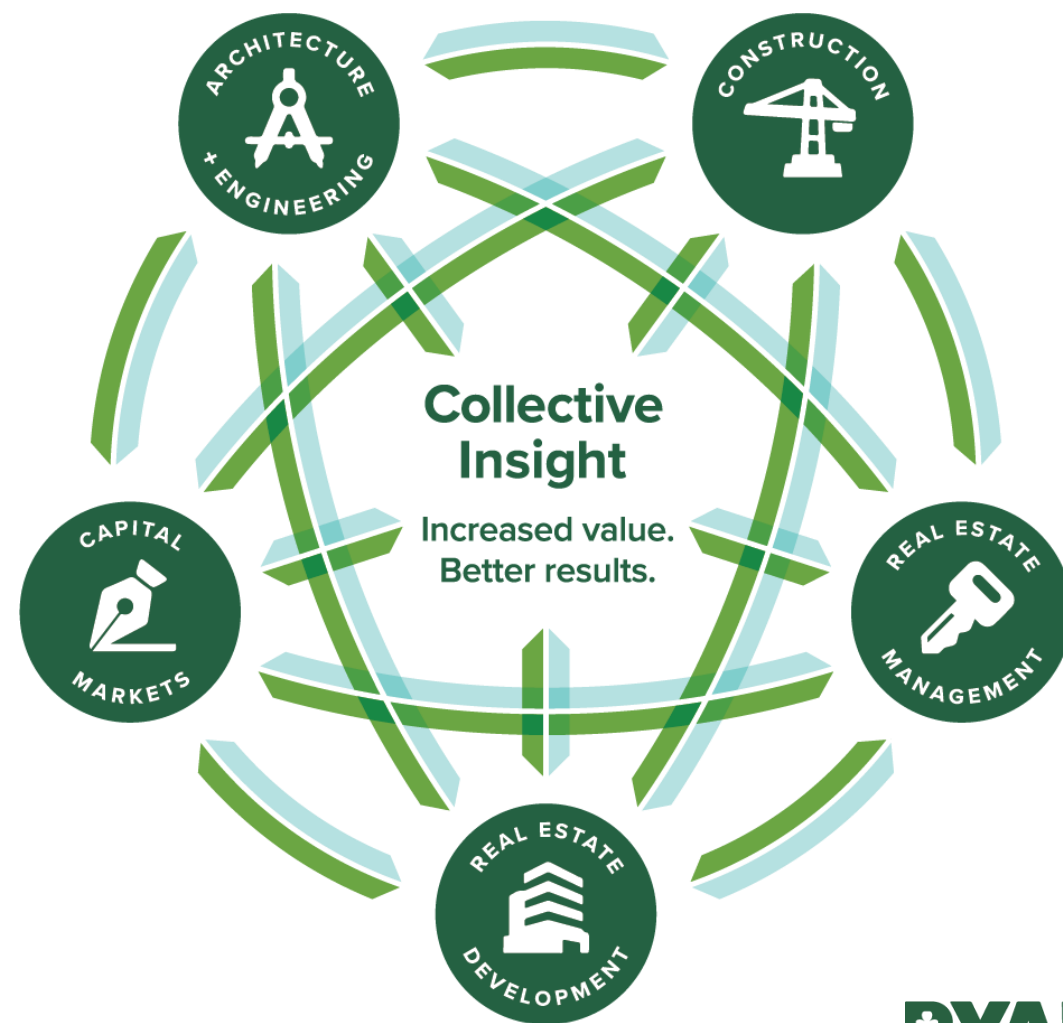
Madison Dierks

Landscape Architect – Confluence



At Ryan Companies, we have the privilege of creating the spaces where people live their lives. Whether it's their residence, their place of work, or the space where they come to play, these are places where people thrive. And as experts in construction and commercial real estate, our creativity is fueled by your story. Together, we build value, build communities and build the backdrops for life.

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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.a.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving Captain Fire/EMS position

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: As we move forward with building the Bondurant Emergency Services Department as a fully paid department, staff have been working to identify the best structure for the organization. The Council discussed the BES staffing and was in favor of moving forward with the addition of three new staff positions in FY26. Previously, staff had anticipated that the three new positions would be Lieutenant level positions; however, upon further review, recommend that the positions be elevated to a Captain level.

Below is an addendum to the Internal Audit Review and Updated Recommendations for the Bondurant Emergency Services Department, as well as a summary of the differences between the positions.

Addendum: Internal Audit Review and Updated Recommendations for Bondurant Emergency Services Department

As part of the City of Bondurant's internal audit process, periodic reviews of departmental operations are conducted, particularly during times of change. Following the Council-approved recommendations outlined in the **BES Operational Report 2024**, insights from the implementation process have revealed opportunities to refine the department's organizational structure and staffing model. This addendum highlights two key updates based on operational needs and findings:

1. Recommendation to Replace Shift Lieutenants with Captains Rationale

The implementation of the Lieutenant Fire/Paramedic Coordinator position has provided valuable operational oversight; however, a more robust leadership role is necessary to enhance departmental efficiency and align with the department's long-term goals. The proposed **Captain Fire/EMS** role addresses these needs by incorporating broader administrative, training, and fire prevention responsibilities.

Key Responsibilities of the Captain Position

- Oversee department-wide operations, including training programs and fire prevention initiatives.
- Act as Incident Commander for complex emergency situations, ensuring compliance with procedures across shifts.
- Supervise fire investigations, community risk reduction programs, and public education efforts.
- Provide technical guidance on fire codes, life safety systems, and building inspections to external stakeholders.

Alignment with Department Needs

The expanded scope of the Captain position is critical for addressing the department's growth and operational complexity. By transitioning from Lieutenants to Captains, the department can:

- Centralize responsibilities for fire prevention and rental inspections under the Captain's purview, streamlining processes.
- Enhance training and operational readiness through strategic leadership.
- Strengthen interdepartmental communication and collaboration by consolidating oversight roles.

The Council is requested to approve this updated recommendation as an addendum to the original **BES Operational Report 2024**. These adjustments reflect the department's ongoing commitment to balancing operational needs, financial responsibility, and the well-being of its employees.

Captain Fire/EMS:

- Broader leadership role overseeing department-wide operations, training programs, and fire prevention activities.
- Involves more administrative duties, such as budgeting, procedural updates, and regulatory compliance.
- Directs fire investigations, community risk reduction efforts, and public education initiatives.
- Provides technical guidance to external stakeholders (e.g., contractors, developers) on fire codes and safety systems.

• Lieutenant Fire/EMS:

- Focuses on operational leadership during assigned shifts, managing daily operations, and supervising frontline staff.
- Emphasis on shift-level activities rather than department-wide oversight.

Emergency Response

- **Captain Fire/EMS:**
 - Acts as Incident Commander during emergencies with broader oversight across multiple shifts and programs.
 - Ensures compliance with fire suppression and EMS procedures at a department-wide level.
- **Lieutenant Fire/EMS:**
 - Serves as Incident Commander for assigned shifts, handling operational command until relieved.
 - Primarily responsible for direct supervision of emergency response personnel on their shift.

Training and Development

- **Captain Fire/EMS:**
 - Designs, implements, and evaluates training programs for the entire department.
 - Ensures staff certifications and operational competencies meet local, state, and federal standards.
 - Supervises and manages department-wide training initiatives.
- **Lieutenant Fire/EMS:**
 - Participates in training and conducts drills at the shift level.
 - Ensures readiness of personnel during their shift but does not design department-wide programs.

Fire Prevention and Community Engagement

- **Captain Fire/EMS:**
 - Oversees fire prevention programs, including building inspections, fire code enforcement, and community risk reduction.
 - Leads public education and safety outreach initiatives to promote fire and life safety awareness.
 - Conducts fire investigations and testifies in court as needed.
- **Lieutenant Fire/EMS:**
 - May participate in public education and safety efforts but does not lead fire prevention programs or investigations.

Administrative Duties

- **Captain Fire/EMS:**
 - Contributes to departmental planning, budgeting, and procedural updates.
 - Responsible for maintaining detailed training and compliance records.
- **Lieutenant Fire/EMS:**
 - Limited administrative responsibilities focused on reporting and shift-level documentation.

Certifications and Experience

- **Captain Fire/EMS:**
 - Requires **Fire Officer II** certification and at least **5 years of Fire/EMS experience**, reflecting advanced leadership and administrative responsibilities.
- **Lieutenant Fire/EMS:**
 - Requires **Fire Officer I** certification and **2 years of Fire/EMS experience**, with a focus on developing operational leadership skills.

Work Scope

- **Captain Fire/EMS:**
 - Operates at a strategic level, balancing operational, administrative, and public-facing responsibilities across the department.
- **Lieutenant Fire/EMS:**
 - Focused on tactical and operational responsibilities within assigned shifts.

FUNDING SOURCE: General Fund/Contracts Revenue/Employee Benefits Levy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-310
2. Captain Fire-EMS

CITY OF BONDURANT
RESOLUTION NO. 241216-310

A RESOLUTION APPROVING THE ADDITION OF CAPTAIN POSITIONS IN THE
BONDURANT EMERGENCY SERVICES DEPARTMENT AND UPDATING THE
ASSOCIATED JOB DESCRIPTIONS

WHEREAS, the City of Bondurant recognizes the importance of maintaining a well-structured and efficient Emergency Services Department to meet the growing needs of the community; and

WHEREAS, an internal audit conducted as part of the City's operational review process has identified the need for enhanced leadership roles within the Bondurant Emergency Services Department; and

WHEREAS, the Captain Fire/EMS position has been recommended to replace the Lieutenant Fire/Paramedic Coordinator role, thereby addressing expanded operational responsibilities, fire prevention duties, and rental inspection program oversight; and

WHEREAS, the Captain Fire/EMS position will serve as a key leadership role responsible for:

- Overseeing shift operations and acting as Incident Commander during complex emergencies;
- Supervising fire investigations, community risk reduction initiatives, and training programs;
- Managing fire prevention activities, including public education, fire code enforcement, and building inspections; and

WHEREAS, the updated Captain Fire/EMS job description has been reviewed and supports the department's operational goals while aligning with best practices for fire and EMS leadership; and

WHEREAS, the City Council recognizes the necessity of this role in improving operational efficiency and leadership capacity within the Bondurant Emergency Services Department;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bondurant, Iowa, as follows:

1. The City of Bondurant approves the creation of the **Captain Fire/EMS** position to replace the Lieutenant Fire/Paramedic Coordinator role within the Bondurant Emergency Services Department.
2. The job description for the Captain Fire/EMS position is hereby adopted, reflecting the expanded leadership, training, and fire prevention responsibilities.

3. The Bondurant Emergency Services Department is authorized to begin the process of filling vacancies as necessary.
4. The City of Bondurant affirms its commitment to providing effective and professional emergency services to meet the needs of its growing community.

Passed this 16th day of December 2024,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Addendum: Internal Audit Review and Updated Recommendations for Bondurant Emergency Services Department

As part of the City of Bondurant's internal audit process, periodic reviews of departmental operations are conducted, particularly during times of change. Following the Council-approved recommendations outlined in the **BES Operational Report 2024**, insights from the implementation process have revealed opportunities to refine the department's organizational structure and staffing model. This addendum highlights two key updates based on operational needs and findings:

1. Recommendation to Replace Shift Lieutenants with Captains

Rationale

The implementation of the Lieutenant Fire/Paramedic Coordinator position has provided valuable operational oversight; however, a more robust leadership role is necessary to enhance departmental efficiency and align with the department's long-term goals. The proposed **Captain Fire/EMS** role addresses these needs by incorporating broader administrative, training, and fire prevention responsibilities.

Key Responsibilities of the Captain Position

- Oversee department-wide operations, including training programs and fire prevention initiatives.
- Act as Incident Commander for complex emergency situations, ensuring compliance with procedures across shifts.
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Alignment with Department Needs

The expanded scope of the Captain position is critical for addressing the department's growth and operational complexity. By transitioning from Lieutenants to Captains, the department can:

- Centralize responsibilities for fire prevention and rental inspections under the Captain's purview, streamlining processes.
- Enhance training and operational readiness through strategic leadership.
- Strengthen interdepartmental communication and collaboration by consolidating oversight roles.

CITY OF BONDURANT JOB DESCRIPTION

Title: Captain Fire/EMS

Department: Emergency Services

FLSA: Non-Exempt

Reports to: Emergency Services Director and Assistant Chiefs

Date: 11/21/2024

PURPOSE OF POSITION / SUMMARY

This position reports to and receives general supervision from the Emergency Services Director and Assistant Chiefs, who review and evaluate work performance. The Captain Fire/EMS serves as a critical leadership role, supervising, planning, and directing daily operations, training, and fire prevention activities. Captains are responsible for overseeing personnel readiness, compliance with safety regulations, and managing emergency responses, including fire suppression, EMS operations, hazardous material incidents, and community outreach. Captains will perform the same duties as a firefighter and Paramedic, including advanced medical procedures within approved protocols. This is an hourly position with overtime paid after working 40 hours in a work week (Monday through Sunday).

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Establishes and maintains effective working relationships with staff, City officials, other fire departments, outside agencies, and the public.
2. Supervises and manages daily operations, including shift scheduling, readiness, and performance of personnel.
3. Responds to emergency incidents and serves as Incident Commander, overseeing fire suppression, EMS activities, and hazardous material mitigation until relieved by a higher-ranking officer.
4. Plans, implements, and evaluates training programs, ensuring staff meet and maintain all certifications and operational competencies.
5. Conducts fire investigations for suspicious or undetermined causes, prepares detailed reports, and testifies in court as needed.
6. Supervises fire prevention efforts, including building inspections, fire code enforcement, and community risk reduction programs.
7. Represents the department in public education initiatives, community events, and safety outreach programs.

8. Maintains and ensures proper functioning of apparatus, tools, and equipment, recommending replacements or upgrades when necessary.
 9. Provides technical guidance to developers, contractors, and other stakeholders regarding fire codes, life safety systems, and hazardous materials.
 10. Motivates and provides feedback to staff, addressing disciplinary matters as needed and issuing verbal or written reprimands when appropriate.
 11. Participates in departmental planning, budget recommendations, and procedural updates to improve operational efficiency.
 12. Ensures compliance with local, state, and federal regulations, maintaining accurate training and operational records.
 13. Utilizes City technology systems for documentation, reporting, and pre-incident planning.
 14. Performs other duties as assigned.
-

REQUIRED KNOWLEDGE, SKILLS, ABILITIES, CERTIFICATIONS & EXPERIENCE

- **Knowledge:**
 - Fire suppression tactics, EMS procedures, hazardous materials operations, and Incident Command System (ICS).
 - Building construction, fire codes, and fire prevention strategies.
 - Training program development and regulatory compliance.
- **Skills:**
 - Leadership, personnel supervision, and effective team management.
 - Strong oral and written communication skills, including technical reporting.
 - Proficiency in firefighting, EMS, and modern incident management tools.
- **Abilities:**
 - Make sound decisions under pressure and problem-solve in high-stress scenarios.
 - Foster collaboration with internal and external stakeholders, including the community.
 - Balance operational, administrative, and public engagement responsibilities effectively.
- **Certifications:**

- Firefighter II, Fire Officer II, Instructor I, Hazardous Materials Operations, ICS (100, 200, 300, 400, 700).
 - Iowa Paramedic Certification or RN Exception through the Iowa Department of Public Health.
 - Driver/Operator – Pumper certification.
 - Must possess a valid driver's license and be insurable by the City's liability insurance.
 - **Experience:**
 - Minimum of 5 years of Fire/EMS experience, including increasing leadership responsibilities in operations, training, or prevention.
-

SUPPLEMENTAL INFORMATION

- **Physical Requirements:**
 - Ability to perform physically demanding tasks, including lifting up to 100 pounds and working in extreme conditions (heat, cold, confined spaces, hazardous materials).
- **Environmental Conditions:**
 - Regular exposure to fire hazards, toxic materials, adverse weather, and potentially dangerous situations.
- **Work Schedule:**
 - Flexible, including evenings, weekends, and emergency call-ins.
- **Job Functions:**
 - As outlined by **NFPA 1582** (National Fire Protection Association), which defines medical and physical requirements for fire service personnel.

CITY OF BONDURANT JOB DESCRIPTION

Title: Captain Fire/EMS

Department: Emergency Services

FLSA: Non-Exempt

Reports to: Emergency Services Director and Assistant Chiefs

Date: 11/21/2024

PURPOSE OF POSITION / SUMMARY

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1. Establishes and maintains effective working relationships with staff, City officials, other fire departments, outside agencies, and the public.
2. Supervises and manages daily operations, including shift scheduling, readiness, and performance of personnel.
3. Responds to emergency incidents and serves as Incident Commander, overseeing fire suppression, EMS activities, and hazardous material mitigation until relieved by a higher-ranking officer.
4. Plans, implements, and evaluates training programs, ensuring staff meet and maintain all certifications and operational competencies.
5. Conducts fire investigations for suspicious or undetermined causes, prepares detailed reports, and testifies in court as needed.
6. Supervises fire prevention efforts, including building inspections, fire code enforcement, and community risk reduction programs.
7. Represents the department in public education initiatives, community events, and safety outreach programs.
8. Maintains and ensures proper functioning of apparatus, tools, and equipment, recommending replacements or upgrades when necessary.

9. Provides technical guidance to developers, contractors, and other stakeholders regarding fire codes, life safety systems, and hazardous materials.
 10. Motivates and provides feedback to staff, addressing disciplinary matters as needed and issuing verbal or written reprimands when appropriate.
 11. Participates in departmental planning, budget recommendations, and procedural updates to improve operational efficiency.
 12. Ensures compliance with local, state, and federal regulations, maintaining accurate training and operational records.
 13. Utilizes City technology systems for documentation, reporting, and pre-incident planning.
 14. Performs other duties as assigned.
-

REQUIRED KNOWLEDGE, SKILLS, ABILITIES, CERTIFICATIONS & EXPERIENCE

- **Knowledge:**
 - Fire suppression tactics, EMS procedures, hazardous materials operations, and Incident Command System (ICS).
 - Building construction, fire codes, and fire prevention strategies.
 - Training program development and regulatory compliance.
- **Skills:**
 - Leadership, personnel supervision, and effective team management.
 - Strong oral and written communication skills, including technical reporting.
 - Proficiency in firefighting, EMS, and modern incident management tools.
- **Abilities:**
 - Make sound decisions under pressure and problem-solve in high-stress scenarios.
 - Foster collaboration with internal and external stakeholders, including the community.
 - Balance operational, administrative, and public engagement responsibilities effectively.
- **Certifications:**
 - Firefighter II, Fire Officer II, Instructor I, Hazardous Materials Operations, ICS (100, 200, 300, 400, 700).
 - Iowa Paramedic Certification or RN Exception through the Iowa Department of Public Health.
 - Driver/Operator – Pumper certification.

- Must possess a valid driver's license and be insurable by the City's liability insurance.
 - **Experience:**
 - Minimum of 5 years of Fire/EMS experience, including increasing leadership responsibilities in operations, training, or prevention.
-

SUPPLEMENTAL INFORMATION

- **Physical Requirements:**
 - Ability to perform physically demanding tasks, including lifting up to 100 pounds and working in extreme conditions (heat, cold, confined spaces, hazardous materials).
- **Environmental Conditions:**
 - Regular exposure to fire hazards, toxic materials, adverse weather, and potentially dangerous situations.
- **Work Schedule:**
 - Flexible, including evenings, weekends, and emergency call-ins.
- **Job Functions:**
 - As outlined by **NFPA 1582** (National Fire Protection Association), which defines medical and physical requirements for fire service personnel.



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.b.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving contract with Ball Team LLC for Phase 2 of City Park

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director
Katie Klus, Communication & Events Coordinator
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City Council set the date for a public hearing and ordered construction of the Bondurant City Park Phase 2 at the council meeting on October 21. Phase 1 of the project (including the inclusive playground and basketball court) was dedicated on December 2, 2024. City Staff and the design team from RDG and their partner consultants have been working on the design and plans for Phase 2, which is to include the Splash Pad and associated underground infrastructure for the Ice Ribbon. A public hearing was held on this project on December 2, 2024.

Below is a general idea of how the splash pad features will look.



Substantial completion for Phase 2 is scheduled for May 14th, 2025, which will allow for the splash area to be on the original timeline set forth when the City Park Reconstruction first began.

Bids were opened on December 5 for phase 2 of construction at City Park. Bids ranged from \$1,600,000 to \$1,805,200. The project estimate was \$1,560,102.78; so bids were slightly above the project estimate; however, staff had built contingencies into the

original budget, meaning the low bid is within the City's internal budget allocation.

Staff have worked with the architect and recommend approving a contract with the low bidder, Ball Team LLC. Because the construction timeline is aggressive, the contractor wishes to begin the project as soon as possible. Below is the timeframe.

12/16 City Council to Approve the Contract
12/17 RDG – Issue Notice to Proceed to contractor
12/18 Contractor – Begin Construction

The attached resolution approves the award of a contract and an agreement with Ball Team LLC, pending legal counsel review.

FUNDING SOURCE: LOSST/TIF/GO Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-311
2. Bid Tabulation City Park-Phase Two

CITY OF BONDURANT
RESOLUTION NO. 241216-311

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH
BALL TEAM CONSTRUCTION, LLC, FOR THE CITY PARK PHASE 2
CONSTRUCTION PROJECT, PENDING LEGAL COUNSEL REVIEW

WHEREAS the Bondurant City Council set the date for a public hearing and ordered construction for the Bondurant City Park Phase 2 at its meeting on October 21, 2024; and

WHEREAS, Phase 1 of the City Park project, including the inclusive playground and basketball court, was completed and dedicated on December 2, 2024; and

WHEREAS a public hearing was held on this project on December 2, 2024; and

WHEREAS City Staff and the design team from RDG and their partner consultants have prepared plans and specifications for Phase 2, which includes a Splash Pad and associated underground infrastructure for the Ice Ribbon; and

WHEREAS bids for Phase 2 were opened on December 5, 2024, and ranged from \$1,600,000 to \$1,805,200, slightly exceeding the project estimate of \$1,560,102.78 but within the City's internal budget allocation due to pre-planned contingencies; and

WHEREAS City Staff, in collaboration with the architect, recommend awarding the contract to the low bidder, Ball Team Construction, LLC, to ensure the project adheres to its aggressive construction timeline, with substantial completion scheduled for May 14, 2025; and

WHEREAS the City Council finds it in the best interest of the residents of Bondurant to authorize the Mayor to execute the contract to advance this community project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, as follows:

1. The City Council hereby awards the contract for the Bondurant City Park Phase 2 Construction Project to Ball Team Construction, LLC, in the amount of \$1,600,000, subject to legal counsel review.
2. The Mayor, Doug Elrod, is authorized to execute said contract on behalf of the City of Bondurant, Iowa.
3. The City Council directs City Staff to issue a Notice to Proceed upon completion of the contract execution and legal review.

Passed this 16th day of December,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Bidders - General Contractors	Bid Security 10%	Addendum #1	Addendum #2	Addendum #3	Addendum #4	Addendum #5	BASE BID		
Keystone Construction Services LLC	x	x	x	x	x	x	\$ 1,760,000.00		
Accurate Commerical	x	x	x	x	x	x	\$ 1,655,000.00		
Ball Team LLC	x	x	x	x	x		\$ 1,600,000.00		
Core Construction Services LLC	x	x	x	x	x	x	\$ 1,666,000.00		
Edge Commercial	x	x	x	x	x	x	\$ 1,805,200.00		
Apparent Low Bidder									
Ball Team LLC							\$ 1,660,000.00		
Average							\$ 1,697,240.00		
Apparent High Bidder									
Edge Commercial							\$ 1,805,200.00		
Variance High to Low							\$ 205,200.00		
Project Cost Estimate							\$ 1,560,102.78		
Low Bid Camparison to Project Cost Estimate							\$ 99,897.22		
							106%		



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.c.
For Meeting of 12/16/2024
Resolution

TITLE: - Resolution approving the site plan for Shiloh Rose Business Park Phase 2

CONTACT PERSON:

Isaac Pezley, City Planner

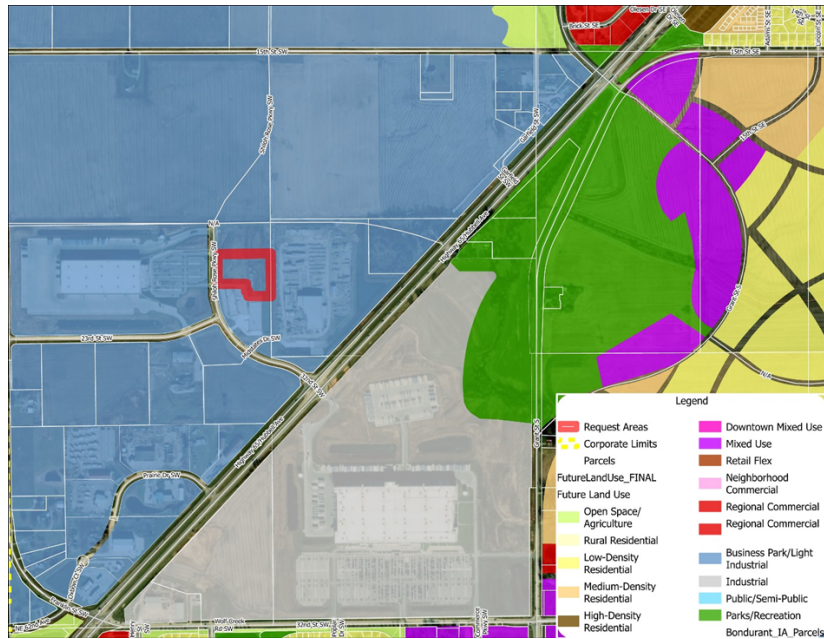
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed phase 2 of the Shiloh Rose Business Park. The site plan applicant and owner of the property is Shiloh BP, LLC. The site plan was prepared by Snyder & Associates, Inc. The applicant is proposing 8 warehouse flex buildings. This property is zoned as being within the City's Light Industrial (M-1) District. The property in question is outlined below in red.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: A M-1 development at this location is

consistent with the 2022 Comprehensive Plan which guides for Industrial at this location.



Consistency with the City's Zoning Code: Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50' front yard setback along Shiloh Rose Parkway SW, a 50' rear yard setback along the eastern property line and 20' side yard setbacks.
- The site plan currently shows no outdoor storage areas.

Parking/Drive Areas

- Access to the site is proposed from Shiloh Rose Parkway SW.
- The site plan shows 2 flex warehouse buildings. The building fronting Shiloh Rose Parkway SW is 22,500 square feet and the rear building is 32,160 square feet.
- The site plan shows the parking/drive/loading area as being at least 10' from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6" P.C.C. which meets code requirements.
- The site plan does shows a total of 62 parking spaces on site. The site plan states there will be 55 employees on site, requiring 55 parking stalls.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer has submitted comments to Snyder & Associates, Inc.
- This property is located within the Highway 65 Utility Extension Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant
- This property is located within the Highway 65 Utility Extension Water Connection Fee District. An invoice has been sent to the applicant.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the majority of the building will have vertical metal panel exterior. A combination of brick CMU veneer, CMU veneer, windows/doors, and various trims will make up the remainder of the exterior of the building.
- The submitted architectural elevations break down the exterior materials for each side of the two proposed buildings.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and comments have been provided to the applicant.
3. Fire Department - reviewed and no comments have been received at this time.

The Planning & Zoning Commission reviewed this site plan during their meeting on December 12, 2024, and voted on recommended approval subject to the following site plan clarification items being addressed/acknowledged:

1. Address any comments from Veenstra & Kimm.
2. Address any comments from Emergency Services.
3. Pay outstanding Water and Sanitary Sewer Connection Fee District Invoices.

The attached City Council resolution reflects these conditions.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 241216-312
2. Site Plan
3. Architectural Design Elevations

CITY OF BONDURANT
RESOLUTION NO. 241216-312

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR SHILOH ROSE
BUSINESS PARK PHASE 2

WHEREAS, Snyder & Associates, Inc, on behalf of the applicant Shiloh BP, LLC, has submitted the site plan for Shiloh Rose Business Park Phase 2 described as follows;

OUTLOT Y SHILOH ROSE BUSINESS PARK PLAT 1.

WHEREAS the zoning for the property is Light Industrial (M-1) and storage facility use is a permitted use per Sections 178.14. of the Zoning Code;

WHEREAS, the Planning and Zoning Commission will make a recommendation of the submitted site plan at their December 12, 2024, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Address any comments from Veenstra & Kimm
2. Address any comments from Emergency Services.
3. Pay outstanding Water and Sanitary Sewer Connection Fee District Invoices.

Passed this 16th day of December 2024

By: _____
Doug Elrod, Mayor

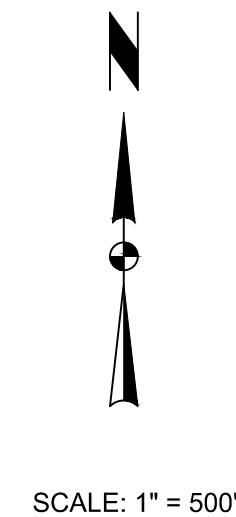
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

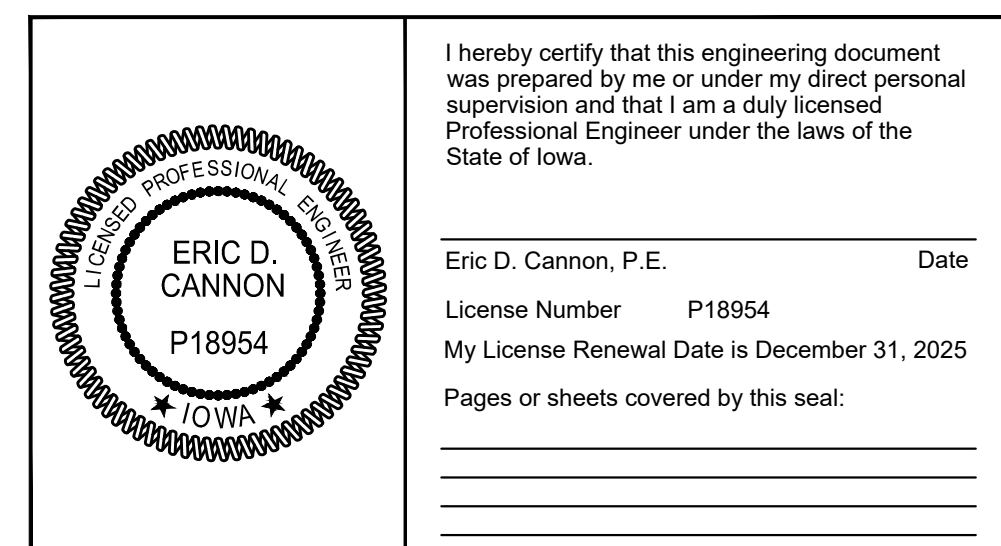
Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

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OWNER / DEVELOPER

SHILOH BP, LLC
1015 NW 10TH ST
WAUKEE, IA, 50322
CONTACT: DEREK TEMPLE
PHONE: 515-601-5989

C100 TITLE SHEET
C200 PROJECT INFORMATION
C300 OVERALL SITE LAYOUT
C400 DIMENSION PLAN
C500 OVERALL GRADING AND EROSION CONTROL PLAN
C501 DETAILED GRADING PLAN
C502 DETAILED GRADING PLAN
C600 UTILITY PLAN
C700 PLANTING PLAN
C701 PLANTING DETAILS



MARK		REVISION		DATE	BY
Engineer:	KMM	Checked By:	EDC	Scale: 1" = 500'	
Technician:	JWM	Date:	11-27-24	T-R-S: TTN-RRW-SS	

Project No: 124.1263.01

Sheet C100

TITLE SHEET

BONDURANT, IA

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.1263.01

Sheet C100

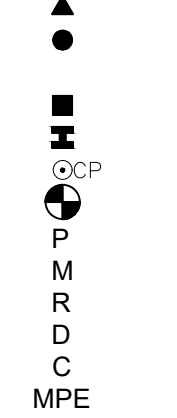
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LEGEND

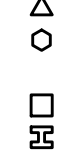
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



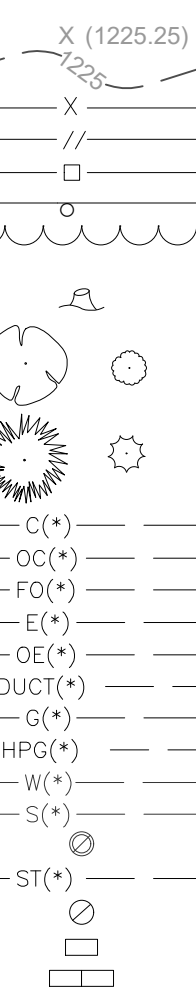
SET



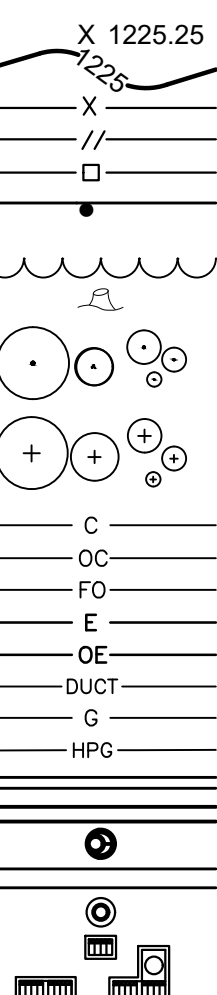
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Removal Limits
Tree Stump
Deciduous Tree \ Shrub
Coniferous Tree \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Duct Bank
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

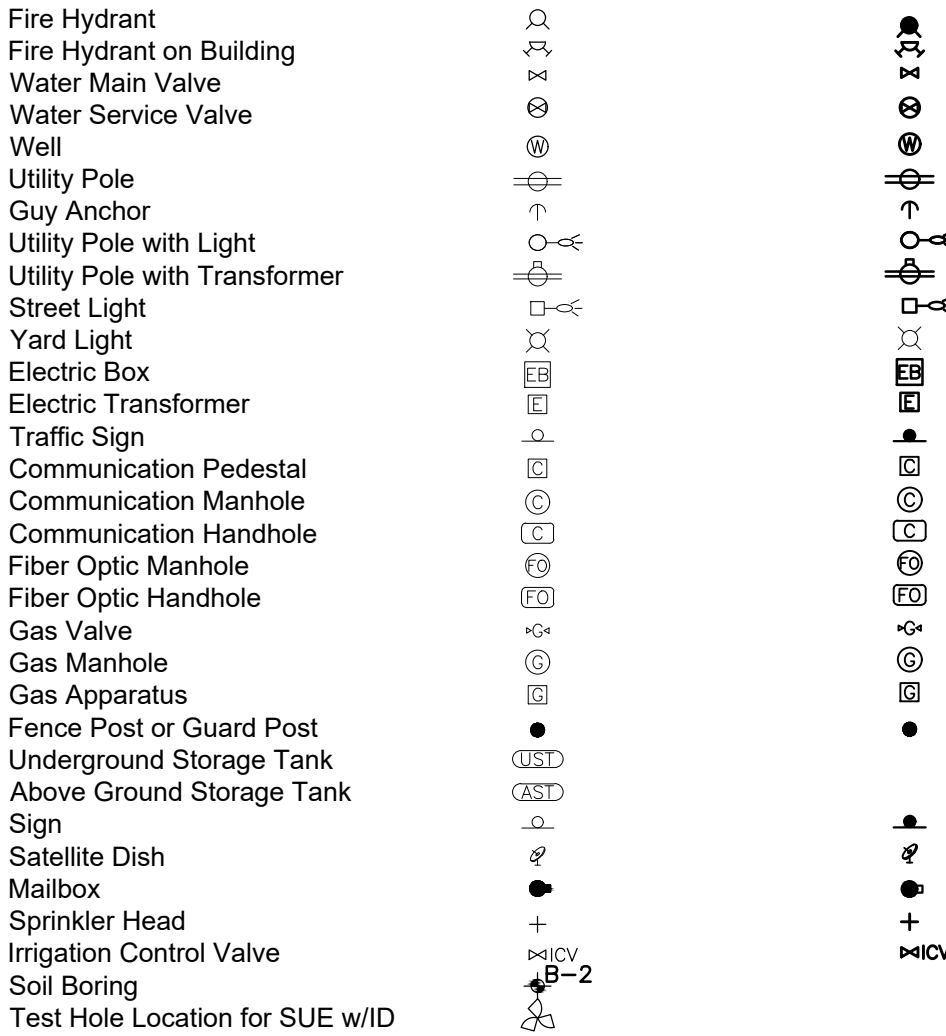
EXISTING



PROPOSED



(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE CURRENT URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND CITY OF BONDURANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

SURVEY NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

ZONING

M-1 LIMITED INDUSTRIAL DISTRICT

USPS MUST COMPLY WITH PERMITTED USES PER SECTION 178.13 OF ZONING CODE.

BULK REGULATIONS

FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = 20'
REAR YARD SETBACK = 50'
MAXIMUM BUILDING HEIGHT = 80'

PROPERTY DESCRIPTION

OUTLOT Y SHILOH ROSE BUSINESS PLARK PLAT 1

PARKING REQUIREMENTS

REQUIRED:
WAREHOUSING: 1 SPACE PER EMPLOYEE
55 EMPLOYEES = 55 REQUIRED STALLS

PROVIDED:
62 SPACES (INCLUDING 2 ADA ACCESSIBLE STALLS)

OPEN SPACE

15% MINIMUM OPEN SPACE REQUIRED
571,339 SF x 0.15 = 85,701 SF REQUIRED

EXISTING IMPERVIOUS SURFACE = 159,720 SF
PROPOSED IMPERVIOUS SURFACE = 123,024 SF
TOTAL IMPERVIOUS SURFACE = 282,744 SF

OPEN SPACE PROVIDED= 288,595 SF (50.5%)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM500 N=7522014.46 E=18565700.16 ELEV=971.18
BURY BOLT ON HYDRANT LOCATED ON 1ST HYDRANT SOUTH OF WEST DRIVE, SW CORNER SITE
- BM501 N=7521759.11 E=18565661.62 ELEV=973.05
BURY BOLT ON HYDRANT LOCATED FIRST HYDRANT NORTH OF WEST DRIVE, WEST SIDE SITE.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=7522014.46 E=18565700.16 ELEV=971.18
SET CUT "X" ON TOP CURB EAST SIDE SHILOH ROSE PARKWAY 65' NW OF SANITARY MANHOLE, NW CORNER SITE.
- CP2 N=7521607.40 E=18565697.87 ELEV=971.36
SET CUT "X" TOP CURB WEST SIDE SHILOH ROSE PARKWAY AT SIDEWALK INTERSECTION, SW CORNER SITE.
- CP3 N=7521364.34 E=185656213.41 ELEV=956.52
SET CUT "X" TOP CURB SOUTH SIDE ROAD TO MIDSTATES PRECAST PRODUCTS, 45' WEST OF EAST PROPERTY LINE.
- CP4 N=7521996.78 E=185656240.67 ELEV=962.33
SET 1/2" REBAR RED PLASTIC CAP 5' WEST OF EAST FENCE LINE, NE CORNER SITE.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

SHILOH BUSINESS PARK PHASE 2

PROJECT INFORMATION

BONDURANT, IA

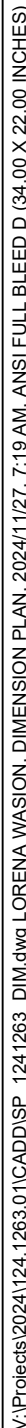
SNYDER & ASSOCIATES, INC. I

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



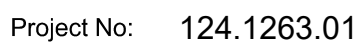
Project No: 124.1263.01

Sheet C200

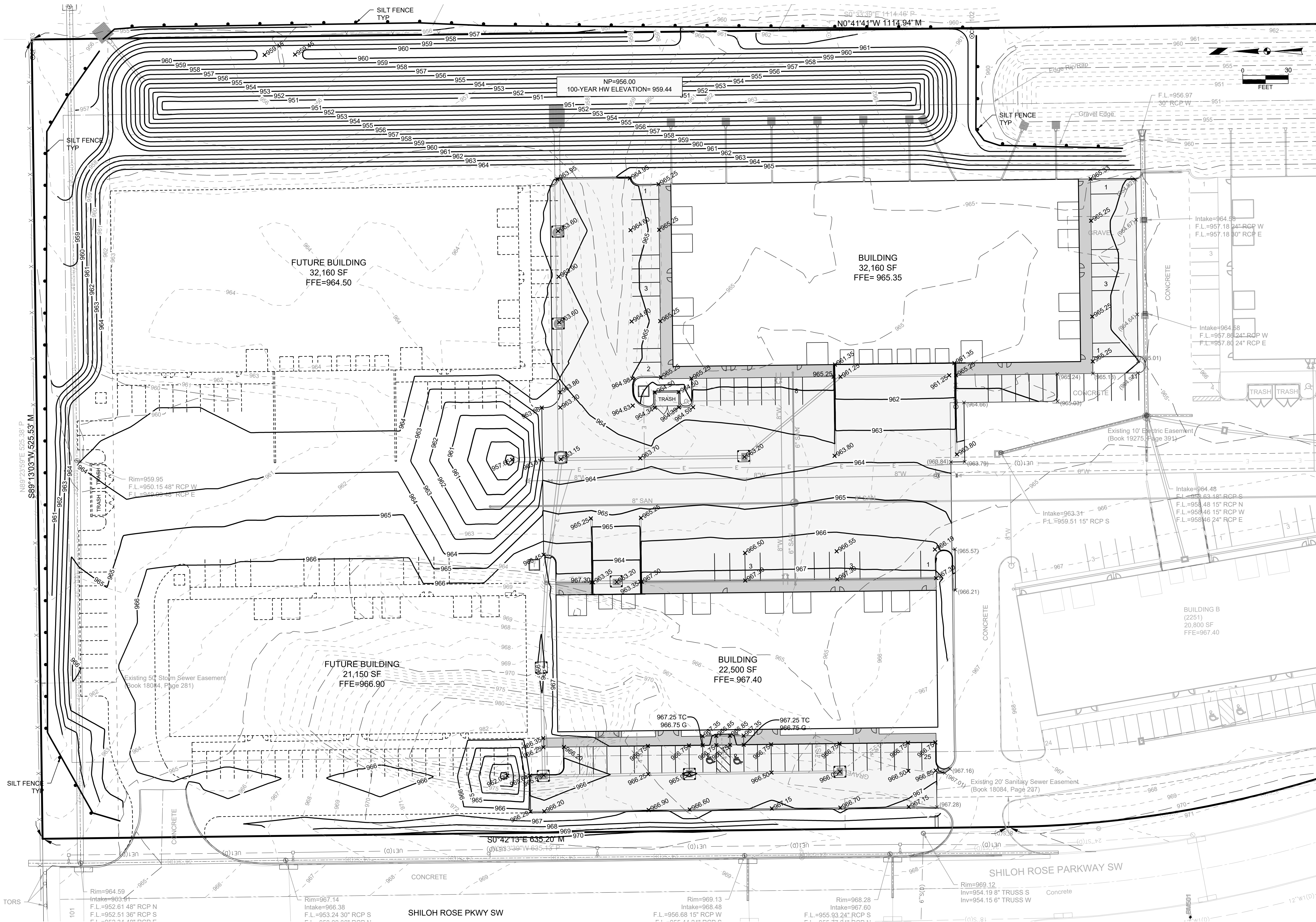


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SHILOH BUSINESS PARK PHASE 2

OVERALL GRADING AND EROSION CONTROL PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1263.01

Sheet C500

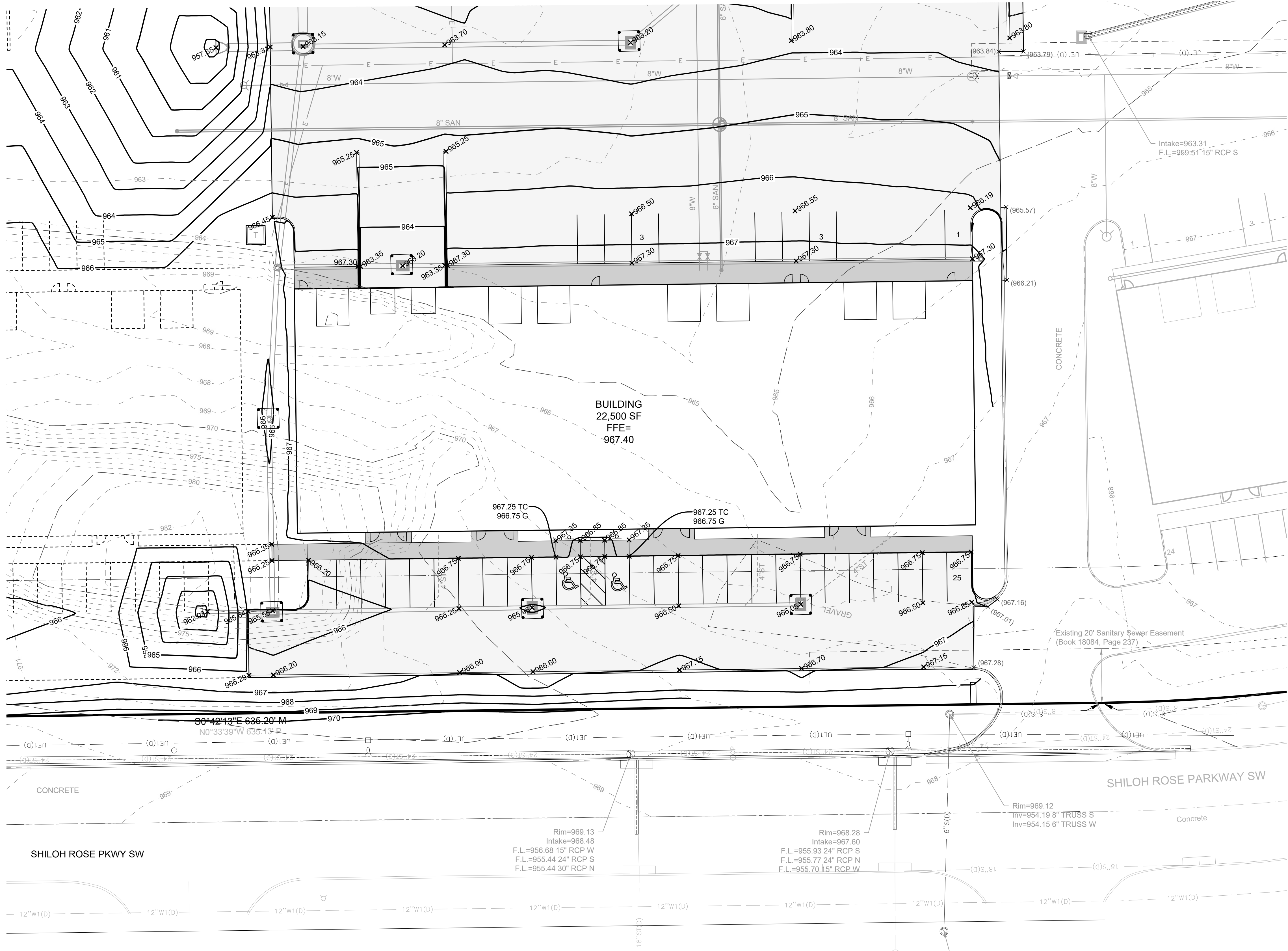
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Engineer: KMM	Checked By: EDC	Scale: 1" = 30'	
Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	

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Sheet C500

Project No: 124.1263.01

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SHILOH BUSINESS PARK PHASE 2

DETAILED GRADING PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124,1263.01

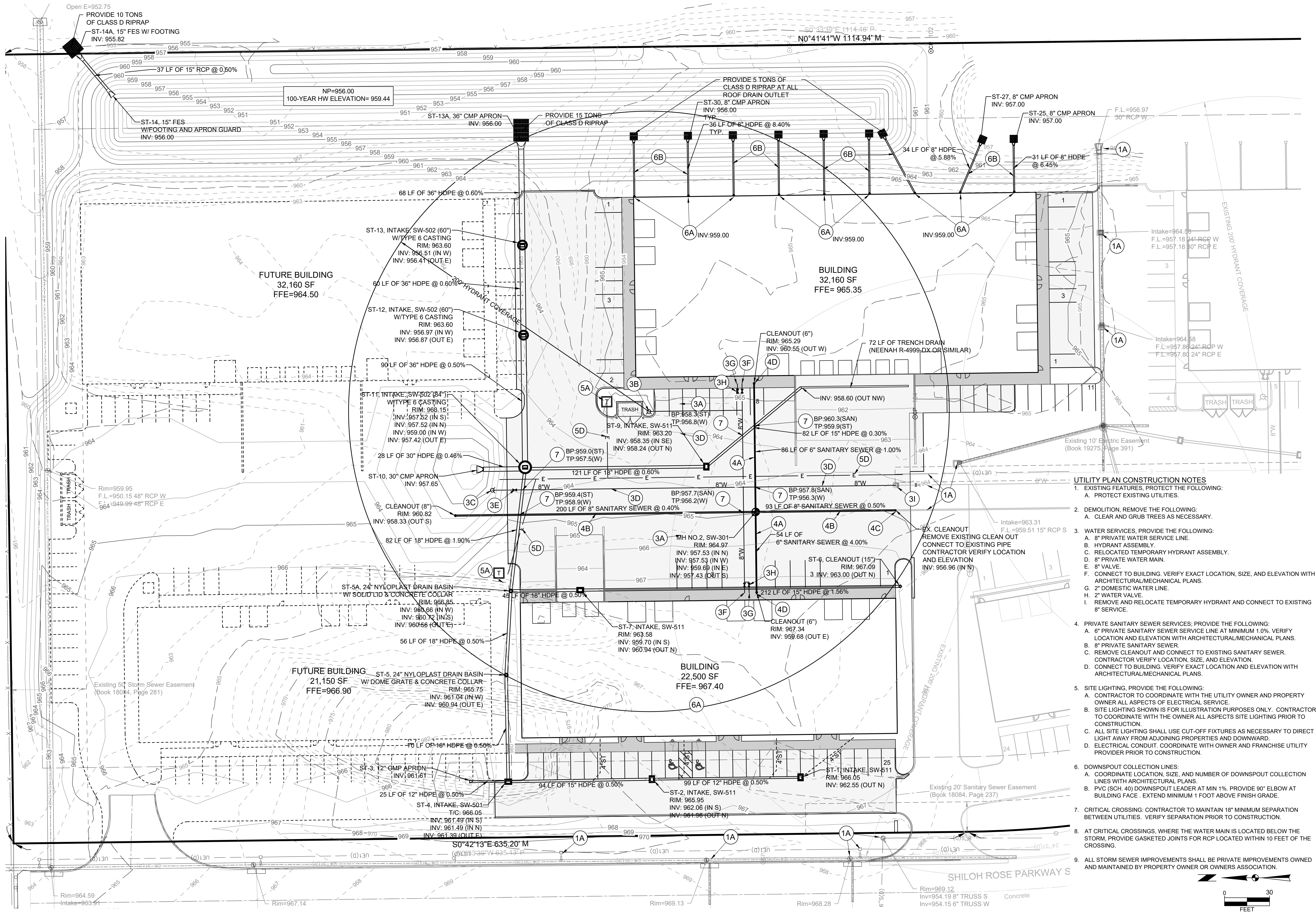
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BONDURANT, IA

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MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 20'	
Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	
Project No: 124,1263.01			
Sheet C501			

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SHILOH BUSINESS PARK PHASE 2

UTILITY PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC.



Project No: 124.1263.01

Sheet C600

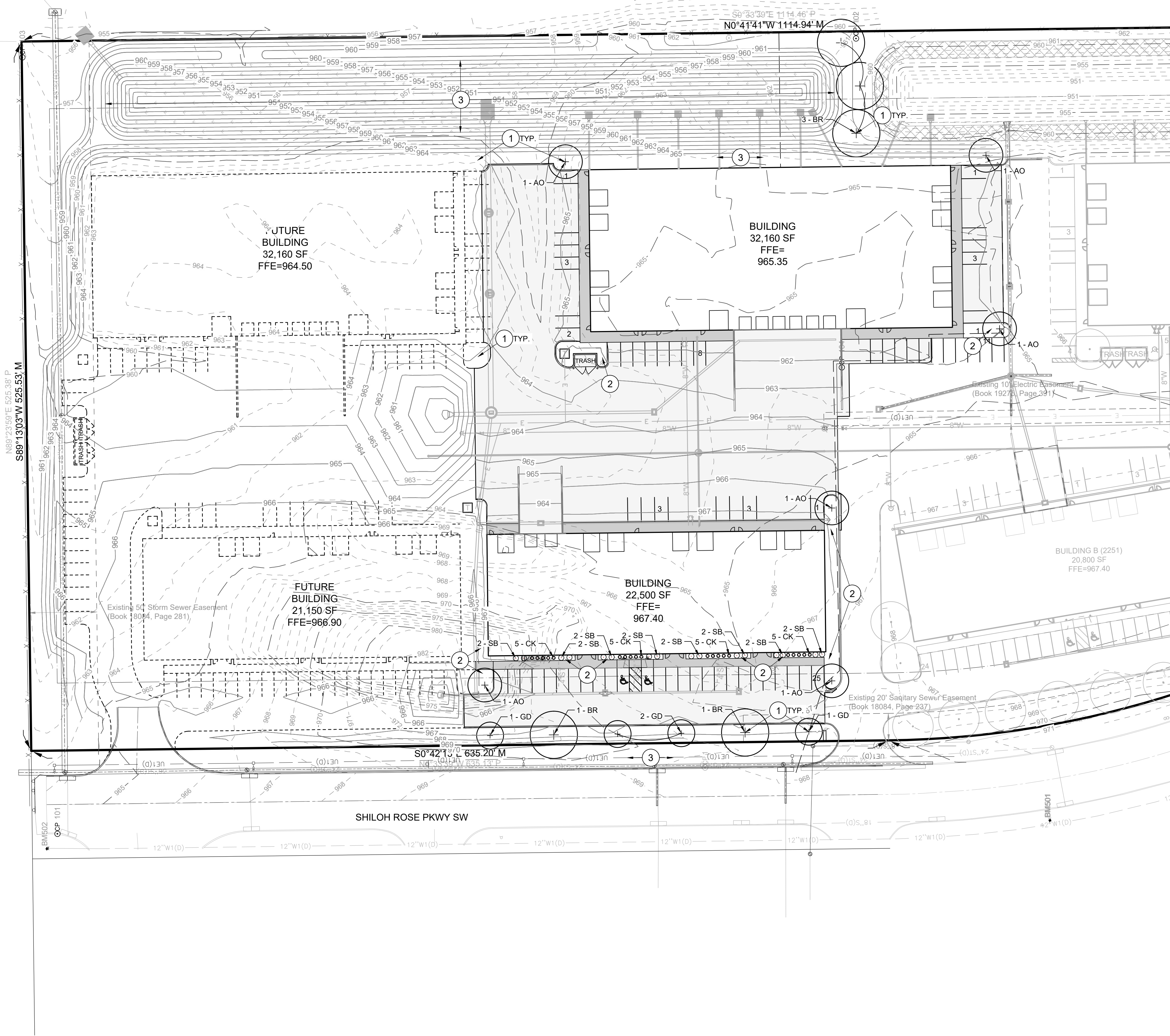
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Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	

Sheet C600

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Project No: 124.1263.01

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PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 2-INCH RIVER GRAVEL PLACED TO ADEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERSIDE DIRECTED BY OWNER.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 2 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
5. PROVIDE MECHANICALLY-BONDED FIBER MATRIX IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
P: 1-900-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
153,684 SF X 15% MIN. OPEN SPACE = 23,052.60 SF REQUIRED (XXXX SF PROVIDED = XX%)

GENERAL TREE REQUIREMENTS:
1 TREE PER 50 LF OF FRONTAGE (268 LF) -OR-
1 TREE PER 6 PARKING STALLS (62 STALLS VERIFY), WHICHEVER IS GREATER

268 LF FRONTAGE / 50 = 5.36 TREES -OR-
62 STALLS / 6 = 10.33 TREES
PARKING STALL REQUIREMENTS ARE GREATER
11 TREES PROVIDED

1 TREE PER 50 LF OF FRONTAGE IS REQUIRED IN THE FRONT YARD BACK.
268 LF / 50 LF = 5.36 TREES REQUIRED IN THE FRONT YARD SETBACK.(6 OF THE 10 GENERAL TREES REQUIRED ARE IN THE FRONT YARD SETBACK.)

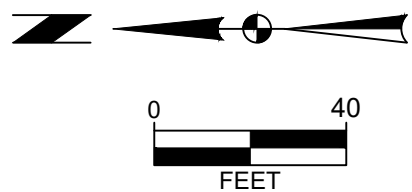
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:
1 TREE PER 18 PARKING STALLS
56 STALLS / 18 = 3.11 TREES REQUIRED
4 TREES PROVIDED

INTERIOR GREENSPACE:
5% INTERIOR GREENSPACE REQUIRED
60,670 SF x 5% = 3,033.5 SF REQUIRED
3,138 SF PROVIDED (5.17%)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
SHADE TREES					
AO	6	Acer rubrum 'October Glory'	October Glory Red Maple	1.75" Cal.	B&B
BR	5	Betula nigra	River Birch	1.75" Cal.	B&B
GD	4	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	1.75" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
SB	16	Spiraea betulifolia 'Tor Gold'™	Glow Girl Birchleaf Spiraea	1.5' Ht.	Pot
GRASSES					
CK	20	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.



SHILOH BUSINESS PARK PHASE 2

PLANTING PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1263.01

Sheet C700

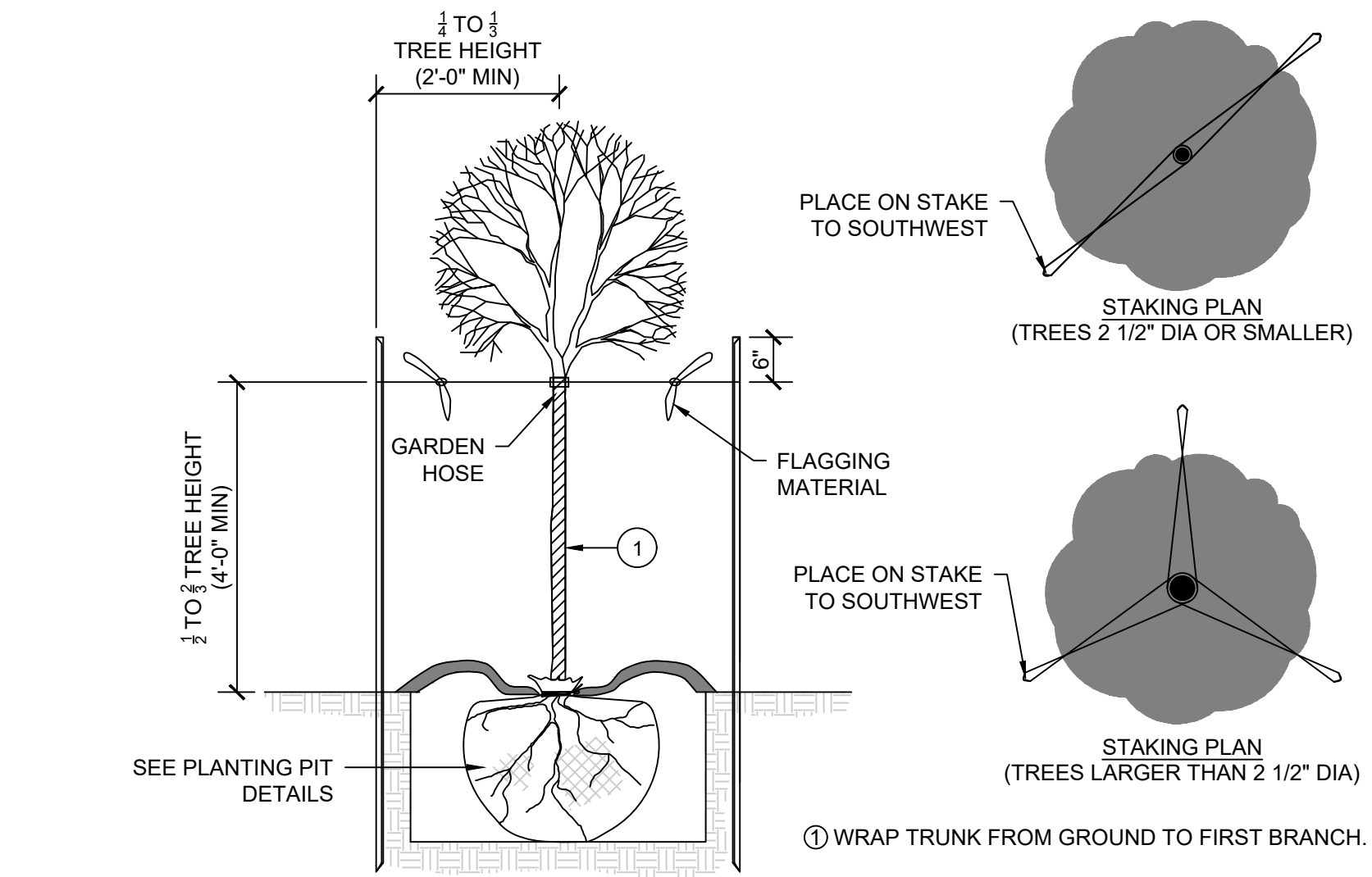
2727 S.W. SNYDER BLVD
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Sheet C700

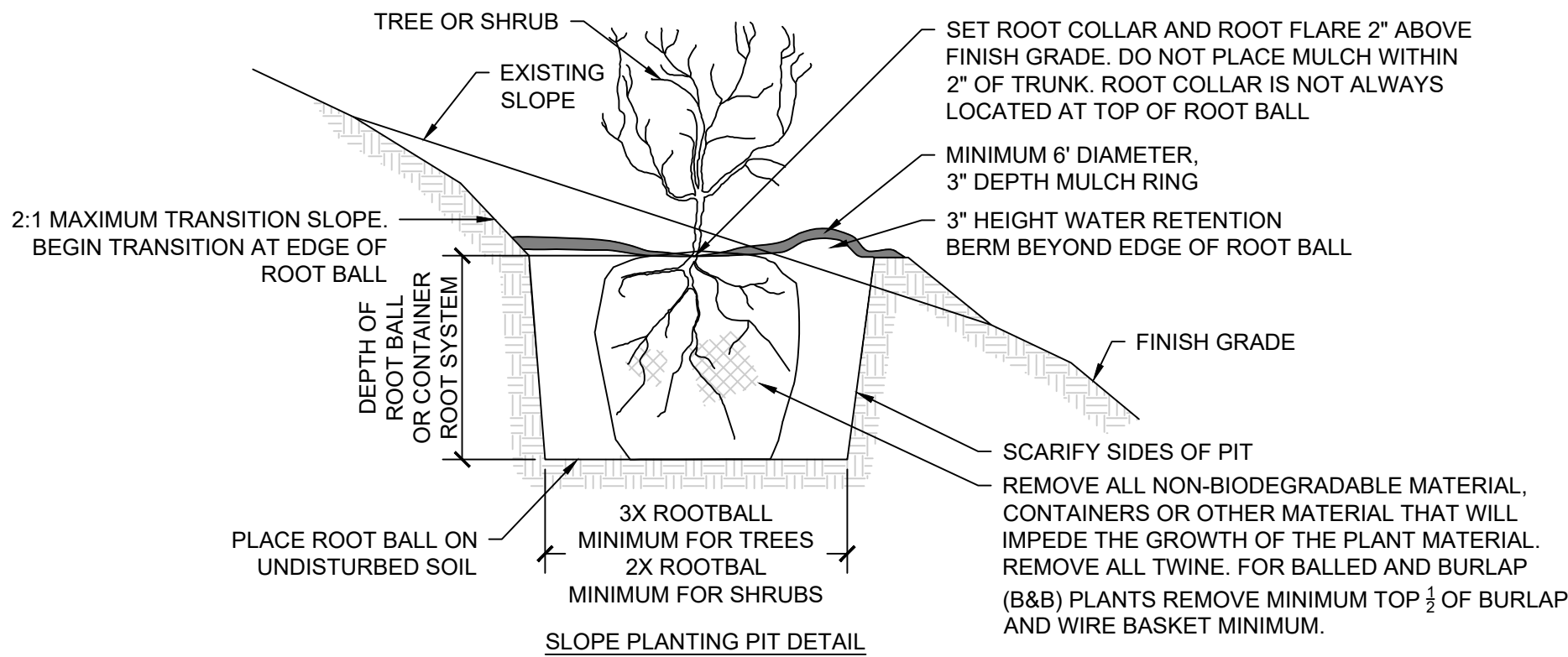
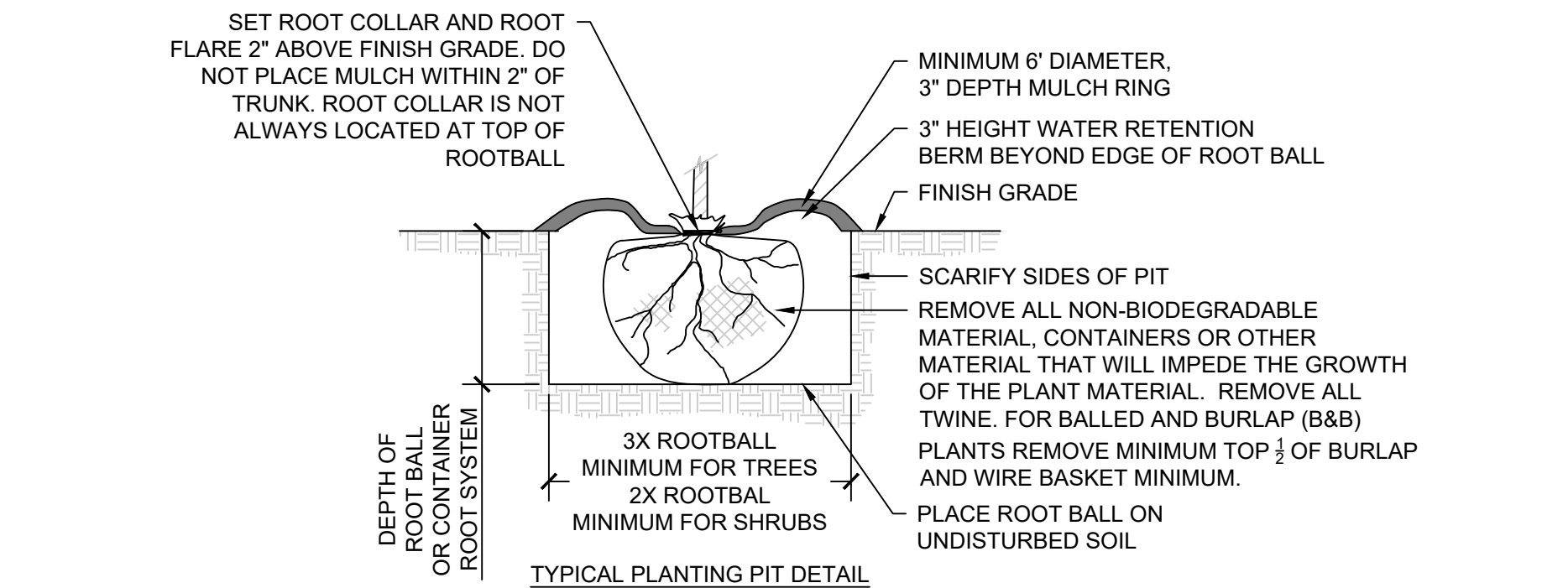
Project No: 124.1263.01

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1
C701
DECIDUOUS TREES STAKING DETAIL
NO SCALE



2
C701
PLANTING PIT DETAILS
NO SCALE

SHILOH BUSINESS PARK PHASE 2

PLANTING DETAILS

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1263.01

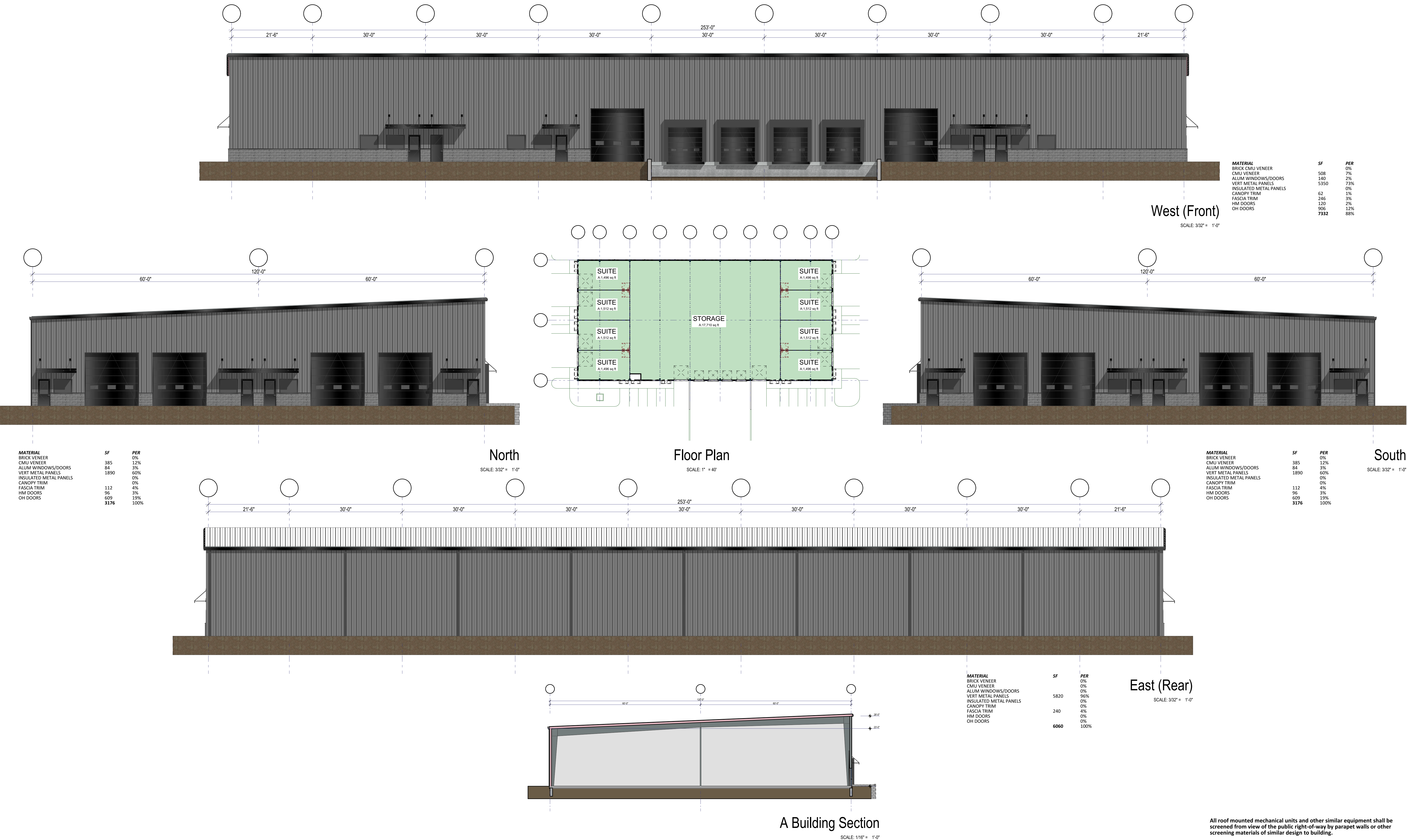
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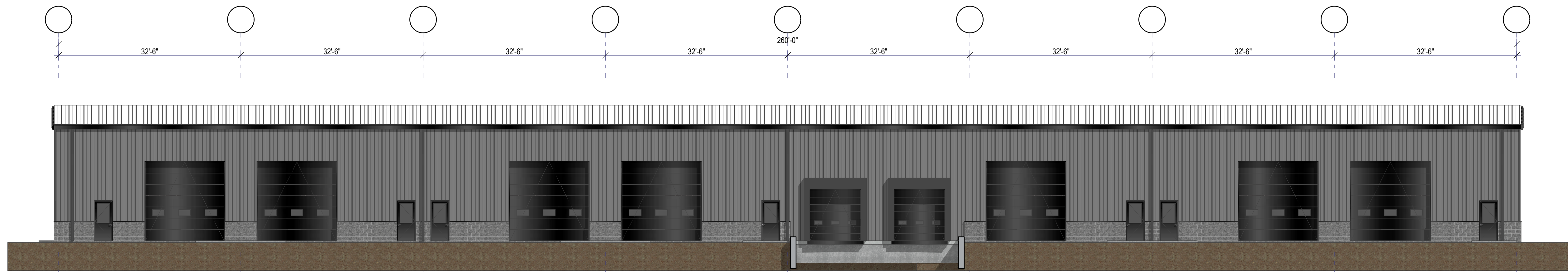
Project No: 124.1263.01

Sheet C701

MARK	REVISION	DATE	BY
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Technician: JWM	Date: 11-27-24	T-R-S: TTN-RRW-SS	

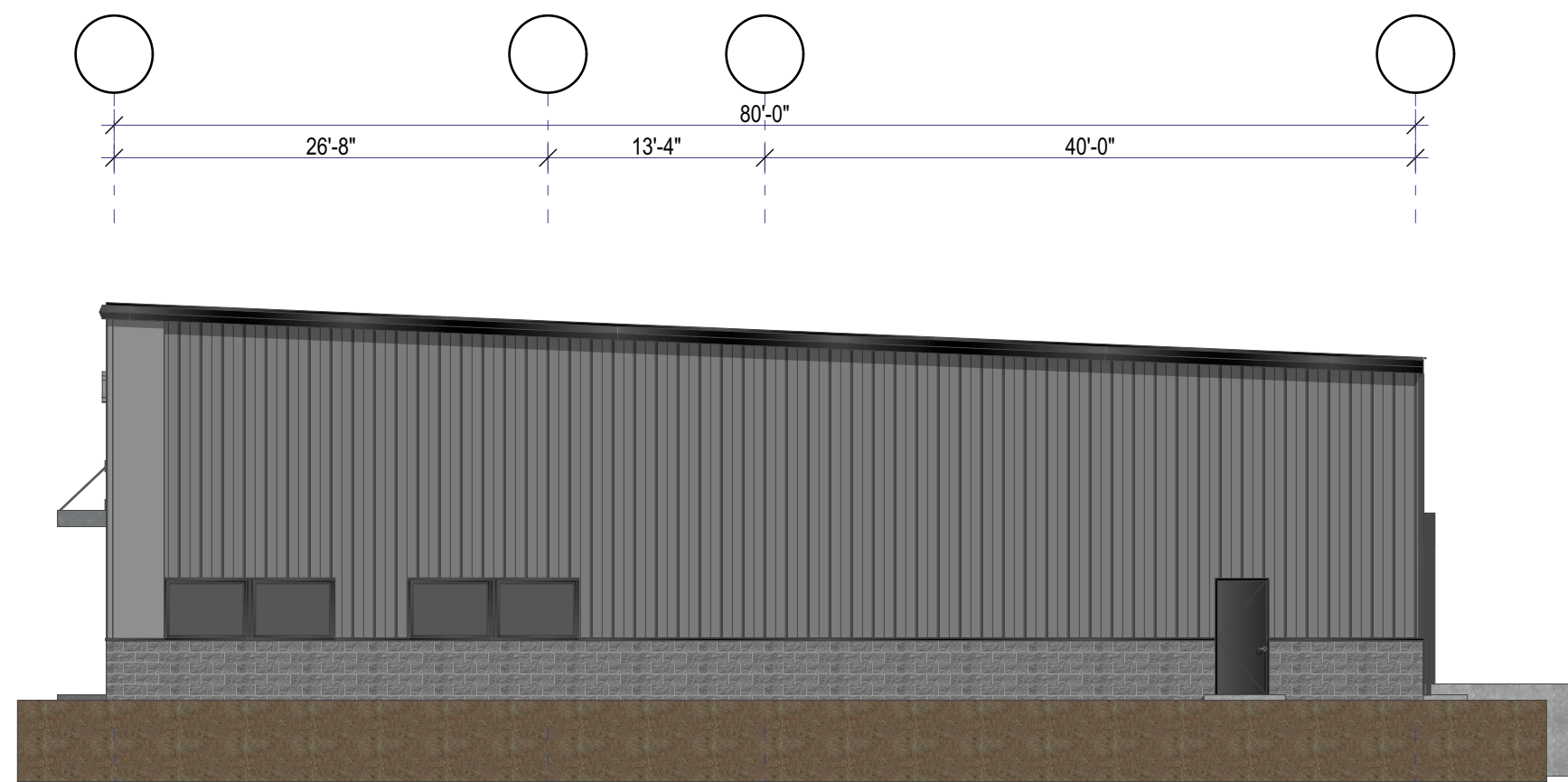


All roof mounted mechanical units and other similar equipment shall be screened from view of the public right-of-way by parapet walls or other screening materials of similar design to building.



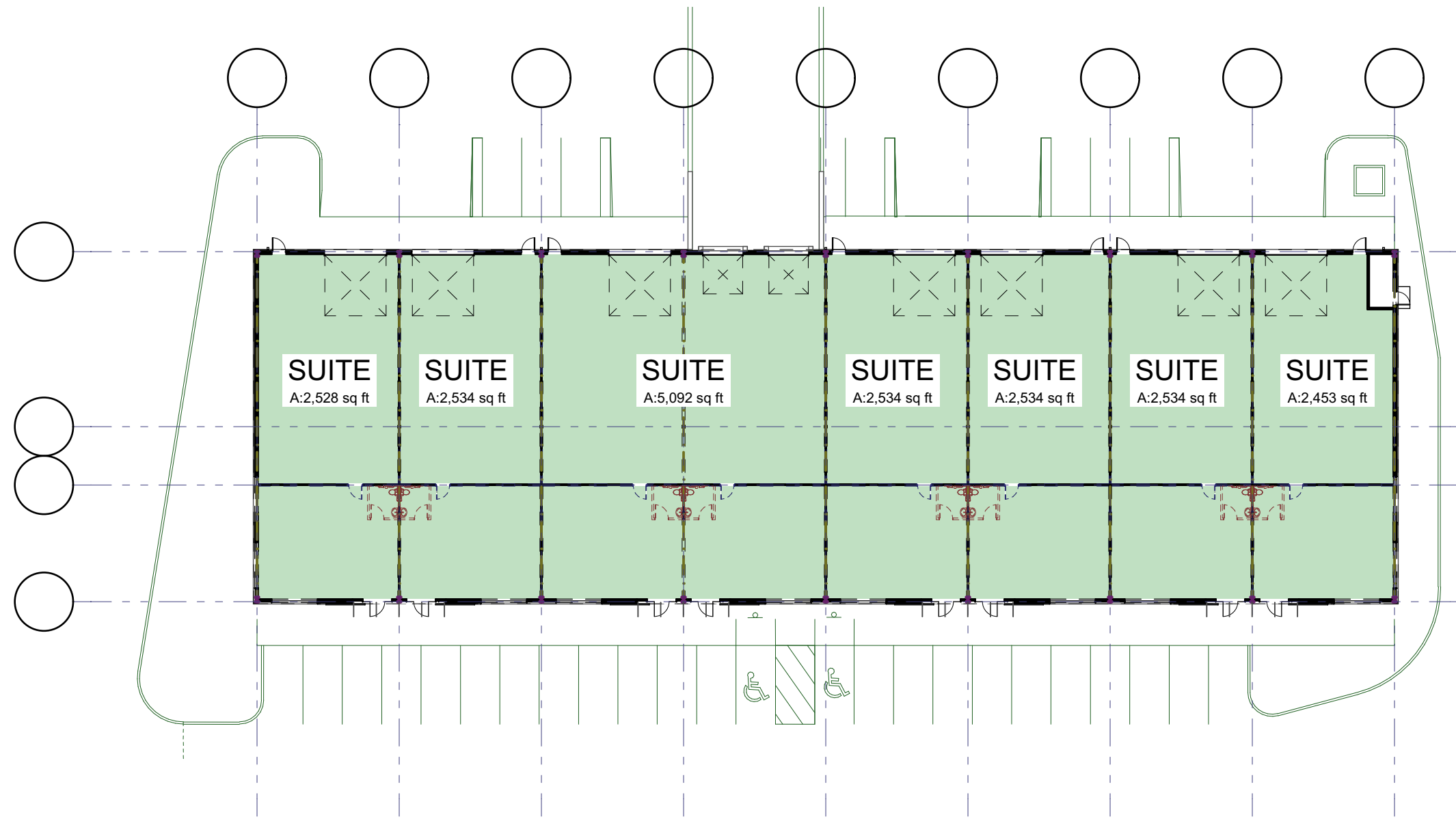
MATERIAL	SF	PER
BRICK VENEER		0%
CMU VENEER	385	7%
ALUM WINDOWS/DOORS	2922	54%
VERT METAL PANELS		0%
INSULATED METAL PANELS		0%
CANOPY TRIM	256	5%
FASCIA TRIM	168	3%
HM DOORS	1669	31%
OH DOORS	5400	69%

East (Rear)
SCALE: 3/32" = 1'-0"

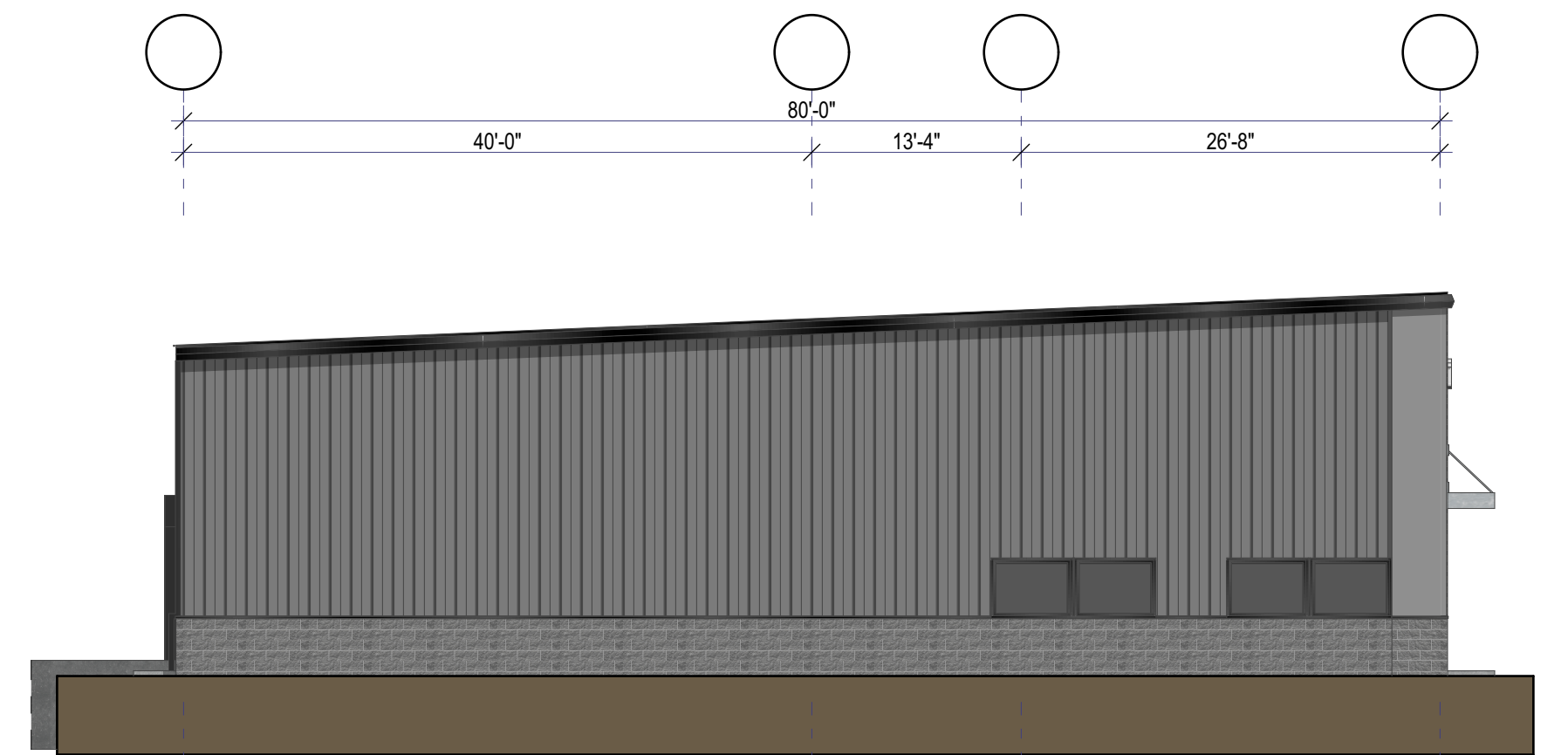


MATERIAL	SF	PER
BRICK VENEER	295	0%
CMU VENEER	82	16%
ALUM WINDOWS/DOORS	1281	4%
VERT METAL PANELS	69	70%
INSULATED METAL PANELS		4%
CANOPY TRIM		0%
FASCIA TRIM	82	4%
HM / OH DOOR	21	1%
	1830	100%

South
SCALE: 3/32" = 1'-0"



Floor Plan
SCALE: 1" = 30'



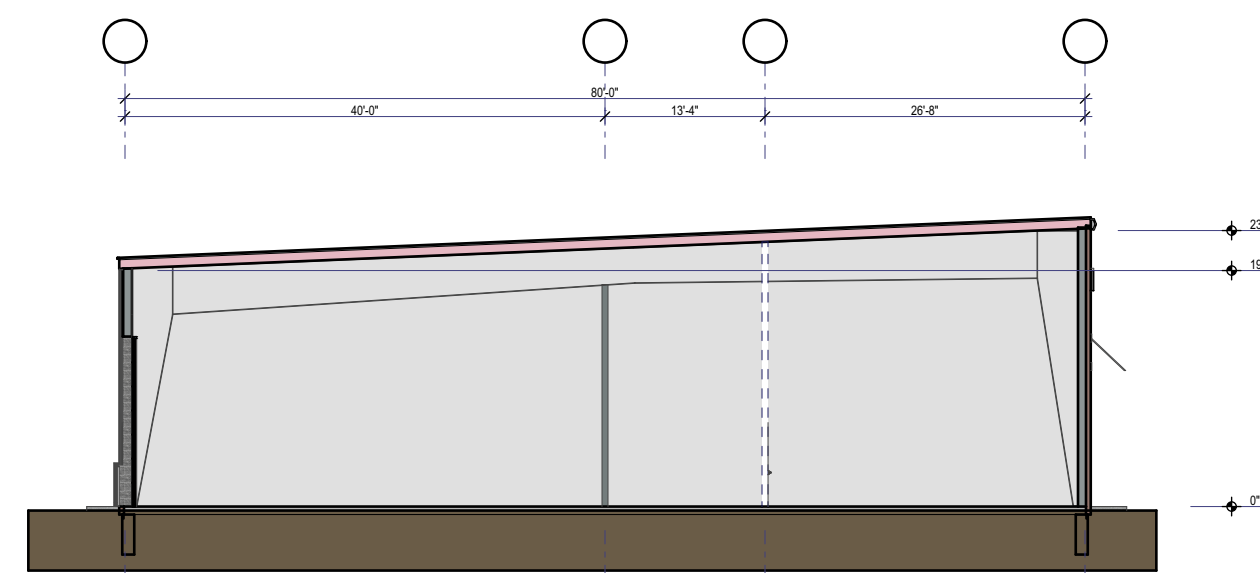
MATERIAL	SF	PER
BRICK VENEER	295	0%
CMU VENEER	82	16%
ALUM WINDOWS/DOORS	1302	4%
VERT METAL PANELS	69	71%
INSULATED METAL PANELS		4%
CANOPY TRIM		0%
FASCIA TRIM	82	4%
HM / OH DOOR	0	0%
	1830	100%

North
SCALE: 3/32" = 1'-0"



MATERIAL	SF	PER
BRICK VENEER	2472	39%
CMU VENEER	416	7%
ALUM WINDOWS/DOORS	704	11%
VERT METAL PANELS	496	8%
INSULATED METAL PANELS	1872	29%
CANOPY TRIM	144	2%
FASCIA TRIM	256	4%
	6360	100%

West (Front)
SCALE: 3/32" = 1'-0"



B Building Section
SCALE: 1/16" = 1'-0"

All roof mounted mechanical units and other similar equipment shall be screened from view of the public right-of-way by parapet walls or other screening materials of similar design to building.



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 9.a.
For Meeting of 12/16/2024
Discussion Item

TITLE: Discussion regarding DMWW 28E Draft Agreement

CONTACT PERSON:

John Horton, Public Works Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Additional information will be provided at the council meeting regarding the ongoing discussion related to the Des Moines Water Works 28E agreement.

Draft suggested language from DMWW includes: "The City of Bondurant would be entitled to reimbursement if, at some point in the future when Bondurant is no longer using its capacity in the facilities to be constructed under the 28E, another entity wants to use that capacity. The reimbursement would be based on the depreciated value of Bondurant's original investment, depreciated on a straight-line basis from the date of the agreement until the termination of the Wholesale Water Service Master Agreement in 2045. Any amount of reimbursement would be reduced by a prorated share of reinvestment that DMWW has to make in the facilities over that time, such as main relocation, pump replacement, etc." The thought here is that DMWW would have paid the entirety of these costs and should be able to recover the portion Bondurant would have been responsible for had they still been connected to DMWW and receiving benefit of the joint assets.

Some questions/concerns regarding this approach is the valuation being based upon the depreciated value of of the City's original investment. A thought is perhaps it should be based on current market value at the time of dissolution. The ongoing maintenance investment estimate is approximately \$45,000 annually.

Staff are working to develop language for a scenario if the City would like to have long-term ownership of the pipe or language related to a buy out of the City's infrastructure in 2045.

FUNDING SOURCE: Water Utility Rates

STAFF RECOMMENDATION: This is a discussion item necessary to provide information to staff to be able to update the draft 28E with DMWW.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None