

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
MARCH 24, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 24, 2025, 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 March 3, 2025, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. Receive & File - Bondurant Cemetery Annual Report
- e. Receive & File - BES February Report
- f. Receive & File - February 5, 2025, Library Board Meeting Minutes & Director's Report
- g. Receive & File - the Annual Finance Report and External Audit for Fiscal Year 2024
- h. R-250324-62- Resolution accepting the Settlement Agreements (Tobacco Violations)
- i. R-250324-63- Resolution approving Change Order No. 1 for the Bondurant Emergency Services Facility in the amount of \$2,540.00
- j. R-250324-64- Resolution approving pay request No. 5 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,293,883.29
- k. R-250324-65- Resolution approving pay request No. 6 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$885,559.25
- l. R-250324-66- Resolution approving a Minimum Assessment Agreement

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.

for Phase 2 of the Shiloh Rose Business Park Project

- m. R-250324-67- Resolution approving deed that conveys to the City of Bondurant land owned by Suites on Grant, LLC for the area associated with the 1st Street, SW public parking project
- n. R-250324-68- Resolution accepting Water Quality Initiatives grant agreement with the Iowa Department of Agriculture & Land Stewardship for funding in the amount of \$127,500 to assist with stormwater enhancements at The Station renovation site
- o. R-250324-69- Resolution accepting an additional temporary construction easement for the 2nd Street NW, Franklin Street to Fireside Drive, Street & Pedestrian Connectivity Improvement Project
- p. R-250324-70- Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$59,400 for services related to pursuing site certification through the Iowa Economic Development Authority for property at Parcel 7922-05-200-002
- q. R-250324-71- Resolution affixing a public hearing date to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for April 7, 2025 at 6:00 p.m.
- r. R-250324-72- Resolution affixing a public hearing date to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) for April 7, 2025, at 6:00 p.m.
- s. R-250324-73- Resolution approving Plat of Survey to create Parcel 2025-2 and Parcel 2025-3
- t. R-250324-74- Resolution approving the Plat of Survey to create Parcel 2025-25
- u. R-250324-75- Resolution affixing a date for a public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District for May 5 at 6:00 p.m.
- v. R-250324-76- Resolution affixing a date for a public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District for May 5 at 6:00 p.m.
- w. R-250324-77- Resolution affixing a date for a public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District for May 5 at 6:00 p.m.

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- x. R-250324-78- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District for May 5 at 6:00 p.m.
- y. R-250324-79- Resolution affixing a date for a public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.
- z. R-250324-80- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.
- aa. R-250324-81- Resolution affixing a date for a public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District for May 5 at 6:00 p.m.
- bb. R-250324-82- Resolution approving pay request no. 3 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$121,961.95
- cc. R-250324-83- Resolution approving proposal to place 3-phase electrical primary extension to serve City Park Phase 2 splash grounds from Mid-American Energy in the amount of \$35,152.27
- dd. R-250324-84- Resolution affixing a date for a public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District for May 5 at 6:00 p.m.
- ee. R-250324-85- Resolution approving a professional services agreement with Veenstra & Kimm for water system modeling related to the City of Bondurant Municipal Water System Improvements
- ff. R-250324-86- Resolution approving contract with Youth Enrichment League (YEL) for 2025 Summer Programming
- gg. R-250324-87- Resolution approving the 2025 Bondurant Soccer Field Use Agreement
- hh. R-250324-91- Resolution approving lease for Lucky Wife Wine Slushies for Summerfest
- ii. R-250324-92- Resolution directing staff to take actions necessary to fulfill the goals of the 2025 DNR Community Forestry Grant Project
- 6. Guests requesting to address the City Council
 - a. Urbanization: Progress or Peril for Our Hometown presented by Bondurant-Farrar High School FFA

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- b. Stacie LoVan & Tiffany Tauscheck, Greater Des Moines Partnership
- 7. Action Items
 - a. R-250324-88- Resolution approving site plan for Lot 4 of Commerce Crossing Plat 1
 - b. R-250324-89- Discussion and possible resolution approving action to order construction and authorizing staff to solicit quotes for drainage improvements along NE Jorie Way in an amount not to exceed \$75,000
 - c. R-250324-90- Presentation of FY25/26 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY25/26 City of Bondurant Budget for April 7, 2025 at 6:00 p.m.
- 8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 9. Adjournment

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*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
March 3, 2025
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Chad Driscoll

Absent: Council Member Bob Pepper, Council Member
Matt Sillanpaa

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

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 Driscoll, seconded by McKenzie, to approve the agenda. Vote
on Motion 3-0. 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 February 18, 2025, City Council Meeting Minutes

b. Claims List & Treasurer's Report

c. R-250303-52- Resolution approving Professional Services Agreement
with Shive-Hattery in the amount of \$66,100 for services related to
pursuing site certification through the Iowa Economic Development
Authority for property at Parcel 7923-01-200-024

**A virtual meeting was offered.*

- d. R-250303-53- Resolution approving change order no. 1 to Ball Team LLC. for the Bondurant City Park Phase 2 Reconstruction Project in the amount of \$61,230.00
 - e. R-250303-54- Resolution approving change order no. 1 for reduction of quantities for the Civic Campus Phase 2 Public Improvements in the amount of -\$10,942.23
 - f. R-250303-55- Resolution approving change order no. 2 for the addition of Larger Water Service and Storm Sewer Pipe on the Civic Campus Phase 2 Public Improvements in the amount of \$9,150.00
 - g. R-250303-56- Resolution accepting temporary construction easements for the 2nd Street, NW, Franklin Street to Fireside Drive, street and pedestrian connectivity improvement project
 - h. R-250303-57- Resolution releasing Request for Proposals (RFP) regarding the Lease Opportunity for Downtown Mobile Vendor Site and affixing a date for a public hearing to consider proposal responses
 - i. R-250303-58- Resolution affixing a date for a public hearing on the Property Tax Levy for FY26
 - j. R-250303-61- Resolution of endorsement for the City of Bondurant's grant application to the Iowa Department of Natural Resources' Land & Water Conservation Fund for funding to assist with constructing Phase 1 of the District Corridor Trail
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent: Pfeffer, Sillanpaa. Motion carried 3-0.
6. Guests requesting to address the City Council
- a. Polk County Sheriff's Department
Lieutenant Grego reported 432 calls of service for February.

7. **Public Hearing**

- a. Public Hearing Regarding 2nd Street Widening Improvements Projects
Mayor Elrod opened the public hearing 06:04 PM.

Public Works Director Horton provided an update on the project.
Following the bid opening on February 25, 2025, where nine bids were received, staff recommends moving forward without bid alternates to

**A virtual meeting was offered.*

avoid extending the project timeline. The project, designed by HR Green, includes widening 2nd St. NW to a three-lane roadway, intersection improvements, and utility upgrades. Staff is coordinating with the school on staging, and extensive public communication efforts will be undertaken throughout the project.

Mayor Elrod closed the public hearing 06:23 PM.

- b. Public Hearing regarding the Application for a State Revolving Fund (SRF) Loan

Mayor Elrod opened the public hearing 06:23 PM.

Public Works Director John Horton provided a brief update to the City Council on the State Revolving Fund (SRF) loan application process and the associated environmental review for the City's water supply and treatment improvement project. As part of the public hearing, he outlined the project's scope, including the construction of a new water treatment plant, wells, and transmission mains. He emphasized the City's efforts to ensure minimal environmental impact while securing a sustainable water source for the future.

Mayor Elrod closed the public hearing 06:25 PM.

8. Action Items

- a. R-250303-59- Resolution approving Contract with Manatt's Inc. for 2nd Street Widening Improvements Projects in the amount of \$1,898,578.50
Motion by Cox, seconded by Driscoll, to Approve R-250303-59. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent: Pepper, Sillanpaa. Motion carried 3-0.
- b. O-250203-203 - (Third and Final Reading) Discussion of Cemetery Plot Prices and possible consideration of one or more readings of Ordinance Amending Chapter 115 - Cemetery to Remove Plot Prices and Establish a Fee Schedule
Motion by McKenzie, seconded by Cox, to approve the third and final reading of O-250203-203. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent: Pepper, Sillanpaa. Motion carried 3-0.
- c. R-250203-39- Resolution Adopting a Cemetery Fee Schedule (Tabled from February 3, 2025 City Council Meeting)
Motion by Driscoll, seconded by McKenzie, to remove the item from the table. Vote on Motion 3-0. Motion carried. Motion by Driscoll, seconded by Cox, to Move R-250203-39. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent: Pepper, Sillanpaa. Motion carried 3-0.
- d. R-250303-60- Discussion and possible consideration of Resolution Establishing and Adjusting Various Fees

**A virtual meeting was offered.*

Motion by McKenzie, seconded by Cox, to Approve R-250303-60. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent: Pepper, Sillanpaa. Motion carried 3-0.

9. Discussion Items -

- a. Discussion of use of City-owned property (Grain District area)
Planning and Community Development Director Murray provided an update to the City Council regarding the future use of the property at 401 Second Street NE following notification that the current leaseholder is vacating. The site, located in the Eastern Gateway of the Grain District, is expected to play a key role in activating the eastern edge of the district. Murray outlined potential permitted uses under the draft Grain District PUD ordinance, including Indoor Commercial Entertainment Facilities, breweries, and outdoor accessory uses such as dining and yard games. Staff recommended developing an RFP to attract businesses that align with these permitted uses and suggested a long-term lease structure.

Additionally, Murray presented preliminary concepts for interim uses of a nearby 13-acre site with a large cold storage building. Ideas included sunflower plantings along the trail for visual appeal and soil remediation, a mowed prairie path for educational use, and maintaining gravel parking. Two potential concepts for repurposing the building were discussed: one involving minor modifications to enclose portions for storage and event use, and another opening the structure entirely for flexible community events. Council discussion followed regarding the next steps for both properties.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Upcoming meetings.
- b. Council Members
Driscoll - Local Leaders Day, upcoming meetings, and inquired about the Filmore Avenue, SE property.
McKenzie - City Park comments, 2nd Street Widening Project comments, and upcoming meetings including DART.
Cox - Local Leaders Day, upcoming meetings, and Chamber update.
- c. Administrator
Grant updates and Local Leaders Day.
- d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Department update.

**A virtual meeting was offered.*

Klinker-Feld - Department update.

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

Deleted.

12. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 07:30 PM. Vote on Motion 3-0. Motion carried.

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 March 3, 2025, 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



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

Item No. 5.b.
For Meeting of 3/24/2025
Motion

TITLE: Claims List

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The claims list contains recent financial records for the City. It includes check registers and payroll summaries detailing payments made to vendors and employees, as well as specific refunds for utility billing accounts. Total payment amounts and fund allocations are summarized for each register.

FUNDING SOURCE: n/A

STAFF RECOMMENDATION: Approve on roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Payroll Check Register

Checks

Pay Period: 2/24/2025-3/9/2025

Packet: PYPKT00672 - 3/14/25 GANNAWAY CORRECTION
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: 2/24/2025-3/9/2025

Packet: PYPKT00672 - 3/14/25 GANNAWAY CORRECTION

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
GANNAWAY, COURTNEY	1597	03/14/2025	138.50	106192



Payroll Check Register

Report Summary

Pay Period: 2/24/2025-3/9/2025

Packet: PYPKT00672 - 3/14/25 GANNAWAY CORRECTION
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	1	138.50
Total	1	138.50



Check Register

Packet: APPKT01379 - 3/4/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	03/05/2025	AP Automation	0.00	35.02	APA000464
0020	ALTOONA ACE HARDWARE	03/05/2025	AP Automation	0.00	3.99	APA000465
2705	AMAZON CAPITAL SERVICES	03/05/2025	AP Automation	0.00	350.76	APA000466
2935	ASCENDANCE TRUCKS, LLC	03/05/2025	AP Automation	0.00	55.43	APA000467
0049	BAKER GROUP	03/05/2025	AP Automation	0.00	13,552.95	APA000468
1537	BOUND TREE MEDICAL LLC	03/05/2025	AP Automation	0.00	793.23	APA000469
0081	CALHOUN-BURNS & ASSOC INC.	03/05/2025	AP Automation	0.00	1,705.00	APA000470
2934	CLOW VALVE COMPANY	03/05/2025	AP Automation	0.00	600.00	APA000471
2075	CORE & MAIN LP	03/05/2025	AP Automation	0.00	20.00	APA000472
2828	ELECTRIC PUMP INC.	03/05/2025	AP Automation	0.00	1,894.89	APA000473
1525	GANNETT MEDIA CORP	03/05/2025	AP Automation	0.00	724.40	APA000474
2850	GERARD TANK & STEEL INC	03/05/2025	AP Automation	0.00	62,700.00	APA000475
2748	GOVERNMENTJOBS.COM, INC.	03/05/2025	AP Automation	0.00	325.00	APA000476
0783	GREATER DES MOINES PARTNERSHIP	03/05/2025	AP Automation	0.00	9,500.00	APA000477
0193	HAWKEYE TRUCK EQUIPMENT	03/05/2025	AP Automation	0.00	1,796.80	APA000478
2754	HR GREEN, INC.	03/05/2025	AP Automation	0.00	7,406.75	APA000479
2765	I & S GROUP, INC.	03/05/2025	AP Automation	0.00	18,025.24	APA000480
2223	IMAGE 360	03/05/2025	AP Automation	0.00	65.00	APA000481
0849	KARL CHEVROLET, INC.	03/05/2025	AP Automation	0.00	1,195.00	APA000482
0842	MENARDS - ALTOONA	03/05/2025	AP Automation	0.00	304.55	APA000483
2409	MERCY NORTH PHARMACY	03/05/2025	AP Automation	0.00	145.29	APA000484
0291	MIDAMERICAN ENERGY	03/05/2025	AP Automation	0.00	143,667.05	APA000485
0979	NAPA AUTO PARTS	03/05/2025	AP Automation	0.00	47.40	APA000486
1457	OREILLY AUTO PARTS	03/05/2025	AP Automation	0.00	22.36	APA000487
1293	PROTEX CENTRAL	03/05/2025	AP Automation	0.00	1,650.00	APA000488
2017	RDG PLANNING & DESIGN	03/05/2025	AP Automation	0.00	14,738.81	APA000489
2835	RELIANT FIRE APPARATUS, INC.	03/05/2025	AP Automation	0.00	832.63	APA000490
0564	STOREY KENWORTHY/MATT PARROTT	03/05/2025	AP Automation	0.00	2,433.82	APA000491
0930	TOMPKINS INDUSTRIES, INC.	03/05/2025	AP Automation	0.00	218.71	APA000492
1086	TRUCK EQUIPMENT, INC.	03/05/2025	AP Automation	0.00	501.58	APA000493
2706	VALEO NETWORKS	03/05/2025	AP Automation	0.00	5,539.81	APA000494
2887	WOODYS AUTO REPAIR SERVICE BO	03/05/2025	AP Automation	0.00	447.75	APA000495

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	41	32	0.00	291,299.22
	41	32	0.00	291,299.22

AP Automation	41	32	0.00	291,299.22
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	291,299.22
			<u>291,299.22</u>



Check Register

Packet: APPKT01380 - 3/4/25 MANUAL PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2889	CHAD DRISCOLL	03/05/2025	Regular	0.00	2,749.97	64777
2676	TIFFANY LUING	03/05/2025	Regular	0.00	906.14	64778
2930	PATRIOT CRITICAL POWER LLC	03/05/2025	Regular	0.00	2,949.86	64779

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	3	0.00	6,605.97
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
	5	3	0.00	6,605.97

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	6,605.97
			6,605.97



Check Register

Packet: APPKT01434 - 3/11/25 MANUAL PAYMENT PROCESS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2350	MEGAN SCHINCKE	03/12/2025	Regular	0.00	22.79	64810

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	22.79
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
	1	1	0.00	22.79

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	22.79
			22.79



Check Register

Packet: APPKT01439 - 3/12/25 GCMOA LUNCH PAYMENT

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank 0177	GOLDEN CIRCLE MUNIC OFFICERS A	03/12/2025	Regular	0.00	38.25	64811

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	38.25
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
	1	1	0.00	38.25

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	38.25
			38.25



Check Register

Packet: APPKT01432 - 3/11/25 AUTOMATED PAYMENTS

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	03/12/2025	AP Automation	0.00	3,573.09	APA000496
2615	ASSOCIATION FOR RURAL & SMALL I	03/12/2025	AP Automation	0.00	100.00	APA000497
0048	BAKER & TAYLOR	03/12/2025	AP Automation	0.00	374.22	APA000498
1742	BAUER BUILT TIRE	03/12/2025	AP Automation	0.00	157.50	APA000499
2510	CENTRAL IOWA MECHANICAL	03/12/2025	AP Automation	0.00	1,095.00	APA000500
1217	CONSTRUCTION MATERIALS TESTING	03/12/2025	AP Automation	0.00	1,729.00	APA000501
2075	CORE & MAIN LP	03/12/2025	AP Automation	0.00	275.00	APA000502
1311	ENVISIONWARE INC.	03/12/2025	AP Automation	0.00	603.75	APA000503
0936	FEH ASSOCIATES, INC.	03/12/2025	AP Automation	0.00	1,750.00	APA000504
2193	FRIENDS OF GRIMES PUBLIC LIBRA	03/12/2025	AP Automation	0.00	450.00	APA000505
2765	I & S GROUP, INC.	03/12/2025	AP Automation	0.00	4,182.60	APA000506
0932	IAMU	03/12/2025	AP Automation	0.00	1,180.00	APA000507
2604	ILLINOIS LIBRARY ASSOCIATION	03/12/2025	AP Automation	0.00	1,376.40	APA000508
2937	INGRAM LIBRARY SERVICES	03/12/2025	AP Automation	0.00	1,143.64	APA000509
2078	KADETH INC	03/12/2025	AP Automation	0.00	250.00	APA000510
1340	KONICA MINOLTA	03/12/2025	AP Automation	0.00	642.96	APA000511
2642	KONICA MINOLTA BUSINESS SOLUTI	03/12/2025	AP Automation	0.00	282.64	APA000512
2619	KONICA MINOLTA PREMIER FINANCI	03/12/2025	AP Automation	0.00	234.84	APA000513
2619	KONICA MINOLTA PREMIER FINANCI	03/12/2025	AP Automation	0.00	246.81	APA000514
0286	METRO WASTE AUTHORITY	03/12/2025	AP Automation	0.00	47,049.77	APA000515
2100	MIDWEST TAPE, LLC	03/12/2025	AP Automation	0.00	1,261.84	APA000516
1513	MOODY'S INVESTORS SERVICE	03/12/2025	AP Automation	0.00	1,500.00	APA000517
2629	OPN ARCHITECTS	03/12/2025	AP Automation	0.00	19,590.93	APA000518
1858	OVERDRIVE INC	03/12/2025	AP Automation	0.00	1,529.48	APA000519
2691	POLK COUNTY SHERIFF	03/12/2025	AP Automation	0.00	69,056.66	APA000520
2574	STERICYCLE, INC.	03/12/2025	AP Automation	0.00	522.70	APA000521
0564	STOREY KENWORTHY/MATT PARRO	03/12/2025	AP Automation	0.00	80.64	APA000522
1534	STRATUS BUILDNG SOLUTIONS IOW	03/12/2025	AP Automation	0.00	851.56	APA000523
2601	SYSTEMS TECHNOLOGY GROUP INC	03/12/2025	AP Automation	0.00	495.00	APA000524
2886	TERRACON CONSULTANTS, INC	03/12/2025	AP Automation	0.00	1,565.00	APA000525
2936	THE PENWORTHY COMPANY LLC	03/12/2025	AP Automation	0.00	879.70	APA000526
2406	UNIQUE	03/12/2025	AP Automation	0.00	34.95	APA000527
0525	US CELLULAR	03/12/2025	AP Automation	0.00	306.53	APA000528
1161	VEENSTRA & KIMM, INC.	03/12/2025	AP Automation	0.00	30,310.54	APA000529
2643	WT COX INFORMATION SERVICES	03/12/2025	AP Automation	0.00	583.73	APA000530

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	46	35	0.00	195,266.48
	46	35	0.00	195,266.48

AP Automation	46	35	0.00	195,266.48
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	195,266.48
			<u>195,266.48</u>



Payable Register

Payable Detail by Vendor Name

Packet: APPKT01381 - PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25

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: 30,711.93
INV0004655	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	1,853.07	0.00	0.00	0.00	1,853.07
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003753
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,853.07	0.00	0.00	0.00	1,853.07	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,853.07	100.00%				
INV0004661	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	22,279.22	0.00	0.00	0.00	22,279.22
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003759
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	22,279.22	0.00	0.00	0.00	22,279.22	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				22,279.22	100.00%				
INV0004662	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	1,114.56	0.00	0.00	0.00	1,114.56
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003760
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	1,114.56	0.00	0.00	0.00	1,114.56	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,114.56	100.00%				
INV0004664	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	1,511.52	0.00	0.00	0.00	1,511.52
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003762
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,511.52	0.00	0.00	0.00	1,511.52	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,511.52	100.00%				
INV0004665	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	3,736.50	0.00	0.00	0.00	3,736.50
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003763
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	3,736.50	0.00	0.00	0.00	3,736.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				3,736.50	100.00%				
INV0004666	Invoice	4/1/2025	4/1/2025	4/1/2025	4/1/2025	217.06	0.00	0.00	0.00	217.06
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 4/1/2025			Bank Draft:	DFT0003764

Payable Register

Packet: APPKT01381 - PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25

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: 378.71

INV0004670	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	378.71	0.00	0.00	0.00	378.71
Unemployment Insurance	AP Bank Code - AP Bank	No				Payment Date: 3/28/2025	Bank Draft: DFT0003768			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance Distributions	NA	0.00	0.00	378.71	0.00	0.00	0.00	378.71
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2122	STATE WITHHOLDING			378.71	100.00%			

Vendor: [0239 - IPERS](#)

Vendor Total: 20,096.07

INV0004663	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	567.07	0.00	0.00	0.00	567.07
Payroll Contribution	AP Bank Code - AP Bank	No				Payment Date: 3/28/2025	Bank Draft: DFT0003761			

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%			

INV0004667	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	19,529.00	0.00	0.00	0.00	19,529.00
Payroll Contribution	AP Bank Code - AP Bank	No				Payment Date: 3/28/2025	Bank Draft: DFT0003765			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA	0.00	0.00	6,935.62	0.00	0.00	0.00	6,935.62
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING			6,935.62	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA	0.00	0.00	12,593.38	0.00	0.00	0.00	12,593.38
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING			12,593.38	100.00%			

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 28,820.34

INV0004669	Invoice	3/14/2025	3/14/2025	3/14/2025	3/14/2025	28,820.34	0.00	0.00	0.00	28,820.34
Federal Tax Withheld	AP Bank Code - AP Bank	No				Payment Date: 3/14/2025	Bank Draft: DFT0003767			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding Distributions	NA	0.00	0.00	15,574.00	0.00	0.00	0.00	15,574.00
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			15,574.00	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding Distributions	NA	0.00	0.00	3,642.26	0.00	0.00	0.00	3,642.26
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			3,642.26	100.00%			

Payable Register

Packet: APPKT01381 - PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25

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	9,604.08	0.00	0.00	0.00	9,604.08		
Account Number	Account Name	Project Account Key			Amount	Percent				
670-050-2120	FEDERAL WITHHOLDING				19.34	0.20%				
741-050-2120	FEDERAL WITHHOLDING				309.36	3.22%				
610-050-2120	FEDERAL WITHHOLDING				762.52	7.94%				
600-050-2120	FEDERAL WITHHOLDING				830.75	8.65%				
110-050-2120	FEDERAL WITHHOLDING				1,005.81	10.47%				
001-050-2120	FEDERAL WITHHOLDING				6,676.30	69.52%				

Vendor: 2249 - ISOLVED BENEFIT SERVICES

Vendor Total: 2,391.29

INV0004656	Invoice	3/14/2025	3/14/2025	3/14/2025	3/14/2025	2,341.32	0.00	0.00	0.00	2,341.32
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/14/2025				Bank Draft: DFT0003754

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,341.32	0.00	0.00	0.00	2,341.32
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				2,341.32	100.00%		

INV0004657	Invoice	4/6/2025	4/6/2025	4/6/2025	4/6/2025	49.97	0.00	0.00	0.00	49.97
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 4/6/2025				Bank Draft: DFT0003755

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE Distributions	Service	0.00	0.00	49.97	0.00	0.00	0.00	49.97
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				49.97	100.00%		

Vendor: 1274 - MISSION SQUARE

Vendor Total: 2,457.13

INV0004658	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	1,463.00	0.00	0.00	0.00	1,463.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/28/2025				Bank Draft: DFT0003756

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	1,463.00	0.00	0.00	0.00	1,463.00
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				1,463.00	100.00%		

INV0004659	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	411.13	0.00	0.00	0.00	411.13
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 3/28/2025				Bank Draft: DFT0003757

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%			

INV0004660	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	583.00	0.00	0.00	0.00	583.00
ICMA-ROTH	AP Bank Code - AP Bank				No	Payment Date: 3/28/2025				Bank Draft: DFT0003758

Payable Register

Packet: APPKT01381 - PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25

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	583.00	0.00	0.00	0.00	583.00		
Account Number	Account Name	Project Account Key			Amount	Percent				
110-050-2130	ICMA-RC				5.00	0.86%				
670-050-2130	ICMA-RC				1.16	0.20%				
600-050-2130	ICMA-RC				32.39	5.56%				
610-050-2130	ICMA-RC				32.35	5.55%				
001-050-2130	ICMA-RC				512.10	87.84%				

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

Vendor Total: 3,643.15

INV0004668	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	3,643.15	0.00	0.00	0.00	3,643.15
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 3/28/2025	Bank Draft:		DFT0003766	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	3,643.15	0.00	0.00	0.00	3,643.15
Account Number	Account Name	Project Account Key			Amount	Percent		
741-050-2122	STATE WITHHOLDING				129.79	3.56%		
110-050-2122	STATE WITHHOLDING				363.10	9.97%		
670-050-2122	STATE WITHHOLDING				12.61	0.35%		
600-050-2122	STATE WITHHOLDING				302.36	8.30%		
610-050-2122	STATE WITHHOLDING				273.04	7.49%		
001-050-2122	STATE WITHHOLDING				2,562.25	70.33%		

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	88,498.62	0.00	0.00	0.00	88,498.62	88,498.62	0.00
Grand Total:		88,498.62	0.00	0.00	0.00	88,498.62	88,498.62	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	6,676.30
001-050-2122	STATE WITHHOLDING	2,562.25
001-050-2130	ICMA-RC	2,386.23
Total:		11,624.78

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	1,005.81
110-050-2122	STATE WITHHOLDING	363.10
110-050-2130	ICMA-RC	5.00
Total:		1,373.91

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	19,216.26
112-050-2122	STATE WITHHOLDING	378.71
112-050-2123	IPERS WITHHOLDING	20,096.07
112-050-2124	HEALTH INSURANCE WITHHOLDING	28,641.80
112-050-2125	DENTAL INSURANCE	1,853.07
112-050-2132	VISION WITHHOLDING	217.06
Total:		70,402.97

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	830.75
600-050-2122	STATE WITHHOLDING	302.36
600-050-2130	ICMA-RC	32.39
Total:		1,165.50

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	762.52
610-050-2122	STATE WITHHOLDING	273.04
610-050-2130	ICMA-RC	32.35
Total:		1,067.91

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	19.34
670-050-2122	STATE WITHHOLDING	12.61
670-050-2130	ICMA-RC	1.16
Total:		33.11

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	309.36
741-050-2122	STATE WITHHOLDING	129.79
Total:		439.15

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,391.29
Total:		2,391.29



Payable Register

Payable Detail by Vendor Name

Packet: APPKT01440 - PYPKT00672 - 3/14/25 GANNAWAY
CORRECTION

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code		On Hold						
Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT									Vendor Total:	0.52
INV0004679	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	0.52	0.00	0.00	0.00	0.52
Unemployment Insurance		AP Bank Code - AP Bank		No	Payment Date: 3/28/2025		Bank Draft:		DFT0003774	
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance		NA		0.00	0.00	0.52	0.00	0.00	0.00	0.52
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
112-050-2122		STATE WITHHOLDING				0.52	100.00%			

Vendor: 0239 - IPERS									Vendor Total:	26.95
INV0004676	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	26.95	0.00	0.00	0.00	26.95
Payroll Contribution		AP Bank Code - AP Bank		No	Payment Date: 3/28/2025		Bank Draft:		DFT0003771	
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution		NA		0.00	0.00	26.95	0.00	0.00	0.00	26.95
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
112-050-2123		IPERS WITHHOLDING				26.95	100.00%			

Vendor: 1512 - IRS USATAXPYMT									Vendor Total:	31.48
INV0004678	Invoice	3/14/2025	3/14/2025	3/14/2025	3/14/2025	31.48	0.00	0.00	0.00	31.48
Federal Tax Withheld		AP Bank Code - AP Bank		No	Payment Date: 3/14/2025		Bank Draft:		DFT0003773	
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding		NA		0.00	0.00	21.54	0.00	0.00	0.00	21.54
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
112-050-2121		FICA/MEDICARE WITHHOLDING				21.54	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding		NA		0.00	0.00	5.04	0.00	0.00	0.00	5.04
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
112-050-2121		FICA/MEDICARE WITHHOLDING				5.04	100.00%			
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld		NA		0.00	0.00	4.90	0.00	0.00	0.00	4.90
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-050-2120		FEDERAL WITHHOLDING				4.90	100.00%			

Vendor: 1832 - TREASURER - STATE OF IOWA									Vendor Total:	6.19
INV0004677	Invoice	3/28/2025	3/28/2025	3/28/2025	3/28/2025	6.19	0.00	0.00	0.00	6.19
State Tax Withholding		AP Bank Code - AP Bank		No	Payment Date: 3/28/2025		Bank Draft:		DFT0003772	
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding		NA		0.00	0.00	6.19	0.00	0.00	0.00	6.19
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
001-050-2122		STATE WITHHOLDING				6.19	100.00%			

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	65.14	0.00	0.00	0.00	65.14	65.14	0.00
Grand Total:		65.14	0.00	0.00	0.00	65.14	65.14	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	4.90
001-050-2122	STATE WITHHOLDING	6.19
Total:		11.09

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	26.58
112-050-2122	STATE WITHHOLDING	0.52
112-050-2123	IPERS WITHHOLDING	26.95
Total:		54.05



Payroll Check Register

Checks

Pay Period: 2/24/2025-3/9/2025

Packet: PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25
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: 2/24/2025-3/9/2025

Packet: PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	03/14/2025	238.72	106137
ADAMS, CASSANDRA	3148	03/14/2025	238.71	106137
ADKISSON, JENNIFER	3145	03/14/2025	948.13	106138
AGANS, PAYTON	1602	03/14/2025	1,977.94	106139
BAAS, JAMIE	4147	03/14/2025	165.38	106140
BAILEY, BOYCE E	7104	03/14/2025	1,325.37	106141
BERGESON, JOHN W	7121	03/14/2025	2,018.24	106142
BRIGGS, ASHTON S	1511	03/14/2025	822.50	106143
CARPENTER, JOHN C	5129	03/14/2025	1,651.03	106144
CLAMAN, CATHERINE JO	3146	03/14/2025	379.65	106145
CLAMAN, CATHERINE JO	3146	03/14/2025	253.10	106145
COLLISON, PATRICK F	5103	03/14/2025	2,382.85	106146
CORY, JOHN P	7120	03/14/2025	1,829.05	106147
CRITTENDEN, MATTHEW	1567	03/14/2025	1,147.92	106148
DE LOS SANTOS, JUAN DAVID	7128	03/14/2025	1,524.75	106149
DENHAM, DARIN	7129	03/14/2025	1,472.41	106150
DOMINGUEZ, MATTHEW P	1513	03/14/2025	649.69	106151
ELLIOTT, KYLE	1568	03/14/2025	823.49	106152
GANNAWAY, COURTNEY	1597	03/14/2025	385.19	106153
GILSON, DUSTY ALAN	7124	03/14/2025	1,569.24	106154
HAGAN, SHELBY L	5118	03/14/2025	2,733.60	106155
HARMISON, TROY G	1503	03/14/2025	1,856.68	106156
HIGGINS, DAVID P.	7105	03/14/2025	1,620.36	106157
HOFFMAN, JOSHUA MATTHEW	1578	03/14/2025	753.24	106158
HORTON, JOHN C	7112	03/14/2025	3,667.33	106159
HORTON, JOHN C	7112	03/14/2025	100.00	106159
HUFF, TIMOTHY J	1559	03/14/2025	2,316.78	106160
JESS, JENE' N	5123	03/14/2025	520.00	106161
JESS, JENE' N	5123	03/14/2025	3,544.63	106161
JOHNSON, ANNASTASHA	5130	03/14/2025	1,461.82	106162
KING, CHRISTINA M	3143	03/14/2025	501.58	106163
KLINKER-FELD, MICHELL M	3135	03/14/2025	2,629.37	106164
KLUS, KATIE	5134	03/14/2025	1,720.44	106165
KOBER, ANDREW M	1557	03/14/2025	123.66	106166
KREUDER, AARON M	1441	03/14/2025	3,921.67	106167
KRUSE, OSCAR	1586	03/14/2025	917.85	106168
LUING, TIFFANY A	5133	03/14/2025	1,915.19	106169
LUNDQUIST, BRADLEY D	1555	03/14/2025	894.17	106170
MARSHMAN, CRAIG A	5125	03/14/2025	1,751.10	106171
MASON, KYLE	1598	03/14/2025	1,031.94	106172
MERRILL, SARAH J	1590	03/14/2025	2,807.15	106173
MEYERES, KYLEIGH	1601	03/14/2025	671.15	106174
MILLER, BRODY E	1582	03/14/2025	1,759.97	106175
MURRAY, MARGARET	5126	03/14/2025	3,276.54	106176
OLIVER, MARKETA S	8403	03/14/2025	300.00	106177
OLIVER, MARKETA S	8403	03/14/2025	3,918.69	106177
PEZLEY, ISAAC J	5132	03/14/2025	2,360.43	106178
POWELL, TREVOR ALAN	7130	03/14/2025	881.10	106179
RAUTERBERG, ANTHONY	1599	03/14/2025	2,686.60	106180
REYNOLDS, RAY A	1537	03/14/2025	916.41	106181
RICCIO, ANTHONY F	1583	03/14/2025	884.17	106182

Employee	Employee #	Date	Amount	Number
SCHINCKE, MEGAN	3137	03/14/2025	1,556.70	106183
SCHINCKE, MEGAN	3137	03/14/2025	125.00	106183
SEXTON, WILLIAM M	7125	03/14/2025	250.00	106184
SEXTON, WILLIAM M	7125	03/14/2025	1,139.34	106184
SOCKNESS TEEPLE, MEGAN E	3147	03/14/2025	250.00	106185
SOCKNESS TEEPLE, MEGAN E	3147	03/14/2025	2,010.09	106185
SPENCER, OWEN	1603	03/14/2025	656.43	106186
SPOERRY, DANIELLE M	1527	03/14/2025	1,599.47	106187
SUHR, CARLENE E.F.	3144	03/14/2025	1,464.88	106188
SUMMERS, AANNA N	1575	03/14/2025	2,272.93	106189
SUMMERS, ALAN C	1534	03/14/2025	2,924.23	106190
WELTHA, CLAYTON	1566	03/14/2025	667.89	106191



Payroll Check Register Report Summary

Pay Period: 2/24/2025-3/9/2025

Packet: PYPKT00671 - 02/24-03/09/25 PAID ON 03/14/25
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	63	91,163.94
Total	63	91,163.94



Refund Check Register

Refund Check Detail

UBPKT06480 - Refunds 01 UBPKT06478 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-02172-03	TIFFANY RIFFLE SUKUT	3/7/2025	64780	114.85			114.85	Generated From Billing
01-02224-05	MATTHEW MCKENNA	3/7/2025	64781	74.87			74.87	Deposit
01-02460-00	AL IHDE	3/7/2025	64782	100.00			100.00	Deposit
01-02769-04	REICH, JOSEPH T	3/7/2025	64783	82.15			82.15	Generated From Billing
01-02807-00	WOLF CREEK PLAN LLC	3/7/2025	64784	150.00	100	161907 #10	150.00	Deposit
01-02857-02	JENNY REIMANN	3/7/2025	64785	71.66			71.66	Generated From Billing
01-02975-02	SELECT PROPERTY HOLDINGS, LLC	3/7/2025	64786	150.00	100	R00020476	150.00	Deposit
01-03131-07	KJH RESIDENTIAL	3/7/2025	64787	100.00	100	927924 #15	100.00	Deposit
01-03132-11	THOMPSON, JODI L	3/7/2025	64788	44.00			44.00	Generated From Billing
01-03145-09	WILLIAMSON, SHAWN A	3/7/2025	64789	77.85			77.85	Generated From Billing
01-03176-06	FRASER, JACOB	3/7/2025	64790	42.61			42.61	Generated From Billing
01-03191-10	THOMAS, LATOCHA R	3/7/2025	64791	33.61			33.61	Deposit
01-03448-02	VAN RYSWYK, ANDREW J	3/7/2025	64792	122.64			122.64	Generated From Billing
01-03525-02	LINDSAY TAYLOR	3/7/2025	64793	71.66			71.66	Generated From Billing
01-03533-01	DR HORTON LLC	3/7/2025	64794	150.00	100	627720 #94	150.00	Deposit
01-03569-08	SUSAN BEERBOWER	3/7/2025	64795	34.55			34.55	Deposit
01-03624-00	GREENLAND HOMES	3/7/2025	64796	3.08			3.08	Deposit
02-01120-01	KENT CARNAHAN	3/7/2025	64797	22.85			22.85	Deposit
02-01481-02	THOMAS A LOOFT	3/7/2025	64798	33.10			33.10	Generated From Billing
07-01080-03	CARTER, BRADY	3/7/2025	64799	42.21			42.21	Generated From Billing
08-04836-00	J LARSON HOMES LLC	3/7/2025	64800	300.00	100	R00005647	150.00	Deposit
					100	R00005647	150.00	Deposit
08-04840-00	J LARSON HOMES LLC	3/7/2025	64801	300.00	100	R00005646	150.00	Deposit
					100	R00005646	150.00	Deposit
10-02815-03	TRACEY BOS	3/7/2025	64802	162.90			162.90	Generated From Billing
16-01392-01	MAHLSTEDE, JOHN P	3/7/2025	64803	109.97			109.97	Generated From Billing
16-01627-00	CONSTRUCTION, K JOHNSON	3/7/2025	64804	150.00	100	R00040070	150.00	Deposit
16-01655-02	WORLD CLASS LIQUOR	3/7/2025	64805	101.75			101.75	Generated From Billing
16-01847-03	OWENS-HILL, LYNN R	3/7/2025	64806	79.69			79.69	Generated From Billing
16-01854-02	HEISELMAN, AUSTIN M	3/7/2025	64807	113.87			113.87	Generated From Billing
16-01895-02	TRAVIS MCELVAIN	3/7/2025	64808	65.59			65.59	Deposit
16-02073-00	HAPPE HOMES	3/7/2025	64809	115.82			115.82	Generated From Billing
Total Refunds: 30			Total Refunded Amount:		3,021.28			

Revenue Code Summary

Revenue Code	Amount
100-DEP - WATER DEPOSIT	1300.00
996 - UNAPPLIED CREDITS	1721.28
Revenue Total:	3021.28

General Ledger Distribution

Posting Date: 03/03/2025

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-3,021.28	Yes
	600-050-2141	APPLIED CREDITS	1,721.28	
	600-810-1-4730	METER DEPOSITS	1,300.00	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-3,021.28	
	999-050-2300	DUE TO OTHER FUNDS	3,021.28	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
86 Paine Street Southeast	outside behind brickhouse fitness	Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
June 19, 2025	June 23, 2025	

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Dawn Thompson	Humboldt	Iowa	50548	owner/ceo	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

June 19, 2025

POLICY EXPIRATION DATE

June 24, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Kum & Go, L.C.

NAME OF BUSINESS(DBA)

Kum & Go #0185

BUSINESS

(515) 274-7793

ADDRESS OF PREMISES

3015 Oxbow Court SW

PREMISES SUITE/APT NUMBER

CITY

Bondurant

COUNTY

Polk

ZIP

50035

MAILING ADDRESS

1150 Locust St.

CITY

Des Moines

STATE

Iowa

ZIP

50309

Contact Person

NAME

Camille Hayes

PHONE

(515) 274-7793

EMAIL

licensing@maverik.com

License Information

LICENSE NUMBER

LE0003592

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Nov 6, 2024

TENTATIVE EXPIRATION DATE

Nov 5, 2025

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Kum & Go #185 - Alcohol Modification Amendment

From Camille Hayes <Camille.Hayes@maverik.com>

Date Mon 3/17/2025 3:17 PM

To Shelby Hagan <shagan@cityofbondurant.com>

Good afternoon, Shelby,

I am reaching out on behalf of Kum & Go. We just submitted an alcohol modification amendment for Kum & Go #185 (3015 Oxbow Court SW – Bondurant, IA 50035). We are switching out a cooler door from holding non-alcoholic product to alcoholic product. Please let me know if you have any questions or need any additional information.

Thank you!
Camille



Please note our mailing address has changed

Camille Hayes | Licensing Coordinator

1150 Locust St. Suite 301

Des Moines, IA 50309

Direct Phone: 515.381.6920

Licensing Phone: 515.274.7793

Purchaser Name	Date of Contract	Contract Number	Contract Amount
David B. McGrath	4/15/2024	N/A	1400
David B. McGrath	4/15/2024	N/A	1400
Lyle Miller	6/13/2024	N/A	2800
Kaitlin Pottebaum	7/8/2024	N/A	1400
Dawn and Raymon Jackson	8/14/2024	N/A	1400
Susan Ferriss	8/15/2024	N/A	1400
Joseph Jarvis	8/28/2024	N/A	1400

Number of Interment Spaces Sold	Amount of Perpetual Care Deposited in Trust
2	280
2	280
4	560
2	280
4	280
4	280
2	280

Date Funds Deposited in Trust	Bank Routing Number	Bank Account Number	Comments
4/15/2024	73913836	237138	
4/15/2024	73913836	237138	
6/14/2024	73913836	237138	
7/8/2024	73913836	237138	
8/15/2024	73913836	237138	
8/19/2024	73913836	237138	
8/28/2024	73913836	237138	

Annual Report Submission Confirmation

This message confirms that your Annual Report has been submitted.

Please review your submitted information below and notify us immediately of any misstatement or omissions that will require an amended filing.

Overview

Primary Contact:	Katie Klus
License Number:	PCC-000017
Annual Report Name:	Bondurant Cemetery-2024
Submitted Date:	March 13, 2025
Total Fees:	\$71.00

Checklist Answers

Enter the remaining amount left to repay as of December 31 of last year.	-Not Applicable-
Enter the number of interments (burials and entombments) you conducted from January 1 to December 31 of last year.	11
Has the cemetery started repayment on the amount borrowed? If no, you must upload a written narrative explaining the reason(s) for nonpayment and when repayment will begin under "Additional Files Submission" as "Written Narrative Explaining Nonpayment".	-Not Applicable-
Enter the total aggregate amount borrowed or withdrawn from January 1 to December 31 of last year.	-Not Applicable-
Did the cemetery submit a written request or resolution to the Division prior to borrowing or withdrawing funds? If no, you must upload a written narrative explaining how the funds were used and reason(s) for not submitting a request to the Division under "Additional Files Submission" as "Written	-Not Applicable-

Narrative Explaining Untimely Request

List the name and location of any affiliated funeral home or cemetery. -Not Applicable-

List the name and license number of each preneed seller and sales agent who sold cemetery merchandise or services from January 1 to December 31 of last year. -Not Applicable-

Do you sell cemetery merchandise or services? No

Did the cemetery borrow or withdraw funds from the perpetual care account during the last calendar year? If yes, you must upload a repayment schedule under "Additional Files Submission" as "Repayment Schedule". No

Enter the Fair Market Value of the trust fund as of December 31 of last year. -Not Applicable-

Enter the Fair Market Value of the trust fund at the end of the year the cemetery converted to the Total Return Distribution Method. -Not Applicable-

Does the cemetery need to describe any changes in the Investment Policy? If yes, you must upload an explanation of the changes under "Additional Files Submission" as "Total Return Distribution Correspondence". -Not Applicable-

Enter the percentage used for distribution for the last calendar year. -Not Applicable-

Enter the amount of inflation adjustment calculated for the last calendar year. -Not Applicable-

Enter the amount of the annual payout for the last calendar year. -Not Applicable-

Describe your asset allocation by investment category and provide the dollar amount per category. -Not Applicable-

Enter the date the Cemetery converted to the Total Return Distribution Method.	-Not Applicable-
Enter the principal balance amount of the grave markers and memorials perpetual care trust fund as of December 31 of last year.	-Not Applicable-
Notes and comments	Skipped
Does the cemetery use the Total Return Distribution Method?	No
Enter the number of Certificates of Interment Rights Agreements you issued from January 1 to December 31 of last year. Include all sales of Additional Rights of Interment.	7
Identify the financial institution holding the grave markers and memorials perpetual care trust fund.	-Not Applicable-
Is the cemetery affiliated with a funeral home or another cemetery?	No
Does the cemetery have a separate Perpetual Care Trust Fund for Grave Markers and Memorials?	-Not Applicable-
Does the cemetery charge memorial care for markers or memorialization?	No
Enter the amount deposited from January 1 to December 31 of last year that was received as a gift or donation to be used exclusively for perpetual care, if any.	0
Enter the amount of interest/dividends earned from January 1 to December 31 of last year.	1486
Enter the amount withdrawn from trust between January 1 and December 31 of last year.	0
Enter the amount deposited into the perpetual care fund for NEW Certificates of Interment Rights Agreements issued from January 1 to December 31 of last year.	2240
Enter the principal balance amount of the perpetual care trust fund as of December 31 of last year. Report the	28853

amount at "Cost Basis". You will be required to upload bank statement(s), certificate of deposit(s) or investment statement(s) holding perpetual care funds. For government subdivision, upload the treasurer or city audit report to validate your principal balance amount reported.

List the names of ALL financial institutions holding perpetual care trust funds, even if they are a trustee.

IPAIT

Identify the trustee name, address, and telephone number.

City of Bondurant; 200 2nd St. NE, PO Box 37, Bondurant, IA 50035

Is the cemetery owned or operated by a township, city, county, or religious organization?

Government_Political_Subdivision

Was the Cemetery in operation prior to July 1, 2005?

Yes

Parks and Recreation Board		3 year term		
NAME / ADDRESS		HOME PHONE		HX
Nic Robinson				Tree Board ??? - current
608 Mulberry Dr. NW				
Bondurant, Iowa 50035				
Marian Collison, Vice Chair				
99 Blaine St. NW				
Bondurant, Iowa 50035				
Tessa Simpson				Bondurant-Farrar EE
705 Cleveland Ave SE				
Bondurant, Iowa 50035				
Aaron Rasmussen				Joe Miller resigned 05/2023
608 6th Ct NW				
Bondurant, Iowa 50035				
Seth Williams				
604 15th St SE				
Bondurant, Iowa 50035				
Emily Karowski				BCF Member 2021 - 2023
420 Eva Point Dr SW				
Bondurant, Iowa 50035				
Dennis Lyman, Chair				
303 Aspen Dr. NE				
Bondurant, Iowa 50035				
Council Liaison 2022/2023: Bob Pepper				

	CELL PHONE		EMAIL	APPOINTED DATE
	515-783-4781		nic.robinson@yahoo.com	1/7/2019
			robinsonnj@wellmark.com	
	515-250-6963		collisme5@gmail.com	4/9/2014
	515-341-4651		tessavano@gmail.com	8/1/2020
	515-341-4974		aaron_ras74@hotmail.com	5/22/2023
	515-720-6294		seth_williams6@hotmail.com	2/1/2020
			-	
	515-745-8169		karwoski.emily@principal.com	12/7/2020
	515-778-1365		dennis.lyman74@icloud.com	8/18/2016

EXP. DATE	YRS OF SERVICE	CURRENT DATE
12/31/2024	4	4/27/2023
12/31/2023	9	4/27/2023
12/31/2023	2	4/27/2023
12/31/2023	#NUM!	4/27/2023
12/31/2024	3	4/27/2023
12/31/2024	2	4/27/2023
1231/2023	6	4/27/2023

Prior relevant deed:
Prior relevant interment addition:
Type of Deed (circle):
Interment Lot(s):

(Original) - Replacement - Transfer)
158

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

David B. McGrath ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

one thousand four hundred Dollars (\$ 1,400.00)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:
\$1,400 cash/check at the time of purchase
9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.

10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.
13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 15th day of April, 2024.


Purchaser's Signature

205 1st NW
Address
BONDURANT IA 50035


City of Bondurant Cemetery Dept.

515-213-7468
Purchaser's Phone/Email

DAVE.FLD@AOL.COM

Mailing Name (if different than above)

P.O. Box 380
Mailing Address

BONDURANT IA 50035

Other Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:
Prior relevant interment addition:
Type of Deed (circle):
Interment Lot(s):

(Original) - Replacement - Transfer)

159

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

David B. McGrath ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

one thousand four hundred Dollars (\$ 1,400.00)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:

\$ 1,400 cash/check at the time of purchase

9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.

10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.
13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 15th day of April, 2024.

[Signature]
Purchaser's Signature

205 12th St NW
Address
BONDURANT IA 50035

[Signature]
City of Bondurant Cemetery Dept.

515-210-7468
Purchaser's Phone/Email

DAVE.FLD@aol.com

Mailing Name (if different than above)

P.O. Box 380
Mailing Address

BONDURANT IA 50035

Other Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:
Prior relevant interment addition:
Type of Deed (circle):
Interment Lot(s):

(Original) - Replacement - Transfer)
SOUTHEAST ADDITION #6 (4 LOTS)

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

Dawn and Raymon Jackson ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

one thousand four hundred Dollars (\$ 1400)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:
\$ 1400 cash/check at the time of purchase
9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.
10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred

remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.

13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 14th day of AUGUST, 2024.

Dawn Jackson

Purchaser's Signature

Dawn Jackson

Printed Name

804 Jefferson Ave SE

Street Address

Bondurant IA 50035

City/State/Zip

Raymon Jackson

Purchaser's Signature

Raymon Jackson

Printed name

804 Jefferson Ave SE

Street Address

Bondurant IA 50035

City/State/Zip

[Signature]

City of Bondurant Cemetery Dept.

515 240 8981

Purchaser's Phone/Email

sdjackson182@msn.com

Purchaser's Phone/Email

515-339-5215

Purchaser's Phone/Email

sdjackson182@msn.com

Purchaser's Phone/Email

Mailing Name (if different than above)

Mailing Street Address

Mailing City/State/Zip

Alternate Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:

Prior relevant interment addition:

Type of Deed (circle):

Interment Lot(s):

(Original) - Replacement - Transfer)

1971 Plot 54

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

JOSEPH JARVIS ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

FOURTEEN HUNDRED Dollars (\$ 1400)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:
\$ 1400 cash/check at the time of purchase
9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.

10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.
13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 28TH day of AUGUST 2024.

Purchaser's Signature

City of Bondurant Cemetery Dept.

Address

Purchaser's Phone/Email

Mailing Name (if different than above)

Mailing Address

Other Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:

Prior relevant interment addition:

Type of Deed (circle):

Interment Lot(s):

(Original - Replacement - Transfer)
Plot 157, 1971 Addition

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

Kaitlin Pottebaum ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

one thousand four hundred Dollars (\$ 1400)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:

\$ 1400 cash/check at the time of purchase
9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.

10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.
13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 8th day of July, 2024.

Kathlin Potterdam

Purchaser's Signature

233 7th St NE

Address

Bondurant, IA 50035

[Signature]
City of Bondurant Cemetery Dept.

515-205-1802

Purchaser's Phone/Email

Mailing Name (if different than above)

Mailing Address

Other Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:
Prior relevant interment addition:
Type of Deed (circle):
Interment Lot(s):

Original Replacement - Transfer)
South East Addition Plot #3

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

Lyle E Miller ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

#3 SE Addition Dollars (\$ 2,800.00)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:

\$ 2,800.00 cash/check at the time of purchase

9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.

10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.
13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 13 day of June, 2024.

Sybil E. Muller

Purchaser's Signature

Craig Manslun

City of Bondurant Cemetery Dept.

Address

907 Scenic View Blvd
At Hoona, IA 50009

503-807-2279 tmrellim1@gmail.com

Purchaser's Phone/Email

Mailing Name (if different than above)

Mailing Address

Other Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.

Prior relevant deed:
Prior relevant interment addition:
Type of Deed (circle):
Interment Lot(s):

(Original) Replacement - Transfer)
SOUTHEAST PLOT #15 (4 SPACES)
"LOTS"

BONDURANT CEMETERY

AGREEMENT TO PURCHASE INTERMENT RIGHTS

This certifies that City of Bondurant Cemetery ("Cemetery") has sold and conveyed to

Susan Ferriss ("Purchaser, heirs & assigns") the

interment space(s) described above in the Cemetery for the total price of

ONE THOUSAND FOUR HUNDRED Dollars (\$ 1400)

with the following terms and conditions:

1. The interment space(s) is to be used for interment purposes only and the Purchaser's rights are limited by and subject to the cemetery rules and regulations as now existing or as amended in the future.
2. This agreement conveys only a right to be interred in the interment space(s) and in no way is any real estate title conveyed to the Purchaser. Furthermore, a limitation of two interments (two vaults or four cremations) will be permitted in the interment space.
3. Services related to interment in the interment space(s) are not included in the rights conveyed and are subject to the cemetery service charges and availability. These charges will be determined at the time they are purchased and are subject to change.
4. The City of Bondurant Cemetery representative must receive the following information prior to any interment. The notice must include the name of the deceased, the deceased's birth date, the deceased's date of death, next-of-kin, funeral establishment (if any) and any other required information. The funeral home handling the arrangements may provide this.
5. Purchaser has the right to sell and convey the interment space, but any transfer of ownership by will or otherwise will be recognized by the City of Bondurant only after it is recorded at the Cemetery and a new cemetery deed is issued to the new owner.
6. The City of Bondurant shall use the Purchaser's address for any official notices concerning the interment space. The purchaser shall notify the City of Bondurant of any change in their address.
7. The City of Bondurant cemetery is a perpetual care cemetery. Twenty percent (20%) of the purchase price shall be deposited in the Cemetery's Perpetual Care Fund which is an irrevocable trust. Deposits into this fund cannot be withdrawn even in the event of cancellation of this agreement. The income from this trust is devoted to the cemetery's care and maintenance.
8. The purchase price shall be paid as follows:
\$ 1400 cash/check at the time of purchase
9. Interment(s) in the interment space(s) will not be permitted if the payment is returned by the financial institution. The City of Bondurant Cemetery representative will notify the Owner of any default. If payment is not received, the City of Bondurant shall have the right, 10 days after notification of the default, to revoke this agreement and retain all sums retained by it as liquidated damages.
10. When payment is made, an amount equal to or greater than fifty dollars (\$50) or twenty percent (20%) of the gross selling price received for each sale of interment rights, whichever is more, will be deposited in the perpetual care fund within five days.
11. The terms and conditions described herein are binding upon the Purchaser's heirs, successors and assigns and enforceable only by the City of Bondurant.
12. Substitution of purchased plot will occur only if an error has been made unknowingly in a previous interment. Once interred, the remains will not be removed and the plot unused by the erroneous interred

remains will be substituted for the recently deceased as long as the plot is in the near vicinity of purchased plot. The City will make every effort to contact heirs of the deceased regarding the substitution of the plot. The Cemetery is not civilly or criminally liable for an erroneously made interment unless the error was the result of gross negligence or intentional misconduct. The Cemetery will not allow for any other substitution.

13. Interment rights will be transferred immediately upon payment in full and any applicable trust deposits under Chapter 523A will not be made until the cemetery has received payment in full for interment rights. This is not a multi-item contract.
14. There will be no sale of undeveloped interment space.
15. Once the payment has been received, this transaction cannot be cancelled. The purchaser has the option of selling, donating or bequeathing said plot upon written notification to the City.

Dated this 15TH day of AUGUST, 20 24.



Purchaser's Signature

Susan Ferriss

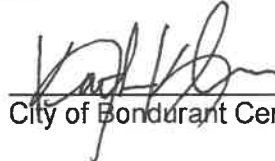
Printed Name

1338 Kadin Trail SE

Street Address

Bondurant, IA 50035

City/State/Zip



City of Bondurant Cemetery Dept.

515 537-5682

Purchaser's Phone/Email

Laydeebue68@yahoo.com

Purchaser's Phone/Email

Purchaser's Signature

Printed name

Street Address

City/State/Zip

Purchaser's Phone/Email

Purchaser's Phone/Email

Mailing Name (if different than above)

Mailing Street Address

Mailing City/State/Zip

Alternate Phone/Email

THIS AGREEMENT IS SUBJECT TO RULES ADMINISTERED BY THE IOWA INSURANCE DIVISION. YOU MAY CALL THE INSURANCE DIVISION WITH INQUIRIES OR COMPLAINTS AT (515) 281-5705. WRITTEN INQUIRIES OR COMPLAINTS SHOULD BE MAILED TO: IOWA SECURITIES AND REGULATED INDUSTRIES BUREAU, TWO RUAN CENTER, 601 LOCUST STREET, 4TH FLOOR, DES MOINES, IOWA 50309-3738.



Detail Report

Account Detail

Date Range: 01/01/2024 - 12/31/2024

Account		Name				Beginning Balance	Total Activity	Ending Balance
500-000-1101		CLAIM ON POOLED CASH				560.00	560.00	1,120.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Amount	Running Balance	
04/15/2024	CLPKT09591	4/15/24 - MISC CASH /...		CLPKT09591		560.00	1,120.00	
06/14/2024	CLPKT09903	6/14/24 - MISC CASH /...		CLPKT09903		560.00	1,680.00	
06/19/2024	GLPKT13253	JN01257		CEMETERY SPENDABLE INTEREST FROM...		-1,680.00	0.00	
07/08/2024	CLPKT10005	7/8/24 CASH/CHECK		CLPKT10005		280.00	280.00	
08/15/2024	CLPKT10226	8/15/24 CASH/CHECK		CLPKT10226		280.00	560.00	
08/19/2024	CLPKT10240	8/19/24		CLPKT10240		280.00	840.00	
08/28/2024	CLPKT10302	8/28/24 CASH/CHECK		CLPKT10302		280.00	1,120.00	
500-000-1111		SAVINGS - CEMETERY XXX1037				1,813.69	1,966.57	3,780.26
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Amount	Running Balance	
06/19/2024	GLPKT13253	JN01257		CEMETERY SPENDABLE INTEREST FROM...		190.78	2,004.47	
06/19/2024	GLPKT13253	JN01257		CEMETERY SPENDABLE INTEREST FROM...		1,680.00	3,684.47	
06/30/2024	BRPKT00260	INT0001085		INTEREST		10.13	3,694.60	
07/31/2024	BRPKT00264	INT0001124		INTEREST CEMETERY		15.71	3,710.31	
08/31/2024	BRPKT00266	INT0001125		INTEREST CEMETERY		14.79	3,725.10	
09/30/2024	BRPKT00270	MISC0000236		INTEREST		14.65	3,739.75	
10/31/2024	BRPKT00274	INT0001148		INTEREST		14.26	3,754.01	
11/30/2024	BRPKT00275	INT0001168		INTEREST		13.07	3,767.08	
12/31/2024	BRPKT00278	INT0001188		INTEREST CEMETERY		13.18	3,780.26	
500-000-1150		IPAIT - CEMETERY T/A 108				27,653.60	1,200.00	28,853.60
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Amount	Running Balance	
01/31/2024	BRPKT00244	INT0000991		INTEREST CEMETERY		120.31	27,773.91	
02/29/2024	BRPKT00248	INT0001011		INTEREST CEMETERY		112.48	27,886.39	
03/31/2024	BRPKT00252	INT0001031		INTEREST CEMETERY		120.35	28,006.74	
04/30/2024	BRPKT00254	INT0001050		INTEREST CEMETERY		116.85	28,123.59	
05/31/2024	BRPKT00257	INT0001069		INTEREST CEMETERY		121.48	28,245.07	
06/19/2024	GLPKT13253	JN01257		CEMETERY SPENDABLE INTEREST FROM...		-190.78	28,054.29	
06/30/2024	BRPKT00261	INT0001089		INTEREST CEMETERY		117.94	28,172.23	
07/31/2024	BRPKT00263	INT0001108		INTEREST CEMETERY		121.58	28,293.81	
08/31/2024	BRPKT00267	INT0001130		INTEREST CEMETERY		122.10	28,415.91	
09/30/2024	BRPKT00271	MISC0000240		INTEREST		113.58	28,529.49	
10/31/2024	BRPKT00273	INT0001152		INTEREST CEMETERY		112.75	28,642.24	
11/30/2024	BRPKT00276	INT0001172		INTEREST CEMETERY		105.62	28,747.86	
12/31/2024	BRPKT00279	INT0001192		INTEREST CEMETERY		105.74	28,853.60	

Detail Report

Date Range: 01/01/2024 - 12/31/2024

Account		Name				Beginning Balance	Total Activity	Ending Balance
500-450-1-4740		SALE OF CEMETERY LOTS				-560.00		
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Amount	Running Balance
04/15/2024	CLPKT09591	R00096637		PLOTS 158 & 159 - 1971 ADDITION CEM...			-560.00	-1,120.00
06/14/2024	CLPKT09903	R00100437		SE ADDITION LOT 3 LYLE MILLER CEMET...			-560.00	-1,680.00
07/08/2024	CLPKT10005	R00101986		PLOT 157, 1971 ADDITION POTTEBAUM,...			-280.00	-1,960.00
08/15/2024	CLPKT10226	R00104754		JACKSON DAWN AND RAYMON SOUTH...			-280.00	-2,240.00
08/19/2024	CLPKT10240	R00104986		SUSAN FERRISS SOUTHEAST PLOT 15 - 4 ...			-280.00	-2,520.00
08/28/2024	CLPKT10302	R00105612		JOSEPH JARVIS ORIGIONAL 1971 PLOT 5...			-280.00	-2,800.00
500-450-4-4300		INTEREST				-694.60		
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor		Amount	Running Balance
01/31/2024	BRPKT00244	Iowa Public Agency In...		INTEREST CEMETERY			-120.31	-814.91
02/29/2024	BRPKT00248	Iowa Public Agency In...		INTEREST CEMETERY			-112.48	-927.39
03/31/2024	BRPKT00252	Iowa Public Agency In...		INTEREST CEMETERY			-120.35	-1,047.74
04/30/2024	BRPKT00254	Iowa Public Agency In...		INTEREST CEMETERY			-116.85	-1,164.59
05/31/2024	BRPKT00257	Iowa Public Agency In...		INTEREST CEMETERY			-121.48	-1,286.07
06/30/2024	BRPKT00260	Cemetery Perpetual C...		INTEREST			-10.13	-1,296.20
06/30/2024	BRPKT00261	Iowa Public Agency In...		INTEREST CEMETERY			-117.94	-1,414.14
07/31/2024	BRPKT00263	Iowa Public Agency In...		INTEREST CEMETERY			-121.58	-1,535.72
07/31/2024	BRPKT00264	Cemetery Perpetual C...		INTEREST CEMETERY			-15.71	-1,551.43
08/31/2024	BRPKT00266	Cemetery Perpetual C...		INTEREST CEMETERY			-14.79	-1,566.22
08/31/2024	BRPKT00267	Iowa Public Agency In...		INTEREST CEMETERY			-122.10	-1,688.32
09/30/2024	BRPKT00270	Cemetery Perpetual C...		INTEREST			-14.65	-1,702.97
09/30/2024	BRPKT00271	Iowa Public Agency In...		INTEREST			-113.58	-1,816.55
10/31/2024	BRPKT00274	Cemetery Perpetual C...		INTEREST			-14.26	-1,830.81
10/31/2024	BRPKT00273	Iowa Public Agency In...		INTEREST CEMETERY			-112.75	-1,943.56
11/30/2024	BRPKT00275	Cemetery Perpetual C...		INTEREST			-13.07	-1,956.63
11/30/2024	BRPKT00276	Iowa Public Agency In...		INTEREST CEMETERY			-105.62	-2,062.25
12/31/2024	BRPKT00278	Cemetery Perpetual C...		INTEREST CEMETERY			-13.18	-2,075.43
12/31/2024	BRPKT00279	Iowa Public Agency In...		INTEREST CEMETERY			-105.74	-2,181.17
Grand Totals:						Beginning Balance: 28,772.69	Total Activity: 0.00	Ending Balance: 28,772.69

Account Summary

Account	Name	Beginning Balance	Total Activity	Ending Balance
500-000-1101	CLAIM ON POOLED CASH	560.00	560.00	1,120.00
500-000-1111	SAVINGS - CEMETERY XXX1037	1,813.69	1,966.57	3,780.26
500-000-1150	IPAIT - CEMETERY T/A 108	27,653.60	1,200.00	28,853.60
500-450-1-4740	SALE OF CEMETERY LOTS	-560.00	-2,240.00	-2,800.00
500-450-4-4300	INTEREST	-694.60	-1,486.57	-2,181.17
Grand Totals:		28,772.69	0.00	28,772.69

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
500 - CEMETERY PERPETUAL CARE	28,772.69	0.00	28,772.69
Grand Total:	28,772.69	0.00	28,772.69

KIM REYNOLDS
GOVERNOR

ADAM GREGG
LT. GOVERNOR

DOUG OMMEN
COMMISSIONER OF INSURANCE

Date: February 28, 2025

Bondurant Cemetery
Katie Klus
200 2nd St. NE
Bondurant Iowa 50035

Bondurant Cemetery-2024:

Dear Katie Klus:

I do hereby certify under penalty of perjury and pursuant to the laws of the state of Iowa that the information contained in this Annual Report and supplied in any attachments thereto is true and correct. I also affirm that I understand and am in compliance with the requirements of Iowa law and administrative rules for depositing certain funds in trust in a state or federally insured bank, savings and loan association, credit union, or trust company authorized to conduct business in Iowa.

Bondurant Emergency Services

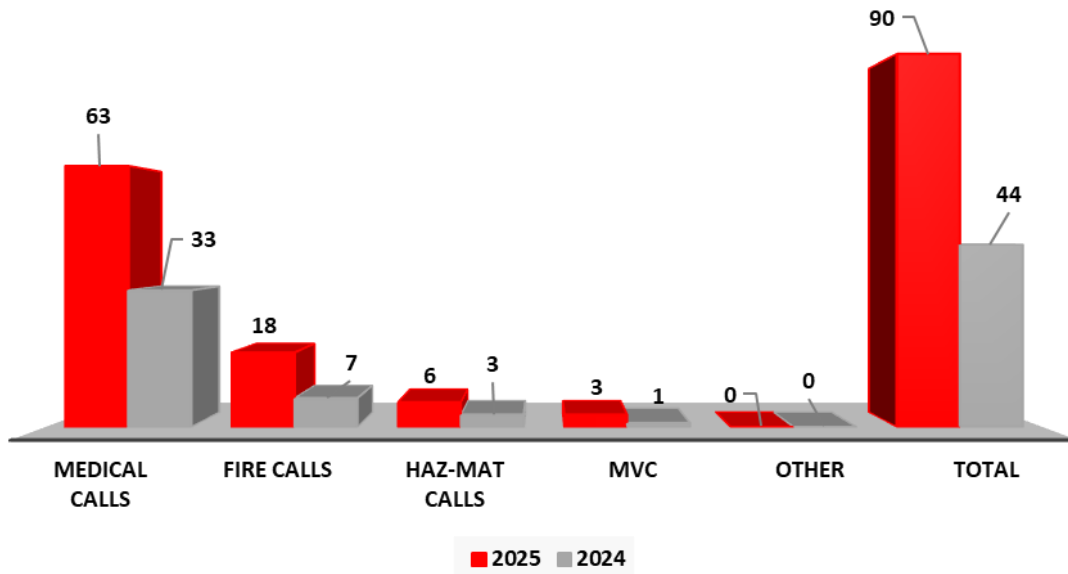
February 2025

Monthly Report



Operational Statistics

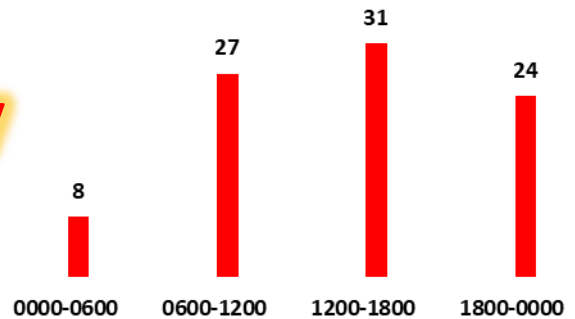
2 year February Comparison



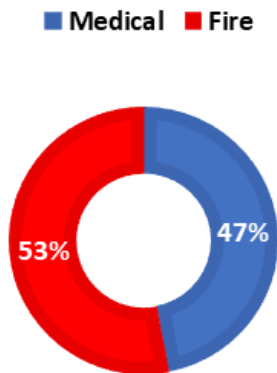
All-Time

Record Month For February

Number of Calls in 6 Hour Blocks



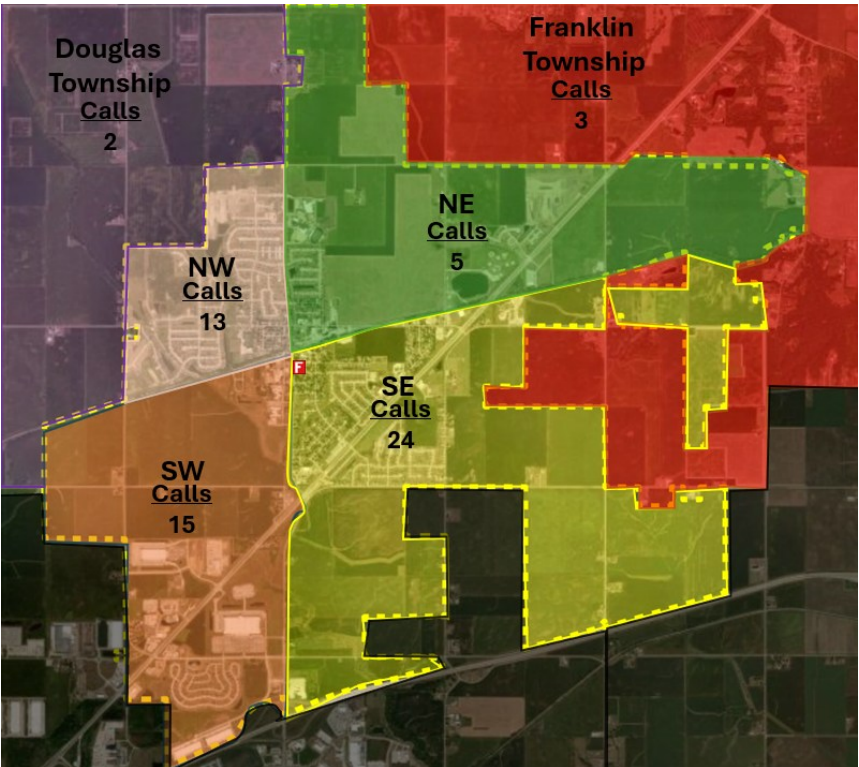
SIMULTANEOUS CALL BREAKDOWN



Simultaneous Calls			
2024		2025	
2nd out calls	2	2nd out calls	12
3rd out calls	0	3rd out calls	3
4th+ out calls	0	4th+ out calls	0
TOTAL	2	TOTAL	15
5% Multiple Calls		17% Multiple Calls	

Operational Statistics

Number of Calls per District In February



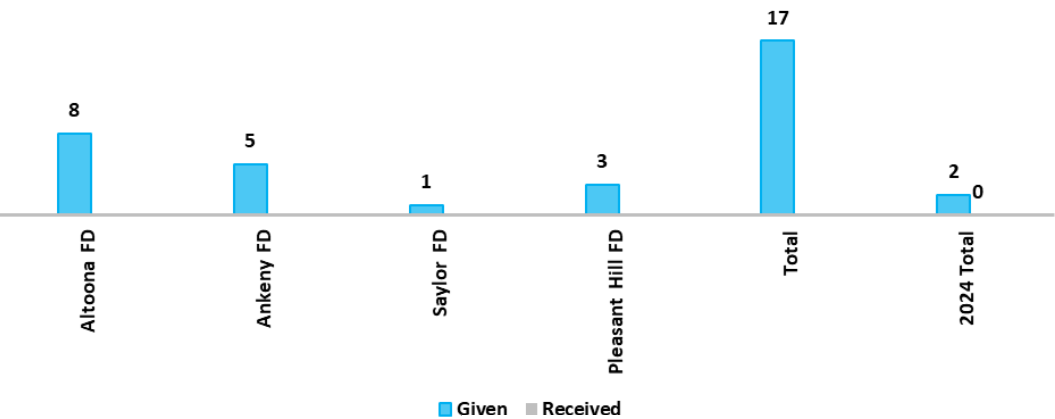
Closest Unit Response Incidents (CUR)
Given



Closest Unit Response Incidents (CUR)
Received



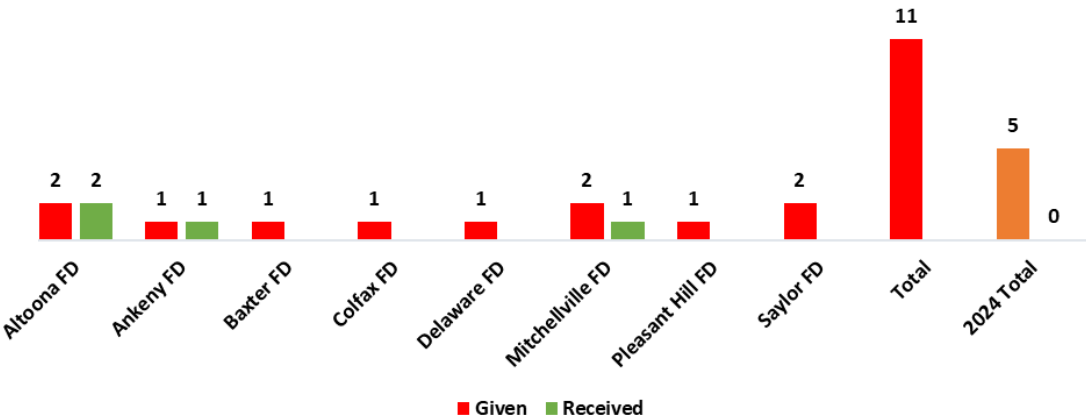
February Automatic Aid Given vs Received



Incidents Unable to Respond



February Mutual Aid Given vs Received

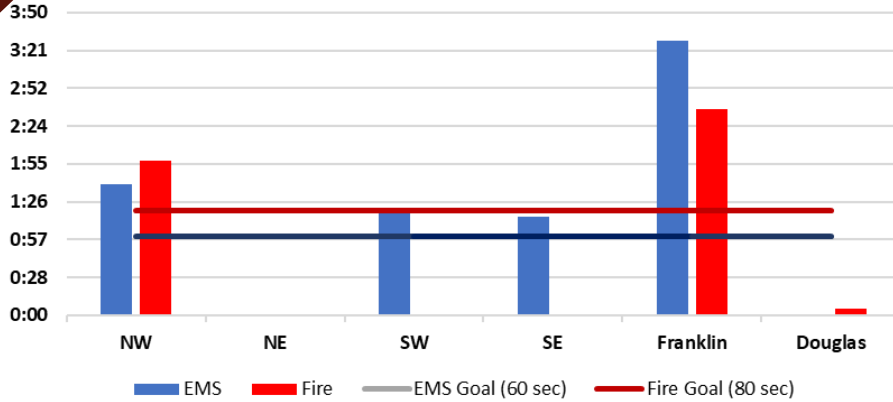


Operational Statistics

Response Times

Emergent Response

Chute Times
(emergent response)

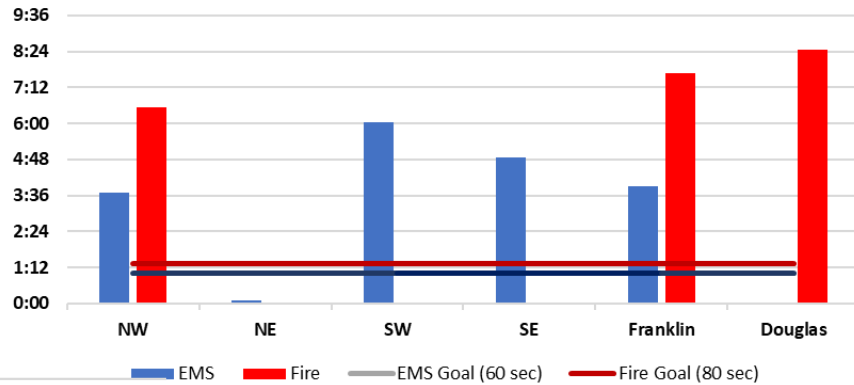


Delayed response due to multiple calls or staffing levels

Chute- 4:52

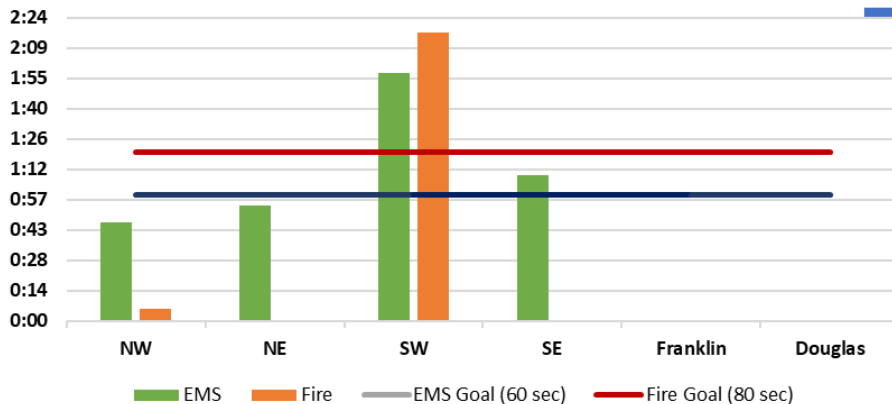
Response- 7:58

Response Times
(emergent response)

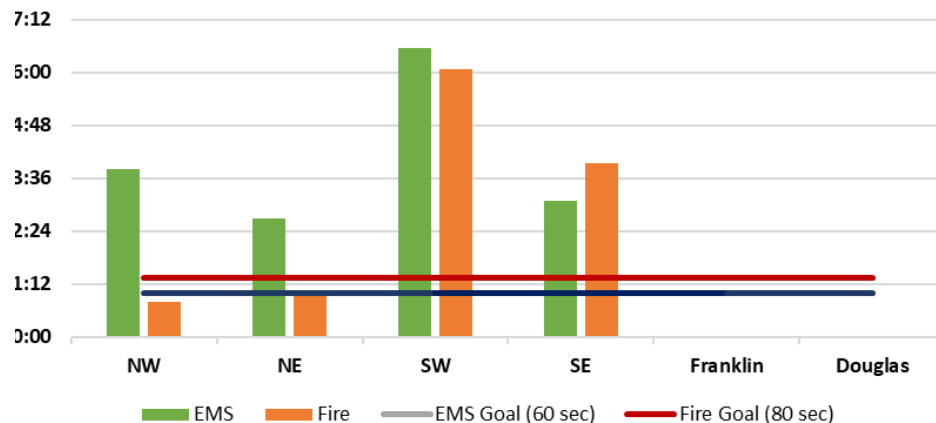


Non-Emergent Response

Chute Times
(non-emergent response)



Response Times
(non-emergent response)

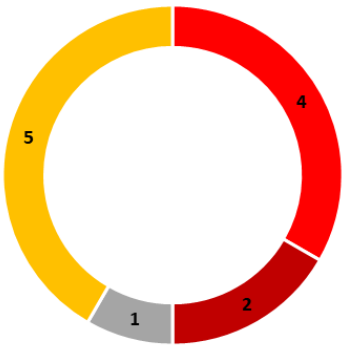


Fire Operational Statistics

February Fire Saved vs. Loss					
2024			2025		
Saved	Loss	Total Value	Saved	Loss	Total Value
\$0	\$2,000	\$2,000	\$	\$100	\$1,000



Fire Alarm Breakdown



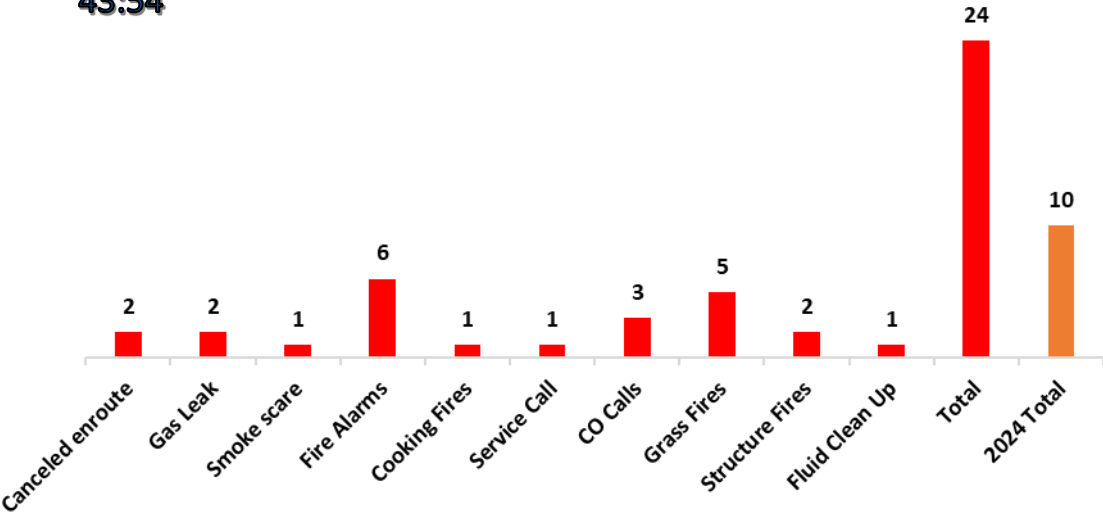
■ Commercial Alarm ■ Residential Alarm ■ Good Alarms ■ False Alarms



Average Fire Incident Time

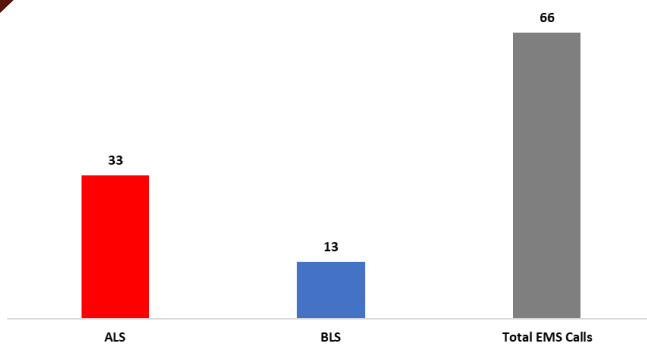
43:54

Fire/Haz-Mat/Other

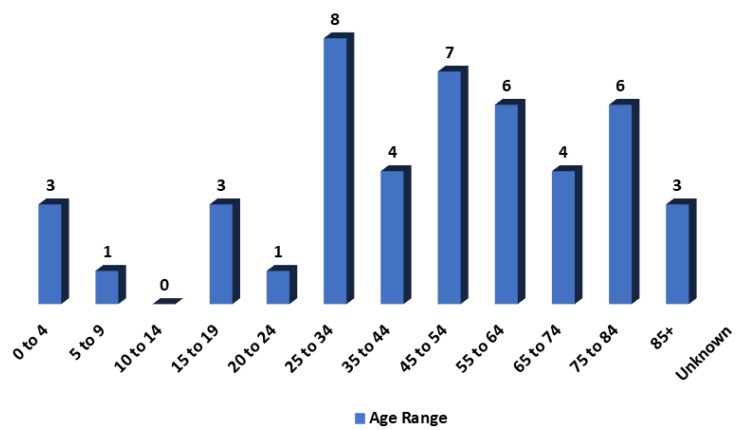


EMS Operational Statistics

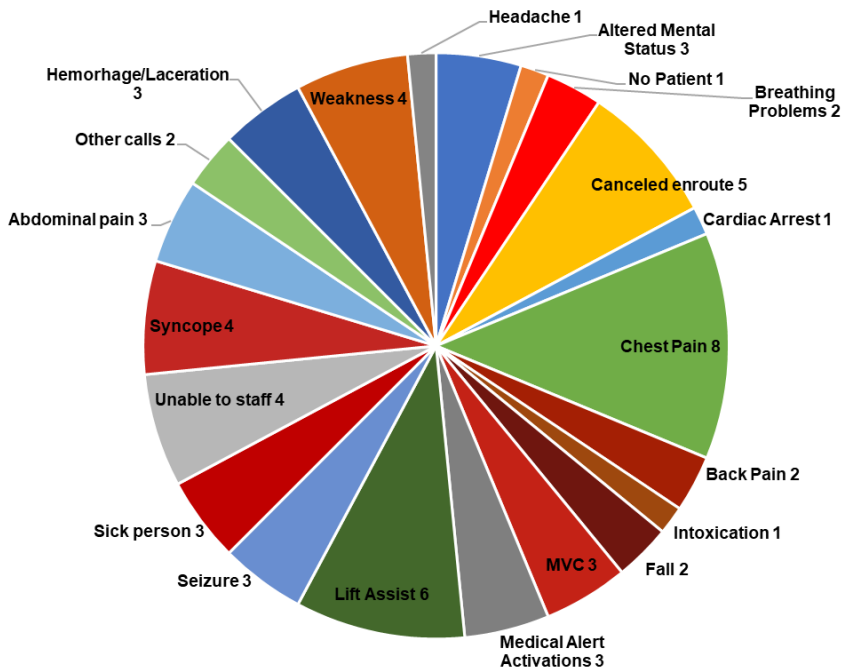
Advanced/Basic Life Support Calls



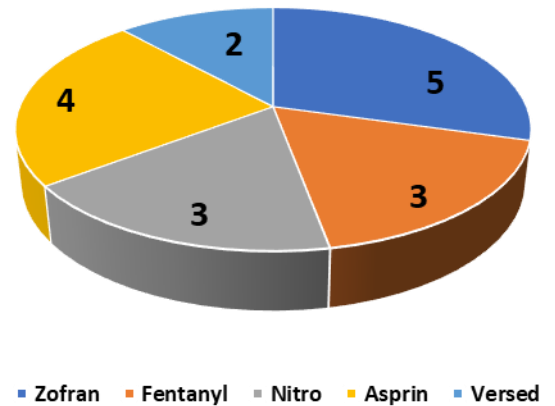
Patient Age Demographics



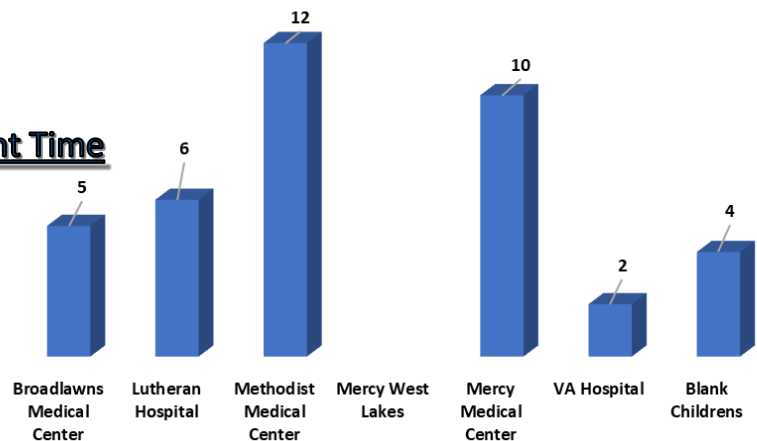
EMS Call Purpose by Provider Primary Impression



Medications Administered



Hospital Destination Transports



Average EMS Incident Time

59:23



Training Division

For the month of February department members trained on the following:

Fire Training

Ice Rescue
Aerial Operations
Driver Training

EMS Training

Cold Emergencies

Professional

Development

Generational Differences

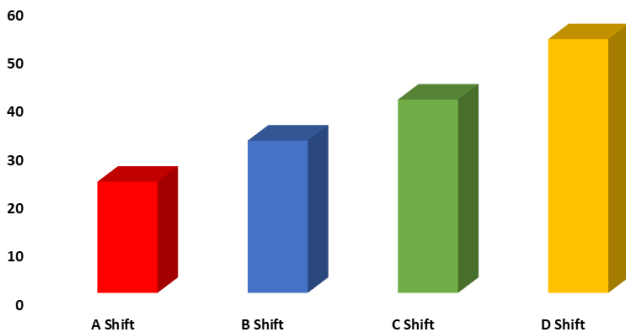
SOG's/Protocol

Review

Media Press Release
Physician on Scene
Cold Environment
Shift Change

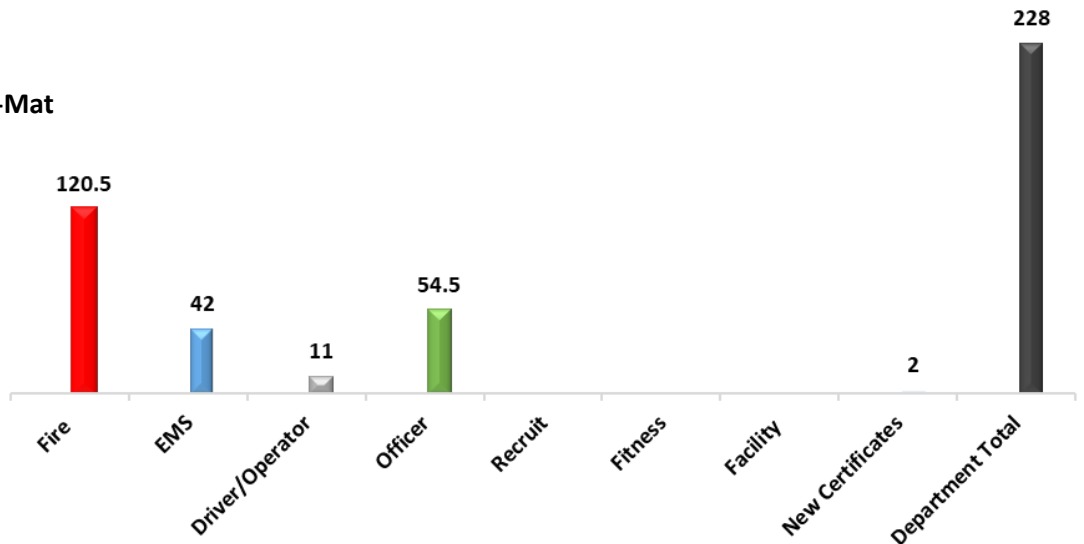


Total Training Hours Per Shift



New Clearance
Brad Lundquist– Ladder

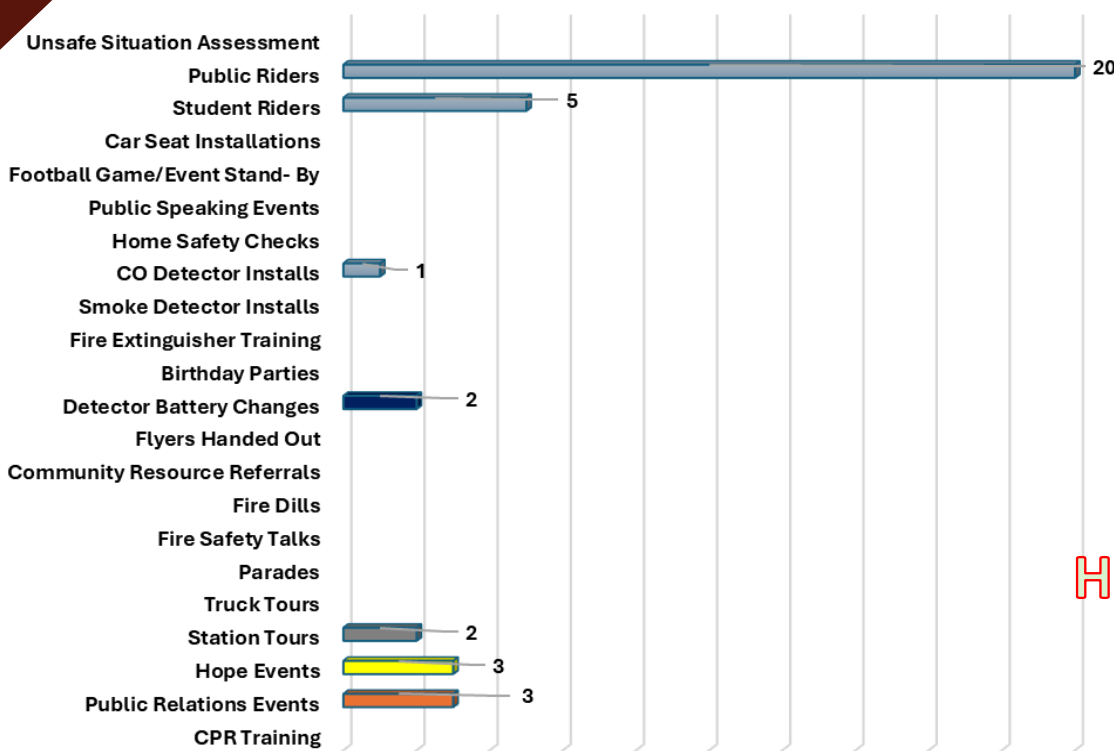
Training Hours By Type



New Certifications

Kyleigh Meyeres– Firefighter I & Haz-Mat

Community Risk Reduction/

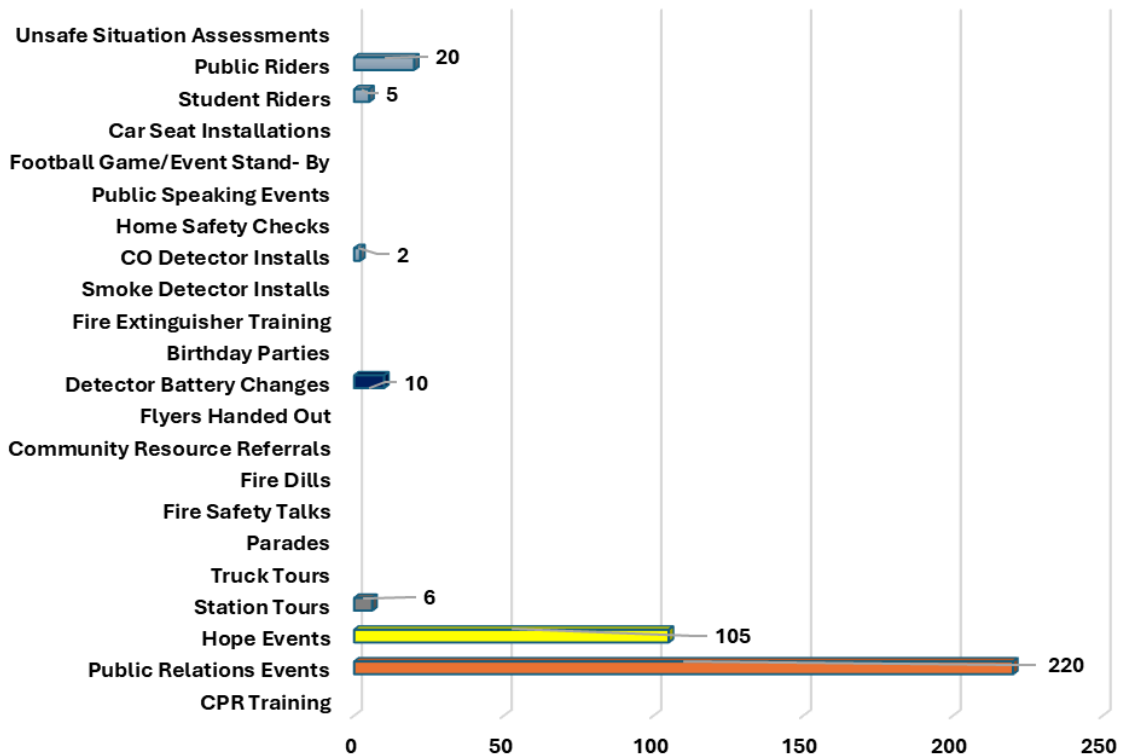


**36 Events
Attended**

**88.5 Total
Hours Dedicated**

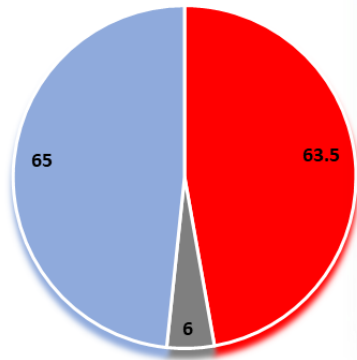
380 Total Citizens Outreached

Citizens Served



Code Enforcement

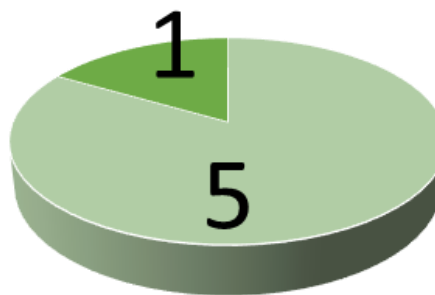
Station Work Hours



■ Station Work Detail ■ Maintenance ■ PT Admin Hours



Activities



■ Commercial Inspections ■ Alarm Tests ■ Site Plan Reviews



Reinspections Completed



Violations



Incidents & Happenings



February 7th– Grass Fire

4600 Blk. NE 78th St.– Bondurant

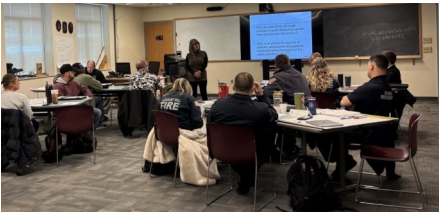
While responding back from another incident, E412 responded to a grass fire. Crews found a ditch on fire, which was quickly extinguished.



February 9th– Grass Fire

2600 Blk. Grant St. S.– Bondurant

B417 & T416 responded to a grass fire. Crews found a ditch on fire, which was quickly extinguished.



February 10th & 11th– Youth Firesetting

West Des Moines Station 17- West Des Moines

Lt. Summers attended a two day training on interviewing and providing education with youth firesetters.



February 11th & 12th– Ice Rescue Training

Lake Petocka- Bondurant

Crews conducted annual ice rescue training on Lake Petocka.

February 17th– Structure Fire

6000 Blk. Gold Leaf Ln.– Pleasant Hill

E412, responded automatic aid for Pleasant Hill, on a structure fire. Crew assisted with fire attack, ventilation, and overhaul. Crews were on scene for around 1 1/2 hours. One injury was reported on scene.



February 17th– Motor Vehicle Collision

2500 Blk. Hubbell Ave– Bondurant

A414, E412, & C421 responded to a call for an MVC with significant damage. Upon arrival, crews found a two car crash with everyone out of the vehicle. Two patients were transported to a local hospital.



February 18th– Grass Fire

10400 Blk. NE 102nd Ave- Bondurant

E412, B417, and C421 responded to a grass fire. Crews found 4 different areas that were burning. Crews worked on extinguishing the fires. Crews were assisted by Mitchellville FD and were on scene for about and 1 1/2 hours.

Incidents & Happenings



February 21st– Structure Fire

1600 Blk. NW 66th Ave– Saylor

E412 & C421 responded mutual for Saylor FD on a 2nd alarm commercial structure fire. A large work/storage shed was on fire. Crews used 300ft of LHD to supply the fire. Crews cut walls and doors to access the fire and assisted with fire attack. Crews were on scene for around 3 hours.



February 28th– Grass Fire

10400 Blk. NE Hubbell Ave– Bondurant

C421, E412, and B417 responded to a grass fire. Crews found a power line that fell, which started the fire. Crews were on scene for over an hour.



February 28th– Grass Fire

12600 Blk. 4th St.– Colfax

C421 and B417 responded mutual aid for Colfax on a grass fire. Crews arrived to a large grass fire. Crews extinguished the fire and were on scene for over an hour and a half.

Public Relations



February 5th– Doug Richardson’s Funeral

West Des Moines

Members attended Doug Richardson's funeral. Many members have worked scenes with Doug when he was a Lieutenant with Altoona FD.



February 22nd– Pinewood Derby Race

315 2nd St. NW, American Legion– Bondurant

Shifts were invited participate in a Cub Scouts pinewood derby race. A and B-shift raced a vehicle. Congratulations to A-shift on getting 4th place.

Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Wednesday, February 5, 2025

Call to order: Meeting called to order at 6:02 PM by President Bryant.

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Amber Flinn, Travis Appelgate, Jen Keeler and Mike Kramer. Sue Ugulini attended virtually. Library Director Klinker-Feld and Marketa Oliver (Bondurant City Administrator) were also present.

Guests: None

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

3. Approval of Consent Agenda:

- a. Minutes of past meeting – January 2025
- b. Financial Report
- c. Approve Warrant list / authorize expenditures
- d. Staff Report – January 2025
- e. Director's Report – January 2025
- f. Statistics – January 2025

Positive feedback provided on the new layout for Library statistics. Director Klinker—Feld provided an updates on software replacement to Adventure Pass Program and staffing. Motion to approve the above consent agenda by Ugulini, seconded by Kramer. Motion carried.

4. **Public Comments:** None.

5. **Library Foundation Update:** No update.

6. **Friends of the Library Update:** Upcoming Mini-Golf fundraiser on February 22nd at the Library.

7. **City Council Liaison Report:** Upcoming Chowder Ride, February 22nd; and Community Conversations topic is Taxes & Legislation. City budget hearings in March.

8. **Old Business:** None.

9. **New Business:**

a) Review/Approve Hazardous Communication Program. Motion to approve by Flinn, seconded by Keeler. Motion carried.

10. Board President Items: Trustee Ugulini attended a continuing education webinar through the State Library and provided an overview.

12. Adjournment: Motion to adjourn by Ugulini, seconded by Kramer. Motion carried.

Next Meeting: March 5, 2025, at 6 PM.



Director's Report: March 2025

- Director Klinker-Feld attended the City Staff Meetings on February 4, 11, 18, and 25.
- Adventure Pass is now expected to be back in April.
- The library was closed the following times for the holidays:
 - February 17 for Presidents Day
- Recent changes:
 - Moving Classics collection to shelf with Adult Fiction
 - Weeding Multiple Copies collection
 - Removing patron checkout history from our system
- We are getting closer to having the Library of Things up and running. All cases and tags have been purchased. Peg boards and hooks have been purchased to display items available for checkout. Director Klinker-Feld is finishing the grant report to Polk County for this grant.
- Director Klinker-Feld is the current President of the Iowa Small Library Association and we are working on a Spring Continuing Education event to support those library staff members in small libraries.

Staff Updates:

Michell:

- Attended City Council meeting on February 18
- Attended City Staff meetings on February 4, 11, 18, and 25
- Attended an ISLA Executive Board meeting on February 14
- Met with State Library District Consultant Maryann Mori on February 18
- Attended Friends of the Library meeting on February 19
- Attended Men's Club meeting on February 19 to give SRP donation request
- Attended ISLA meeting with Spring CE presenter on February 24
- Attended ISLA Happy Hour on February 25

Megan T:

- Weeded and began relabeling the Classics collection to prepare materials to be shelved in Adult Fiction
- Purchased cases for Library of Things
- Collected user manuals for the Library of Things to be included with each item
- Appointed to the Exhibitor Committee for the ILA Planning Committee

Megan S:

- Pop YS - Outreach
- Check it out
- Kids Lib
- Library for the Blind—Accessible programs on the go

Carly:

- Kids Lib

Jennifer:

- Adult Librarian meeting on February 19

Events in February:

- 12 Story Times
- 4 Baby Story Times
- Messy Munchkins
- After School Open Creation Stations
- After School Open Play
- After School Movie
- Book Club for grades 3-5
- Book Club for grades 6-8
- Curious & Creative Kids Club
- Pokémon Club
- Family BINGO
- Teens Only Sunday Funday
- Anime Club
- Teen Café
- 7 sessions of Fit for Life
- Adult Craft Night
- Book Discussion for Adults
- Coffee Social
- Introvert Book Club
- Puzzle Competition
- AI and the Human Future—Humanities Iowa speaker
- Adult Crafternoon
-

Stats for February 2025

- Total Circulation for the month of February 2025: **6107**
- Total Circulation for the month of February 2024: **5527**
- Online usage (Libby, Hoopla, Brainfuse, Rocket Language, Adventure Pass for February 2025: **2813**
- Online usage (Libby, Hoopla, Brainfuse, Rocket Language, Adventure Pass for February 2024: **2345**
- Door Count February 2025: **4237**

- Door Count February 2024: **4604**
- Staff assisting patrons by phone, with the catalog, computers, etc. for February 2025: **293**
- Staff assisting patrons by phone, with the catalog, computers, etc. for February 2024: **443**
- Story Times in February 2025: **23 held with 503 attending**
- Story Times in February 2024: **21 held with 364 attending**
- Program attendance for adults and children in February 2025: **791**
- Program attendance for adults and children in February 2024: **713**
- In-house internet use for February 2025: **368**
- In-house internet use for February 2024: **661**
- Wi Fi users for February 2025: **887**
- Wi Fi users for February 2024: **1418**
- Hot spot use for February 2025: **87**
- Hot spot use for February 2024: **88**
- Meeting Room use for February 2025: **181**
- Meeting Room use for February 2024: **152**
- New library cards issued in February 2025: **33**
- New library cards issued in February 2024: **47**
- The library borrowed **50** items from other libraries and loaned **133** items for other libraries.
- **256** items were added to the collection, and **83** items were removed.
- Mobile printing for February 2025: **55**
- Mobile printing for February 2024: **78**

28 patrons used the Tablet Station in February 2025; **32** in February 2024.



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

Item No. 5.g.
For Meeting of 3/24/2025
Receive and File

TITLE: Receive & File - the Annual Finance Report and External Audit for Fiscal Year 2024

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached for your review is the Annual Finance Report and External Audit for the Fiscal Year ending June 30, 2024 (FY24).

The City's Finance and Employee Service Director, Jene Jess, developed the report pursuant to best practices recommended by the Government Finance Officers' Association. The report also includes the City's audit, which was conducted by an external accounting firm. The audit reviewed the City's compliance with applicable financial regulations, contracts, and grant agreements. No material instances of non-compliance were found that would require formal reporting under Government Auditing Standards. The City remains in good standing with financial reporting laws, demonstrating a commitment to responsible financial management.

The audit noted a business transaction between the City and an individual associated with a City official or employee. Under Iowa Code, only contracts exceeding \$6,000 require additional review, while this transaction was \$500 for park cleanup and flower planting services. While not a compliance concern, auditors are required to disclose such transactions for transparency. The contract was canceled in FY23, but the service was performed again in FY24 despite its termination. This will be the final occurrence of this transaction.

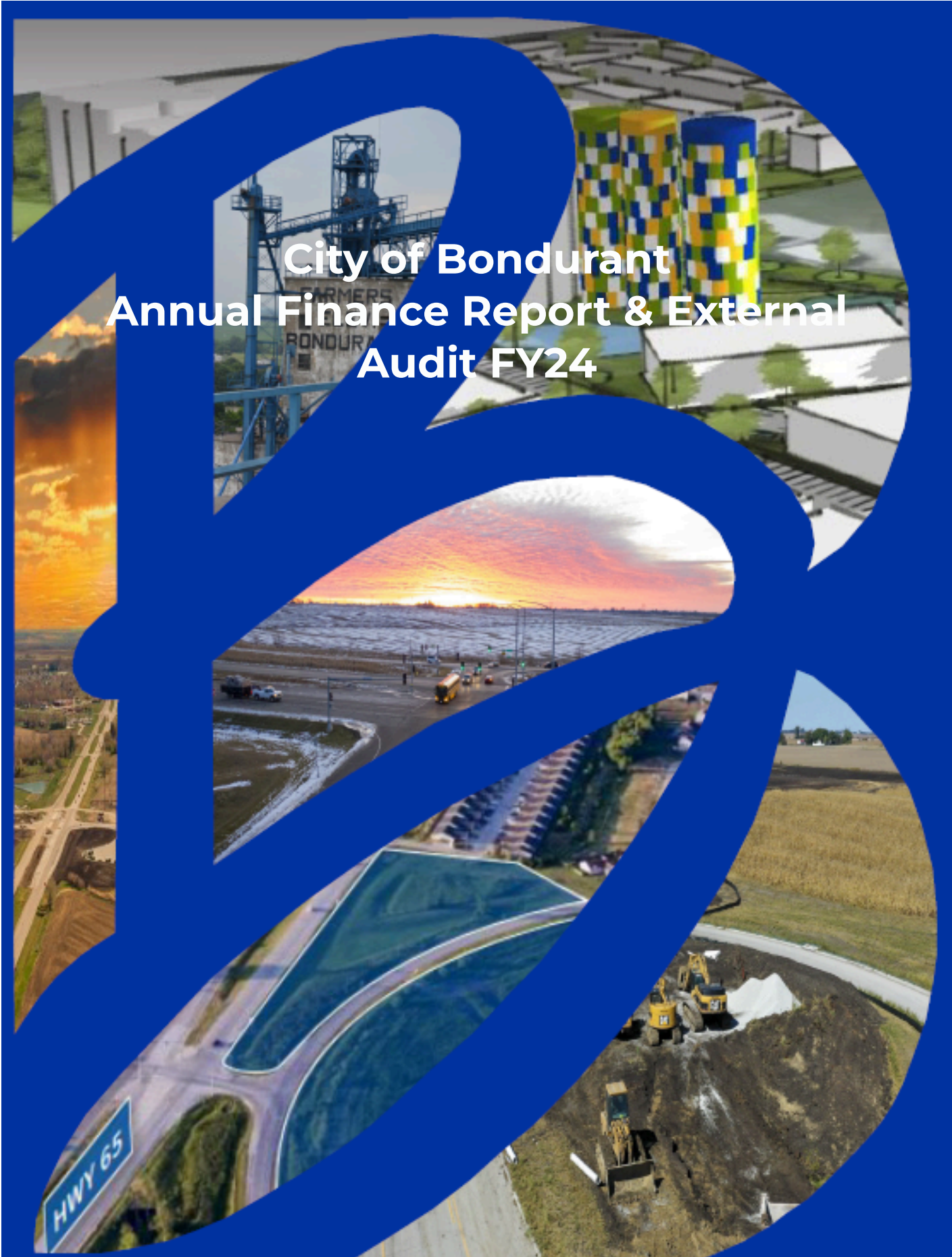
FUNDING SOURCE: All

STAFF RECOMMENDATION: Receive and file.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 24 Audit AFREA



City of Bondurant Annual Finance Report & External Audit FY24

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Introductory Section



The Introductory Section of the Annual Financial Report and External Audit provides context, background, and governance information to help readers understand the City's financial position and overall management framework. It typically includes:

- Letter of Transmittal: A high-level overview of the City's financial condition, economic outlook, key accomplishments, and fiscal policies, prepared by the Finance & Employee Services Director.
- Profile of the City: A summary of Bondurant's history, demographics, governance structure, and key services, highlighting its growth and economic development.
- List of Government Officials: A roster of elected and appointed officials, including the Mayor and City Council.
- Organizational Chart: A visual representation of Bondurant's government structure, showing departments and reporting relationships.
- Vision, Mission, Values, and Goals: The guiding principles that shape decision-making, emphasizing community priorities, strategic direction, and service commitments.
- Financial Policies: A summary of key budgetary, debt management, investment, and financial reporting policies, ensuring transparency and fiscal responsibility.

This section sets the stage for the financial and statistical data that follow, giving readers a comprehensive understanding of the City's governance, fiscal stewardship, and long-term planning efforts.

Transmittal Letter

City of Bondurant, Iowa
Jené Jess, MPA, SHRM-CP
Finance & Employee Services Director
03/19/2025

To the Honorable Mayor, City Council Members, and Residents of the City of Bondurant:

I am pleased to present the Annual Financial Report and External Audit for the City of Bondurant, Iowa, for the fiscal year ended June 30, 2024. This report is prepared in compliance with state law to provide transparency into the City's financial operations. While it is not a GAAP-based Annual Comprehensive Financial Report (ACFR), it provides a comprehensive overview of the City's fiscal condition and operational outcomes for the year.

The financial statements included in this report have been audited by Roof, Gerdes, Erlbacher, PLC, an independent firm of certified public accountants based in Des Moines, Iowa. Their audit was conducted in accordance with generally accepted auditing standards and included procedures to obtain evidence supporting the amounts and disclosures in the financial statements. Based on their audit, Roof, Gerdes, Erlbacher, PLC has issued an unmodified opinion, confirming that the financial statements are fairly presented in all material respects. The independent auditor's report is included in the financial section of this document.

In the financial section of this report, the Management's Discussion and Analysis (MD&A) provides further details and context for the City's financial performance over the past fiscal year. The MD&A, along with this transmittal letter, offers a comprehensive understanding of the City's financial activities and position.

Economic Condition and Outlook

The City of Bondurant continues to experience significant economic and population growth, driven by strategic investments, infrastructure expansion, and a thriving business environment. Bondurant's strong local economy, combined with a growing workforce, high quality of life, and sustained commercial and residential development, has strengthened the City's financial position.

As the City continues to expand, responsible financial management remains a top priority. Statewide property tax legislation, such as HF718, has impacted the City's ability to fully access new taxable valuation growth. While Bondurant's taxable valuation increased by 3.03%, state-imposed levy limitations reduced accessible revenues to just 2.01%, constraining funding for public services, infrastructure, and planned personnel expansions. Despite these financial challenges, the City remains committed to maintaining high service levels, balancing growth with sustainability, and maximizing available resources to support future development.

Long-Term Financial Planning

To further enhance financial transparency and improve fiscal management, the City of Bondurant has committed to transitioning to GAAP-based financial reporting as part of its five-year financial plan. The City has already solicited proposals from external auditing firms to support this transition, with a goal of producing Fiscal Year 2026 financial statements in full compliance with GAAP. This transition is expected to improve creditworthiness, strengthen financial oversight, and align Bondurant with national best practices for municipal accounting.

Additionally, Bondurant continues to maintain a structured, multi-year financial planning framework, which includes:

- A three-year rolling budget that balances operational needs with financial sustainability.
- A five-year capital, personnel, and debt planning process to guide infrastructure investment and financial decision-making.

- A strategic debt management approach, ensuring that borrowing remains affordable, efficient, and aligned with long-term city goals.

Bondurant's Aa3 credit rating upgrade from Moody's Investors Service further demonstrates the City's financial strength and economic resilience. This rating enhances Bondurant's ability to secure favorable borrowing terms for future infrastructure projects, ensuring continued investment in roads, public facilities, and essential services.

Major Investments in Infrastructure and Community Development

Bondurant is making key investments in public infrastructure, education, public safety, and community enhancement projects to support its expanding population and economic growth.

Water Infrastructure Expansion

Recognizing the importance of water security and sustainability, the City is investing in major improvements to its water system. These efforts include:

- The construction of a new water tower, which is currently underway, to support growing demand and stabilize water pressure during peak usage.
- The development of a future water treatment plant and well system, ensuring long-term self-sufficiency and reliable water access for residents and businesses.

These investments reflect Bondurant's proactive approach to long-term infrastructure planning, securing essential resources for future generations.

Education & School Expansion

The Bondurant-Farrar Community School District is undergoing significant expansion to accommodate record enrollment growth. One of the district's most ambitious projects is the construction of a new Junior High School, which will:

- Provide state-of-the-art educational facilities for students.
- Reduce crowding in existing school buildings.
- Maintain high academic standards and student success.

As part of this investment, the City of Bondurant is constructing a new arterial roadway that will:

- Improve connectivity between neighborhoods and school facilities.
- Enhance traffic flow and pedestrian safety.
- Achieve key objectives of Bondurant's Street Master Plan, supporting future development and regional accessibility.

Grain District Redevelopment

The Grain District is a transformative project aimed at revitalizing downtown Bondurant into a thriving, mixed-use destination. City-led investments in this district include:

- Stormwater system improvements to enhance flood prevention and support sustainable urban growth.
- Street widening and additional roadways to improve accessibility and accommodate increased traffic.
- The realignment of the Chichaqua Valley Trail, enhancing pedestrian and cycling connectivity while integrating green space improvements.
- The creation of an expanded arboretum, providing a natural, shaded public space that promotes environmental sustainability and enhances the district's aesthetic appeal.

This redevelopment will attract new businesses, expand economic opportunities, and create a vibrant downtown core.

Public Safety & Community Spaces

- **Emergency Services Expansion:** The new Emergency Services Facility is set to be move-in ready by Fall 2024, providing enhanced facilities for fire, EMS, and public safety personnel.
- **New Community Center - The Station:** With the relocation of emergency services, the old Emergency Services Building is being repurposed into a community hub called "The Station". Currently in the design phase, the facility is expected to be move-in ready by Fall 2026 and will serve as a gathering space for public events, educational programs, and civic engagement.
- **Park & Recreation Enhancements:** The City is investing in major park renovations, ensuring expanded recreational opportunities, improved amenities, and modernized green spaces for all residents.

These projects demonstrate Bondurant's commitment to investing in infrastructure, education, public safety, and community spaces, supporting sustained economic growth and an enhanced quality of life.

Acknowledgments

The preparation of this Annual Financial Report & External Audit represents a collaborative effort among numerous individuals and departments dedicated to ensuring the City of Bondurant's financial integrity, transparency, and long-term stability. This report reflects the hard work, dedication, and commitment of those who strive to maintain Bondurant's fiscal health while supporting its continued growth and development.

First and foremost, I extend my deepest appreciation to the Finance Department staff, whose meticulous attention to detail, financial expertise, and unwavering commitment have been instrumental in producing this report. Their daily efforts in budgeting, financial analysis, accounting oversight, and long-term planning ensure that the City operates efficiently, responsibly, and in compliance with all financial regulations. I would also like to recognize and express gratitude to the Mayor and City Council for their strong leadership and dedication to fiscal responsibility. Their thoughtful decision-making, focus on long-term sustainability, and strategic investments continue to shape the future of Bondurant and provide high-quality services and infrastructure for residents and businesses. A special thank you to the City Administrator and the leadership team, including department directors and key staff members, for their collaboration in financial planning, capital project management, and resource allocation. Their forward-thinking approach and dedication to service excellence allow the City to implement its budget priorities while adapting to the needs of a rapidly growing community. Additionally, I extend my sincere appreciation to Roof, Gerdes, Erlbacher, PLC, the City's independent auditors, for their thorough review and professional oversight of our financial statements. Their expertise ensures accuracy, compliance, and financial transparency, reinforcing the City's commitment to responsible fiscal management. Furthermore, I would like to acknowledge PFM Financial Advisors LLC, the City's financial advisor, for their valuable insights and guidance in navigating municipal finance strategies, debt management, and long-term financial planning. Their expertise has been instrumental in helping the City maintain strong financial policies, optimize borrowing strategies, and ensure fiscal sustainability for future projects.

Finally, I would like to extend my gratitude to the residents of Bondurant. Your engagement, trust, and support are essential to our City's continued success. Through your commitment to community development, infrastructure improvements, and local businesses, Bondurant continues to thrive as a vibrant, growing, and forward-thinking city. As we look ahead, the City remains steadfast in its commitment to responsible financial management, prudent fiscal planning, and transparent governance. I look forward to another year of growth, collaboration, and strategic investments as we continue building a strong and sustainable future for Bondurant.

Respectfully submitted,

Jené Jess, MPA, SHRM-CP

Finance & Employee Services Director
City of Bondurant, Iowa

Bondurant: A Thriving City with Deep Roots and Bright Future

Nestled in the heart of Central Iowa, the City of Bondurant is a dynamic and growing community that blends rich history, small-town charm, and modern opportunities. Founded in 1884, Bondurant quickly became a key player in the region's development when the Chicago Great Western Railway built the Bondurant railway station in 1892, cementing its place as a vital transportation hub. The City was officially incorporated on December 23, 1897, named after Alexander C. Bondurant, the area's first settler in 1857.



Today, Bondurant is one of the fastest-growing cities in the Des Moines metropolitan area, offering exceptional access, economic opportunities, and an outstanding quality of life. Conveniently located along Interstate 80 and U.S. Highway 65, just northeast of Des Moines, Bondurant provides residents and businesses with easy access to the capital city's vibrant economy, cultural attractions, and amenities while maintaining its own unique identity.

Spanning 11.2 square miles in Polk County, Bondurant is a thriving, family-friendly community with top-rated schools, scenic parks, and a strong local economy. Whether you're looking to build a business, raise a family, or simply enjoy the best of small-town living with big-city convenience, Bondurant offers the perfect blend of past, present, and future—a place where history meets opportunity and growth meets community.

City Governance and Leadership

The City of Bondurant operates under the leadership of a Mayor and a five-member City Council, which serves as the legislative and policy-making authority for the community. All members, including the Mayor, are elected at large and on a non-partisan basis. City Council terms are staggered four-year terms, with some council members and the Mayor elected in one cycle and the remaining council members elected two years later. Regular Mayor and Council elections occur in off years, alternating with the national election cycle.

The City Council plays a crucial role in shaping the policies and direction of Bondurant. Their primary responsibilities include:

- Setting the vision and policies to achieve the goals of the City and its Comprehensive Plan, ensuring long-term sustainability and strategic growth.
- Approving and adopting the City's operating and capital budgets to maintain fiscal responsibility and support essential city services.
- Appointing boards and committees to enhance civic engagement and provide oversight on key city initiatives.
- Hiring and overseeing key city management staff, including the City Administrator, Finance & Employee Services Director, City Clerk, Planning & Community Development Director, Public Works Director, and Emergency Services Director.
- Developing policies and ordinances that govern land use, economic development, infrastructure improvements, and public services.
- Ensuring community safety and quality of life through investments in public safety, parks, recreation, and essential services.

Additionally, the City Council appoints the Library Board of Trustees, which is responsible for hiring the Library Director to oversee operations. While the library operates independently in its daily functions, it is considered a City department for budgeting purposes and receives financial oversight from the City.

Through strong governance, financial oversight, and strategic planning, the City Council ensures that Bondurant remains a well-managed, forward-thinking community that is responsive to the needs of its residents while fostering long-term growth and sustainability.

Bondurant Community Library: A Cornerstone of Community Engagement



The Bondurant Community Library has been a cornerstone of learning and community connection since its establishment in 1976. To meet the needs of Bondurant's rapidly growing population, the library underwent a massive expansion in 2020, doubling its space and significantly enhancing its services and resources. This expansion allowed for more programming, additional meeting spaces, expanded technology access, and a larger collection of books and digital resources.

The library offers a wide variety of programs for all ages, including storytimes, book clubs, STEM workshops, summer reading challenges, and cultural events. Residents also benefit from public computers, mobile printing, free Wi-Fi, and the Adventure Pass program, which provides complimentary access to local attractions. The library serves as a community hub, offering meeting spaces and educational opportunities that bring people together.

Governed by a Library Board of Trustees appointed by the City Council, the library operates as a vital part of the City while maintaining its independent programming. With a mission to inspire lifelong learning, creativity, and community engagement, the Bondurant Community Library continues to evolve, ensuring that residents have access to the resources and experiences they need to thrive.

Staff and Governance

A dedicated team of professionals ensures the library operates smoothly and continues to meet the community's needs:

- Library Director: Oversees library operations and strategic planning.
- Assistant Director: Supports the director and manages specific programs and services.
- Librarians and Support Staff: Specialized roles in children's services, youth services, adult services, and administrative support contribute to a well-rounded patron experience.

Bondurant-Farrar Community School District: Commitment to Excellence in Education

The Bondurant-Farrar Community School District (BFCSD) is dedicated to providing a high-quality education that empowers students to reach their full potential and become productive, responsible citizens. Rooted in a mission to help all children develop their talents, the district fosters a culture of academic excellence, character development, and lifelong learning. Through a vision centered on opportunity, safety, collaboration, and high-quality instruction, BFCSD ensures that every student has the resources and support needed to succeed.

At the heart of the district's approach is a commitment to student achievement and personal growth. BFCSD prioritizes not only academic rigor but also social-emotional learning, creating a safe, inclusive, and supportive environment where students feel secure and motivated to learn. The district actively cultivates strong partnerships between families, educators, and the community, reinforcing the belief that student success is a shared responsibility.

A Well-Rounded Educational Experience

BFCSD provides a diverse and comprehensive curriculum that meets the needs of all learners. From early childhood education to high school, the district integrates research-based instruction that prepares students for both academic and real-world challenges. Reading, communication, mathematics, and scientific inquiry are at the core of instruction, ensuring that students develop the critical thinking and problem-solving skills needed for lifelong success. The district also places a strong emphasis on technology integration, equipping students with the tools to thrive in a digital and rapidly evolving world.

Beyond traditional academics, career exploration and vocational education opportunities allow students to discover their passions and prepare for future success in various fields. BFCSD is committed to fostering global awareness, ensuring that students are exposed to different languages, cultures, and perspectives.

Fostering Character and Leadership

Education at BFCSD extends beyond the classroom. The district is dedicated to building strong character and leadership qualities in students. Core values such as trustworthiness, respect, responsibility, fairness, caring, and citizenship are woven into daily lessons and activities, ensuring that students graduate as ethical, compassionate, and engaged members of their communities.

Through extracurricular activities, athletics, fine arts programs, and leadership opportunities, students are encouraged to express themselves, collaborate with peers, and develop essential life skills. The district recognizes the importance of physical and emotional well-being, promoting health, nutrition, and physical activity as integral components of student development.

A Vision for the Future

BFCSD remains steadfast in its goal of continuous improvement and innovation. As student needs evolve, so does the district's commitment to adapting instructional methods, expanding learning opportunities, and enhancing resources. The district's leadership remains focused on providing a rigorous education that meets the highest standards while fostering an environment where students are self-directed learners, collaborative thinkers, and responsible citizens.

Public elementary and secondary education is provided by the Bondurant-Farrar Community School District, which currently operates two elementary schools, a middle school, and a high school, with a junior high school currently under construction. Recognized as one of the top-rated 2A districts in Iowa, Bondurant-Farrar provides exceptional educational

opportunities for students in the community. The school district operates independently from the City in financial matters, with the ability to issue separate debt that is not an obligation of the City. As such, the district's financial statements are not included in this report.

Through dedicated leadership, innovative teaching, and a deep commitment to student success, BFCSD continues to set the standard for educational excellence in the region. With a strong foundation in academics, character development, and community engagement, the district ensures that students are well-prepared for their futures, contributing positively to Bondurant and beyond.

Water Accessibility

The City of Bondurant's Public Works Department manages municipal water services, which are currently supplied by Des Moines Water Works (DMWW). As Bondurant continues to experience rapid growth, ensuring a sustainable and sufficient water supply has become a top priority.

In April 2024, the formation of Central Iowa Water Works (CIWW) was officially recognized, bringing together multiple regional entities to enhance water production through shared governance and collaboration. However, a thorough evaluation determined that CIWW would not be able to adequately meet Bondurant's long-term capacity needs. As a result, the City took proactive steps to establish independent water treatment and distribution facilities to secure a reliable water source for the future.



To support this effort, Bondurant secured a \$7.75 million Water Revenue Bond (Series 2023), issued through the Iowa Finance Authority. These funds are allocated for planning, designing, and constructing critical water infrastructure projects, including a new water treatment facility, wells, and distribution system expansions. The City has also adopted a multi-phase strategy to transition toward independent water supply operations.

To support this transition, the City has secured multiple rounds of funding through the Iowa Finance Authority (IFA):

- The first round of funding, totaling just under \$1 million, was dedicated to the planning and design of the entire system, including the water mains, water tower, treatment facility, and wells.
- The second round of funding, a \$7.75 million Water Revenue Bond (Series 2023), was secured for the construction of the water tower and water mains.
- A third round of funding will come online by Summer 2024, supporting the construction of the water treatment facility and well system, bringing the City closer to full water independence.

Phase 1: Water Tower and Water Mains (Under Construction)

The first phase of the project focuses on strengthening the City's water distribution network. This includes:

- A new water tower – currently nearing completion – that will regulate water pressure, improve system efficiency, and support growing demand.
- New water mains, which have already been fully constructed, expanding the City's ability to transport and distribute water more effectively.

This phase, funded by the second round of financing, establishes the necessary infrastructure backbone for Bondurant's transition toward an independent water supply.

Phase 2: Water Treatment Facility (In Design, Bidding Soon)

The next major step in the City's water independence plan is the construction of a water treatment facility, allowing Bondurant to process and distribute its own water. The facility is designed to:

- Improve water quality and reliability, ensuring residents have a consistent and locally controlled water source.
- Eliminate reliance on external providers, helping to stabilize long-term costs for residents and businesses.
- Support future population and economic growth by increasing the City's water production capacity.

Currently, the treatment facility is in the design phase, with plans to go out for bid in Spring 2025. Construction of this phase will be supported by the third round of funding, anticipated to be secured by Summer 2024. The facility is expected to be operational by Fall 2026, marking a major milestone in Bondurant's journey toward a self-sustaining water system.

Phase 3: Wells for Independent Water Supply (Next in Line)

The final phase of the plan is the development of new wells, which will provide Bondurant with a dedicated water source independent from outside suppliers. This phase includes:

- Site selection and design to ensure the wells can provide adequate water capacity for the City's long-term needs. This step has been completed and the land purchased.
- Construction and integration into the water treatment facility, following the facility's completion.

This phase will be funded through the third round of financing, ensuring that Bondurant's long-term water security and reliability are fully realized.

Bondurant: A Thriving Hub for Growth, Opportunity, and Innovation

Bondurant's prime location within the Des Moines metropolitan area continues to fuel its economic momentum, positioning the city as a rising force in Central Iowa's business landscape. As of 2024, Bondurant's population has surged to 9,465, marking a 27.23% increase since the 2020 census—a testament to the city's unparalleled growth and appeal.

Bondurant's connectivity to key economic centers makes it a prime destination for businesses and residents alike. Within a 15-minute drive, the city reaches over 95,000 residents across Ankeny, Altoona, and unincorporated Polk County. Expanding to a 30-minute drive, Bondurant taps into the economic powerhouses of Des Moines, Ankeny, West Des Moines, Urbandale, Clive, Grimes, and Johnston, collectively home to nearly 588,000 people. This strategic access ensures that Bondurant residents and businesses are perfectly positioned to thrive within one of Iowa's most dynamic employment corridors.

Bondurant Top 10 Employers	Number Employed
Amazon Distribution	3000
Amazon Sortation	400
Bondurant-Farrar Schools	130
Fareway	90
Vision Bank	80
Iowa Floor Covering	70
J Pettiecord Inc	70
Prestige Detailing	58
Rather Text	55
Midland Credit Union	50

In just the last five years, over 4,000 new jobs have been created, fueled by top-tier employers such as Amazon Fulfillment and Sortation Centers. The number of businesses operating in Bondurant has also grown significantly, reaching 145 in FY24, up from 132 in FY21. With an average household income of \$120,190, Bondurant stands as a highly desirable location for talent, investment, and innovation.

Bondurant's employment outlook remains exceptionally strong, with an unemployment rate of just 0.6%, well below Polk County's 2.9% rate and the state average. Since 2019, the city has seen the creation of 4,473 new jobs, solidifying its status as an emerging logistics and business hub in the region. With direct access to major transportation routes and a forward-

thinking economic strategy, Bondurant is poised for continued expansion, attracting leading industries in logistics, advanced manufacturing, and technology-driven enterprises.

With pro-business policies, strategic infrastructure investments, and a rapidly growing workforce, Bondurant is not just keeping pace with economic trends—it's setting them. As the city continues to capitalize on its location, workforce, and momentum, it is well on its way to becoming Iowa's next premier destination for commerce, logistics, and economic excellence.

Key Insights on Bondurant's Employment Landscape

- **Logistics and Distribution Lead the Market:**
Amazon's Distribution and Sortation Centers account for the majority of Bondurant's workforce, reinforcing the City's growing role as a logistics hub within the Des Moines metropolitan area. The presence of these large-scale facilities has contributed to job creation, economic activity, and infrastructure development.
- **Education as a Cornerstone of the Community:**
Bondurant-Farrar Community School District is one of the City's largest employers, providing stable, long-term jobs while supporting the educational needs of Bondurant's rapidly growing population.
- **Diverse Economic Base:**
Beyond logistics and education, Bondurant boasts strong employment sectors in retail, finance, manufacturing, and construction. Employers like Fareway, Vision Bank, Iowa Floor Covering, and J Pettiecord Inc. contribute to a balanced and sustainable economy, offering employment opportunities across various skill levels and industries.

A Growing Hub for Diverse Industries

As Bondurant continues to attract businesses and expand its workforce, the City remains committed to supporting economic growth, infrastructure investments, and workforce development initiatives. The diverse mix of industries and employment opportunities solidifies Bondurant as a thriving community for both residents and businesses alike.

Looking forward, the City's vision is to continue attracting businesses that bring high-quality jobs to the community, with a particular focus on three key sectors:

- **Healthcare:** Expanding access to medical services and healthcare-related employment to meet the needs of Bondurant's growing population.
- **Logistics & Distribution:** Strengthening Bondurant's role as a regional logistics hub, leveraging its strategic location along major transportation corridors to attract large-scale distribution centers and supply chain operations.
- **Manufacturing:** Encouraging the development of advanced manufacturing and industrial operations, creating skilled trade and engineering jobs while contributing to the City's economic diversity.

Through strategic economic development policies, workforce training initiatives, and infrastructure investments, Bondurant aims to create an environment where businesses thrive and residents have access to high-paying, sustainable employment opportunities. This focus on targeted industry growth will further enhance Bondurant's economic resilience, competitiveness, and long-term prosperity.

Bondurant’s Housing Market: A Rapidly Expanding Community

Bondurant’s housing market continues to thrive, fueled by steady residential growth and increased development activity. The city has experienced significant expansion in all directions, with particularly robust growth in the northwest quadrant. As demand for housing remains high, 350 existing residential lots are currently available for development, ready for building permit applications.

Building permits have been a major revenue driver for the City, reflecting the ongoing housing boom. In fiscal year 2019, building permit revenue stood at \$190,905, surging to \$784,040 in fiscal year 2020 as development accelerated. While revenue saw a moderate decline in subsequent years—with \$662,043 in fiscal year 2021 and \$535,216 in fiscal year 2022—this was indicative of the natural market adjustment following a peak in new construction activity.

Recognizing the evolving development landscape, the City began categorizing new building permits separately from additions in fiscal year 2023, providing a clearer picture of residential and commercial growth trends. That year, residential permits accounted for \$230,481, while commercial permits contributed \$48,252. The trend continued in fiscal year 2024, with residential permit revenue reaching \$201,565, while commercial permits climbed to \$111,849, showcasing a strong increase in commercial development.

Bondurant’s housing market remains highly competitive, with a mix of single-family homes, multi-family units, and commercial developments driving sustained growth. The City’s strategic location, high-quality amenities, and commitment to infrastructure investment make it an attractive destination for homeowners, builders, and businesses alike. As new neighborhoods emerge and commercial projects take shape, Bondurant continues to solidify its reputation as one of Central Iowa’s fastest-growing communities—offering a high quality of life, strong economic opportunities, and a bright future for residents and businesses alike.

Month	Wisteria Heights	Efnor Estates	Hazel Marie Townhomes	Wolf Creek	Stoll Subdivis	Quail Run			Parkside	Sankey Summit		Harvest Meadows		Featherstone		Featherstone Townhomes	Petocka Run	Total	Month
	Plat 5	Plat 3	Plat 4	Plat 1	Plat 1	Plat 1	Plat 3	Plat 4	Plat 2	Plat 2	Plat 3	Plat 1	Plat 3	Plat 1	Plat 2	Plat 1	Plat 1		
12/1/2024	1	1	19	1	1	2	5	4	11	7	64	9	33	72	25	72	23	350	12/31/2024

As part of the rapidly expanding Des Moines metropolitan area, Bondurant is positioned for substantial growth, driven by new housing opportunities, high quality of life, and an abundance of developable land. The City’s proximity to major economic centers, strong school district, and thriving business environment make it an increasingly attractive destination for families, professionals, and businesses looking to establish themselves in one of Iowa’s fastest-growing communities.

Over the next two decades, Bondurant is expected to experience a significant population surge, with projections estimating an increase of over 13,100 residents and 4,900 new households. This anticipated expansion reflects sustained demand for housing, with residential and mixed-use developments continuing to emerge across the City. As new neighborhoods take shape and infrastructure investments keep pace with growth, Bondurant is set to become an even more desirable place to live, work, and invest.

This growth is not only residential—commercial and industrial expansion are also key drivers of the City’s development strategy. With strategic transportation access via Interstate 80 and U.S. Highway 65, Bondurant is well-positioned to attract businesses, retail establishments, and logistics operations, further enhancing job opportunities and economic vitality. The City’s strong employment market, low unemployment rate, and business-friendly environment contribute to a cycle of continued investment and prosperity.

To support this projected growth, Bondurant is making proactive investments in infrastructure, public services, and amenities. Efforts to expand roads, utilities, parks, and community facilities will ensure that the City maintains its high quality of life while accommodating the needs of a growing population.

Bondurant's future is one of opportunity, innovation, and sustainable expansion. With careful planning, strategic development, and a commitment to community enhancement, the City is on a promising trajectory, poised to remain one of Iowa's most dynamic and sought-after communities for years to come.

Awards and Acknowledgements



Isaac Pezley, City Planner and Maggie Murray, Planning & Community Development Director - APA awards

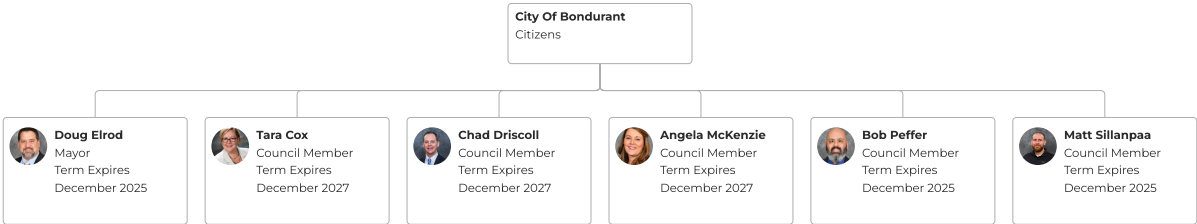
The City of Bondurant has consistently demonstrated excellence and innovation, earning numerous prestigious awards from organizations such as the Iowa League of Cities, ICMA, the American Planning Association - Iowa Chapter, and the Government Finance Officers Association (GFOA). Since 2018, the city has been recognized for achievements in community engagement, financial management, urban design, and sustainability. A key highlight is the Pacesetter Award from the Iowa Public Employers Labor Relations Association, which recognized Bondurant's Compensation Philosophy and Policy for its progressive and equitable approach to employee compensation.

Bondurant has also excelled in financial management, receiving the GFOA Distinguished Budget Presentation Award for fiscal years FY22, FY23, FY24, and FY25, as well as the GFOA Hero Award, for outstanding leadership. The city was further recognized for its innovative Internal Audit Process with the GFOA Program Excellence Award.

In addition to financial and governance achievements, Bondurant has made a lasting impact through its planning and projects. The city has been celebrated for visionary initiatives such as the Urban Design Award for the Civic Campus Master Plan, the Resilience & Sustainability Award for the Central District Stormwater Improvements Master Plan, and the Economic Development Planning Award for the Regional Commercial Master Plan. These accolades underscore Bondurant's dedication to creating sustainable, well-planned spaces that enhance the quality of life for its residents and set a standard for thoughtful urban development.

Government Officials

Elected Officials



Meet the Mayor & Council

Doug Elrod has been serving as Mayor of Bondurant since January 2022, following his election in November 2021. Prior to becoming mayor, Doug was a Bondurant City Council Member from 2015 to 2021, where he played a crucial role in guiding the city's growth, infrastructure development, and economic expansion. With a background in business leadership, municipal governance, and community engagement, Doug has dedicated his tenure to ensuring that Bondurant remains a thriving, forward-thinking city while preserving its small-town charm.

Doug holds a Bachelor of Arts in Criminology and Spanish from the University of Northern Iowa and has built a successful career in the insurance industry. He currently works as a Commercial Claims Manager at Nationwide in the Agribusiness Department, where he oversees risk assessment, claims management, and operational strategies for large-scale agricultural businesses. He also holds an AIC (Associate in Claims) professional insurance designation, demonstrating his expertise in problem-solving, financial oversight, and risk management—skills that directly contribute to his effective leadership as mayor.



As Mayor of Bondurant, Doug has prioritized strategic growth, infrastructure improvements, and economic development. Under his leadership, the city has experienced record-breaking population growth, requiring careful planning and investment in public services, transportation, and community amenities. He has worked to ensure that Bondurant's expansion is well-managed and sustainable, emphasizing the importance of maintaining fiscal responsibility while continuing to enhance public safety, roads, parks, and municipal facilities.

One of Doug's major initiatives has been improving the city's infrastructure to support its rapid growth. He has been instrumental in leading efforts to modernize the city's water and sewer systems, upgrade streets and roadways, and expand public safety services. He has also worked closely with regional and state agencies to secure funding for large-scale projects, ensuring that Bondurant has the necessary resources to accommodate its growing population and business community. Doug's tenure as mayor has also been marked by a commitment to economic development and business attraction. He has worked to diversify Bondurant's economic base by supporting initiatives that bring new businesses, retail centers, and job opportunities to the city. With his background in commercial risk management, he has successfully navigated partnerships with developers, business leaders, and state agencies to create policies that encourage investment while maintaining high standards for development. His leadership has played a significant role in establishing Bondurant as a regional hub for logistics, manufacturing, and commercial enterprises while ensuring that local businesses continue to thrive. Doug has also been a strong advocate for public safety and emergency services. Under his leadership, the city has expanded its emergency response capabilities, enhanced law enforcement resources, and invested in modernized facilities for fire and EMS services. His proactive approach to community safety has helped Bondurant maintain a high standard of living and a strong sense of security for residents and businesses. Beyond his responsibilities as mayor, Doug actively represents Bondurant on several regional boards and commissions, ensuring that the city's interests are well-represented at the state and metropolitan levels. He serves on the Metropolitan Planning Organization (MPO) Policy Committee, where he collaborates on regional transportation planning, infrastructure funding, and smart growth initiatives. He also recently completed a term as Chair of the Des Moines Area Transit Commission, advocating for improved public transportation options and regional connectivity. Doug's involvement in community service extends beyond government roles. He is passionate about giving back to causes that make a direct impact on people's lives. He has been actively involved in supporting the Leukemia and Lymphoma Society, contributing to fundraising efforts and awareness campaigns. He has also participated in Habitat for Humanity and other United Way campaigns, reflecting his deep commitment to community service and social responsibility.

Doug and his wife Carrie Elrod have lived in Bondurant for many years, raising their family and watching the city grow into the vibrant community it is today. As a husband, father, and community leader, he understands the importance of building a city that provides opportunities for families, supports local businesses, and invests in the future of its residents.

As mayor, Doug remains focused on ensuring that Bondurant's growth is sustainable, its government is transparent, and its residents have access to the best possible public services. He believes in engaging with residents, listening to their concerns, and making informed, community-driven decisions that will benefit Bondurant for generations to come. Whether through expanding infrastructure, fostering economic opportunities, or enhancing public safety, he is dedicated to guiding Bondurant toward a strong and prosperous future while preserving the values that make it a great place to live, work, and raise a family.

Council Member



Tara Cox has been a dedicated Bondurant City Council Member since her appointment in 2018, with her current term set to expire on December 31, 2027. As a long-time advocate for economic development, community engagement, and responsible growth, she has played a key role in ensuring that Bondurant remains a thriving and welcoming city. Through her professional experience, leadership roles, and commitment to public service, Tara continues to champion policies that support local businesses, enhance public amenities, and improve the quality of life for all residents.

Tara holds a Sales and Marketing degree from AIB College of Business and has built a successful career in real estate, working as a Broker Associate at Coldwell Banker Real Estate since 2002. With over two decades of experience, she has gained a deep understanding of the housing market, economic trends, and community development. Her expertise has been invaluable in helping shape Bondurant's approach to growth, zoning, and infrastructure planning, ensuring that the city expands in a way that is both sustainable and beneficial to its residents.

Beyond her career, Tara is deeply involved in the Bondurant community, particularly through her work with the Bondurant Chamber of Commerce. She has been a key advocate for local businesses, serving as a liaison between the business community and city government. Through her work with the Chamber, she has helped small businesses connect with resources, assisted in economic development efforts, and promoted networking events that foster collaboration and innovation. Her leadership in business advocacy initiatives has strengthened relationships between local entrepreneurs, city leadership, and regional economic development partners, ensuring that Bondurant remains a business-friendly city with a strong local economy.

In addition to her work with the Chamber, Tara has played an active role in city planning and civic engagement efforts. She has served on the Bondurant Development Steering Committee, contributing to discussions on land use, infrastructure improvements, and strategic growth initiatives. Her focus on responsible development ensures that Bondurant maintains its small-town charm while embracing opportunities for expansion and modernization.

Tara is also passionate about youth leadership and community service. She has been a longtime leader with the Girl Scouts of America, working to empower young girls through leadership development, civic engagement, and hands-on learning experiences. Her involvement in mentorship programs and community-building initiatives reflects her dedication to fostering a sense of belonging and opportunity for the next generation.

Tara and her family have also embraced Bondurant's growing small business scene. She has been a strong supporter of local entrepreneurship and can sometimes be found lending a hand at Home Slice Handmade Pies, a beloved Bondurant bakery known for its handcrafted desserts and community-focused atmosphere. Her involvement in both public service and small business advocacy demonstrates her commitment to strengthening the local economy and fostering a sense of community pride.

Tara resides in Bondurant with her husband, Harold Cox, and their child. She remains committed to ensuring that Bondurant continues to be a safe, vibrant, and forward-thinking city where families can grow, businesses can thrive, and residents feel connected to their community. As a City Council Member, she advocates for policies that prioritize public safety, infrastructure improvements, economic development, and community engagement. Through her leadership, she works to ensure that Bondurant's rapid growth is met with strategic planning, fiscal responsibility, and a continued focus on preserving the strong community values that make the city special.

Council Member

Chad Driscoll has been a Bondurant City Council Member since 2022, with his current term set to expire on December 31, 2027. With a background in public service, program management, and community engagement, Chad brings a strong focus on civic involvement and policy development to his role in city government. His leadership is guided by a commitment to ensuring responsible growth, improving public services, and fostering a strong sense of community in Bondurant.

Chad holds a Bachelor of Arts in Psychology and Business Management from St. Ambrose University and is a graduate of Bishop Heelan High School. His career has been dedicated to public service, nonprofit management, and volunteerism, shaping his understanding of municipal operations and community development. He currently serves as the Training & Technical Assistance Manager at America's Service Commissions, where he provides leadership and support to state service commissions across the country, helping to strengthen national service programs like AmeriCorps.



Prior to this role, Chad worked as a Program Officer for Volunteer Iowa, overseeing various statewide service initiatives and funding programs that connect volunteers with meaningful opportunities. He also previously served as an AmeriCorps Program Director at Big Brothers Big Sisters of the Mississippi Valley, where he managed mentorship programs that had a lasting impact on youth development and community support. His experience as an AmeriCorps member with Big Brothers Big Sisters further reinforced his commitment to public service and civic engagement, a perspective he carries into his work on the Bondurant City Council.

Beyond his professional work, Chad has been actively involved in local governance and community organizations, serving on various boards and committees. He has been a member of the Bondurant Tree Board, where he contributed to environmental initiatives and green space improvements throughout the city. He also served on the Bondurant Board of Adjustment, where he helped guide zoning and development decisions to ensure that Bondurant's growth aligns with long-term city planning objectives. Additionally, he is a member of the St. Ambrose University Alumni Association Board, supporting efforts to engage alumni and strengthen university connections.

Chad's work on the Bondurant City Council is centered around ensuring that the city remains a welcoming, well-planned, and economically strong community. He is committed to balancing growth with sustainability, ensuring that infrastructure, public services, and local businesses can keep pace with Bondurant's rapid expansion. He advocates for

investments in public safety, recreational amenities, and economic development initiatives that will benefit both current and future residents.

As a council member, Chad is particularly passionate about expanding civic engagement and increasing resident involvement in local government. He values collaboration, transparency, and data-driven decision-making to create policies that reflect the needs of Bondurant's residents. Whether through budget planning, community programming, or long-term strategic initiatives, he remains focused on ensuring that Bondurant continues to be a thriving, family-friendly city with a high quality of life.

Chad resides in Bondurant with his wife, Emily, their two children, and their dog. He believes in fostering a community where families can grow, businesses can succeed, and residents have access to excellent services and recreational opportunities. Through his leadership on the City Council, he continues to advocate for smart growth, public service initiatives, and sustainable city planning, ensuring that Bondurant remains a vibrant and connected community for generations to come.

Council Member - Mayor Pro Tem



Angela McKenzie has been a Bondurant City Council Member since 2019, with her current term set to expire on December 31, 2027. She has played a key role in shaping the city's growth while maintaining its welcoming, small-town charm. Prior to serving on the council, she spent three years on the Planning & Zoning Commission, where she worked on development projects that laid the groundwork for Bondurant's ongoing expansion. In addition to her council duties, Angela serves as Mayor Pro Tem, assisting in key decision-making and leadership responsibilities within city government.

Angela is a Realtor with Real Advantage Partners and RE/MAX, where she has built a strong reputation for her expertise in residential and commercial real estate. Her background also includes experience as a Senior Account Executive and Marketing Consultant at AM 1040 WHO Radio, where she worked closely with businesses to develop strategic marketing plans. She holds a Bachelor of Arts in Business Management from Upper Iowa University and is a graduate of Southeast Polk High School, deepening her ties to the local community.

As an advocate for community engagement and education, Angela serves as the Bondurant Community Library Board of Trustees Liaison, where she champions efforts to expand library services, improve public programming, and increase access to educational resources. Her leadership in this role has helped shape library initiatives that benefit residents of all ages. She also co-hosts the annual Breakfast with Santa event, a long-standing community tradition that brings families together during the holiday season.

Angela's leadership extends beyond Bondurant, as she is actively involved in regional initiatives such as the Iowa Confluence (ICON) Water Trails project, which promotes outdoor recreation, environmental stewardship, and regional connectivity. Her participation in these efforts ensures that Bondurant continues to grow in a thoughtful and sustainable manner.

Angela resides in Bondurant with her husband, Brent McKenzie, and their four children. She remains dedicated to enhancing the city's infrastructure, supporting local businesses, and fostering a sense of community. Through her work on the City Council, she continues to prioritize policies that balance growth with preserving Bondurant's close-knit, community-driven atmosphere, ensuring the city remains an exceptional place to live, work, and raise a family.

Angela's leadership on the Bondurant City Council is driven by her deep commitment to community engagement, responsible growth, and quality public services. She remains focused on ensuring that Bondurant continues to thrive while maintaining its small-town appeal, advocating for strategic investments in infrastructure, local businesses, and recreational opportunities that enhance the city's livability. As Bondurant experiences rapid expansion, she is dedicated to balancing development with sustainability, ensuring that the city preserves its sense of community while embracing new opportunities. Her vision, dedication, and active involvement in both city government and local organizations make her an essential leader in shaping Bondurant's future as a dynamic, welcoming, and prosperous place to live, work, and grow.

Council Member

Bob Pfeffer has been a Bondurant City Council Member since 2014, with his current term set to expire on December 31, 2025. His extensive experience in real estate, business, and community leadership has made him a vital part of Bondurant's continued success. With over a decade of service on the City Council, Bob has played a key role in city planning, infrastructure improvements, and economic development initiatives that have shaped Bondurant into one of Iowa's fastest-growing communities.

Bob is a Realtor with Coldwell Banker, where he specializes in residential and commercial real estate. His knowledge of market trends and property development has helped inform city policies that encourage responsible growth and sustainable urban planning. He holds a Bachelor of Arts from the University of Iowa, an MBA from the University of Phoenix, and a Master's degree from Regent University, providing him with a well-rounded perspective on business operations, municipal management, and governance.



In addition to his service on the City Council, Bob is an active member of several community organizations. He has served on the Bondurant Tree Board since 2016, working to improve green spaces, urban forestry efforts, and environmental initiatives throughout the city. He also serves as a liaison to the Parks and Recreation Board, advocating for expanded recreational opportunities, park improvements, and family-friendly spaces that enhance Bondurant's quality of life.

Bob's leadership extends beyond Bondurant through his involvement with regional boards and committees. He has served on the Metro Waste Authority Advisory Committee, helping ensure the city maintains sustainable waste management practices. His past service includes positions on the East Polk Innovation Collaborative Board of Directors, the Iowa City Human Rights Commission, and the Des Moines Metropolitan Wastewater Reclamation Authority, reflecting his broad commitment to public service.

Bob lives in Bondurant with his wife, Jennifer, and their three children. His dedication to economic development, environmental sustainability, and smart city planning continues to guide his leadership on the City Council. Through his work, he is committed to ensuring Bondurant remains a thriving, well-connected, and future-ready community that balances growth, sustainability, and community engagement.

Bob's leadership on the Bondurant City Council reflects his dedication to smart growth, environmental stewardship, and long-term community planning. As the city continues to expand, he remains committed to ensuring that infrastructure, public safety, and recreational amenities evolve to meet the needs of residents and businesses. His experience in real estate, governance, and regional collaboration provides valuable insight as Bondurant navigates new opportunities for development while preserving the charm and quality of life that make it special. Through his thoughtful decision-making,

commitment to fiscal responsibility, and passion for community service, Bob continues to play a key role in shaping Bondurant's future and ensuring it remains a great place for generations to come.

Council Member



Matt Sillanpaa was elected to the Bondurant City Council in 2022, with his current term set to expire on December 31, 2025. As a lifelong advocate for health, wellness, and community development, Matt brings a unique perspective to city leadership, ensuring Bondurant remains a place where residents can live active, healthy, and connected lives.

Matt is the General Manager at Brickhouse Fitness and the owner of Body Temper Iowa, a business dedicated to strength training, mobility, and injury prevention. He holds a Bachelor of Arts in Health Promotion: Fitness Management from Grand View University and is a Certified Strength and Conditioning Specialist (CSCS) through the National Strength and Conditioning Association (NSCA). His background includes experience as a personal trainer at Altoona Campus, where he helped individuals achieve their health and fitness goals.

Beyond his professional career, Matt is actively involved in Bondurant's business and economic development community. He serves as an Executive Board Member of the Bondurant Chamber of Commerce, where he works to support local businesses, create networking opportunities, and drive economic initiatives that benefit the entire city. Additionally, he is an Executive Board Member of the NSCA Special Interest Group, engaging with national leaders in strength training and performance science.

Matt is passionate about public health, recreational accessibility, and community infrastructure improvements. He advocates for expanded park amenities, trail enhancements, and recreational programming to ensure that Bondurant continues to offer residents safe and engaging spaces to stay active. As a City Council member, he works closely with community organizations, businesses, and residents to implement policies that foster sustainable growth, a strong local economy, and a high quality of life.

Matt resides in Bondurant with his wife, Julie, and their two children, William and Isabel. He remains committed to helping Bondurant grow in a way that prioritizes both economic success and community well-being. Through his work on the City Council, he continues to champion projects and initiatives that promote health, wellness, and long-term sustainability, ensuring Bondurant remains a vibrant and forward-thinking city.

Matt's service on the Bondurant City Council is rooted in his passion for community wellness, economic development, and responsible growth. As Bondurant continues to expand, he remains committed to ensuring that residents have access to quality infrastructure, recreational opportunities, and a strong local economy. His background in health and fitness, business leadership, and civic engagement gives him a unique perspective on how to create policies that support both the well-being of residents and the long-term sustainability of the city. Through his dedication to public service, advocacy for local businesses, and focus on building a connected and active community, Matt is helping shape Bondurant's future as a vibrant, inclusive, and thriving city for all who call it home.

Organizational Chart



City Administrator



Marketa Oliver has served as the City Administrator for Bondurant, Iowa, since May 2017, bringing over 30 years of experience in municipal leadership, strategic planning, and public administration. Under her guidance, Bondurant has experienced transformational growth, balancing economic development, infrastructure expansion, and quality-of-life enhancements to ensure the city remains a thriving, future-ready community.

Marketa's career in local government began during her graduate studies at Drake University, where she gained hands-on experience as an intern in the City Administrator's office in Windsor Heights, Iowa.

Her passion for municipal governance and strategic planning led her to spend a decade in the City Manager's office in Yakima, Washington, where she focused on urban planning, budgeting, and public service improvements. She later served as the City Administrator of Windsor Heights for over 12 years, followed by a tenure as City Manager of Norwalk, Iowa, before briefly working at the state level. Her return to local government in Bondurant has marked a period of significant progress and innovation for the city.

Under her leadership, Bondurant has undergone critical planning and development initiatives that position the city for long-term sustainability and success. She oversaw the completion of the city's Comprehensive Master Plan, a roadmap guiding future growth, land use, transportation, and public services, which was recognized with a prestigious planning award. Additionally, the Streets Master Plan was completed to ensure infrastructure investments align with the city's rapid expansion, and the Grain District Redevelopment Plan was launched to transform downtown Bondurant into a vibrant, mixed-use hub. Marketa has also played a pivotal role in economic and business development, leading the Targeted Business and Economic Development Plan, which attracted Exemplar Care, bringing a new clinic and pharmacy to Bondurant in partnership with Hy-Vee. This initiative aligns with her commitment to fostering business growth, diversifying the local economy, and ensuring that Bondurant remains a destination for both residents and businesses. Beyond economic development and operational improvements, Marketa has been instrumental in attracting major private sector investments, including securing Iowa's first Amazon Distribution Center in Bondurant. Through proactive site certification and strategic planning, she helped bring approximately 3,000 jobs to the city, further establishing Bondurant as a regional leader in logistics and business development.

Her focus on operational efficiency and workforce sustainability has also led to award-winning initiatives. In collaboration with the Finance & Employee Services Director, she oversaw the creation and implementation of the Strategic Continuous Operational Redesign and Evaluation (SCORE) program, which modernized financial management, streamlined services, and enhanced cost efficiency. This program received national recognition with the Program Excellence Award from the Government Finance Officers Association (GFOA). Additionally, she led the development of the Comprehensive Compensation Philosophy and Policy, which earned the Iowa Public Employer Labor Relations Association (IaPELRA) Pacesetter Award for its innovative approach to pay equity, market competitiveness, and workforce sustainability.

Outside of her professional role, Marketa is deeply engaged in the Bondurant community. She has been married for over 25 years, and her daughter, who holds a graduate degree from the School of International Service at American University, is currently pursuing a law degree at Drake University. In her free time, she enjoys traveling, game nights with friends, and exploring fine wines.

Marketa's visionary leadership, expertise in municipal governance, and dedication to responsible growth continue to drive Bondurant's progress, ensuring that the city remains a well-planned, economically vibrant, and forward-thinking community for years to come. Her leadership also extends to community-focused projects that improve public amenities and recreation opportunities. She played an integral role in the creation of Pawtoka, a community dog park that has become a favorite gathering place for residents and their pets. Her ability to take projects from concept to completion showcases her dedication to enhancing Bondurant's quality of life and fostering a strong sense of community.

Vision, Mission, Values, & Goals

Vision Statement

The City of Bondurant shall be a model of excellence, a safe, well-planned community with equal opportunity for all. Bondurant will continue its legacy as a friendly community embracing its natural beauty while providing a safe, peaceful, and progressive environment to live, work, and play, and where businesses thrive. A vibrant, strong, and active multi-generational population will enjoy its spirit of community, connection, and charm.

Mission Statement

In partnership with our community, the mission of the City of Bondurant is to protect and enhance the quality of life by providing a high level of dependable service with honesty and integrity in an efficient and responsive manner for all the citizens. The City will continue to address changing citizen and community needs with fiscally responsible and professional behaviors and maintain a safe, livable environment through teamwork, innovation, and regional collaboration.

Values

- We believe in honest, open, democratic government. We are dedicated to the highest ideals of honor and integrity in order to merit the respect, trust and confidence of the citizens of Bondurant.
- We believe our primary responsibility is to those who live, work, visit or otherwise come in contact with our City. We are committed to enhancing the quality of life by providing exemplary services.
- We believe that service to the public is our reason for being and strive to deliver quality services in a highly professional and cost effective manner and that prudent stewardship of public funds is essential for citizen confidence in government.
- We believe that continuous improvement is the mark of professionalism and are committed to applying this principle to the services we offer and the development of our employees.
- We believe that the employees of the City are its most important resource, and through them our mission and vision will be accomplished. We will support them with dignity, respect and fairness.
- We believe that planning, training, and teamwork will fulfill our mission and vision for the future of the City of Bondurant.
- We believe that the public is best served when departments and employees work cooperatively as a team in a positive working environment.
- We believe that the City is most effective when elected officials, volunteers, and employees are creative and innovative and embrace technological advances to enhance efficiency and decrease costs.
- We believe in honoring diversity and protecting individual rights. Open communication, respect for others, compassion, and a sense of humor are essential tools in our organization. We value the cultural and social diversity that is reflected in our community, and we welcome the changes and new perspectives that this diversity brings to us.

Goals

- Provide expedient, courteous service to new and prospective residents and businesses
- Establish cost effective administration practices
- Implement policies and projects which improve the City's image
- Expand public safety services
- Continually upgrade the City's infrastructure
- Reduce the City tax rate
- Improve recreation facilities & activities
- Support planned, organized growth
- Promote economically feasible commercial development

City of Bondurant's Financial Policies: Ensuring Fiscal Responsibility and Transparency

The City of Bondurant is committed to maintaining sound financial management practices that promote fiscal responsibility, transparency, and the efficient use of public resources. The City's comprehensive financial policies encompass various aspects of financial operations, including budgeting, debt management, investment strategies, and financial reporting. Key components of these policies include:

1. Structurally Balanced Budget

Bondurant strives to maintain a structurally balanced budget, ensuring that total expenditures do not exceed total revenues. This approach aligns operating expenditures with available revenues, guided by the City Council's strategic plans, financial policies, and legislative directives.

2. Debt Management

The City exercises prudent debt management to finance capital investments such as infrastructure improvements and community development projects. Bondurant aims to limit general obligation debt to 80% of the constitutionally allowed limit, ensure that bonded debt per capita does not exceed \$3,800, and match the debt repayment period with the useful life of the financed asset.

3. Investment Policy

Bondurant's investment policy focuses on safeguarding public funds while achieving a reasonable return on investments. The City prioritizes the safety, liquidity, and yield of its investments, adhering to state laws and regulations to ensure prudent financial management.

4. Accounting and Financial Reporting

The City complies with all national and state requirements in accounting and financial reporting, actively seeking out and employing best practices in reporting and internal control. Both the budget and Annual Financial Report are prepared on the cash basis of accounting, ensuring transparency and accountability.

5. Grants, Reimbursements, and Outside Funding

Bondurant proactively seeks grants, reimbursements, and external funding for major projects, program initiatives, or unexpected expenses. The City evaluates the benefits and obligations associated with such funding sources to ensure alignment with its financial goals and compliance with reporting requirements.

6. Operational Fund Reserves

The City maintains adequate operational fund reserves to address unforeseen expenses and ensure financial stability. These reserves act as a financial buffer, allowing Bondurant to manage emergencies and maintain service levels without compromising fiscal health.

7. Procurement and Expenditure Guidelines

Bondurant adheres to established procurement and expenditure guidelines to ensure that public funds are used efficiently and effectively. The City emphasizes competitive bidding, cost-effective purchasing, and ethical standards in all

procurement activities.

8. Long-Term Financial Planning

The City engages in long-term financial planning to anticipate future financial challenges and opportunities. This includes forecasting revenues and expenditures, assessing economic trends, and planning for capital improvements to ensure sustainable growth and fiscal health.

By implementing these comprehensive financial policies, the City of Bondurant demonstrates its commitment to responsible financial stewardship, ensuring that public resources are managed effectively to serve the community's current and future needs.

Future Potential Policy Changes

As Bondurant continues to experience rapid population growth and increasing infrastructure demands, the City is evaluating potential revisions to its financial policies to better align with its long-term sustainability and fiscal strategy. One key area under consideration is a revision of the debt policy, specifically the removal of the per capita debt limit.

The current policy includes a bonded debt per capita limit of \$3,800, which was originally intended to ensure responsible borrowing. However, this metric does not effectively account for Bondurant's rapid expansion and evolving financial landscape. As a high-growth city, limiting debt based on a static per capita threshold does not promote generational equity—the principle that infrastructure investments should be distributed fairly across current and future residents who will benefit from them. Additionally, the fixed per capita limit could restrict the City's ability to proactively invest in critical infrastructure projects necessary to support new housing, commercial development, and public services.

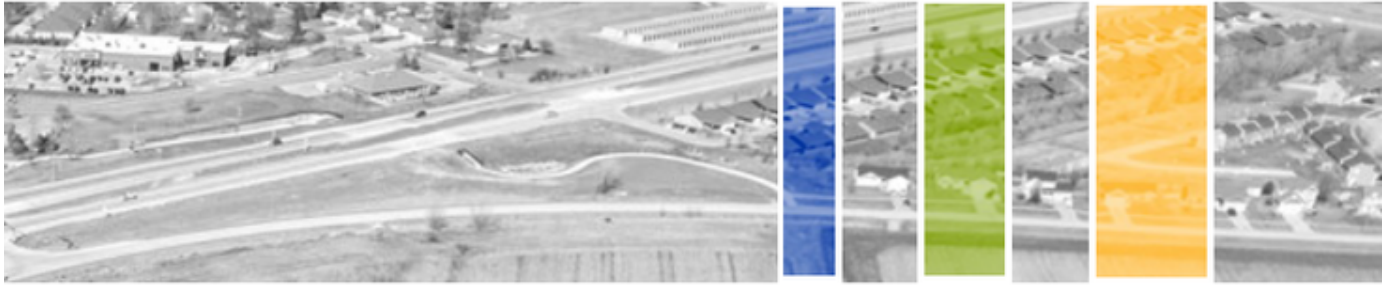
By removing the per capita debt limit, the City can adopt a more flexible and strategic debt management approach, ensuring that infrastructure investments are funded equitably and sustainably. This revision would allow Bondurant to continue expanding its services, enhancing its economic growth, and meeting the needs of a growing population without imposing artificial restrictions that may hinder long-term planning.

The City will continue to evaluate and refine its financial policies to ensure they reflect best practices, financial prudence, and the evolving needs of the community.

For more details on the financial policy, scan the QR code.



Financial Section



The Financial Section of Bondurant's Annual Financial Report & External Audit provides a detailed review of the City's financial position, performance, and compliance with accounting standards. This section includes:

- Independent Auditor's Report: A formal opinion from an external auditing firm, assessing whether the City's financial statements are fairly presented and in compliance with applicable financial reporting standards. This report ensures transparency, accountability, and adherence to best practices.
- Management's Discussion & Analysis (MD&A): A narrative overview prepared by City management, summarizing financial highlights, trends, and key factors influencing the City's financial condition. It provides context for revenues, expenditures, debt management, and future financial outlook.

This section is critical for stakeholders, as it verifies financial accuracy and compliance while offering insight into the City's financial health and strategic priorities.

Independent Auditor's Report

The Independent Auditor's Report, prepared by Roof, Gerdes, Erlbacher, PLC, provides an objective, third-party assessment of the City of Bondurant's financial statements for the fiscal year ending June 30, 2024. This report is a critical component of the City's commitment to transparency and accountability, offering assurance that Bondurant's financial position, results of operations, and changes in fund balances are fairly presented.

Key Sections of the Auditor's Report

1. Unmodified Opinion – The Best Possible Audit Outcome

- The auditors have issued an unmodified opinion, which is the highest level of assurance an auditor can provide.
- An unmodified opinion means that, after a thorough examination, the auditors found no material misstatements in the City's financial statements and determined that they are accurate and reliable.
- This is the best possible result for an audit, indicating that the City follows proper accounting procedures, maintains accurate records, and is in compliance with applicable financial reporting standards.

2. Basis of Accounting

- The City of Bondurant's financial statements are prepared on a cash basis, meaning transactions are recorded when cash is received or paid, rather than when they are incurred.
- While this differs from Generally Accepted Accounting Principles (GAAP) used by larger entities, it is an accepted practice for governmental entities of Bondurant's size.
- The auditors confirm that the financial statements are fairly presented within this framework, reinforcing the City's adherence to appropriate accounting methods.

3. Management's Responsibilities

- The City's leadership is responsible for preparing and presenting the financial statements accurately, ensuring that all transactions, revenues, and expenses are properly recorded.
- Additionally, management must establish internal controls to prevent fraud, errors, or misstatements.
- Management is also required to evaluate whether the City can continue its operations into the foreseeable future, taking into account financial conditions and any significant risks.

4. Auditor's Responsibilities

- The auditors conducted their examination in accordance with Generally Accepted Auditing Standards (GAAS) and Government Auditing Standards, which require:
 - A detailed review of financial records and transactions.
 - Identification and assessment of risks of material misstatement.
 - Evaluation of internal controls and financial reporting processes.
 - Consideration of whether financial uncertainties exist that could affect the City's ability to operate.
- The auditors do not issue an opinion on the effectiveness of internal controls, but they assess whether the City's financial statements are free from material misstatements due to fraud or error.

The Independent Auditor's Report provides assurance to Bondurant's elected officials, residents, investors, and regulatory agencies that:

- The City's financial statements are accurate, transparent, and in compliance with financial regulations.
- The City is effectively managing public funds and making responsible financial decisions.
- The audit found no significant financial reporting issues, reinforcing confidence in the City's financial stability and governance.



ROOF, GERDES, ERLBACHER, PLC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of Bondurant, Iowa, (City) as of and for the year ended June 30, 2024, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City as of June 30, 2024, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

2721 SW 30th St | Des Moines, IA 50321 | Phone (515) 362-5672 | Fax (515) 362-5674
Ryan Roof, CPA | Steve Gerdes, CPA | Matt Erlbacher, CPA

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. We previously audited, in accordance with the standards referred to in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of this report, the financial statements for the eight years ended June 30, 2023 (which are not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the cash basis of accounting. Another auditor previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the year ended June 30, 2015 (which are not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. Another auditor previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the year ended June 30, 2014 (which are not presented herein) and expressed modified opinions on those financial statements, which were prepared on the basis of cash receipts and disbursements, since the other auditor was unable to satisfy themselves as to the distribution by fund of the total fund balance at July 1, 2013. The supplementary information included in Schedules 1 through 2 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information in Schedules 1 through 2 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions on pages 73 through 76 but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 19, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control over financial reporting and compliance.


ROOF, GERDES, ERLBACHER, PLC

March 19, 2025

Management's Discussion and Analysis

The fiscal year ended June 30, 2024, brought encouraging financial results for the City of Bondurant, as we continued to see revenue growth while successfully lowering the individual property tax rate. This means that on average, residents experienced a decrease in their tax bills, while the City benefited from increased revenue driven by higher property valuations. This boost in revenue is a testament to the City's strategic investments in economic development and infrastructure, which have expanded our tax base, particularly through new industrial developments. These efforts have positioned Bondurant for sustainable, long-term growth, allowing us to enhance services for our growing community without placing additional tax burdens on residents.

Property Tax Revenue Growth

One of the key drivers of revenue growth has been the expansion of the City's property tax base. In 2020, the City of Bondurant implemented a forward-thinking economic development strategy, which included participation in the State's Certified Site program. This initiative was designed to market available properties for development, making them attractive to businesses and industrial investors. Additionally, the City invested heavily in infrastructure, financing many of these projects through Tax Increment Financing (TIF) bonds. These investments have spurred significant growth in the industrial sector, adding a new mix of industrial property tax payers. Over the past four years, this expansion has had a profound effect on property valuations, with industrial developments contributing increasingly to the taxable property base. This trend is expected to continue in the coming years, further boosting property tax revenue, even as the City maintains lower tax rates for individual homeowners. The result is a growing source of funds that enables the City to meet the essential service demands of a rapidly expanding population.

Funding Essential Services Amid Rapid Growth

The City's population has grown rapidly, creating a pressing demand for essential services such as emergency response, public safety, and infrastructure maintenance. However, due to the lag between when these services are needed and when property tax revenue is realized, the City has had to manage its resources carefully. For example, the City's Emergency Services Department is working toward a fully staffed, 24-hour operation by 2027, a goal that aligns with the operational needs of our growing community. However, the revenue to support these services often arrives only after they are in full demand, requiring the City to adopt a proactive approach to financial planning.

Bond Proceeds and Major Capital Projects

In addition to property tax revenues, the City has generated significant funds through bond proceeds. During the fiscal year, the City embarked on several key projects, including:

- **The New Emergency Services Facility:** This facility will enhance the City's emergency response capabilities as the community grows.
- **City Park Revitalization:** Initially anticipated to be completed by June 2024, this project has been delayed due to severe weather conditions experienced in the spring and summer. Phase 1 is now expected to be completed in 2025.
- **Major Infrastructure Projects:** The issuance of bonds has allowed the City to invest in necessary infrastructure improvements, further supporting both residential and industrial growth.

Water Distribution System

A major decision during the fiscal year was the City Council's choice to develop its own water distribution system, rather than joining the Central Iowa Water Works. This decision was made to ensure that Bondurant's water needs would be fully met as the community continues to expand. As part of this initiative, the City began the construction of new water mains and a water tower, as well as the planning and design of new wells and a distribution facility. These investments will ensure a reliable water supply and distribution system to support the City's growth for years to come.

Revenue Analysis: Strong Performance in Key Areas

The total actual receipts for the year were \$18,885,688, which was \$714,680 higher than the final budgeted amount of \$18,141,801. Several key revenue sources contributed to this positive variance:

- Property Tax Revenues Slightly Exceeded Expectations
 - Actual property tax collections totaled \$4,902,073, coming in \$85,726 higher than the final budgeted amount of \$4,816,347.
 - This variance reflects stronger-than-anticipated property valuations and improved collection rates despite legislative limitations on accessible taxable valuation growth.
- Use of Money and Property Significantly Outperformed Projections
 - Interest earnings and other investment-related income came in at \$1,315,764, which was \$533,662 higher than the final budgeted amount of \$782,102.
 - This increase was driven by higher short-term interest rates, which resulted in stronger returns on the City's reserve balances.
- Intergovernmental Revenue Shortfall
 - The City received \$1,451,366 in intergovernmental revenue, which was \$3,533,937 less than the final budgeted amount of \$4,985,303.
 - This shortfall was primarily due to timing delays in grant reimbursements and reduced state allocations compared to projections.
- Charges for Service Higher Than Expected
 - The City collected \$5,779,722 in charges for services, exceeding the final budgeted amount of \$5,574,195 by \$205,527.
 - Increased revenues were largely attributed to higher water and sewer service demand due to continued population growth.

Expenditure Analysis: Controlled Spending and Adjustments

Total actual disbursements for the fiscal year were \$19,241,969, which was \$1,876,625 lower than the final budgeted amount of \$21,118,594. Key expenditure highlights include:

- Public Safety Expenditures Below Budget
 - Actual spending on public safety was \$2,795,925, which was \$1,144,487 lower than the final budget of \$3,940,412.
 - The variance was due to delays in hiring for planned personnel expansions in the fire and police departments, as well as cost savings on operational expenses.
- General Government Spending Slightly Lower
 - Expenditures for general government functions totaled \$1,126,756, which was \$487,865 under the final budget of \$1,614,621.
 - Savings were primarily due to delays in capital purchases and lower-than-anticipated administrative costs.
- Capital Projects Came in Significantly Under Budget
 - Actual capital project spending was \$7,828,824, which was \$1,937,298 below the final budget of \$9,766,122.
 - This was due to weather-related construction delays and adjustments in project timelines, pushing some expenses into the next fiscal year.
- Debt Service Aligns Closely with Budget
 - The City spent \$3,740,471 on debt service, closely aligning with the final budget of \$3,819,186.

Fund Balance Growth: A Strong Financial Position

- Despite an initially budgeted decline in fund balances, the actual ending balance was significantly higher than expected.
- The fund balance increased by \$16,914,661, compared to the final budgeted increase of \$6,087,104.
- This surplus was largely driven by strong investment earnings, controlled spending, and delayed capital expenditures.

Key Takeaways and Financial Impact

The Budgetary Comparison Schedule highlights the City's strong financial management and adaptability in response to economic shifts, legislative changes, and evolving community needs. Key takeaways from this year's financial performance include:

- Higher-than-anticipated revenues due to property tax collections, investment income, and service charges, strengthening the City's financial position.
- Lower-than-budgeted expenditures due to delays in personnel hiring, controlled operational costs, and postponed capital projects.
- A significant increase in fund balances, providing the City with additional financial flexibility to address future infrastructure and service needs.

By maintaining conservative financial planning, monitoring expenditures closely, and making data-driven budget adjustments, the City of Bondurant continues to strengthen its financial resilience while delivering high-quality services to residents.

Conclusion

The City of Bondurant's financial position remains strong, supported by responsible fiscal management, strategic investments, and a proactive approach to economic development and infrastructure expansion. The City has maintained steady revenue growth, allowing for critical capital improvements and service enhancements that contribute to the community's long-term prosperity.

While the City faces ongoing challenges, including lagging service demand due to population growth, unpredictable weather-related construction delays, and legislative constraints on revenue accessibility, prudent financial planning ensures that Bondurant remains well-prepared to navigate these issues. The City's multi-year financial framework, strong credit rating, and diversified revenue base provide a solid foundation for continued investment in essential services, public safety, infrastructure, and community amenities.

Additionally, the City continues to make progress on major projects that will enhance Bondurant's long-term sustainability and quality of life. Investments in water infrastructure, street improvements, park revitalizations, emergency services facilities, and the redevelopment of key commercial areas will ensure that Bondurant remains an attractive place to live, work, and do business. These initiatives are guided by careful financial stewardship, balancing short-term service demands with long-term economic stability.

As Bondurant continues to experience rapid growth, the City remains committed to responsible budgeting, financial transparency, and strategic decision-making. By maintaining strong reserves, leveraging external funding opportunities, and prioritizing high-impact investments, Bondurant is well-positioned to meet the needs of its expanding population while ensuring financial sustainability.

Looking ahead, the City will continue to adapt to evolving economic conditions and legislative changes, working diligently to preserve the financial health of the community while delivering high-quality municipal services. Through continued collaboration with residents, businesses, and regional partners, Bondurant is poised to remain a thriving, forward-thinking community for generations to come.

Basis of Budgeting and Reporting

Management of the City of Bondurant, Iowa (the “City”), provides this narrative overview and analysis of its financial activities for the fiscal year ended June 30, 2024. It is encouraged for readers to consider this information in conjunction with the letter of transmittal, which is located in the Introductory Section at the front of this report and the City’s financial statements, which follow.

Using this Annual Report

The annual report consists of a series of financial statements and other information, as follows:

- Management’s Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City’s financial activities.
- The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City’s finances.
- The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City’s operations in more detail than the government-wide financial statement by providing information about the most significant funds.
- Other Information further explains and supports the financial statements with a comparison of the City’s budget for the year.
- Supplementary Information provides detailed information about the nonmajor governmental funds and the City’s indebtedness.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. Generally Accepted Accounting Principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

Reporting the City’s Financial Activities

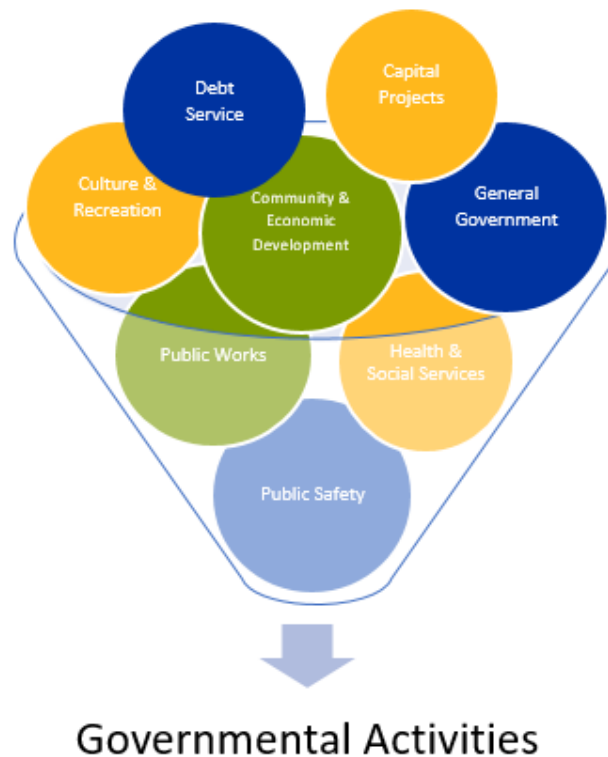
Government-wide Financial Statement

One of the most important questions asked about the City’s finances is, “Is the City as a whole better off or worse off as a result of the year’s activities?” The Cash Basis Statement of Activities and Net Position reports information which helps answer this question. The government-wide financial statements are designed to provide readers with a broad overview of the City’s finances, in a manner similar to private-sector business. The Cash Basis Statement of Activities and Net Position presents the City’s net position. Over time, increases or decreases in the City’s net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

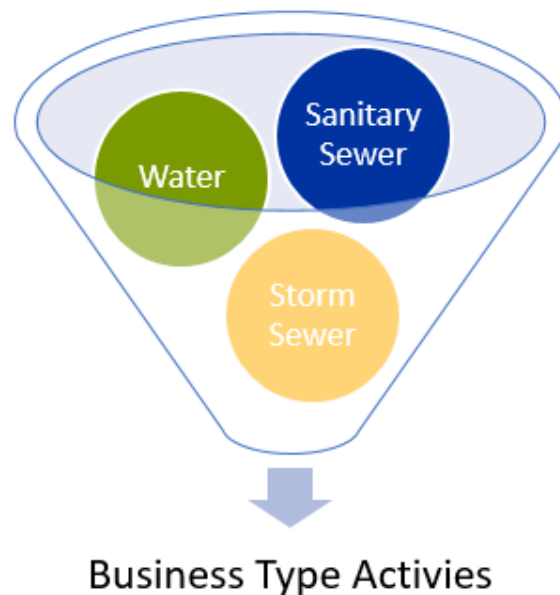
The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

1. Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and grants both State and Federal finance most of these activities. Governmental funds account for most of the City’s basic services. These focus on how money flows into and out of those funds and the balances at year-end that are available for spending. The governmental fund financial statements provide a detailed, short-term view of the City’s general government

operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.



2. Business Type Activities include the waterworks, the sanitary sewer system and the storm water system. These activities are financed primarily by user charges. Business Type Activities are accounted for in the City's Enterprise Funds. The City maintains three Enterprise Funds to provide separate information for the Water, Sewer and Storm Water Funds, considered to be major funds of the City.



Fund Financial Statements.

A fund is defined as a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Bondurant, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds, which are described in further detail as follows:

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements, and is typically the basis used in developing the next annual budget.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison.

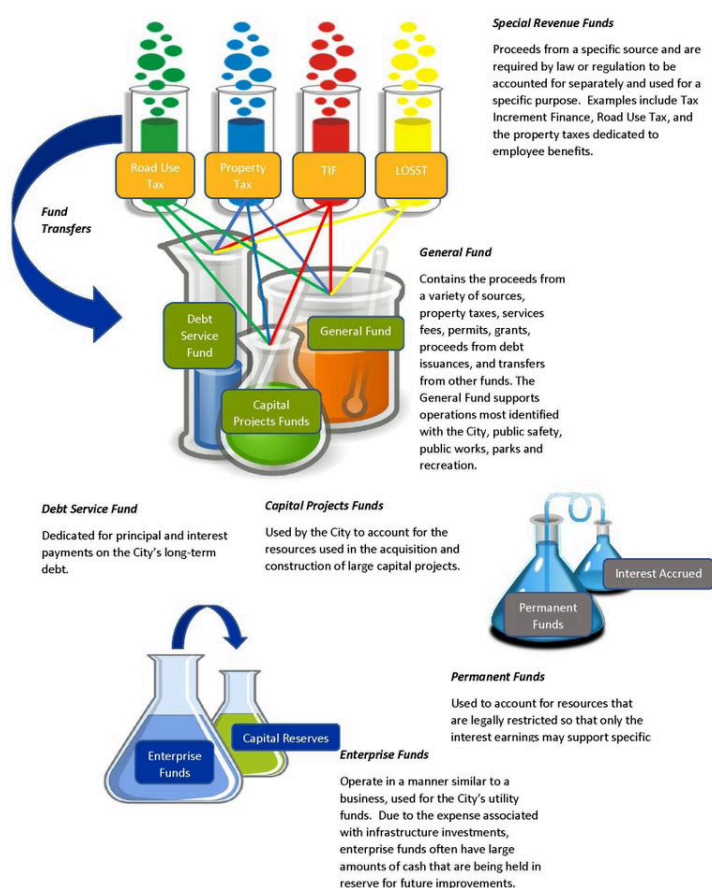
The City maintains several individual governmental funds, when capital project funds aggregate. Information is presented separately in the Balance Sheet - Governmental Funds and in the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds for the General Fund, Road Use, Tax Increment Financing Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other governmental funds combine into a single, aggregated presentation under the column heading Non-major Governmental Funds. Individual fund data for each of these Non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for the activity of all funds. Formal and legal budgetary control as required by state statute is based upon nine major classes of expenditures known as functions, not by fund or fund type.

Enterprise funds consist of two different types of funds, enterprise and internal service. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City has three individual enterprise funds. The city has an internal service funds to account for the staff's FSA plan. That fund is not characteristic of the internal service funds discussed in this section, as it is accounted for with the governmental funds.

Enterprise funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise fund financial statements provide separate information for the major water, storm water, and the sanitary sewer (solid waste) operations funds. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements.

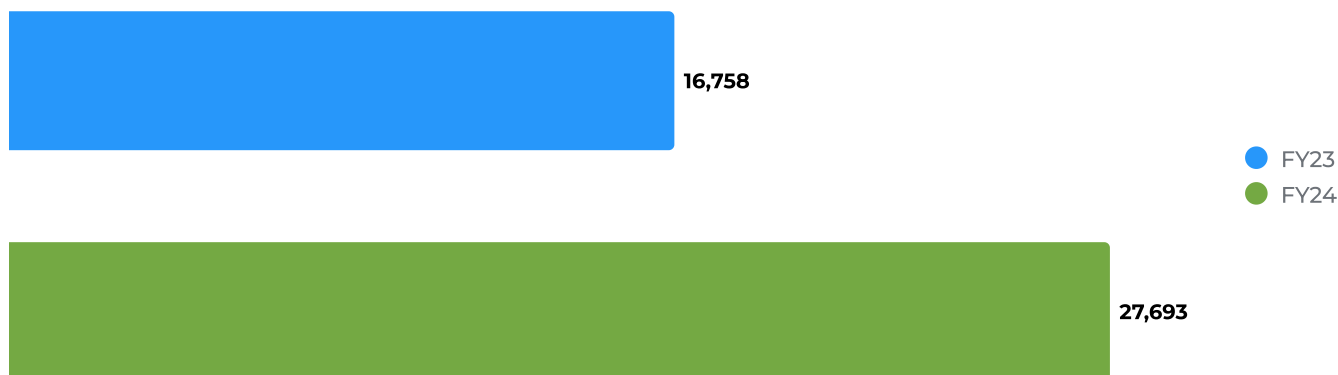
Fund Structure



Condensed Comparative Financial Data

Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)		
	Year ended June 30,	
	2024	2023
Receipts:		
Program receipts:		
Charges for service	\$ 1,263	1,197
Operating grants, contributions and restricted interest	1,525	1,336
Capital grants, contributions and restricted interest	220	2,340
General receipts:		
Property tax	3,734	4,217
Tax increment financing	2,506	1,637
Other City Taxes	14	1,482
Commercial/industrial tax replacement	54	72
Unrestricted interest on investments	1,281	584
Rent	34	15
Bond, note and loan proceeds	18,715	188
Premium on other financing sources	0	0
Other general receipts	474	351
Total receipts	29,820	13,419
Disbursements:		
Public safety	2,795	2,464
Public works	1,601	1,557
Health and social services	18	29
Culture and recreation	1,349	1,296
Community and economic development	779	784
General government	1,126	693
Debt service	3,740	2,918
Capital projects	7,828	9,099
Total disbursements	19,236	18,840
Change in cash basis net position before transfers	10,584	(5,421)
Transfers, net	351	341
Change in cash basis net position	10,935	(5,080)
Cash basis net position beginning of year	16,758	21,838
Cash basis net position end of year	\$ 27,693	16,758

Net Position - Government Wide



GOVERNMENT WIDE ACTIVITIES

In evaluating the Governmental Activities of the City of Bondurant for the fiscal year 2024, Net Position emerges as a pivotal indicator of the city's financial well-being. Net Position encapsulates the difference between all inflows and outflows of resources, alongside the preceding year's ending net position. This metric enables stakeholders to gauge whether the City's financial standing is improving or declining across its governmental and business-type activities.

During fiscal year 2024, receipts and transfers from the City's governmental activities amounted to \$35,101,191. Commercial and industrial sectors continued to thrive, contributing to the City's financial resilience. Since 2017, achieving equilibrium in the ratio between commercial/industrial (CI) valuation and residential valuation has remained a primary focus for City Management. This strategic priority aims to render revenues less susceptible to market fluctuations while alleviating the tax burden on citizens. Operationalizing this goal, the City instituted the Bondurant Economic Launch Program, resulting in a more balanced ratio between single-family residential and CI valuation. Presently, single-family residential valuation stands at 70.9%, with CI at 26.7%, indicative of a stable and reliable revenue flow. However, it's important to note that the City experienced rising operational costs due to inflationary pressures during fiscal year 2024. These inflationary pressures have necessitated careful budgeting and financial management to maintain essential services while mitigating the impact on taxpayers. The City's governmental expenditures for fiscal year 2024 totaled \$19,241,969. Major expenses included capital investments for the City Park and Water facilities.

The change in net position for the government-wide funds totaled \$15,859,222. This difference is primarily the result of issuing very little bond, note, and loan debt in FY23, but issuing 2 General Obligation bonds in FY24. The City of Bondurant remains steadfast in its commitment to prudent financial management and strategic investments aimed at sustaining economic growth and enhancing the quality of life for its residents.

Changes in Cash Basis Net Position of Business Type Activities		
	Year ended June 30,	
	2024	2023
Receipts:		
Program receipts:		
Charges for service		
Water	\$ 2,317	2,034
Sewer	2,255	1,793
Storm water	469	425
Operating grants, contributions and restricted interest	-	520
General receipts:		
Bond, note and loan proceeds	-	-
Unrestricted interest on investments	158	118
Total receipts	5,199	4,890
Disbursements:		
Water	1,694	2,008
Sewer	1,632	1,998
Storm water	438	388
Total disbursements	3,764	4,394
Change in cash basis net position before transfers	1,435	496
Transfers, net	(351)	(341)
Change in cash basis net position	1,084	155
Cash basis net position beginning of year	3,657	3,502
Cash basis net position end of year	\$ 4,741	3,657

Net Position - Business Activities



BUSINESS TYPE ACTIVITIES

Expenditures for water, sewer, and stormwater activities totaled \$3,766,111, resulting in a decrease in net position by \$1,084,507. This fluctuation includes a high-yield interest rate on fund reserves amounting to \$158,894. It's important to note that the interest rate increase is unpredictable and should not be anticipated to continue in the future.

The City of Bondurant remains committed to maintaining the sustainability and efficiency of its business-type activities while ensuring that adequate revenue is generated to cover operational expenses.

In addition, the City is in the planning stages of major water infrastructure projects, including the installation of new water mains, construction of a water tower, and construction of a water treatment plant. These initiatives reflect the City's proactive approach to addressing the evolving needs of its water infrastructure system and ensuring the provision of safe and reliable water services to its residents and businesses. The planning and execution of these projects underscore the City's commitment to long-term sustainability and resilience in its water management practices. Continued vigilance and strategic planning will be essential to address the challenges posed by rising costs and unpredictable interest rates in the coming years.

BUDGETARY HIGHLIGHTS

The City adopts an annual appropriated budget for its funds and implemented one budget amendment. The differences between the original budget and the final amended budget for the funds are summarized as follows:

1. **Revenue Budget:** The total original revenue budget of \$38,189,268 increased to \$47,262,839, marking an increase of \$9,073,571.

Amended revenues were largely driven by increases in other financing sources, attributable to bond sale proceeds. Additionally, there were increases in TIF revenues, other City taxes, use of money & property, charges for service, miscellaneous, and transfers from other funds.

However, amended revenues saw decreases in licenses & permits and intergovernmental.

2. **Expenditure Budget:** The total original expenditure budget of \$45,149,446 decreased to \$38,150,038, reflecting a decrease of \$6,999,408.

Amended expenditures saw increases across various categories, including public safety, public works, community & economic development, general government, and debt service. Moreover, there were increases in business-type activities expenditures and transfers to other funds.

However, amended expenditures saw decreases in health & social services and culture & recreation. There was a large decrease in capital projects due to project timing.

There were no significant differences between the final adopted budget and the actual results. This indicates that the City's budgetary planning and financial management processes effectively aligned with the actual outcomes, reflecting prudent fiscal stewardship and accountability.

DEBT ADMINISTRATION

At June 30, 2024, the City had \$62,381,611 in bonds and other long-term debt compared to \$39,181,211 last year.

	Outstanding Debt at Year-End (Expressed in Thousands)	
	Year ended June 30,	
	2024	2023
General obligation bonds and notes	50,195	34,430
Water capacity purchase	0	55
Urban services area agreement	303	303
Revenue Bonds	11,695	4,205
State Revolving Fund loan	188	188
	62,381	39,181

Debt increased because of the issuance of three bonds; series 2023A GO bonds, series 2023B GO Urban Renewal bonds, and series 2023 water revenue bonds. The revenue bond does not count towards the City's legal debt limit.

The City's general obligation bond rating carries an Aa3 rating from Moody's Investor Services. The Total Assessed Property Valuation for Fiscal Year 2024 is \$1,090,142,147 billion. The Maximum Allowable Debt, calculated at 5% of the assessed value, is approximately \$54,507,107 million. The Outstanding General Obligation Debt applicable to this limit is \$31,860,000 million, resulting in a Remaining Legal Debt Capacity of \$22,647,107 million.

More detailed information about the City's long-term liabilities is presented in Schedule 3 of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Economic factors significantly influence next year's budget and rates in Bondurant. Taxable valuation experienced substantial growth, rising from \$412,286,396 to \$502,997,201 for the general fund levy and from \$498,386,923 to \$621,666,713 for the debt service levy. This growth underscores a flourishing environment across both residential and commercial sectors within the city, reflecting sustained investment and development.

However, despite this increase in taxable valuation, House File 718 (HF718) has limited the City's ability to access this growth through property taxes. Under the new legislation, while Bondurant's taxable valuation grew by 3.03%, the creation of a Consolidated General Fund Levy (CGFL) max ratcheted this growth back to 2.01%, effectively reducing the City's ability to capture new revenue from its growing tax base. This change restricted the City's ability to fully access new commercial properties that rolled onto the tax rolls, despite investments made years prior based on the expectation of increased property tax revenues.

The impact of HF718 has been severe, leading to major reductions in the City's personnel plan. The City had strategically planned to expand staff in key service areas, including the Library, Public Works, and Emergency Services, to keep pace with population growth and increasing community needs. However, due to the constraints imposed by the legislation, these positions have been cut or indefinitely postponed, limiting the City's ability to expand essential services despite significant economic and population growth.

As Bondurant continues to navigate these financial challenges, the City remains committed to advocating for sustainable funding mechanisms that support long-term planning, public safety, infrastructure investment, and quality-of-life enhancements for its rapidly growing community.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Marketa Oliver, City Administrator moliver@cityofbondurant.com, or Jené Jess, Finance Director jnjess@cityofbondurant.com, by e-mail or at 200 Second Street, Northeast, P.O. Box 37, Bondurant, Iowa, 50035, or phone 515-967-2418.

Basic Financial Statements



The Basic Financial Statements section of Bondurant's Annual Financial Report & External Audit presents the City's financial position and activities on a cash basis, providing transparency into how funds are managed. This section includes:

Government-Wide Financial Statements (Cash Basis): These statements provide a broad overview of the City's finances, showing revenues, expenditures, and net position for governmental and business-type activities on a cash basis of accounting.

Fund Financial Statements (Cash Basis): These statements focus on individual funds, detailing the financial activities of the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Fund, and Enterprise Funds. They emphasize budgetary compliance and fund-specific financial performance.

Notes to the Basic Financial Statements: These provide essential details on accounting policies, debt obligations, capital assets, and other financial disclosures, ensuring a complete understanding of the City's financial condition.

This section offers key insights into the City's cash transactions, fund balances, and financial accountability, supporting informed decision-making by stakeholders.

Government-wide Financial Statements

Government-wide financial statements offer a big-picture look at a city's overall finances rather than focusing on specific funds or departments. Specifically, the Statement of Net Position is similar to a snapshot showing what the city owns (assets) versus what it owes (liabilities) at a given point in time. It highlights the city's financial standing by indicating if the city has enough resources to cover its debts and obligations, revealing the net value or net worth of the entire government.

Statement of Net Position

This financial statement from the City of Bondurant provides a clear overview of the city's finances. It details how much money the city received and how much it spent during the past year, along with the amount of cash available at the end of the year.

The statement first shows how much was spent on various city services like public safety, public works, parks, and debt payments. It also shows money collected specifically for these activities through service charges (such as water and sewer fees) and grants. If the city spent more on an activity than it received, the amount is shown as negative; if the city earned more than it spent, it shows a positive amount.

Further down, it lists general revenues, such as taxes (property taxes, sales taxes, and hotel taxes), investment earnings, money from bonds (loans taken by the city), and other income sources. These revenues help pay for overall city operations.

Finally, the bottom part ("Cash Basis Net Position") shows how much cash the city has left at the end of the year. It categorizes the cash based on whether it's restricted (meaning it can only be spent for certain purposes like street repairs or capital projects) or unrestricted (available for general use).

Statement of Activities and Net Position - Cash Basis

Exhibit A

For the year ended June 30, 2024

Bondurant, IA

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
Public Safety	\$ 2,795,925.10	\$ 638,843.02	\$ 103,960.82	\$ 30,000.00
Public Works	\$ 1,601,703.52	\$ 589,235.05	\$ 1,041,596.63	\$ 0.00
Health and Social Services	\$ 18,921.33	\$ 0.00	\$ 0.00	\$ 0.00
Culture and Recreation	\$ 1,333,552.48	\$ 29,833.92	\$ 134,020.55	\$ 57,842.60
Community and Economic Development	\$ 779,890.05	\$ 5,196.00	\$ 500.00	\$ 47,351.87
General Government	\$ 1,126,755.74	\$ 498.96	\$ 19,480.96	\$ 0.00
Debt Service	\$ 3,740,470.66	\$ 0.00	\$ 546.00	\$ 0.00
Capital Projects	\$ 7,828,823.77	\$ 0.00	\$ 225,500.00	\$ 85,400.00
Total Governmental Activities	\$ 19,226,042.65	\$ 1,263,606.95	\$ 1,525,604.96	\$ 220,594.47
Business-type Activities				
Water	\$ 1,694,771.72	\$ 2,421,037.15	\$ 0.00	\$ 0.00
Sewer	\$ 1,632,716.38	\$ 2,160,511.96	\$ 0.00	\$ 0.00
Storm Water	\$ 438,622.85	\$ 461,582.75	\$ 0.00	\$ 0.00
Total Business-type Activities	\$ 3,766,110.95	\$ 5,043,131.86	\$ 0.00	\$ 0.00

Total Primary Government	\$ 22,992,153.60	\$ 6,306,738.81	\$ 1,525,604.96	\$ 220,594.47
Component Units				
Library Foundation	\$ 15,925.00	\$ 0.00	\$ 0.00	\$ 0.00
Total Component Units	\$ 15,925.00	\$ 0.00	\$ 0.00	\$ 0.00
General Revenues				
	Property Taxes General Purpose			
	Property Taxes Debt Services			
	Tax Increment Financing			
	Other City Taxes			
	Hotel/Motel Tax			
	Local Option Sales & Service Tax			
	Commercial/Industrial Tax Replacement			
	Unrestricted Interest on Investments			
	Bond Proceeds			
	Proceeds of Revenue Bond			
	Rent			
	Sale of Capital Assets			
	Miscellaneous			
	Total General Revenues			
Transfers				
	Net Transfers			
	Total Transfers			
	Total General Revenues and Transfers			
	Change in Net Position			
Net Position, Beginning of Year				
Net Position, End of Year				

(continued from above)

Functions/Programs	Net (Expense) Revenue and Changes in Net Position			Component Units
	Primary Government			Library Foundation
	Governmental Activities	Business-type Activities	Total	
Primary Government				
Governmental Activities				
Public Safety	\$ (2,023,121.26)		\$ (2,023,121.26)	
Public Works	\$ 29,128.16		\$ 29,128.16	
Health and Social Services	\$ (18,921.33)		\$ (18,921.33)	
Culture and Recreation	\$ (1,111,855.41)		\$ (1,111,855.41)	
Community and Economic Development	\$ (726,842.18)		\$ (726,842.18)	
General Government	\$ (1,106,775.82)		\$ (1,106,775.82)	
Debt Service	\$ (3,739,924.66)		\$ (3,739,924.66)	
Capital Projects	\$ (7,517,923.77)		\$ (7,517,923.77)	

(continued from above)

Net (Expense) Revenue and Changes in Net Position		
Total Governmental Activities	<u>\$ (16,216,236.27)</u>	<u>\$ (16,216,236.27)</u>
Business-type Activities		
Water	\$ 726,265.43	\$ 726,265.43
Sewer	\$ 527,795.58	\$ 527,795.58
Storm Water	\$ 22,959.90	\$ 22,959.90
Total Business-type Activities	<u>\$ 1,277,020.91</u>	<u>\$ 1,277,020.91</u>
Total Primary Government	<u>\$ (16,216,236.27)</u>	<u>\$ (14,939,215.36)</u>
Component Units		
Library Foundation		\$ (15,925.00)
Total Component Units		<u>\$ (15,925.00)</u>
	\$ 3,734,920.23	\$ 0.00
	\$ 1,167,152.67	\$ 0.00
	\$ 2,506,224.24	\$ 0.00
	\$ 14,187.10	\$ 0.00
	\$ 3,811.01	\$ 0.00
	\$ 1,421,184.12	\$ 0.00
	\$ 54,273.75	\$ 0.00
	\$ 1,440,189.20	\$ 4.63
	\$ 18,715,391.19	\$ 0.00
	\$ 2,330,296.32	\$ 0.00
	\$ 34,463.75	\$ 0.00
	\$ 2,523.20	\$ 0.00
	\$ 429,520.22	\$ 44,729.34
	<u>\$ 31,854,137.00</u>	<u>\$ 44,733.97</u>
	\$ 0.00	\$ 0.00
	<u>\$ 0.00</u>	<u>\$ 0.00</u>
	\$ 31,854,137.00	\$ 44,733.97
	\$ 16,914,921.64	\$ 28,808.97
	\$ 20,405,746.21	\$ 9,520.79
	\$ 37,320,667.85	\$ 38,329.76

Cash Basis Net Position

	Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
	Governmental	Business	Total
Restricted:			
Nonexpendable:			
Cemetery perpetual care	\$ 31,867	-	31,867
Expendable:			
Streets	557,566	-	557,566
Capital projects	25,429,402	37,723	25,467,125
Debt service	153,512	600,529	754,041
Other purposes	26,236,971	423,102	26,660,073
Unrestricted	(19,791,330)	3,679,654	(16,111,676)
Total cash basis net position	\$32,617,988	4,741,008	37,358,996

See notes to financial statements.

Fund Financial Statements

Fund financial statements give a detailed look at how the city manages money within specific categories called "funds." Each fund acts like a separate checking account designed for particular purposes. For example, the city may have different funds for road projects, public safety, debt payments, or utilities like water and sewer.

These statements show exactly how much money is available in each fund, how it was collected (such as from taxes, fees, or grants), and how it was spent throughout the year. They also clearly indicate if the fund has money left over or if it spent more than it took in.

By reviewing these fund statements, citizens can better understand how their taxes and fees are being used, and ensure the city is spending money responsibly on the projects and services that matter most to the community.

Government Funds

Governmental funds are used to account for the City's core public services and functions, primarily those funded by taxes, grants, and intergovernmental revenues. These funds follow the cash basis of accounting and focus on short-term financial resources and budgetary compliance.

Bondurant's Governmental Funds

- General Operating Fund: The primary fund supporting day-to-day City operations, including public safety, public works, parks, and administration.
- Local Option Sales & Service Tax (LOSST) Fund: Accounts for revenues generated from local sales tax, which are allocated toward specific projects and community improvements.
- Road Use Tax Fund (RUTF): Financed by state-allocated road use taxes, supporting street maintenance, transportation projects, and infrastructure improvements.
- Debt Service Fund: Used to accumulate and pay principal and interest on the City's general obligation debt, ensuring compliance with bond obligations.
- Capital Funds: Dedicated to long-term infrastructure and capital projects, including facility upgrades, equipment purchases, and large-scale improvements.

Nonmajor Governmental Funds & Combining Statements

Bondurant's nonmajor funds include various special revenue funds, which are combined in financial reporting for clarity and efficiency. These funds account for specific revenue sources legally restricted for particular purposes, such as:

- Tax Increment Financing (TIF) Fund – Supports economic development and infrastructure in designated urban renewal areas.
- Trust & Agency Fund – Used for Parks & Recreation and Library programs funded through specific donations or designated revenues.
- Economic Development Fund – Accounts for incentives and initiatives to attract and retain businesses in Bondurant.
- Emergency Disaster Fund – Reserved for disaster relief and emergency response expenditures.

Combining nonmajor funds in financial reporting simplifies analysis, improves transparency, and aligns similar fund types, ensuring stakeholders have a clear view of restricted revenue sources and their intended uses while maintaining compliance with budgetary and legal requirements.

Statement of Revenues, Expenditures & Changes in Fund Balances

This financial statement from the City of Bondurant shows how money moves through different city funds. Each fund represents money set aside for specific purposes like general operations, road maintenance, debt payments, or large projects.

The top section ("Receipts") shows where the city got its money—primarily from property taxes, licenses and permits, other taxes, grants, and service charges.

The middle section ("Disbursements") lists how the city spent that money. It covers costs such as public safety (like police and fire), maintaining streets, parks and recreation services, community development, debt repayments, and major capital projects like buildings and infrastructure.

The difference between the money received and spent is then shown as either a surplus (positive) or deficit (negative). If a fund spends more than it received, the statement lists additional sources used to cover the shortfall, such as transferring money from other funds or borrowing through bonds.

At the bottom, the statement reports the ending cash balance, which is the amount of money left in each fund at the end of the year. This money is categorized based on how it can be used. Some balances are restricted, meaning they must be used for specific purposes (like streets or debt repayment), while others are unassigned, meaning the city can use the money more freely to meet its general needs.

Statement of Cash Receipts, Disbursements, and Changes in Cash Balances

Exhibit B

For the year ended June 30, 2024

Bondurant, IA

	General	Local Option Sales	Road Use Tax	Debt Service
Receipts				
Property tax	\$ 3,473,392.12	\$ 0.00	\$ 0.00	\$ 1,167,152.67
Tax Increment Financing	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other City tax	\$ 17,224.59	\$ 1,421,184.12	\$ 0.00	\$ 608.99
Licenses and permits	\$ 453,607.86	\$ 0.00	\$ 0.00	\$ 0.00
Use of money and property	\$ 236,381.27	\$ 17,393.52	\$ 17,286.03	\$ 82,505.79
Intergovernmental	\$ 243,593.05	\$ 0.00	\$ 1,041,596.63	\$ 12,941.64
Charges for services	\$ 757,090.15	\$ 0.00	\$ 0.00	\$ 0.00
Special assessments	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Miscellaneous	\$ 95,405.42	\$ 0.00	\$ 0.00	\$ 546.00
Total receipts	<u>\$ 5,276,694.46</u>	<u>\$ 1,438,577.64</u>	<u>\$ 1,058,882.66</u>	<u>\$ 1,263,755.09</u>
Disbursements				
Public safety	\$ 2,340,533.94	\$ 0.00	\$ 0.00	\$ 0.00
Public works	\$ 580,142.55	\$ 0.00	\$ 901,569.38	\$ 0.00

	General	Local Option Sales	Road Use Tax	Debt Service
Health and social services	\$ 18,921.33	\$ 0.00	\$ 0.00	\$ 0.00
Culture and recreation	\$ 1,069,708.88	\$ 0.00	\$ 0.00	\$ 0.00
Community and economic development	\$ 676,334.15	\$ 0.00	\$ 0.00	\$ 0.00
General government	\$ 983,062.73	\$ 0.00	\$ 0.00	\$ 0.00
Debt service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,740,470.66
Capital projects	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total disbursements	<u>\$ 5,668,703.58</u>	<u>\$ 0.00</u>	<u>\$ 901,569.38</u>	<u>\$ 3,740,470.66</u>
Excess (deficiency) of receipts over (under) disbursements	\$ (392,009.12)	\$ 1,438,577.64	\$ 157,313.28	\$ (2,476,715.57)
Other financing sources				
Bond proceeds, net premium	\$ 1,180,863.00	\$ 0.00	\$ 0.00	\$ 534,829.00
Sale of capital assets	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Transfers in	\$ 877,654.00	\$ 0.00	\$ 0.00	\$ 2,059,266.00
Transfers out	\$ (49,079.00)	\$ (1,799,387.00)	\$ (164,133.00)	\$ (59,412.00)
Total other financing sources (uses)	<u>\$ 2,009,438.00</u>	<u>\$ (1,799,387.00)</u>	<u>\$ (164,133.00)</u>	<u>\$ 2,534,683.00</u>
Change in cash balances	\$ 1,617,428.88	\$ (360,809.36)	\$ (6,819.72)	\$ 57,967.43
Cash balances beginning of year	\$ 4,214,479.00	\$ 660,819.00	\$ 564,386.00	\$ 95,545.00
Cash balances end of year	\$ 5,831,907.88	\$ 300,009.64	\$ 557,566.28	\$ 153,512.43

(continued from above)

	Capital Projects	Nonmajor	Total
Receipts			
Property tax	\$ 0.00	\$ 261,528.11	\$ 4,902,072.90
Tax Increment Financing	\$ 0.00	\$ 2,506,224.24	\$ 2,506,224.24
Other City tax	\$ 0.00	\$ 164.53	\$ 1,439,182.23
Licenses and permits	\$ 0.00	\$ 0.00	\$ 453,607.86
Use of money and property	\$ 956,297.87	\$ 5,899.42	\$ 1,315,763.90
Intergovernmental	\$ 143,400.00	\$ 9,834.99	\$ 1,451,366.31
Charges for services	\$ 0.00	\$ 0.00	\$ 757,090.15
Special assessments	\$ 0.00	\$ 0.00	\$ 0.00
Miscellaneous	\$ 567,500.00	\$ 212,813.95	\$ 876,265.37
Total receipts	<u>\$ 1,667,197.87</u>	<u>\$ 2,996,465.24</u>	<u>\$ 13,701,572.96</u>
Disbursements			
Public safety	\$ 0.00	\$ 455,391.16	\$ 2,795,925.10
Public works	\$ 0.00	\$ 119,992.92	\$ 1,601,704.85
Health and social services	\$ 0.00	\$ 0.00	\$ 18,921.33
Culture and recreation	\$ 0.00	\$ 279,768.60	\$ 1,349,477.48
Community and economic development	\$ 0.00	\$ 103,555.90	\$ 779,890.05
General government	\$ 0.00	\$ 143,693.01	\$ 1,126,755.74

<i>(continued from above)</i>	Capital Projects	Nonmajor	Total
Debt service	\$ 0.00	\$ 0.00	\$ 3,740,470.66
Capital projects	\$ 7,828,823.77	\$ 0.00	\$ 7,828,823.77
Total disbursements	<u>\$ 7,828,823.77</u>	<u>\$ 1,102,401.59</u>	<u>\$ 19,241,968.98</u>
Excess (deficiency) of receipts over (under) disbursements	\$ (6,161,625.90)	\$ 1,894,063.65	\$ (5,540,396.02)
Other financing sources			
Bond proceeds, net premium	\$ 0.00	\$ 0.00	\$ 1,715,692.00
Sale of capital assets	\$ 0.00	\$ 0.00	\$ 0.00
Transfers in	\$ 21,730,769.00	\$ 996,745.00	\$ 25,664,434.00
Transfers out	\$ (1,178,607.00)	\$ (2,729,890.00)	\$ (5,980,508.00)
Total other financing sources (uses)	<u>\$ 20,552,162.00</u>	<u>\$ (1,733,145.00)</u>	<u>\$ 21,399,618.00</u>
Change in cash balances	\$ 14,390,536.10	\$ 160,918.65	\$ 15,859,221.98
Cash balances beginning of year	\$ 11,038,865.00	\$ 184,672.79	\$ 16,758,766.79
Cash balances end of year	\$ 25,429,401.10	\$ 345,591.44	\$ 32,617,988.77

Cash Basis Fund Balances

	General	Special Revenue Local Option Sales	Special Revenue Road Use Tax	Debt Service	Capital Projects
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-
Restricted for:					
Streets	-	-	557,566	-	-
Capital projects	-	-	-	-	-
Debt service	-	-	-	153,512	-
Other purposes	2,439	300,009	-	-	-
Assigned for Garbage Fund	191,397	-	-	-	25,429,401.10
Unassigned	5,638,072	-	-	-	-
Total cash basis fund balances	<u>\$ 5,831,908</u>	<u>\$ 300,009</u>	<u>557,566</u>	<u>153,512</u>	<u>25,429,401.10</u>

See notes to financial statements.

Reconciliation of the Fund Balance Sheet

This reconciliation (Exhibit C) explains the connection between two types of financial statements provided by the City of Bondurant: the detailed fund financial statements and the broader government-wide statements.

Typically, cities that prepare financial statements following Generally Accepted Accounting Principles (GAAP) have differences between these two statements due to adjustments such as long-term debts, depreciation of assets, and other accounting items. However, the City of Bondurant currently uses a cash basis of accounting, meaning it only records transactions when money is actually received or spent. Because of this, there are no differences between the cash balances shown in the fund financial statements and the government-wide financial statements. Both statements consistently report a cash balance of \$32,617,988, indicating clear alignment and transparency.

Additionally, the City has budgeted funds in Fiscal Year 2026 to engage professional services. These services will help the City implement the necessary policies and procedures to transition from a cash-basis accounting to GAAP-based financial reporting. As a result, starting with the FY2026 Annual Comprehensive Financial Report, the City's financial statements will be prepared in GAAP format.

Reconciliation of Balance Sheet of Governmental Funds to the Statement of Net Position

Exhibit C

For the year ended June 30, 2024

Bondurant, IA

Total governmental fund balances	\$ 32,617,989.00
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets (net) used in governmental activities are not financial resources and, therefore, are not reported in the funds	\$ 0.00
Net position of governmental activities	\$ 32,617,989.00

Proprietary Funds

Proprietary funds are used by a city to track services that operate similarly to private businesses. These funds are designed to show that certain city services—like utilities—are funded primarily by the charges customers pay rather than through taxes. This helps ensure these services remain financially self-sufficient.

The City of Bondurant maintains three proprietary funds: the Water Fund, the Sewer Fund, and the Storm Water Fund. Each fund tracks money received from user fees, the expenses associated with providing the service, and the overall financial health of the operation. By using proprietary funds, the city clearly demonstrates how each utility covers its own costs and manages its resources responsibly.

Proprietary Funds Statement of Net Position

This financial statement summarizes the financial activity for Bondurant's utility services (Water, Sewer, and Storm Water) for the fiscal year ending June 30, 2024.

The top portion shows how much money each utility earned from user fees and miscellaneous revenue. Collectively, these services earned approximately \$5 million during the year.

The next section reports how much it cost to run each utility service. The total expenses were about \$3.2 million. Because the city collected more from users than it spent on operations, the utilities had an operating surplus of approximately \$1.8 million.

The statement then includes non-operating activities, such as interest earnings, payments on debt, and investments in capital improvements. These resulted in an overall expense of around \$383,000.

After considering these non-operating activities, the total surplus for the year was around \$1.4 million, , which will be allocated to stabilize future rates. The statement also details transfers—funds moved between these utilities and other city accounts—resulting in a net outflow of approximately \$351,000.

Finally, the bottom of the statement shows how much cash each utility had at the beginning and the end of the year, totaling approximately \$4.7 million. Most of this balance is unrestricted, meaning it can be used to maintain and improve these services as needed, while a smaller portion is set aside specifically for customer deposits.

Statement of Cash Receipts, Disbursements, and Changes in Cash Balances

Exhibit D

For the year ended June 30, 2024

Bondurant, IA

	Business-type Activities			
	Water	Sewer	Storm Water	Total
Operating receipts				
Charges for services	\$ 2,400,537.15	\$ 2,160,511.96	\$ 461,582.75	\$ 5,022,631.86
Miscellaneous	\$ 20,500.00	\$ 0.00	\$ 0.00	\$ 20,500.00
Federal grant	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Total operating receipts	<u>\$ 2,421,037.15</u>	<u>\$ 2,160,511.96</u>	<u>\$ 461,582.75</u>	<u>\$ 5,043,131.86</u>
Operating disbursements				
General government	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Business type activities	\$ 1,513,040.22	\$ 1,413,418.88	\$ 298,222.85	\$ 3,224,681.95
Total operating expenses	<u>\$ 1,513,040.22</u>	<u>\$ 1,413,418.88</u>	<u>\$ 298,222.85</u>	<u>\$ 3,224,681.95</u>
Excess (deficiency) of operating receipts over (under) operating disbursements	\$ 907,996.93	\$ 747,093.08	\$ 163,359.90	\$ 1,818,449.91
Non-operating receipts (disbursements)				

Interest on investments	\$ 55,399.94	\$ 95,120.26	\$ 8,373.48	\$ 158,893.68
Debt service	\$ (76,081.16)	\$ (219,297.50)	\$ (140,400.00)	\$ (435,778.66)
Capital projects	\$ (105,650.34)	\$ 0.00	\$ 0.00	\$ (105,650.34)
Net non-operating receipts (disbursements)	<u>\$ (126,331.56)</u>	<u>\$ (124,177.24)</u>	<u>\$ (132,026.52)</u>	<u>\$ (382,535.32)</u>
Excess (deficiency) of receipts over (under) disbursements	\$ 781,665.37	\$ 622,915.84	\$ 31,333.38	\$ 1,435,914.59
Other financing sources (uses)				
Proceeds of revenue bond	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Transfers in	\$ 0.00	\$ 0.00	\$ 56,750.00	\$ 56,750.00
Transfers out	\$ (139,841.00)	\$ (214,744.00)	\$ (53,572.69)	\$ (408,157.69)
Total other financing sources (uses)	<u>\$ (139,841.00)</u>	<u>\$ (214,744.00)</u>	<u>\$ 3,177.31</u>	<u>\$ (351,407.69)</u>
Change in cash balances	\$ 641,824.37	\$ 408,171.84	\$ 34,510.69	\$ 1,084,506.90
Cash balances beginning of year	\$ 1,175,802.00	\$ 2,122,811.00	\$ 357,888.00	\$ 3,656,501.00
Cash balances end of year	\$ 1,817,626.37	\$ 2,530,982.84	\$ 392,398.69	\$ 4,741,007.90

Notes to the Financial Statements

June 30, 2024

1. Summary of Significant Accounting Policies

The City of Bondurant (City) is a political subdivision of the State of Iowa located in Polk County. It was first incorporated in 1897 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, health and social services, culture and recreation, community and economic development, and general governmental services. The City also provides water, sewer and storm water utilities for its citizens.

A. Reporting Entity

For reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the City.

These financial statements include the City of Bondurant (the primary government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational or financial relationship with the City.

Blended Component Unit

The Bondurant Community Library Foundation (Foundation) is an entity, which is legally separate from the City, but is so intertwined with the City it is, in substance, the same as the City. The Foundation was organized under Chapter 504 of the Code of Iowa as a non-profit corporation in accordance with Section 501(c)3 of the Internal Revenue Code. The purpose of the Foundation is to support, improve and enhance the Bondurant Community Library. The financial transactions of this component unit have been blended into the Special Revenue Funds.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Metro Waste Authority, Convention & Visitors Bureau (CVB), Des Moines Area Regional Transit (DART), East Polk Innovation Collaboration (EPIC), Metropolitan Planning Organization, Watershed Management Authority, Iowa Confluence Water Trails (ICON), Metro Advisory Council, BRAVO Greater Des Moines, Polk County Emergency Management Commission and Polk County Joint E911 Service Board.

Joint Venture

The City also participates in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA). The WRA, a joint venture, was developed as a result of an agreement between the City of Des Moines and surrounding municipalities. See Note 7.

B. Basis of Presentation

Government-wide Financial Statement - The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately

from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent Fund.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds and proprietary funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs that are not paid from other funds.

The Special Revenue, Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance. The Local Option Sales & Service Tax Fund is used to account for sales tax allocation from the State of Iowa to be used as 40% capital projects and 60% property relief.

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is used to account for all resources used in the acquisition and construction of capital facilities, with the exception of those that are financed through Enterprise Funds.

The City reports the following major proprietary funds:

The Enterprise, Water Fund accounts for the operation and maintenance of the City's water system.

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's waste water treatment and sanitary sewer system.

The Enterprise, Stormwater Fund for the operation and maintenance of the City's storm sewer and water quality systems.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there is both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2022 assessed property valuations; is for the tax accrual period July 1, 2023 through June 30, 2024 and reflects tax asking contained in the budget certified to the City Council in March 2023.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Assigned – Amounts the City Council intends to use for specific purposes.

Unassigned – All amounts not included in the preceding classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

2. Cash and Pooled Investments

The City's deposits in banks at June 30, 2024 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in the obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$28,532,969. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in the Iowa Public Agency Investment Trust is unrated.

3. Long-term Debt

The following is a summary of changes in long-term liabilities for the year ended June 30, 2024.

	Balance Beginning of Year	Additions	Reductions	Balance End of Year	Due Within One Year
Governmental activities:					
General Obligation Bonds	34,430,000	17,960,000	2,195,000	50,195,000	2,375,000
Direct Placements:					
General Obligation Anticipation Project Note					
Governmental activities total	34,430,000	17,960,000	2,195,000	50,195,000	2,375,000
Business type activities:					
Direct Borrowings:					
Sewer Revenue Bond	2,215,000	0	160,000	2,055,000	165,000
Stormwater Revenue Bond	1,990,000	0	100,000	1,890,000	100,000
Water Revenue Bond	0	7,750,000	0	7,750,000	100,000
Water Supply Rights	54,600	0	54,600	0	0
State Revolving Fund Loan	188,261	0	0	188,261	0
Urban Service Area Agreement	303,350	0	0	303,350	196,592
Business-type activities total	4,751,211	7,750,000	314,600	12,186,611	561,592

General Obligation Bonds

A summary of the City's June 30, 2024 general obligation bonds payable is as follows

Series 2011		
Issued July 6, 2011		
Year Ending June 30,	Interest Rates	Amount
2024	3.20%	135,000
2025	3.30%	140,000
2026	3.45%	145,000
2027	-	-
		<u>\$ 420,000</u>

On July 6, 2011, the City issued \$1,550,000 of general obligation corporate purpose bonds with interest rates ranging from 1.00% to 3.45% per annum. The bonds were issued to construct street, storm sewer and sanitary sewer improvements; acquiring an ambulance and public works vehicle; constructing parking and paving improvements at or near the municipal public works shop; construction of recreation trail improvements; providing funding assistance to the City's storm water utility fund; acquiring and improving a facility to serve as the municipal public works garage and updating the comprehensive plan. During the year ended June 30, 2024, the City paid \$135,000 of principal and \$13,943 of interest on the bonds.

Series 2013A		
Issued June 12, 2013		
Year Ending June 30,	Interest Rates	Amount
2024	1.90%	155,000
2025	2.00%	155,000
2026	-	-
		<u>\$ 310,000</u>

On June 12, 2013, the City issued \$2,265,000 of general obligation corporate purpose bonds with interest rates ranging from 0.30% to 2.00% per annum. The bonds were issued to pay costs of constructing improvements to the municipal sanitary sewer system; planning, designing and constructing improvements to the municipal storm sewer system; acquiring equipment for the fire department; constructing street improvements; constructing improvements to the City parks; constructing recreation trails, trailhead, depot, parking and shelter improvements and facilities; reviewing and updating the City's zoning ordinance; acquiring land for planning, designing, and constructing a new community center; acquiring and improving land located in the City's floodplain; constructing and equipping new municipal parks; and to pay the costs of issuance of the bonds. During the year ended June 30, 2024, the City paid \$155,000 of principal and \$6,045 of interest on the bonds.

Series 2014A		
Issued March 5, 2014		
Year Ending June 30,	Interest Rates	Amount
2024	2.50%	60,000
2025	2.70%	115,000
2026	2.85%	120,000
2027	3.00%	120,000
2028	3.20%	120,000
2029	3.40%	125,000
2030	-	-
		<u>\$ 660,000</u>

On March 5, 2014, the City issued \$1,130,000 of general obligation water bonds with interest rates ranging from 0.50% to 3.40% per annum. The bonds were issued to pay the costs of acquiring water supply rights for the Municipal Waterworks Utility System. During the year ended June 30, 2024, the City paid \$60,000 of principal and \$19,715 of interest on the bonds.

Series 2017		
Issued May 31, 2017		
Year Ending June 30,	Interest Rates	Amount
2024	2.00%	140,000
2025	2.20%	140,000
2026	2.35%	145,000
2027	-	-
		<u>\$ 425,000</u>

On May 31, 2017, the City issued \$895,000 of general obligation urban renewal bonds with interest rates ranging from 1.40% to 2.35% per annum. The bonds were issued to pay the costs of acquiring land and constructing park and recreation improvements and facilities. During the year ended June 30, 2024, the City paid \$140,000 of principal and \$9,288 of interest on the bonds.

Series 2018A		
Issued June 28, 2018		
Year Ending June 30,	Interest Rates	Amount
2024	4.00%	255,000
2025	4.00%	255,000
2026	4.00%	265,000
2027	3.00%	275,000
2028	3.00%	285,000
2029	3.10%	290,000
2030	-	-
		<u>\$ 1,625,000</u>

On June 28, 2018, the City issued \$2,455,000 of general obligation corporate purpose bonds with interest rates ranging from 3.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; acquiring and equipping an ambulance; improving and equipping existing municipal parks; developing downtown parking facilities; establishing, improving, and equipping a new municipal park; constructing a natural gas main; underground electric utility lines and planning for future community land use; infrastructure and transportation needs. During the year ended June 30, 2024, the City paid \$255,000 of principal and \$56,790 of interest on the bonds.

Series 2020A		
Issued February 5, 2020		
Year Ending June 30,	Interest Rates	Amount
2024	3.00%	190,000
2025	4.00%	195,000
2026	4.00%	200,000
2027	4.00%	200,000
2028	4.00%	205,000
2029	3.00%	210,000
2030	3.00%	215,000
2031	3.00%	225,000
2032	2.00%	230,000
2033	-	-
		<u>\$ 1,870,000</u>

On February 5, 2020, the City issued \$2,135,000 of general obligation corporate purpose bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing streets, water system, sanitary sewer system, sidewalk and storm water drainage improvements; acquiring and installing street lighting, signage and signalization; acquiring a fire truck; acquiring vehicles and equipment for the municipal public works department; acquiring and installing furniture and A.V. equipment for City Hall; constructing improvements at City Hall and developing municipal parks. During the year ended June 30, 2024, the City paid \$190,000 of principal and \$61,800 of interest on the bonds.

Series 2020B		
Issued February 5, 2020		
Year Ending June 30,	Interest Rates	Amount
2024	4.00%	520,000
2025	4.00%	530,000
2026	4.00%	540,000
2027	4.00%	555,000
2028	4.00%	565,000
2029	2.00%	580,000
2030	2.00%	595,000
2031	2.00%	610,000
2032	2.00%	630,000
2033	2.00%	645,000
2034	2.00%	665,000
		<u>\$ 6,435,000</u>

On February 5, 2020, the City issued \$7,045,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay for the costs of constructing improvements to City Hall; constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2024, the City paid \$520,000 of principal and \$182,900 of interest on the bonds.

Year Ending June 30,	Series 2020D Issued November 4, 2020	
	Interest Rates	Amount
2024	3.00%	160,000
2025	3.00%	160,000
2026	3.00%	160,000
2027	3.00%	165,000
2028	3.00%	165,000
2029	3.00%	170,000
2030	3.00%	170,000
2031	3.00%	175,000
2032	3.00%	180,000
2033	2.00%	180,000
2034	2.00%	185,000
2035	2.00%	190,000
2036	2.00%	195,000
2037	2.13%	200,000
2038	2.25%	205,000
2039	2.25%	210,000
2040	2.25%	215,000
2041	0.00%	-
		<u>\$ 3,085,000</u>

On November 4, 2020, the City issued \$3,395,000 of general obligation bonds with interest rates ranging from 2.225% to 3.00% per annum. The bonds were issued to pay the costs of constructing improvements to The Bondurant Community Library. During the year ended June 30, 2024, the City paid \$160,000 of principal and \$78,575 of interest on the bonds.

Series 2021A		
Issued February 2, 2021		
Year Ending June 30,	Interest Rates	Amount
2024	3.00%	360,000
2025	3.00%	370,000
2026	3.00%	380,000
2027	3.00%	390,000
2028	3.00%	405,000
2029	3.00%	415,000
2030	2.00%	430,000
2031	2.00%	435,000
2032	2.00%	445,000
2033	2.00%	455,000
2034	2.00%	465,000
2035	2.00%	475,000
2036	2.00%	485,000
2037	2.00%	490,000
2038	-	-
		<u><u>\$6,000,000</u></u>

On February 2, 2021, the City issued \$6,050,000 of general obligation urban renewal annual appropriation bonds with interest rates ranging from 2.00% to 3.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2024, the City paid \$360,000 of principal and \$143,200 of interest on the bonds.

Year Ending June 30,	Series 2022A Issued February 17, 2022	
	Interest Rates	Amount
2024	4.00%	220,000
2025	4.00%	315,000
2026	4.00%	375,000
2027	4.00%	455,000
2028	4.00%	690,000
2029	4.00%	780,000
2030	4.00%	830,000
2031	4.00%	860,000
2032	4.00%	900,000
2033	4.00%	935,000
2034	2.50%	975,000
2035	2.50%	990,000
2036	3.00%	1,020,000
2037	3.00%	1,055,000
2038	3.00%	765,000
2039	3.00%	790,000
2040	3.00%	810,000
2041	3.00%	835,000
		<u>\$ 13,600,000</u>

On February 2, 2021, the City issued \$13,700,000 of general obligation urban renewal annual appropriation bonds with interest rates ranging from 2.50% to 4.00% per annum. The bonds were issued to pay for the costs of constructing streets and improvements for a certified site, land acquisition, and an emergency services building. During the year ended June 30, 2024, the City paid \$220,000 of principal and \$461,775 of interest on the bonds.

Series 2023A		
Issued November 21, 2023		
Year Ending June 30,	Interest Rates	Amount
2024	0.00%	-
2025	0.00%	-
2026	5.00%	450,000
2027	5.00%	250,000
2028	5.00%	265,000
2029	5.00%	395,000
2030	5.00%	410,000
2031	5.00%	430,000
2032	5.00%	450,000
2033	5.00%	470,000
2034	4.00%	490,000
2035	4.00%	515,000
2036	4.00%	535,000
2037	4.00%	560,000
2038	4.00%	585,000
2039	4.00%	615,000
2040	-	-
		<u><u>\$ 6,420,000</u></u>

On November 21, 2023 the City issued \$6,420,000 of general obligation corporate purpose bonds with interest rates ranging from 4.00% to 5.00% per annum. The bonds were issued to pay for the costs of street improvements, Bondurant Emergency Services vehicles & equipment improving existing parks, tennis & pickleball courts, and trail improvements & connections. During the year ended June 30, 2024, the City paid \$0.00 of principal and \$139,200 of interest on the bonds.

Year Ending June 30,	Series 2023B Issued November 21, 2023	
	Interest Rates	Amount
2024	0.00%	-
2025	0.00%	-
2026	5.00%	385,000
2027	5.00%	650,000
2028	5.00%	680,000
2029	5.00%	710,000
2030	5.00%	740,000
2031	5.00%	775,000
2032	5.00%	810,000
2033	5.00%	845,000
2034	4.00%	885,000
2035	4.00%	925,000
2036	4.00%	965,000
2037	4.00%	1,010,000
2038	4.00%	1,055,000
2039	4.00%	1,105,000
2040	-	-
		<u>\$ 11,540,000</u>

On November 21, 2023 the City issued \$11,540,000 of general obligation corporate purpose bonds with interest rates ranging from 4.00% to 5.00% per annum. The bonds were issued to pay for the costs of City Park, City Campus project (Bondurant Emergency Services facility), street improvements, and improvement to existing parks. During the year ended June 30, 2024, the City paid \$0.00 of principal and \$250,149 of interest on the bonds.

Direct Borrowings - Sewer Revenue Bond

A summary of the City's June 30, 2024 direct borrowings sewer revenue bonds payable is as follows:

Sewer Revenue Bonds		
Series 2020C		
Issued June 30, 2020		
Year Ending June 30,	Interest Rates	Amount
2024	2.65%	160,000
2025	2.65%	165,000
2026	2.65%	170,000
2027	2.65%	175,000
2028	2.65%	175,000
2029	2.65%	180,000
2030	2.65%	185,000
2031	2.65%	190,000
2032	2.65%	195,000
2033	2.65%	200,000
2034	2.65%	205,000
2035	2.65%	215,000
2036	-	-
		<u>\$2,215,000</u>

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$2,665,000 in sewer revenue bonds issued in June 2020. Proceeds from the bonds provided financing for the construction of improvements to the sanitary sewer system. The bonds are payable solely from sewer customer net receipts and are payable through 2035. During the year ended June 30, 2024, the City paid \$160,000 of principal and \$58,698 of interest on the bonds.

The resolutions providing for the issuance of the sewer revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- b. The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- c. Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a sewer revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- d. A reserve account of \$110,349 is required to be maintained in the Enterprise, Sewer Fund.
- e. All users of the system, including the City, are required to be charged for service.
- f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings - Stormwater Revenue Bond

A summary of the City's June 30, 2024 direct borrowings stormwater revenue bonds payable is as follows:

Stormwater Revenue Bonds		
Series 2020E		
Issued December 30, 2020		
Year Ending	Interest	
June 30,	Rates	Amount
2024	2.00%	100,000
2025	2.00%	100,000
2026	2.00%	105,000
2027	2.00%	105,000
2028	2.00%	110,000
2029	2.00%	110,000
2030	2.00%	110,000
2031	2.00%	115,000
2032	2.00%	115,000
2033	2.00%	120,000
2034	2.00%	120,000
2035	2.00%	125,000
2036	2.00%	125,000
2037	2.00%	130,000
2038	2.00%	130,000
2039	2.00%	135,000
2040	2.00%	135,000
2041	-	-
		<u><u>\$ 1,990,000</u></u>

The City has pledged future stormwater customer receipts, net of specified operating disbursements, to repay \$2,290,000 in sewer revenue bonds issued in December 2020. Proceeds from the bonds provided financing for the construction of improvements to the stormwater sewer system. The bonds are payable solely from stormwater customer net receipts and are payable through 2040. During the year ended June 30, 2024, the City paid \$100,000 of principal and \$39,800 of interest on the bonds.

The resolutions providing for the issuance of the stormwater revenue bonds include the following provisions:

- The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a stormwater revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- A reserve account of \$143,800 is required to be maintained in the Enterprise, Stormwater Fund.

e. All users of the system, including the City, are required to be charged for service.

f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings – Water Supply Rights Loan Agreement

A summary of the City's June 30, 2024 direct borrowings water supply rights loan agreement payable is as follows:

<u>Loan Agreement</u> <u>Water Supply Rights</u> <u>Issued March 27, 2014</u>		
<u>Year Ending</u>	<u>Interest</u>	
<u>June 30,</u>	<u>Rates</u>	<u>Amount</u>
2024	2.00%	54,600
2025	-	-
		<u>\$ 54,600</u>

In March 2014, the City entered into a \$500,000 loan agreement payable to the City of Pleasant Hill under which the City received \$500,000 as credit against the purchase of the water supply rights being acquired. The agreement bears interest at 2.00% per annum and matures in varying annual amounts ranging from \$45,700 to \$54,600, with the final maturity due in the year ending June 30, 2024. During the year ended June 30, 2024, the City paid \$54,600 of principal and \$1,092 of interest on the loan.

Direct Borrowings – Water Revenue Loan and Disbursement Agreement

Year Ending June 30,	Loan Agreement	
	Water Revenue Loan	
	Issued July 21, 2023	
	Interest Rates	Amount
2024	-	-
2025	1.75%	100,000
2026	1.75%	200,000
2027	1.75%	348,000
2028	1.75%	355,000
2029	1.75%	362,000
2030	1.75%	369,000
2031	1.75%	376,000
2032	1.75%	384,000
2033	1.75%	392,000
2034	1.75%	400,000
2035	1.75%	408,000
2036	1.75%	416,000
2037	1.75%	424,000
2038	1.75%	433,000
2039	1.75%	441,000
2040	1.75%	450,000
2041	1.75%	459,000
2042	1.75%	468,000
2043	1.75%	478,000
2044	1.75%	487,000
		<u><u>\$7,750,000</u></u>

In July 2023, the City entered into a \$7,750,000 water revenue loan and disbursement agreement with the Iowa Finance Authority. This loan will finance various water enterprise improvements within the City and will be repaid solely from the net revenues of the water utility. The agreement bears interest at 1.75% per annum. During the year ended June 30, 2024, the City paid \$14,994.31 of interest and \$2,480.39 of servicing fees on the loan.

Direct Borrowings – Urban Service Area Agreement

A summary of the City's June 30, 2024 direct borrowings urban service area agreement is as follows:

Year Ending June 30,	Urban Service Area Sewer	
	Issued August 1, 2005	
	Interest Rates	Amount
2025	0.00%	196,592
2026	0.00%	106,758
		<u><u>303,350</u></u>

In February 2009, the City agreed to amend the Urban Service Area Agreement with Polk County to pay for 75% of the annual principal due by the County for a total of \$1,221,213. The payments started June 1, 2011 and will continue through June 1, 2026. The amount owed in relation to this agreement is paid from the Enterprise, Sewer Fund. During the year ended June 30, 2024, the City paid \$0 of principal and \$0 of interest on the agreement. This \$0 principal payment was due to an administrative error. The FY24 payment will be processed in the FY25 reporting period.

Interim Revenue Project Notes

On October 14, 2022, the City entered into an interest-free interim revenue project note agreement with the Iowa Finance Authority for up to \$1,205,600 to be used for the purpose of paying for the cost of planning and designing improvements and extensions to the Municipal Waterworks Utility System of the City. During the year ended June 30, 2024, the City drew \$95,899.90 on the note, and as of June 30, 2023, \$284,160.88 is owed in relationship to this note. This note is due October 14, 2025.

These notes were issued pursuant to Chapters 76.13 and 384.24A of the Code of Iowa in anticipation of the receipt of and are payable from the proceeds of an authorized loan agreement and the corresponding issuance of water revenue bonds. The interim revenue project notes have a term of three years.

4. Operating Lease Agreement

The City entered into a lease in March 2020 to lease copier equipment at \$452 per month. The lease has been classified as an operating lease and, accordingly, all rents are charged to expense as incurred. The lease expires in March 2025.

The following is a schedule of future payments required under the operating lease which has an initial or remaining non-cancelable lease term in excess of one year as of June 30, 2024:

Operating Lease	
Year Ending June 30,	Amount
2024	5,424
2025	4,068
	<u>9,492</u>

During the fiscal year, total expenditures incurred in relation to this lease agreement were \$5,424.

5. Private Facility Revenue Bonds

The City has issued a total of \$8,000,000 of Private College Facility Revenue Bonds (Grand View University Project), Series 2012B under the provisions of Chapter 419 of the Code of Iowa, of which \$3,720,000 is outstanding at June 30, 2024. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,200,000 of Healthcare Facilities Revenue Bonds (Valley View Village Assisted Living Project), Series 2014A and 2014b under the provisions of Chapter 419 of the Code of Iowa, of which \$4,777,388 is outstanding at June 30, 2024. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$4,940,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016A under the provisions of Chapter 419 of the Code of Iowa, of which \$3,310,000 is outstanding at June 30, 2024. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,965,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016B under the provisions of Chapter 419 of the Code of Iowa, of which \$6,365,000 is outstanding at June 30, 2024. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$6,650,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2021 under the provisions of Chapter 419 of the Code of Iowa, of which \$5,790,000 is outstanding at June 30,

2024. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

6. Pension Plan

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits – A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for more than 22 years of service but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution

rate be determined using the “entry age normal” actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2024, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City’s contributions to IPERS for the year ended June 30, 2024 were \$268,746.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At June 30, 2024, the City reported a liability of \$921,906 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2023, the City’s proportion was 0.017544%, which was an increase of 0.005760% from its proportion measured as of June 30, 2022.

For the year ended June 30, 2024, the City’s pension expense, deferred outflows of resources and deferred inflows of resources totaled \$116,779, \$1,146,413 and \$869,168 respectively.

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions – The total pension liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017) is 2.6% per annum. Rates of salary increase (effective June 30, 2017) (effective June 30, 2017) are 3.25 to 16.25% average, including inflation. Rates vary by membership group Long-term investment rate of return (effective June 30, 2017) is 7% compound annually, net of investment expense, including inflation. Wage growth (effective June 30, 2017) was 3.25% per annum, based on 2.6% inflation and .65% real wage inflation.

The actuarial assumptions used in the June 30, 2023 valuation were based on the results of an actuarial experience study covering the period of July 1, 2017, through June 30, 2021.

Mortality rates used in the 2023 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS’ investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	21.0%	4.56%
International equity	16.5	6.22
Global smart beta equity	5.0	5.22
Core plus fixed income	23.0	2.69
Public credit	3.0	4.38
Cash	1.0	1.59
Private equity	17.0	10.44
Private real assets	9.0	3.88
Private credit	4.5	4.60
Total	100.0%	

Discount Rate – The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability (asset).

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportion share of the net pension liability	\$ 2,289,315	\$ 791,878	\$ 463,202

IPERS' Fiduciary Net Position – Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org (<http://www.ipers.org>).

7. Joint Venture and Commitments

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) joint venture. This joint venture provides primary and secondary treatment of sewer flows for the participating communities. The Amended and Restated Agreement for the WRA was effective on July 1, 2004 with the second amended and restate agreement becoming effective on June 11, 2014. This agreement amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes the WRA as a separate legal entity with its own Board, creates an independent governance structure, establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service and reserve requirements. Allocations are based on wastewater reclamation facility flows and are adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any of the bonds issued during the time the communities were a participating community are still outstanding. The WRA Sewer Revenue Bonds Series 2013B and 2015E include provisions that place the WRA debt service requirements on the same parity and rank as other debts of the participating communities.

In April of 2021, the WRA issued Sewer Revenue Bonds Series 2021A for the purpose of refunding Series 2013B. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2024, the Series 2021A bonds had a balance of \$30,570,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$521,919.

In May of 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2024, the Series 2015E bonds had a balance of \$21,645,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$382,026.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004 to be allocated to the participating communities based on the WRA flow of the core communities and expansion communities of each calendar year. As of June 30, 2024, the outstanding balance of State Revolving Loan issues totaled \$404,247,000 and the City of Bondurant's estimated future allocation is currently \$5,586,848.

The WRA agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. The City retains a reversionary interest percentage in the net position of the WRA redeemable only in the event the WRA is dissolved. Since there is no specific and measurable equity interest in the WRA agreement, no investment in the joint venture has been reported by the City. During the year ended June 30, 2024, the City paid the WRA \$900,780 for operations, maintenance, equipment replacements and debt service payments.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

8. Interfund Transfers

Transfer to	Transfer from	Amount
General	Special Revenue	
	Road Use Tax	\$9,626.00
	Employee Benefits	\$221,894.00
	Urban Renewal Tax Increment	\$624,243.00
	Enterprise	
	Water	\$9,626.00
	Sewer	\$8,556.00
	Storm Water	\$3,209.00
	Total	\$877,154.00
Special Revenue	Special Revenue	
Employee Benefits	LOSST	\$976,745.00
	Total	\$976,745.00
Special Revenue	Special Revenue	
Tree	Road Use Tax	\$20,000.00
	Total	\$20,000.00
Debt Service	Special Revenue	
	Road Use Tax	\$134,507.00
	Urban Renewal Tax Increment	\$1,838,356.00
	Enterprise	
	Water	\$80,215.00
	Sewer	\$6,188.00
	Total	\$2,059,266.00
Capital Projects	General Fund	\$49,079.00
	Special Revenue	
	LOSST	\$765,892.19
	Urban Renewal Tax Increment	\$44,897.07
	Debt Services	\$59,412.00
	Enterprise	
	Water	\$50,000.00
	Sewer	\$200,000.00
	Storm Water	\$50,363.69
Enterprise	Total	\$1,120,201.26
	Special Revenue	
	LOSST	\$56,750.00
	Total	\$56,750.00
	Total	\$5,053,366.26

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

9. Compensated Absences

City employees accumulate a limited amount of earned but unused vacation, sick leave and compensatory time hours for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. In July 2023, the City set a vacation accrual cap of 240 hours, and processed a one-time payout for hours over that amount. The City's approximate liability for earned vacation, sick leave and compensatory time payable to employees at June 30, 2024, primarily relating to the General Fund, Road Use Tax Fund, and Enterprise Funds is as follows:

Vacation \$146,326

Sick \$334,736

Comp \$12,315

Total \$493,377

This liability has been computed based on rates of pay in effect as of June 30, 2024.

10. Related Party Transactions

The City has business transactions between the City and City officials totaling \$500 during the year ended June 30, 2024.

11. Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

12. Development Agreements

The City has no development agreements that were appropriated as of June 30, 2024.

13. Tax Abatements

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2024, \$0 of property tax was diverted from the City under the urban renewal and economic development agreements.

14. Commitments

The City has entered into various agreements for infrastructure improvements. As of June 30, 2024, approximately \$6,562,709.45 remains to be paid on these projects. These costs will be paid for as work progresses. It is anticipated

that these projects will be completed in fiscal year 2025. The City intends to pay for these costs from proceeds of debt and from existing cash reserves.

15. Contingency

The City participates in a number of Federal and State grant/loan programs. These programs are subject to program compliance audits by the grantors or their representatives. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of grant and loan agreements and applicable federal and state regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal or state audit may become a liability to the City. The City's management believes such revisions or disallowances, if any, will not be material to the City.

16. Subsequent Events

As part of the City of Bondurant's ongoing commitment to operational efficiency and workforce sustainability, an administrative review was conducted for the Emergency Services Department under the City's internal audit function known as S.C.O.R.E. (Strategic Organizational Review and Evaluation). This evaluation assessed staffing structures, scheduling efficiency, and long-term service delivery to ensure the department continues to meet the needs of the growing community.

The review identified key areas for improvement, leading to several significant recommendations for staffing, scheduling, and operational enhancements. One of the most impactful changes is the transition away from a hybrid model of paid-per-call and full-time staff to a more structured, fully paid regular employment model. Effective December 1, 2024, Bondurant Emergency Services will phase out paid-per-call roles, transitioning these personnel to regular part-time status to provide greater consistency in staffing and improved emergency response times.

Additionally, the review recommended restructuring the department's shift schedule to a 12-hour model with four dedicated crews. This change will result in scheduled overtime each week, as the City of Bondurant values employees' time and does not take part in the emergency services exemption to federal overtime rules. By ensuring compensated overtime for extended shifts, the City reinforces its commitment to fair labor practices and employee well-being while maintaining high-quality emergency response coverage.

The S.C.O.R.E. report also proposed expanding leadership positions to enhance supervision and operational oversight. These recommendations include the creation of a Fire/Paramedic Specialist role to attract and retain highly skilled personnel and the establishment of a Captain Fire/Paramedic Coordinator position to strengthen department leadership and improve overall efficiency.

These structural changes reflect the City's proactive approach to addressing staffing challenges, improving response efficiency, and ensuring Bondurant Emergency Services remains fully equipped to serve the community's needs. The City will continue to refine its emergency services staffing plan and operational model based on ongoing evaluations and strategic priorities to provide exceptional public safety services for Bondurant's growing population.

The City has evaluated all subsequent events through March 19, 2025, the date the financial statements were available to be issued.

Budgetary Comparison Schedule: Understanding Receipts, Disbursements, and Changes in Balances

The Budgetary Comparison Schedule of Receipts, Disbursements, and Changes in Balances – Budget to Actual provides a crucial perspective on the City of Bondurant's financial management by comparing budgeted amounts to actual revenues and expenditures for the fiscal year. Unlike other financial statements that focus solely on cash transactions or overall financial position, this schedule evaluates the City's adherence to its legally adopted budget, ensuring accountability and fiscal discipline.

1. Evaluation of Revenue Streams and Spending Patterns

- The report breaks down receipts (revenues) by category, including property tax, intergovernmental funds, user charges, and miscellaneous income.
- Similarly, disbursements (expenditures) are categorized by function, such as public safety, public works, community development, debt service, and capital projects.

2. Highlighting Budget Variances and Financial Flexibility

- The variance column helps identify significant deviations between actual financial performance and budget estimates.
- Positive variances indicate higher-than-expected revenues or cost savings, while negative variances highlight revenue shortfalls or overspending.
- For example, property tax receipts came in slightly above budget by \$85,726, while intergovernmental revenues were lower than expected, impacting the overall revenue position.

3. Changes in Fund Balances and Financial Position

- Unlike traditional financial statements that focus on funding sources and spending, this report also tracks changes in fund balances, showing how much the City's reserves grew or declined over the year.
- The report indicates that despite a budgeted decrease in fund balances, the actual ending balance was significantly higher, driven by strong revenue collections and controlled spending in key areas.

Conclusion

The Budgetary Comparison Schedule provides valuable insight into the City of Bondurant's financial performance, ensuring that revenues and expenditures align with the legally adopted budget. By analyzing budget variances and fund balance changes, the City can make informed decisions about future spending priorities, resource allocation, and financial planning. The ability to identify and adjust for revenue shortfalls or expenditure overruns allows Bondurant to maintain fiscal responsibility while continuing to provide essential services.

Looking ahead, the City remains committed to maintaining financial stability through responsible budgeting, strategic investments, and proactive management of public funds. By continuously monitoring budget performance and adapting to economic and legislative changes, Bondurant ensures that it can support growth, infrastructure improvements, and community services while preserving long-term financial health.

City of Bondurant
Budgetary Comparison Schedule
of Receipts, Disbursements, and Changes in Balances -
Budget and Actual - All Governmental Funds and Proprietary Funds

Other Information

Year ended June 30, 2024

	Governmental Funds Actual	Proprietary Funds Actual	Less Funds not Required to be Budgeted	Total	Budgeted Amounts		Final to Total Variance
					Original	Final	
Receipts:							
Property tax	\$ 4,902,073	-	-	4,902,073	4,820,403	4,816,347	85,726
Tax increment financing	2,506,224	-	-	2,506,224	2,401,536	2,507,241	(1,017)
Other city tax	1,439,182	-	-	1,439,182	1,242,848	1,486,656	(47,474)
Licenses and permits	453,608	-	-	453,608	362,780	344,531	109,077
Use of money & property	1,315,764	158,894	5	1,474,653	29,854	940,991	533,662
Intergovernmental	1,451,366	-	-	1,451,366	1,935,009	1,552,927	(101,561)
Charges for service	757,090	5,022,632	-	5,779,722	5,234,234	5,754,106	25,616
Special assessments	-	-	-	-	-	-	-
Miscellaneous	876,265	20,500	44,729	852,036	181,097	742,002	110,034
Total receipts	13,701,573	5,202,026	44,734	18,858,865	16,207,761	18,144,801	714,064
Disbursements:							
Public safety	2,795,925	-	-	2,795,925	3,893,439	3,940,412	1,144,487
Public works	1,601,705	-	-	1,601,705	1,896,427	1,907,977	306,272
Health & social services	18,921	-	-	18,921	53,350	39,350	20,429
Culture & recreation	1,349,477	-	15,925	1,333,552	1,434,606	1,430,888	97,336
Community & economic development	779,890	-	-	779,890	803,832	888,145	108,255
General government	1,126,756	-	-	1,126,756	835,780	1,214,423	87,667
Debt service	3,740,471	-	-	3,740,471	3,234,630	3,757,982	17,511
Capital projects	7,828,824	-	-	7,828,824	24,193,334	13,805,479	5,976,655
Business type activities	-	3,766,111	-	3,766,111	4,444,541	4,782,735	1,016,624
Total disbursements	19,241,969	3,766,111	15,925	22,992,155	40,789,939	31,767,391	8,775,236
Excess (deficiency) of receipts over (under) disbursements	(5,540,396)	1,435,915	28,809	(4,133,290)	(24,582,178)	(13,622,590)	9,489,300
Other financing sources, net	21,399,618	(351,408)	-	21,048,211	17,622,000	22,735,391	(1,687,180)
Change in fund balances	15,859,222	1,084,507	28,809	16,914,920	(6,960,178)	9,112,801	7,802,119
Balances beginning of year	16,758,766	3,656,501	9,521	20,405,746	20,547,252	20,547,252	(141,506)
Balances end of year	\$ 32,617,988	4,741,008	38,330	37,320,666	13,587,074	29,660,053	7,660,613

See accompanying independent auditor's report.

Overview of the Schedule of Nonmajor Governmental Funds

The Schedule of Nonmajor Governmental Funds provides a detailed breakdown of the City's smaller, special-purpose funds that do not meet the criteria to be classified as major funds. These funds are used to track specific sources of revenue and expenditures that are legally or administratively restricted for particular uses.

Purpose of Nonmajor Funds

Nonmajor funds allow the City to properly account for designated revenues and ensure they are used for their intended purpose. These funds include:

- **Special Revenue Funds** – Used to account for revenues that are legally restricted for specific purposes.
- **Capital Project Funds** – Used for infrastructure projects and other capital improvements.
- **Permanent Funds** – Used for funds that require the principal to remain intact, such as the Cemetery Perpetual Care Fund.

City of Bondurant										
Schedule of Cash Receipts, Disbursements and Changes in Cash Balances Nonmajor Governmental Funds										
Schedule 1										
As of and for the year ended June 30, 2024										
	Employee Benefits	Urban Renewal Tax	Economic Development	Library Grant	Park and Recreation	Fema Disaster	Tree	Bondurant Community Library	Cemetery Perpetual	Total
Receipts:										
Property tax	\$ 261,528	-	-	-	-	-	-	-	-	261,528
Tax increment financing	-	2,506,224	-	-	-	-	-	-	-	2,506,224
Other city tax	165	-	-	-	-	-	-	-	-	165
Use of money and property	-	4,105	-	376	-	-	-	5	1,414	5,899
Intergovernmental	2,692	-	-	6,260	-	683	-	-	-	9,635
Miscellaneous	10,288	-	47,352	35,552	37,843	25,000	10,370	44,729	1,680	212,814
Total receipts	274,673	2,510,329	47,352	42,187	37,843	25,683	10,370	44,734	3,094	2,996,465
Disbursements:										
Operating:										
Public safety	400,734	-	-	-	-	54,657	-	-	-	455,391
Public works	119,993	-	-	-	-	-	-	-	-	119,993
Culture and recreation	186,746	-	-	43,881	-	-	33,216	15,925	-	279,769
Community and economic development	103,556	-	-	-	-	-	-	-	-	103,556
General government	143,693	-	-	-	-	-	-	-	-	143,693
Total disbursements	954,723	-	-	43,881	-	54,657	33,216	15,925	-	1,102,402
Excess (deficiency) of receipts over (under) disbursements	(679,850)	2,510,329	47,352	(1,694)	37,843	(28,974)	(22,846)	28,809	3,094	1,894,064
Other financing sources (uses):										
Transfers in	976,745	-	-	-	-	-	20,000	-	-	996,745
Transfers out	(222,394)	(2,507,496)	-	-	-	-	-	-	-	(2,729,890)
Total other financing sources (uses)	754,351	(2,507,496)	-	-	-	-	20,000	-	-	(1,733,145)
Change in cash balances	74,501	2,833	47,352	(1,694)	37,843	(28,974)	(2,846)	28,809	3,094	160,919
Cash balances beginning of year	81,225	1	-	12,084	-	31,547	21,522	9,521	28,773	184,673
Cash balances end of year	\$ 155,726	2,834	47,352	10,390	37,843	2,574	18,676	38,330	31,867	345,591
Cash Basis Fund Balances										
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-	-	-	-	31,867	31,867
Restricted for:										
Other purposes	155,726	2,834	47,352	10,390	37,843	2,574	18,676	38,330	-	313,724
Unassigned	-	-	-	-	-	-	-	-	-	-
Total cash basis fund balances	\$ 155,726	2,834	47,352	10,390	37,843	2,574	18,676	38,330	31,867	345,591
See notes to financial statements.										

See notes to financial statements.

Bondurant's Nonmajor Funds

For FY24, Bondurant's Nonmajor Governmental Funds include:

- **Employee Benefits Fund** – Tracks property tax revenue designated for employee benefits.
- **Urban Renewal Tax Fund** – Accounts for **Tax Increment Financing (TIF) revenues** used for development projects.
- **Economic Development Fund** – Supports business attraction and economic growth initiatives.
- **Library Grant Fund** – Manages grant funding dedicated to library operations and programs.
- **Park and Recreation Fund** – Supports parks, recreation programming, and facility improvements.
- **FEMA Disaster Fund** – Used to account for federal disaster assistance funds.
- **Tree Fund** – Supports tree planting and maintenance initiatives.
- **Bondurant Community Library Fund** – Accounts for additional library revenues outside the general budget.
- **Cemetery Perpetual Care Fund** – Ensures long-term funding for cemetery maintenance.

Why These Funds Are Combined in the Annual Financial Report and External Audit

Since each nonmajor fund is individually small, they are grouped together in the financial statements to provide a clearer financial picture while still maintaining transparency. By combining these funds in one section, the City can simplify reporting while ensuring accountability for dedicated revenue sources.

Key Financial Insights from the Schedule

- Total receipts for nonmajor funds in FY24 were \$2,996,465, primarily from TIF revenue (\$2.5M) and property taxes (\$261K).
- Total disbursements were \$1,102,402, with the largest expenses in public safety (\$455K) and culture & recreation (\$279K).
- Cash balances at year-end totaled \$345,591, showing these funds maintain healthy reserves for future use.

Conclusion

The Schedule of Nonmajor Governmental Funds provides insight into how Bondurant manages dedicated funding sources to support specific programs and projects. These funds help sustain essential services, promote economic development, and enhance community amenities, ensuring resources are used effectively for their designated purposes.

Understanding the Schedule of the City's Portion of the Net Pension Liability (NPL) for IPERS

The Schedule of the City's Portion of the Net Pension Liability (NPL) for IPERS (Iowa Public Employees' Retirement System) provides a snapshot of the City's share of the overall pension obligation within the state-run retirement system. This schedule is important because it shows how the City's financial obligation to its employees' pensions has changed over time and how well the pension plan is funded.

What This Schedule Represents

- The Net Pension Liability (NPL) is the difference between the total pension benefits owed to employees and the assets available in the retirement system to pay those benefits.
- Because IPERS is a state-run pension system, Bondurant does not manage its own pension fund but contributes a required amount based on payroll.
- This schedule reports Bondurant's share of the overall liability, giving insight into the City's long-term financial commitment to its employees' retirement benefits.

City of Bondurant
Schedule of the City's Proportionate Share of the Net Pension Liability
Iowa Public Employees' Retirement System
For the Last Eight Years*
(In Thousands)
Other Information

	2024	2023	2022	2019	2020	2019	2018	2017
City's proportion of the net pension liability	0.017544%	0.011784%	0.108788%	1.288510%	0.010989%	0.010066%	0.010800%	0.010121%
City's proportionate share of the net pension liability	\$ 922	445	(376)	905	623	637	719	637
City's covered payroll	\$ 2,592	1,850	1,609	1,140	1,070	882	898	792
City's proportionate share of the net pension liability as a percentage of its covered payroll	35.57%	24.05%	-23.37%	62.85%	58.22%	72.20%	80.07%	80.43%
IPERS' net position as a percentage of the total pension liability	90.13%	91.40%	-23.37%	82.90%	85.45%	83.62%	82.21%	81.82%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year

See accompanying independent auditor's report.

Why It's Important

1. Financial Responsibility & Planning

- This schedule helps track how much the City is responsible for in future pension payments.
- If the liability increases significantly, the City may need to adjust its budget planning to ensure future contributions.

2. Employee Retirement Security

- The pension system ensures that City employees, including police, public works staff, and administrative personnel, have financial stability after retirement.
- This schedule helps evaluate whether IPERS is sufficiently funded to meet those commitments.

3. Impact on Financial Statements & Credit Ratings

- The Net Pension Liability is included in the City's financial statements because it represents a long-term obligation.
- If the liability grows too large without adequate funding, it could raise concerns for financial analysts and credit rating agencies, potentially affecting borrowing costs for the City.

Summary of the Auditor's Report on Internal Control and Compliance

The Independent Auditor's Report on Internal Control and Compliance, prepared by Roof, Gerdes, Erlbacher, PLC, evaluates the City of Bondurant's financial oversight processes and compliance with regulations. The audit reviews whether the City's internal controls are effective in preventing errors or misstatements and ensures adherence to financial laws, contracts, and reporting requirements.

Summary of the Auditor's Report on Internal Control and Compliance

The Independent Auditor's Report on Internal Control and Compliance, prepared by Roof, Gerdes, Erlbacher, PLC, evaluates the City of Bondurant's compliance with financial laws, regulations, and internal control processes. The audit ensures the City's financial statements are accurate and that policies align with state and federal requirements.

Part 1 Findings Related to the Financial Statements

- The audit reviewed the City's compliance with applicable financial regulations, contracts, and grant agreements.
- No material instances of non-compliance were found that would require formal reporting under Government Auditing Standards.
- The City remains in good standing with financial reporting laws, demonstrating a commitment to responsible financial management.

Part 2 Other Findings Related to Required Statutory Reporting

- The audit noted a business transaction between the City and an individual associated with a City official or employee, which presented a potential conflict of interest.
- Under Iowa Code, only contracts exceeding \$6,000 require additional review, while this transaction was \$500 for park cleanup and flower planting services.
- While not a compliance concern, auditors are required to disclose such transactions for transparency.
- The contract was canceled in FY23, but the service was performed again in FY24 despite its termination. **This will be the final occurrence of this transaction.**

What This Means for Bondurant

The City of Bondurant continues to uphold strong financial management practices, with no significant compliance concerns noted in the audit. The minor internal control issue does not indicate a material weakness but is included for transparency. Moving forward, the City remains committed to ensuring best practices in financial oversight, contract management, and compliance with regulations.



ROOF, GERDES, ERLBACHER, PLC
CERTIFIED PUBLIC ACCOUNTANTS

Independent Auditor's Report on Internal Control
over Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor and
Members of the City Council:

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Bondurant, Iowa (City) as of and for the year ended June 30, 2024, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 19, 2025. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in Part I of the accompanying Schedule of Findings, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

2721 SW 30th St | Des Moines, IA 50321 | Phone (515) 362-5672 | Fax (515) 362-5674
Ryan Roof, CPA | Steve Gerdes, CPA | Matt Erlbacher, CPA

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part II of the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2024 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

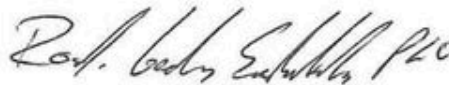
City's Responses to the Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's responses to the findings identified in our audit and described in the accompanying Schedule of Findings. The City's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.



ROOF, GERDES, ERLBACHER, PLC

March 19, 2025

Part I: Findings Related to the Financial Statements:

City of Bondurant

Schedule of Findings

Year ended June 30, 2024

INTERNAL CONTROL DEFICIENCIES:

No matters were noted.

INTERNAL OF NON-COMPLIANCE:

No matters were noted.

Part II: Other Findings Related to Required Statutory Reporting:

City of Bondurant

Schedule of Findings

Year ended June 30, 2024

2024-A Certified Budget – Disbursements during the year ended June 30, 2024 did not exceed the amounts budgeted.

2024-B Questionable Disbursements – No disbursements that may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 were noted.

2024-C Travel Expense - No disbursements of City of Bondurant (City) money for travel expenses of spouses of City officials or employees were noted.

2024-D Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Business Connection	Transaction/Description	Amount
Boyce Bailey, City Employee, Spouse of Michele Bailey, independent contractor	Community Beautification	\$ 500

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transactions with the above employee does not appear to represent a conflict of interest since total transactions with the individual were less than \$6,000 during the fiscal year.

2024-E Restricted Donor Activity – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa

2024-F Bond Coverage - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

2024-G City Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.

2024-H Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

2024-I Revenue Bonds – No instances of non-compliance with the revenue note resolutions were noted.

Single Audit and Federal Expenditures for the City of Bondurant

A Single Audit is a detailed review of a government's use of federal funds, ensuring compliance with federal regulations and grant requirements. This audit is required for entities that expend a certain threshold of federal funds in a given fiscal year.

2024 Single Audit Threshold Change

- As of 2024 and beyond, the threshold for requiring a Single Audit has increased to \$750,000 in federal expenditures annually.
- Governments and organizations that spend more than this amount in federal grants and aid must undergo an additional level of auditing to confirm proper use and compliance with federal regulations.

Bondurant's Federal Expenditures for FY24

- The City of Bondurant expended a total of \$371,969 in federal funds in fiscal year 2024.
- **Key federal expenditures included:**
 - \$120,331 from the Coronavirus State and Local Fiscal Recovery Funds (U.S. Department of Treasury)
 - \$248,238 for Highway Planning and Construction (U.S. Department of Transportation, passed through the Iowa DOT)
 - \$3,400 for State and Tribal Response Program Grants (Iowa Department of Natural Resources)
- Since the total expenditures remain well below the \$750,000 threshold, the City is not required to conduct a Single Audit for FY24.

City of BondurantSchedule 1

Grantor/Program	Assistance Listing Number	Pass-Through Entity Identifying	Program Expenditure
U.S. Department of Treasury Pass-through program from: Iowa Department of Homeland Security and Emergency Management Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	\$ 120,331
U.S. Department of Transportation Pass-through program from: Iowa Department of Transportation Highway Planning and Construction State and Tribal Response Program Grants	20.205	TARP-T-0247(813)-8V-77	\$ 248,238
Pass-through program from: Iowa Department Natural Resources	66.817		\$ 3,400
Total			\$ 371,969

See accompanying independent auditor's report.

Statistical Section



Bondurant

Life Connecting

Financial Trends

Over the past ten years, the City of Bondurant has experienced significant growth in revenues and expenditures, reflecting the City's expansion, economic development, and strategic investments in public infrastructure and services.

Revenue Trends

Total receipts have increased substantially from \$3,685,153 in 2014 to \$13,701,573 in 2024, demonstrating the City's strong economic performance and growing tax base. Key factors contributing to this growth include:

- **Property Tax Growth:** Property tax revenues have more than doubled, increasing from \$1,635,189 in 2014 to \$4,902,073 in 2024, reflecting rising property valuations and continued residential and commercial development.
- **Tax Increment Financing (TIF) Expansion:** TIF revenues have increased significantly, reaching \$2,506,224 in 2024, up from \$506,265 in 2014, highlighting the City's investment in economic development initiatives.
- **Intergovernmental Revenues:** These revenues have fluctuated, peaking at \$7,059,700 in 2020, driven by state and federal funding for major projects, but have stabilized at \$1,451,366 in 2024.
- **Use of Money and Property:** Investment income has surged from \$27,889 in 2014 to \$1,315,764 in 2024, reflecting improved financial management and higher returns from investment funds.
- **Licenses and Permits:** Growth in construction and new businesses has supported increased revenue from licenses and permits, reaching \$453,608 in 2024, compared to \$89,816 in 2014.

Expenditure Trends

Total disbursements have grown from \$4,652,104 in 2014 to \$19,241,969 in 2024, reflecting rising service demands, infrastructure expansion, and long-term capital projects. Notable trends include:

- **Public Safety Investment:** Public safety expenditures have more than doubled from \$1,059,932 in 2014 to \$2,795,925 in 2024, emphasizing the City's commitment to police, fire, and emergency services.
- **Public Works and Infrastructure Expansion:** Expenditures on public works increased from \$686,425 in 2014 to \$1,601,705 in 2024, supporting road improvements, stormwater management, and utility expansions.
- **Debt Service Commitments:** Debt service expenditures peaked in 2015 at \$2,687,731, reflecting major capital investments, and have remained a critical part of financial planning, totaling \$3,740,471 in 2024.
- **Capital Project Investments:** Spending on capital projects has fluctuated, reaching a high of \$17,275,540 in 2020, driven by major infrastructure investments, and stabilizing at \$7,288,824 in 2024, reflecting ongoing but controlled capital improvements.

Overall Financial Health

The City of Bondurant's financial growth is a direct result of proactive fiscal management, a growing tax base, and strategic capital investments. While expenditures have increased, they align with the City's long-term development goals, ensuring sustainable service delivery, infrastructure improvements, and economic expansion. Looking ahead, the City will continue leveraging financial planning, investment strategies, and responsible debt management to support its continued growth and financial stability.

Key Financial Metrics

To assess the City of Bondurant's financial health and performance over time, key financial metrics such as total revenues, total expenditures, net position changes, and fund balances provide valuable insight into the City's fiscal stability and long-term sustainability.

1. Total Revenues

Bondurant has experienced consistent revenue growth over the past decade, reflecting a strong tax base, increased development activity, and diversified revenue streams.

- FY 2024 Total Revenues: \$13,701,573
- 10-Year Growth: Revenues have increased by 272%, from \$3,685,153 in 2014 to \$13,701,573 in 2024.
- Largest Revenue Sources:
 - Property Taxes: \$4,902,073 (35.8% of total revenue)
 - Tax Increment Financing (TIF): \$2,506,224 (18.3%)
 - Intergovernmental Revenues: \$1,451,366 (10.6%)
 - Use of Money and Property (Investment Income): \$1,315,764 (9.6%)

2. Total Expenditures

The City's expenditures have risen to meet the demands of population growth, infrastructure expansion, and increased service needs.

- FY 2024 Total Expenditures: \$19,241,969
- 10-Year Growth: Expenditures have quadrupled, rising from \$4,652,104 in 2014 to \$19,241,969 in 2024.
- Major Expenditure Categories:
 - Public Safety: \$2,795,925 (14.5% of total expenditures)
 - Public Works: \$1,601,705 (8.3%)
 - Debt Service: \$3,740,471 (19.4%)
 - Capital Projects: \$7,288,824 (37.9%)

3. Net Position Changes

The City's financial position is influenced by fluctuations in revenues and expenditures. The net position reflects whether the City is growing its assets or facing financial constraints.

- FY 2024 Net Position Change: (\$5,540,396) Deficit
- Key Factor: Large capital expenditures and debt service payments contributed to this decrease. However, these investments position the City for future growth and long-term stability.

4. Fund Balances and Financial Reserves

Maintaining healthy fund balances ensures the City has the resources to cover unforeseen expenses, infrastructure investments, and economic downturns.

- General Fund Balance: Stable, reflecting prudent financial management.
- Debt Service Fund: Sufficient to meet all required obligations.
- Capital Projects Fund: Actively utilized to support infrastructure growth.

5. Debt and Long-Term Liabilities

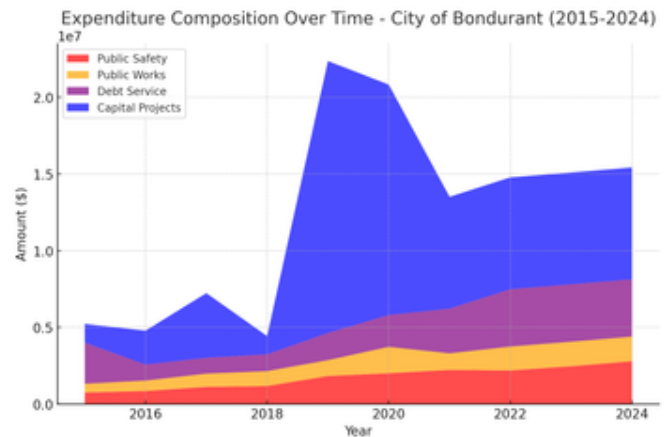
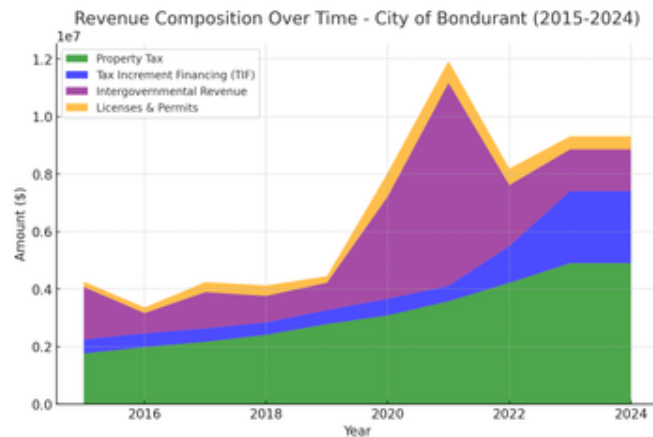
Debt financing has been used strategically to fund major projects while maintaining fiscal responsibility.

- Total Debt Service Payments (FY 2024): \$3,740,471
- TIF Revenues Supporting Debt Payments: \$2,506,224
- Debt per Capita (Projected 2024 Population ~9,465): \$395 per resident

Financial Outlook

Bondurant's strong revenue growth, strategic investments in infrastructure, and responsible fiscal policies provide a stable foundation for continued expansion. While expenditures, particularly in capital projects and debt service, have increased, they align with the City's long-term growth strategy. The City remains committed to maintaining financial sustainability through responsible budgeting, prudent debt management, and continued economic development efforts.

By closely monitoring these key financial metrics, Bondurant ensures it is well-positioned to support its growing community, enhance services, and invest in the future.



Comparative Analysis

City of Bondurant
Schedule of Receipts by Source and Disbursements by Function -
All Governmental Funds
For the Last Ten Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Receipts:											
Property tax	\$ 4,902,073	\$ 4,217,012	\$ 3,577,284	\$ 3,089,216	\$ 3,084,278	2,784,742	2,406,986	2,166,780	1,982,540	1,757,715	1,635,189
Tax increment financing	\$ 2,506,224	\$ 1,636,678	\$ 1,282,326	\$ 536,611	578,145	484,339	434,070	467,205	480,316	488,924	506,265
Other city tax	\$ 1,439,182	\$ 1,481,509	\$ 1,503,716	\$ 733,551	304,055	24,582	24,992	26,493	27,569	35,586	27,889
Licenses and permits	\$ 453,608	\$ 391,118	\$ 571,572	\$ 758,217	823,638	228,104	361,107	347,335	194,112	183,622	89,816
Use of money and property	\$ 1,315,764	\$ 599,671	\$ 85,957	\$ 15,991	84,837	70,825	34,727	22,427	18,395	33,228	32,702
Intergovernmental	\$ 1,451,366	\$ 3,409,352	\$ 2,118,510	\$ 7,059,700	3,559,103	951,357	923,721	1,262,272	702,907	1,831,115	565,419
Charges for service	\$ 757,090	\$ 758,283	\$ 677,787	\$ 764,673	883,173	441,748	441,488	420,957	391,052	382,624	328,234
Special assessments	\$ -	\$ 4,781	\$ 6,630	\$ 8,562	7,019	10,077	14,967	15,441	16,362	28,833	127,257
Miscellaneous	\$ 876,265	\$ 733,051	\$ 348,899	\$ 2,690,642	947,864	179,741	125,135	184,054	179,055	199,617	372,382
Other financing sources	\$ 1,715,692	\$ 188,261	\$ 14,617,945	\$ 12,142,782	2,348,684	-	2,552,905	887,392	1,061,805	8,386	387,399
Total	\$ 15,417,265	\$ 13,419,716	\$ 24,790,626	\$ 27,799,945	\$ 12,620,796	\$ 5,175,515	\$ 7,320,098	\$ 5,800,356	\$ 5,054,113	\$ 4,949,650	\$ 4,072,552
Disbursements:											
Operating:											
Public safety	\$ 2,795,925	\$ 2,464,115	\$ 2,194,809	\$ 2,228,957	\$ 2,011,769	1,830,227	1,176,745	1,120,385	853,312	758,329	1,059,932
Public works	\$ 1,601,705	\$ 1,556,884	\$ 1,077,243	\$ 1,721,654	1,035,029	1,132,627	971,801	866,452	680,439	563,694	686,425
Health and social services	\$ 18,921	\$ 28,469	\$ 12,812	\$ 105	15,950	12,654	14,470	10,281	6,996	768	9,175
Culture and recreation	\$ 1,349,477	\$ 1,295,908	\$ 895,998	\$ 715,166	624,389	565,390	546,750	515,439	561,245	458,332	451,639
Community and economic development	\$ 779,890	\$ 784,007	\$ 452,715	\$ 338,856	322,634	387,412	199,089	216,737	194,051	265,458	247,107
General government	\$ 1,126,756	\$ 693,339	\$ 770,100	\$ 687,455	699,120	684,634	653,225	716,084	650,613	675,270	532,751
Debt service	\$ 3,740,471	\$ 2,918,316	\$ 2,070,271	\$ 1,773,717	1,972,848	1,188,828	1,096,109	1,037,266	1,042,441	2,687,731	906,123
Capital projects	\$ 7,828,824	\$ 9,099,003	\$ 5,150,229	\$ 17,275,540	11,796,716	615,668	421,362	1,221,061	739,970	2,022,760	758,952
Total	\$ 19,241,969	\$ 18,840,041	\$ 12,624,176	\$ 24,741,451	\$ 18,478,455	\$ 6,417,440	\$ 5,079,551	\$ 5,703,705	\$ 4,729,067	\$ 7,432,342	\$ 4,652,104

Financial Trends Analysis: Revenue and Expenditure Growth Over the Last Decade

Over the past ten years, the City of Bondurant has experienced significant growth in both revenues and expenditures, reflecting the City's expanding population, economic development, and investment in infrastructure and services.

Revenue Trends

Total revenues have increased substantially, rising from \$4.9 million in 2014 to \$15.4 million in 2024, highlighting a threefold growth in financial resources. This increase is largely driven by:

- **Property Tax Growth:** Property tax revenues have steadily risen, from \$1.6 million in 2014 to \$4.9 million in 2024, due to new development, increased property valuations, and strategic economic expansion.
- **Tax Increment Financing (TIF) Expansion:** TIF revenue grew from \$506,265 in 2014 to \$2.5 million in 2024, demonstrating the City's strong use of economic development incentives to attract business investment and infrastructure projects.
- **Intergovernmental Revenue Volatility:** While intergovernmental revenues spiked in certain years (notably in 2021 and 2020), they have fluctuated significantly, reflecting the timing of grant reimbursements and state/federal funding availability.
- **Use of Money and Property Growth:** Rising from \$27,889 in 2014 to \$1.3 million in 2024, investment income has been a key contributor to revenue, benefiting from higher interest rates and strong fiscal management of reserve funds.

Expenditure Trends

Total expenditures have followed a similar upward trajectory, increasing from \$4.6 million in 2014 to \$19.2 million in 2024, showcasing the City's increased investments in public services, infrastructure, and capital projects. Key trends include:

- **Public Safety Expansion:** Spending on public safety has more than doubled, rising from \$1.05 million in 2014 to \$2.8 million in 2024, reflecting increased personnel, equipment, and facility needs to support Bondurant's growing population.
- **Capital Investment Growth:** Capital projects saw a substantial increase, reaching \$7.8 million in 2024, compared to \$952,556 in 2014, demonstrating the City's aggressive investment in infrastructure, parks, and facilities.
- **Debt Service Growth:** Debt service costs have risen from \$906,123 in 2014 to \$3.7 million in 2024, reflecting new borrowing to fund major projects, including water system improvements and street expansions.

Key Takeaways

Bondurant's financial trends highlight a thriving and rapidly growing community. While revenues have increased significantly, the City has proactively reinvested in public services, infrastructure, and economic development to support its expanding population. By maintaining a strong financial position, leveraging diverse revenue sources, and strategically managing expenditures, Bondurant is well-positioned for continued economic resilience and long-term sustainability.

Financial Flexibility

The City of Bondurant has made significant strides in enhancing its financial flexibility, responding to legislative changes, diversifying revenue sources, and maintaining fiscal resilience. The City's ability to adapt to changes in funding mechanisms while strategically leveraging revenue streams ensures continued financial stability and the capacity to fund essential services.

Legislative Changes and Revenue Flexibility

Recent legislative actions have impacted the City's revenue structure, including the removal of key voted levies such as the Emergency Levy, Capital Projects Levy, and Library Levy. However, the City retains multiple avenues for maintaining financial stability and generating necessary revenues:

Liability, Property, and Self-Insurance Costs: The City has full discretion to levy the amount necessary to cover these expenses.

FICA, IPERS, and Employee Benefits Levies: In FY 2024, these levies generated \$261,692.64 in additional revenues. If the City is at the \$8.10 maximum general fund levy, there is no cap on the amount that can be levied for these expenses. This also includes flexibility in levying for health insurance and workers' compensation costs.

Local Emergency Management Commission: The City retains the ability to levy the amount necessary to support this function.

Civic Center Levies:

- Rent, Insurance, and Maintenance of Civic Center: The City levies \$0.17497, generating \$72,136 in FY 2024.
- Operation and Maintenance of City-Owned Civic Center: The City levies \$0.003638, generating \$15,000 in FY 2024.

Other Revenue Sources

The City continues to optimize revenue generation through a diverse range of funding sources, including utility transfers, tax increment financing (TIF), and local sales taxes:

- Utility PILOT (Payment in Lieu of Taxes) Transfers

- TIF Administrative Payments and Economic Development Transfers
 - The City recaptures funds spent on economic development through transfers from the TIF fund to the General Fund.
 - Certified Transfers:
 - FY 2023 – \$176,633 for administration and \$84,858 for project reimbursements
 - FY 2024 – \$485,968 for administration
 - Budgeted FY 2025 – \$214,804 for administration and \$304,217 for project reimbursements
- Local Option Sales and Services Tax (LOSST)
 - The City successfully passed LOSST on August 6, 2019, providing a stable revenue source.
 - LOSST Revenues:
 - FY 2022 – \$1,494,738
 - FY 2023 – \$1,456,733
 - FY 2024 – \$1,421,184
 - Budgeted FY 2025 – \$1,449,344
 - Revenue Allocation:
 - 60% for property tax relief
 - 40% for capital improvements
- Road Use Tax
 - FY 2022 – \$971,824
 - FY 2023 – \$1,014,490
 - FY 2024 – \$1,041,596
 - Budgeted FY 2025 – \$1,005,148
- MWA Host Fee (Currently Under Renegotiation for FY 2025)
 - FY 2022 – \$0
 - FY 2023 – \$30,920.09 (including payments from FY22 and FY23)
 - FY 2024 – \$15,208
 - Budgeted FY 2025 – \$14,640
- Cable Television Franchise Tax
 - The City collects the maximum allowable 5% franchise tax.
 - Franchise Tax Revenues:
 - FY 2022 – \$16,869
 - FY 2023 – \$13,985

- The General Fund receives transfer payments from the Water, Sewer, and Stormwater Funds to offset general government expenses.
 - Transfer rates have been increased to 11% for Water and Sewer and 3.3% for Stormwater, strengthening revenue stability.
 - Transfer Payments:
 - FY 2022 – Water: \$6,750, Sewer: \$6,160, Stormwater: \$2,550
 - FY 2023 – Water: \$7,650, Sewer: \$6,800, Stormwater: \$2,550
 - FY 2024 – Water: \$9,626, Sewer: \$8,556, Stormwater: \$3,209
 - Budgeted FY 2025 – Water: \$13,500, Sewer: \$13,500, Stormwater: \$4,050
- FY 2024 – \$11,234
 - Budgeted FY 2025 – \$10,000

Conclusion

The City of Bondurant has demonstrated strong financial management through adaptive budgeting, diversified revenue sources, and strategic fiscal planning. By leveraging tax levies, PILOT payments, TIF transfers, and LOSST revenues, the City ensures financial stability while funding critical infrastructure and services. Moving forward, the City aims to increase revenue generation through fire service charges, higher franchise fees, and optimized reserve funds, ensuring long-term financial sustainability while continuing to meet the demands of a growing community.

Demographics

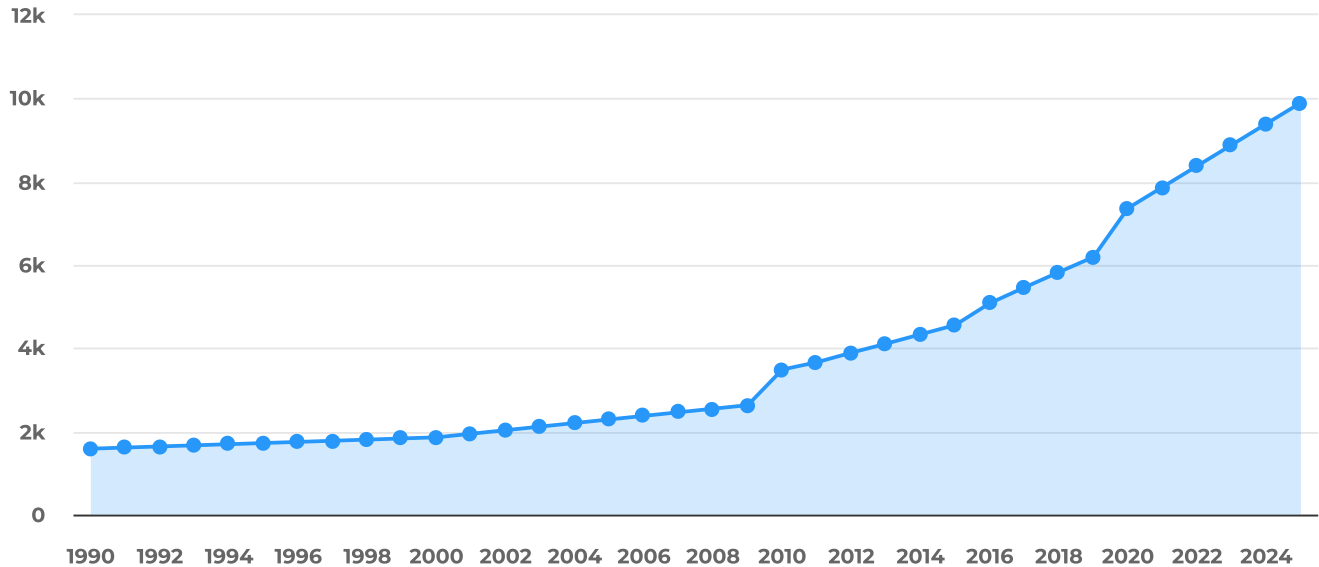
Population



TOTAL POPULATION

9,899**5.39%**
vs. 2024

GROWTH RANK

1 out of **942** Municipalities in Iowa** Data Source: Client entered data for year 2025*

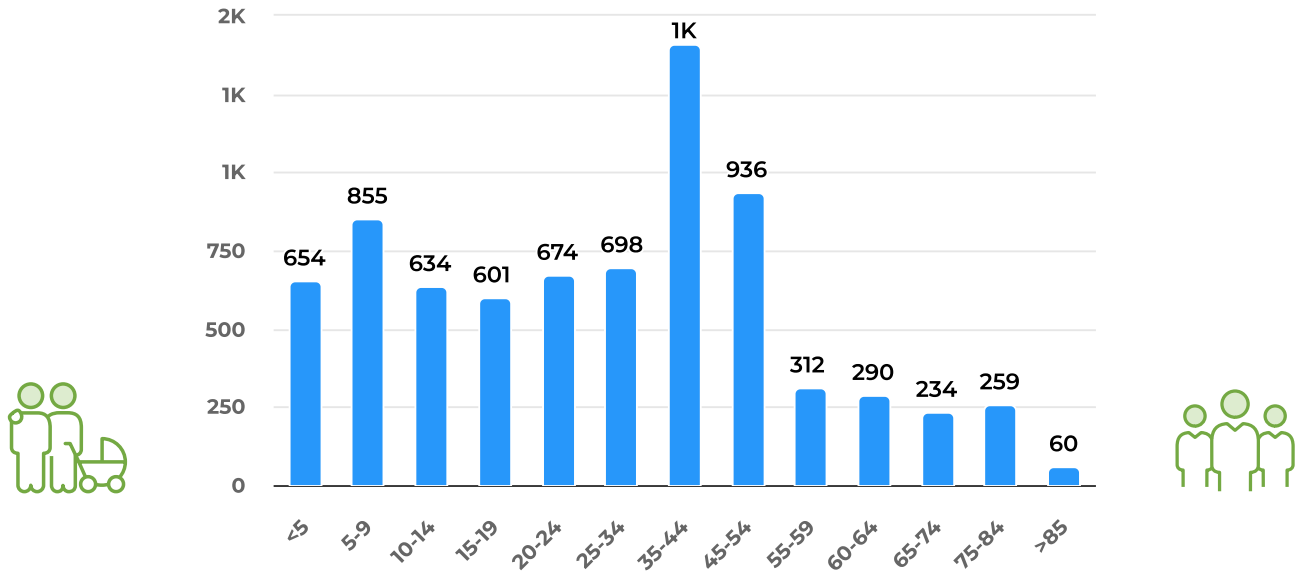
DAYTIME POPULATION

5,294

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

** Data Source: American Community Survey 5-year estimates*

POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

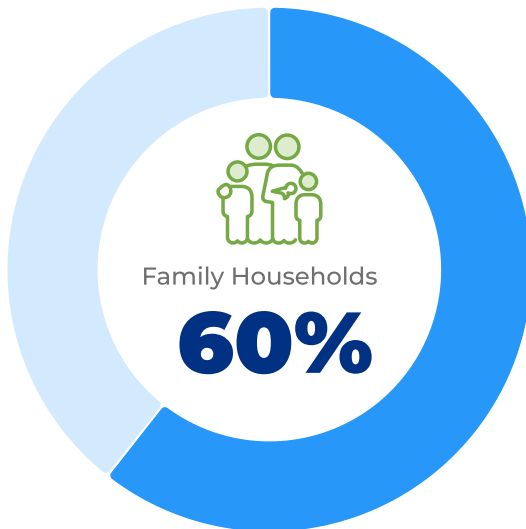
** Data Source: American Community Survey 5-year estimates*

Household

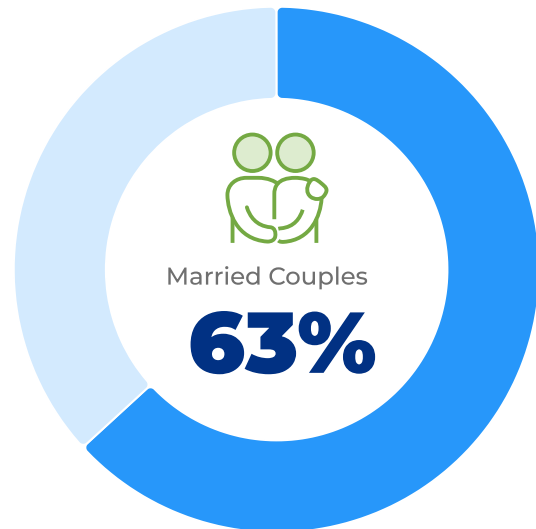
TOTAL HOUSEHOLDS

2,490

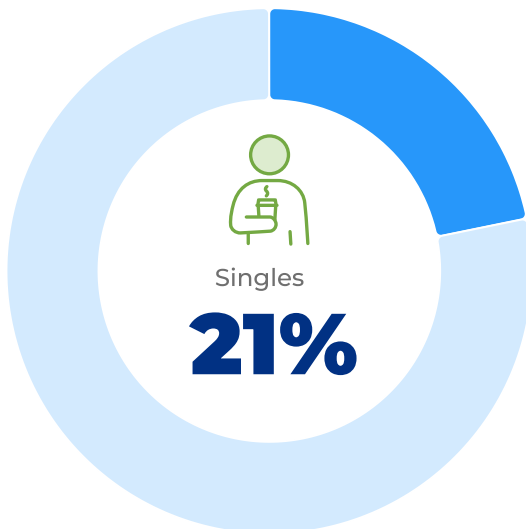
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.

**23%**

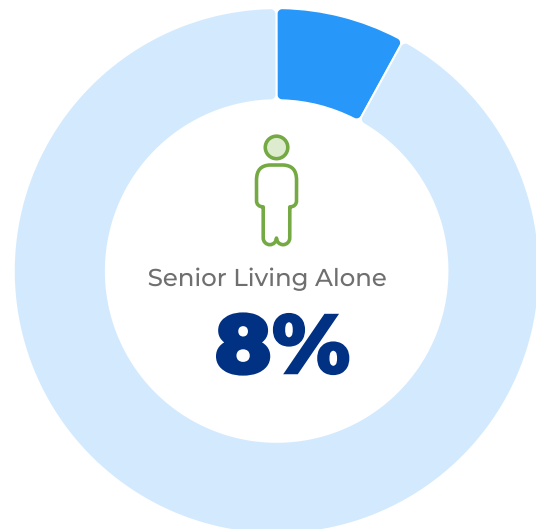
higher than state average

**25%**

higher than state average

**-25%**

lower than state average

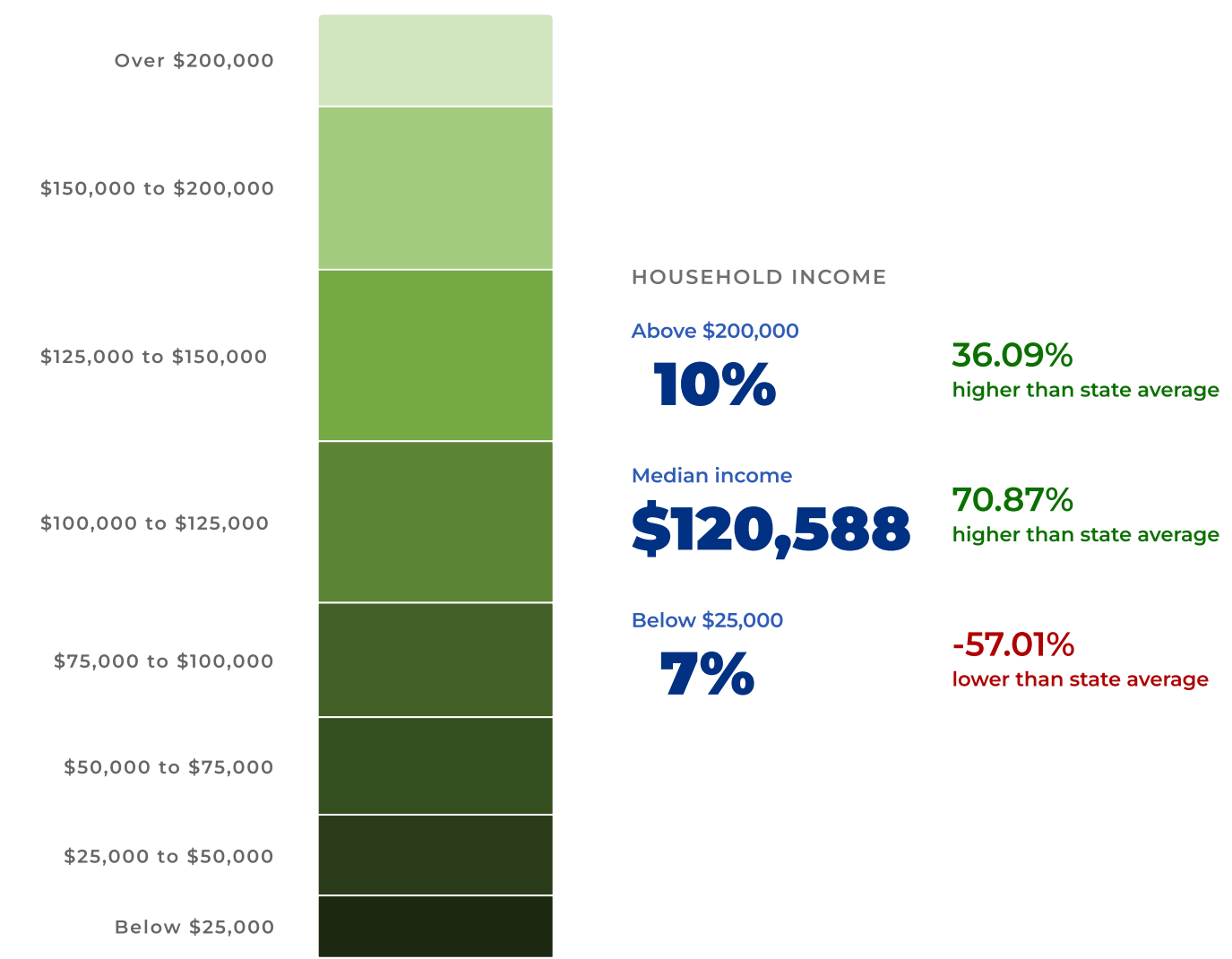
**-49%**

lower than state average

** Data Source: American Community Survey 5-year estimates*

Economic

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



* Data Source: American Community Survey 5-year estimates

Housing

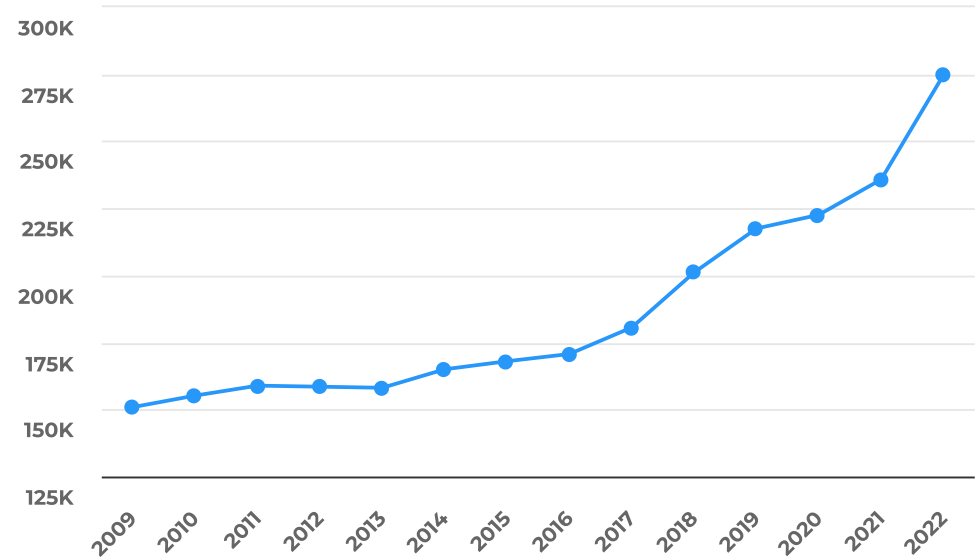


2022 MEDIAN HOME VALUE

\$274,800

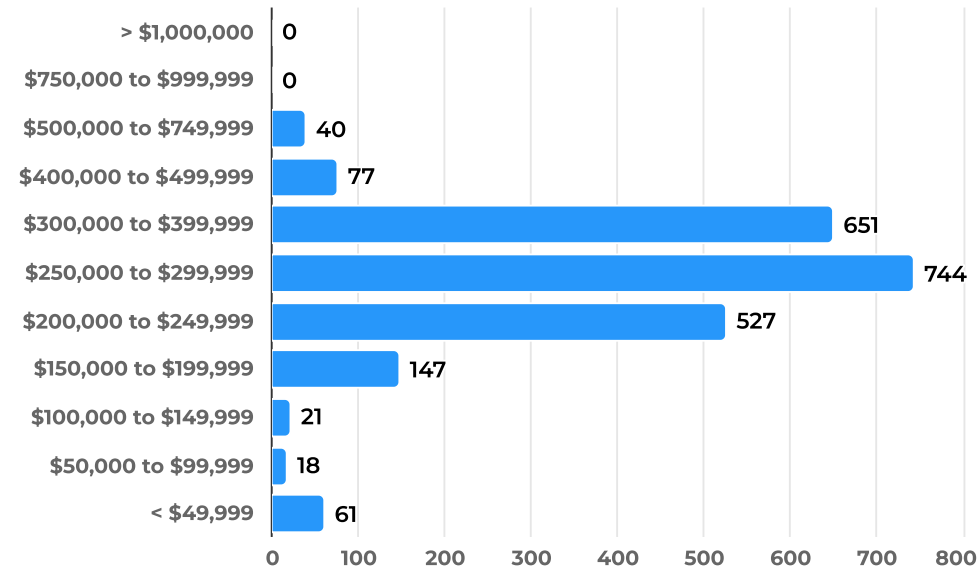
HOME OWNERS VS
RENTERS

Bondurant State Avg.



* Data Source: 2022 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

HOME VALUE DISTRIBUTION



* Data Source: 2022 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.



* Data Source: 2022 [US Census Bureau](#), American Community Survey. Home value data includes all types of owner-occupied housing.

Debt Capacity and Debt Service

The City of Bondurant strategically utilizes debt financing to support long-term infrastructure improvements, capital projects, and essential services, ensuring sustainable growth while maintaining fiscal responsibility. The City's debt management strategy prioritizes affordability, adherence to legal debt limits, and prudent financial planning to ensure continued service delivery without overburdening taxpayers.

Current Debt Position

As of June 30, 2024, the City's total outstanding debt is \$61,933,362, comprised of the following obligations:

- General Obligation Bonds (GO Bonds): \$50,195,000
- Revenue Bonds: \$11,695,000
- Outstanding Revenue Notes and Loans: \$491,611

During FY 2024, the City issued \$17,960,000 in new general obligation bonds to fund critical projects, while \$2,195,000 of outstanding debt was redeemed, reflecting ongoing debt repayment efforts.

Legal Debt Limit and Capacity

Iowa law establishes a constitutional debt limit of 5% of the City's total assessed property valuation. Based on Bondurant's assessed valuation, the City's legal debt capacity and utilization are as follows:

- Total Assessed Property Valuation (FY 2024): \$1,090,142,147 (approximate)
- Maximum Allowable Debt (5% of Assessed Value): \$54,507,107 (approximate)
- Outstanding GO Debt (Applicable to Limit): \$31,860,000
- Remaining Legal Debt Capacity: \$22,647,107

The City remains within its statutory debt capacity, allowing flexibility for future capital investments and economic development initiatives while ensuring compliance with legal debt restrictions.

Debt Service and Repayment Ability

Bondurant has implemented a structured repayment schedule to manage debt efficiently and minimize financial risk. The City's ability to service its debt is supported by dedicated revenue streams, including:

- Property Taxes & Tax Increment Financing (TIF): Supporting general obligation bond repayments.
- Utility Revenues (Water, Sewer, and Stormwater Fees): Funding revenue bond obligations.
- Intergovernmental Funding & Grants: Assisting in capital project financing.

Key debt service indicators include:

- Total Debt Service Payments (FY 2024): \$3,740,471
- TIF Revenues Allocated for Debt Payments: \$2,506,224

The City's growing tax base and diversified revenue sources ensure its ability to meet debt obligations without compromising financial stability or essential services.

Future Borrowing Considerations

With \$22.64 million remaining in legal debt capacity, Bondurant has room for strategic borrowing should future infrastructure needs arise. Future debt issuance will be evaluated based on:

- Alignment with long-term capital improvement plans
- Revenue growth projections to ensure repayment feasibility
- Potential state and federal funding opportunities to offset borrowing needs

Debt Outlook & Fiscal Responsibility

Bondurant remains financially strong with a well-managed debt portfolio, a growing tax base, and a responsible approach to borrowing and debt servicing. Moving forward, the City will continue monitoring its debt position, leveraging economic development opportunities, and prioritizing fiscal sustainability to support both existing obligations and future investments.

This proactive financial strategy ensures that Bondurant remains well-positioned to meet infrastructure demands, provide high-quality services, and maintain financial flexibility while continuing its trajectory of sustainable growth.

Outstanding Debt

City of Bondurant
Schedule of Indebtedness
Year ended June 30, 2024

Schedule 2

Obligation	Date of Issue	Interest Rates	Amount Originally Issued	Beginning of Year	Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid
General Obligation Bonds:								
Corporate purpose, Series 2011	July 6, 2011	1.00-3.45%	\$ 1,550,000	420,000	-	135,000	285,000	13,943
Corporate purpose, Series 2013A	June 12, 2013	0.30-2.00%	2,265,000	310,000	-	155,000	155,000	6,045
Water, Series 2014A	March 5, 2014	0.50-3.40%	1,130,000	660,000	-	60,000	600,000	19,715
Urban renewal bonds, Series 2017	May 31, 2017	1.40-2.35%	895,000	425,000	-	140,000	285,000	9,288
Corporate purpose, Series 2018A	June 28, 2018	3.00-4.00%	2,455,000	1,625,000	-	255,000	1,370,000	56,730
Corporate purpose, Series 2020A	February 5, 2020	2.00-4.00%	2,135,000	1,870,000	-	130,000	1,680,000	61,800
Urban renewal, Series 2020B	February 5, 2020	2.00-4.00%	7,045,000	6,435,000	-	520,000	5,915,000	182,900
Corporate purpose, Series 2020D	November 4, 2020	2.125-3.00%	3,580,000	3,085,000	-	160,000	2,925,000	78,575
TIF annual appropriation, Series 2021A	February 2, 2021	3-2%	6,050,000	6,000,000	-	360,000	5,640,000	143,200
TIF annual appropriation/Corporate purpose, Series 2022A	February 22, 2022	2.5-4%	13,700,000	13,600,000	-	220,000	13,380,000	461,775
GO Corporate Purpose, Series 2023A	November 21, 2023	4-5%	6,420,000	-	6,420,000	-	6,420,000	139,200
GO Urban Renewal, Series 2023B	November 21, 2023	4-5%	11,540,000	-	11,540,000	-	11,540,000	250,149
Total				34,430,000	17,360,000	2,195,000	50,195,000	1,423,379
Revenue Bonds:								
Sewer, Series 2020C	June 30, 2020	2.65%	\$ 2,665,000	2,215,000	-	160,000	2,055,000	58,698
Stormwater, Series 2020E	December 30, 2020	2.00%	2,230,000	1,990,000	-	100,000	1,890,000	39,800
Water, Series 2023	July 21, 2023	1.75%	7,750,000	-	7,750,000	-	7,750,000	39,468
Total				4,205,000	7,750,000	260,000	11,635,000	137,966
Revenue Note:								
Loan Agreement:								
Water Supply Rights	March 27, 2014	2.00%	\$ 500,000	54,600	-	54,600	-	1,032
Urban Service Area Agreement								
	February 10, 2009	4.50%	\$ 1,221,213	303,350	-	-	303,350	-
2023 Planning & Design SRF Loan								
	October 14, 2022	4.50%	\$ 188,261	188,261	-	-	188,261	-

See accompanying independent auditor's report.

City of Bondurant
Bond and Note Maturities
June 30, 2024

Year Ending June 30,	General Obligation Bonds											
	Series 2011		Series 2013A		Series 2014A		Series 2017		Series 2018A		Series 2020A	
	Issued July 8, 2011		Issued June 12, 2013		Issued March 5, 2014		Issued May 31, 2017		Issued June 28, 2018		Issued February 5, 2020	Issued
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2024	3.20%	135,000	1.90%	155,000	2.50%	80,000	2.00%	140,000	4.00%	255,000	3.00%	190,000
2025	3.30%	140,000	2.00%	155,000	2.70%	115,000	2.20%	140,000	4.00%	255,000	4.00%	195,000
2026	3.45%	145,000	-	-	2.85%	120,000	2.35%	145,000	4.00%	265,000	4.00%	200,000
2027	-	-	-	-	3.00%	120,000	-	-	3.00%	275,000	4.00%	200,000
2028	-	-	-	-	3.20%	120,000	-	-	3.00%	285,000	4.00%	205,000
2029	-	-	-	-	3.40%	125,000	-	-	3.10%	290,000	3.00%	210,000
2030	-	-	-	-	-	-	-	-	-	-	3.00%	215,000
2031	-	-	-	-	-	-	-	-	-	-	3.00%	225,000
2032	-	-	-	-	-	-	-	-	-	-	2.00%	230,000
2033	-	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-	-
		<u>\$ 420,000</u>		<u>\$ 310,000</u>		<u>\$ 660,000</u>		<u>\$ 425,000</u>		<u>\$ 1,625,000</u>		<u>\$1,870,000</u>

Year Ending June 30,	General Obligation Bonds									
	Series 2020D		Series 2021A		Series 2022A		Series 2023A		Series 2023B	
	Issued November 4, 2020		Issued February 2, 2021		Issued February 17, 2022		Issued November 21, 2023		Issued November 21, 2023	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2024	3.00%	180,000	3.00%	380,000	4.00%	220,000	0.00%	-	0.00%	-
2025	3.00%	180,000	3.00%	370,000	4.00%	315,000	0.00%	-	0.00%	-
2026	3.00%	180,000	3.00%	380,000	4.00%	375,000	5.00%	450,000	5.00%	385,000
2027	3.00%	185,000	3.00%	390,000	4.00%	455,000	5.00%	250,000	5.00%	650,000
2028	3.00%	185,000	3.00%	405,000	4.00%	690,000	5.00%	265,000	5.00%	680,000
2029	3.00%	170,000	3.00%	415,000	4.00%	780,000	5.00%	395,000	5.00%	710,000
2030	3.00%	170,000	2.00%	430,000	4.00%	830,000	5.00%	410,000	5.00%	740,000
2031	3.00%	175,000	2.00%	435,000	4.00%	860,000	5.00%	430,000	5.00%	775,000
2032	3.00%	180,000	2.00%	445,000	4.00%	900,000	5.00%	450,000	5.00%	810,000
2033	2.00%	180,000	2.00%	455,000	4.00%	935,000	5.00%	470,000	5.00%	845,000
2034	2.00%	185,000	2.00%	465,000	2.50%	975,000	4.00%	490,000	4.00%	885,000
2035	2.00%	190,000	2.00%	475,000	2.50%	990,000	4.00%	515,000	4.00%	925,000
2036	2.00%	195,000	2.00%	485,000	3.00%	1,020,000	4.00%	535,000	4.00%	965,000
2037	2.13%	200,000	2.00%	490,000	3.00%	1,055,000	4.00%	560,000	4.00%	1,010,000
2038	2.25%	205,000	-	-	3.00%	765,000	4.00%	585,000	4.00%	1,055,000
2039	2.25%	210,000	-	-	3.00%	790,000	4.00%	615,000	4.00%	1,105,000
2040	2.25%	215,000	-	-	3.00%	810,000	-	-	-	-
2041	0.00%	-	-	-	3.00%	835,000	-	-	-	-
		<u>\$3,085,000</u>		<u>\$6,000,000</u>		<u>\$13,600,000</u>		<u>\$6,420,000</u>		<u>\$11,540,000</u>

Year Ending June 30,	Sewer Revenue Bonds		Stormwater Revenue Bonds		Water Revenue Bonds		Loan Agreement	
	Series 2020C		Series 2020E		Series 2023		Water Supply Rights	
	Issued June 30, 2020		Issued December 30, 2020		Issued July 21, 2023		Issued March 27, 2014	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2024	2.65%	180,000	2.00%	100,000	-	-	2.00%	54,600
2025	2.65%	185,000	2.00%	100,000	1.75%	100,000	-	-
2026	2.65%	170,000	2.00%	105,000	1.75%	200,000	-	-
2027	2.65%	175,000	2.00%	105,000	1.75%	348,000	-	-
2028	2.65%	175,000	2.00%	110,000	1.75%	355,000	-	-
2029	2.65%	180,000	2.00%	110,000	1.75%	362,000	-	-
2030	2.65%	185,000	2.00%	110,000	1.75%	369,000	-	-
2031	2.65%	190,000	2.00%	115,000	1.75%	376,000	-	-
2032	2.65%	195,000	2.00%	115,000	1.75%	384,000	-	-
2033	2.65%	200,000	2.00%	120,000	1.75%	392,000	-	-
2034	2.65%	205,000	2.00%	120,000	1.75%	400,000	-	-
2035	2.65%	215,000	2.00%	125,000	1.75%	408,000	-	-
2036	-	-	2.00%	125,000	1.75%	416,000	-	-
2037	-	-	2.00%	130,000	1.75%	424,000	-	-
2038	-	-	2.00%	130,000	1.75%	433,000	-	-
2039	-	-	2.00%	135,000	1.75%	441,000	-	-
2040	-	-	2.00%	135,000	1.75%	450,000	-	-
2041	-	-	-	-	1.75%	459,000	-	-
2042	-	-	-	-	1.75%	468,000	-	-
2043	-	-	-	-	1.75%	478,000	-	-
2044	-	-	-	-	1.75%	487,000	-	-
		<u>\$2,215,000</u>		<u>\$1,990,000</u>		<u>\$7,750,000</u>		<u>\$ 54,600</u>

See accompanying independent auditor's report.

Credit Ratings and Market Conditions

As of January 31, 2022, Moody's Investors Service upgraded the City of Bondurant, Iowa's General Obligation Unlimited Tax (GOULT) rating to **Aa3** and its Annual Appropriation Bonds to **A1**. This enhancement reflects Moody's recognition of Bondurant's robust financial health and prudent fiscal management.

Moody's Consideration of GAAP Financial Statements

Moody's places significant emphasis on the quality and transparency of financial reporting when assessing municipal credit ratings. The adoption of Generally Accepted Accounting Principles (GAAP) enhances the comparability and reliability of financial statements, facilitating more accurate evaluations of a municipality's fiscal position. Moody's analytical approach often involves adjustments to financial statements to align with GAAP standards, ensuring consistency in their credit assessments.

Bondurant's Transition to GAAP Financial Reporting

Recognizing the importance of GAAP compliance, the City of Bondurant has proactively incorporated the transition to GAAP financial statements into its five-year strategic plan. The City has engaged auditing firms to assist in this implementation process and aims to produce its Fiscal Year 2026 financial statements in accordance with GAAP standards. This initiative underscores Bondurant's commitment to financial transparency and may favorably influence future credit evaluations by Moody's.

Prevailing Market Conditions for Municipal Debt

The municipal debt market has been experiencing favorable conditions, characterized by low-interest rates and strong investor demand for high-quality municipal bonds. Iowa's retention of its AAA credit rating by Moody's and Fitch further reflects the state's stable economic environment and prudent fiscal practices. In this context, Bondurant's improved credit rating positions the City advantageously to access capital at competitive rates, supporting ongoing and future infrastructure projects.

By advancing towards GAAP-compliant financial reporting and maintaining strong credit ratings, the City of Bondurant demonstrates its dedication to fiscal responsibility and transparency, fostering investor confidence and ensuring sustainable financial health.



Rating Action: Moody's assigns Aa3 to City of Bondurant, IA's GO bonds

02 Nov 2023

New York, November 02, 2023 -- Moody's Investors Service has assigned a Aa3 rating to the City of Bondurant, IA's General Obligation Corporate Purpose Bonds, Series 2023A with a proposed par amount of \$6.4 million and its General Obligation Urban Renewal Bonds, Series 2023B with a proposed par amount of \$11.5 million. Moody's affirms the city's Aa3 issuer rating, the Aa3 rating on the outstanding general obligation unlimited tax (GOULT) debt, and the A1 rating on the city's outstanding annual appropriation debt. After the sale, the city will have about \$33 million of GOULT debt outstanding.

RATINGS RATIONALE

The issuer rating was affirmed at Aa3 because ongoing local economic and revenue growth will likely counterbalance the city's high and increasing leverage ratio. The city also benefits from its proximity to the City of Des Moines (Aa2 stable) and it has strong resident wealth and income ratios. The city's financial disclosure is a weakness compared to peers because the city does not report non-cash assets and liabilities and capital assets and depreciation. The city's cash-basis reserve position is strong, however.

The absence of distinction between the Aa3 rating on the district's GOULT debt and the Aa3 issuer rating is based on the city's full faith and credit pledge with authority to raise ad valorem property taxes unlimited as to rate or amount.

The A1 rating on the annual appropriation bonds is notched once off the GOULT rating because of the risk of non-appropriation and the more essential nature of the projects financed (water, stormwater, sewer, park, and development projects).

RATING OUTLOOK

Moody's does not typically assign outlooks to local governments with this amount of debt.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- Substantial moderation of the city's leverage and fixed-costs ratios
- Sustained improvement in reserves

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- Leverage ratios unlikely to moderate either because of weak revenue growth or continued debt increases.
- Narrowing of reserves or liquidity
- Material deterioration of the city's tax base and resident income levels

LEGAL SECURITY

All of the city's GOULT debt, including the current issuances, is backed by its general obligation unlimited tax pledge and authority to levy dedicated property tax not limited by rate or amount.

Appendix

The Appendix of Bondurant's Annual Financial Report & External Audit provides a glossary of financial terms.

- Glossary: A list of key financial and accounting terms used throughout the report, helping readers better understand technical language, financial metrics, and accounting principles.

This section enhances comprehension of the financial statements, making the report more accessible to stakeholders, policymakers, and the public.

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's

apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to

determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as "personal services," "expenses," or "capital outlay."

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be

loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.



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

Item No. 5.h.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution accepting the Settlement Agreements (Tobacco Violations)

CONTACT PERSON:

Shelby Hagan, City Clerk

BRIEF HISTORY & ANALYSIS:

On or around December 26, 2024, tobacco compliance checks were conducted, during which alleged violations occurred at Casey's on 1455 Grant Street, and 302 2nd Street, NE, and World Class Liquor & Tobacco involving the sale of tobacco to a minor. Following these incidents, appropriate enforcement actions were taken per state and local regulations governing tobacco sales.

As a result of these violations, both establishments have reached settlement agreements. The settlements include the payment of fines as a resolution to the cases, effectively bringing closure to the matters without further legal proceedings. Accepting these agreements ensures compliance with state laws and reinforces the City's commitment to upholding public health standards, particularly in preventing the sale of tobacco products to minors.

By approving this resolution, the City acknowledges the completion of the settlement process and recognizes the responsibility of businesses to adhere to all tobacco sale regulations.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-62
2. Settlement Agreements

CITY OF BONDURANT
RESOLUTION NO. 250324-62

RESOLUTION ACCEPTING SETTLEMENT AGREEMENTS FOR TOBACCO
VIOLATIONS

WHEREAS, the City of Bondurant is committed to enforcing state and local regulations regarding the sale of tobacco products and ensuring compliance with laws designed to prevent sales to minors; and

WHEREAS, on or around December 26, 2024, tobacco compliance checks were conducted, during which alleged violations occurred at Casey's locations at 1455 Grant Street and 302 2nd Street, NE, as well as at World Class Liquor & Tobacco, involving the sale of tobacco to a minor; and

WHEREAS, as a result of these violations, appropriate enforcement actions were taken in accordance with state and local regulations governing tobacco sales; and

WHEREAS, settlement agreements have been reached with both establishments, including the payment of fines, as a resolution to the cases, effectively bringing closure to the matters without further legal proceedings; and

WHEREAS, accepting these agreements ensures compliance with state laws and reinforces the City's commitment to upholding public health standards, particularly in preventing the sale of tobacco products to minors; and

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

1. The settlement agreements for tobacco violations involving Casey's locations at 1455 Grant Street and 302 2nd Street, NE, and World Class Liquor & Tobacco are hereby accepted.
2. The fines associated with these settlements are acknowledged as full and final resolution of the cases.
3. The City recognizes the responsibility of businesses to adhere to all tobacco sale regulations and remains committed to ensuring compliance with state and local laws.

Passed this 24th day of March 2025,

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				
Sillanpaa				
McKenzie				
Peffer				

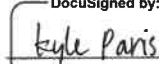
ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

1st VIOLATION

IN RE:	:	Casey's General Stores
	:	1 Convenience Blvd
Casey's #1373	:	Ankeny, IA 50021
302 2 nd Street, NE	:	ACKNOWLEDGMENT/
Bondurant, IA 50035	:	SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 5, 2025, will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I (We) have enclosed a check for the amount of \$300.00 made payable to the CITY to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the MAYOR must approve this settlement agreement.

DocuSigned by:

12A8608C503434
Kyle Paris, Director, Enterprise
Risk & Compliance

3/6/2025

DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the CITY, should be returned to:

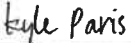
CITY OF BONDURANT
200 2ND STREET, NE
PO BOX 37
BONDURANT, IA 50035

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT 1st VIOLATION

IN RE:	:	Casey's General Stores
	:	1 Convenience Blvd
Casey's #1861	:	Ankeny, IA 50021
1455 Grant Street	:	ACKNOWLEDGMENT/
Bondurant, IA 50035	:	SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 5, 2025, will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I (We) have enclosed a check for the amount of \$300.00 made payable to the CITY to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the MAYOR must approve this settlement agreement.

DocuSigned by:

12A85608C593434...

Kyle Paris, Director, Enterprise Risk
& Compliance

3/6/2025

DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the CITY, should be returned to:

CITY OF BONDURANT
200 2ND STREET, NE
PO BOX 37
BONDURANT, IA 50035

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

1st VIOLATION

IN RE:	:	ROYA LLC
	:	1004 Dee Street, SE
World Class Liquor & Tobacco	:	Bondurant, IA 50035
96 Paine Circle, SE, Suite 1 & 2	:	ACKNOWLEDGMENT/
Bondurant, IA 50035	:	SETTLEMENT AGREEMENT

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I (We) hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I (We) hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I (We) hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I (We) understand that the violation on January 5, 2025, will count as an official "First Violation" of Iowa Code section 453A.2 pursuant to Iowa Code section 453A.22. I (We) have enclosed a check for the amount of \$300.00 made payable to the CITY to settle the above-referenced complaint. I (We) understand that in order to conclude this matter the MAYOR must approve this settlement agreement.

World class liquore & tobacco

[Signature]

3/5/2025

DATE

NOTE: This must be signed by an individual cigarette/tobacco/nicotine/vapor permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this ACKNOWLEDGMENT/SETTLEMENT AGREEMENT and waive your appearance at a hearing, this document, properly signed and dated, along with your \$300.00 check made payable to the CITY, should be returned to:

CITY OF BONDURANT
200 2ND STREET, NE
PO BOX 37
BONDURANT, IA 50035



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

Item No. 5.i.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving Change Order No. 1 for the Bondurant Emergency Services Facility in the amount of \$2,540.00

CONTACT PERSON:

John Horton, Public Works Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: This change order is city-initiated. Under the Construction Manager at Risk model, there are limited reasons why a change order would be needed for a project.

The City made the decision to remove the wood finish for the roof decking in the apparatus bay and will paint the underside of the roof on the apparatus bay instead, which is a cost savings. This change order also adds a cabinet required by MidAmerican Energy for three-phase service, which is a relatively new requirement. MidAmerican is also requiring the City to install additional conduit in the right-of-way from MidAmerican's switch gear to the building itself. This was an unexpected requirement.

During excavation, a sand seam was discovered where the retention pond is, so rip rap needs to be added to that area to prevent erosion.

The City also made a determination to add 10 lockers for storage and a small amount of carpet in the day room.

The change order also includes a deduction for landscaping allowance after bids came in favorably.

The total change order is for the amount of \$2,540.

FUNDING SOURCE: Bond/GO & TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-63
2. BESF - Owner Change Order #001

CITY OF BONDURANT
RESOLUTION NO. 250324-63

A RESOLUTION APPROVING A CHANGE ORDER FOR THE BONDURANT
EMERGENCY SERVICES FACILITY CONTRACT WITH RYAN COMPANIES IN THE
AMOUNT OF \$2,540.00

WHEREAS the City of Bondurant has entered into a contract with Ryan Companies for the construction of the Bondurant Emergency Services Facility under the Construction Manager at Risk model; and

WHEREAS the City has identified several necessary modifications to the project scope, resulting in a City-initiated change order; and

WHEREAS the approved modifications include:

- The removal of the wood finish for the roof decking in the apparatus bay and replacing it with painted roof decking, resulting in cost savings;
- The addition of a cabinet required by MidAmerican Energy for three-phase service, a relatively new requirement;
- The installation of additional conduit in the right-of-way from MidAmerican's switchgear to the building, as required by MidAmerican Energy;
- The addition of rip rap to the retention pond area due to the discovery of a sand seam during excavation, necessary to prevent erosion;
- The addition of 10 lockers for storage and a small amount of carpet in the day room;
- A deduction for landscaping allowance following favorable bid results; and

WHEREAS the total net amount of the change order is an increase of \$2,540; and

WHEREAS the City Council finds that these changes are necessary to accommodate unforeseen conditions and evolving project requirements while maintaining fiscal responsibility;

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

1. The change order for the Bondurant Emergency Services Facility contract with Ryan Companies in the amount of \$2,540 is hereby approved.
2. The Mayor and City Administrator are authorized to execute the necessary documents to implement this change order.

Passed this 24th day of March 2025,

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				

CHANGE ORDER

PROJECT: Bondurant ESF - CMR
(Name and Address) 500 Campus Dr. SE
Bondurant, Iowa 50035

CHANGE ORDER #: 001

DATE: 2/21/2025

TO: Ryan Companies
(Name and Address) 111 East Grand Suite 200
Des Moines, Iowa 50309

PROJECT #: 006777000

CONTRACT DATE: 6/7/2024

Change Order Summary:

PCO #	Title	Schedule Impact	Amount
001	ITC #001 ITC #003 ITC #004 ITC #005 ITC #006 Landscaping & Irrigation Allowance Deduct		2,540.00
TOTAL:			\$2,540.00

Change Order Line Items:

PCO # 001 - ITC #001 | ITC #003 | ITC #004 | ITC #005 | ITC #006 | Landscaping & Irrigation Allowance Deduct

#	Description	Amount
1	ITC #001 - At apparatus bay roof deck provide standard shop primer in lieu of Timberlok factory wood finish.	\$(44,710.00)
2	ITC #001 - Field paint underside of roof deck at apparatus bay.	\$19,813.00
3	ITC #001 - Deduct touch-up of factory wood finish at apparatus bay roof deck.	\$(5,000.00)
4	ITC #003 - Provide CT cabinet and PT cabinet, as required by MidAmerican Energy.	\$16,756.00
5	ITC #004 - Provide 4" conduit on east side of site, as required by MidAmerican Energy. Also includes revised AV controller.	\$16,895.00
6	ITC #004 - Provide construction staking for added 4" conduit on east side of site, as required by MidAmerican Energy.	\$1,200.00
7	ITC #004 - Add rip-rap at found sand seam near detention pond.	\$3,308.00
8	ITC #005 - Relocate inverter from Storage 136 to Medical 132.	\$326.00
9	ITC #005 - Remove south CMU wall of Sauna 137.	\$(845.00)
10	ITC #005 - Add 10 lockers to Storage 136, and remove opening 137, including door, frame, hardware.	\$9,953.00
11	ITC #006 - Add ~108 SF of carpet in Dayroom.	\$687.00
12	ITC #006 - Revise TWS-1 to curtainwall at north, east and west entries.	\$0.00
13	Landscaping allowance reconciliation.	\$(15,949.00)
Subtotal:		\$2,434.00
Project Related Software :		\$5.00
General Liability Insurance :		\$29.00
Performance and Payment Bond :		\$17.00
Profit :		\$55.00
Grand Total:		\$2,540.00

The original total was	\$ 16,417,582.00
Net change by previously authorized Change Orders was	\$ 0.00
Total prior to this Change Order was	\$ 16,417,582.00
Amount of this Change Order is	\$ 2,540.00
New total including this Change Order is	\$ 16,420,122.00
The date of Substantial Completion as of the date of this Change Order therefore is:	10/20/2025

Ryan Companies

111 East Grand Suite 200
Des Moines, Iowa 50309

ADDRESS

BY (Signature)

(Typed name)

DATE

City of Bondurant

OWNER (Firm Name)

PO Box 37
Bondurant, Iowa 50035

ADDRESS

BY (Signature)

(Typed name)

DATE



1/28/2025

Per ITC #001, change apparatus bay deck from factory wood grain finish to field painted.

Shop Primed Deck ILO of Factory Wood Finish	\$ (44,710)
Deduct Touch-up of Factory Wood Finish	\$ (5,000)
Field Paint Apparatus Bay Deck	\$ 19,813
Subtotal	\$ (29,897)
Software (0.2%)	\$ (60)
GL Insurance (1.2%)	\$ (359)
Fee (2.25%)	\$ (673)
Bond (0.68%)	\$ (203)
TOTAL CHANGE REQUEST	\$ (31,192)

ARNAGIN PAINTING

Commercial • Industrial • Wall Coverings

6395 NW BEAVERDR. | PO BOX408 | JOHNSTON, IA 50131 | PH515.276.8532 | FAX 515.276.5898



Estimate

November 6, 2024

Bondurant Fire Safety

Bondurant, IA

Re: ITC-01

Labor \$ 12,880.00

Material \$ 3,196.00

Equipment \$ 3,107.00

OH/P \$ 630.00

Total \$ 19,813.00

Scope of Work:

1. Field paint exposed metal decking noted as D-5 in Apparatus Bay
2. Lift costs are included

Thank You,

Jared Willson

Estimator/Project Manager

Jarnagin Painting, Inc.

jwillson@jarnaginpainting.com

It Always Costs More Not To Paint

Equal Opportunity Employer





TSF Structures, Inc
6410 7th Street Court SW
Suite C
Cedar Rapids, IA 52404
Phone: (319)365-7133
Fax: (319)365-2410

Date: 10/22/2024

Page 1 of 1

CO #: 1

Job #: 1833

Bondurant ESF - CMR

Customer PO #: 006777000

Change Order Request

To: Nick Aldrich

Ryan Companies Des Moines
111 East Grand Suite 200
Des Moines, IA 50309
Phone: (515) 309-8500

Subject: ITC-001 - EPIC Deck Finish Revision

Sent Via: Email

Description of Change:

Request from customer to replace ENVFN7.9 18/20 gage G60 Deck with Timberlok (White Oak) Finish, replaced with standard off-white primer.

Costs:

Decking

Credit of \$44,710.00

The change will cause a decrease of \$44,710.00 to the contract amount.

A signature below indicates acceptance of all changes shown herein. Any work associated with this change will begin upon receipt of a signed copy of this C.O. in our office.

Accepted By
Nick Aldrich
Ryan Companies Des Moines

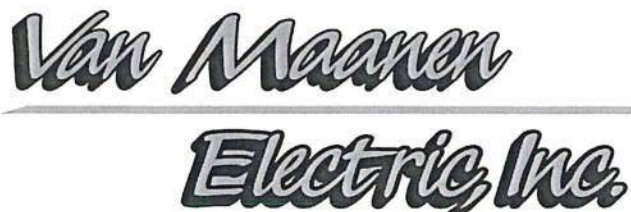
Peter Lewison
TSF Structures, Inc



1/28/2025

Per ITC #003, provide location for CT cabinet and PT cabinet, per MidAmerican Energy requirements. Relocation of equipment to accomodate.

Add CT & PT cabinet, relocate panels DPA & MDP	\$ 17,431
Deduct for shortening lengths of feeders and conduit	\$ (675)
Subtotal	\$ 16,756
Software (0.2%)	\$ 34
CCIP / GL Insurance (1.2%)	\$ 201
Fee (2.25%)	\$ 377
Bond (0.68%)	\$ 114
TOTAL CHANGE REQUEST	\$ 17,482



PROPOSAL REQUEST

Van Maanen Electric, Inc.

500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN #

Date:

Project Name:

Project Number:

Page Number:

ITC 03 CHARGE

11/25/2024

Bondurant Emergency Services Facility

Bondurant Emergency Services Facility

1

Ryan Companies

Contact: Nick Aldrich
111 East Grand, Suite 200
Des Moines, IA 50309
E-mail: nick.aldrich@ryancompanies.com

Work Description

Scope: Add CT Cabinet and PT Cabinet to meet Mid American requirements per direction of ITC 03. Move location of DPA and MDP inside of Main Electrical room.

Breakdown

Description	Qty
1" THREADED BUSHING - PLASTIC	4
1" CONDUIT - RMC - GALV	10
4" CONDUIT - RMC - GALV	20
1 x 8" NIPPLE - RMC - GALV	2
4 x 12" NIPPLE - RMC - GALV	3
4" CONN THRD HUB INSUL - RMC - MALL OR STL	3
4 x 8" EXPANSION COUPLING - RMC - MALL OR STL	3
4" LOCKNUT - STEEL	12
1" LOCKNUT SEALING - STEEL	10
4" LOCKNUT SEALING - STEEL	12
4" THREADED BUSHING - PLASTIC	6
1" BUSHING GRDG INSUL 150 DEG	1
4" BUSHING GRDG INSUL 150 DEG	6
1" MEASURE CUT & THREAD LABOR - RMC - GALV	1
4" MEASURE CUT & THREAD LABOR - RMC - GALV	6
4" ADAPTER FEM - PVC	3
4" STRUT STRAPS	3
# 6 THHN GREEN	16
#500 MECH LUG - 3 CABLE - 3 MNTG HOLE	6
24x 24x 8" BOX HNGD CVR - NEMA 3R	1
5/8"x 10' CU CLAD GRD ROD	2
1/4x 1 3/8 SLEEVE ANCHOR W/ ACORN NUT - 1" MIN DEPTH	10
3/8x 1 7/8 SLEEVE ANCHOR W/ HEX NUT - 1 1/4" MIN DEPTH	4
1/4x 1 1/4 FENDER WASHER - PLTD STL	24
CT Cabinet	1
4x8 Plywood	1
6" CORE DRILL HOLES	3
PT Cabinet	1
Neutral Wire Termination Block	1
Totals	175

Summary

General Materials

11,589.60

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208

CCN #
Date: 11/25/2024
Project Name: Bondurant Emergency Services Facility
Project Number: Bondurant Emergency Services Facility
Page Number: 2

Summary (Cont'd)			
LABOR	(62.79 Hrs @ \$74.57)		4,682.25
O&M on materials only	(@ 15.000 %) @ 10%	1158.96	2,440.78
Final Amount		\$17,430.81	\$18,712.63

Van Maanen Authorization:

Project Manager: Matt Baker
Phone Number: 641-791-9473
E-mail: mbaker@vanmaanenelectric.com

Signature: _____ Date: _____

Ryan Companies Authorization

Name: Nick Aldrich

Signature: _____ Date: _____



PROPOSAL REQUEST

Van Maanen Electric, Inc.

500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN #

Date:

Project Name:

Project Number:

Page Number:

ITC 03 CREDIT

11/20/2024

Bondurant Emergency Services Facility

Bondurant Emergency Services Facility

1

Ryan Companies

Contact: Nick Aldrich
111 East Grand, Suite 200
Des Moines, IA 50309
E-mail: nick.aldrich@ryancompanies.com

Work Description

Scope: Credit for shortening length on feeders to and panel H1A and pvc conduit for main service. There is not a credit on the wire because the difference in the length is needed for the CT cabinet and then routing back into the MDP.

Breakdown

Description	Qty
2" CONDUIT - PVC40	5
4" CONDUIT - PVC40	24
# 6 THHN BLACK	5
#3/0 THHN BLACK	20
Totals	54

Summary

General Materials		199.09
LABOR	(6.11 Hrs @ \$74.57)	455.62
O&M	(@ 0.000 %) @ 10%	0.00
		19.91
Final Amount		\$674.62
		\$654.71

Van Maanen Authorization:

Project Manager: Matt Baker
Phone Number: 641-791-9473
E-mail: mbaker@vanmaanenelectric.com

Signature: _____ Date: _____

Ryan Companies Authorization

Name: Nick Aldrich

Signature: _____ Date: _____

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208

CCN #

Date:

Project Name:

Project Number:

Page Number:

ITC 03 CREDIT

11/20/2024

Bondurant Emergency Services Facility

Bondurant Emergency Services Facility

2

ORIGINAL



1/28/2025

Per ITC #004, provide location for perimeter drainage connections, in response to RFI 14. Provide extents of additional rip-rap at sand seam. Revised AV equipment details per submittals. Provide conduit location at East easement.

Additional rip-rap at sand seam	\$ 3,308
Surveying for conduit at East easement	\$ 1,200
Add MidAmerican conduit at East easement	\$ 16,312
Add for revised controller in detail 8/AV201	\$ 583
Subtotal	\$ 21,403
Software (0.2%)	\$ 43
CCIP / GL Insurance (1.2%)	\$ 257
Fee (2.25%)	\$ 482
Bond (0.68%)	\$ 146
TOTAL CHANGE REQUEST	\$ 22,330

*Costs for video wall changes will be submitted separately



MAILING ADDRESS: P.O. BOX 547 CARLISLE, IA 50047
 OFFICE ADDRESS: 20 VINE ST. CARLISLE, IA 50047
 PH: (515)-989-0557 FAX: (515)-989-4447

PROJECT: BONDURANT ESF (ADDED RIP RAP PER GEOTECHNICAL ENG.)

CIVIL ENGINEER:

PLAN DATE:

ADDENDUMS:

ESTIMATOR: BRANDON VAN VLEET

CONTACT INFORMATION:

BRANDON@SANDSTONEMGMT.COM

515-210-8386

		LFT	LGTH	WIDTH	DPTH	CYD	SFT	UNITS	TON	\$ LFT	\$CYD	\$SFT	\$ UNITS	\$ TON	TOTAL	BID TOTAL
	<u>DESCRIPTION OF WORK:</u>					0.0	0.0		0.00						\$0.00	\$0.00
1	(MATERIAL) FURNISHING OF RIP RAP					0.0	0.0		30.00					\$45.00	\$1,350.00	\$1,350.00
2	(HAUL) DELIVERY OF RIP RAP					0.0	0.0		30.00					\$20.00	\$600.00	\$1,950.00
3	(INSTALL) PLACEMENT OF RIP RAP					0.0	0.0		30.00					\$35.00	\$1,050.00	\$3,000.00
4	10% OH & P					0.0	0.0	0.10	0.00				\$3,000.00		\$300.00	\$3,300.00
5	TEXTURA FEE (.22%)					0.0	0.0	0.00	0.00				\$3,300.00		\$8.25	\$3,308.25
															\$3,308.25	



November 25, 2024

RE: Construction Surveying Services
Our Project # 240328
Bondurant Public Safety Facility
Bondurant, Iowa

Bishop Engineering is pleased to respond to your request for Construction Surveying Services. Based on the plans provided and our knowledge of the area, we propose the following scope of services.

Scope for Construction Surveying Services: Construction Staking for ITC #04

Phase	Task	Price	Trips
14	Stake Mid American Conduit per ITC #04	\$1,200.00	1
	TOTAL	\$1,200.00	1

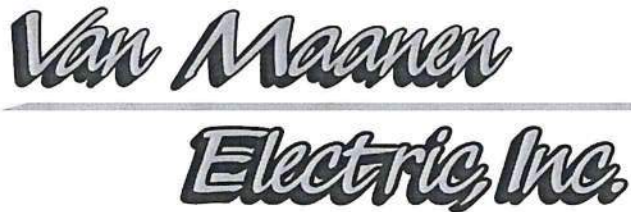
Bishop Engineering does not know how construction will proceed, so we have made some assumptions based on our experience. The "Trips" listed above are based on this experience. There may be additional hourly charges if any Task listed requires extra "Trips" based on *your* scheduling. Multiple Tasks listed may be scheduled for a single Trip. The above listed Tasks are for "one time only" and are on a lump sum basis. If you need any of the listed items re-surveyed, it will be performed at an hourly rate (see attached rate sheet). Should you require re-staking, staking for items outside of the contract scope, or it has been determined that a staking request requires an additional trip charge, Bishop Engineering will require a signed change order for the work. If you require pre-approval for any work done under a change order, please specify that request in writing before giving the notice to proceed. We will need approximately 5 days to prepare for this project, once we are given the notice to proceed. The General Contractor will provide Bishop Engineering with all PDFs and/or CAD files necessary to complete the above tasks. When scheduling any staking work, we would ask that you give us as much time as possible to prepare so we can get a field crew to your site when you need it.

*****Bishop Engineering requires that the subcontract includes a copy of this proposal, attached as a rider to the subcontract. If there are items that need to be modified, added, or subtracted from our proposed scope of services, please contact Justin Stevens at 515-276-0467. Changes to the scope of work may require changes to the trip total and subcontract amount. *****

Thank you for the opportunity to join your team for this proposed work. We look forward to working with you on this project.

Sincerely,

Justin K. Stevens
Survey Coordinator
jstevens@bishopengr.com



PROPOSAL REQUEST

Van Maanen Electric, Inc.

500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN #

Date:

Project Name:

Project Number:

Page Number:

ITC 04

12/23/2024

Bondurant Emergency Services Facility

Bondurant Emergency Services Facility

1

Ryan Companies

Contact: Nick Aldrich
111 East Grand, Suite 200
Des Moines, IA 50309
E-mail: nick.aldrich@ryancompanies.com

Work Description

Scope: Add Mid American conduit to site and change AV displays due to specified product no longer being available.

Breakdown

Description	Qty
4" CONDUIT - PVC40	820
4" COUPLING - PVC	8
PVC CEMENT STANDARD (1-QUART)	4
4" STRUT STRAPS	8
IDEAL 31-340 6500FT 210LB PULL LINE	1
POLY MULE 1250LB ROPE 3000FT	1
DEEP STRUT PS-210-10-PG 14GA CHNL	50
3/8-16 SPRING NUT 1 3/8 OR 1 5/8" STRUT	8
3/8-16x 1 HEX HEAD BOLT - PLTD STL	8
3/8x 1 1/4 FENDER WASHER - PLTD STL	8
TRENCH/BACKFILL (6"X48" DEEP)	730
EXCAVATION (24"X42" DEEP)	30
BACKFILL/COMP (24"X42" DEEP)	30
Back Hoe	1
Trencher	1
Skid Loader	1
Totals	1,709

Summary

General Materials		7,536.81
LABOR	(107.57 Hrs @ \$74.57)	8,021.49
O&M <i>on materials only</i>	(@ 10.000 %)	753.68
AUDIO VIDEO SYSTEM	(\$13,262.50 + 0.000 % + 0.000 % + 5.000 %)	1,555.83
	\$555.00	582.75
Final Amount		\$16,894.73
		\$31,081.76

Van Maanen Authorization:

Project Manager: Matt Baker
Phone Number: 641-791-9473
E-mail: mbaker@vanmaanenelectric.com

Signature: _____ Date: _____

ORIGINAL

PROPOSAL REQUEST

Van Maanen Electric, Inc.
500 Iowa Speedway Drive
Newton, IA 50208

CCN #	ITC 04
Date:	12/23/2024
Project Name:	Bondurant Emergency Services Facility
Project Number:	Bondurant Emergency Services Facility
Page Number:	2

Ryan Companies Authorization

Name: Nick Aldrich

Signature: _____ Date: _____



Proposal

Bondurant Emergency Services Facility-A/V CO#01 to OPP#74069 Change DSP and Video Wall

Quote # 052400
Version 2

Prepared for:

Van Maanen Electric Inc

Prepared by:

Robert Jaeger



CEC Overview

Thank you for the opportunity to offer CEC services to Van Maanen Electric Inc. We understand the importance of having access to the best technologies available to solve your business challenges. CEC partners with leading industry manufacturers to give you choices on *the right technology* solutions for your business. The expertise of our people, the high-quality products and services we deliver, and the experience that our customers have with each interaction is what makes our partnerships great.

Our Company | Over the years, CEC has evolved and advanced with technology and industry changes, transforming from a local radio shop to a nationally recognized systems integrator. With offices in the Midwest, our teams work with local and national customers to custom design, implement and service technology solutions.

We differentiate ourselves from competitors in the importance given to understanding each customer's unique needs, the partnership created through discovery and our ability to deliver a complete technology solution. Staying ahead of emerging technologies isn't about simply knowing which systems are best. At the core, it's about having *the right people* with the expertise to implement and support them - CEC does that like no other organization.

Our Mission | To create world class technology experiences that improve the lives of our people and partners.

New! Managed Systems Program | Managing the complex technology systems throughout your organization can be a costly distraction from you running your core business. CEC's Managed Systems Program (MSP) packages the latest technology into an affordable monthly usage payment. With CEC's MSP, customers get installation of the system with end user training for the life of the system. You'll never worry about downtime because CEC maintains the system throughout the term including, software upgrades, programming changes, repairs, and an annual PM check to assure the system is performing optimally. At the end of the term, you will have the option to upgrade to the latest solution.

We stay ahead of technology so you don't have to.

At CEC, *The Experience Matters*. The expertise of our people, and the experience that our customers have with each interaction, is what makes our client partnerships great.



System Summary

Van Maanen Electric Inc
P. O. Box 1131
Newton, IA 50208

Bondurant Emergency Services Facility-A/V CO#01 to OPP#74069 Change DSP and Video Wall

CEC is pleased to present this proposal for the requested changes to the Bondurant Emergency Services Facility AV plans per ITC 4. This quote is for the necessary hardware changes to the original project. The following items are included in the quote:

- Update the DSP in the Conference Room from a Q-SYS Core Nano to Core 8 Flex
- Update the Absen video wall to the new X-Series replacement for the discontinued CSLIM model.

This quote **does not** include:

- Any other changes to the current project
- Any additional labor

This quote covers the AV changes from BESF – ITC 04.

Installation will be completed during normal CEC operating hours of 7:30am - 4:30pm, Monday - Friday.



System Implementation

The following scope of work defines the specific tasks and responsibilities required of each party to successfully complete the above referenced project. It also identifies specific conditions and clarifications upon which this proposal is derived.

CEC Responsibilities

- Provide the CEC Provided Equipment.
- Provide project management & system warranty
 - Warranty will include the equipment/manf. warranty
 - NOTE: Warranty shall begin on the date of beneficial use, or the project close out, whichever comes first.
- Provide Documentation & As-built Wiring Diagram

Customer Responsibilities

- Provide ready access for CEC staff

Conditions & Clarifications

- **NOTICE:** All work performed by CEC MUST be scheduled through our Project Management Office (PMO), allowing adequate lead time for equipment delivery and scheduling of workforce. Upon project award our PMO will contact you to confirm project timelines and availability of resources. Standard lead time for labor services is 4 to 6 weeks from confirmation.
- Delays incurred by CEC employees and their subcontractors due to escorts, clearances, restricted workspaces, and other factors beyond our control will be invoiced at our current labor rates.
- Any changes to this proposal will be communicated and approved in writing by an authorized Customer representative prior to commencing work.
- Equipment items included in this proposal are based on the current model as detailed in the equipment list or in the project submittal. Changes due to discontinuation of product by the manufacturer may be subject to a change in project price.
- This quotation assumes a standard installation schedule. Any expedited deliveries or installation schedules are not included, unless specifically identified, and will incur additional charges.
- All CEC labor is to be performed during Shift Differential CEC business hours (excluding holidays) on a Shift Differential basis unless otherwise specified. Customer is to inform CEC prior project start up, of any times when work cannot be performed.
- Proposal is based on Single Phase Completion of the project. If for any reason the work is to be delivered in multiple phases, additional charges will be incurred.

Hardware		Price	Qty	Ext. Price
Removed Items from Original Quote				
CORE NANO	Network Core, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8 AEC processors, Half-size 1RU.	\$1,642.50	-1	(\$1,642.50)
PRODUCT	Absen B5215-0-00 KC230299A 1.58mm Pixel Pitch Video Wall	\$31,875.00	-1	(\$31,875.00)
PRODUCT	Absen B5215-0-02 Wall Mounting Bracket	\$652.50	1	(\$652.50)
Replacement Items from ITC 04				
CORE 8 FLEX	Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.	\$2,197.50	1	\$2,197.50
B6015-1-00	ABSENICON X136 Panel Package 1.5mm PixelPitch 118.1"x 66.4"	\$44,550.00	1	\$44,550.00
B6015-1-01	Absenicon X136 Wall Mounts Installation Package	\$725.00	1	\$725.00
			Subtotal:	\$13,302.50

\$555.00

REVIEWING OTHER VIDEO
WALL OPTIONS TO AVOID
ADDITIONAL COSTS.



Bondurant Emergency Services Facility-A/V CO#01 to OPP#74069 Change DSP and Video Wall

Prepared by:
Communications Engineering Company
Robert Jaeger
(319) 294-9000
Fax (515) 289-3713
rjaeger@cecinfo.com

Prepared for:
Van Maanen Electric Inc

P. O. Box 1131
500 Iowa Speedway Drive
Newton, IA 50208
Tracy Evans
(641) 791-9473
tevans@vanmaanenelectric.com

Quote Information:
Quote #: 052400

Version: 2
Proposal Delivery Date: 12/20/2024
Proposal Expiration Date: 01/11/2025

Quote Summary		Amount
Hardware		\$13,302.50
	Proposal Subtotal:	\$13,302.50
	Shipping:	\$465.59
	Estimated Tax:	\$963.76
	Total:	\$14,731.85

A deposit of 40% is required at the time of purchase for all orders over \$10,000. Progress payments for material delivered and labor expended will be invoiced monthly. Invoice terms are NET 30 with approved credit.

This Proposal for sale of equipment or performance of services by CEC is subject to, and expressly conditioned upon CEC Standard Terms and Conditions. (<http://www.cecinfo.com/terms>) CEC Standard Terms and Conditions cannot be waived or altered without the express written consent of CEC Corporate Officer. By signing this Proposal, Customer expressly agrees to be bound by the terms of this Proposal and the CEC Standard Terms and Conditions. If the parties have entered into a valid Master Service Agreement, for the services provided, that agreement supersedes the acceptance of the currently listed CEC ST&Cs.

Information contained in this proposal, including part numbers, installation details, pricing information, and engineering drawings shall be considered Proprietary and Confidential, and shall not be duplicated or shared with persons other than the intended recipient(s) referenced above.



Communications Engineering Company

Van Maanen Electric Inc

Signature: _____
Name: Robert Jaeger
Title: Sales Executive
Date: 12/20/2024

Signature: _____
Name: Tracy Evans
Date: _____
PO Number: _____

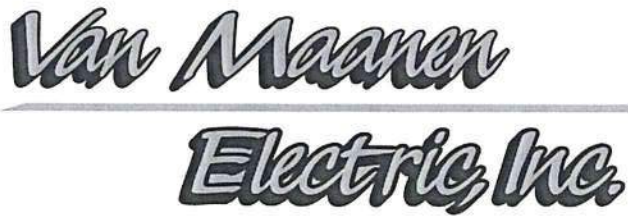
To accept please sign and return all pages of this document, or e-sign via the Order Porter web link.



2/12/2025

Per ITC #005, Remove south wall of Sauna 137, remove door 137, add (10) lockers to Storage 136 as indicated. Revise ceilings and accessories to accommodate. Inverter located at Storage 136 relocated to Medical 132 to accommodate locker installation.

Relocate Inverter	\$ 326
Remove South CMU Wall of Sauna 137	\$ (845)
Remove Door 137	\$ (1,676)
Add 10 Lockers to Storage 136	\$ 11,629
Subtotal	\$ 9,433
Software (0.2%)	\$ 19
CCIP / GL Insurance (1.2%)	\$ 113
Fee (2.25%)	\$ 212
Bond (0.68%)	\$ 64
TOTAL CHANGE REQUEST	\$ 9,842



PROPOSAL REQUEST

Van Maanen Electric, Inc.

500 Iowa Speedway Drive
Newton, IA 50208
Telephone: 641-791-9473

CCN #**Date:****Project Name:****Project Number:****Page Number:****ITC 5**

1/30/2025

Bondurant Emergency Services Facility

Bondurant Emergency Services Facility

1

Ryan Companies

Contact: Nick Aldrich
111 East Grand, Suite 200
Des Moines, IA 50309
E-mail: nick.aldrich@ryancompanies.com

Work Description**Scope:** Move INV-1 in Room 130**Breakdown**

Description	Qty
3/4" CONDUIT - PVC40	40
#10 THHN BLACK	120
Totals	160

Summary

General Materials		77.24
O & M	(@ 15.000 %)	11.59
LABOR	(3.18 Hrs @ \$74.57)	237.13

Final Amount**\$325.96****Van Maanen Authorization:**

Project Manager: Matt Baker
Phone Number: 641-791-9473
E-mail: mbaker@vanmaanenelectric.com

Signature: _____ Date: _____

Ryan Companies Authorization

Name: Nick Aldrich

Signature: _____ Date: _____

ORIGINAL



Change Order Request

SEEDORFF MASONRY, INC.

12345 UNIVERSITY AVE STE 100

CLIVE IA 50325-8284

Phone: (515)289-2036

Fax: (515)289-2034

Date: 12/26/2024

To: RYAN COMPANIES US INC
111 E GRAND STE 200
DES MOINES, IA 50309

SMI Job #: 24045-

Name: BONDURANT ESF - CMR
500 CAMPUS DR SE
BONDURANT, IA 50035

Change Order Request # : 1 Description: ITC No. 5

We hereby submit specifications and estimates based on the terms and conditions of our executed contract.

Details: Remove South CMU wall from Sauna 137

We Propose hereby to furnish labor and material - complete in accordance with the above specifications, for
a DEDUCT of \$(845.34)

Please note that Seedorff Masonry, Inc. will require - Will Be Determined - extra
days to complete this work.

Price Breakdown

Description	Quantity	UM	Unit Cost	Amount
Bricklayer	-4.0	HRS	\$ 86.68	\$-346.72
Laborer	-4.0	HRS	\$ 72.78	\$-291.12
CMU	-70.0	EA	\$ 2.25	\$-157.50
Mortar/Grout	-1.0	EA	\$ 50.00	\$-50.00
				\$-845.34
			Total:	\$-845.34

Submitted by: Matt Banse

Matt Banse

SEEDORFF MASONRY, INC.

Note: This proposal is only valid for 30 Days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Agreement herewith shall be evidenced by the Customer's signature hereon or by permitting Seedorff Masonry, Inc. to commence this work.

Firm: _____

Signature: _____

Date of Acceptance: _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.



COR #001

Core Construction Services, LLC

3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: Ryan Companies
111 East Grand Avenue
Des Moines, IA 50309

PROJECT NAME: Bondurant Emergency Services Facility
PROJECT NUMBER: 24122
SUBJECT: ITC No. 5
FROM: Mike Muhlena
DATE: 1/7/25

ATTN: Nick Aldrich

Item #/ Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
ITC #05													
Item #01 - Sheet A004													
	Remove Door 137 - door & frame material	Core	(1.00)	each			\$ 1,236.00	\$ (1,236.00)					\$ (1,236.00)
	Remove Door 137 - labor	Core	(5.50)	hrs	\$ 80.00	\$ (440.00)							\$ (440.00)
Item #02 - Sheet A402													
	Add (10) P-Lam Lockers	Storage & Design	1.00	each							\$ 11,100.00	\$ 11,100.00	\$ 11,100.00

Subtotal		\$ (440.00)	\$ (1,236.00)	\$ -	\$ 11,100.00	\$ 9,424.00
Small Tools Allowance	0.00%					
Warranty	0.00%					
Overhead & Profit	10.00%	\$ (44.00)	10.00% \$ (123.60)	10.00%	5.00% \$ 555.00	\$ 387.40
Bond	1.50%	\$ (6.60)	1.50% \$ (18.54)	1.50%	1.50% \$ 166.50	\$ 141.36

The Contract Schedule will ☒ Increase / ☐ Decrease by: 0 days **TOTAL COR: \$ 9,952.76**

Clarifications & Exclusions:

INSTRUCTION TO CONTRACTOR – ITC NO. 5

Date: December 19, 2024
Project: Bondurant Emergency Services Facility
Project Number: 23827000
Client: City of Bondurant
General Contractor: Ryan Companies

*If, in your opinion, this instruction involves work that either increases or decreases the Contract Sum or Contract Time, you **shall not proceed** until you submit a Change Authorization Request and receive signed authorization to proceed. Proceeding with the Work prior to authorization indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.*

The following Instruction to Contractor is issued to:

- ☒ Clarify drawings, specifications, and/or material selection.
- ☒ Request an estimate for Owner's further consideration.
- ☒ Transmit drawings or documents for incorporation into the work, subject to the above statement.

Initiated By: City of Bondurant

- **Description:** Remove south wall of Sauna 137, remove door 137, add (10) lockers to Storage 136 as indicated. Revise ceilings and accessories to accommodate. Inverter located at Storage 136 relocated to Medical 132 to accommodate locker installation.

Action Required: Modifications to Construction Documents

1. SHEET A004 – DOOR SCHEDULE AND FRAME ELEVATIONS

- a. Remove Door 137 from door schedule and project.
- b. See attached revised sheet.

2. SHEET A402 – ENLARGED FLOOR PLANS & ELEVATIONS – MEDIUM DECON

- a. Remove south CMU wall from Sauna 137
- b. Add (10) PLAM Personnel Lockers to match lockers at Dress 153
- c. Revise CMU wall dimensions to accommodate sauna and necessary clearances at Room 137
- d. Remove Gyp. Bd. Ceiling and replace with ACP-2
- e. Revise lighting and accessories to accommodate removal of wall.
- f. Move Fire Extinguisher to east wall of Sauna 137, adjacent to door
- g. See attached revised sheet.

3. SHEET A801 – FINISH PLAN – LEVEL 1

- a. Revise finish plan to align with change listed above.
- b. See attached revised sheet.

4. SHEET E101 – LEVEL 1 PLAN - ELECTRICAL

- a. Medical 132 / Storage 136
 - i. Modify location of inverter 'INV-1'.
- b. Sauna 137
 - i. Modify lighting and controls layout.
- c. See attached revised sheet

5. SHEET E201 – LEVEL 1 PLAN – POWER

- a. Medical 132 / Storage 136
 - i. Modify location of inverter 'INV-1'.
 - ii. Modify receptacle layout in Storage 136.
- b. See attached revised sheet.

6. SHEET E301 – LEVEL 1 PLAN – SPECIAL SYSTEMS

- a. Sauna 137
 - i. Modify fire alarm strobe location.
- b. See attached revised sheet.

Associated RFIs: N/A

Attachments: Sheets A004, A402, A801, E101, E201, E301

Issued By: OPN Architects

Thomas Thatcher, OPN Architects

Cc: Nick Aldrich, Zach Eaton, Aaron Twedt



DOORS INC.

110 W. 55th Street
Davenport, IA 52806
PHONE: 563-386-8508
FAX: 563-386-1534

Cedar Rapids, IA 52404
Des Moines, IA 50309
Fort Dodge, IA 50501
Iowa City, IA 52240
Swaledale, IA 50477
Waterloo, IA 50701

QUOTATION

Quote Number: 31400

Date: 1/2/2025

Customer: Core Construction Services, LLC

Attn: Mike Muhlena

Project Name: Bondurant Public Safety Building

Location: Bondurant, IA

Quoted By: Jay Grabow

Terms: Net 30 Days

No Retainage Allowed

**** This quote is valid for 60 days. ****

-
- ITC #05
-1 Delete Opening #137, per "Instructions to Contractor" dated 12/19/2024. Credit for HM frame, HM Door, and Hardware.

Quote: -\$1,236.00 (Tax Exempt, Material Only, FOB Jobsite)

Please send a Change Order if this change is accepted.

CONDITIONS: Unless otherwise specifically stated above, the following conditions apply to this agreement.

- | | |
|--|---|
| 1. Omissions and quantity errors are subject to correction. | 7. Preparation for concealed hardware is excluded. |
| 2. We do not include glass or glazing. | 8. All orders are subject to approval of credit by DOORS INC. |
| 3. Steel doors and frames to have standard shop primer finish. | 9. We do not include sales tax. |
| 4. Doors and frames to be reinforced for surface applied hardware, but not drilled and tapped. | 10. All materials shall be delivered F.O.B jobsite. |
| 5. We exclude cylinders for aluminum openings. | 11. All Bituminous Coatings to be by others. |
| 6. All existing wall anchor bolts and screws are excluded. | 12. Quotes are only valid for 60 days. |
| | 13. No Retainage Allowed. |

Accepted By: _____

Company: _____

Date: _____

Respectfully Submitted,

Jay Grabow

jgrabow@doorsincdavenport.com

DOORS INC. DAVENPORT

**Storage & Design Group**

5600 Metro East Drive
Des Moines, Iowa 50327
515-265-1105 ext 3

paul.storageanddesigngroup@gmail.com

www.storageanddesigngroup.com

Quote

Project	<u>Bondurant Emergency Services Facility</u>
Location	<u>Bondurant, Ia</u>
Architect	<u>OPN Architects</u>
Addenda	<u>2</u> Acknowledged

Date	<u>January 7, 2025</u>
Section	<u>105123</u>
Product	<u>Lockers</u>
Mfr.	<u>IDEAL</u>

Qty	Description	Unit Price	Total
10	**ADD ITEMS** <u>IDEAL: 2000 Model N2 Lockers</u> 24x24x72 Double Tier Lockers Total: Delivered and Installed* *IDEAL Payment Terms 50% Down, 50% Prior Submittal Turnaround Time: 3-5 Days Price Valid for 60 Days		\$ 11,100.00

Name	<u>Paul Rosales</u>	<u>Job Number</u>
Delivery	<u>4-6 Weeks</u> after approved drawings	

SubTotal	\$ 11,100.00
Shipping & Handling	
State Tax 0.0%	\$ -
Local Tax 0.0%	\$ -
Total	\$ 11,100.00

ADDITIONAL TERMS AND CONDITIONS

1. If installation is accepted, we will be responsible for unloading our materials.
2. Lockers knockdown construction unless otherwise indicated
3. All field measures must be completed by G.C. before ordering.
4. Locks not included unless otherwise indicated.
5. Quote subject to repricing if not accepted within 60 days.
6. Sales Tax to be added if needed and not added above.
7. Quote is for quantities and materials listed above. Call with any questions regarding conformance to plans or specs.
8. Our company is non-union. If union labor is required for this job, please contact us.
9. Hidden fees such as pollution insurance or Textura payment system charges are not in bid and must be added



2/12/2025

Per ITC #006, revise TWS-1 to curtainwall and add dayroom carpet.

Add Dayroom Carpet	\$ 688
Revise TWS-1 to Curtainwall	\$ -
Subtotal	\$ 688
Software (0.2%)	\$ 1
CCIP / GL Insurance (1.2%)	\$ 8
Fee (2.25%)	\$ 15
Bond (0.68%)	\$ 5
TOTAL CHANGE REQUEST	\$ 717

Project Name: Bondurant Emergency Services ITC#06
Due and Time: 2/5/2025
Contractor: Ryan Companies
Phone #:

Material Quantity	Unit	Material Product	Material Description	Price per Unit	Total
					\$0.00
11.96	s/yds	CPT2	Interface HN840 (2 boxes)	\$47.00	\$562.12
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
			SUB TOTAL OF MATERIALS		\$562.12
			SALES TAX		\$0.00
11.96	s/yds	carpet	FREIGHT	\$3.00	\$35.88
			FREIGHT		\$0.00
			FREIGHT		\$0.00
			FREIGHT		\$0.00
			SUB TOTAL OF ALL MATERIALS/FREIGHT/SALES TAX		\$598.00
Labor Quantity	Unit	Labor Product	Labor Description	Price per Unit	Total
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
			SUB TOTAL OF ALL LABOR		\$0.00
			TOTAL OF MATERIALS + LABOR		\$598.00
			Profit/Overhead	15%	\$89.70
			TOTAL QUOTE PRICE		\$687.70



2/13/2025

Landscaping Allowance Reconciliation

Landscape Allowance	\$ (190,000)
Landscaping and Irrigation Bid Package	\$ 163,138
Soil Stabilization - Detention Pond and West Lot	\$ 10,913
Subtotal	\$ (15,949)
Software (0.2%)	\$ (32)
CCIP / GL Insurance (1.2%)	\$ (191)
Fee (2.25%)	\$ (359)
Bond (0.68%)	\$ (108)
TOTAL CHANGE REQUEST	\$ (16,639)

Exhibit A

Bondurant Emergency Services Facility Bondurant, IA

BETWEEN Ryan Companies US, Inc. & ALPHA Landscapes, LLC

1. DRAWINGS AND SPECIFICATIONS

See Exhibit B.

2. SCHEDULE

See specification 01 32 10

3. VDC REQUIREMENTS

See specification 00 60 00.09

4. SCOPE OF WORK

Furnishing and installation of Landscape & Irrigation Scope of work where and as indicated on the drawings and in accordance with the specifications.

A. CLARIFICATIONS

1. Including but not limited to spec 01 12 00 Contract Summary complete and addendums #01-06.

B. INCLUSIONS

1. Including but not limited to 01 12 00.23 Bid Package #23 – Landscape Irrigation complete, and addendums #01-06.

C. EXCLUSIONS

1. NA

5. CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP)

Ryan Companies shall provide debris boxes for materials sorted on-site (source- separated) and/or bulk mixed (single stream) waste for all construction related waste generated on this project. Mixed construction waste shall be taken to a recycling facility that has a diversion rate of at least 75 percent. The goal for this project is 75 percent. In the event that a Subcontractor provides their own debris box, they shall be responsible for meeting or exceeding the project diversion goal and providing Ryan Companies with a monthly report of the total Recycled and Reused (Diverted) and the total Non-Recycled (Disposed) materials to be included in the project's overall waste management/waste reduction program.

6. CHANGE MANAGEMENT

The following shall be used to determine the cost of added or deleted work not determined in this contract.

- a) Material and equipment costs associated with a change from the original scope of work will be based on actual material cost plus a combined maximum total of 10% (add) and 10% (deducts) for overhead and profit.
- b) Pass-thru subcontracted costs associated with a change from the original scope of work will be based on actual cost plus a combined maximum total of 5% (add) and 5% (deducts) for overhead and profit.
- c) Labor costs associated with the change from the original scope of work will be billed based on unit rates listed below. Rates are inclusive of overhead and profit. On-site labor shall be verified by Ryan Companies US, Inc. on-site field managers daily and all change notifications shall follow article 10 of the subcontract agreement.
- d) Unit prices include the complete provision, fabrication, and installation for each item listed based solely on work in place, including all necessary appurtenances and connections required to complete the work in place, sales tax, insurance, overhead, profit, and superintendence.
- e) Ryan Companies US, Inc. reserves the right to request invoices, labor reports, and any backup associated with changes in order to reconcile actual costs.

Craftsperson	Hourly Labor Rates		
	Straight Time	Time and One Half	Double Time
Hand Laborer	\$100	\$135	\$175
Equipment Operator	\$150	\$185	\$225

Unit Prices:

Description	Unit	Unit Price
Steel Edging	LF	\$11.00
Hardwood Mulch	CY	\$135.00
Sod	SF	\$0.62
Detention Basin Seed	AC	\$2,450.00
Low-Grow Turf Seed	AC	\$1,665.00
Hydromulch	AC	\$2,100.00

7. ALTERNATES

The alternate prices listed below are the net addition to or deduction from the Subcontract Sum to incorporate the alternate into the Subcontractor's Work. The alternate prices included the complete provision, fabrication and installation for each alternate listed, including all necessary appurtenances and connection required to complete the work in place, sales tax, insurance, overhead, profit and superintendence.

Provide a complete description of all alternates. The description must clarify the scope of the alternate.

Description	Included in / Excluded from Base Scope	Price
NA		

8. SUBCONTRACT SUM DERIVED THUS:

BASE BID

Landscape & Irrigation \$163,138.00

SUBCONTRACT SUM \$163,138.00

9. SUB-SUBCONTRACTORS & SUPPLIERS

Subcontractor agrees to submit completed "Certificate of Sub-subcontractors & Suppliers" form attached hereto as **Rider C** prior to or concurrent with the first Subcontractor's Application for Payment. Submit updated copy [and the associated secondary lien waivers] with each subsequent Application for Payment.

10. TEXTURA CONSTRUCTION PAYMENT MANAGEMENT SYSTEM

Subcontractor shall submit all monthly Application for Payments and all supporting documents (including but not limited to invoices, vendor classification, sworn statements, lien waivers, etc.) in electronic format and shall be submitted to Contractor using the Oracle Textura Payment Management (TPM) system prescribed by Contractor not later than the 23rd day of the month. Subcontractor shall be responsible for the fees associated with Subcontractor's use of the Oracle Textura Payment Management (TPM) system. Fees to Subcontractors are calculated as 0.22% (22 basis points) of final contract value, with a maximum fee of \$5,000. This is a one-time payment paid upon acceptance of this contract with additional charges possible due to change orders. Contractor shall pay Subcontractor electronically via direct ACH payments.



MAILING ADDRESS: P.O. BOX 547 CARLISLE, IA 50047
 OFFICE ADDRESS: 20 VINE ST. CARLISLE, IA 50047
 PH: (515)-989-0557 FAX: (515)-989-4447

PROJECT: BONDURANT ESF (TEMP STABILIZATION)

CIVIL ENGINEER:

PLAN DATE:

ADDENDUMS:

ESTIMATOR: BRANDON VAN VLEET

CONTACT INFORMATION:

BRANDON@SANDSTONEMGMT.COM

515-210-8386

	<u>DESCRIPTION OF WORK:</u>	LFT	LGTH	WDTH	DPTH	CYD	SFT	UNITS	TON	\$ LFT	\$CYD	\$SFT	\$ UNITS	\$ TON	TOTAL	BID TOTAL
						0.0	0.0		0.00						\$0.00	\$0.00
1	TEMP STABILIZATION W/ STRAW MULCH					0.0	0.0	14.50	0.00				\$650.00		\$9,425.00	\$9,425.00
2	10% OH & P					0.0	0.0	0.10	0.00				\$9,425.00		\$942.50	\$10,367.50
3	5% GC OH & P					0.0	0.0	0.05	0.00				\$10,367.50		\$518.38	\$10,885.88
4	TEXTURA FEE (.22%)					0.0	0.0	0.00	0.00				\$10,885.88		\$27.21	\$10,913.09
						0.0	0.0		0.00						\$0.00	\$10,913.09
															\$10,913.09	



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

Item No. 5.j.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving pay request No. 5 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,293,883.29

CONTACT PERSON:

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

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

Pay ap #5 is for \$1,293,883.29 and is for work completed from January 1, 2025, through January 31, 2025.

An owner update is also attached.

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. 250324-64
2. Pay Request No. 5

CITY OF BONDURANT
RESOLUTION NO. 250324-64

RESOLUTION APPROVING PAY REQUEST NO. 5 TO RYAN COMPANIES FOR THE
BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF
\$1,293,883.29

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. 05, dated February 27, 2025, for work completed from January 1, 2025, to January 31, 2025; 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 24th day of March 2025,

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

ATTN: Marketa Oliver, City of Des Moines

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

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

PROJECT: Bondurant Emergency Services Facility

APPLICATION NO: 5

APPLICATION DATE: 2/7/2025
PERIOD FROM: 1/1/2025
PERIOD TO: 1/31/2025

PROJECT NO: 6777-000

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
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	\$ 3,781,569.65
RETAINAGE 5.0%	\$ 189,078.48
TOTAL EARNED LESS RETAINAGE	\$ 3,592,491.17
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 2,298,607.88
CURRENT PAYMENT DUE	\$ 1,293,883.29
AMOUNT DUE FROM PREVIOUS APPLICATION #	
TOTAL AMOUNT DUE	\$ 1,293,883.29

CONTRACTOR: RYAN COMPANIES US, INC.

By:

DocuSigned by:
Matt Van Loon
EE5D598BDD0C4E2

DATE: 2/7/2025

ARCHITECT: OPN ARCHITECTS

By:

DocuSigned by:
Aaron Tweedt
F6A88D446F8848D...

DATE: 2/7/2025

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: 5

APPLICATION DATE: 2/7/2025

PERIOD FROM: 1/1/2025

TO: 1/31/2025

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	\$ 372,177.09	\$ 66,792.75	\$ -	\$ 438,969.84	26%	\$ 1,270,021.16
3	03 - Building Concrete	\$ 678,720.00	\$0.00	\$ 678,720.00	\$ 256,887.00		\$ -	\$ 256,887.00	38%	\$ 421,833.00
4	03 - Precast Materials	\$ 722,439.00	\$0.00	\$ 722,439.00	\$ 362,016.00	\$ 310,423.00	\$ -	\$ 672,439.00	93%	\$ 50,000.00
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	\$ 120,971.00	\$ 699,517.00	\$ -	\$ 820,488.00	80%	\$ 198,757.00
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	\$ 14,261.32	\$ 92,356.40	\$ -	\$ 106,617.72	13%	\$ 706,049.28
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$0.00	\$ 565,125.00	\$ 17,671.20	\$ 2,650.68	\$ -	\$ 20,321.88	4%	\$ 544,803.12
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	\$ 176,248.00	\$ 12,273.00	\$ -	\$ 188,521.00	19%	\$ 787,879.00
19	23 - HVAC	\$ 1,216,722.00	\$0.00	\$ 1,216,722.00	\$ 54,428.00	\$ 36,381.00	\$ -	\$ 90,809.00	7%	\$ 1,125,913.00
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	\$ 69,810.08	\$ -	\$ 159,362.16	6%	\$ 2,322,415.84
23	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 360,727.00	\$ 16,913.09	\$ -	\$ 377,640.09	58%	\$ 275,640.91
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	\$ 22,146.70	\$ 21,338.69	\$ -	\$ 43,485.39	23%	\$ 142,834.61
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	\$ 3,691.10	\$ 3,556.45	\$ -	\$ 7,247.55	23%	\$ 23,806.45
31	66 - Fee (2.25%)	\$ 354,241.00	\$0.00	\$ 354,241.00	\$ 53,242.75	\$ 29,970.27	\$ -	\$ 83,213.02	23%	\$ 271,027.98
	Total	\$ 16,417,582.00	\$0.00	\$ 16,417,582.00	\$ 2,419,587.24	\$ 1,361,982.41	\$ -	\$ 3,781,569.65	23%	12,636,012.35



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 1/1/2025
End Date: 1/31/2025

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Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-01-04		0			Regular	2025-01-07	4233337	JP		4,377.28	32.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-01-11		0			Regular	2025-01-14	4241591	JP		5,471.60	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-01-18		0			Regular	2025-01-22	4247284	JP		5,471.60	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-01-25		0			Regular	2025-01-28	4251807	JP		4,377.28	32.00
		11410												19,697.76	144.00
011005														19,697.76	144.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-01-04		0			Regular	2025-01-07	4233190	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-01-11		0			Regular	2025-01-14	4241413	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-01-18		0			Regular	2025-01-22	4247110	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-01-25		0			Regular	2025-01-28	4251630	JP		353.38	2.00
		11410												1,413.52	8.00
011060														1,413.52	8.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-01-11		0			Regular	2025-01-14	4242262	JP		605.68	8.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-01-18		0			Regular	2025-01-22	4247900	JP		1,817.04	24.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-01-25		0			Regular	2025-01-28	4252401	JP		2,422.72	32.00
		11410												4,845.44	64.00
														4,845.44	64.00
011085															
		006777000	Supt/PM Cell Phone	Verizon	Verizon	111052		6102553302	01/25Verizon	2025-01-13	1925656	PS	P	95.73	0.00
		11420												95.73	0.00
														95.73	0.00
012020															
		006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV823892	INV823892	*2025-01-05	1922998	PS	P	1,177.00	0.00
		006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV832307	INV832307	2025-01-27	1931087	PS	#	1,177.00	0.00
														2,354.00	0.00
														2,354.00	0.00
														2,354.00	0.00
012082															
		006777000	Ryan Tech Yard	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		012025MNTECH	01/2025 Yard Bill	2025-01-31	1934036	PS	P	187.24	0.00
		11420												187.24	0.00
														187.24	0.00
														187.24	0.00
														187.24	0.00
012082															
		006777000	Temp Lighting/Power	United Rentals North America I	United Rentals North America Inc	156984		238018523005	238018523005	2025-01-06	1923141	PS	P	1,727.07	0.00
		006777000	Temp Lighting/Power	Eaton, Zachary J	Eaton, Zachary J	186080		EX010725-165913	Casey's	*2025-01-08	1924416	PJ		16.04	0.00
														1,743.11	0.00
														1,743.11	0.00
														1,743.11	0.00
013050															
		006777000	Water/Sewer Service	Des Moines Water Works	Des Moines Water Works	109478		9214120624	9214120624	2025-01-15	1926793	PS	P	31.80	0.00
		11420												31.80	0.00
														31.80	0.00
														31.80	0.00
														31.80	0.00
013050															
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		17042	17042	*2025-01-05	1922997	PS	P	2,310.00	0.00
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		17351	17351	2025-01-27	1931100	PS	P	2,310.00	0.00
														4,620.00	0.00
														4,620.00	0.00
														4,620.00	0.00
014190															
		006777000	Constr Debris Dumpster	Waste Solutions of Iowa	Waste Solutions of Iowa	175872		98466	98466	2025-01-27	1931164	PS	P	176.55	0.00
		11420												176.55	0.00
														176.55	0.00
														176.55	0.00
														176.55	0.00
015012															
		006777000	Jobsite Trailer	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	DOLLAR GENERAL #23568	2025-01-18	1927974	PJ		25.86	0.00
		006777000	Jobsite Trailer	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #1861	2025-01-18	1927974	PJ		32.07	0.00
		006777000	Jobsite Trailer	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	O'REILLY 659	2025-01-18	1927974	PJ		213.99	0.00
		11420												271.92	0.00
														271.92	0.00
015021															
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #3404	2025-01-18	1927974	PJ		35.95	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #1861	2025-01-18	1927974	PJ		54.56	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #1861	2025-01-18	1927974	PJ		44.77	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #3404	2025-01-18	1927974	PJ		63.31	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-166279	CASEYS #3404	2025-01-18	1927974	PJ		57.24	0.00



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 1/1/2025
End Date: 1/31/2025

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	11420	006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	7587 Embrey-166279	CASEYS #1861	2025-01-18	1927974	PJ		50.69	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	8591 Wilson-165577	CASEYS #2164	2025-01-18	1927962	PJ		70.43	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	8591 Wilson-165577	KUM&GO 0092R ANKENY	2025-01-18	1927962	PJ		77.08	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	7587 Embrey-166279	CASEYS #1676	2025-01-18	1927974	PJ		64.74	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054	7587 Embrey-166279	CASEYS #3404	2025-01-18	1927974	PJ		49.85	0.00
		006777000	Superintendent Fuel	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178	012025DESYARD	01/2025 Yard Bill	2025-01-28	1932108	PS	P	1,280.00	0.00
													1,848.62	0.00
015620													1,848.62	0.00
	11410	006777000	Yard Deliveries-hr	Time Tracking WE 2025-01-04		0		Regular	2025-01-07	4233301	JP		137.36	2.00
		006777000	Yard Deliveries-hr	Time Tracking WE 2025-01-11		0		Regular	2025-01-14	4241528	JP		274.72	4.00
		006777000	Yard Deliveries-hr	Time Tracking WE 2025-01-18		0		Regular	2025-01-22	4247221	JP		274.72	4.00
		006777000	Yard Deliveries-hr	Time Tracking WE 2025-01-25		0		Regular	2025-01-28	4251658	JP		89.59	1.00
		006777000	Yard Deliveries-hr	Time Tracking WE 2025-01-25		0		Regular	2025-01-28	4251751	JP		274.72	4.00
015850													1,051.11	15.00
													1,051.11	15.00
		006777000	Chemical Toilets	Waste Solutions of Iowa	Waste Solutions of Iowa	175872	96574	96574	*2025-01-05	1922999	PS	P	402.04	0.00
		006777000	Chemical Toilets	Waste Solutions of Iowa	Waste Solutions of Iowa	175872	97969	97969	2025-01-15	1926792	PS	P	394.41	0.00
													796.45	0.00
													796.45	0.00
034000	11445	006777000	Precast Walls	Advanced Precast Company Inc	Advanced Precast Company Inc	202150 00071436	06677700071436	CONTRACT NO. 71436 CHG 001	2025-01-31	1934490	PX	T	310,423.00	0.00
													310,423.00	0.00
													310,423.00	0.00
051200	11445	006777000	Struct Stl Fab	TSF Structures Inc	TSF Structures Inc	119464 00071810	06677700071810	CONTRACT NO. 71810 CHG 000	2025-01-31	1934494	PX	T	699,517.00	0.00
													699,517.00	0.00
													699,517.00	0.00
088100	11440	006777000	Glass & Glazing	Elite Glass & Metal LLC	Elite Glass & Metal LLC	162343 00071804	06677700071804	CONTRACT NO. 71804 CHG 000	2025-01-31	1934214	PX	T	92,356.40	0.00
													92,356.40	0.00
													92,356.40	0.00
092100	11440	006777000	Gypsum Board	PCI	PCI	132818 00071800	06677700071800	CONTRACT NO. 71800 CHG 000	2025-01-29	1933129	PX	T	2,650.68	0.00
													2,650.68	0.00
													2,650.68	0.00
220000	11440	006777000	Plumbing	Dickerson Mechanical Inc	Dickerson Mechanical Inc	202699 00071877	06677700071877	CONTRACT NO. 71877 CHG 000	2025-01-29	1933131	PX	P	12,273.00	0.00
													12,273.00	0.00
													12,273.00	0.00
230000	11440	006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112 00071927	06677700071927	CONTRACT NO. 71927 CHG 000	2025-01-29	1933133	PX	T	36,381.00	0.00
													36,381.00	0.00
													36,381.00	0.00
260000	11440	006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043 00071755	06677700071755	CONTRACT NO. 71755 CHG 000	2025-01-31	1934213	PX	P	69,810.08	0.00
													69,810.08	0.00
													69,810.08	0.00
312000	11440	006777000	Earthwork	Sandstone Management Ltd	Sandstone Management Ltd	114047 00071756	06677700071756	CONTRACT NO. 71756 CHG 000	2025-01-30	1933637	PX	T	6,000.00	0.00
		006777000	Earthwork	Sandstone Management Ltd	Sandstone Management Ltd	114047 00071756	06677700071756	CONTRACT NO. 71756 CHG 002	2025-01-30	1933637	PX	T	10,913.09	0.00
													16,913.09	0.00
													16,913.09	0.00
501213	11476	006777000	VDC Manager 1	Time Tracking WE 2025-01-11		0		VB	2025-01-14	4240947	JP		1,510.00	10.00
		006777000	VDC Manager 1	Time Tracking WE 2025-01-18		0		VB	2025-01-22	4246755	JP		1,510.00	10.00
		006777000	VDC Manager 1	Time Tracking WE 2025-01-25		0		VB	2025-01-28	4251277	JP		906.00	6.00
													3,926.00	26.00
													3,926.00	26.00
504015	11476	006777000	Liability Ins	General Ins Alloc 120		0			2025-01-31	4250038	JA		15,324.03	0.00
		006777000	Liability Ins	General Ins Alloc 120 11476		0			2025-01-31	4250039	JA		298.31	0.00
		006777000	Liability Ins	General Ins Alloc 120		0			*2024-12-31	4217278	JA		5,288.56	0.00
		006777000	Liability Ins	General Ins Alloc 120 11476		0			*2024-12-31	4217279	JA		427.79	0.00
													21,338.69	0.00
													21,338.69	0.00
		006777000	Snow Removal	Mayfield All-Around LLC	Mayfield All-Around LLC	203839	INV024	INV024	*2025-01-06	1923136	PS	P	1,350.00	0.00
		006777000	Snow Removal	Mayfield All-Around LLC	Mayfield All-Around LLC	203839	INV025	INV025	2025-01-06	1923137	PS	P	1,350.00	0.00
													2,700.00	0.00
													2,700.00	0.00
		006777000	Sr Project Manager I	Time Tracking WE 2024-08-10		0		CPRJ	2025-01-07	4232767	JP		2,856.00	17.00



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 1/1/2025
End Date: 1/31/2025

Pay application 05 - JANUARY 2025

531003	11476	006777000	Sr Project Manager I	Time Tracking WE 2025-01-11	0		CPRJ	2025-01-14	4240649	JP		2,520.00	15.00
		006777000	Sr Project Manager I	Time Tracking WE 2025-01-18	0		CPRJ	2025-01-22	4246471	JP		3,360.00	20.00
		006777000	Sr Project Manager I	Time Tracking WE 2025-01-25	0		CPRJ	2025-01-28	4251025	JP		1,848.00	11.00
												10,584.00	63.00
												10,584.00	63.00
531008	11476	006777000	Project Engineer	Time Tracking WE 2025-01-04	0		CPRJ	2025-01-07	4232854	JP		2,448.00	24.00
		006777000	Project Engineer	Time Tracking WE 2025-01-11	0		CPRJ	2025-01-14	4240995	JP		3,264.00	32.00
		006777000	Project Engineer	Time Tracking WE 2025-01-25	0		CPRJ	2025-01-28	4251320	JP		3,264.00	32.00
												8,976.00	88.00
												8,976.00	88.00
531010	11476	006777000	Project Coordinator I	Time Tracking WE 2025-01-11	0		CPRJ	2025-01-14	4240234	JP		820.00	10.00
		006777000	Project Coordinator I	Time Tracking WE 2025-01-04	0		CPRJ	2025-01-14	4240339	JP		164.00	2.00
		006777000	Project Coordinator I	Time Tracking WE 2025-01-18	0		CPRJ	2025-01-22	4246031	JP		205.00	2.50
		006777000	Project Coordinator I	Time Tracking WE 2025-01-25	0		CPRJ	2025-01-28	4250617	JP		184.50	2.25
												1,373.50	16.75
												1,373.50	16.75
603010	11420	006777000	Project Related Software	Proj Related Software Alloc 20	0			2025-01-31	4250001	JA		2,554.00	0.00
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476	0			2025-01-31	4250002	JA		49.72	0.00
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476	0			*2024-12-31	4217265	JA		71.30	0.00
		006777000	Project Related Software	Proj Related Software Alloc 20	0			*2024-12-31	4217264	JA		881.43	0.00
												3,556.45	0.00
												3,556.45	0.00
											Grand Total:	1,332,012.14	424.75

Subtotal \$1,332,012.14

Fee 2.25% \$29,970.27

GRAND TOTAL: \$1,361,982.41

Certificate Of Completion

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Minneapolis, MN 55415

Karla.Rodriguez-Tello@RyanCompanies.com

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Matthew.VanLoon@RyanCompanies.com

Director of Construction

Ryan Companies US, Inc.

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ATwedt@opnarchitects.com

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/7/2025 3:06:32 PM
Certified Delivered	Security Checked	2/7/2025 4:29:26 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	2/7/2025 4:29:42 PM
Completed	Security Checked	2/7/2025 4:29:42 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Ryan Companies US, Inc. of your new email address

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

Item No. 5.k.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving pay request No. 6 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$885,559.25

CONTACT PERSON:

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

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

Pay ap #6 is for \$885,559.25 and is for work completed from February 1, 2025, through February 28, 2025.

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. 250324-65
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 250324-65

RESOLUTION APPROVING PAY REQUEST NO. 6 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF \$885,559.25

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. 06, dated March 7, 2025, for work completed from February 1, 2025, to February 28, 2025; 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 24th day of March 2025,

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				

CONTINUATION SHEET
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: 6
APPLICATION DATE: 3/7/2025
PERIOD FROM: 2/01/2025
TO: 2/28/2025

	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	\$ 438,969.84	\$ 94,746.47	\$ -	\$ 533,716.31	31%	\$ 1,175,274.69
3	03 - Building Concrete	\$ 678,720.00	\$0.00	\$ 678,720.00	\$ 256,887.00		\$ -	\$ 256,887.00	38%	\$ 421,833.00
4	03 - Precast Materials	\$ 722,439.00	\$0.00	\$ 722,439.00	\$ 672,439.00		\$ -	\$ 672,439.00	93%	\$ 50,000.00
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	\$ 820,488.00	\$ 77,008.00	\$ -	\$ 897,496.00	88%	\$ 121,749.00
7	05 - Steel & Precast Erection	\$ 516,518.00	\$0.00	\$ 516,518.00	\$ -	\$ 448,360.20	\$ -	\$ 448,360.20	87%	\$ 68,157.80
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	\$ 106,617.72		\$ -	\$ 106,617.72	13%	\$ 706,049.28
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$0.00	\$ 565,125.00	\$ 20,321.88		\$ -	\$ 20,321.88	4%	\$ 544,803.12
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	\$ 188,521.00	\$ 3,725.00	\$ -	\$ 192,246.00	20%	\$ 784,154.00
19	23 - HVAC	\$ 1,216,722.00	\$0.00	\$ 1,216,722.00	\$ 90,809.00	\$ 121,692.61	\$ -	\$ 212,501.61	17%	\$ 1,004,220.39
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	\$ 159,362.16	\$ 160,108.00	\$ -	\$ 319,470.16	13%	\$ 2,162,307.84
23	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 377,640.09		\$ -	\$ 377,640.09	58%	\$ 275,640.91
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	\$ 43,485.39	\$ 5,491.94	\$ -	\$ 48,977.33	26%	\$ 137,342.67
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	\$ 7,247.55	\$ 915.32	\$ -	\$ 8,162.87	26%	\$ 22,891.13
31	66 - Fee (2.25%)	\$ 354,241.00	\$0.00	\$ 354,241.00	\$ 83,213.02	\$ 20,521.07	\$ -	\$ 103,734.09	29%	\$ 250,506.91
	Total	\$ 16,417,582.00	\$0.00	\$ 16,417,582.00	\$ 3,781,569.65	\$ 932,568.61	\$ -	\$ 4,714,138.26	29%	11,703,443.74



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 2/1/2025
End Date: 2/28/2025

Pay app 06 - Feb 2025

Cost Codes

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-02-01		0			Regular	2025-02-04	4262107	JP		5,471.60	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-02-08		0			Regular	2025-02-12	4268672	JP		5,471.60	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-02-15		0			Regular	2025-02-18	4273101	JP		5,471.60	40.00
		006777000	Sr Superintendent-hr	Time Tracking WE 2025-02-22		0			Regular	2025-02-25	4278702	JP		5,471.60	40.00
		11410												21,886.40	160.00
011005														21,886.40	160.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-02-01		0			Regular	2025-02-04	4261880	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-02-08		0			Regular	2025-02-12	4268434	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-02-15		0			Regular	2025-02-18	4272930	JP		353.38	2.00
		006777000	Field Coordinator-hr	Time Tracking WE 2025-02-22		0			Regular	2025-02-25	4278479	JP		353.38	2.00
		11410												1,413.52	8.00
011060														1,413.52	8.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-02-01		0			Regular	2025-02-04	4261441	JP		3,028.40	40.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-02-08		0			Regular	2025-02-12	4268132	JP		3,028.40	40.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-02-15		0			Regular	2025-02-18	4273659	JP		3,028.40	40.00
		006777000	Carpenter Foreman-hr	Time Tracking WE 2025-02-22		0			Regular	2025-02-25	4279330	JP		3,028.40	40.00
		11410												12,113.60	160.00
011085														12,113.60	160.00
		006777000	Office Supplies	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	MENARDS ALTOONA IA	2025-02-26	1943922	PJ		48.03	0.00
		11420												48.03	0.00
														48.03	0.00
012010															
		006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV841150	INV841150	2025-02-19	1940505	PS	H	1,177.00	0.00
		11420												1,177.00	0.00
														1,177.00	0.00
012050															
		006777000	Water/Ice/Cups	Crystal Clear Water Co	Crystal Clear Water Co	114353		629593	629593	2025-02-07	1936619	PS	P	21.17	0.00
		006777000	Water/Ice/Cups	Crystal Clear Water Co	Crystal Clear Water Co	114353		614528	614528	2025-02-07	1936620	PS	P	20.99	0.00
		11420												42.16	0.00
012080														42.16	0.00
		006777000	Ryan Tech Yard	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		022025MNTECH	02/2025 Yard Bill	2025-02-27	1944979	PS	P	169.12	0.00
		11420												169.12	0.00
														169.12	0.00
012082															
		006777000	Temp Lighting/Power	United Rentals North America I	United Rentals North America Inc	156984		238018523006	238018523006	2025-02-07	1936622	PS	P	1,727.07	0.00
		11420												1,727.07	0.00
														1,727.07	0.00
013045															
		006777000	Water/Sewer Service	Des Moines Water Works	Des Moines Water Works	109478		1629020425	1629020425	2025-02-17	1939573	PS	P	58.69	0.00
		006777000	Water/Sewer Service	Des Moines Water Works	Des Moines Water Works	109478		1629020425	1629020425	2025-02-17	1939573	PS	P	(58.69)	0.00
		006777000	Water/Sewer Service	Des Moines Water Works	Des Moines Water Works	109478		1629020425	1629020425	2025-02-17	1939880	PS	P	90.49	0.00
013050														90.49	0.00
		006777000	Safety Inspector/Consultant	SRP Environmental LLC	SRP Environmental LLC	191576 00073675		3303	On Site Inspection	2025-02-18	1940199	PS	P	443.10	0.00
		11455												443.10	0.00
														443.10	0.00
014009															
		006777000	Ryan Safety Supplies	Freedom 1st Aid & Safety LLC V	Freedom 1st Aid & Safety LLC VOBC	171707		44352	44352	2025-02-07	1936621	PS	P	245.66	0.00
		11420												245.66	0.00
														245.66	0.00
014020															
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		17510	17510	2025-02-07	1936618	PS	P	2,430.00	0.00
		006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		17627	17627	2025-02-26	1944096	PS	H	3,890.00	0.00
		11440												6,320.00	0.00
014075														6,320.00	0.00
		006777000	Ryan Yard Equip	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		022025DESYARD	02/2025 Yard Bill	2025-02-27	1944909	PS	P	100.00	0.00
		11420												100.00	0.00
														100.00	0.00
015012															
		006777000	Jobsite Trailer	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1861	2025-02-26	1943922	PJ		22.44	0.00
		11420												22.44	0.00
														22.44	0.00
015021															
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1676	2025-02-26	1943922	PJ		67.53	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1861	2025-02-26	1943922	PJ		50.03	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1861	2025-02-26	1943922	PJ		55.44	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1861	2025-02-26	1943922	PJ		45.12	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1676	2025-02-26	1943922	PJ		49.99	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-168809	CASEYS #1676	2025-02-26	1943922	PJ		33.30	0.00
		006777000	Superintendent Fuel	Corporate Payment Systems	Corporate Payment Systems	110054		8591 Wilson-167565	CASEYS #2896	2025-02-27	1944725	PJ		56.20	0.00
		006777000	Superintendent Fuel	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		022025DESYARD	02/2025 Yard Bill	2025-02-27	1944909	PS	P	820.00	0.00
		11420												1,177.61	0.00
015620														1,177.61	0.00
		006777000	Yard Deliveries-hr	Time Tracking WE 2025-02-01		0			Regular	2025-02-04	4262036	JP		137.36	2.00

015850	End Date: 2/28/2025												Cost Codes			
	006777000	Yard Deliveries-hr	Time Tracking WE 2025-02-15		0		Regular	2025-02-18	4273045	JP			274.72	4.00		
	006777000	Yard Deliveries-hr	Time Tracking WE 2025-02-22		0		Regular	2025-02-25	4278522	JP			447.95	5.00		
	006777000	Yard Deliveries-hr	Time Tracking WE 2025-02-22		0		Regular	2025-02-25	4278635	JP			618.12	9.00		
												1,478.15	20.00			
												1,478.15	20.00	2		
016080	11420	006777000	Chemical Toilets	Waste Solutions of Iowa	Waste Solutions of Iowa	175872	99294	99294	2025-02-11	1937991	PS	P	394.41	0.00		
													394.41	0.00		
051200	11445	006777000	Struct Stil Fab	TSF Structures Inc	TSF Structures Inc	119464	00071810	07677700071810	CONTRACT NO. 71810 CHG 000	2025-02-25	1943712	PX	T	121,718.00	0.00	
		006777000	Struct Stil Fab	TSF Structures Inc	TSF Structures Inc	119464	00071810	07677700071810	CONTRACT NO. 71810 CHG 001	2025-02-25	1943712	PX	T	(44,710.00)	0.00	
														77,008.00	0.00	
														77,008.00	0.00	6
051212	11440	006777000	Struct Stil Erect	Henkel Construction Company, Inc	Henkel Construction Company, Inc	119464	00071810	07677700071810	CONTRACT NO. 71810 CHG 000	2025-02-25	1943712	PX	T	448,360.20	0.00	
													448,360.20	0.00		
220000	11440	006777000	Plumbing	Dickerson Mechanical Inc	Dickerson Mechanical Inc	202699	00071877	07677700071877	CONTRACT NO. 71877 CHG 001	2025-02-26	1944234	PX	T	3,725.00	0.00	
														3,725.00	0.00	
230000	11440	006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112	00071927	07677700071927	CONTRACT NO. 71927 CHG 000	2025-02-26	1944239	PX	T	121,692.61	0.00	
														121,692.61	0.00	
														121,692.61	0.00	19
		260000	11440	006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043	00071755	07677700071755	CONTRACT NO. 71755 CHG 000	2025-02-26	1944587	PX	T	47,009.00
006777000	Electrical Systems			Van Maanen Electric Inc	Van Maanen Electric Inc	175043	00071755	07677700071755	CONTRACT NO. 71755 CHG 001	2025-02-26	1944587	PX	T	15,606.45	0.00	
												62,615.45	0.00	22		
006777000	Electrical Systems			Kline Electric	Kline Electric	202138	00071487	07677700071487	CONTRACT NO. 71487 CHG 000	2025-02-25	1943702	PX	T	97,492.55	0.00	
504015	11476													97,492.55	0.00	21
														97,492.55	0.00	
														160,108.00	0.00	
														160,108.00	0.00	27
507015	11455	006777000	Cnst Layout-Surveyor	Bishop Engineering Co Inc	Bishop Engineering Co Inc	113260	00071683	07677700071683	CONTRACT NO. 71683 CHG 000	2025-02-25	1943706	PX	T	3,597.00	0.00	
														3,597.00	0.00	2
511005	11430	006777000	Temp Heater Rental	Mobile Air & Power Rentals	Mobile Air & Power Rentals	190539	168017	168017	2025-02-26	1944437	PS	H	6,196.00	0.00		
														6,196.00	0.00	
511010	11420	006777000	Temp Heat Gas/Fuel	Agriland FS Inc	Agriland FS Inc	182134	63001825	63001825	2025-02-26	1944440	PS	H	1,549.33	0.00		
														1,549.33	0.00	
														1,549.33	0.00	2
		511035	11420	006777000	Building Temp Encl	Leachman Lumber Company	Leachman Lumber Company	113071	887011	887011	2025-02-26	1944436	PS	H	1,205.38	0.00
												1,205.38	0.00			
512015	11420	006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX020425-167770		2025-02-06	1936069	PJ		21.00	0.00		
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX020425-167770		2025-02-06	1936069	PJ		21.00	0.00		
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX020425-167770		2025-02-06	1936069	PJ		21.00	0.00		
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX020425-167770		2025-02-06	1936069	PJ		21.00	0.00		
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX020425-167770		2025-02-06	1936069	PJ		21.00	0.00		
														105.00	0.00	
531003	11476	006777000	Sr Project Manager I	Time Tracking WE 2025-02-01		0		CPRJ	2025-02-04	4260687	JP		4,872.00	29.00		
		006777000	Sr Project Manager I	Time Tracking WE 2025-02-08		0		CPRJ	2025-02-11	4267434	JP		4,200.00	25.00		
		006777000	Sr Project Manager I	Time Tracking WE 2025-02-15		0		CPRJ	2025-02-18	4272424	JP		3,864.00	23.00		
		006777000	Sr Project Manager I	Time Tracking WE 2025-02-22		0		CPRJ	2025-02-25	4277861	JP		3,696.00	22.00		
												16,632.00	99.00			
531008	11476	006777000	Project Engineer	Time Tracking WE 2025-02-01		0		CPRJ	2025-02-04	4261021	JP		4,080.00	40.00		
		006777000	Project Engineer	Time Tracking WE 2025-02-08		0		CPRJ	2025-02-11	4267764	JP		4,080.00	40.00		
		006777000	Project Engineer	Time Tracking WE 2025-02-15		0		CPRJ	2025-02-18	4272776	JP		3,570.00	35.00		
		006777000	Project Engineer	Time Tracking WE 2025-02-22		0		CPRJ	2025-02-25	4278198	JP		3,366.00	33.00		
												15,096.00	148.00			
531010	11476	006777000	Project Coordinator I	Time Tracking WE 2025-02-01		0		CPRJ	2025-02-04	4260200	JP		369.00	4.50		
		006777000	Project Coordinator I	Time Tracking WE 2025-02-08		0		CPRJ	2025-02-11	4267037	JP		553.50	6.75		
		006777000	Project Coordinator I	Time Tracking WE 2025-02-15		0		CPRJ	2025-02-18	4271908	JP		266.50	3.25		
		006777000	Project Coordinator I	Time Tracking WE 2025-02-22		0		CPRJ	2025-02-25	4277244	JP		328.00	4.00		
												1,517.00	18.50			
531010	11476													1,517.00	18.50	2



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 2/1/2025
End Date: 2/28/2025

End Date: 2/28/2025										Pay app 06 - Feb 2025										Cost Codes	
603010	11420	006777000	Project Related Software	Proj Related Software Alloc 20		0					2025-02-28	4276551	JA		848.83	0.00					
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476		0					2025-02-28	4276552	JA		66.49	0.00					
														915.32	0.00						
														915.32	0.00	30					
														Total:	\$ 912,047.54	613.50					
										2.25% fee		\$	20,521.07		31						
										ACTUAL WORK IN PLACE:		\$	932,568.61								

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 04/30/25

If you have questions regarding the
charges on your receipt, please
email us at:
ALTOfrontend@menards.com



Sale Transaction

GLAD FORCE FLEX DRAWSTRN	
6489543	20.68
2 QT FUNNEL W/SCREEN	
2610026	4.29
UTILITY HOOK, 2 PK SN	
4880442 2 @3.99	7.98
TIP CLEANER	
2421459	3.98
3/8" X5" J-BOLT - ZINC	
2250865 4 @1.99	7.96
TOTAL	44.89
TAX ALTOONA-IA 7%	3.14
TOTAL SALE	48.03
VISA CREDIT 7587	48.03
PD #	
Auth Code:089003	
Chip Inserted	
a0000000031010	
TC - afa45176c4ce865c	

TOTAL NUMBER OF ITEMS = 9

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, Allen

34900 01 3014 01/30/25 03:57PM 3153

**Satellite Shelters Inc - Omaha**

Phone No.: 816-453-1101

Lockbox Remit to address:

PO Box 860700

Minneapolis, MN 55486-0700

Invoice

Page 1 of 1

Invoice No.: INV841150**Invoice Date:** 02/19/2025

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	03/21/2025	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	02/19/25	03/18/25	1	950.00	950.00
STEPS	Steps - Rental		02/19/25	03/18/25	2	75.00	150.00

Satellite Shelters Inc - Omaha

1058 Sunburst Lane

Mead, NE 68041

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 Wendy Pedersen at (763) 553-1900.

INVOICE

Crystal Clear Water Co.

3717 Delaware Avenue
Des Moines IA 50313

Date 01/20/2025
Invoice # 629593

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
A0135 CC .5L 24 PK	2@	5.50	11.00	11.00
D0981 COOLER RENTAL	1@	9.50 Tx	9.50	9.50
15140280047				
Sales Tax			0.67	0.67

Invoice Total 21.17

Received by:

Net 21.17

x _____

INVOICE

Crystal Clear Water Co.

3717 Delaware Avenue
Des Moines IA 50313

Date 01/07/2025
Invoice # 614528

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	2@	5.50	11.00	11.00
			Invoice Total	20.99
			Net	20.99

Received by:

x _____

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
February 2025 MN TECH YARD		
Invoice # 022025MNTECH		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.012082	169.12

	Cisco MR20 Q2XD-8C8K-EZC6	JBS045-IA-Bondurant ESF Oct 11, 2024 11:59 am	28 Days	USD 23.24 Meraki MR20
	Cisco MG52E Q3GD-V9L4-DTDL	JBS045-IA-Bondurant ESF Oct 11, 2024 11:59 am	28 Days	USD 82.88 Cisco MG52E
	Cisco MX68 Q2KY-MN8A-XVG4	JBS045-IA-Bondurant ESF Oct 11, 2024 11:58 am	28 Days	USD 63

Total= \$169.12



238018523-006

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

Customer # : 4584498
Invoice Date : 01/30/25
Date Out : 08/27/24 12:00 PM
Billed Through : 02/11/25 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 1/14/25 12:00 PM Thru 2/11/25 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.

6777

Des Moines Water Works

Water You Can Trust for Life

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
(515) 283-8700 | www.dmwv.com

Billing Date: 2/4/2025

Due Date: 3/3/2025

Customer #: 0299214 | Account #: 101629

Use 0299214101629 for online banking payments.

Ryan Companies

Service Address: HYDRANT METER-Garden Meter G12

Prior Balance	Payments Received	Balance Forward	Adjustments	New Charges 3/3/2025	Total Amount Due
\$63.60	-\$31.80	\$31.80	\$0.00	\$58.69	\$90.49

After 3/3/2025, pay \$93.26

DES MOINES WATER WORKS CHARGES

Water Consumption - Hydrant \$5.37

Hydrant Meter Availability \$50.00

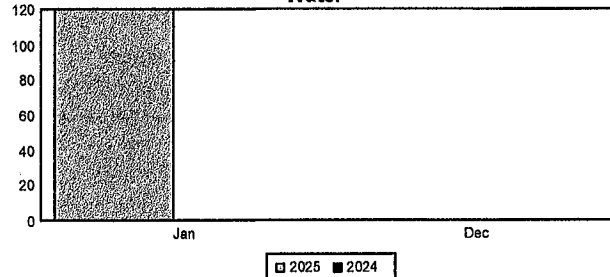
DES MOINES WATER WORKS CHARGES \$55.37

Water Excise Tax \$3.32

TOTAL NEW CHARGES DUE \$58.69

USAGE HISTORY

Water



IMPORTANT MESSAGES

The contracted return date is 05/30/2025 for this meter. Per DMWW Rules and Regulations, there will be a daily penalty if not returned by this date.

SERVICE	METER NUMBER	BILLING PERIOD		DAYS	METER READING		USAGE	
		From	To		Previous	Current	CF	Gal
Hydrant Meter	13991570	12/27/2024	01/20/2025	24	42040	42160	120	898

Detach stub along perforation and enclose with your payment.

Des Moines Water Works

Water You Can Trust for Life

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190
(515) 283-8700 | www.dmwv.com

Billing Date: 2/4/2025

Due Date: 3/3/2025

Customer #: 0299214 | Account #: 101629

Use 0299214101629 for online banking payments.

Ryan Companies

Service Address: HYDRANT METER-Garden Meter G12

Balance Forward	New Charges & Adjustments Due 3/3/2025	Total Amount Due
\$31.80	58.69	\$90.49

After 3/3/2025, pay \$93.26

Amount Enclosed

ZYN0205A 4190 1 AB 0.593
7000007365 00.0019.0215 4190/1



RYAN COMPANIES
JOB #006777000BESF
111 E GRAND AVE STE 200
DES MOINES IA 50309-1886

0299214101629 4 000005869 000009049 000009326

SRP Environmental, LLC

348 Aero Drive
Shreveport, LA 71107 US
finance@srpenvironmental.net
<https://srpenvironmental.com/>

**BILL TO**

Ryan Companies US, Inc.
Ryan Companies US, Inc.
533 S Third St.
Minneapolis, MN 55415

INVOICE 3303**DATE** 01/31/2025 **TERMS** Net 60**DUE DATE** 04/01/2025**PO NUMBER****Bondurant fire**

DATE		DESCRIPTION	QTY	RATE	AMOUNT
01/22/2025	On site inspection	Drive time	1.69	80.00	135.20
01/22/2025	On site inspection	Bondurant fire dept	1	90.00	90.00
01/29/2025	On site inspection	Drive time	1.88	80.00	150.40
01/29/2025	On site inspection	Bondurant fire dept	0.75	90.00	67.50

TOTAL DUE**\$443.10**

L.L.C."VOBC"
 10654 Southwold rd
 Des Moines, IA 50320
 (515) 283-2638

Date	Invoice #
1/30/2025	44352

Bill To
Ryan Construction 111 East Grand Avenue Suite 200 Des Moines, Iowa 50309

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
006777000	30 Days		1/30/2025			
Quantity	Item Code	Description			Price Each	Amount
1	0315	1' Lastobands, Heavy Duty, Cloth			5.95	5.95T
1	1166	Maximum Strenght Cold tablets			12.49	12.49T
2	0563	3" Self Adherent Cohesive Bandage			4.95	9.90T
3	0622	Burn Shield			12.95	38.85T
1	0712	Antiseptic Towelettes			3.45	3.45T
1	1004	3-1 Ointment box			6.35	6.35T
1	1016	1st aid cream			6.25	6.25T
4	0402	(U)1"x3' Industrial Adhesive Strip 16/Box			1.95	7.80T
1	1104	Ibuprofen Tablets , 250/Box			19.95	19.95T
3	9900	Inspect and Tag Fire Extinguisher			4.00	12.00T
1	9999-2	Reconditioned 10 # ABC Fire Extinguisher			60.00	60.00T
1	9994	6 Year Maintenance			7.00	7.00T
1	9989	Stem, valve			7.95	7.95T
1	9982	Recharge 2.5 # Fire Extinguisher			14.90	14.90T
1	0415	Splinter-Out 10 Probes/Closeable Case			4.95	4.95T
4	1427	1 oz Eye Wash			2.95	11.80T
		sales tax			7.00%	16.07
Thank you for your business.					Total	\$245.66

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
17510	02/06/2025	\$2,430.00	02/06/2025	Due on receipt	

P.O. NUMBER**6777000****SALES REP**

NB

RENTAL PERIOD

02/06/25-02/24/25

ITEM CODE	DESCRIPTION	QTY	PRICE EACH	AMOUNT
300-S	S-Series S/N: 247-4IPPTZ-S-G-0323-300S			
639-X	X-Series S/N: 247-24V1200AH800W-0125-639X	1	850.00	850.00
MPC 269	Mini Pole Camera S/N: 247-2IP-PTZ-0125-MPC269	1	500.00	500.00
Cell Card	Cell card	1	150.00	150.00
Monitoring	Monitoring per camera	2	40.00	80.00
Labor Charge	Set Up	1	850.00	850.00

Thank you for your business.

SUBTOTAL	2,430.00
TAX	0.00
TOTAL	2,430.00
BALANCE DUE	\$2,430.00

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
17627	02/25/2025	\$3,890.00	02/25/2025	Due on receipt	

P.O. NUMBER

6777000

SALES REP

NB

RENTAL PERIOD

02/25/25-03/24/25

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
639-X	X-Series S/N: 247-24V1200AH800W-0125-639X	1	850.00	850.00
MPC 269	Mini Pole Camera S/N: 247-2IP-PTZ-0125-MPC269	1	500.00	500.00
Cell Card	Cell card	2	150.00	300.00
Monitoring	Monitoring per camera	6	40.00	240.00

Thank you for your business.

SUBTOTAL	3,890.00
TAX	0.00
TOTAL	3,890.00
BALANCE DUE	\$3,890.00

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
February 2025 DES MOINES YARD		
Invoice # 022025DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.015012	100.00
006777000	11420.015620	820.00

	Difference	\$0.00
--	------------	--------

006777000.11420.015012 = \$100.00						
Cost location	Inventory number	Description	Cost center	Date arrived	Workdays on site	Current cost
IA-Bondurant ESF - 6777000	AED8	DSM-AED	6777000	Sep 6, 2024 7:39:55 a	21	100
					Monthly Total	\$ 100.00

Casey's General Store# 1861
1455 GRANT ST S
BONDURANT, IA 50035
Register 2

1/15/25 07:59:54
Reg:2 Cashier:
Receipt 2589355
Type SALE

1 Caseys 10W30 011	6.99
1 Caseys 10W30 011	6.99
1 Caseys 10W30 011	6.99

SubTotal	20.97
State Tax	1.26
Local/City Tax	0.21
Total	22.44

Received
Visa Fleet 22.44
Visa Fleet
Chip Read
Tran Type: Sale
Response : APPROVED
Card Num : XXXXXXXXXXXX7587
Merchant : 134000022001861
Terminal : 00999004
DeviceID : 2
Approval : 038860
Date/Time: 2025/01/15 07:59:44
Batch : 20250115707

Seq# : 4087
Reference:
501547461534585015503949578ZX3ZVE 000000
00 2
CVV2 : P

USD\$ 22.44

VISA CREDIT
AID: A0000000031010
TVR: 8000008000
IAD: XXXXXXXXXXXXXXXX
TSI: 6800

ARQC: FB8AFOC3EC779E54

APPROVED BY ISSUER

CASEY'S REWARDS
Guest: Ron Embrey
Rewards Account: XXXXXXXXXXXX0278

Visit caseys.com/survey
To take a short survey about your visit
And be entered into a monthly drawing
to win a \$500 Casey's Gift Card.
Survey # 1861-0002589355-0759

1/15/25 07:59:54

Casey's
Store #1676
1005 HWY 5
CARLISLE, IA 50047

Date 02/07/2025
Time 04:08

#####7587

Pump	Gallons	Price
04	19.027	\$ 3.549

Product	Amount
87C	\$ 67.53

Total Sale \$ 67.53

Auth # 075977
Visa Fleet

Seq # 72

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1676-9904091574-1608

Thank You !!!
Please Come Again.
515-989-2016

Casey's General
Store #1861
1455 GRANT ST S
BONDURANT, IA 50035

Date 01/31/2025
Time 01:20

#####7587

Pump	Gallons	Price
08	17.875	\$ 2.799

Product	Amount
87E10	\$ 50.03

Total Sale \$ 50.03

Auth # 042348
Visa Fleet

Seq # 35

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1861-9908087041-1320

Thank You !!!
Please Come Again.
515-318-7018

Casey's General
Store #1861
1455 GRANT ST S
BONDURANT, IA 50035

Date 01/16/2025
Time 06:48

VISAFL
#####7587

Pump	Gallons	Price
06	19.124	\$ 2.899

Product	Amount
87E10	\$ 55.44

Total Sale \$ 55.44

Auth # 017279
Visa Fleet

Seq # 49

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1861-9906083194-0648

Thank You !!!
Please Come Again.
515-318-7018

Casey's General
Store #1861
1455 GRANT ST S
BONDURANT, IA 50035

Date 01/23/2025
Time 11:59

#####7587

Pump	Gallons	Price
05	16.474	\$ 2.739

Product	Amount
87E10	\$ 45.12

Total Sale \$ 45.12

Auth # 091526
Visa Fleet

Seq # 51

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1861-9905085080-1159

Thank You !!!
Please Come Again.
515-318-7018

Casey's General
Store #1676
1005 HWY 5
CARLISLE, IA 50047

Date 01/26/2025
Time 01:41

#####7587

Pump	Gallons	Price
03	15.661	\$ 3.319

Product	Amount
87C	\$ 49.99

Total Sale \$ 49.99

Auth # 098904
Visa Fleet

Seq # 15

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1676-9903090215-1341

Thank You !!!
Please Come Again.
515-989-2016

Casey's General
Store #1676
1005 HWY 5
CARLISLE, IA 50047

Date 01/28/2025
Time 01:41

VISAFL
#####7587

Pump	Gallons	Price
06	11.104	\$ 2.999

Product	Amount
87E10	\$ 33.30

Total Sale \$ 33.30

Auth # 002007
Visa Fleet

Seq # 33

++++
Rewards Account:
#####0278
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
1676-9906090419-1341

Thank You !!!
Please Come Again.
515-989-2016

Budcar

Casey's General
Store #2896
2601 SE Creekview Dr
Ankeny, IA 50021

Date 01/22/2025
Time 06:59

#####8591

Pump	Gallons	Price
11	20.824	\$ 2.699

Product	Amount
SuperUnlead	\$ 56.20

Total Sale \$ 56.20

Auth # 086315
Visa Fleet

Seq # 10

++++
Rewards Account:
#####7258
++++

Visit
caseys.com/survey
Take a Short Survey
and be entered to
Win a \$500 Caseys
Gift Card!

Survey Code:
2896-9911066739-0659

Thank You !!!
Please Come Again.
515-963-8076

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
February 2025 DES MOINES YARD		
Invoice # 022025DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.015012	100.00
006777000	11420.015620	820.00

	Difference	\$0.00
--	------------	--------

RYAN

INVOICE NO.

PICKED UP BY _____

TO JOB # 6777

RETURNED BY _____

DELIVERED BY _____



Invoice #: 99294
Invoice Date **Due Date**
2/11/2025 3/3/2025
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

006777000

Project

Ryan Company - 500
Campus Dr

Item	Description	Quantity	Price Each	Amount
Rental Fee of Womens SPR-1X	Rental Fee of Womens SPR - 1X (2/11/2025 to 3/10/2025)	1	5.00	5.00 T
Winterization Fee-1x	Winterization fee to reduce freezing (2/11/2025 to 3/10/2025)	3	16.00	48.00 T
Rental Fee of SPR-1X	Rental Fee of SPR-1X (2/11/2025 to 3/10/2025)	2	5.00	10.00 T
Waste in Womens SPR-1X	1x/Week Sewer Sludge Waste Removal (2/11/2025 to 3/10/2025)	1	109.00	109.00
Waste in SPR-1X	1x/Week Sewer Sludge Waste Removal (2/11/2025 to 3/10/2025)	2	109.00	218.00
Sales Tax	Sales Tax at 7.00%	1	4.41	4.41

Total **394.41**

Payments / Credits 0.00

Balance Due **394.41**

N/A

Invoice amount includes all applicable Iowa sales and use tax.

Email: ar@wastesolutionsofiowa.com

Phone: 515-288-0924

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:

TSF Structures Inc
6410 7th St Court SW, Suite C
Cedar Rapids, Iowa 52404

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 7

PERIOD TO: 02/28/25

CONTRACT FOR: 000718100S

CONTRACT DATE: 08/20/24

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. 4.9% 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)

\$ 1,019,245.00

\$ (44,710.00)

\$ 974,535.00

\$ 897,496.00

\$ 44,080.50

\$ 0.00

\$ 44,080.50

\$ 853,415.50

\$ 780,257.90

\$ 73,157.60

\$ 121,119.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$(44,710.00)
TOTALS	\$0.00	\$(44,710.00)
NET CHANGES by Change Order		\$ (44,710.00)

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: TSF Structures Inc

By:

Ann Hjelmeland

Date: February 17, 2025

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

\$ 73,157.60

(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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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	Struct Std Fab	396,318.00	327,950.00	68,368.00	0.00	396,318.00	100.0%	0.00	19,743.90
001000001	Per ITC #001 for apparatus ba	(44,710.00)	0.00	(44,710.00)	0.00	(44,710.00)	100.0%	0.00	(2,235.50)
2	MIsc metals	72,533.00	0.00	0.00	0.00	0.00	0.0%	72,533.00	0.00
3	Drafting/PM	36,467.00	23,321.00	8,640.00	0.00	31,961.00	0.0%	4,506.00	875.75
4	Joist & Deck	513,927.00	469,217.00	44,710.00	0.00	513,927.00	100.0%	0.00	25,696.35
	GRAND TOTAL	\$974,535.00	\$820,488.00	\$77,008.00	\$0.00	\$897,496.00	92.1%	\$77,039.00	\$44,080.50

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:

Henkel Construction Company, Inc.
208 E. State St.
Mason City, Iowa 50401

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:**APPLICATION NO: 7****PERIOD TO:** 02/28/25**CONTRACT FOR:** 000718470S**CONTRACT DATE:** 08/22/24**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	\$	516,518.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$	516,518.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	448,360.20
5. RETAINAGE:		
a. 5.0% of Completed Work		
(Column D + E on G703)	\$	22,418.01
b. 0.0% of Stored Material		
(Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	22,418.01
6. TOTAL EARNED LESS RETAINAGE	\$	425,942.19
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	0.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	425,942.19
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	90,575.81

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: Henkel Construction Company, IncBy: Mason HarmsDate: March 03, 2025

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 \$ **425,942.19**

(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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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	Struct Std Erect	516,518.00	0.00	448,360.20	0.00	448,360.20	86.8%	68,157.80	22,418.01
	GRAND TOTAL	\$516,518.00	\$0.00	\$448,360.20	\$0.00	\$448,360.20	86.8%	\$68,157.80	\$22,418.01

 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:

Dickerson Mechanical Inc
129 N West St, PO Box 134
Colfax, Iowa 50054

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 7

PERIOD TO: 02/28/25

CONTRACT FOR: 00071877OS

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	\$ 976,400.00
2. Net Change by Change Orders	\$ 7,450.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 983,850.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 192,246.00
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 9,612.30
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 9,612.30
6. TOTAL EARNED LESS RETAINAGE	\$ 182,633.70
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 179,094.95
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 3,538.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 801,216.30

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$7,450.00	\$0.00
TOTALS	\$7,450.00	\$0.00
NET CHANGES by Change Order	\$ 7,450.00	

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: February 26, 2025

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 \$ **3,538.75**

(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.: 7
APPLICATION DATE: 02/24/25
PERIOD TO: 02/28/25
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)		
001000001	Temp Heat System Install	7,450.00	0.00	3,725.00	0.00	3,725.00	50.0%	3,725.00	186.25
01	Sanitary Sewer Below Grade Material	57,810.00	57,810.00	0.00	0.00	57,810.00	100.0%	0.00	2,890.50
02	Sanitary Sewer Below Grade Labor	36,322.00	36,322.00	0.00	0.00	36,322.00	100.0%	0.00	1,816.10
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	21,415.00	0.00	0.00	21,415.00	100.0%	0.00	1,070.75
06	Sand Oil Sewer & Vents Labor	22,402.00	22,402.00	0.00	0.00	22,402.00	100.0%	0.00	1,120.10
07	Domestic Water Material	142,752.00	21,412.00	0.00	0.00	21,412.00	15.0%	121,340.00	1,070.60
08	Domestic Water Labor	63,202.00	3,160.00	0.00	0.00	3,160.00	5.0%	60,042.00	158.00
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	26,000.00	0.00	0.00	26,000.00	100.0%	0.00	1,300.00
	GRAND TOTAL	\$983,850.00	\$188,521.00	\$3,725.00	\$0.00	\$192,246.00	19.5%	\$791,604.00	\$9,612.30

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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: 7
PERIOD TO: 02/28/25
CONTRACT FOR: 00071927OS
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)

\$ 201,201.61

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 6,470.95

b. 5.0% of Stored Material

(Column F on G703)

\$ 3,589.13

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 10,060.08

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 191,141.53

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 75,533.55

8. CURRENT PAYMENT DUE

\$ 115,607.98

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 1,005,580.47

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: February 25, 2025

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

\$ 115,607.98

(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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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	18,000.00	0.00	0.00	18,000.00	100.0%	0.00	900.00
	Pre-con Submittals	12,000.00	12,000.00	0.00	0.00	12,000.00	100.0%	0.00	600.00
	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	33,750.00	0.00	33,750.00	17.8%	156,250.00	1,687.50
	Hydronic Piping-Labor	114,459.00	0.00	10,460.00	0.00	10,460.00	9.1%	103,999.00	523.00
	Hydronic Pumps-Labor	35,955.00	0.00	250.00	0.00	250.00	0.7%	35,705.00	12.50
	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	750.00	0.00	750.00	26.8%	2,050.00	37.50
	Air Destrat Fans-Labor	3,800.00	0.00	250.00	0.00	250.00	6.6%	3,550.00	12.50
	Kitchen Hoods-Labor	4,800.00	0.00	250.00	0.00	250.00	5.2%	4,550.00	12.50
	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	500.00	0.00	500.00	9.1%	5,000.00	25.00
	Heat Pumps-Labor	48,577.00	0.00	250.00	0.00	250.00	0.5%	48,327.00	12.50

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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					
	Blower Coil Units-Labor	1,840.00	0.00	250.00	0.00	250.00	13.6%	1,590.00	12.50
	Radiant Heat Piping-Labor	18,320.00	0.00	500.00	0.00	500.00	2.7%	17,820.00	25.00
000000001	Mobilization	23,925.00	0.00	2,700.00	0.00	2,700.00	11.3%	21,225.00	135.00
Material	Hydronic Piping	82,574.00	0.00	0.00	19,292.61	19,292.61	23.4%	63,281.39	964.63
Material	Hydronic Pumps	42,000.00	0.00	0.00	9,400.00	9,400.00	22.4%	32,600.00	470.00
Material	HVAC Water Treatment	250.00	0.00	0.00	0.00	0.00	0.0%	250.00	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	20,480.00	20,480.00	94.7%	1,140.00	1,024.00
Material	Air Destrat Fans	6,030.00	6,030.00	0.00	0.00	6,030.00	100.0%	0.00	301.50
Material	Kitchen Hoods	10,225.00	10,225.00	0.00	0.00	10,225.00	100.0%	0.00	511.25
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	8,048.00	0.00	0.00	8,048.00	100.0%	0.00	402.40
Material	Heat Pumps	100,000.00	5,621.00	0.00	0.00	5,621.00	5.6%	94,379.00	281.05
Material	Blower Coil Units	22,610.00	0.00	0.00	22,610.00	22,610.00	100.0%	0.00	1,130.50
Material	Radiant Heat Piping	28,500.00	19,585.00	0.00	0.00	19,585.00	68.7%	8,915.00	979.25
	GRAND TOTAL	\$1,196,722.00	\$79,509.00	\$49,910.00	\$71,782.61	\$201,201.61	16.8%	\$995,520.39	\$10,060.08

\$49,910 + \$71,782.61 = \$121,692.61



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER World Insurance Associates, LLC 214 N Main Street Burlington, IA 52601	CONTACT NAME: Cindy Cleeland	
	PHONE (A/C, No, Ext): E-MAIL ADDRESS: certificatesiowa@worldinsurance.com	
INSURED Brockway Mechanical & Roofing Co., Inc. PO Box 1190 Burlington, IA 52601	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : United Fire & Casualty Company	13021
	INSURER B : Midwest Builders' Casualty Mutual Company	13126
	INSURER C : LLoyds of London	15792
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	X	X	60399200	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			60399200	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0	X		60399200	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	WC100-0005693-2025A	1/1/2025	1/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	PROF POLL Liability			ANE538088824	11/15/2024	11/15/2025	Each Claim \$ 1,000,000
A	Installation Floater			60399200	1/1/2025	1/1/2026	Stored Materials \$ 1,000,000

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

Re: Job Number: 006777000

Ryan Companies US, Inc., Owner and any other person or party as required by Owner under the General Contract shall be additional insured on a primary and non-contributory basis in regards to the General Liability and Commercial Umbrella. Waiver of subrogation applies as respects general liability and workers compensation. Commercial Umbrella underlying insurance includes General Liability for the \$5,000,000 requested Limit

Scope of work: HVAC

Project Bondurant ESF-CMR, 500 Campus Dr. SE, Bondurant, IA 50035

Store Materials: \$121,291.61

Stored Location: 4301 NE 14th Street, Des Moines, IA 50313

CERTIFICATE HOLDER

CANCELLATION

Ryan Companies US, Inc.
Attn: Insurance Coordinator
533 South 3rd Street, Suite 100
Minneapolis, MN 55415

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

AUTHORIZED REPRESENTATIVE

EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT**COMMERCIAL GENERAL LIABILITY EXTENSION ENDORSEMENT SUMMARY OF COVERAGES**

This is a summary of the various additional coverages and coverage modifications provided by this endorsement. No coverage is provided by this summary.

- * Extended Property Damage
- * Expanded Fire Legal Liability to include Explosion, Lightning and Sprinkler Leakage
- * Coverage for non-owned watercraft is extended to 51 feet in length
- * Property Damage - Borrowed Equipment
- * Property Damage Liability - Elevators
- * Coverage D - Voluntary Property Damage Coverage
\$5,000 Occurrence with a \$10,000 Aggregate
- * Coverage E - Care, Custody and Control Property Damage Coverage
\$25,000 Occurrence with a \$100,000 Aggregate - \$500 Deductible
- * Coverage F - Electronic Data Liability Coverage - \$50,000
- * Coverage G - Product Recall Expense
\$25,000 Each Recall Limit with a \$50,000 Aggregate - \$1,000 Deductible
- * Coverage H - Water Damage Legal Liability - \$25,000
- * Coverage I - Designated Operations Covered by a Consolidated (Wrap-Up) Insurance Program - Limited Coverage
- * Increase in Supplementary Payments: Bail Bonds to \$1,000
- * Increase in Supplementary Payments: Loss of Earnings to \$500
- * For newly formed or acquired organizations - extend the reporting requirement to 180 days
- * Broadened Named Insured
- * Automatic Additional Insured - Owners, Lessees or Contractors - Automatic Status When Required in Construction Agreement With You – Including Upstream Parties
- * Contractors Blanket Additional Insured - Products - Completed Operations Coverage – Including Upstream Parties
- * Automatic Additional Insured - Vendors
- * Automatic Additional Insured- Lessor of Leased Equipment Automatic Status When Required in Lease Agreement With You
- * Automatic Additional Insured - Managers or Lessor of Premises
- * Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured
- * Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations
- * Additional Insured - Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors Automatic Status When Required in Construction Agreement With You
- * Additional Insured - Employee Injury to Another Employee
- * Automatically included - Aggregate Limits of Insurance (per location)
- * Automatically included - Aggregate Limits of Insurance (per project)
- * Knowledge of occurrence - Knowledge of an “occurrence”, “claim or suit” by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee
- * Blanket Waiver of Subrogation
- * Liberalization Condition
- * Unintentional failure to disclose all hazards. If you unintentionally fail to disclose any hazards existing at the inception date of your policy, we will not deny coverage under this Coverage Form because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.
- * “Insured Contract” redefined for Limited Railroad Contractual Liability
- * Mobile equipment to include snow removal, road maintenance and street cleaning equipment less than 1,000 lbs GVW
- * Bodily Injury Redefined

REFER TO THE ACTUAL ENDORSEMENT FOLLOWING ON PAGES 2 THROUGH 13 FOR CHANGES AFFECTING YOUR INSURANCE PROTECTION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXTENDED ULTRA LIABILITY PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SECTION I - COVERAGES

A. The following changes are made at **COVERAGE A - BODILY INJURY AND PROPERTY DAMAGE LIABILITY**

1. **Extended Property Damage**

At **2. Exclusions** exclusion **a. Expected or Intended Injury** is replaced with the following:

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

2. **Expanded Fire Legal Liability**

At **2. Exclusions** the last paragraph is deleted and replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning or sprinkler leakage to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III - LIMITS OF INSURANCE**.

3. **Non-Owned Watercraft**

At **2. Exclusions** exclusion **g. Aircraft, Auto Or Watercraft (2) (a)** is deleted and replaced by the following:

(a) Less than 51 feet long;

4. **Property Damage – Borrowed Equipment**

At **2. Exclusions** the following is added to paragraph **(4)** of exclusion **j. Damage To Property**:

This exclusion does not apply to "property damage" to borrowed equipment while at a jobsite and while not being used to perform operations. The most we will pay for "property damage" to any one piece of borrowed equipment under this coverage is \$25,000 per occurrence. The insurance afforded under this provision is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

5. **Property Damage Liability – Elevators**

At **2. Exclusions** the following is added to paragraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property**:

This exclusion does not apply to "property damage" resulting from the use of elevators. However, any insurance provided for such "property damage" is excess over any valid and collectible property insurance (including deductible) available to the insured, whether primary, excess, contingent or on any other basis.

B. The following coverages are added:

1. **COVERAGE D - VOLUNTARY PROPERTY DAMAGE COVERAGE**

"Property damage" to property of others caused by the insured:

a. While in your possession; or

b. Arising out of "your work".

Coverage applies at the request of the insured, whether or not the insured is legally obligated to pay.

For the purposes of this **Voluntary Property Damage Coverage** only:

Exclusion **j. Damage to Property** is deleted and replaced by the following:

j. Damage to Property

"Property damage" to:

(1) Property held by the insured for servicing, repair, storage or sale at premises you own, rent, lease, operate or use;

- (2) Property transported by or damage caused by any "automobile", "watercraft" or "aircraft" you own, hire or lease;
- (3) Property you own, rent, lease, borrow or use.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

2. COVERAGE E - CARE, CUSTODY AND CONTROL PROPERTY DAMAGE COVERAGE

For the purpose of this **Care, Custody and Control Property Damage Coverage** only:

- a. Item (4) of exclusion j. does not apply.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

3. COVERAGE F - ELECTRONIC DATA LIABILITY COVERAGE

For the purposes of this **Electronic Data Liability Coverage** only:

- a. Exclusion p. of **Coverage A – Bodily Injury And Property Damage Liability** in **Section I – Coverages** is replaced by the following:

2. Exclusions

This insurance does not apply to:

p. Electronic Data

Damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate "electronic data" that does not result from physical injury to tangible property.

However, this exclusion does not apply to liability for damages because of "bodily injury".

- b. "Property damage" means:

- (1) Physical injury to tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or
- (2) Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the "occurrence" that caused it; or
- (3) Loss of, loss of use of, damage to, corruption of, inability to access or inability to properly manipulate "electronic data", resulting from physical injury to tangible property. All such loss of "electronic data" shall be deemed to occur at the time of the "occurrence" that caused it.

For the purposes of this **Electronic Data Liability Coverage**, "electronic data" is not tangible property.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

4. COVERAGE G - PRODUCT RECALL EXPENSE

a. Insuring Agreement

- (1) We will pay 90% of "product recall expense" you incur as a result of a "product recall" you initiate during the coverage period.
- (2) We will only pay for "product recall expense" arising out of "your products" which have been physically relinquished to others.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

b. Exclusions

This insurance does not apply to "product recall expense" arising out of:

- (1) Any fact, circumstance or situation which existed at the inception date of the policy and which you were aware of, or could reasonably have foreseen that would have resulted in a "product recall".
- (2) Deterioration, decomposition or transformation of a chemical nature, except if caused by an error in the manufacture, design, processing, storage, or transportation of "your product".
- (3) The withdrawal of similar products or batches that are not defective, when a defect in another product or batch has been found.
- (4) Acts, errors or omissions of any of your employees, done with prior knowledge of any of your officers or directors.
- (5) Inherent vice, meaning a natural condition of property that causes it to deteriorate or become damaged.
- (6) "Bodily injury" or "property damage".
- (7) Failure of "your product" to accomplish its intended purpose, including any breach of warranty of fitness, quality, efficacy or efficiency, whether written or implied.
- (8) Loss of reputation, customer faith or approval, or any costs incurred to regain customer market, or any other consequential damages.
- (9) Legal fees or expenses.
- (10) Damages claimed for any loss, cost or expense incurred by you or others for the loss of use of "your product".
- (11) "Product recall expense" arising from the "product recall" of any of "your products" for which coverage is excluded by endorsement.
- (12) Any "product recall" initiated due to the expiration of the designated shelf life of "your product".

5. COVERAGE H - WATER DAMAGE LEGAL LIABILITY

The Insurance provided under Coverage **H (Section I)** applies to "property damage" arising out of water damage to premises that are both rented to and occupied by you.

The Limit under this coverage shall not be in addition to the Damage To Premises Rented To You Limit.

The amount we will pay is limited as described below in **SECTION III - LIMITS OF INSURANCE**

6. COVERAGE I – DESIGNATED OPERATIONS COVERED BY A CONSOLIDATED (WRAP-UP) INSURANCE PROGRAM

The following exclusion is added to Paragraph **2. Exclusions** of **SECTION I – COVERAGES COVERAGE A– BODILY INJURY AND PROPERTY DAMAGE LIABILITY** :

- r. This insurance does not apply to "bodily injury" or "property damage" arising out of either your ongoing operations or operations included within the "products-completed operations hazard" for any "consolidated (Wrap-up) insurance program" which has been provided by the prime contractor/project manager or owner of the construction project in which you are involved.

This exclusion applies whether or not a "consolidated (Wrap-up) insurance program":

- a. Provides coverage identical to that provided by this Coverage Part; or
- b. Has limits adequate to cover all claims.

This exclusion does not apply if a "consolidated (Wrap-up) insurance program" covering your operations has been cancelled, non-renewed or otherwise no longer applies for reasons other than exhaustion of all available limits, whether such limits are available on a primary, excess or on any other basis. You must advise us of such cancellation, nonrenewal or termination as soon as practicable.

For purposes of this exclusion a "consolidated (wrap-up) insurance program" is a program providing insurance coverage to all parties for exposures involved with a particular (typically major) construction project.

C. SUPPLEMENTARY PAYMENTS - COVERAGES A AND B is amended:

1. To read SUPPLEMENTARY PAYMENTS

2. Bail Bonds

Item **1.b.** is amended as follows:

- b.** Up to \$1,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

3. Loss of Earnings

Item **1.d.** is amended as follows:

- d.** All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

4. The following language is added to Item 1.

However, we shall have none of the duties set forth above when this insurance applies only for **Voluntary Property Damage Coverage** and/or **Care, Custody or Control Property Damage Coverage** and we have paid the Limit of Liability or the Aggregate Limit for these coverages.

SECTION II - WHO IS AN INSURED

A. The following change is made:

Extended Reporting Requirements

Item **3.a.** is deleted and replaced by the following :

- a.** Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. The following provisions are added:

4. BROAD FORM NAMED INSURED

Item **1.f.** is added as follows:

- f.** Any legally incorporated entity of which you own more than 50 percent of the voting stock during the policy period only if there is no other similar insurance available to that entity. However:

- (1)** Coverage A does not apply to "bodily injury" or "property damage" that occurred before you acquired more than 50 percent of the voting stock; and
- (2)** Coverage B does not apply to "personal and advertising injury" arising out of an offense committed before you acquired more than 50 percent of the voting stock.

5. Additional Insured - Owners, Lessees or Contractors-Automatic Status When Required in Construction or Service Agreement With You – Including Upstream Parties

- a.** Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy;
- b.** Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" which may be imputed to that person or organization directly arising out of:

- 1.** Your acts or omissions; or
- 2.** The acts or omissions of those acting on your behalf;
- in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

- 1.** Only applies to the extent permitted by law; and
- 2.** Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- c. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:
 - a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

6. Additional Insured – Products Completed Operations Coverage – Including Upstream Parties

- a. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
- b. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph a. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" which may be imputed to that person or organization directly arising out of "your work" specified in the "written contract" and included in the "products-completed operations hazard".

However:

- (1) The insurance afforded to such additional insureds only applies to the extent permitted by law;
- (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- (3) Such coverage will not apply subsequent to the first to occur of the following:
 - i. The expiration of the period of time required by the "written contract"; or
 - ii. The expiration of any applicable statute of limitations or statute of repose with respect to claims arising out of "your work".
- c. With respect to the insurance afforded to any additional insured under this endorsement, the following additional exclusionary language shall apply:

This insurance does not apply to "bodily injury" or "property damage" arising out of the rendering of, or the failure to render, any professional architecture, engineering or surveying services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- (2) Supervisory, inspection, architectural or engineering activities.

7. Additional Insured - Vendors

- a. Any person(s) or organization(s) (referred to throughout this additional coverage as vendor), but only with respect to "bodily injury" or "property damage", which may be imputed to that person(s) or organization(s) arising out of "your products" shown with the Schedule which are distributed or sold in the regular course of the vendor's business is an insured.

However:

- (1) The insurance afforded to such vendor only applies to the extent permitted by law; and
 - (2) If coverage provided to the vendor is required by a contract or agreement, the insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.
- b. With respect to the insurance afforded to these vendors, the following additional exclusions apply:
- (1) This insurance afforded the vendor does not apply to:
 - (a) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - (b) Any express warranty unauthorized by you;
 - (c) Any physical or chemical change in the product made intentionally by the vendor;
 - (d) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container.
 - (e) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of products.
 - (f) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product.
 - (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor.
 - (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - i. The exceptions contained in Sub-paragraphs d. or f.; or
 - ii. Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
 - (2) This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

8. Additional Insured – Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You

- a. Any person(s) or organization(s) from whom you lease equipment when you and such person(s) or organization(s) have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an insured only with respect to your liability for "bodily injury", "property damage" or "personal and advertising injury" directly arising out of the maintenance, operation or use of equipment leased to you, which may be imputed to such person or organization as the lessor of equipment.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

- b. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

9. Additional Insured – Managers or Lessors of Premises

- a. Any person(s) or organization(s), but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and subject to the following additional exclusions:

This insurance does not apply to:

- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

- (1) The insurance afforded to such additional insured only applies to the extent permitted by law; and
- (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

10. Additional Insured - Engineers, Architects or Surveyors Not Engaged by the Named Insured

- a. Any architects, engineers or surveyors who are not engaged by you are insureds, but only with respect to liability for "bodily injury" or "property damage" or "personal and advertising injury" which may be imputed to that architect, engineer or surveyor arising out of:

- (1) Your acts or omissions; or
- (2) Your acts or omissions of those acting on your behalf;

in the performance of your ongoing operations performed by you or on your behalf.

But only if such architects, engineers or surveyors, while not engaged by you, are contractually required to be added as an additional insured to your policy.

However, the insurance afforded to such additional insured:

- (1) Only applies to the extent permitted by law; and
- (2) Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- b. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
- (2) Supervisory, inspection or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional services.

11. Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations

Any state or governmental agency or subdivision or political subdivision is an insured, subject to the following provisions:

- a. This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- (1) The insurance afforded to such additional insured only applies to the extent permitted by law; and
- (2) If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

b. This insurance does not apply to:

- (1) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
- (2) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

12. Additional Insured Consolidated Insurance Program (Wrap-Up) Off-Premises Operations Only - Owners, Lessees or Contractors

- a. Any persons or organizations for whom you are performing operations, for which you have elected to seek coverage under a Consolidated Insurance Program, when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy is an insured. Such person or organization is an additional insured only with respect to your liability which may be imputed to that person or organization directly arising out of your ongoing operations performed for that person or organization at a premises other than any project or location that is designated as covered under a Consolidated Insurance Program. A person's or organization's status as an insured under this endorsement ends when your operations for that insured are completed.
- b. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies.

This insurance does not apply to:

"Bodily injury", "property damage", or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services, including:

- (1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
- (2) Supervisory, inspection

13. Additional Insured - Employee Injury to Another Employee

With respect to your "employees" who occupy positions which are supervisory in nature:

Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED** is amended to read:

a. "Bodily injury" or "personal and advertising injury"

- (1) To you, to your partners or members (if you are a partnership or joint venture), or to your members (if you are a limited liability company);
- (2) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in paragraph **(1)(a)** above; or
- (3) Arising out of his or her providing or failing to provide professional healthcare services. Paragraph **3.a.** is deleted.

For the purpose of this Item **13** only, a position is deemed to be supervisory in nature if that person performs principle work which is substantially different from that of his or her subordinates and has authority to hire, direct, discipline or discharge.

SECTION III - LIMITS OF INSURANCE

A. The following items are deleted and replaced by the following:

2. The General Aggregate Limit is the most we will pay for the sum of:

- a. Medical expenses under **Coverage C**;
- b. Damages under **Coverage A**, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard"; and

c. Damages under **Coverage B**; and

d. Damages under **Coverage H**.

3. The Products-Completed Operations Aggregate Limit is the most we will pay under **Coverage A** for damages because of "bodily injury" and "property damage" included in the "products-completed operations hazard" and **Coverage G**.

6. Subject to 5. above, the Damage to Premises Rented to You Limit is the most we will pay under **Coverage A** for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, explosion, lightning, smoke resulting from such fire, explosion, or lightning or sprinkler leakage while rented to you or temporarily occupied by you with permission of the owner.

B. The following are added :

8. Subject to Paragraph 5. of **SECTION III – LIMITS OF INSURANCE** \$25,000 is the most we will pay under **Coverage H** for **Water Damage Legal Liability**.

9. **Coverage G - Product Recall Expense**

Aggregate Limit \$50,000

Each Product Recall Limit \$25,000

a. The Aggregate Limit shown above is the most we will pay for the sum of all "product recall expense" you incur as a result of all "product recalls" you initiate during the endorsement period.

b. The Each Product Recall Limit shown above is the most we will pay, subject to the Aggregate and \$1,000 deductible, for "product recall expense" you incur for any one "product recall" you initiate during the endorsement period.

We will only pay for the amount of "product recall expenses" which are in excess of the deductible amount. The deductible applies separately to each "product recall". The limits of insurance will not be reduced by the amount of this deductible.

We may, or will if required by law, pay all or any part of any deductible amount. Upon notice of our payment of a deductible amount, you shall promptly reimburse us for the part of the deductible amount we paid.

10. **Aggregate Limits of Insurance (Per Location)**

The General Aggregate Limit applies separately to each of your "locations" owned by or rented to you or temporarily occupied by you with the permission of the owner.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

11. **Aggregate Limits of Insurance (Per Project)**

The General Aggregate Limit applies separately to each of your projects away from premises owned by or rented to you.

12. With respects to the insurance afforded to additional insureds afforded coverage by items 5 through 13 of

SECTION II – WHO IS AN INSURED above, the following is added:

The most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement;

b. Available under the applicable Limits of Insurance shown in the Declarations;

Whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

13. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, a \$5,000 "occurrence" limit and a \$10,000 "aggregate" limit is the most we will pay under **Coverage A** for damages because of "property damage" covered under **Coverage D - Voluntary Property Damage Coverage**.

For the purposes of this Voluntary Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

14. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, a \$25,000 "occurrence" limit and a \$100,000 "aggregate" limit is the most we will pay under **Coverage E - Care, Custody and Control Coverage** regardless of the number of:

- a. Insureds;
- b. Claims made or "suits" brought; or
- c. Persons or organizations making claims or bringing "suits".

Deductible - Our obligation to pay damages on your behalf applies only to the amount of damages in excess of \$500.

This deductible applies to all damages because of "property damage" as the result of any one "occurrence" regardless of the number of persons or organizations who sustain damages because of that "occurrence".

We may pay any part or all of the deductible amount to effect settlement of any claim or "suit" and upon notification of the action taken, you shall promptly reimburse us for such part of the deductible amount as has been paid by us.

As respects this coverage "Aggregate" is the maximum amount we will pay for all covered "occurrences" during one policy period.

For the purposes of this Care, Custody and Control Property Damage Coverage, our right and duty to defend ends when we have paid the Limit of Liability or the Aggregate Limit for each coverage, and we are granted discretion in making payments under this coverage.

15. Subject to 5. of **SECTION III – LIMITS OF INSURANCE**, the most we will pay for "property damage" under **Coverage F - Electronic Data Liability Coverage** for loss of "electronic data" is \$50,000 without regard to the number of "occurrences".

SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS

- A. The following conditions are amended:

1. Knowledge of Occurrence

- a. Condition 2., Items a. and b. are deleted and replaced by the following:

(1) Duties In The Event Of Occurrence, Offense, Claim Or Suit

- (a) You must see to it that we are notified as soon as practicable of an "occurrence" or an offense which may result in a claim. Knowledge of an "occurrence" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee. To the extent possible, notice should include:

- i. How, when and where the "occurrence" took place;
- ii. The names and addresses of any injured persons and witnesses, and
- iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

- (b) If a claim is made or "suit" is brought against any insured, you must:

- i. Immediately record the specifics of the claim or "suit" and the date received; and
- ii. Notify us as soon as practicable.

You must see to it that we receive written notice of the claim or "suit" as soon as practicable. Knowledge of a claim or "suit" by your agent, servant or employee shall not in itself constitute knowledge of the named insured unless an officer of the named insured has received such notice from the agent, servant or employee.

2. Where **Broad Form Named Insured** is added in **SECTION II – WHO IS AN INSURED** of this endorsement, Condition 4. **Other Insurance b. Excess Insurance (1).(a)** is replaced by the following:

- (a) Any of the other insurance, whether primary, excess, contingent or on any other basis, that is available to an insured solely by reason of ownership by you of more than 50 percent of the voting stock, and not withstanding any other language in any other policy. This provision does not apply to a policy written to apply specifically in excess of this policy.

B. The following are added:

10. Condition (5) of 2. "Duties in the event Occurrence, Offense, Claim or Suit" c. You or any other involved insured must:

(5) Upon our request, replace or repair the property covered under **Voluntary Property Damage Coverage** at your actual cost, excluding profit or overhead.

11. Blanket Waiver Of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of: premises owned or occupied by or rented or loaned to you, ongoing operations performed by you or on your behalf, done under a contract with that person or organization, "your work", or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you before the "bodily injury" or "property damage" occurs or the "personal and advertising injury" offense is committed.

12. Liberalization

If a revision to this Coverage Part, which would provide more coverage with no additional premium becomes effective during the policy period in the state designated for the first Named Insured shown in the Declarations, your policy will automatically provide this additional coverage on the effective date of the revision.

13. Unintentional Failure to Disclose All Hazards

Based on our reliance on your representations as to existing hazards, if you unintentionally should fail to disclose all such hazards at the inception date of your policy, we will not deny coverage under this Coverage Part because of such failure. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

14. The following conditions are added in regard to Coverage G - Product Recall Expense

In event of a "product recall", you must

- a.** See to it that we are notified as soon as practicable of a "product recall". To the extent possible, notice should include how, when and where the "product recall" took place and estimated "product recall expense".
- b.** Take all reasonable steps to minimize "product recall expense". This will not increase the limits of insurance.
- c.** If requested, permit us to question you under oath at such times as may be reasonably required about any matter relating to this insurance or your claim, including your books and records. Your answers must be signed.
- d.** Permit us to inspect and obtain other information proving the loss. You must send us a signed, sworn statement of loss containing the information we request to investigate the claim. You must do this within 60 days after our request.
- e.** Cooperate with us in the investigation or settlement of any claim.
- f.** Assist us upon our request, in the enforcement of any rights against any person or organization which may be liable to you because of loss to which this insurance applies.

15. Limited Railroad Contractual Liability

The following conditions are applicable only to coverage afforded by reason of the redefining of an "insured contract" in the **DEFINITIONS** section of this endorsement:

- a.** Railroad Protective Liability coverage provided by **Railroad Protective Liability Coverage Form (CG 00 35)** with minimum limits of \$2,000,000 per occurrence and a \$6,000,000 general aggregate limit must be in place for the entire duration of any project.
- b.** Any amendment to the Other Insurance condition of **Railroad Protective Liability Coverage Form (CG 00 35)** alters the primacy of the coverage or which impairs our right to contribution will rescind any coverage afforded by the redefined "insured contract" language.
- c.** For the purposes of the **Other Insurance** condition of **Railroad Protective Liability Coverage Form (CG 00 35)** you, the named insured, will be deemed to be the designated contractor.

SECTION V – DEFINITIONS

- A. At item **12**. "Mobile equipment" the wording at **f.(1)** is deleted and replaced by the following:
- f.(1)** Equipment designed primarily for:
- (a) Snow removal;
 - (b) Road maintenance, but not construction or resurfacing; or
 - (c) Street cleaning;
- except for such vehicles that have a gross vehicle weight less than 1,000 lbs which are not designed for highway use.
- B. Item **3**. "Bodily injury" is deleted and replaced with the following:
- 3**. "Bodily injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.
- C. Item **9**. "Insured contract" **c.** is deleted and replaced with the following:
- c.** Any easement or license agreement;
- D. Item **9**. "Insured Contract" **f.(1)** is deleted
- E. The following definitions are added for this endorsement only:
- 23**. "Electronic data" means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tape drives, cells, data processing devices or any other media which are used with electronically controlled equipment.
- 24**. "Product recall" means a withdrawal or removal from the market of "your product" based on the determination by you or any regulatory or governmental agency that:
- a. The use or consumption of "your product" has caused or will cause actual or alleged "bodily injury" or "property damage"; and
 - b. Such determination requires you to recover possession or control of "your product" from any distributor, purchaser or user, to repair or replace "your product", but only if "your product" is unfit for use or consumption, or is hazardous as a result of:
 - (1) An error or omission by an insured in the design, manufacturing, processing, labeling, storage, or transportation of "your product"; or
 - (2) Actual or alleged intentional, malicious or wrongful alteration or contamination of "your product" by someone other than you.
- 25**. "Product recall expense" means reasonable and necessary expenses for:
- a. Telephone, radio and television communication and printed advertisements, including stationery, envelopes and postage.
 - b. Transporting recalled products from any purchaser, distributor or user, to locations designated by you.
 - c. Remuneration paid to your employees for overtime, as well as remuneration paid to additional employees or independent contractors you hire.
 - d. Transportation and accommodation expense incurred by your employees.
 - e. Rental expense incurred for temporary locations used to store recalled products.
 - f. Expense incurred to properly dispose of recalled products, including packaging that cannot be reused.
 - g. Transportation expenses incurred to replace recalled products.
 - h. Repairing, redistributing or replacing covered recalled products with like products or substitutes, not to exceed your original cost of manufacturing, processing, acquisition and/or distribution.
- These expenses must be incurred as a result of a "product recall".
- 26**. "Written Contract" means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:
- a. Is currently in effect or becoming effective during the term of this policy; and
 - b. Was executed prior to:
 - (1) The "bodily injury" or "property damage"; or
 - (2) The offense that caused the "personal and advertising injury",
 for which the additional insured seeks coverage under this coverage part.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
 PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
 COMMERCIAL UMBRELLA COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance;
- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured;
- (3) The additional insured gives us prompt written notice of any "occurrence" which may result in a claim and prompt written notice of "suit";
- (4) The additional insured immediately forwards all legal papers to us, cooperates in the investigation or settlement of the claim or defense against the "suit", and otherwise complies with policy conditions.
- (5) The additional insured must tender the defense and indemnity of any claim or "suit" to any other insurer which also insures against a loss we cover under this policy. This includes, but is not limited to, any insurer which has issued a policy of insurance in which the additional insured qualifies as an insured. For the purpose of this requirement, the term "insures against" refers to any self-insurance and to any insurer which issued a policy of insurance that may provide coverage for the loss, regardless of whether the additional insured has actually requested that the insurer provide the additional insured with a defense and/or indemnity under that policy of insurance.
- (6) The additional insured agrees to make available any other insurance that the additional insured has for a loss we cover under this policy.

BLANKET WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

If you are required by a written contract or agreement, executed prior to the date of loss, to waive your rights of recovery from others, we agree to waive our rights of recovery against any person or organization named in the below Schedule. This waiver of subrogation does not apply where prohibited by law.

This waiver of rights to recovery applies to any person or organization for whom the Insured has agreed by written contract, executed prior to the date of loss, to furnish this waiver, but shall not be construed to be a waiver with respect to any other operations in which the Insured has no contractual interest.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 1/1/2025

Policy No. WC100-0005693-2025A

Endorsement WC 99 06 03 - BL

Insured **Brockway Mechanical & Roofing Co., Inc.**

Premium \$145,374

Insurance Company

Waypoint Mutual

1100 Walnut Street Suite 3000

Kansas City, MO 64106

(816) 474-7799

Carrier Code 32131

Countersigned by



Brockway stored materials



Brockway stored materials



TPE3 40-200

S-A-G-A-BQOE-CYC

1,50 hp

3X440-480 50/60Hz

PN12, Cast Iron

WARNING: Cancer
and Reproductive Harm
www.P65Warnings.ca.gov

CE ENEC    

29.5 kg

98819540

By 1400 Made in Hong Kong





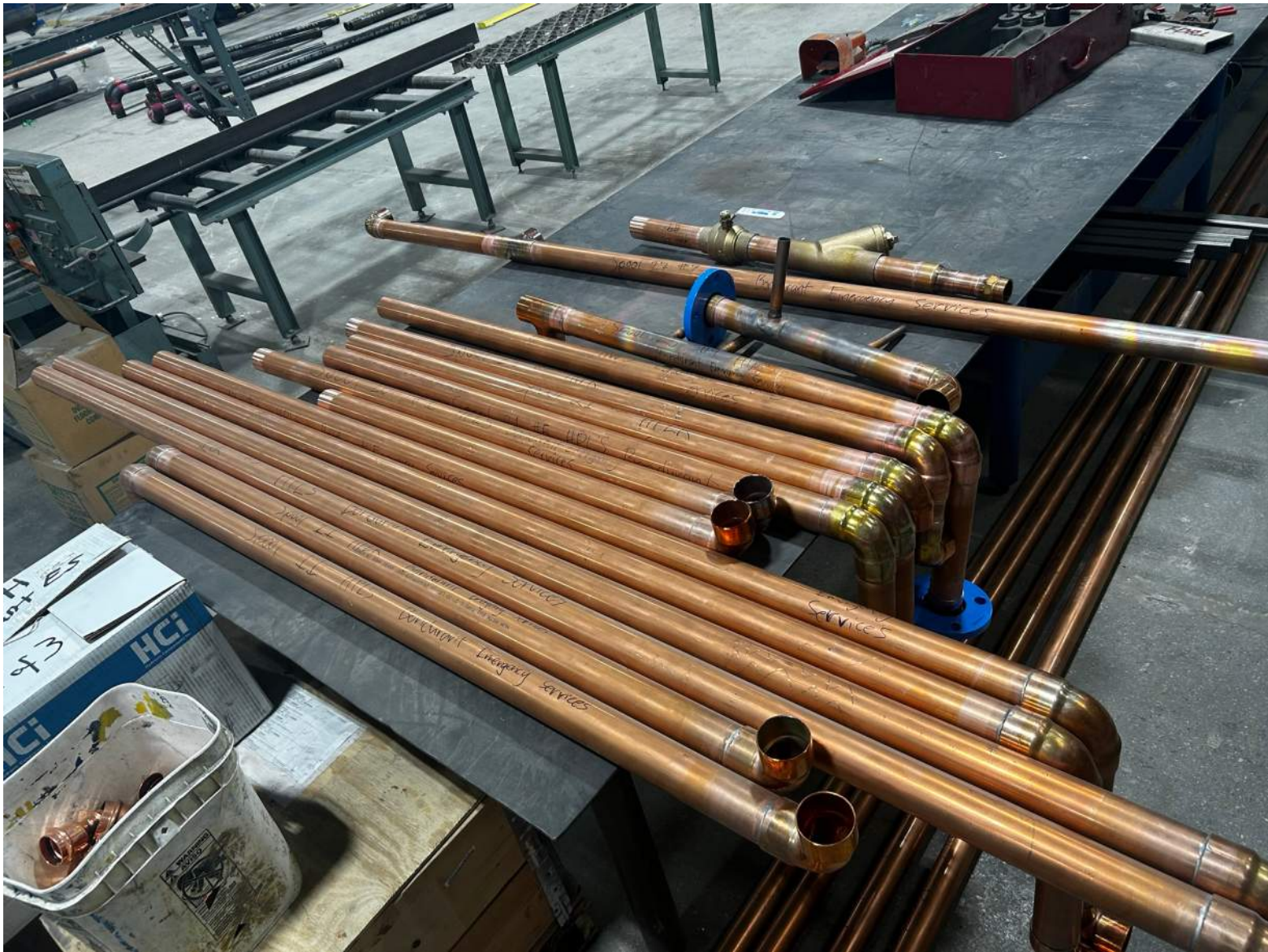
Brockway stored materials



Brockway stored materials



Brockway stored materials



Brockway stored materials

Brockway stored materials





Brockway stored materials



Brockway stored materials





Brockway stored materials

Bondurant
EMS
3115H

2-18-20

Brockway stored materials



Brockway stored materials









 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: 7
PERIOD TO: 02/28/25
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

\$ 34,681.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 2,331,681.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 221,977.61

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 9,005.64

b. 5.0% of Stored Material

(Column F on G703)

\$ 2,093.23

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 11,098.87

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 210,878.74

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 151,394.06

8. CURRENT PAYMENT DUE

\$ 59,484.68

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 2,120,802.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$34,681.00	\$0.00
TOTALS	\$34,681.00	\$0.00
NET CHANGES by Change Order	\$ 34,681.00	

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: February 26, 2025

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 \$ 59,484.68

(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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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	159,362.16	5,144.36	41,864.64	206,371.16	9.0%	2,090,628.84	10,318.55
001000001	Per ITC #003 provide CT cabin	16,757.00	0.00	0.00	0.00	0.00	0.0%	16,757.00	0.00
001000002	Per ITC #004 add 4" conduit o	16,895.00	0.00	15,606.45	0.00	15,606.45	92.4%	1,288.55	780.32
001000003	Per ITC #005 relocated invert	326.00	0.00	0.00	0.00	0.00	0.0%	326.00	0.00
001000004	Per RFI #30 add 225A/3P MCB t	703.00	0.00	0.00	0.00	0.00	0.0%	703.00	0.00
	GRAND TOTAL	\$2,331,681.00	\$159,362.16	\$20,750.81	\$41,864.64	\$221,977.61	9.5%	\$2,109,703.39	\$11,098.87

\$20,750.81 + \$41,864.64 = \$62,615.45

G702/ CMA APPLICATION AND CERTIFICATION For Payment

PAGE 1 OF 2 PAGES

To: Ryan CompaniesProject: Bondurant Emergency Services
FacilityApplication No: 3 Distribution to:
Application Date: 2/26/2025 ☐ OWNER
Period From: 2/1/2025 ☐ CONSTRUCTION MGR
Period To: 2/28/2025 ☐ ARCHITECT
Contract Date: ☐ CONTRACTOR
☐ OTHER MBFrom: Van Maanen Electric Inc
500 Iowa Speedway Drive
Newton, IA 50208

VIA Architect: _____

2485

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	\$	34,681.00
3 CONTRACT SUM TO DATE	\$	2,331,681.00
4 TOTAL COMPLETED AND STORED TO DATE	\$	221,977.61
5 RETAINAGE:		
a. 5% of Completed work	\$	9,005.65
b. 5% of Stored Material	\$	2,093.23
TOTAL RETAINAGE	\$	11,098.88
6 TOTAL EARNED LESS RETAINAGE	\$	210,878.73
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	151,394.05
8 CURRENT PAYMENT DUE	\$	59,484.68
9 BALANCE TO FINISH, INCLUDING RETAINAGE	\$	2,120,802.27

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by owner	\$ 34,681.00	\$ -
Total approval this Month	\$ -	\$ -
TOTALS	\$ 34,681.00	\$ -
NET CHANGES by Change Order	\$	34,681.00

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, IncBy: Nathan Van Maanen Date: 2/26/25

Nathan Van Maanen, President

State of: IowaCounty of: JasperSubscribed and sworn before me this 26th day of February, 2025

Nathan Van Maanen President personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her Knowledge and belief.

Notary Public: Tracy Evans My Commission expires: 10/30/2027

CERTIFICATION FOR PAYMENT

In accordance with the Contract Documents, based on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their 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 for the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

CONSTRUCTION MANAGER:

By: _____ Date: _____

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

CAUTION: You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced

TRACY EVANS
Commission No. 760650
My Commission Expires _____

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulation 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: 26-Feb-25

PERIOD FROM: 1-Feb-25

TO: 28-Feb-25

ARCHITECT'S PROJECT NO:

A	B		C	D	E	F	G		H	I
ITEM No.	DESCRIPTION OF WORK		SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETED		BALANCE TO FINISH C - G	RETAINAGE
				Previous Applications	This Application		AND STORED TO DATE (D + E + F)	% G / C		
					Work in Place	Stored Materials (not in D or E)				
1	General Requirements for Mechanical Systems	M	8,900.00	356.00			356.00	4%	8,544.00	17.80
2	General Requirements for Mechanical Systems	L	26,800.00	1,072.00			1,072.00	4%	25,728.00	53.60
3	Photovoltaic System	M	117,540.00	-			-	0%	117,540.00	-
4	Photovoltaic System	L	52,910.00	-			-	0%	52,910.00	-
5	Basic Electrical Materials and Methods	M	215,700.00	119,490.00	2,157.00	38,416.00	160,063.00	74%	55,637.00	8,003.15
6	Basic Electrical Materials and Methods	L	298,736.00	17,924.16	2,987.36		20,911.52	7%	277,824.48	1,045.58
7	Cable Trays	M	8,100.00	-		3,448.64	3,448.64	43%	4,651.36	172.43
8	Cable Trays	L	2,650.00	-			-	0%	2,650.00	-
9	Coordination and Fault Current Study	M	6,100.00	-			-	0%	6,100.00	-
10	Coordination and Fault Current Study	L	2,030.00	-			-	0%	2,030.00	-
11	Arc-Flash Study	M	4,200.00	-			-	0%	4,200.00	-
12	Arc-Flash Study	L	1,680.00	-			-	0%	1,680.00	-
13	Grounding and Bonding	M	3,100.00	-			-	0%	3,100.00	-
14	Grounding and Bonding	L	4,060.00	-			-	0%	4,060.00	-
15	Dry-Type Transformers	M	15,100.00	-			-	0%	15,100.00	-
16	Dry-Type Transformers	L	3,900.00	-			-	0%	3,900.00	-
17	Panelboards	M	26,400.00	-			-	0%	26,400.00	-
18	Panelboards	L	8,200.00	-			-	0%	8,200.00	-
19	Wiring Devices	M	8,600.00	-			-	0%	8,600.00	-
20	Wiring Devices	L	2,040.00	-			-	0%	2,040.00	-
21	Disconnect Switches and Circuit Breakers	M	7,600.00	-			-	0%	7,600.00	-
22	Disconnect Switches and Circuit Breakers	L	2,900.00	-			-	0%	2,900.00	-
23	Lightning Protection	M	53,600.00	-			-	0%	53,600.00	-
24	Lightning Protection	L	12,030.00	-			-	0%	12,030.00	-
25	Surge Protective Devices	M	7,900.00	-			-	0%	7,900.00	-
26	Surge Protective Devices	L	2,100.00	-			-	0%	2,100.00	-
27	Lighting	M	346,500.00	13,860.00			13,860.00	4%	332,640.00	693.00
28	Lighting	L	166,500.00	6,660.00			6,660.00	4%	159,840.00	333.00
29	Lighting Control	M	90,200.00				-	0%	90,200.00	-
30	Lighting Control	L	26,974.00				-	0%	26,974.00	-
31	Fire Alarm	M	22,800.00				-	0%	22,800.00	-
32	Fire Alarm	L	6,945.00				-	0%	6,945.00	-
33	General Communication Requirements	M	4,900.00				-	0%	4,900.00	-
34	General Communication Requirements	L	2,060.00				-	0%	2,060.00	-
35	Communication Cabling Systems	M	21,400.00				-	0%	21,400.00	-
36	Communication Cabling Systems	L	29,075.00				-	0%	29,075.00	-
37	Distributed Antenna System	M	112,000.00				-	0%	112,000.00	-
38	Distributed Antenna System	L	33,400.00				-	0%	33,400.00	-
39	Emergency Fire Alert System (owner provided)	M	-				-	0%	-	-

40	Emergency Fire Alert System	L	4,060.00				-	0%	4,060.00	-
41	Overhead Paging System (not included)	M	-				-	0%	-	-
42	Overhead Paging System (not included)	L	-				-	0%	-	-
43	Emergency Responder Radio Coverage System	M	49,860.00				-	0%	49,860.00	-
44	Emergency Responder Radio Coverage System	L	23,040.00				-	0%	23,040.00	-
45	General Security System Requirements	M	17,400.00				-	0%	17,400.00	-
46	General Security System Requirements	L	9,600.00				-	0%	9,600.00	-
47	Integrated Security System	M	36,900.00				-	0%	36,900.00	-
48	Integrated Security System	L	9,700.00				-	0%	9,700.00	-
49	Security Cabling	M	26,300.00				-	0%	26,300.00	-
50	Security Cabling	L	14,900.00				-	0%	14,900.00	-
51	Access Control	M	51,300.00				-	0%	51,300.00	-
52	Access Control	L	23,600.00				-	0%	23,600.00	-
53	Video Surveillance	M	20,900.00				-	0%	20,900.00	-
54	Video Surveillance	L	8,600.00				-	0%	8,600.00	-
55	Video Intercom	M	12,700.00				-	0%	12,700.00	-
56	Video Intercom	L	3,200.00				-	0%	3,200.00	-
57	General Audio-Visual Requirements	M	22,110.00				-	0%	22,110.00	-
58	General Audio-Visual Requirements	L	13,200.00				-	0%	13,200.00	-
59	Audio-Visual Systems	M	132,500.00				-	0%	132,500.00	-
60	Audio-Visual Systems	L	51,500.00				-	0%	51,500.00	-
61	Change Order #1		34,681.00		15,606.45		15,606.45	45%	19,074.55	780.32
62							-	0%	-	-
63							-	0%	-	-
64							-	0%	-	-
65							-	0%	-	-
66							-	0%	-	-
67							-	0%	-	-
			2,331,681.00	159,362.16	20,750.81	41,864.64	221,977.61	9.52%	\$2,109,703.39	\$11,098.88

AIA DOCUMENT G702 • CONTINUATION SHEET • APRIL 1978 EDITION • AIA® • © 1978
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006

OFF-SITE STORAGE AGREEMENT – SUBCONTRACTOR FACILITY

THIS AGREEMENT, made this 26th day of February, 2025, by and between Van Maanen Electric, Inc (“Subcontractor”) and Ryan Companies US, Inc. (“Grantee”).

WHEREAS, Grantee, as the General Contractor, and Subcontractor entered into that certain Subcontract Agreement dated August 16th, 2024 (the “Subcontract”) for certain work at the **Bondurant Emergency Services Facility** Project in **Bondurant, Iowa** (the “Project”).

WHEREAS, under the Subcontract, Grantee has purchased from Subcontractor certain materials described on Exhibit A hereto (the “Offsite Materials”), which sale is evidenced by a Bill of Sale, the form of which is attached hereto as Exhibit B.

WHEREAS, the Offsite Materials are being stored by Subcontractor at 500 Iowa Speedway Drive Newton, IA 50208 (“Premises”), which Premises is owned and operated by Subcontractor.

WHEREAS, Subcontractor desires that Grantee have access to the Premises to claim the Offsite Materials upon the event (i) Subcontractor fails to deliver the Offsite Materials to the Project site no later than seven (7) days after request by Grantee and in accordance with the Subcontract or (ii) upon Subcontractor’s default under the Subcontract (either of the foregoing an “Access Event”).

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties hereto agree as follows:

1. **Right of Entry.** Upon the occurrence of an Access Event and notice from Grantee to Subcontractor (which notice shall be deemed sufficient and incontrovertible), Subcontractor agrees to provide Grantee access to the Premises to claim the Offsite Materials. The right of entry shall be specifically enforceable in a court of law.
2. **Term of Right of Entry.** This Agreement shall remain effective until the Offsite Materials are no longer located upon the Premises.
3. **Segregation and Ownership of Offsite Materials.** Subcontractor agrees to keep the Offsite Materials segregated from all other property at the Premises and in an orderly manner easily recognizable by Grantee should it need to claim such materials. Such Offsite Materials shall be marked as owned by Grantee. Subcontractor agrees that neither it nor any third party has any claim or right in any such materials and it shall not object to Grantee’s removal of the same. Subcontractor agrees that any costs associated with storing such materials shall be the sole responsibility of Subcontractor.
4. **Photographs.** At least once every other week, Subcontractor shall provide photographs to Grantee of the Offsite Materials, the marking of the Offsite

Materials to show Grantee's ownership thereof and the segregation of the Offsite Materials within the Premises from other material.

5. **Insurance.** Subcontractor agrees that the Offsite Materials are being insured at the full replacement value thereof by Subcontractor until their delivery and acceptance by Grantee at the Project site. Grantee, Owner (as defined in the Subcontract) and Lender (as defined in the Subcontract) shall be named as a loss payees on such insurance and a certificate shall be delivered to Grantee prior to storage of the Offsite Materials at the Premises.
6. **Attorneys' Fees and Costs.** Any party enforcing the terms of this Agreement for noncompliance by the counterparty, shall be entitled to reasonable attorneys' fees and costs for such action.
7. **Miscellaneous.** This Agreement shall be governed by the law of the state in which the Premises is located. The persons signing this Agreement on behalf of the respective parties represent that they are authorized to act for and bind the parties with respect to the matters set forth herein. Photostatic signatures shall be treated as originals. This Agreement is specifically enforceable and Grantee may seek an injunction permitting entry onto the Premises to claim the Offsite Materials.

IN WITNESS WHEREOF, the parties hereto have executed this Right of Entry Agreement as of the day and year first written above.

SUBCONTRACTOR

Van Maanen Electric, Inc

By: 
Its: President

GRANTEE

Ryan Companies US, Inc.

By: _____
Its: _____

Exhibit A
Itemization of Offsite Materials
(Note – This should be the same list as Exhibit A to the Bill of Sale)

Exhibit B
Form of Bill of Sale

BILL OF SALE

Van Maanen Electric, Inc ("Seller"), in consideration of the sum of thirty four thousand three hundred eighteen dollars and thirty four cents(s) (\$34,318.34) and other good and valuable consideration to it in hand paid by Ryan Companies US, Inc., a Minnesota corporation ("Buyer"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Buyer all personal described on Exhibit A attached hereto and made a part hereof (the "Property").

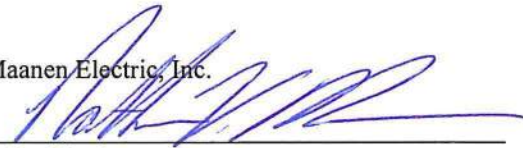
The Property is to constitute certain material purchased by Buyer and sold by Seller under that certain Subcontract Agreement dated August 16, 2024 (the "Subcontract") for certain work at the **Bondurant Emergency Services Facility** Project in **Bondurant, Iowa** (the "Project"), which material is being stored by Seller off-site from the Project until its delivery to and incorporation into the Project.

TO HAVE AND TO HOLD THE SAME unto Buyer, its successors and assigns, forever.

And Seller, for itself and its successors and assigns, does hereby covenant and agree to and with Buyer, its successors and assigns, that Seller is the lawful owner of said Property and has good right to sell the same as aforesaid; that the same is free from all encumbrances; and that Seller will warrant and defend the sale of said Property hereby made unto Buyer, its successors and assigns, forever, against all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the Seller has caused these presents to be executed and delivered on and as of February 26th, 2025

Van Maanen Electric, Inc.

By 

Its President

Exhibit A to Bill of Sale
The Property



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/26/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY AssuredPartners Great Plains, LLC 4200 University Ave., Suite 200 West Des Moines, IA 50266-5945	PHONE (A/C, No, Ext): 515-244-0150	COMPANY EMCASCO Insurance Company P.O. Box 712 Des Moines, IA 50306-0712	
License#: 1001000272			
FAX (A/C, No): 515-244-0150	E-MAIL ADDRESS: lindsay.gentry@AssuredPartners.com		
CODE:	SUB CODE:		
AGENCY CUSTOMER ID #:			
INSURED Van Maanen Electric, Inc. 500 Iowa Speedway Dr. Newton IA 50208	LOAN NUMBER	POLICY NUMBER 6E57919	
	EFFECTIVE DATE 08/01/2024	EXPIRATION DATE 08/01/2025	☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION/DESCRIPTION

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

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Scheduled Equipment - Special Cause of Loss Installation Floater	See Remarks \$1,500,000	5,000 5,000

REMARKS (Including Special Conditions)

RE: Stored Materials for the Bondurant Emergency Services Facility project stored at Van Maanen Warehouse, which is located at 500 Iowa Speedway Drive Newton, IA 50208. Materials being stored valued at \$34,318.34
February 2025 Invoice #3
Ryan Companies US, Inc., and the City of Bondurant are listed as Loss payees.

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS City of Bondurant 200 2nd St NE Bondurant, IA 50035	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

* Stored at Van Maanen Electric's Warehouse

Material Transfer Form

[illegible]



PO BOX 500
EAST DUBUQUE, IL 61025-4418

FOR BILLING QUESTIONS, PLEASE CALL: 515-283-2331

SOLD TO: 90607

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON,IA 50208

INVOICE

INVOICE DATE	CUSTOMER NO.	INVOICE NO.
02/17/25	517985	S512949246.001
BRANCH		BRANCH NO.
CRESCENT DES MOINES, IA		B014
JOB NAME		PAGE NO.
BONDURANT EMERGENCY SERVICES		1 of 1
02-17-2025 06:55:57 AM S512949246.001  Left product in shop receiving area		

SHIP TO: 517985

VANMAA-BONDURANT EMERGENCY SVCS
VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON,IA 50208

ORDERED BY		CUST PO	ORDER DATE	REFERENCE	
CHAD PRICE		2670	02/03/25		
ORDER WRITER		SHIP VIA	SHIP DATE	ACCOUNT MANAGER	
TIMOTHY J WALLACE		B702 TRUCK 1	02/17/25	DAVID M MILLER	
ORDER QTY	SHIP QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
18 ea	18 ea	UPC 80038800033 91 CABLOFIL CF54/200EZ - CABLOFIL CABLE TRAY 8" WIDE		\$101.4080/ea	\$1,825.34
1 ea	1 ea	UPC 80038846915 CABLOFIL 944704 INSERTPP54/200BL-LINER W/SIDE 1 ROL\PKG **Nonstock, may not be returnable		\$1,373.7330/ea	\$1,373.73
26 ea	26 ea	UPC 80038800190 14300 CABLOFIL FASP300PG - FAS PROFILE S512949246.001 Plus shipping		\$9.5990/ea	\$249.57
INVOICE DUE		MERCHANDISE TOTAL	TOTAL S&H	TOTAL TAX	TOTAL AMOUNT
03/31/25		\$3,448.64	\$0.00	\$0.00	\$3,448.64



PLEASE DETACH AND RETURN WITH PAYMENT EXCEPT WHEN PAYING BY STATEMENT.
A SERVICE CHARGE WILL BE ASSESSED ON AMOUNTS OVER 30 DAYS PAST DUE.

S512949246.001

SOLD TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON,IA 50208

PLEASE REMIT PAYMENT TO:

CRESCENT ELECTRIC SUPPLY CO
PO BOX 851686
MINNEAPOLIS,MN 55485-1686

INVOICE NUMBER	S512949246.001
CUSTOMER NUMBER	517985
INVOICE DATE	02/17/25
DUE DATE	03/31/25
SUBTOTAL	\$3,448.64
SHIPPING & HANDLING	\$0.00
TAX	\$0.00
INVOICE TOTAL	\$3,448.64

CHECK # _____ \$ _____

* stored on-site



C.E.D., INC.
12060 MEREDITH DRIVE
URBANDALE, IA 50323

T: 5152658121 F: 5152658126

INVOICE NO.	INVOICE DATE
1884-1080062	02/19/2025
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO BOX 850654 MINNEAPOLIS, MN 55485-0654	

SOLD TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208

SHIP TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208

ACCOUNT #/NAME		JOB NAME			CUSTOMER ORDER NO.				
D9-55909 BONDURANT EMERGENCY SERVICES		HEATERS BOND EM SERV			11057				
SALESPERSON		SHIPPING INFORMATION		SHIP VIA			SHIP DATE		
1014 MJM		PREPAID		FEDEX			02/17/2025		
QTY ORDERED	PRODUCT CODE	DESCRIPTION	C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D
	SHIPPER TRACKING NBR: 285444206936,285444207656								
T 3	KING LPWA1227-TP-CB3-W			3	994.86	E		2984.58	0.0
T 1	KING LPWA1227-S-TP-CB3-W			1	1113.08	E		1113.08	0.0
TITLE TO MERCHANDISE AND RISK OF LOSS OR DAMAGE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED MERCHANDISE SHOULD BE MADE TO CARRIER.				CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE IS USED ON OUR INVOICES.		MERCHANDISE		4097.66	
MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED GOODS UNLESS DEFECTIVE OR THROUGH ERROR ON OUR PART.				B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED TO CANCEL.		SALES TAX 0.00000		0.00	
A SERVICE CHARGE OF 1 1/2% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY APPLICABLE STATE LAW, WILL BE MADE ON ALL PAST DUE ACCOUNTS.				C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.		SHIPPING CHARGE		0.00	
THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.				NET PAYMENT IS DUE BY THE 15TH OF THE MONTH FOLLOWING PURCHASE		TOTAL DUE 		4,097.66	

Van Maanen
stored materials



Van Maanen
stored materials



 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:
Kline Electric Inc
6355 NE 14th St
Des Moines, Iowa 50313

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 7
PERIOD TO: 02/28/25
CONTRACT FOR: 00071487OS
CONTRACT DATE: 07/23/24
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

\$ 304,510.00

2. Net Change by Change Orders

\$ 3,839.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 308,349.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 97,492.55

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 5.0% of Stored Material

(Column F on G703)

\$ 4,874.63

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,874.63

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 92,617.92

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 0.00

8. CURRENT PAYMENT DUE

\$ 92,617.92

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 215,731.08

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$3,839.00	\$0.00
TOTALS	\$3,839.00	\$0.00
NET CHANGES by Change Order		\$ 3,839.00

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: Kline Electric Inc

By:

Tatitha Estock

Date: February 25, 2025

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

\$ 92,617.92

(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 G703TM – 1992

Continuation Sheet

AIA Document G702TM–1992, Application and Certificate for Payment, or G732TM–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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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)		
000000001	Electrical Systems	304,510.00	0.00	0.00	97,492.55	97,492.55	32.0%	207,017.45	4,874.63
001000001	Per Kline Electric quote dated	3,839.00	0.00	0.00	0.00	0.00	0.0%	3,839.00	0.00
	GRAND TOTAL	\$308,349.00	\$0.00	\$0.00	\$97,492.55	\$97,492.55	31.6%	\$210,856.45	\$4,874.63

AIA[®]

Document G702TM – 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: 7

PERIOD TO: 02/28/25

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 G703TM, 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)	\$	8,067.00
5. RETAINAGE:		
a. 5.0% of Completed Work		
(Column D + E on G703)	\$	403.35
b. 0.0% of Stored Material		
(Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	403.35
6. TOTAL EARNED LESS RETAINAGE	\$	7,663.65
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	4,246.50
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	3,417.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	8,936.35

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: February 17, 2025

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 \$ 3,417.15

(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.: 7

APPLICATION DATE: 02/24/25

PERIOD TO: 02/28/25

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	4,470.00	3,597.00	0.00	8,067.00	48.6%	8,533.00	403.35
	GRAND TOTAL	\$16,600.00	\$4,470.00	\$3,597.00	\$0.00	\$8,067.00	48.6%	\$8,533.00	\$403.35

Rental Invoice

PLEASE REMIT PAYMENT TO:

PO BOX 734443

Chicago, IL 60673-4443

ACH/Wire : ABA 021000021 Acct 316238036

RESOLUTE
INDUSTRIAL

MOBILE
Air & Power Rentals
a division of Resolute Industrial

Company: Resolute Industrial LLC

Mobile Air and Power Rentals

298 Messner Drive

Wheeling IL 60090

Invoice Number: 168017

Invoice Date: 2/20/2025

Due Date: 3/22/2025

Sales Person: Adam L

Tax ID:

Bill To: RYAN IA

RYAN COMPANIES US INC
ATT:AP@RYANCOMPANIES.COM
111 EAST GRAND SUITE 200
DES MOINES IA 50309
USA

Ship To: 9

Bondurant Emergency
500 CAMPUS DRIVE SE
BONDURANT IA 50035
USA

Contract Quantity	Service Type	Customer PO	Terms
MIN1462732	Rental	6777-000	Net 30 Days
1.00	1 RT-HF-500K BTU-NGVP 500,000 BTU DF HEATER	A05-054	
	1 Billing Period	2/10/2025	--- 3/9/2025 900.00
1.00	2 RT-HF-500K BTU-NGVP 500,000 BTU DF HEATER	A05-042	
	1 Billing Period	2/10/2025	--- 3/9/2025 900.00
1.00	3 RT-HF-500K BTU-NGVP 500,000 BTU DF HEATER	A05-101	
	1 Billing Period	2/10/2025	--- 3/9/2025 900.00
1.00	4 RT-HF-500K BTU-NGVP 500,000 BTU DF HEATER	A05-007	
	1 Billing Period	2/10/2025	--- 3/9/2025 900.00
12.00	5 RT-ACC-HOSE-GAS-1.0DIA50 1" Gas Hose - 50FT		
	1 Billing Period	2/10/2025	--- 3/9/2025 660.00
4.00	6 RT-ACC-DUCT-HT-16DIA25 16" Heat Duct - 25FT		
	1 Billing Period	2/10/2025	--- 3/9/2025 140.00
2.00	7 LABOR SHOP PREP FEE		
	1 Billing Period	2/10/2025	--- 2/10/2025 300.00
1.00	8 FREIGHT		

Rental Invoice

PLEASE REMIT PAYMENT TO:
PO BOX 734443
Chicago, IL 60673-4443
ACH/Wire : ABA 021000021 Acct 316238036



Contract Quantity	Service Type	Customer PO		Terms
	FREIGHT CHARGES			
	1 Billing Period	2/10/2025	--- 2/10/2025	1,000.00
1.00	9 ENVIRO SERV			
	ENVIRONMENTAL SERVICE CHARGE			
	1 Billing Period	2/10/2025	--- 3/9/2025	188.00

Invoice Sale Amount:	5,888.00
Discount Amount:	0.00
Net Amount:	5,888.00
Sales Tax:	308.00
Prepaid Amount:	0.00
Invoice Total:	6,196.00

AGRILAND FS, Inc.

421 N 10th St.
Winterset IA 50273
Phone #: 515-462-2644

Ryan Companies - Des Moines
111 East Grand Ave
Ste 200
Des Moines, IA 50309

Invoice**63001825**

Invoice Date 02/20/2025
Due Date 03/25/2025 Regular
Control Number 0063002599
Customer ID 1456820

Customer P.O. #006777000
Salesperson 0045
Shipping Loc. 630

Ticket(s) B0063002599 , 0017 , "MTR START
09:38:02/END 10:04:52"

Comments: Ship to: Ryan Companies -BODURANT PROJECT PO: #006777000

Quantity	Description	Unit Price	Total \$
880.300 GL	+* FS LP Gas	1.60 /GL	1,408.48
880.300 EA	Propane Safety/Hazmat Fee	.0195 /EA	17.17
880.300 EA	* Propane Freight Surcharge	.0285 /EA	25.09

Terms: ALL ACCOUNTS ARE DUE AND PAYABLE IN FULL UPON RECEIPT OF
THE MONTHLY STATEMENT.

Sub Total 1,450.74

Sales Tax 98.59

Amount Due 1,549.33

(+Denotes taxable items)

Ryan Companies - Des Moines

Invoice**63001825**

LEACHMAN LUMBER COMPANY

PAGE NO 1

1921 HUBBELL AVENUE
DES MOINES, IA 50316-3765

FAX-515-265-9015
PHONE: (515) 265-1621

www.leachmanlumber.com
"where there's a material difference"

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
639245	000	6777	PO # 6777 ORDR# 773391	NET 10TH	SL	2/21/25 11:07

SOLD TO:

RYAN COMPANIES U.S. INC.
111 E GRAND STE 200
NXS# 113071
DES MOINES IA 50309

SHIP TO:

500 CAMPUS DR SE
500 CAMPUS DR SE
BONDURANT IA

DUE DATE: 3/10/25

TERMINAL: 54

ORDER: 773391

DEL. DATE: 2/21/25

SALESPERSON: 11 JARED MENDENHALL

TAX: 77E POLK CO-BONDURANT 7%

INVOICE: 887011

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/	PER	EXTENSION
1	12	12	EA	2416WW	2X4-16' #2 PLUS KDHT/SPF	Y0032	12	8.98	/EA	107.76
2	40	40	EA	2412WW	2X4-12' #2 PLUS KDHT/SPF	Y0032	40	6.32	/EA	252.80
3	3	3	EA	12CDX	4X8-15/32 CDX SYP EXTERIOR PLY	Y0030	3	24.60	/EA	73.80
4	3	3	EA	112DOW	4X8-1-1/2"BLUE DOW FOAM 25 PSI	Y0025	3	35.71	/EA	107.13
5					R-7.5	Y0025				
6	1	1	RL	24RP	24 X 100 REINFORCED POLY	Y0008	1	167.40	/RL	167.40
7	3	3	EA	LATHB	BNL. WOOD LATH 1-1/2"X48"	Y0025	3	18.63	/EA	55.89
8	1	1	EA	100137	GRK #10X3-1/8"R-4 SCREW 1500 PCS	0802	1	240.00	/EA	240.00
9	1	1	EA	101099	GRK #9X2" R-4 SCREW PRO PACK	0802	1	59.95	/EA	59.95
10	100	100	EA	5375297	1/4" X 3-1/4" HEX HEAD TAPCON	1004	100	0.45	/EA	45.00
11	1	1	EA	8207511	SDS 3/16"X 6" HAMMER DRILL BIT	1101	1	7.89	/EA	7.89
12	2	2	EA	23033	5/16 MAGNETIC NUT SETTER	0801	2	2.95	/EA	5.90
13	2	2	EA	23050	2" X T-25 TORX BIT	0801	2	1.50	/EA	3.00
14						0801				
15					ERIC 515-468-8169	0801				
16						0801				
17					FRIDAY AM	0801				

TAXABLE 1126.52
NON-TAXABLE 0.00
SUBTOTAL 1126.52

** AMOUNT CHARGED TO STORE ACCOUNT ** 1205.38

TAX AMOUNT 78.86

TOTAL 1205.38

¶^b639245000887011I 31001E,

TOT WT: 1010.24

X

Received By

Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io> Fri, Dec 20, 2024 at 11:10 AM

Reply-To: noreply@mail.parkmobile.io

To: nickaldrich118@gmail.com



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	12/20/2024 11:10 AM Central Standard Time
Auth ID	1178779733
Description	ParkingAction
Payment Method	MASTERCARD ending in 6537

Amount Paid

\$5.25

Description	Parking BEL487 in 180107 @ Des Moines, IA at 12/20/2024
	11:10:46 AM
Space Number	NA
Parking Ref	934528555
End Time	12/20/2024 03:10 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



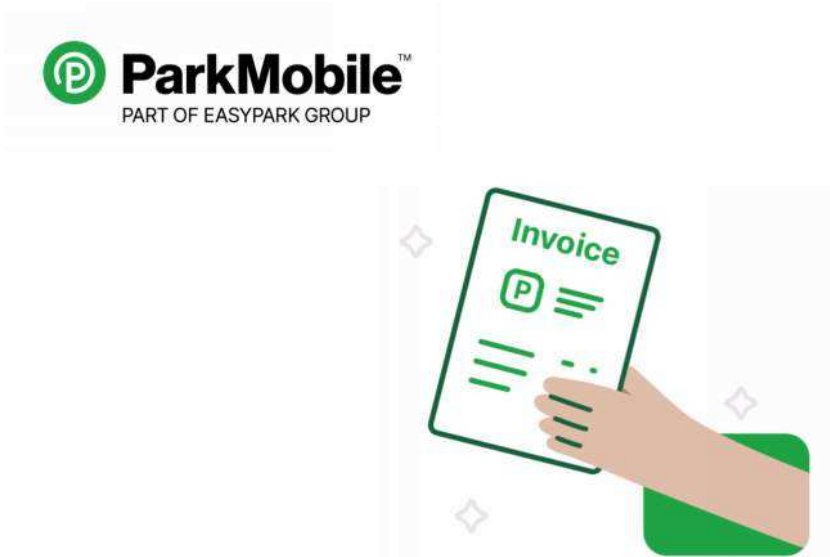
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Your parking receipt

3 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Wed, Jan 8, 2025 at 9:06 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/08/2025 09:06 AM Central Standard Time
Auth ID	1186200966
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$3.50

Description	Parking BEL487 in 180101 @ Des Moines, IA at 1/8/2025
	9:06:53 AM
Space Number	NA
Parking Ref	939659058
End Time	01/08/2025 11:42 AM
Parking Fee	\$3.25
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$3.50

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/08/2025 11:51 AM Central Standard Time
Auth ID	1186300516
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$2.25

Description	Parking NMM166 in 210416 @ Des Moines, IA at 1/8/2025 11:51:10 AM
Space Number	NA
Parking Ref	939740403
End Time	01/08/2025 01:27 PM

Parking Fee	\$2.00
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$2.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Wed, Jan 8, 2025 at 1:32 PM



You're all set!
Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your

transaction.

Parking Session Details

Payment Date	01/08/2025 01:32 PM Central Standard Time
Auth ID	1186362260
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$4.75

Description	Parking NMM166 in 180101 @ Des Moines, IA at 1/8/2025
	1:32:21 PM
Space Number	NA
Parking Ref	939790492
End Time	01/08/2025 05:08 PM
Parking Fee	\$4.50
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$4.75

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Thu, Jan 9, 2025 at 1:04 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/09/2025 01:04 PM Central Standard Time
Auth ID	1186837159
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/9/2025
	1:04:49 PM
Space Number	NA
Parking Ref	940114816
End Time	01/09/2025 05:04 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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Your parking receipt

2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Fri, Jan 10, 2025 at 8:14 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/10/2025 08:14 AM Central Standard Time
Auth ID	1187164199
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180111 @ Des Moines, IA at 1/10/2025
	8:14:52 AM
Space Number	NA
Parking Ref	940312041
End Time	01/10/2025 01:00 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/10/2025 12:55 PM Central Standard Time
Auth ID	1187329775
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$5.25

Description	Parking NMM166 in 180111 @ Des Moines, IA at 1/10/2025 12:55:52 PM
Space Number	NA
Parking Ref	940446188
End Time	01/10/2025 04:55 PM

Parking Fee	\$5.00
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

Your parking receipt

2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Mon, Jan 13, 2025 at 9:46 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/13/2025 09:46 AM Central Standard Time
Auth ID	1188450779
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180111 @ Des Moines, IA at 1/13/2025
	9:46:08 AM
Space Number	NA
Parking Ref	941203420
End Time	01/13/2025 01:46 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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You're all set!
Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/13/2025 01:45 PM Central Standard Time
Auth ID	1188597936
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid **\$3.50**

Description	Parking NMM166 in 180111 @ Des Moines, IA at 1/13/2025 1:45:14 PM
Space Number	NA
Parking Ref	941322869
End Time	01/13/2025 04:21 PM

Parking Fee	\$3.25
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$3.50

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

Your parking receipt

2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Wed, Jan 15, 2025 at 8:51 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/15/2025 08:51 AM Central Standard Time
Auth ID	1189431968
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$2.00

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/15/2025	
	8:51:16 AM	
Space Number	NA	
Parking Ref	941874650	
End Time	01/15/2025 10:24 AM	
Parking Fee	\$1.75	
Non Parking	\$0.00	
Fee		
Transaction	\$0.25	
Fee		
Discounts	\$0.00	
Taxes	\$0.00	
Total	\$2.00	

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/15/2025 01:41 PM Central Standard Time
Auth ID	1189623423
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$5.25

Description	Parking NMM166 in 180117 @ Des Moines, IA at 1/15/2025 1:41:04 PM
Space Number	NA
Parking Ref	942029843
End Time	01/15/2025 05:41 PM

Parking Fee	\$5.00
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

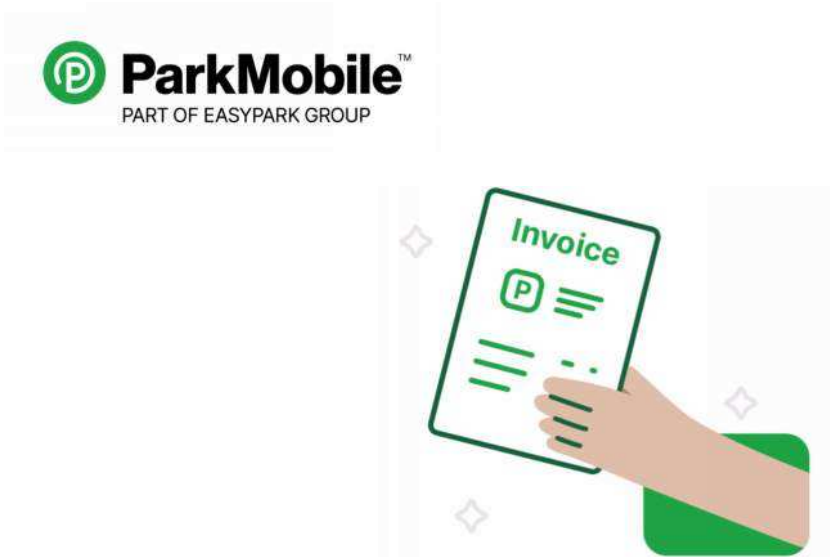
[Quoted text hidden]

Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Thu, Jan 16, 2025 at 12:34 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/16/2025 12:34 PM Central Standard Time
Auth ID	1190118347
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180117 @ Des Moines, IA at 1/16/2025
	12:34:04 PM
Space Number	NA
Parking Ref	942361628
End Time	01/16/2025 04:34 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



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Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Fri, Jan 17, 2025 at 8:42 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/17/2025 08:42 AM Central Standard Time
Auth ID	1190507054
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/17/2025
	8:42:01 AM
Space Number	NA
Parking Ref	942607909
End Time	01/17/2025 01:00 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Tue, Jan 21, 2025 at 12:53 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/21/2025 12:53 PM Central Standard Time
Auth ID	1192279179
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/21/2025
	12:53:28 PM
Space Number	NA
Parking Ref	943836515
End Time	01/21/2025 04:53 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Thu, Jan 23, 2025 at 9:22 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/23/2025 09:22 AM Central Standard Time
Auth ID	1193152423
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180101 @ Des Moines, IA at 1/23/2025
	9:22:11 AM
Space Number	NA
Parking Ref	944420431
End Time	01/23/2025 01:22 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/23/2025 01:07 PM Central Standard Time
Auth ID	1193312842
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$5.25

Description	Parking NMM166 in 180101 @ Des Moines, IA at 1/23/2025 1:07:54 PM
Space Number	NA
Parking Ref	944551037
End Time	01/23/2025 05:07 PM

Parking Fee	\$5.00
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

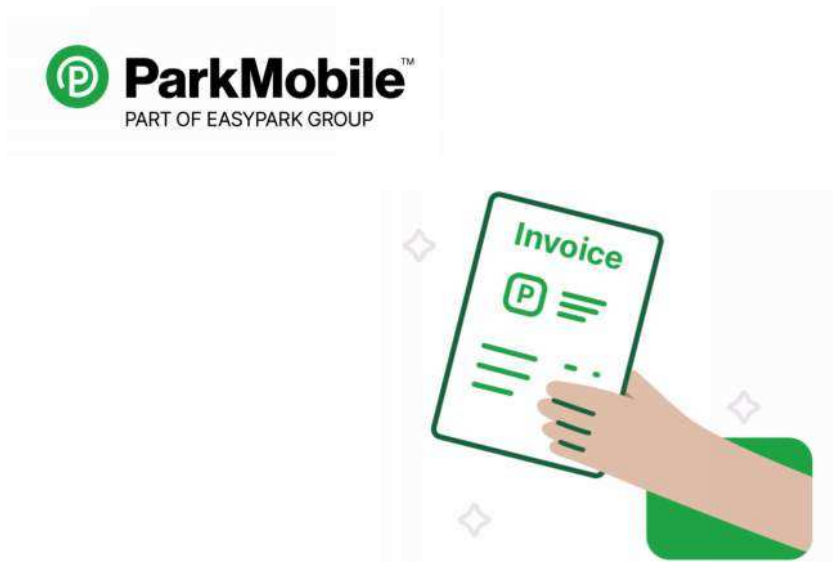
[Quoted text hidden]

Your parking receipt

2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Fri, Jan 24, 2025 at 9:24 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/24/2025 09:24 AM Central Standard Time
Auth ID	1193715006
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/24/2025
	9:24:10 AM
Space Number	NA
Parking Ref	944806153
End Time	01/24/2025 01:24 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/24/2025 02:29 PM Central Standard Time
Auth ID	1193931296
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$3.50

Description	Parking NMM166 in 180101 @ Des Moines, IA at 1/24/2025 2:29:20 PM
Space Number	NA
Parking Ref	944979293
End Time	01/24/2025 05:05 PM

Parking Fee	\$3.25
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$3.50

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Mon, Jan 27, 2025 at 1:51 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/27/2025 01:51 PM Central Standard Time
Auth ID	1195319565
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$4.50

Description	Parking NMM166 in 180107 @ Des Moines, IA at 1/27/2025
	1:51:01 PM
Space Number	NA
Parking Ref	945905442
End Time	01/27/2025 05:15 PM
Parking Fee	\$4.25
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$4.50

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Your parking receipt

2 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Fri, Jan 31, 2025 at 12:29 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/31/2025 12:29 PM Central Standard Time
Auth ID	1197764570
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking NMM166 in 350415 @ Des Moines, IA at 1/31/2025
	12:29:46 PM
Space Number	NA
Parking Ref	947636483
End Time	01/31/2025 04:29 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	01/31/2025 04:31 PM Central Standard Time
Auth ID	1197932546
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$0.75

Description	Parking NMM166 in 350415 @ Des Moines, IA at 1/31/2025 4:31:05 PM
Space Number	NA
Parking Ref	947762787
End Time	01/31/2025 04:55 PM

Parking Fee	\$0.50
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$0.75

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

Your parking receipt

1 message

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Mon, Feb 3, 2025 at 1:16 PM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	02/03/2025 01:16 PM Central Standard Time
Auth ID	1199260384
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.00

Description	Parking NMM166 in 180107 @ Des Moines, IA at 2/3/2025
	1:16:05 PM
Space Number	NA
Parking Ref	948639713
End Time	02/03/2025 05:04 PM
Parking Fee	\$4.75
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.00

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.



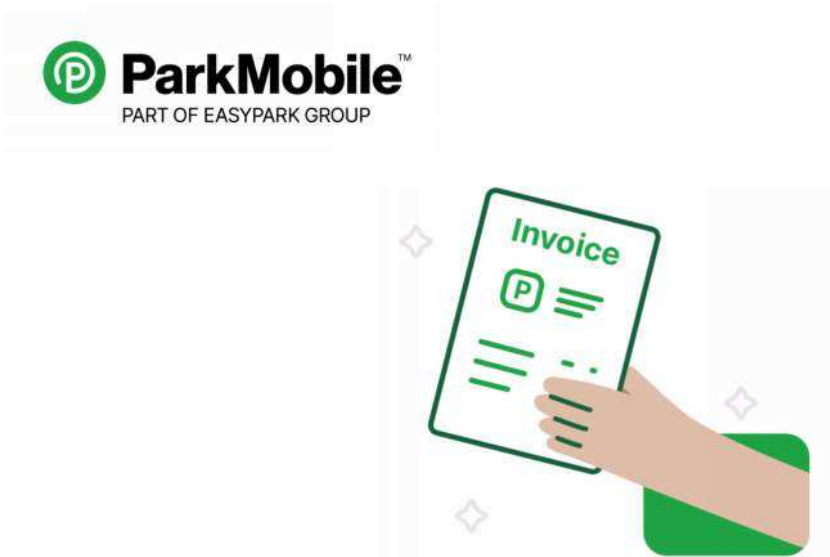
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Your parking receipt

3 messages

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Tue, Feb 4, 2025 at 8:37 AM



You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	02/04/2025 08:37 AM Central Standard Time
Auth ID	1199583991
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid

\$5.25

Description	Parking FLX840 in 180101 @ Des Moines, IA at 2/4/2025
	8:36:58 AM
Space Number	NA
Parking Ref	948842829
End Time	02/04/2025 01:00 PM
Parking Fee	\$5.00
Non Parking	\$0.00
Fee	
Transaction	\$0.25
Fee	
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

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You're all set!

Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your transaction.

Parking Session Details

Payment Date	02/04/2025 01:01 PM Central Standard Time
Auth ID	1199765290
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$5.25

Description	Parking FLX840 in 180101 @ Des Moines, IA at 2/4/2025 1:01:18 PM
Space Number	NA
Parking Ref	948991146
End Time	02/04/2025 05:01 PM

Parking Fee	\$5.00
Non Parking Fee	\$0.00
Transaction Fee	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$5.25

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]

ParkMobile <noreply@alerts.parkmobile.io>
Reply-To: noreply@mail.parkmobile.io
To: nickaldrich118@gmail.com

Tue, Feb 4, 2025 at 5:01 PM



You're all set!
Payment processed.

This confirmation indicates that your session has been started and paid for successfully. Please see below to review the complete details of your

transaction.

Parking Session Details

Payment Date	02/04/2025 05:01 PM Central Standard Time
Auth ID	1199918910
Description	ParkingAction
Payment Method	VISA ending in 9804

Amount Paid \$0.50

Description	Parking FLX840 in 180101 @ Des Moines, IA at 2/4/2025
	5:01:43 PM
Space Number	NA
Parking Ref	949103930
End Time	02/04/2025 05:13 PM
Parking Fee	\$0.25
Non Parking Fee	\$0.00
Transaction	\$0.25
Discounts	\$0.00
Taxes	\$0.00
Total	\$0.50

For questions about your parking session, submit a support ticket to our Member Services Team [here](#), and include the transaction details listed above.

[Quoted text hidden]



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

Item No. 5.I.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving a Minimum Assessment Agreement for Phase 2 of the Shiloh Rose Business Park Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In 2023, the Iowa Legislature enacted House File 718, which introduced new requirements for property tax abatements under Chapter 404 of the Iowa Code. House File 718 mandates that, effective July 1, 2024, for commercial properties to be eligible for tax abatement within a designated urban revitalization area, the property owner must enter into a written Minimum Assessment Agreement with the municipality. This agreement must specify a minimum actual value for the completed improvements, which is then certified by the local assessor. The minimum assessment agreement remains in effect for the duration of the tax abatement period. This additional step increases costs and time for the property owner and City staff for developing and filing the agreement.

The attached resolution approves a Minimum Assessment Agreement with Shiloh BP LLC for Phase 2 of the Shiloh Rose Business Park site located at [Parcel 7923-01-0176-002](#) in Bondurant. The City of Bondurant has coordinated with the Polk County Assessor's office and property owner to establish the minimum assessed value for Phase 2 of the Shiloh Rose Business Park project once construction is finalized. Phase 2 of the Shiloh Rose Business Park will look to establish two new industrial flex buildings, one of which will be 22,500 SF and the other of which will be 32,160 SF. The proposed new buildings will be similar to the existing two industrial flex buildings constructed as part of Phase 1 in 2022. The Phase 2 Shiloh Rose Business Park site plan was approved by City Council on December 16, 2024. Construction has not yet started but is expected to begin in 2025. The Polk County Assessor's office anticipates that Phase 2 will bring in an additional \$5,470,000 in assessed valuation at Parcel 7923-01-0176-002 once construction is complete.

Area Map



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-66
2. Owner Signed Minimum Assessment Agreement

CITY OF BONDURANT
RESOLUTION NO. 250324-66

RESOLUTION APPROVING A MINIMUM ASSESSMENT AGREEMENT FOR PHASE
2 OF THE SHILOH BUSINESS PARK PROJECT

WHEREAS effective July 1, 2024, commercial properties within a designated Urban Revitalization Area must enter into a Minimum Assessment Agreement with the municipality to be eligible for tax abatement; AND

WHEREAS Shiloh BP LLC, the property owner of Parcel 7923-01-0176-002, has coordinated with the City of Bondurant and the Polk County Assessor's Office to establish a Minimum Assessment Agreement for Phase 2 of the Shiloh Business Park Project; AND

WHEREAS the Polk County Assessor's Office has reviewed the plans and specifications for the Phase 2 improvements and has determined that the minimum actual assessed value of the improvements, once completed, shall be no less than \$5,470,000; AND

WHEREAS approving the Minimum Assessment Agreement ensures compliance with Chapter 404.3C of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Minimum Assessment Agreement with Shiloh BP LLC for Phase 2 of the Shiloh Business Park Project is hereby approved and the Mayor is authorized to execute the Agreement on behalf of the City.

Passed this 24th day of March 2025,

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				

MINIMUM ASSESSMENT AGREEMENT

THIS AGREEMENT is made and entered into this 18th day of March, 2025, by and between the City of Bondurant, Iowa, an Iowa municipal corporation (hereinafter referred to as the "City") and Shiloh BP LLC, an Iowa limited liability company (hereinafter referred to as the "Property Owner").

RECITALS

WHEREAS the Property Owner is the owner of certain real property located within the City of Bondurant, Polk County, Iowa, legally described as follows:

OUTLOT Y SHILOH ROSE BUSINESS PARK PLAT 1

(hereinafter referred to as the "Property"); AND

WHEREAS the Property Owner intends to construct two industrial flex buildings as part of Phase 2 of the Shiloh Business Park Project, consistent with the site plan approved by the City Council on December 16, 2024 and enclosed as Exhibit B; AND

WHEREAS the City represents and warrants the Property is situated within an Urban Revitalization Area, and the Property Owner may seek tax abatement under the City's Tax Abatement Plan on the value added by the Phase 2 Improvements; however, the Property Owner acknowledges that it is solely responsible for filing the tax abatement application, and the City does not monitor nor provide reminders of tax abatement application deadlines; AND

WHEREAS Section 404.3C of the Iowa Code requires that the Property Owner must enter into a written Minimum Assessment Agreement with the City specifying a minimum actual value for the completed improvements, which the Assessor shall use as the base for establishing a taxable value for the property upon completion; AND

WHEREAS the Property Owner and the City, in coordination with the Polk County Assessor's Office, recognize the Phase 2 improvements will bring a minimum increased assessed valuation of \$5,470,000 to the Property as a result of Phase 2, resulting in an overall total assessed valuation for the parcel of \$10,766,000.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, the City and the Property Owner agree as follows:

AGREEMENT

1. Minimum Assessed Value.

- a. Pursuant to Section 404.3C of the Iowa Code, the City and Property Owner agree to establish a minimum total taxable value of \$10,766,000 for the parcel, of which \$5,470,000 represents the increase in valuation as a result of the Phase 2 improvements, effective January 1, 2027, until termination of this Agreement. This minimum assessment reflects the minimum market value of the improvements and shall remain in place throughout the term of this Agreement, regardless of the status of construction, even if the project has not commenced.
- b. The Property Owner shall pay all applicable taxes, assessments, and charges levied on the Property when due. Until termination of this Agreement, the Property Owner shall not seek administrative or judicial review of the applicability, enforceability, or constitutionality of this Agreement or challenge taxation based on the Minimum Actual Value, including in delinquent tax proceedings.
- c. This minimum assessment shall terminate upon the expiration of the tax abatement plan applicable to the Property, which is June 30, 2034.
- d. Nothing in this Agreement waives the Property Owner's right under Section 403.6(19) of the Iowa Code to contest any portion of an actual value assessment above the Minimum Actual Value or to challenge assessments exceeding that amount.

2. Certification of Minimum Assessment. The Polk County Assessor's Office certification of this minimum assessment is attached hereto as Exhibit A.

3. Binding Effect. The terms and conditions of this Agreement shall be joint and severally binding upon and shall insure to the benefit of the heirs, successors, and assigns of the respective parties hereto, and all terms and conditions of this Agreement shall constitute conditions, covenants, and restrictions running with the land in perpetuity for the Property.

4. Assignment. This Agreement shall be assignable to the Property Owner to all heirs, successors, or other entities as identified by the Property Owner.

5. Recording. This Agreement, and including the Assessor's certification, shall be filed with the Polk County Recorder's Office and shall run with the land, remaining in effect for the duration of the tax abatement period.

6. Amendment. This Agreement shall not be amended, changed, or modified without prior written consent of the City and Property Owner or the Property Owner's assignee, if applicable.

SIGNATURES

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and Property Owner has caused this Agreement to be duly executed in its name and behalf by its authorized representatives, all on or as of the day first above written.

CITY OF BONDURANT, IOWA

By _____
Mayor

Attest:

City Clerk

(Seal)

STATE OF IOWA)

): SS

COUNTY OF POLK)

This instrument was acknowledged before me on _____, 2025, by _____, the Mayor of the City of Bondurant, Iowa, to me known to be the identical person named herein and who executed the foregoing instrument and acknowledged that he/she executed the same as the voluntary act and deed on behalf of the City of Bondurant, a municipal corporation duly organized under the laws of the State of Iowa.

NOTARIAL STAMP OR SEAL (OR
OTHER TITLE OR RANK):

SIGNATURE OF NOTARY PUBLIC OR
OTHER OFFICIAL



SHILOH BP LLC

By: Dillon Temple

By:

Its: Member/manager

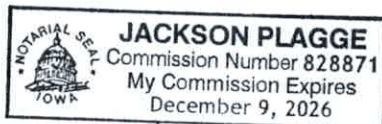
STATE OF IOWA)

) :SS

COUNTY OF POLK)

This instrument was acknowledged before me on March 18, 2025, by Dillon Temple, member of Shiloh BP LLC, a limited liability company under the laws of the State of Iowa, to me known to be the identical person named herein and who executed the foregoing instrument and acknowledged that he/she executed the same as the voluntary act and deed on behalf of Shiloh BP LLC a limited liability company duly organized under the laws of the State of Iowa.

NOTARIAL STAMP OR SEAL (OR
OTHER TITLE OR RANK):



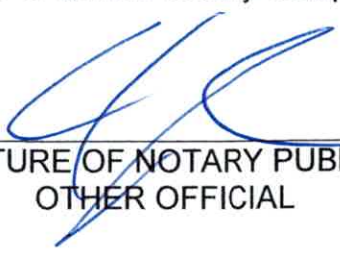

SIGNATURE OF NOTARY PUBLIC OR
OTHER OFFICIAL

EXHIBIT A

CERTIFICATION BY ASSESSOR

The undersigned Assessor, being legally responsible for the assessment of the above-described Property, hereby certifies that the actual value assigned to the parcel will be no less than \$10,766,000, of which no less than \$5,470,000 represents the increase in valuation as a result of the Phase 2 improvements, effective January 1, 2027, regardless of the status of construction.

County Assessor for Polk County
State of Iowa

Subscribed and sworn to before me on this _____ day of _____, 2025

Notary of Public

EXHIBIT B

APPROVED PHASE 2 SITE PLAN



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

Item No. 5.m.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving deed that conveys to the City of Bondurant land owned by Suites on Grant, LLC for the area associated with the 1st Street, SW public parking project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves the accompanying deed, formally transferring ownership of certain land parcels from Suites on Grant LLC to the City of Bondurant for the 1st Street SW public parking project. The Acquisition Plat for this public right-of-way was recorded in June 2024; however, it was overlooked until recently that the land transfer did not get completed at that time. The attached deed finalizes this transfer, ensuring the improvements are located on public property. The 1st Street SW public parking project added 16 angled parking spaces along the northern side of the 1st Street SW right-of-way to enhance public parking options for visitors to downtown Bondurant and the regional Chichaqua Valley Trail—an identified need in Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown.

Area Map (areas in yellow are areas described in attached deed):



FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-67
2. 25.03 Warranty Deed
3. Recorded Acquisition Plat

CITY OF BONDURANT
RESOLUTION NO. 250324-67

RESOLUTION APPROVING THE DEED THAT CONVEYS TO THE CITY OF
BONDURANT LAND OWNED BY SUITES ON GRANT LLC FOR THE AREA
ASSOCIATED WITH THE 1ST STREET SW PUBLIC PARKING PROJECT

WHEREAS the City of Bondurant has undertaken the 1st Street SW public parking project to enhance public parking availability for visitors to downtown Bondurant and the regional Chichaqua Valley Trail; AND

WHEREAS the project resulted in the creation of 16 angled parking spaces along the northern side of the 1st Street SW right-of-way, addressing a need identified in Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown; AND

WHEREAS an Acquisition Plat establishing this public right-of-way was recorded in June 2024; however, the formal transfer of land ownership from Suites on Grant LLC to the City of Bondurant was not completed at that time; AND

WHEREAS the attached deed has been prepared to finalize the transfer of ownership to the City of Bondurant, ensuring that the public parking improvements exist on publicly owned property; AND

WHEREAS the City Council finds it in the best interest of the City of Bondurant to accept the conveyance of this land to formalize the public right-of-way and the associated improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the attached deed from Suites on Grant LLC is hereby approved, and the Mayor is authorized to execute any necessary documents to complete the transfer.

Passed this 3rd day of March 2025,

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				

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Return to: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Address Tax Statement: City of Bondurant, Iowa, 200 2nd Street NE, Box 37, Bondurant, Iowa 50035

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Suites on Grant, LLC, an Iowa limited liability company (the “Grantor”), does hereby convey to the City of Bondurant, Iowa, a municipal corporation (the “Grantee”), the following described real estate in Polk County, Iowa:

A parcel of land located in Lots 9 & 10 Block 15 Official replat of Outlots 10, 11 and 12, Town of Bondurant, an Official Plat now included in and forming a part of Bondurant, Polk County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of said Lot 9;
Thence S 72°33'39” W, a distance of 138.09 feet;
Thence S 00°21'29” W, a distance of 7.84 to the point of beginning;
Thence S 89°59'08” E, a distance of 47.63 feet;
Thence S 29°49'05” E, a distance of 10.37 feet;
Thence N 89°59'07” W, a distance of 52.84 feet;
Thence N 00°21'29” E, a distance of 9.00 feet to the point of beginning.

AND

All of said Lot 10
Containing 618 square feet (0.001 acres) more or less

As shown in the Acquisition Plat recorded on June 5, 2024 in Book 19816 Page 822 of the Polk County Recorder records.

Subject to easements, covenants and restrictions of record.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

No transfer tax. Exempt transaction under Iowa Code §428A.2(6) as the Grantee is a municipal corporation and there is no consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Dated: _____, 2025.

Suites on Grant, LLC

By: _____
_____, Managing Member

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me personally known, who, being by me duly sworn, did say that they are the Managing Member of Suites on Grant, LLC, that said instrument was authorized by the Members of Suites on Grant, LLC, and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said company, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Index Legend	
City:	BONDURANT
County:	POLK
Geoparcels ID:	8022-31-102-003
Description:	LOTS 9 & 10 BLOCK 15 OFFICAL REPLAT OF LOTS 10, 11, AND 12, TOWN OF BONDURANT
Proprietor:	SUITES ON GRANT LLC
Surveyor:	MURRAY B. BERTING
Company:	SHIVE-HATTERY INC
Return To:	4125 WESTOWN PKWY, SUITE 100 WEST DES MOINES, IOWA 50266, PH: 515.223.8104

Doc ID: 039470620001 Type: PLT
Kind: ACQUISITION PLAT
Recorded: 06/05/2024 at 12:24:23 PM
Fee Amt: \$7.00 Page 1 of 1
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2024-00027587
BK 19816 PG 822

ACQUISITION PLAT

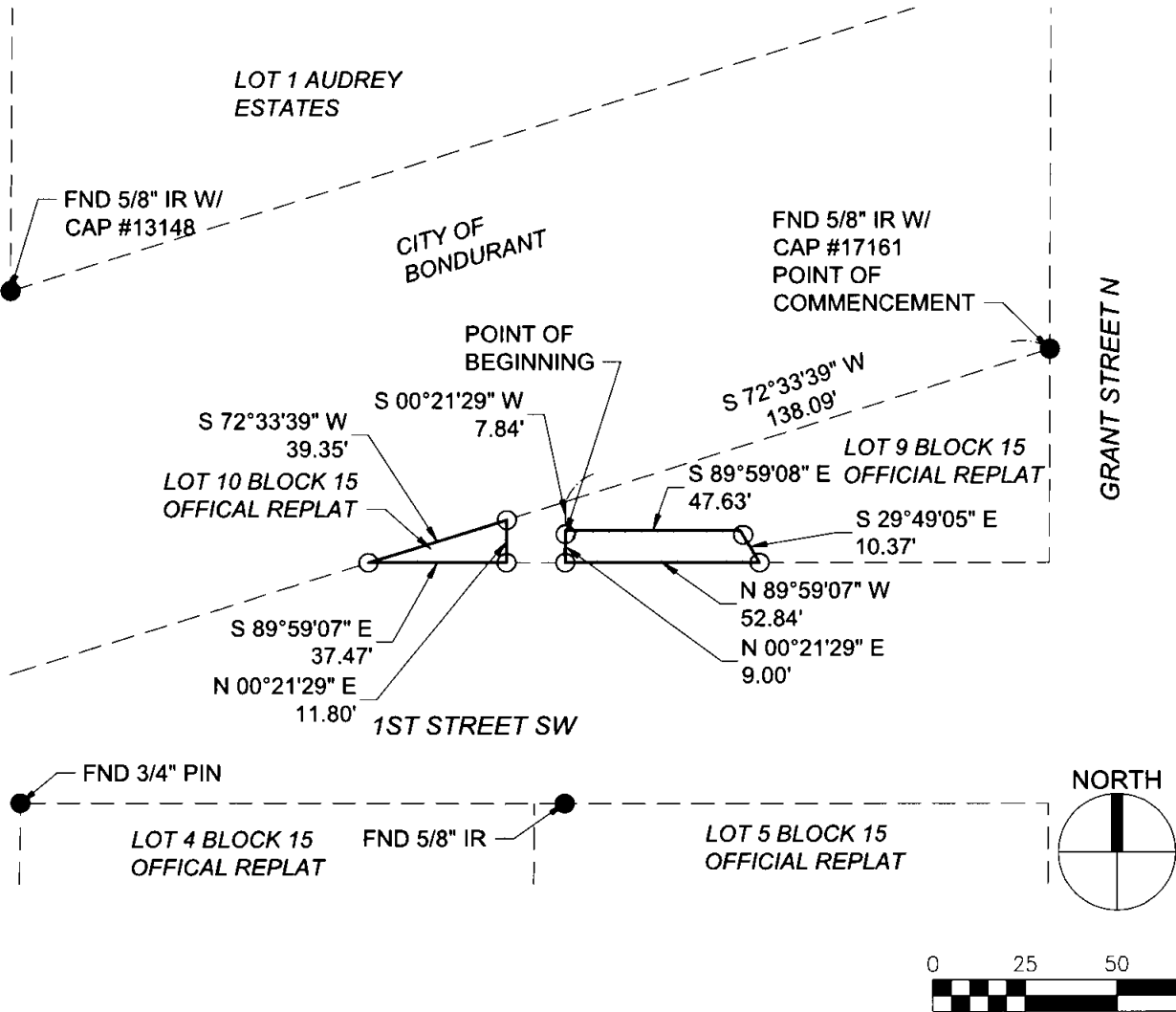
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS 9 & 10 BLOCK 15 OFFICIAL REPLAT OF OUTLOTS 10, 11, AND 12, TOWN OF BONDURANT, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF BONDURANT, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9;
THENCE S 72°33'39" W, A DISTANCE OF 138.09 FEET;
THENCE S 00°21'29" W, A DISTANCE OF 7.84 TO THE POINT OF BEGINNING;

THENCE S 89°59'08" E, A DISTANCE OF 47.63 FEET;
THENCE S 29°49'05" E, A DISTANCE OF 10.37 FEET;
THENCE N 89°59'07" W, A DISTANCE OF 52.84 FEET;
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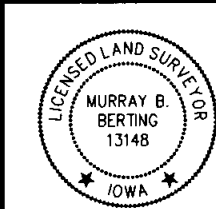
AND
ALL OF SAID LOT 10.
CONTAINING 618 SQUARE FEET (0.001 ACRES) MORE OR LESS.



DATE OF FIELDWORK COMPLETED: 2024-05-07

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- MONUMENT FOUND AS NOTED
- SET 5/8" REROD W/YELLOW CAP#13148
- RIGHT OF WAY
- LOT LINE
- PARCEL BOUNDARY



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNATURE: Murray B. Berting
NAME: MURRAY B. BERTING
DATE: 6-5-24 LICENSE NUMBER: 13148
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B01-01

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

ACQUISITION PLAT

CITY OF BONDURANT
98 GRANT STREET, BONDURANT, IOWA

DATE	2024-05-08	SCALE	1" = 50'
DRAWN BY	CWH	FIELD BOOK	---
APPROVED BY	MBB	REVISION	###

PROJECT NO.
2240000910

ACQUISITION
PLAT

B1-01



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

Item No. 5.n.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution accepting Water Quality Initiatives grant agreement with the Iowa Department of Agriculture & Land Stewardship for funding in the amount of \$127,500 to assist with stormwater enhancements at The Station renovation site

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

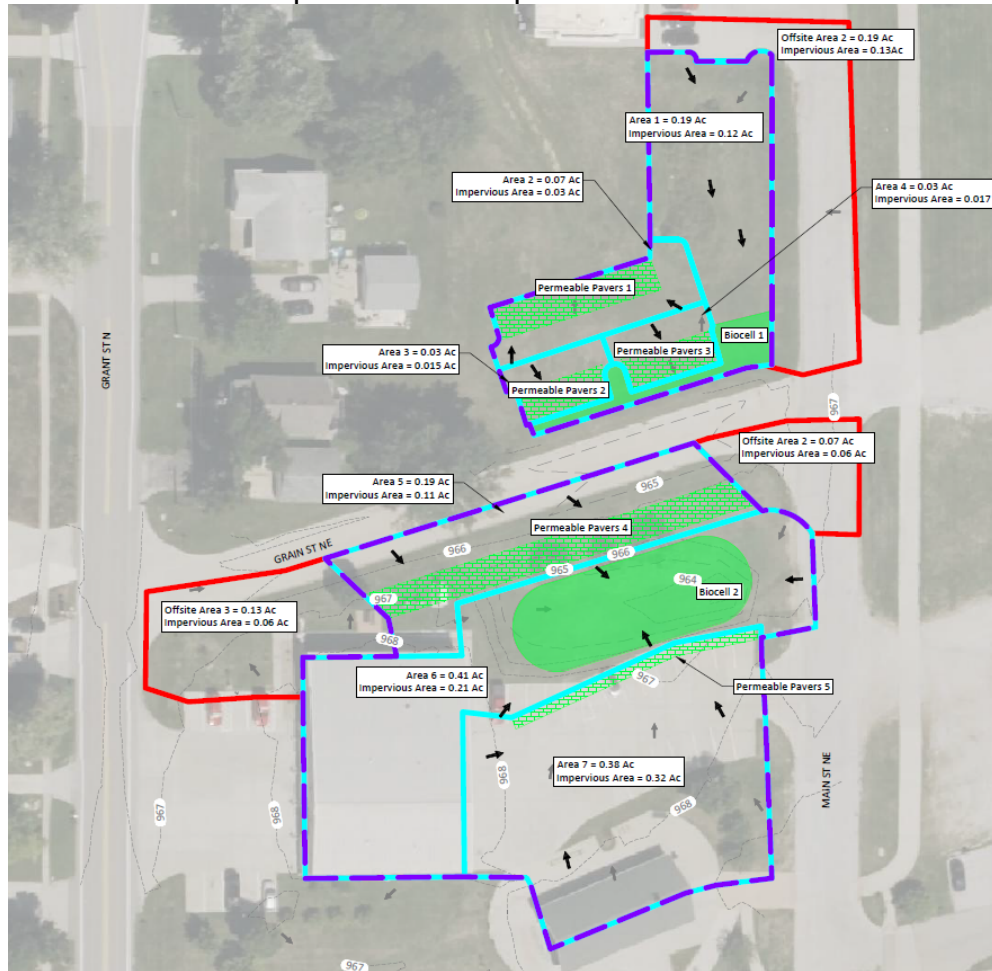
BRIEF HISTORY & ANALYSIS:

The attached resolution formally accepts the grant agreement between the City of Bondurant and the Iowa Department of Agriculture & Land Stewardship (IDALS) for funding in the amount of \$127,500 under the Water Quality Initiative – Urban Conservation Projects program. This funding will support the implementation of stormwater best management practices at The Station, a redevelopment project transforming the soon-to-be former Bondurant Public Safety building into a Parks & Recreation community center.

The Building Bondurant Comprehensive Plan identifies the need to repurpose this facility for community use through its Action Item 15A, aligning with the City's broader redevelopment and sustainability goals. As part of this transformation, the project will incorporate bioretention cells and permeable pavers to improve stormwater management, reducing runoff and enhancing water quality in downtown Bondurant. These improvements are consistent with Policy 18G and 18H of the Comprehensive Plan, which promote the use of green infrastructure and sustainable design in public projects. This project complements ongoing revitalization efforts in the nearby Grain District.

The total project budget is \$255,000, with a 50% local match provided by the City. The project is expected to be completed by December 31, 2026, in accordance with the grant agreement. Approval of this resolution ensures the City can move forward with finalizing project design and implementation.

Area Stormwater Improvements Map:



FUNDING SOURCE: This is a revenue source. The project of which this project is a part is The Station Project, funding through a TIF bond.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-68
2. 25WQUI-004 Contract
3. 25WQUI-004 Exhibit A
4. 25WQUI-004 Exhibit B Budget

CITY OF BONDURANT
RESOLUTION NO. 250324-68

RESOLUTION ACCEPTING WATER QUALITY INITIATIVE GRANT AGREEMENT
WITH THE IOWA DEPARTMENT OF AGRICULTURE & LAND STEWARDSHIP FOR
FUNDING IN THE AMOUNT OF \$127,500 TO ASSIST WITH STORMWATER
ENHANCEMENTS AT THE STATION RENOVATION SITE

WHEREAS the City of Bondurant is committed to sustainable redevelopment and the implementation of green infrastructure improvements; AND

WHEREAS the City of Bondurant has been awarded a grant in the amount of \$127,500 from the Iowa Department of Agriculture & Land Stewardship (IDALS) under the Water Quality Initiative – Urban Conservation Projects program to assist with stormwater enhancements at The Station renovation site at 101 Grant Street North; AND

WHEREAS The Station project involves repurposing the soon-to-be former Bondurant Public Safety building into a Parks & Recreation community center, in alignment with Action Item 15A of the Building Bondurant Comprehensive Plan; AND

WHEREAS the project will implement best management practices for stormwater management, including the installation of bioretention cells and permeable pavers, which will reduce runoff and improve water quality in downtown Bondurant, consistent with Policies 18G and 18H of the Building Bondurant Comprehensive Plan; AND

WHEREAS this redevelopment effort complements ongoing revitalization projects in the nearby Grain District and supports the City's broader sustainability and economic development goals; AND

WHEREAS the total project budget is \$255,000, with a 50% local match to be provided by the City of Bondurant, and the project is expected to be completed by December 31, 2026, in accordance with the grant agreement; AND

WHEREAS acceptance of this grant agreement allows the City to proceed with the finalization of project design and implementation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Water Quality Initiative Grant Agreement with the Iowa Department of Agriculture & Land Stewardship in the amount of \$127,500 is hereby accepted, and the Mayor, City Administrator, and staff are directed to take all necessary actions to execute the grant agreement.

Passed this 24th day of March 2025,

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				
Sillanpaa				
McKenzie				
Peffer				

WATER QUALITY INITIATIVE
Urban Conservation Demonstration Projects

CONTRACT NUMBER:	Urban25WQUI-004
Project Name:	Bondurant Parks & Rec Event Center
Contract Effective Date:	March 15, 2025
Project Completion Date:	December 31, 2026
Award Amount:	\$127,500.00

COST-SHARE GRANT CONTRACT (“Contract”)

BETWEEN IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP
(IDALS)
Wallace State Office Building
502 East 9th St.
Des Moines, Iowa 50319

IDALS Contact Person: Ann Seda Phone: (515) 401-4908

AND City of Bondurant (“*GRANTEE*”)
200 2nd Street NE
Bondurant, IA 50035

Grantee Contact Person: Marketa Oliver Phone: (515) 967-2418

Grantee ID Number: (federal identification #) : _____

WHEREAS, pursuant to Iowa Code section 466B.42, the Water Quality Initiative Program was established in order to assess and reduce nutrients in the state’s watersheds, including subwatersheds and regional watersheds, with the goal of establishing and administering projects to reduce nutrients in surface waters from nonpoint sources in a scientific, reasonable, and cost-effective manner; and,

WHEREAS, Grantee has submitted an application to the Iowa Department of Agriculture and Land Stewardship requesting assistance to help finance such a project; and,

WHEREAS, IDALS has determined Grantee’s proposed project meets the requirements established for participation in the Water Quality Initiative Program.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and contracts contained herein, IDALS and Grantee agree as follows:

SECTION 1. PROJECT

“*Project*” means the detailed description of the work, services, budget and other obligations to be performed or accomplished by the Grantee as described in its Water Quality Initiative Program Application, as approved by IDALS and incorporated as Exhibit A to this Contract.

SECTION 2. PROJECT COMPLETION DEADLINE

The Project must be completed no later than **December 31, 2026**. An extension may be granted by IDALS, through an amendment, if a written request showing demonstrable progress toward completion of the Project is submitted and IDALS determines such an extension is warranted. Any extension request submitted by the Grantee must be received by IDALS no later than 30 days prior to expiration of this contract.

SECTION 3. DURATION OF COST-SHARE GRANT CONTRACT

3.1 This Contract shall become effective on the Contract Effective Date and shall remain in effect as follows:

- a) *Through Project Period Completion Date.* Through the Project Period Completion Date and for the period of time after Project Completion Date during which IDALS, or its designee, conducts Project closeout procedures to verify that the Project has been completed in compliance with the Contract.
- b) *Until Repayment or Satisfaction of Outstanding Obligation.* Until all outstanding amounts due to IDALS, if any, are received by IDALS, or all outstanding obligations to IDALS are satisfied in full.
- c) *Through Contract End Date.* Until IDALS, or its designee, has completed Contract closeout procedures and provided Grantee with written Notice of Final Contract Closeout. This Contract shall terminate as of the date stated in the written Notice of Final Contract Closeout; such date shall be the Contract End Date.

3.2 SURVIVAL OF OBLIGATIONS. Section 3.1 shall not abrogate or otherwise effect the obligations, terms, and conditions that survive beyond the Contract End Date, including but not limited to the following sections of this Contract: Section 4.4 (Accounting Records), Section 4.5 (Documentation), and Section 4.6 (Conveyance of Project Property).

SECTION 4. TERMS OF CONTRACT

4.1 GRANT. IDALS shall provide a Grant to Grantee up to the Award Amount stated on page 1 of this Contract in order to assist in financing the Project, subject to Iowa Code chapter 466B, IDALS administrative rules (located at 27 Iowa Admin. Code chapter 16), and the terms and conditions of this Contract. A copy of Grantee's Application describing the Project is an integral part of this Contract and is marked as Exhibit A and hereby incorporated herein.

4.2 MAXIMUM PAYMENTS. It is expressly understood and agreed that the maximum amounts to be paid to the Grantee by IDALS for Project activities shall conform to the budget as presented in

Contract Exhibit B - Project Budget. It is further understood and agreed that the total of all payments to the Grantee by IDALS for Project activities shall not exceed the Award Amount unless modified by written amendment of this Contract.

4.3 USE OF FUNDS. The Grantee hereby agrees to construct and operate the Project as described in its Application Exhibit A, as approved by IDALS, and Exhibit B, Project Budget. Grantee shall maintain the Project in accordance with the representations in Exhibits A and B during the term of this Contract. Grantee shall allow IDALS, its internal or external auditors, the Auditor of the State of Iowa, the Treasurer of the State of Iowa, the Attorney General of the State of Iowa, and the Iowa Division of Criminal Investigation, to inspect the Project facilities at all reasonable times in order to monitor and evaluate performance with the terms of this Contract and Iowa law.

4.4 ACCOUNTING RECORDS. Grantee shall maintain its books, records and all other evidence pertaining to this Contract in accordance with generally accepted accounting principles and such other procedures as may be specified by IDALS. These records shall be available to IDALS, its internal or external auditors, the Auditor of the State of Iowa, the Treasurer of the State of Iowa, the Attorney General of the State of Iowa, and the Iowa Division of Criminal Investigation, at all times during the duration of this Contract and any extension thereof, and for three (3) full years following the Contract End Date.

4.5 DOCUMENTATION. Within 10 days of receipt of a written request from IDALS, Grantee shall deliver to IDALS: (i) copies of all contracts or documents relating to the Project; (ii) copies of all invoices, receipts, statements or vouchers relating to the Project; (iii) a list of all unpaid bills in connection with the Project; and, (iv) budgets and revisions showing estimated Project costs and funds required at any given time to complete and pay for the Project. Grantee shall be bound by this requirement from the Effective Date to a date three (3) full years following the Contract End Date.

4.6 CONVEYANCE OF PROJECT PROPERTY. Between the Effective Date and a date three (3) full years following the Contract End Date, Grantee shall not sell, transfer, convey, assign, encumber or otherwise dispose of any portion of the Project property as described in Exhibit A without express written permission of IDALS, which permission may be withheld in the sole discretion of IDALS.

4.7 INDEPENDENT CONTRACTOR. Grantee's status shall be that of an independent contractor. Neither the Grantee, its employees, agents, or any subcontractors performing work or services for the Grantee are, or shall be deemed to be, employees or agents of the State of Iowa, and shall not be considered employees of IDALS or the State of Iowa for federal or state tax purposes. IDALS shall not withhold taxes on behalf of the Grantee unless required to do so by law.

4.8 USE OF THIRD PARTIES. IDALS acknowledges that Grantee may contract with third parties for the performance of any of the Grantee's obligations under this Contract. All subcontracts shall be subject to prior approval by IDALS. Grantee may enter into such contracts to complete the Project provided that Grantee remains responsible for all services performed under this Contract. All restrictions, obligations and responsibilities of the Grantee under this Contract shall apply to any subcontractors retained by Grantee. IDALS shall have the right to request the removal of any subcontractor from the Project for good cause. Subcontracts shall be submitted to IDALS for approval before entry into force and effect.

4.9 AWARD AMOUNT, TYPE. This is a cost-share grant award in the amount of \$127,500.

4.10 USE OF LOGOS AND SIGNAGE. The Grantee will be required to include the CleanwaterIowa.org and the IDALS logo in any marketing and outreach materials developed in conjunction with the project and funded either with grant proceeds or with matching funds.

4.11 STANDARDS AND SPECIFICATIONS. The practices installed shall comply with Iowa Stormwater Management Manual (ISWMM) standards and specifications or with USDA Natural Resources Conservation Service (NRCS) Standards and Specifications, where available.

Practice plans and designs must be approved by an Urban Conservationist assigned by IDALS following the project review and implementation guidelines established in the Water Quality Initiative Milestone Checklist prior to proceeding with design finalization or any associated construction activities.

All practices installed with WQI funds will be subject to IDALS maintenance agreement requirements to ensure the respective practice(s) will be maintained through its anticipated lifespan. Agreement durations and requirements are practice specific and should be discussed with the Urban Conservationist assigned by IDALS.

4.12 PROJECT REPORTING AND TRAINING REQUIREMENTS. A representative of the Grantee will be required to attend any IDALS identified training events and/or meetings. IDALS will provide sufficient notification of required training sessions.

In addition, the Grantee is required to submit progress reports periodically during the project to document activities and progress in conformance with printed report guidance provided by IDALS.

Any failure by a grantee to meet established deadlines for submission of progress reports will result in immediate suspension of all disbursement of funds to the Grantee, including advance requests and all reimbursements. This suspension will continue until receipt by IDALS of all outstanding reports associated with this Contract.

Specifically, Grantee is required to:

- a) Provide IDALS with quarterly progress reports within fifteen (15) days after the end of each quarterly reporting period.
- b) Provide a comprehensive final report in conformance with the printed report guidance provided by IDALS, within 30 days of conclusion of the project.

SECTION 5. RELEASE AND DISBURSEMENT OF FUNDS

5.1 CONDITIONS FOR RELEASE OF FUNDS. No funds shall be released for disbursement until this Contract has been executed and the Grantee has properly completed each of the following items:

- a) Attendance by at least one representative of the applicant at program orientation offered by IDALS staff.
- b) Completion and submission of form “W-9, Request for Taxpayer Identification Number and Certification.”

- c) Evidence, acceptable to IDALS or its designee, that acceptable accounting policies and procedures are in place within 90 days of contract execution by all parties.

5.2 REQUESTS FOR DISBURSEMENT. All disbursements of proceeds shall be subject to receipt by IDALS of requests for disbursement submitted by Grantee. Requests for disbursement shall be in a form and content acceptable to IDALS.

Grantee or its designee shall request disbursement by submitting to IDALS or its designee the request form provided by IDALS (as the same may be modified from time to time by IDALS), which request form shall itemize Grantee's total allowable expenses, if any. Expenses shall be documented in a manner acceptable to IDALS or its designee.

IDALS or its designee shall review the request and, if acceptable to IDALS or its designee, make the appropriate disbursement from the *Water Quality Infrastructure Fund*.

The disbursement authorized by IDALS or its designee will be limited to the expected allowable expenses for the relevant period. Major budget category Practice Costs may deviate by ten (10) percent by line item without prior approval of the Division, but total expenditures shall not exceed the total budget amount provided in the project contract.

5.3 SUSPENSION OF DISBURSEMENT. Upon the occurrence of an Event of Default (as defined in this Contract) by Grantee, IDALS or its designee may suspend payments to Grantee until such time as the default has been cured to IDALS' satisfaction. Notwithstanding anything to the contrary in this Contract, upon a termination of this Contract on account of an Event of Default by the Grantee, Grantee shall no longer have the right to receive any disbursements after the date of the Event of Default.

5.4 INVESTMENT OF GRANT FUNDS. In the event grant funds are not immediately utilized, temporarily idle grant funds held by Grantee may be invested, provided such investments shall be in accordance with State law, including but not limited to the provisions of Iowa Code chapter 12C concerning the deposit of public funds. Interest accrued on temporarily idle grant funds held by the Grantee shall be credited to and expended on the Project prior to the expenditure of other grant proceeds.

All proceeds remaining, including accrued interest, after all allowable Project costs have been paid or obligated shall be returned to IDALS within thirty (30) days following the Project Completion Date. Within ten (10) days of receipt of a written request from IDALS, Grantee shall inform IDALS in writing of the amount of unexpended grant funds in Grantee's possession or under the Grantee's control, whether in the form of cash on hand, investments, or otherwise.

5.5 USE OF GRANT FUNDS FOR EQUIPMENT AND NON-CONSUMABLE SUPPLIES. The use of grant funds through this contract is permitted for the purchase of equipment and non-consumable supplies, subject to all of the following conditions:

- a) All purchases for which reimbursement will be requested must be approved by IDALS prior to any expense being incurred by Grantee. Failure to adhere to this condition will result in forfeiture of all claims for reimbursement for the item(s) in question.
- b) In no instance will the reimbursement rate for an item purchased in this category exceed fifty percent (50%) of the documented cost of the item. Furthermore, no other source of state funding may be used to provide the non-IDALS share of expense for the item.

- c) If at any point prior to completion of the project, a piece of equipment or non-consumable supply item is sold, liquidated, or transferred for use outside of the project, full and immediate repayment of grant proceeds used to purchase the item by the Grantee to IDALS will be required.
- d) Recurring expenses associated with operation and maintenance of such equipment shall be the sole responsibility of the Grantee.

SECTION 6. REPRESENTATIONS AND WARRANTIES

Grantee represents and warrants to IDALS as follows:

6.1 Grantee is duly organized, validly existing and in good standing as a recognized legal entity under Iowa law. Grantee has full and adequate power to own its property and conduct its business as now conducted, and is duly licensed or qualified and in good standing in each jurisdiction in which the nature of the business conducted by it or the nature of the property owned or leased by it requires such licensing or qualifying.

6.2 Grantee has full right and authority to enter into this Contract and the person signing this Contract on behalf of Grantee has full authority to do so.

6.3 Grantee hereby agrees to use Award proceeds only for the Project and the activities described in the approved Water Quality Initiative Application.

6.4 The Application furnished to IDALS by Grantee does not contain any untrue statements of a material fact or omit a material fact.

6.5 Grantee has received all licenses, permits, and approvals of all Federal, state, local, and foreign governmental authorities, if any, necessary to conduct its businesses; no investigation or proceeding which, if adversely determined, could reasonably be expected to result in revocation or denial of any material license, permit, or approval is pending or, to the knowledge of the Grantee threatened.

6.6 Grantee shall complete the Project by the Project Completion Date.

6.7 All financial statements and related materials concerning the Grantee and the Project provided to IDALS are true and correct in all material respects and completely and accurately represent the subject matter thereof as of the Effective Date of the statements and related materials, and no material adverse change has occurred since that date.

SECTION 7. DEFAULT

7.1 EVENTS OF DEFAULT. The occurrence of any one or more of the following events shall constitute cause for IDALS to declare Grantee in default of its obligations under this Contract: (i) a failure of Grantee to complete the Project by the Project Completion Date; (ii) a breach of any other term of this Contract.

7.2 NOTICE OF DEFAULT, REMEDIES. When IDALS determines that an Event of Default has occurred and is continuing, IDALS may, by written notice to Grantee: (i) terminate this Grant Contract and all obligations of IDALS under the Contract as of the date stated in such notice, and (ii) declare the full amount of Award funds, disbursed, immediately due and payable. Grantee agrees to pay to IDALS all expenses reasonably incurred or paid by IDALS, including reasonable attorneys'

fees and court costs, in connection with the enforcement of any of the terms of this Grant Contract.

7.3 REPAYMENT OR PENALTY. Upon the happening of any Event of Default, IDALS reserves the right to terminate this Contract and to require immediate repayment of the full amount of funds disbursed to Grantee under this Contract.

SECTION 8. TERMINATION

8.1 TERMINATION UPON NOTICE. Following ten (10) days' written notice, IDALS may terminate this contract in whole or in part without payment of any penalty or the incurring of any further obligation to the Grantee. Following termination upon notice, Grantee shall be entitled to compensation, upon submission of invoices and proper proof of claim, for services provided under this Contract to IDALS up to and including the date of termination.

8.2 NON-APPROPRIATION. Notwithstanding anything in this contract to the contrary, and subject to the limitations, conditions and procedures set forth below, IDALS shall have the right to terminate this contract without penalty by giving thirty (30) days written notice to the Grantee as a result of any of the following: (1) the legislature or governor fail to appropriate funds sufficient to allow IDALS to operate as required and to fulfill its obligations under this contract; (2) if funds are de-appropriated or not allocated; (3) if IDALS' authorization to operate is withdrawn or there is a material alteration in the programs administered by IDALS; and (4) if IDALS' duties are substantially modified. In the event of termination of this Contract due to non-appropriation, the exclusive, sole, and complete remedy of the Grantee shall be payment for services completed prior to termination.

8.3 REMEDIES OF THE GRANTEE IN EVENT OF TERMINATION BY IDALS. In the event of termination of this Contract for any reason by IDALS, IDALS shall pay only those amounts, if any, due and owing to the Grantee for services actually rendered up to and including the date of termination of the Contract and for which IDALS is obligated to pay pursuant to this Contract. Payment will be made only upon submission of invoices and proper proof of the Grantee's claim. This provision in no way limits the remedies available to IDALS under this Contract in the event of termination.

8.4 THE GRANTEE'S TERMINATION DUTIES. The Grantee, upon receipt of notice of termination or upon request of IDALS, shall:

8.4.1 Cease work under this Contract and take all necessary or appropriate steps to limit disbursements and minimize costs, and furnish a report within thirty (30) days of the date of notice of termination, describing the status of all work under the Contract, including, without limitation, results accomplished, conclusions resulting therefrom, any other matters IDALS may require.

8.4.2 Comply with the IDALS's instructions for the timely transfer of any active files and work product produced by the Grantee under this Contract.

8.4.3 Immediately return to IDALS any payments made by IDALS for services that were not rendered by Grantee.

SECTION 9. CONFLICT OF INTEREST

Grantee represents, warrants, and covenants that no relationship exists or will exist during the

Contract period between IDALS and Grantee that is a conflict of interest. No employee, officer or agent of Grantee shall participate in the selection or the award or administration of a subcontract if a conflict of interest, real or apparent, exists. The provisions of Iowa Code Ch. 68B shall apply to this Contract. If a conflict of interest is proven to IDALS, IDALS may terminate this Contract, and Grantee shall be liable for any excess costs to IDALS as a result of the conflict of interest. Grantee shall establish safeguards to prevent employees, consultants, or members of governing bodies from using their positions for purposes that are, or give the appearance of being, motivated by the desire for private gain for themselves or others with whom they have family, business, or other ties. Grantee shall report any potential, real, or apparent conflict of interest to IDALS.

SECTION 10. INDEMNIFICATION

Grantee shall jointly and severally defend, indemnify and hold IDALS, its successors and assigns, harmless from and against any liability, loss, damage or expense, including reasonable counsel fees, which IDALS may incur or sustain by reason of: (a) the failure of Grantee to fully perform and comply with the terms and obligations of this Contract; (b) Grantee's performance or attempted performance of this Contract; (c) Grantee's activities with subgrantees and third parties.

SECTION 11. CONTRACT ADMINISTRATION

11.1 NONASSIGNMENT. This Contract may not be assigned without prior written consent of IDALS.

11.2 COMPLIANCE WITH THE LAW; NONDISCRIMINATION IN EMPLOYMENT.

The Grantee, its employees, agents, and subcontractors shall not engage in discriminatory employment practices which are forbidden by federal or state law, executive orders, and rules of the Iowa Department of Administrative Services. The Grantee, its employees, agents, and subcontractors shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations, orders when performing under the Contract, including without limitation, all laws applicable to the prevention of discrimination in employment (e.g., Iowa Code chapter 216 and section 19B.7) and the use of targeted small businesses as subcontractors and suppliers. Upon the State's written request, the Grantee shall submit to the State a copy of its affirmative action plan, containing goals and time specifications, and accessibility plans and policies as required under Iowa Administrative Code chapter 11—121.

The Grantee, its employees, agents and subcontractors shall also comply with all federal, state, and local laws, including any permitting and licensure requirements, in carrying out the work performed under this Contract.

In the event Grantee contracts with third parties for the performance of any of the Grantee obligations under this Contract as set forth in section 4.8, Grantee shall take such steps as necessary to ensure such third parties are bound by the terms and conditions contained in this section.

Notwithstanding anything in this Contract to the contrary, Grantee failure to fulfill any requirement set forth in this section shall be regarded as a material breach of this Contract and the State may cancel, terminate, or suspend, in whole or in part, this Contract. The State may further declare Grantee ineligible for future state contracts in accordance with authorized procedures or the Grantee may be subject to other sanctions as provided by law or rule.

If all or a portion of the funding used to pay for the Deliverables is being provided through a grant from the Federal Government, Grantee acknowledges and agrees that pursuant to applicable federal laws, regulations, circulars and bulletins, the awarding agency of the Federal Government reserves certain rights including, without limitation a royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, for Federal Government purposes, the Deliverables developed under this Contract and the copyright in and to such Deliverables.

11.3 AMENDMENTS. No change, modification, or termination of any of the terms, provisions or conditions of this Grant Contract shall be effective unless made in writing and signed by both parties.

11.4 COMPLIANCE WITH LAWS AND REGULATIONS. Grantee shall comply with all applicable State and federal laws, rules, ordinances, regulations and orders, including those governing procurement. Grantee declares that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Contract.

11.5 ACCESS TO RECORDS. Grantee shall permit IDALS or its representatives and the State Auditor to access and examine, audit, excerpt and transcribe any pertinent books, documents, papers and records of Grantee relating to orders, invoices, or payments, or any other documentation or materials pertaining to this Contract. All records of Grantee relating to this Contract shall be retained for a period of three (3) years following the date of final payment or completion of any required audit, whichever is later.

11.6 AUDITS. IDALS reserves the right to require an audit of the Grantee's approved project and related activities at any time, during or after completion of the project. Any expenses pertaining to the project as a result of the audit will be an allowable expense under this Contract and will follow normal disbursement procedures.

11.7 UNALLOWABLE COSTS. If IDALS determines at any time, whether through monitoring, audit, closeout procedures or other means that Grantee has received Grant funds or requested disbursement for costs which are unallowable under the terms of this Contract, Grantee shall immediately repay to IDALS any and all unallowable costs.

11.8 SURVIVAL OF CONTRACT. If any portion of this Contract is held to be invalid or unenforceable, the remainder shall be valid and enforceable.

11.9 GOVERNING LAW. This Contract shall be interpreted in accordance with the law of the State of Iowa, and any action relating to the Contract shall only be commenced in the Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

11.10 INTEGRATION. This Contract contains the entire understanding between Grantee and IDALS relating to this Project and any representations that may have been made before or after the signing of this Contract, which are not contained herein, are nonbinding, void and of no effect. Neither of the parties has relied on any such prior representation in entering into this Contract.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed as of the latest date stated below.

FOR GRANTEE:

City of Bondurant

_____	_____	____/____/____
Signature	Print Name/Title	Date

FOR IDALS:

_____	____/____/____
Grant Menke, Deputy Secretary of Agriculture	Date

Iowa Department of Agriculture and Land Stewardship
Division of Soil Conservation and Water Quality
c/o Ann Seda
502 East 9th Street
Des Moines, Iowa 50319

RE: 2025 Water Quality Initiatives Grant Full Application

Dear Ms. Seda:

The City of Bondurant is submitting this application for funding assistance as part of IDALS' *Water Quality Initiative – Urban Conservation Projects* program. A range of amenities are offered within the Bondurant community that draw visitors, including scenic parks, trails, and outdoor activities, as well as a growing downtown area with local shops, restaurants, and community events. Visitors enjoy the hometown charm alongside the natural beauty of the city's surroundings. As the city continues to develop, the Bondurant Parks and Recreation Events Center, or "The Station," along with future phases of downtown improvements, will become a bustling hub, attracting both residents and visitors who come for commerce, recreation, and community engagement.

This project site is in the City of Bondurant's downtown and adjacent to the new [Grain District development](#). This project provides a great opportunity for the city to showcase urban water quality BMPs in advance of future development.

Executive Summary: The City of Bondurant has identified a strategy aimed at improving water quality surrounding the community, in line with the goals outlined in the Building Bondurant Comprehensive Plan, specifically Policy 18G: "Continue to encourage the use of green infrastructure on public and private property throughout Bondurant," and Policy 18H: "Continue to install green technology when feasible with public improvement projects." As part of the Parks & Recreation Event Center project, Bondurant will implement stormwater best management practices, including permeable pavers and bioretention cells, which align with these policies and support the city's commitment to sustainable growth and environmental stewardship.

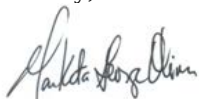
Partners supporting this project include the City of Bondurant, Bondurant Family Dentistry, Friends of Chichaqua Valley Trail, Bondurant Chamber of Commerce, Bondurant-Farrar Community School District, and Bondurant Planning and Zoning Commission.

Project Title: Bondurant Parks & Rec Event Center
Applicant Entity: City of Bondurant, Iowa
Contact Person: Marketa Oliver, Bondurant City Administrator
Address: 200 2nd Street NE, Bondurant, IA 50035
Phone: (515) 967-2418 **E-mail:** moliver@cityofbondurant.com

The proposed total budget summary for the project is:

	IDALS Request	Applicant Contributions	Partner Contributions	Total Budget
April 1, 2025 – June 30, 2025	\$0	\$0	\$0	\$0
July 1, 2025 – December 31, 2026	\$127,500.00	\$127,500.00	\$0	\$255,000.00
Overall	\$127,500.00	\$127,500.00	\$0	\$255,000.00

Sincerely,



Marketa Oliver
Bondurant City Administrator

Pre-Application Narrative

Primary Components

The Bondurant Parks and Recreation Events Center is a \$2,000,000 project that will transform the existing fire department facility into a vibrant hub for community activities. This redevelopment will include enhancements to the building and surrounding area, such as new downtown parking areas, water quality improvement features, pedestrian sidewalks, and beautification efforts. The project is designed to address both community needs and environmental challenges, with a focus on sustainable stormwater management.

Primary Components of the Project

1. Facility Redevelopment and Community Integration:

The existing fire station will be repurposed into a multi-use Parks and Recreation Event Center, significantly increasing the area's capacity to host community and social events. This transformation will serve as a catalyst for redevelopment efforts to the east, enhancing pedestrian access and safety through improved amenities such as sidewalks and signage.

2. Stormwater Management and Water Quality Features (updated):

To address increased impervious cover and promote sustainability, the project will incorporate stormwater management practices, including:

- **Permeable Pavers:** Angled street parking on Grain Street (Permeable Pavers 4) and parking at the adjacent dentist property (Pavers 1, 2 and 3) will feature permeable pavers that allow water to infiltrate through spaces between blocks rather than running off the surface. Beneath the pavers, a subsurface rock storage system will provide additional water filtration and pollutant removal while reducing peak stormwater flow. A permeable paver walkway (Pavers 5) will be constructed between the event facility parking and Biocell 2.
- **Bioretention Cells:** Permeable pavers 1, 2 and 3 will be routed to Biocell 1 at the dentist parcel. Biocell 2 is located on the Event center parcel and will be incorporated into the existing detention facility. These cells will utilize native vegetation to improve infiltration, filter pollutants, and further enhance water quality. Biocell 2 will maintain the drainage area routed to the existing stormwater detention facility. Lesser rain events will be contained and filtered through engineered soil. Larger, more intense rainfalls may inundate the basin and runoff will be released into the storm sewer via an outlet with the discharge elevation calculated for such events.

3. Educational and Community Benefits:

- **Signage and Educational Opportunities:** Informative signage will be installed to educate residents and visitors on the functionality and benefits of the water quality practices, fostering community awareness of sustainable stormwater solutions. The proximity of these features to City facilities offers opportunity to the community about the benefits of water quality.
- **Proximity to Schools:** The center's location near Bondurant Public Schools offers a unique opportunity to integrate water resource education into local STEM programs. Students will observe and learn from real-world examples of stormwater management systems, enhancing their understanding of environmental science.

4. Downtown and Trailhead Improvements:

The new Event Center's proximity to Bondurant's bike trailhead will enhance the experience of residents and visitors by integrating sustainable practices with aesthetic upgrades. Improved pedestrian pathways and beautification efforts will promote safety and enhance the appeal of this key community space.

This project will not only create a vibrant community center but will also serve as a model for sustainable development, combining environmental responsibility with practical solutions to improve the quality of life in Bondurant. By addressing stormwater challenges, enhancing public spaces, and fostering

environmental education, the Bondurant Parks and Recreation Events Center will be a cornerstone for the city's future growth and sustainability.

Refer to the following attachments for additional site information:

1. Concept Plan
2. Watershed Map

Project Partners & Benefits

This project will include a variety of project partners to ensure the project's success. The city will serve as the project lead and City Council will approve the project. Bolton & Menk, Inc. will serve the City as consultant engineer and project manager.

If grant funding is awarded, the Iowa Department of Agriculture and Land Stewardship will serve as the technical advisor on urban water quality practices. They will ensure all selected practices are designed, constructed, and maintained in accordance with the Iowa Stormwater Management Manual.

In addition to the core project components, a key partnership opportunity exists with Bondurant Family Dentistry regarding a proposed parking lot across the street from the newly planned event center. The area currently south of the dental office offers an opportunity for the expansion of parking, and the city could collaborate with Bondurant Family Dentistry to create a parking solution that supports both the dentist's expansion plans and the event center. This partnership would not only provide convenient access for dental office patrons during business hours but also transform into public parking on nights and weekends, helping to support the downtown redevelopment efforts. This collaboration highlights the city's commitment to fostering cooperation with local businesses to meet community needs while complementing both the growth of the downtown area and sustainable development goals.

Residents and businesses within the watershed should expect the project to create a safe, sustainable, and beautiful Events Center. A primary focus for the project will be on environmental stewardship by integrating features that capture and treat pollution, ensuring water quality is protected as the site transforms into a community gathering space. By attracting more people downtown, these sustainable design elements will help prevent the rise in contaminants, contributing to both a vibrant community and a healthier environment.

Future Adjacent Project

The Bondurant Parks and Recreation Events Center sets a strong precedent for sustainable development, making it a catalyst for water quality efforts in the future Grain District, a 24-acre redevelopment site immediately east of the Events Center. This district aims to adaptively reuse several of the existing 140-foot-tall concrete grain elevators, preserving the area's historic character while integrating modern, sustainable practices. The innovative stormwater management practices at the Events Center will serve as a model for the Grain District, guiding the integration of similar solutions into adjacent projects. This approach reinforces Bondurant's commitment to responsible growth, environmental stewardship, and the revitalization of its historic downtown.

Project Evaluation

As a community sure to continue expanding via development, Bondurant's future growth has the potential to impact water quality unless sustainable practices are integrated now. Proactively adopting and promoting these practices will help curb pollutants and set a strong foundation for their continued implementation in future developments. The city and its partners will work with IDALS staff to ensure that stormwater practices have been designed and built according to the Iowa Stormwater Management Manual and meets the goals and objectives of the project. The city will also complete maintenance agreements for the respected practices for the life span of the practice. All practices will require periodic evaluation to determine ongoing maintenance needs. Design procedures will identify establishment

requirements and long-term maintenance objectives to assist City staff in ensuring that each water quality system continues to function properly throughout the terms of the agreement.

Education Program and Budget

The project presents an excellent opportunity for Bondurant to showcase multiple water quality best management practices throughout the downtown area. It will also highlight the successful integration of historic and modern stormwater design. Educational signage, aimed primarily at pedestrian traffic, will help build community-wide awareness of water quality and the city's efforts to improve it. As Bondurant continues to attract new businesses and visitors, the audience for these educational efforts will expand, further promoting the importance of sustainable water management practices.

Full Application Narrative

Design of the water quality components for this project is underway. On January 15, 2025 the City and consultant team met with Jennifer Welch to review and discuss the information needed for this application. The following attachments are provided to support this application and showcase the design progress already completed:

1. Design Map including drainage areas to each practice, imperviousness, and flow patterns.
2. Soils Map
3. Permeable Paver Design Checklist (10% complete)
4. Bioretention Cell Design Checklist (10% complete)
5. Draft Construction Plans (10% complete)

Project Progress & Timeline

The Bondurant Parks and Recreation Center is currently being designed by FEH Design and Bolton & Menk. The team is currently wrapping up schematic design of the facility and site. Bolton & Menk is proceeding with conceptual design of the water quality features with technical assistance from the urban conservationist. The water quality components have completed a 10% design review.

The anticipated project timeline is as follows:

- Project Design – Continues through July 2025
- Design Review by IDALS – July through August 2025
- Final Comments Addressed – August 2025
- Permitting – August 2025
- Project Bidding – September 2025
- Construction – October 2025 – June 2026

Permitting

The project does not require a floodplain permit as it does not lie within a floodplain. No wetlands are present on site, so no U.S. Army Corp of Engineers Section 404 permit is required. An NPDES General Permit #2 will be required for grading activities and will be submitted prior to bidding. All permits are anticipated to be acquired prior to bidding, however, if necessary, the construction will be delayed until all permits have been issued.

Project Partners

Bondurant Parks and Recreation Events Center project will not happen without the support of multiple partners. All phases of this project will create a large-scale project for this rural community and require support and coordination between multiple businesses to ensure they do not see a disruption during the construction phase. The City has been working on securing funding for the project, and was able to obtain multiple letters or support that have been included with this application. The letters of support for this project include both organizations and local businesses from:

- Bondurant Planning and Zoning Commission - The Chair of the Bondurant Planning and Zoning Commission supports the City of Bondurant's application for the Water Quality Initiative Urban

Conservation Projects Grant Program. They emphasize that the stormwater and conservation practices planned for the Parks & Recreation Events Center align with the Building Bondurant Comprehensive Plan and set an example for sustainable, community-oriented development. The project will integrate green infrastructure, such as bioretention cells and permeable pavers, while contributing to the Grain District Downtown Redevelopment Plan. The Commission recognizes the project's potential to enhance water quality, revitalize downtown, and educate the community on sustainable urban design.

- The Grain District Development - The developer of The Grain District, a mixed-use downtown redevelopment project in Bondurant, supports the Parks & Recreation Events Center project for its alignment with the district's vision of creating a vibrant, walkable destination. They emphasize the importance of sustainable stormwater management features like permeable pavers and bioretention cells, which will improve water quality and seamlessly integrate with the district's design. The Events Center will serve as a vital gathering space for events and activities, enhancing community engagement, economic vitality, and the environmental qualities of the area while fostering collaboration and connectivity.
- Friends of Chichaqua Valley Trail - An advocate for Central Iowa's trail systems, the Friends of Chichaqua Valley Trail support the Parks & Recreation Events Center project for its alignment with Bondurant's green infrastructure goals and its benefits to the Chichaqua Valley Trail. They highlight the stormwater management features, including bioretention cells and permeable pavers, as essential for improving water quality and supporting the trail's ecological health. The project enhances the trail's appeal by creating inviting greenspaces and recreational opportunities, reinforcing the trail's role as a vital part of the regional network and community.
- Bondurant Family Dentistry - A neighboring business to the planned Parks & Recreation Events Center, Bondurant Family Dentistry supports the project as a catalyst for downtown revitalization and sustainable development. They are eager to collaborate with the City to implement complementary stormwater solutions that benefit both the Events Center and local businesses, contributing to a thriving, environmentally responsible downtown. The property owner and City are currently drafting a Shared Parking Lot Cost Share Agreement in which the property owner will be responsible for a third of the parking lot project.
- Bondurant Chamber of Commerce - Dedicated to fostering economic growth and community well-being, the Bondurant Chamber of Commerce fully supports the Parks & Recreation Events Center project and its integration of sustainable infrastructure improvements, such as bioretention areas, permeable pavers, and greenspaces. By serving as a hub for events, tourism, and education on green practices, the Events Center will contribute to the economic vitality and environmental resilience of Bondurant's growing downtown.
- Bondurant Farrar School District - A vital partner in the community, the Bondurant-Farrar Community School District supports the project by emphasizing its educational and recreational benefits for students and families. The district recognizes the Parks & Recreation Events Center as an opportunity to provide hands-on learning about green infrastructure and conservation while enhancing the downtown area. They are committed to utilizing the center for school and community events, promoting sustainability, and fostering innovation and stewardship within Bondurant.

In addition to letters of support, this project includes financially supporting partners. Financial support for the Bondurant Parks and Recreation Events Center project will come from the City of Bondurant.

This project has the opportunity to bring economic development to its businesses, provide a place for the community to showcase their history, and offer a place to teach the importance of water quality practices in a downtown district. With the existing partners showing their support, the project is well suited for success, however the City must continue to partner with financial partners to ensure the project's completion with the least amount of burden on its residents.

Practice #1: Bioretention Cells SF = 1,373, DA = 0.6 Ac, WQV = 2,985 cf	IDALS: \$30,000
	TOTAL: \$60,000
Practice Details: Bioretention cells will be constructed to incorporate shallow landscaped level depressions that temporarily store and readily infiltrate runoff. An existing storm water retention space (Biocell 2) will be retrofitted on the Event center property to treat runoff from impervious surfaces (the roof of the building and surface parking). The proximity of the Event center bioretention cell to the Chichaqua Valley trail head, the new event center and Bondurant's downtown provide ample opportunity for community education and engagement with signs explaining the treatment practices and the benefits to the community. Design status= 10% Square Footage = 1,085 Drainage Area = 0.41 Ac WQv = 2,360 cf The bioretention cell constructed north of Grain Street (Biocell 1) will treat the runoff from the expanded parking facility at the dentist office. The City is excited about the opportunity to partner with private development for the benefit of the community. The parking stalls will serve patrons of the dental practice during the week between 8 and 5 and offers overflow parking for the event space in the evenings and on weekends. Design status= 10% Square Footage = 288 Drainage Area = 0.19 WQv = 625 cf Both of the bioretention cells are located outside the floodplain, so no floodplain permit will be necessary. The disturbed area of both the Event Center and the dentist office will be in excess of 1 acre and a NDPES General permit #2 will be required for each. No permits have been applied for at this time.	
Practice #2: Permeable Pavers SF = 6,343 , DA = 0.7 Ac , WQV = 1, 364 cf	IDALS: \$95,000
	TOTAL: \$190,000
Practice Details: Permeable pavers will be used in parking stalls constructed along Grain Street (Permeable Pavers 4) to allow stormwater to drain and infiltrate through spaces in the pavers into underlying storage aggregate. The storage of the angled parking pavers will be routed to Biocell 2. Permeable pavers will be incorporated as a walkway adjacent to Biocell 2 that captures runoff from event parking (Permeable Pavers 5). Refinement of the	

pavers option will ensure that the existing parking is maintained and serviceable pavement is not removed prior to the end of its useful life.

Pavers will also be used in the dentistry parking lot north of Grain Street (Permeable Pavers 1-3).

The pre-application total request was \$150,000 (IDALS request \$75,000). The updated project cost is attributable to refinement of the best practices scope.

Practice #3: Educational Signage

IDALS: \$2,500.00

TOTAL: \$5,000.00

Practice Details: Educational signage will be developed and placed in multiple locations across the project site to educate residents and visitors about the benefits of these practices and the importance of improving water quality. The walkway (Permeable Pavers 5) adjacent to the Biocell 2 is an ideal location for signage on the event center property. Signage adjacent to Biocell 1 will educate patrons of the dentist office on the benefits of water quality within the community.

Name	Area (sf)	Contributing Drainage Area		WQv (cf)	
		Name	Area (Ac)	Required	Provided
Permeable Pavers 1	1,360	Area 2	0.07	143	154
Permeable Pavers 2	748	Area 3	0.03	69	70
Permeable Pavers 3	748	Area 4	0.03	76	81
Permeable Pavers 4	2702	Area 5	0.19	492	578
Permeable Pavers 5*	785	Area 7	0.38	1,409	481
Biocell 1	288	Area 1	0.19	533	625
Biocell 2*	1,085	Area 6	0.41	1,895	2,360

* Since Permeable Pavers 5 is not large enough to handle the complete WQv from it's drainage area, the additional volume will be taken care of by Biocell 2.

CITY OF BONDURANT
RESOLUTION NO. 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

WHEREAS the City of Bondurant is committed to enhancing water quality through responsible stormwater management practices in alignment with the Building Bondurant Comprehensive Plan, which encourages green infrastructure on public and private property throughout the city; AND

WHEREAS the City of Bondurant's Parks & Recreation Events Center Facility Renovation Project Site presents an opportunity to implement such stormwater best management practices; AND

WHEREAS the Parks & Recreation Events Center Facility Renovation Project may serve as potential future stormwater best management practice inspiration for implementation efforts immediately east in the 24-acre Grain District Downtown Redevelopment Plan; AND

WHEREAS the Iowa Department of Agriculture and Land Stewardship's (IDALS) Water Quality Initiative Urban Conservation Projects Grant Program provides funding for urban conservation practices that contribute to nutrient load reductions to water resources and include outreach and educational elements to demonstrate the benefits of such projects; AND

WHEREAS the City of Bondurant intends to submit a pre-application to the IDALS Water Quality Initiative Grant Program by the pre-application deadline of November 22, 2024, and, if invited, a full application by February 14, 2025, to secure funding for the Parks & Recreation Events Center Facility Renovation Project Site stormwater enhancements; AND

WHEREAS under this grant program, the City may request up to 50% of the stormwater-related project costs; AND

WHEREAS the City is appreciative of the opportunity to apply for funds through this IDALS grant program; AND

WHEREAS the City acknowledges that if awarded, the City will be responsible for obtaining the matching funds necessary to complete the project within the required timeframe.

NOW, THEREFORE, BE IT RESOLVED that the Bondurant City Council endorses the City’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.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of November 2024.

Signed by:

By: 

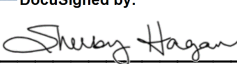
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Doug Elrod, Mayor

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.

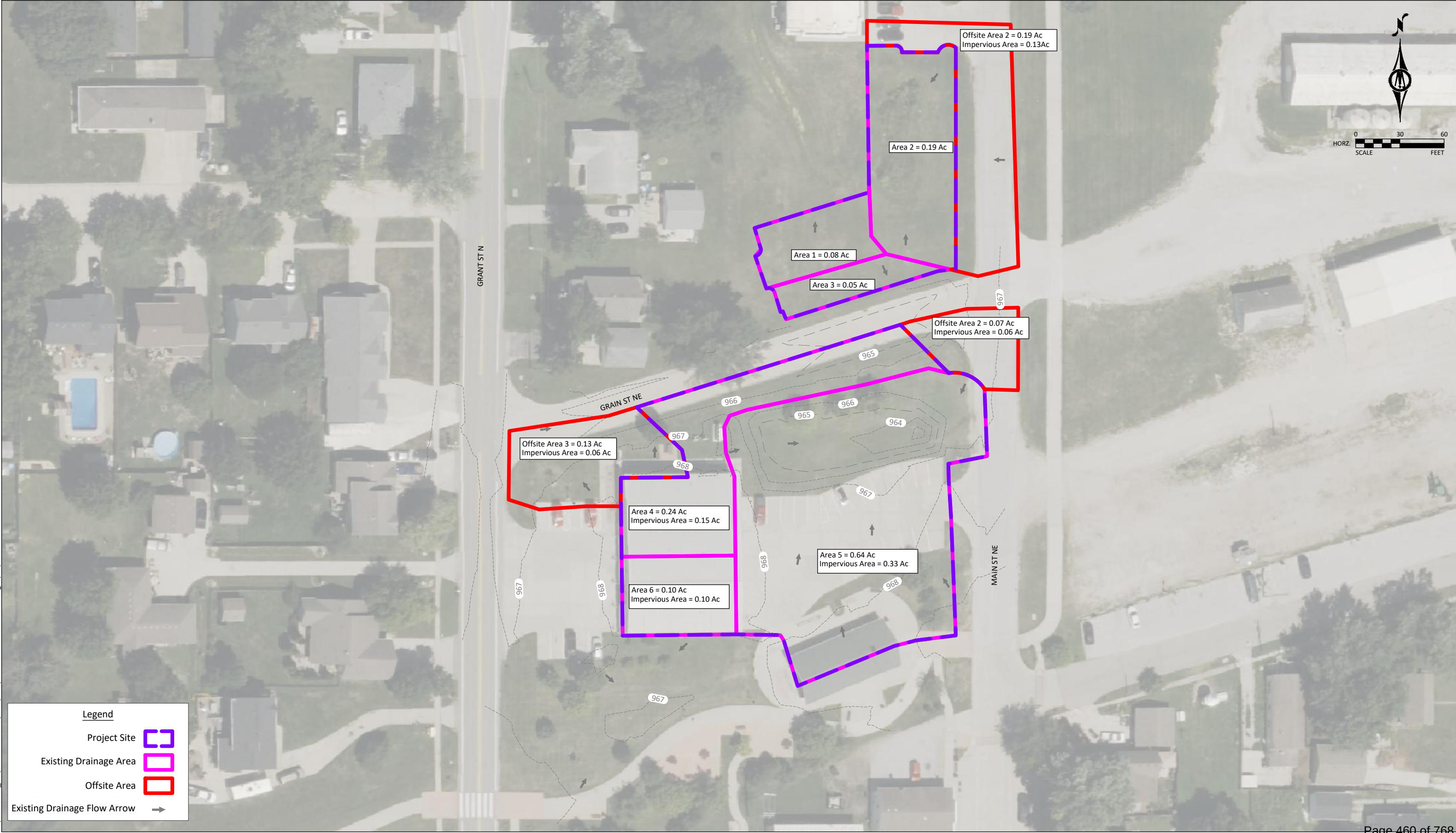
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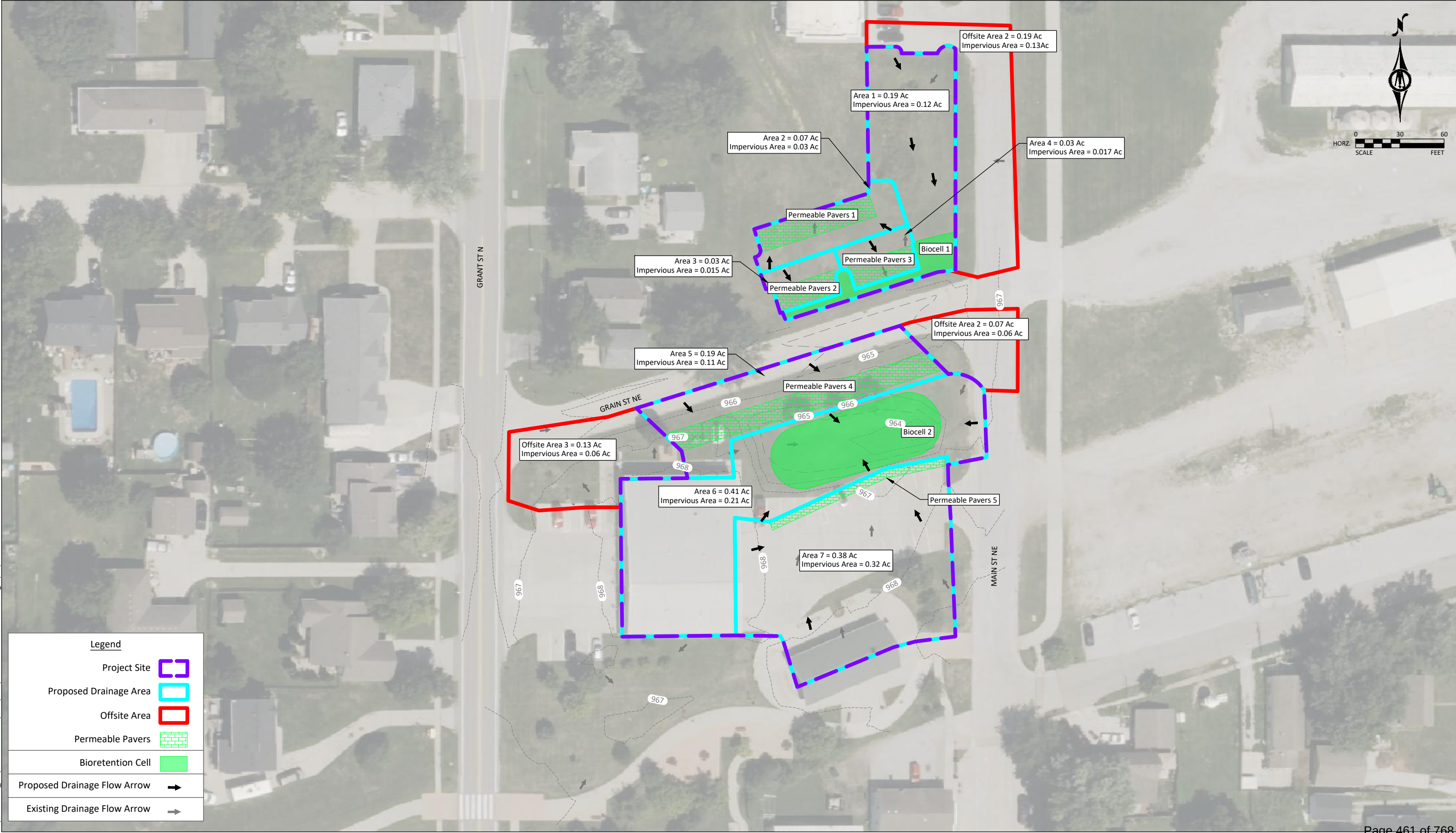


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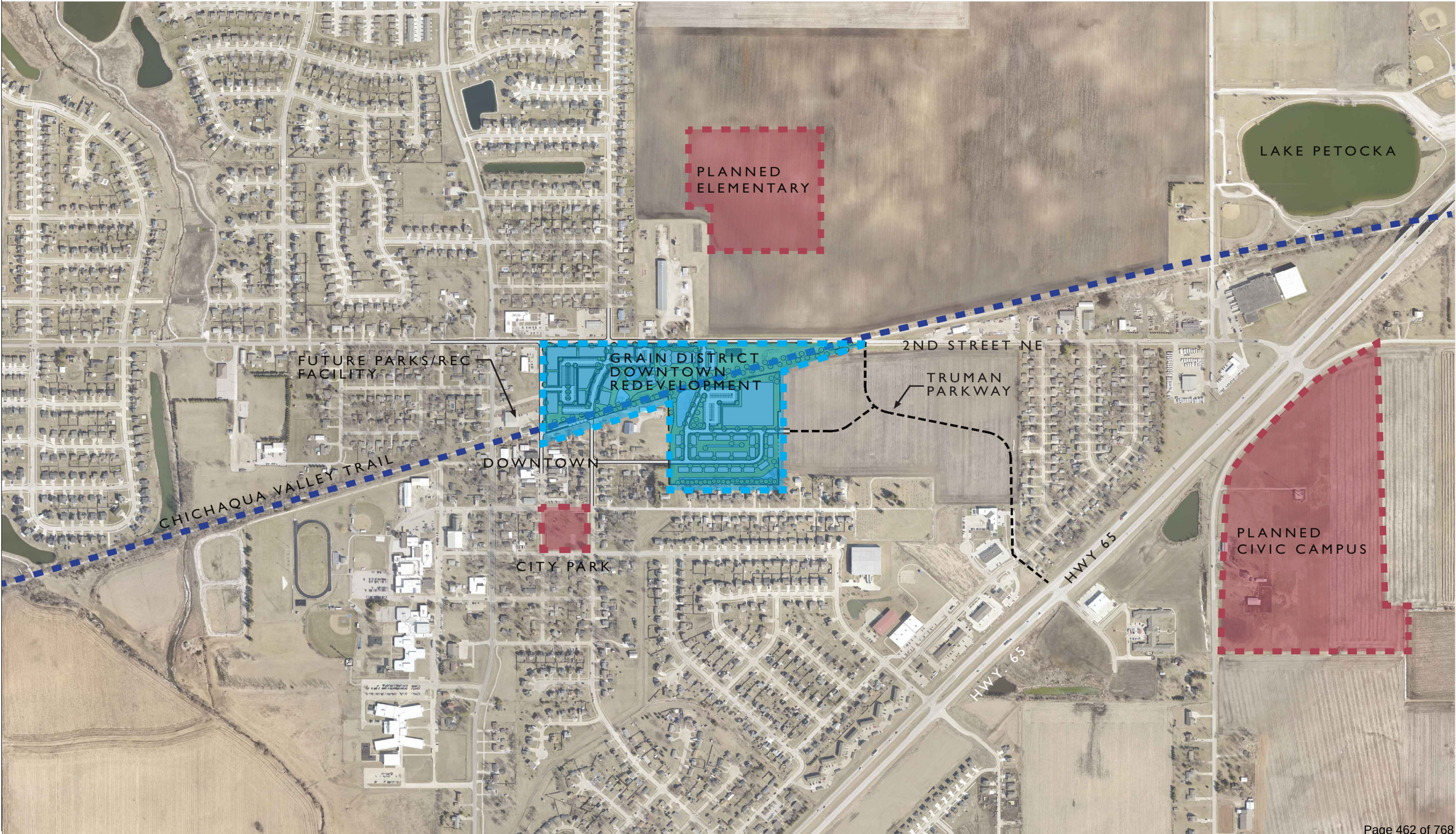
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox	X			
Driscoll	X			
McKenzie	X			
Peffer	X			
Sillanpaa	X			

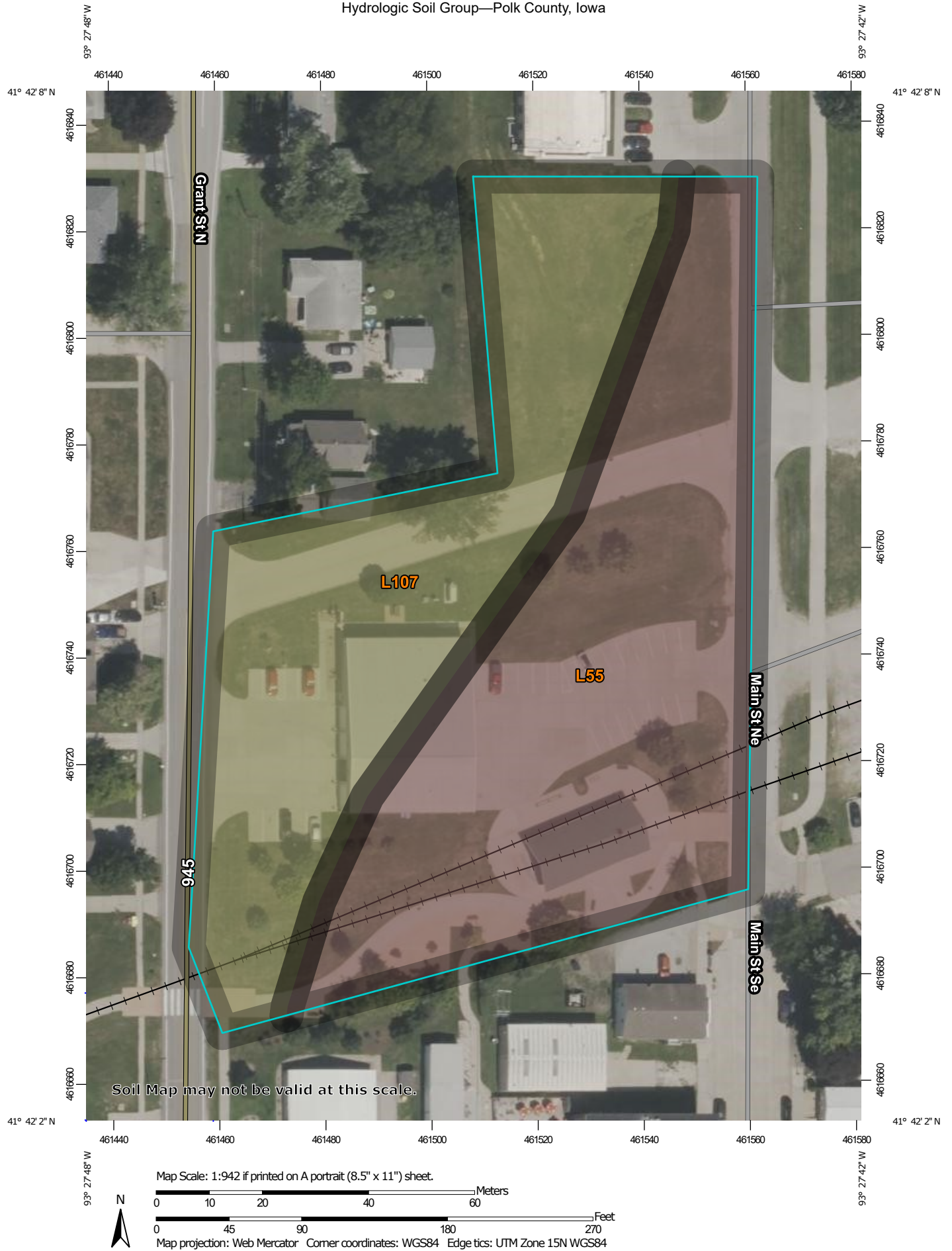




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Hydrologic Soil Group—Polk County, Iowa



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Iowa
 Survey Area Data: Version 27, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 17, 2023—Aug 31, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L55	Nicollet loam, 1 to 3 percent slopes	B/D	1.6	54.8%
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	C/D	1.4	45.2%
Totals for Area of Interest			3.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Friday, November 15, 2024

City of Bondurant

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Letter of Support –Endorsement of Bondurant’s Water Quality Initiative Grant Application

Dear Grant Review Committee,

As the Communications and Events Coordinator for the City of Bondurant, I am excited to express my enthusiastic support for our application to the Water Quality Initiative Urban Conservation Projects Grant Program. This grant will enable us to transform the Parks & Recreation Events Center into a state-of-the-art facility that will serve as a cornerstone for future events and recreation in our community.

The planned improvements, particularly the green infrastructure enhancements such as permeable pavers, bioretention cells, and expanded greenspaces, will not only support sustainable stormwater management but also create a more inviting, functional space for community gatherings and events. These upgrades align perfectly with the City’s vision of fostering community engagement while promoting environmental stewardship.

As someone deeply involved in organizing events such as Summerfest, farmers markets, and various Parks & Recreation programs, I see this project as a game-changer. The Events Center will provide a flexible venue to host events of all sizes, from family celebrations and fitness classes to larger community-wide gatherings. The integration of outdoor event spaces and modern amenities will enhance the overall experience for residents and visitors, making Bondurant a destination for recreation and celebration.

Moreover, the project’s educational component, showcasing the benefits of sustainable stormwater management, will create valuable opportunities for public engagement and learning. These features will further reinforce Bondurant’s leadership in innovative urban conservation practices, setting an example for other communities to follow.

I am confident that the completion of this project will have a lasting positive impact on Bondurant's ability to host exceptional events, promote Parks & Recreation activities, and foster a stronger, more connected community. Thank you for considering our application and for supporting initiatives that benefit both people and the planet.

Sincerely,

A handwritten signature in black ink that reads "Katie Klus". The script is fluid and cursive, with the first letters of each name being capitalized and prominent.

Katie Klus
Communications and Events Coordinator
City of Bondurant



November 14, 2024

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Endorsement of Bondurant's Water Quality Initiative Grant Application

Dear Grant Review Committee,

On behalf of the Bondurant-Farrar Community School District, I support the City of Bondurant's application for the Water Quality Initiative Urban Conservation Projects Grant. This grant offers a great opportunity to advance sustainability while benefiting both educational and recreational resources for our students and families.

The planned Parks & Recreation Events Center will integrate stormwater management features and greenspaces for public use and education. These improvements will enhance water quality and provide a hands-on learning environment for students to explore green infrastructure and conservation practices.

We are excited about the potential for the Events Center to host school and community events and support environmental education programs. This project will also contribute to the revitalization of downtown Bondurant, benefiting the community and businesses while promoting values of sustainability, innovation, and stewardship.

We support this application and look forward to its positive impact on our school district and the community of Bondurant.

Sincerely,

A handwritten signature in black ink that reads "Rich Powers". The signature is written in a cursive, flowing style.

Bondurant-Farrar District Office
Dr. Rich Powers, Superintendent

300 Garfield Street SW • Bondurant, Iowa 50035 • www.bfschools.org • (515) 967-7819 • @BF_District

Bondurant Chamber of Commerce

November 14, 2024

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Letter of Support – Bondurant Chamber of Commerce Endorsement of Bondurant’s Water Quality Initiative Grant Application

Dear Grant Review Committee,

On behalf of the Bondurant Chamber of Commerce, I am writing to express our full support for the City of Bondurant’s application to the Water Quality Initiative Urban Conservation Projects Grant Program. This grant will provide crucial funding for the stormwater and sustainable infrastructure improvements planned for the new Parks & Recreation Events Center, a project that is central to Bondurant’s vision for sustainable growth and community well-being.

The proposed renovations at the Parks & Recreation Events Center, including green stormwater management practices such as bioretention areas, permeable pavers, and landscaped greenspaces, will serve as a community model for urban conservation. These elements are carefully designed to reduce runoff, improve water quality, and enhance the overall environmental health of our downtown. This site is ideally located next to Bondurant’s Grain District, a vibrant area of ongoing development, and the addition of sustainable stormwater management practices will greatly benefit our growing downtown area by attracting residents, businesses, and visitors who value green infrastructure.

As an organization committed to fostering economic growth, the Chamber recognizes that this project aligns with our goals to promote sustainable development and a high quality of life in Bondurant. The Events Center will be a vital hub for local businesses, events, and tourism, providing a unique space for community gatherings, trainings, and celebrations. Moreover, the project’s strong educational and outreach components will inform the public about sustainable practices and inspire other cities to implement similar initiatives.

The Chamber of Commerce strongly supports Bondurant’s application for this grant, and we are eager to see the positive impacts of this project on our community’s economic vitality and environmental resilience.

Thank you for considering Bondurant’s application. We look forward to the opportunity to see our city lead by example in sustainable urban development.

Sincerely,



Shelby Hagan
President
Bondurant Chamber of Commerce

Bondurant Family Dentistry

November 14, 2024

Recipient:

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Dr. Steven Neville, Bondurant Family Dentistry, Endorsement of Bondurant's Water Quality Initiative Grant Application

Dear Grant Review Committee,

As the owner of Bondurant Family Dentistry, a neighboring business to the future Parks & Recreation Events Center, "The Station," I am pleased to express my strong support for the City of Bondurant's application to the Water Quality Initiative Urban Conservation Projects Grant Program. This project represents an excellent opportunity to enhance our community's infrastructure, create new economic growth opportunities, and foster environmental stewardship.

"The Station" will play a central role in Bondurant's downtown revitalization, and the inclusion of green stormwater management practices is vital to its success. Bioretention cells, permeable pavers, and improved landscaping are not only critical for sustainable water management but also contribute to creating an aesthetically appealing environment. As a business owner near this project, I am particularly excited about the opportunities to collaborate with the City to incorporate complementary stormwater enhancements that will benefit both "The Station" and Bondurant Family Dentistry.

The proposed improvements will help mitigate stormwater runoff, reducing the risk of localized flooding and improving water quality. This is essential for supporting both my business and the growing number of businesses and residents in the downtown area. Additionally, the enhancements will create an inviting atmosphere that encourages more visitors to explore and spend time in our neighborhood, ultimately supporting local businesses and fostering economic growth.

I fully support the City of Bondurant's vision for sustainable development and am eager to collaborate on stormwater solutions that align with the needs of "The Station" and the surrounding businesses. Together, we can create a thriving, environmentally responsible downtown that serves our community now and into the future.

Thank you for considering Bondurant's application. I am confident that this grant will make a lasting impact on our community's environmental health, economy, and quality of life.

Sincerely,



Dr. Steven Neville
Owner, Bondurant Family Dentistry



November 14, 2024

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Letter of Support – Friends of Chichaqua Valley Trail Endorsement of Bondurant’s Water Quality Initiative Grant Application

Dear Grant Review Committee,

On behalf of the Friends of Chichaqua Valley Trail, I am writing to enthusiastically support the City of Bondurant’s application to the Water Quality Initiative Urban Conservation Projects Grant Program. The planned stormwater enhancements at the Parks & Recreation Events Center not only align with Bondurant’s green infrastructure goals but also provide meaningful benefits to the entire Chichaqua Valley Trail system and the larger Central Iowa recreational network.

As a key link in Central Iowa’s extensive trails network, the Chichaqua Valley Trail connects multiple communities and brings cyclists, walkers, and nature enthusiasts to Bondurant. The new stormwater management features proposed for the Events Center, including bioretention cells, permeable pavers, and enhanced greenspaces, will significantly improve the quality and sustainability of the area surrounding the trail. These improvements will manage runoff, reduce pollutants, and create a healthier ecosystem, benefiting both trail users and the natural landscape.

The Events Center’s location, adjacent to the Chichaqua Valley Trail, provides an ideal rest and gathering point for trail users. The enhanced greenspaces and sustainable water management features will make it an inviting spot for outdoor events, community gatherings, and recreational activities, further enriching the experience for trail users. The Friends of Chichaqua Valley Trail see this as an invaluable addition, supporting both the ecological health of our trails and the recreational infrastructure that draws visitors to the area.

This project represents an essential step in fostering sustainable growth while protecting the trails and natural resources we cherish. We are proud to support Bondurant’s application and look forward to seeing the positive impact of these efforts on the Chichaqua Valley Trail and beyond.

Thank you for considering Bondurant’s application.

Sincerely,

Karl Peters, Chairperson
Friends of Chichaqua Valley Trail

The Grain District Development

November 21, 2024

Recipient:

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Letter of Support – The Grain District Developer's Endorsement of Bondurant's Water Quality Initiative Grant Application

Dear Grant Review Committee,

As the developer of The Grain District, a dynamic mixed-use downtown redevelopment project in Bondurant, I am thrilled to express my full support for the City of Bondurant's application to the Water Quality Initiative Urban Conservation Projects Grant Program. The proposed Parks & Recreation Events Center project aligns seamlessly with the vision of The Grain District and will amplify its impact as a transformative space for our community.

The Grain District is centered around creating a vibrant, walkable destination that promotes connectivity, community engagement, and economic growth. The Parks & Recreation Events Center, situated within close proximity to our development, will serve as a vital complement to our efforts by enhancing the public realm with sustainable stormwater management features such as permeable paving, bioretention cells, and landscaped greenspaces. These improvements will not only improve water quality but will also integrate seamlessly into the urban fabric of The Grain District, strengthening its role as a community and regional destination.

Our redevelopment plan prioritizes green infrastructure and community-driven design, and this project will significantly enhance the aesthetic and environmental qualities of the area. The Events Center will act as a key gathering space for community events, celebrations, and recreational activities, supporting the diverse experiences envisioned for The Grain District, including events like festivals, farmers markets, and cultural programming.

This project's focus on sustainability and connectivity will also foster an environment that attracts businesses, residents, and visitors, reinforcing the economic vitality of the district. As a developer, I am committed to collaborating with the City to ensure that stormwater enhancements and other shared goals are implemented cohesively, further magnifying the benefits for Bondurant's residents and stakeholders.

I strongly encourage you to support this grant application. It represents a vital investment in Bondurant's future, leveraging partnerships and shared visions to create a more sustainable, connected, and prosperous community.

Thank you for considering this impactful project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Scott Turczynski', is written over a horizontal line.

Scott Turczynski
Developer, The Grain District



200 Second Street, Northeast
Post Office Box 37
Bondurant, Iowa 50035-0037
Phone: (515) 967-2418
FAX: (515) 967-5732

E-mail: info@cityofbondurant.com
Website: www.cityofbondurant.com

Friday, November 15, 2024

Bondurant Planning and Zoning Board

Iowa Department of Agriculture and Land Stewardship
Water Quality Initiative – Urban Conservation Projects Grant Program
502 E 9th Street
Des Moines, IA 50319

Subject: Letter of Support – Bondurant Planning and Zoning Board Endorsement of the Water Quality Initiative Grant Application

Dear Grant Review Committee,

As Chair of the Bondurant Planning and Zoning Board, I am pleased to write in strong support of the City of Bondurant's application to the Water Quality Initiative Urban Conservation Projects Grant Program. The proposed stormwater and conservation practices for the Parks & Recreation Events Center align closely with our vision for sustainable, community-oriented development, as outlined in the Building Bondurant Comprehensive Plan.

The renovation of the Parks & Recreation Events Center provides an excellent opportunity to showcase how green infrastructure can be seamlessly integrated into urban development. By including bioretention cells, permeable pavers, and landscaped greenspaces, this project will not only help manage stormwater runoff and improve water quality but also set a visible example of urban conservation practices for our residents, local businesses, and neighboring communities.

Our Board is particularly excited about how this project will contribute to the broader goals of the Grain District Downtown Redevelopment Plan, furthering the revitalization of our downtown area. The addition of these sustainable features will enhance the district's appeal and functionality, creating a welcoming, environmentally responsible space that benefits both the community and the surrounding environment. As a public site, the Events Center will also serve as a natural gathering place for residents to learn about and witness the benefits of sustainable water management practices in action.

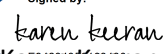
The Planning and Zoning Board fully supports Bondurant's application for this grant. We are confident that the Parks & Recreation Events Center will not only fulfill Bondurant's environmental and



community goals but also serve as a lasting example of how municipalities can integrate sustainable practices into urban planning and design.

Thank you for your consideration of Bondurant's application.

Sincerely,

Signed by:

Karen Keeran

Chair

Bondurant Planning and Zoning Board

Exhibit B Budget

Component	Total	IDALS/ WQI	Local Match Amount	Match Source(s)
Practices (list & number)				
1. Bioretention cells	\$60,000	\$30,000	\$30,000	<u>Local</u>
2. Permeable pavers	\$190,000	\$95,000	\$95,000	<u>Local</u>
3. Educational sign	\$5,000	\$2,500	\$2,500	<u>Local</u>
4.	\$	\$	\$	
5.	\$	\$	\$	
6.	\$	\$	\$	
(add lines as needed)	\$	\$	\$	
TOTALS	\$255,000	\$127,500	\$127,500	



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

Item No. 5.o.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution accepting an additional temporary construction easement for the 2nd Street NW, Franklin Street to Fireside Drive, Street & Pedestrian Connectivity Improvement Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution accepts a temporary construction easement needed for the City's upcoming street improvement project along 2nd Street NW, from Franklin Street to Fireside Drive. The attached temporary construction easement is situated on property owned by Casey's Marketing Company at 1130 2nd Street NW. The City's Major Streets Master Plan highlights the necessity of upgrading this section of the street in response to increased traffic from recent developments.

FUNDING SOURCE: N/A to accept temporary construction easement

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-69
2. Signed Easement - Casey's

CITY OF BONDURANT
RESOLUTION NO. 250324-69

RESOLUTION ACCEPTING AN ADDITIONAL TEMPORARY CONSTRUCTION
EASEMENT FOR THE 2ND STREET NW, FRANKLIN STREET TO FIRESIDE DRIVE,
STREET & PEDESTRIAN CONNECTIVITY IMPROVEMENT PROJECT

WHEREAS the City of Bondurant adopted its Major Streets Master Plan in 2024, which identifies the need to make upgrades to the 2nd Street NW corridor in response to increased traffic that this street corridor has been experiencing due to increased development of the area; AND

WHEREAS several temporary construction easements along this street corridor are necessary to allow this street and pedestrian connectivity improvement project to move forward; AND

WHEREAS the Bondurant City Council accepted several of these easements during their March 3, 2025, meeting; AND

WHEREAS the attached temporary construction easement is for an additional area on land owned by Casey's Marketing Company at 1130 2nd Street NW.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the additional temporary construction easement document is hereby accepted, and the Mayor is authorized to execute the necessary documents on behalf of the City.

Passed this 24th day of March 2025,

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				

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, Casey's Marketing Company, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid by the City of Bondurant, Iowa, receipt of which is hereby acknowledged, do hereby sell, grant and convey unto the City of Bondurant, Iowa, a municipal corporation, in Polk County, Iowa, hereinafter referred to as "Grantee", a temporary construction easement under, through, and across the following described real estate:

See the attached Exhibit "A" Temporary Construction Easement.

That the above-described easement is granted unto the City of Bondurant, Iowa, for the purpose of construction, installation of the following improvements:

Public Improvements, including earthwork, driveway reconstruction and seeding.

This temporary construction easement shall terminate and be of no force and effect after the date of completion of said improvements, but, in no event, shall said easement be in effect for a period of more than 24 months from the the date of this Agreement.

The Grantee agrees to restore the easement area to a condition after construction substantially the same as prior to entry by the grantee, except for any grading and above ground improvements which shall remain in place as part of the improvement. The surface of the easement area will be seeded or sodded, reconcreted, and/or left in its natural state as shown on the proposed plans for the project.

The Grantor agrees that the reasonable restoration of their property, as set forth in this easement aforesaid, shall be full and complete satisfaction and consideration of and for this easement, and Grantor expresses agreement that no other liability shall attach or be charged or claimed against the Grantee as a result of or because of the construction of the improvement intended, or the use of the easement herein granted.

The Grantor does hereby covenant with the said Grantee, and successor-in-interest, that said Grantor holds said real estate by title and fee simple and that it has good and lawful authority to sell and convey the same.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 18th day of March, 2025.

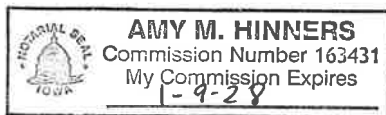
Casey's Marketing Company

By: Kendra Meyer
Kendra Meyer, Authorized Signatory

STATE OF IOWA, COUNTY OF POLK, ss:

On this 18th day of March, 2025 before me, a Notary Public in and for said county, personally appeared Kendra Meyer, to me personally known, and acknowledge the execution of said instrument to be their voluntary act and deed, by them voluntarily executed.

Amy M. Hinnert
Notary Public in and for the State of Iowa





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

Item No. 5.p.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$59,400 for services related to pursuing site certification through the Iowa Economic Development Authority for property at Parcel 7922-05-200-002

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: The attached resolution approves the attached Shive-Hattery Professional Services Agreement in the amount of \$59,400 for services related to pursuing site certification through the Iowa Economic Development Authority at Parcel 7922-05-200-002, located at the southwestern corner of Eisenhower Dr. SE and 15th Street SE. As part of the City's approximately 1,000-acre annexation along Interstate 80 that was finalized in early 2023, the City agreed to have this parcel certified through the Iowa Economic Development Authority at the time of the property owners' choosing. The property owners have indicated they would like to pursue 2025 certification.

The Building Bondurant Comprehensive Plan's Future Land Use Map designates this area of Bondurant for future industrial development, aligning with the City's long-term economic growth strategy. Policy 9D of the Building Bondurant Comprehensive Plan reads: Continue to identify and work with local property owners to market shovel-ready sites as well as Certified sites. The existing parcel has an overall total assessed value of \$103,700, and the site certification process is expected to enhance its attractiveness for quality industrial development. By having this area certified, the City aims to increase marketability for prospective businesses, ultimately supporting economic development expansion and strengthening the local tax base.

The attached scope of services listed in the Professional Services Agreement includes the necessary technical assistance required by the Iowa Economic Development Authority associated with the certified site application process. Certification will position the property as a competitive, development-ready site, streamlining the due diligence process for industrial users and fostering strategic economic development within the community.

FUNDING SOURCE: Economic Development Department in the General Fund and recouped through TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-70
2. Bondurant Certified Site - McIntosh Proposal

CITY OF BONDURANT
RESOLUTION NO. 250324-70

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
SHIVE-HATTERY IN THE AMOUNT OF \$59,400 FOR SERVICES RELATED TO
PREPARING A CERTIFIED SITE APPLICATION TO THE IOWA ECONOMIC
DEVELOPMENT AUTHORITY FOR PROPERTY AT PARCEL 7922-05-200-002

WHEREAS as part of the signed annexation agreement with the property owners at 7922-05-200-002, the City agreed to have this parcel certified through the Iowa Economic Development Authority (IEDA); AND

WHEREAS the property owners have received and reviewed the 2025 Iowa Economic Development Authority's Certified Sites Guidebook and agree to its terms and conditions for certification; AND

WHEREAS the Building Bondurant Comprehensive Plan's Future Land Use Map designates this area for future industrial development, aligning with the City's long-term economic growth strategy; AND

WHEREAS Policy 9D of the Building Bondurant Comprehensive Plan states: "Continue to identify and work with local property owners to market shovel-ready sites as well as Certified sites"; AND

WHEREAS the certified site process is expected to enhance the parcel's attractiveness for quality industrial development, supporting economic expansion and strengthening the local tax base; AND

WHEREAS the City has received a proposal from Shive-Hattery for professional services related to pursuing site certification at Parcel 7922-05-200-002 in the amount of \$59,400; AND

WHEREAS the scope of services proposed includes a range of technical tasks necessary to pursue site certification, such as environmental assessments, geotechnical investigations, utility infrastructure analysis, site mapping, and coordination with state agencies, all of which are critical in meeting the requirements of the Iowa Economic Development Authority's Certified Site Program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Shive-Hattery Professional Service Agreement for services related to preparing a certified site application for Parcel 7922-05-200-001 in the above-referenced total amount is hereby approved, pending review of legal counsel.

Passed this 24th day of March 2025,

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				

PROFESSIONAL SERVICES AGREEMENT

ATTN: Marketa Oliver
CLIENT: City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

PROJECT: Bondurant – 2025 McIntosh Certified Site

PROJECT LOCATION: Bondurant, IA

DATE OF AGREEMENT: March 19, 2025

PROJECT DESCRIPTION

Assist the City of Bondurant through the Certified Site process with the Iowa Economic Development Authority (IEDA) for certification of approximately 60 acres located north of Hwy 65. The project is anticipated to follow the 2025 IEDA Certified Site Program guidelines.

SCOPE OF SERVICES

We will provide the following services for the project:

Site Due Diligence Investigations including Land Surveying, Civil Engineering, and Environmental Services

These services will consist of the tasks listed below. When necessary, the Consultant will obtain the services of qualified subconsultants to complete or assist with the tasks.

1. Attachment #1 – Questionnaire

- a. Shive-Hattery will coordinate with the City and other agencies (county, MPO, IDOT, etc) to obtain necessary information and fill out the questionnaire with third-party input.

2. Attachments #8 & 13 – ALTA/NSPS Certified Survey

- a. Prepare an ALTA/ACSM survey for the approximately 60-acre property area based on criteria in accordance with the “Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys” as adopted by the American Land Title Association and the National Society of Professional Surveyors copyright 2021.
 - i. ALTA survey to include items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, and 18, from Table “A”.
 - ii. This drawing will be prepared utilizing current title commitments provided by the Owner/Client.
- b. Prepare a certification with specific survey notes, as provided by Client.
- c. Submit a final review copy of the survey for the client and other parties to review.
- d. Finalize ALTA/NSPS Survey and provide certified electronic copy incorporating review comments received.
- e. Complete a site topographic design survey of the property referenced above and limited portions of adjacent streets. The site survey will create a single electronic AutoCAD base drawing showing existing topographic information and site features as follows:
 - i. Show recorded or otherwise known easements and right-of-way and identify owners based on information contained in the title opinion provided by the

- Owner/Developer with all referenced documents included. We have not included courthouse research in our current scope.
- ii. Contours at one-foot intervals; error shall not exceed one-half contour interval. Surface verified Lidar or drone technologies will be used to supplement field survey data. Additional detailed topographic survey data may be required as part of future site design services.
 - iii. Show and describe substantial visual improvements (in addition to buildings) such as fences, walls, concrete slabs, gravel drives, culverts, etc.
 - iv. Indicate access to a public way such as driveways, and access to and from other adjoining properties.
 - v. Location of public and private utilities (representative examples of which are shown below) existing on or serving the surveyed property from observed evidence together with evidence from plans obtained from utility companies or provided by the client, and markings by utility companies and other appropriate sources (with reference as to the source of information). We will complete an Iowa One Call design locate request and will survey all utilities located at the time of our field work. There is potential that public utilities will not be fully located and may require additional site visits which may require additional fees. We are not anticipating any private utilities on this site other than field tile. We have not included any private utility location services or potholing to locate field tile in our current scope of services.
 - vi. Manholes, catch basins, valve vaults, yard hydrants, or other surface indications of subterranean uses; location, size and depths where information is readily available.
 - vii. Wires and cables (including their function, if readily identifiable), crossing the surveyed premises, all poles on or within ten feet of the survey limits.
 - viii. Utility company installations on the surveyed premises.
 - ix. Fire hydrants available to the property.
 - x. Location, size, and inverts of culverts under adjacent roadway. Inverts shall be provided for both ends of culvert.
 - xi. Location, rim elevations, and inverts of public sanitary sewer line at all manholes. Next manhole beyond the property line will be included.
 - xii. Location of trees four inches and over (caliper two feet above ground); location within one foot tolerance and identify deciduous or coniferous. For large groupings of densely spaced trees or shrubs, limits of the grouping(s) and an indication of predominant species will be shown. Show edge of tree lines in wooded areas within survey limits. Individual trees in heavily wooded areas will not be shown.

3. Attachment #9 – Phase 1 Environmental Site Assessment (ESA) (Subconsultant)

- a. Conduct a background review of the site's history, contacts with the city, county, state and federal environmental offices, evaluation of available aerial photography, and interviews with former and current site owners/operators as made available.
- b. Perform a visual evaluation of the site and adjacent properties for evidence of releases or threats of releases of hazardous substances, fuels, and other environmental concerns.
- c. Review of the regional geology and hydrogeology of the site vicinity, including records of groundwater contamination. Also, review readily available reports of compliance violations and/or contaminant discharges in the site vicinity, and the proximity of the site to known environmental conditions or problems.
- d. Provide a report in general conformance with the scope of limitations of American Society of Testing and Materials (ASTM) Standard 1527-13 summarizing the activities performed, findings of the evaluation, and recommending additional Phase II activity, if appropriate.

4. Attachment #10 – Wetland Delineation and Report

- a. Provide a wetland and WOTUS delineation for the entire approximately 60-acre site. The delineation will use mandatory technical criteria, field indicators, and other sources of information to evaluate whether the project area has jurisdictional wetlands or WOTUS. The delineation will be performed by an experienced environmental scientist or engineer. If wetlands or WOTUS are present, the upper boundaries within the project area will be identified and mapped as further defined below.
 - i. The delineation will identify where the upper boundaries of wetlands and WOTUS are located. Documentation of vegetation communities, hydrology, and soils will be performed as outlined by the 1987 US Army Corps of Engineers (USACE) Wetland Delineation Manual and Midwest Region (2010) Supplement.
 - ii. Assemble and review available public information including United States Geological Survey (USGS) topo maps, National Wetlands Inventory (NWI) maps, United States Department of Agriculture (USDA) Soil Survey maps, and aerial photographs as a preliminary desktop review prior to field work.
 - iii. Perform an on-site visit to gather data pertaining to hydrophytic vegetation, wetland hydrology, and hydric soils. The following will be performed at each data point location within suspected wetland areas on site:
 1. Assess vegetation stratum (i.e., trees, saplings/shrubs, herbs, and woody vines). Vegetation will be classified by genus and species.
 2. Evaluate soil for hydric indicators by digging soil samples.
 3. Observe the presence of wetland hydrology indicators.
 - iv. Utilize a hand-held GPS unit (sub-meter accuracy) to map the boundaries of all delineated wetlands within the project area.
 - v. Prepare maps that show the delineated wetland and WOTUS area(s).
 - vi. Submit a Wetland and Waters of the United States Delineation Report to the client that can be used for submittal to the USACE. This report will include, but is not limited to sample locations, data forms, site photos, maps of the wetland area(s), and explanation of the results of the investigation.
 - vii. The scope of this proposal includes one site visit to conduct a baseline delineation. The fee in this proposal doesn't include additional meetings or data collection/evaluation that may be requested by the USACE. If the USACE requests additional information, we will provide additional scope for your approval prior to conducting the work.
- b. Submit the Wetland Delineation to the U.S. Army Corps of Engineers to request an Approved Jurisdictional Determination.
 - i. A Request for Corps Jurisdictional Determination package will be prepared and submitted to the Rock Island District Corps of Engineers. This request will be utilized to obtain the official Corps determination that jurisdictional waters of the United States are either present or absent on the project property.
 - ii. Shive-Hattery will act as the Authorized Agent throughout the determination request process. During this process, Shive-Hattery staff will respond to inquiries from the Rock Island District Corps of Engineers.

* The fees in this proposal do not include additional meetings or data collection/evaluation that may be required by the USACE. Fees do not include preparing a Wetland Mitigation Plan or other services that may be required if wetland or WOTUS impacts are proposed. Additional services will be necessary if compensatory mitigation is required for impacts to jurisdictional waterbodies or wetlands. Our specific involvement in these phases of the project is not known at this time. If necessary, budget estimates for additional services will be provided if our assistance is required as the project scope evolves.

* Wetland Growing Season Explanation: According to the Midwest Supplement, the end of the growing season occurs when woody deciduous species lose their leaves and/or the last herbaceous plants cease flowering, and their leaves become dry or brown. The growing season generally begins when two or more different non-evergreen vascular plant species growing in a wetland or surrounding area emerge from the ground, show new growth, bud, or flower. For better classification, the wetland delineation should be performed when vegetation is actively growing (generally April-October). If the wetland delineation will be performed outside of the growing season, surveying and classification of identified wetlands will be based on existing conditions and are subject to change. A follow-up visit may be necessary in the vegetative growing season to confirm plant species. Please note that the wetland delineation cannot be performed when the ground is covered in snow or when frozen ground conditions exist.

5. Attachment #11 – Threatened and Endangered Species Review

- a. Use the U.S. Fish & Wildlife Service (USFWS) IPaC service to obtain the official species list for the project area.
- b. Evaluate the project area based on the IPaC species list to identify potential bat, other listed threatened and endangered species, and migratory bird habitat in the project area.
- c. Conduct a web search for all pertinent information regarding the listed species and their potential for habitat within the proposed project area.
- d. Environmental staff will complete a site visit to identify potential habitat for listed species within the project area. Locations of potential habitat will be recorded with a handheld GPS receiver.
- e. A report documenting the findings and all pertinent information identified during the research period will be provided. The report will include a Section 7 Memo documenting its finding of no effect, may affect but not adversely, or will adversely affect.

6. Attachment #12 – Cultural Resources Identification Survey (CRIS) & Architecture History Survey (Subconsultant)

- a. Complete a Cultural Resources Identification Survey including:
 - i. Obtain Archaeological Phase 1 services for the project property to provide surface and subsurface archeological survey coverage sufficient to meet the site certification guidelines of the Iowa State Historic Preservation Office, IEDA, and the Association of Iowa Archaeologists. These services will be completed by a subconsultant.
 - ii. Perform a field investigation to confirm extent of disturbance, survey areas of intact soils and to record and previously unrecorded historic resources. Provide soil cores and shovel tests as required.
 - iii. Prepare and submit a formal report with findings and recommendations and facilitate any needed consultation with SHPO.
 - iv. Review historic architecture records of previously inventoried properties, NRHP listings, and other historic sources to identify and develop historic contexts for built resources in the survey area and identify any properties that appear eligible for NRHP listing.
 - v. Additional services may be required depending on site findings and SHPO's request for additional investigation work beyond the initial Phase 1 investigation scope of services.
- b. Complete an architectural history survey including:
 - i. Examination of existing above-ground resources that lie within a quarter mile radius of the project area. Following the SHPO's requirements, reconnaissance-level architectural history survey will be completed for farmsteads and buildings/structures that are older than 45 years located within

- the quarter-mile buffer. This survey will be completed from public rights-of-way.
- ii. The primary intent of this study will be to assess whether potential historic properties are present in the vicinity that could be adversely affected by the proposed project. Properties will be field documented, photographed and evaluated at a reconnaissance level. Site Inventory Forms will be prepared for properties that are 45 years or older.

7. Attachment #14 – Geotechnical Investigation and Report (Subconsultant)

- a. Complete preliminary geotechnical field work, laboratory testing, and preliminary geotechnical engineering report sufficient to meet site certification guidelines.
 - i. Field coordination, utility locates (public utilities) and staking.
 - ii. Complete four (4) borings at depths extending to about 25 feet below existing grades.
 - iii. Complete one Seismic Refractory Survey and testing to satisfy Seismic Site Class requirements.
 - iv. Laboratory testing (e.g., water content, and Atterberg limit tests).
 - v. Preparation of preliminary geotechnical engineering report.
- b. Provide a letter indicating Seismic Site Class per current International Building Code.

8. Attachments #21-22 – Transportation Exhibits

- a. Research and summarize available vehicular access points to adjacent public roadways including documenting any potential access restrictions or upgrades that may be required by local jurisdictions using assumed roadway and right-of-way sections.
- b. Prepare high level concept of anticipated public roadway improvements and identify potential right-of-way acquisition needs based on information provided by local jurisdictions.
- c. Prepare preliminary cost opinions for anticipated public roadway improvements in coordination with Client's team.
- d. Assist with obtaining a letter of intent from the local jurisdiction regarding any transportation upgrades required for site certification.

9. Attachments #27-28, 30-31, 33-34, 37-38, & 41-42 – Utility Exhibits & Questionnaires

- a. Prepare a base map of the proposed certification area totaling approximately 79 acres utilizing available surface LIDAR or other source data to provide surface contours at one-foot intervals.
- b. Research existing parcel and plat information for the sites and show approximate property parcel boundaries on base mapping. We have not included county recorder research and will utilize current title opinions and readily available data from online sources or information provided by Client.
- c. Obtain available FEMA flood map data and other flood plain mapping available for the site and show any limits on base map.
- d. Request from utility providers available utility mapping near the sites including locations and sizes of the following utilities: water, sanitary sewer, storm sewer, gas, and electric.
 - i. As required, set up and attend a conference call with the Client and utility providers to discuss utility services near the site and ability to provide service to the proposed development.
- e. Summarize utility providers service information and document any utility extension requirements that may be required to serve the site.
- f. Assist Client with completion of required utility questionnaires.

10. Attachment #44 – Civil Engineering / Schematic Design

- a. Conduct an initial review meeting with the Client to discuss proposed project and determine critical needs and desires for the site.
- b. Prepare preliminary design plans meeting site certification guidelines to include:
 - i. Site layout/geometry, parking/drives/sidewalks, and building placement.
 - ii. Overall site rough grading concept and detention pond layout.
 - iii. Utility routing concept.
- c. Participate in a second review meeting with the Client to review preliminary design plans.
- d. Update plans one (1) time based on review comments and utilize the final preliminary design drawings for use in site certification.

11. Site Certification Submittals and Coordination

- a. Create an overall, consistent document format for the site certification submittal. Coordinate format with companion documents being prepared by other consultants and the Client.
- b. Provide coordination of revisions and comments from the site certification process.
- c. Participate in monthly coordination calls with IEDA and their site certification consultant.
- d. Coordinate and package site certification submittals according to IEDA guideline requirements. Upload documentation as required to the IEDA file share platform.
- e. Respond to two rounds of IEDA review comments and questions and provide two resubmittals of requested documents.

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

1. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
2. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary. The Client shall coordinate these services with those services provided by Shive-Hattery.
3. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.
4. Provide Shive-Hattery personnel unlimited access to the site as required.

SCHEDULE

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed.

- Schedule to be determined by the IEDA Certified Sites approval process with the intent for initial Notification to Pursue submittal in May of 2025 with formal Certification Application submittal in August 2025.

COMPENSATION

Description	Fee Type	Fee	Estimated Expenses	Total
ALTA/NSPS Certified Survey	Fixed Fee	\$9,200	Included	\$9,200
Phase 1 Environmental Survey (ESA)	Fixed Fee	\$3,700	Included	\$3,700
Wetland Delineation and Report	Fixed Fee	\$5,100	Included	\$5,100
Threatened & Endangered Species Review	Fixed Fee	\$2,500	Included	\$2,500
CRIS & Architecture History Survey	Fixed Fee	\$8,700	Included	\$8,700
Geotechnical Investigation	Fixed Fee	\$13,400	Included	\$13,400
Transportation Exhibits	Fixed Fee	\$2,100	Included	\$2,100
Utility Exhibits & Questionnaire	Fixed Fee	\$1,800	Included	\$1,800
Civil Engineering / Schematic Design	Fixed Fee	\$4,300	Included	\$4,300
Site Certification Submittals & Coordination	Fixed Fee	\$8,600	Included	\$8,600
TOTAL		\$59,400	Included	\$59,400

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included - For Fixed Fee Type, expenses have been included in the Fee amount. For Hourly Fee Types, expenses will be reimbursed in accordance with our Reimbursable Expense Fee Schedule in effect at the time that the expense is incurred.
- Any city submittal or permit fees can be paid for by Shive-Hattery and reimbursed by the Client but are not included in the amounts noted above.

The terms of this proposal are valid for 30 days from the date of this proposal.

ADDITIONAL SERVICES

The following are additional services you may require for your project. We can provide these services, but they are not part of this proposal at this time.

1. Wetland permitting & mitigation design
2. Other environmental reviews
3. Phase II environmental review and/or remediation
4. Additional archaeological investigations as may be required by SHPO
5. Topographic survey within roadway right-of-ways
6. Site renderings and marketing materials
7. Full site design & construction documents
8. Design of public improvements
9. Property rezoning
10. Property recertification

OTHER TERMS

STANDARD TERMS AND CONDITIONS

Copyright © Shive-Hattery October 2024

PARTIES

"S-H" or "Shive-Hattery" shall mean Shive-Hattery, Inc., Shive-Hattery A/E Services, P.C., Helix Design Group, a Division of Shive-Hattery, Inc., Shive-Hattery New Jersey, Inc., WSM, a Division of Shive-Hattery, Inc., or KdG, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars (\$50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, and employees against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item

is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible or liable to CLIENT or CLIENT's contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H's services, additional costs and expenses in S-H's performance of its services, or other effects in S-H's services, stemming in whole or part from such events and circumstances (collectively, "Excusable Events" or, singularly, an "Excusable Event"): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT's contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT's contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H. When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state that the project is located.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

HARASSMENT

If either party becomes aware of any form of harassing conduct by the other party's employees, agents, contractors, consultants, vendors, or affiliated companies, the party receiving the harassing conduct will promptly investigate the reported conduct and take appropriate action that may include termination of this Agreement by providing written notice to the other party. Prior to the written notice to terminate, all applicable obligations contained in this Agreement by either party remain in effect. Harassment conduct includes any verbal, physical, and visual or pictorial content that creates an intimidating, offensive, obscene, or hostile working environment, unwanted and unsolicited verbal comments, sexual advances or innuendo, unwelcome jokes or banter, threats, or derogatory comments.

COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

ACCEPTANCE

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



Kelsey Scallon, Civil Engineer
kscallon@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of Bondurant, IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____



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

Item No. 5.q.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a public hearing date to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for April 7, 2025 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

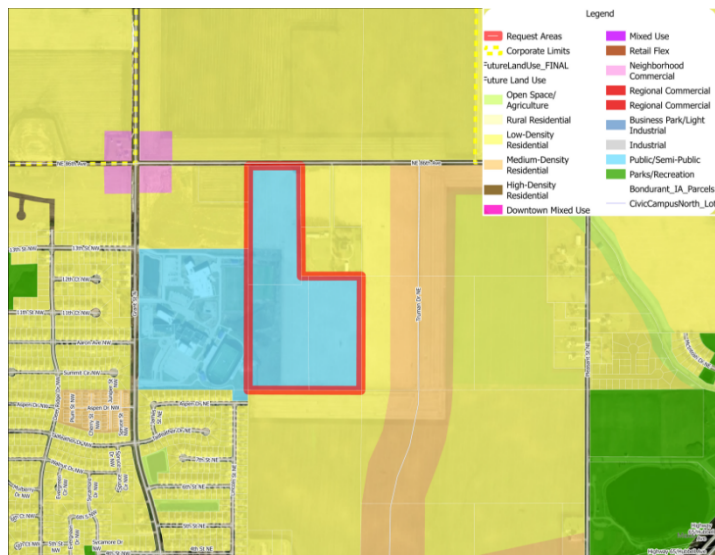
BRIEF HISTORY & ANALYSIS: This resolution sets the date for a public hearing for a rezoning request for April 7, 2025, at 6:00 p.m. in City Council Chambers. The City has received a rezoning request for parcels 231/00021-623-003, 231/00021-623-005 and 231/00021-623-006. The rezoning request proposes to change the zoning from A-1 Agricultural to R-2 Medium Density Residential. This property is currently owned by the Bondurant-Farrar Community School District. The property is being proposed for athletic fields for use by the School District. The request area is highlighted below.



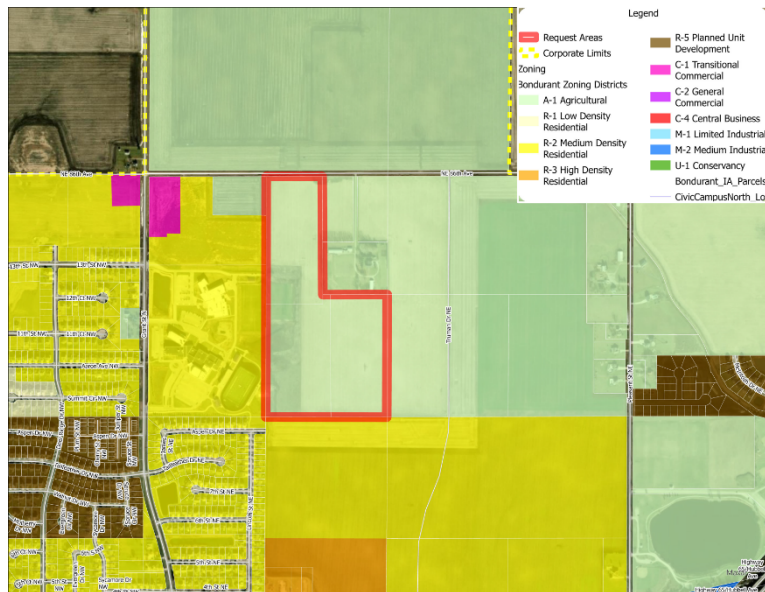
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City

Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the property is currently designated for Public/Semi-Public. There is existing residential use to the southwest of the three parcels. The Future Land Use Map calls for low-density residential to the north, east and south with Medium-Density Residential along the future Truman Street corridor. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels in question are currently zoned A-1 Agricultural. The current property is used for agricultural row cropping. There is existing single-family residential located to the east and southwest of the subject properties. The properties in question are outlined below on the City's existing Zoning Map.



Parkland Dedication –There are no parkland dedication requirements for public school developments. As part of a larger school project located to the south of the rezoning area, a neighborhood park will be constructed to the east of the existing residential properties located on Lincoln Street NE.

Streets – The property is accessible from the existing school campus. The property will also have limited access from Aspen Drive NE. A site plan for this area is also on the Planning and Zoning Commission's agenda.

Pedestrian Connections –The City is currently working with the property owner to locate a pedestrian trail along the southern property line. There will be pedestrian walking paths connecting to the proposed athletic fields.

Utilities – All utilities have been expanded to the existing school campus, these utilities will be extended to the proposed development site. The athletic fields will include the use of stadium lighting, this lighting is further addressed on the applicant's site plan.

FEMA Floodplain – this property is not located within the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – Comments have been sent to applicants.
- Public Works – Comments have been sent to applicants.
- Emergency Services – Comments have been sent to applicants

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their March 13, 2025 meeting. Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-71
2. Requested Rezoning Map
3. Rezoning Narrative and Legal Descriptions
4. Bondurant - Zoning Req - signed

CITY OF BONDURANT
RESOLUTION NO. 250324-71

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM
INDUSTRIAL (M-2) DISTRICT, ON THE PROPERTY LOCATED AT 1920 2ND STREET,
NE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA:

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone property from the Agricultural (A-1) District to the Medium Density Residential (R-2) District on property located east of the Bondurant-Farrar Community School Districts High School and Junior-High campus and further described as follows:

Parcel 231/00021-623-003:

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S
1218.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-005:

PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-006:

PARCEL 2020-190 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 7th day of April, 2025 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

BE IT FINALLY RESOLVED THAT: The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 24th day of March, 2025.

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				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on April 7, 2025 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Agricultural (A-1) District to the Medium Density Residential (R-2) District, on three parcels described as follows:

Parcel 231/00021-623-003:

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E $\frac{1}{2}$ NW $\frac{1}{4}$ THN E 610.21F S
1218.2F W 620.44F N 1413.51F TO POB LESS .46A RD E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22

Parcel 231/00021-623-005:

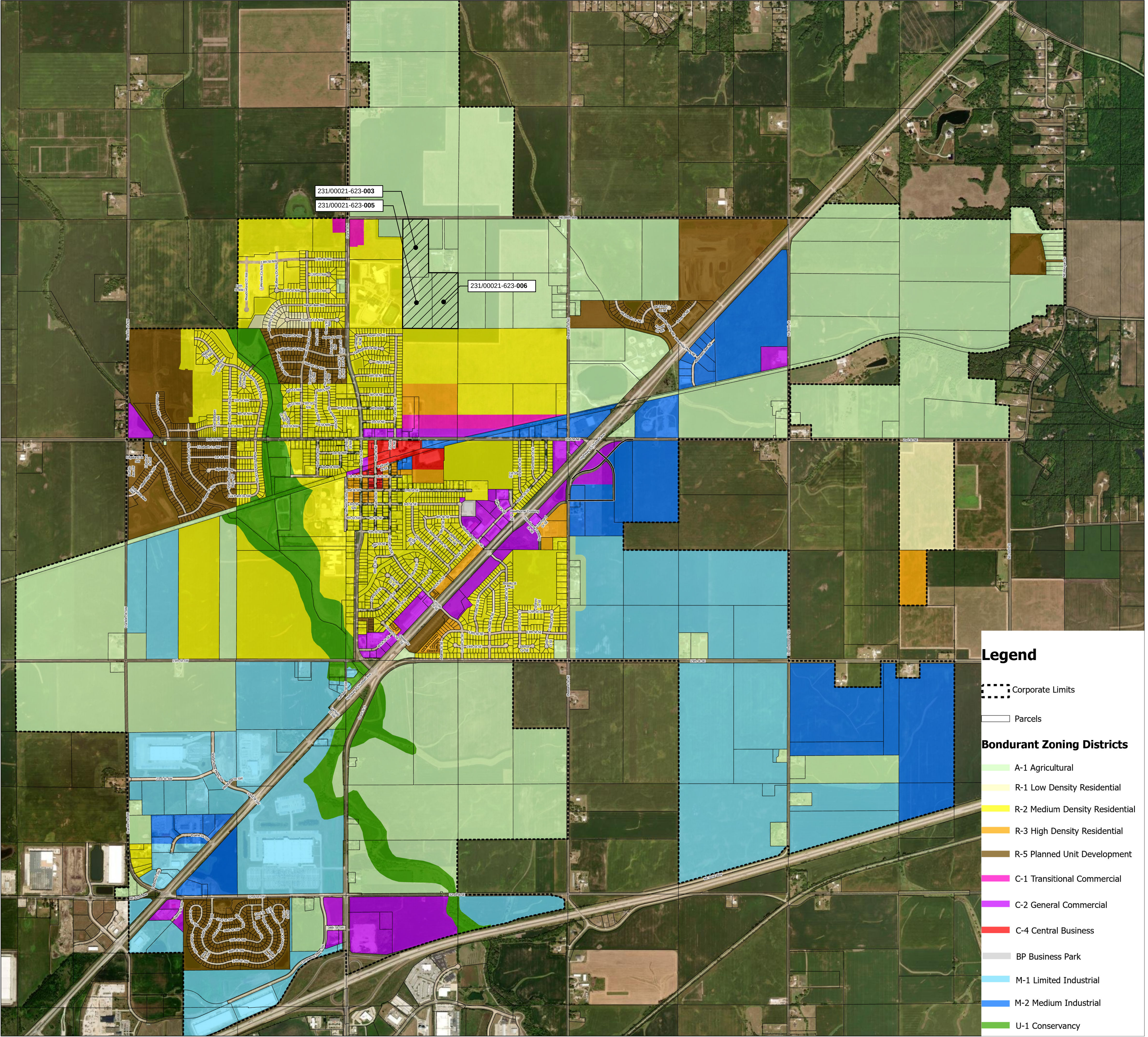
PARCEL 2020-189 BK 18268 PG 247 E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22

Parcel 231/00021-623-006:

PARCEL 2020-190 BK 18268 PG 247 E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



City of Bondurant Zoning Map

0 0.25 0.5 1 Miles



Map Date: 1/2/2025

Last Revision: Ord #241007-214
Page 505 of 768

City of Bondurant
Planning & Community Development
200 2nd St NE, Bondurant, Iowa 50035
(515) 967-2418 | planning@cityofbondurant.com

Rezoning Application

Written Narrative Summarizing Reason for Rezoning Request

The Bondurant-Farrar Community School District requests the rezoning of 3 contiguous parcels from the existing Zoning classification of A-1 (Agricultural) to R-2 (Medium Density Residential) to align with the Principal Permitted Uses within that district per Ordinance No. 221121-217.

178.03 R-2 MEDIUM DENSITY RESIDENTIAL

1. Principal Permitted Uses

G. Public and parochial schools, elementary and secondary, and other educational institutions, but excluding boarding schools, nursery schools and childcare centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.

Legal Description of Requested Rezoning Area

Parcel 231/00021-623-**003**:

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E 1/2
NW 1/4 THN E 610.21F S 1418.2F W 620.44F N
1413.51F TO POB LESS .46A RD E 1/2 NW 1/4 SEC
30-80-22

Parcel 231/00021-623-**005**:

PARCEL 2020-189 BK 18268 PG 247 E 1/2 NW 1/4 SEC
30-80-22

Parcel 231/00021-623-**006**:

PARCEL 2020-190 BK 18268 PG 247 E 1/2 NW 1/4 SEC
30-80-22



City of Bondurant

Planning & Community Development
200 2nd St NE, Bondurant, Iowa 50035
(515) 967-2418 • planning@cityofbondurant.com

REZONING APPLICATION

Property Owner

Name **Bondurant-Farrar Community School District**
Address **300 Garfield St. SW**
City **Bondurant** State **IA** Zip **50035**
Phone **515-967-7819** Email **powersr@bfschools.org**

Applicant (if not Property Owner)

Name **Matthew Carlile**
Address **525 17th Street**
City **Des Moines** State **Iowa** Zip **50309**
Phone **515 288-4875** Email **mcarlile@thinkconfluence.com**

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered.

Property Address or Parcel ID Number:

231/00021-623-003 + 005 + 006

- ☒ Application filing fee (**online payment** or by check)
☒ Written narrative summarizing reason for rezoning request

Current Zoning District: **A-1** Requested Zoning District: **R-2**

- ☒ Map showing area requested for rezoning
☒ Legal description of requested rezoning area

Land area (measured in SF or acres) requested for rezoning: **58.454 Acres**

- ☐ Only if seeking an R-5 designation— a Planned Unit Development Conceptual Plan as regulated by **Section 178.06 of the Zoning Code**
☐ Rezoning Application Attachment A, which is a notarized petition representing approval of at least 50% of the ownership interests in the property subject to rezoning

A site plan may also be required if determined applicable by the Planning & Community Development Director

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Bondurant, and have submitted all the required information which is accurate, true, and correct.

Signature **Kayla Vandeweyer**

Date **2/19/25**

Rezoning Application Overview. A rezoning application is a request to change the zoning district designation on land within the City of Bondurant. A rezoning is an amendment to the City's Zoning Map, which is part of the Zoning Ordinance. Rezoning ordinances are considered by City Council after a recommendation is made by the Planning & Zoning Commission.

How to Apply. Please submit application and attachments electronically to planning@cityofbondurant.com or drop off/mail to City Hall at 200 2nd Street NE, POB 37, Bondurant, IA 50035.

Application Filing Fee Notes. \$100 for the first acre + \$5 for each additional acre for a residential district request. \$120 for the first acre + \$10 for each additional acre for non residential district request.

FOR OFFICE USE ONLY

Case No.

Received Date

Attachment A of Rezoning Application

(Must be notarized and signed by at least 50% of the ownership interests in the property requested for rezoning)

I/We, the undersigned, am/are the property owner(s) of:

PARCELS: 231/00021-623-003 + 005 + 006

I/We declare that a zoning change from the A-1 Zoning District to the R-2 Zoning District is requested.

PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE SIGNED
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT	Kayla Vandekerk	2/19/25

State of Iowa POLK
County of _____

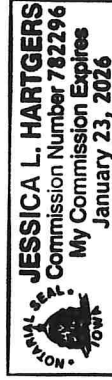
Sworn to (or affirmed) and subscribed before me on this 19 day of February of 20 25, by Kayla Vandekerk, who is personally known or produced _____ as identification.

(seal)



Jessica Hartgers
Signature

Jessica Hartgers
Printed Name of Notary





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

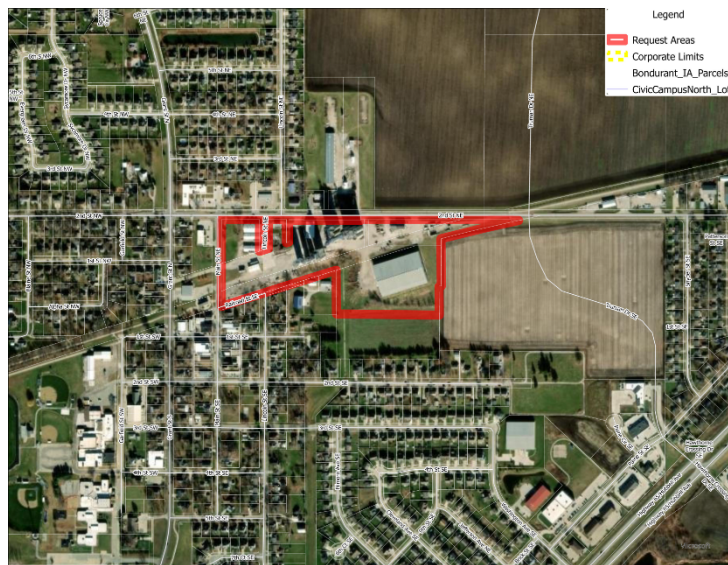
Item No. 5.r.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a public hearing date to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) for April 7, 2025, at 6:00 p.m.

CONTACT PERSON:

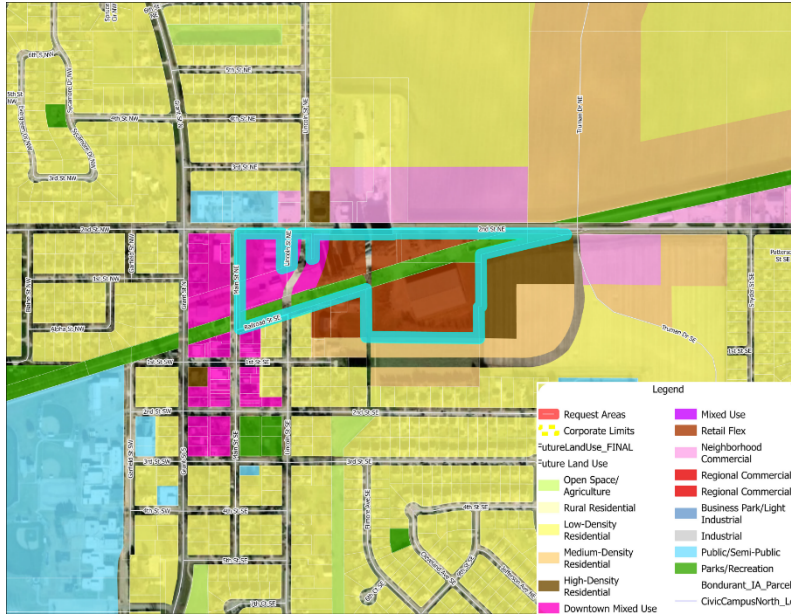
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: This resolution sets the date for a public hearing for a rezoning request for April 7, 2025, at 6:00 p.m. in City Council Chambers. The City and The 101 LLC has made a rezoning request for multiple parcels located within the Grain District Downtown Redevelopment Area. The rezoning request proposes to change the zoning of these parcels from Central Business (C-4) and Medium Industrial (M-2) Districts to Planned Unit Development (PUD). This subject parcels are owned by The 101 LLC and the City of Bondurant. The property is being proposed for mixed-use including retail shopping, second floor residential, restaurants, and other uses outlined in the attached Grain District PUD Ordinance. The proposed rezoning request will help kickstart the implementation of the Grain District Downtown Redevelopment Plan. The request area is highlighted below.

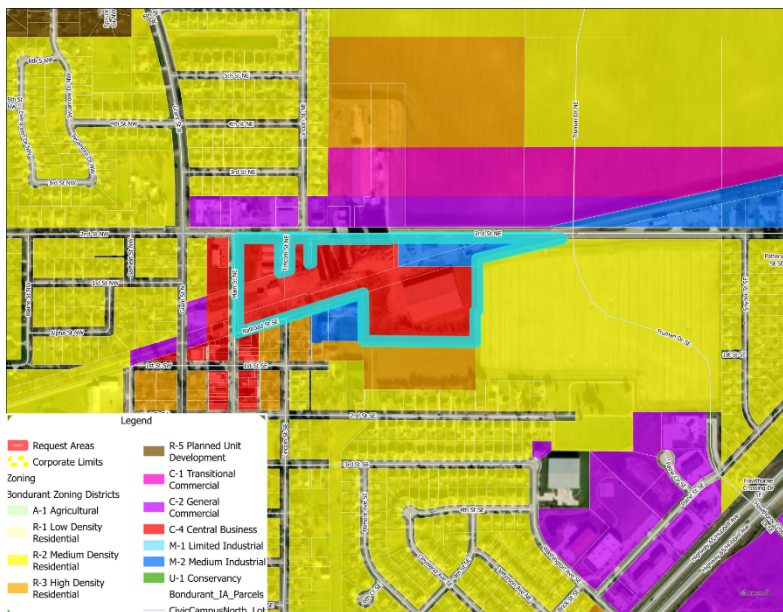


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the property is currently designated for Retail Flex and Downtown Mixed Use. The proposed use of the PUD area is for downtown commercial use with upper-story residential in the western portion of the PUD District. Restaurants, business incubator, entertainment area and athletic recreation are proposed for the remaining areas of the PUD area. There is existing residential use to the south-southeast of the district area. Existing commercial is located to the west, and government facilities and single-family residential is located to the north. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels in question are currently zoned Central Business (C-4) and Medium Industrial (M-2). The current property was previously used for agricultural commercial and industrial uses. The properties in question are outlined below on the City's existing Zoning Map.



Parkland Dedication – There are proposed green space throughout the PUD area. The City owns former railroad right-of-way in the area that will be upgraded as an arboretum trail.

Streets – The property is accessible 2nd Street NE, Railroad Street, Lincoln Street NE and Main Street NE. As the PUD area is developed, Lincoln Street NE will be upgraded

and extended through to the south. The PUD also proposes an additional street located between the large elevator superstructure and 401 2nd Street NE that would be extended south to the large warehouse structure.

Pedestrian Connections –The City owns former railroad right-of-way and has plans to upgrade the area into an arboretum trail. This will be part of the existing Chichaqua Valley Trail system.

Utilities – There is existing utilities located both on-site and near the site. Further utility needs will be determined during the site plan phases.

FEMA Floodplain – this property is not located within the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their March 13, 2025 meeting. Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-72
2. Draft Grain District PUD Ordinance Text
3. Grain District Planned Unit Development Exhibit 03-05-2025

CITY OF BONDURANT
RESOLUTION NO. 250324-72

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR
REZONING FROM THE CENTRAL BUSINESS (C-4) AND MEDIUM INDUSTRIAL (M-
2) DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD), ON THE PROPERTY
LOCATED WITHIN THE GRAIN DISTRICT MASTER PLAN AREA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA:

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone property from the Central Business (C-4) & Medium Industrial (M-2) Districts to Planned Unit Development (PUD), on property located within the Grain District Master Plan area and further described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT "X" AND LOT "A" IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL "M" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVE DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE

TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.

Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 39 MINUTES WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT, POLK COUNTY, IOA, THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE SOUTH 0°00' EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY ESTABLISHED; THENCE NORTH 72°55' EAST, ALONG SAID CENTER LINE 160.0 FEET; THENCE NORTH 17°05' WEST 8.5 FEET, TO THE POINT OF BEGINNING; THENCE TONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55' EAST 100.0 FEET; THENCE SOUTH 07°05' EAST 90.0 FEET; THENCE SOUTH 72°55' WEST 100.0 FEET, TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22; THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 762.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET; THENCE CONTINUING N. 73°11' E., 478.0 FEET; THENCE S. 16°49' E., 200.0 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERL; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49'W., 90.0 FEET; THENCE S. 73°11' W., 100.0 FEET; THENCE S. 16°49' E., 90.0 FEET TO A POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64

FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE S. 73°11' W ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 7th day of April, 2025 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

BE IT FINALLY RESOLVED THAT: The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 24th day of March, 2025.

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				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on April 7, 2025 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) District on multiple parcels located within the Grain District Master Plan area and further described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT "X" AND LOT "A" IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL "M" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO

GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVE DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.

Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 39 MINUTES WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT, POLK COUNTY, IOA, THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE SOUTH 0°00' EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY ESTABLISHED; THENCE NORTH 72°55' EAST, ALONG SAID CENTER LINE 160.0 FEET; THENCE NORTH 17°05' WEST 8.5 FEET, TO THE POINT OF BEGINNING; THENCE TONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55' EAST 100.0 FEET; THENCE SOUTH 07°05' EAST 90.0 FEET; THENCE SOUTH 72°55' WEST 100.0 FEET, TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22; THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 762.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET; THENCE CONTINUING N. 73°11' E., 478.0 FEET; THENCE S. 16°49' E., 200.0 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERL; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49'W., 90.0 FEET; THENCE S. 73°11' W., 100.0 FEET; THENCE S. 16°49' E., 90.0 FEET TO A POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE S. 73°11' W ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK

COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

GRAIN DISTRICT PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Section 1. Purpose and Intent

The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

1. **Downtown Mixed Use – Intent:** This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
2. **Downtown Corridor – Intent:** This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
3. **Entertainment & Play – Intent:** This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
4. **Silo Redevelopment – Intent:** This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
5. **Eastern Gateway – Intent:** This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
6. **Future Recreation – Intent:** This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.

Section 2. Permitted Uses.

- A. Table 2.A.1 details permitted principal uses allowed by Grain District PUD sub-district:

Table 2.A.1 – Permitted Principal Uses

Sub-District	Permitted Principal Use Description
Downtown Mixed Use	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility* also allowed.
Downtown Corridor	Shall comply with those permitted principal uses in the C-4 District, with Distilleries*; Indoor Commercial Entertainment Facility**; and up to two drive-thrus allowed, one of which may be required to also dual function as a pick-up window for relief purposes during high volumes. The drive-thru/pick-up window uses are limited to the Corridor Business Incubator space***.
Entertainment & Play	The following uses are permitted in this area: amphitheater and lawn space, playground, and other public uses complementary of Grain District redevelopment efforts.
Silo Redevelopment	Shall comply with those permitted principal uses in the C-4 District, and to also include first-floor residential occupancy if such first-floor residential occupancy involves reuse of an existing grain silo structure.
Eastern Gateway	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility** also allowed.
Future Recreation	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility**, Indoor Recreation Complex****, and any use associated with temporary activation of the existing 84,000 SF structure allowed deemed consistent with the vision of the Grain District Downtown Redevelopment Plan and/or Building Bondurant Comprehensive Plan .

***Distillery:** Facility licensed and operating in accordance with the applicable provisions of the Iowa Code that is engaged in the production of distilled spirits. This includes the processes of fermentation, distillation, and aging to produce alcoholic beverages. This use also includes related uses such as tasting rooms, on-site bar and patio space, and event space.

****Indoor Commercial Entertainment Facility:** Indoor facilities open to the public for a fee, including but not limited to, billiard parlors, skating rinks, indoor swimming pools, bowling alleys, arcades, miniature golf, driving ranges, playground spaces, and other similar businesses. Such businesses may also incorporate as part of its operations a restaurant, brewery, distillery, winery, tavern/bar, retail sales of related items, and other support facilities.

*****Corridor Business Incubator Area:** May include up to two drive-thrus, one of which may be required to also dual function as a pick-up window, in area as shown in Grain District PUD Concept Plan, but that adequate queuing spaces associated with drive-thru/pick-up window uses, appropriate pedestrian plaza, and other site characteristics will be reviewed for consistency with

the Grain District Downtown Redevelopment Plan and other long-range plans at time of site plan consideration.

******Indoor Recreation Complex:** An indoor complex or destination used primarily for indoor physical activities, including but not limited to organized sports, fitness classes, recreational leagues, and community events. This use includes related accessory uses.

B. Permitted Accessory Uses. Permitted accessory uses shall comply with the permitted accessory uses of the C-4 District, except for the following modifications:

- i. This is not a modification but rather a general guideline encouraging the incorporation of outdoor dining as an accessory use wherever it can be feasibly accommodated for restaurants, breweries, Indoor Commercial Entertainment Facilities, and similar establishments.
- ii. Outdoor displays on public sidewalks are permitted as an accessory use only with an approved annual Grain District Sidewalk Encroachment Permit. This permit allows businesses to use up to three feet of the sidewalk adjacent to their storefronts for merchandise displays, provided that at least six feet remains unobstructed for pedestrians. Long-term or permanent storage on the sidewalk is prohibited, and all items must be arranged to avoid pedestrian hazards.
- iii. Outdoor accessory yard games, such as cornhole, bocce ball, horseshoes, etc. are permitted on private property when serving a permitted principal use such as restaurants, breweries, distilleries, Indoor Commercial Entertainment Facilities, or other permitted principal uses. Such outdoor accessory yard games must be confined to designated areas shown on a site plan that are landscaped or otherwise screened from adjacent properties, ensuring these accessory use areas do not interfere with pedestrian circulation or the overall aesthetics of the district.
- iv. Mobile Food Vendors operating from private property are permitted as an accessory use when directly servicing a permitted principal use. These operations must be temporary or intermittent in nature, integrated into the overall site design, and comply with all applicable health, safety, and licensing requirements.

Refer to Section 11.C of the Grain District PUD ordinance for Mobile Food Vendor requirements pertaining to public property.

C. Conditional Uses. All conditional uses shall comply with conditional use permit requirements of the C-4 District unless otherwise specified in this Grain District PUD ordinance. No conditional use permit application shall be presented to the Board of Adjustment unless it has first been reviewed and favorably recommended by the Planning & Zoning Commission. The Commission shall evaluate the proposed use for consistency with the Grain District Downtown

Development Plan, the [Building Bondurant Comprehensive Plan](#), and other relevant long-range planning documents. Only after obtaining a positive recommendation from the Commission may the application be submitted to the Board of Adjustment for final determination.

Section 3. Bulk Regulations.

A. Table 3.A.1 details bulk regulations allowed by Grain District PUD sub-district.

Table 3.A.1 – Bulk Regulations

Sub-District	Bulk Regulations Description
Downtown Mixed Use	Shall comply with bulk regulations of the C-4 District, except that any increase in building height or number of stories beyond C-4 District regulations may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Downtown Corridor	Shall comply with bulk regulations of the C-4 District, except the following: • That maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures. • That any increase in building height or number of stories beyond C-4 District regulations for new structure may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Entertainment & Play	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Silo Redevelopment	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Eastern Gateway	Shall comply with bulk regulations of the C-4 District.
Future Recreation	Existing Structure – Shall comply with bulk regulations of the C-4 District, except that maximum footprint limits do not

	apply; New Building – Shall comply with bulk regulations of the C-2 District.
--	---

Section 4. Parking Regulations – Vehicles & Bicycle Racks.

- A. Vehicles: For those structures involving upper-story housing, the following minimum parking stall count requirements shall apply and must be provided in a private parking lot area either on site or off-site through a shared-use parking lot agreement: for each one (1) bedroom unit, at least 1.5 parking spaces must be provided; for each two (2) bedroom unit, or larger, at least two (2) parking spaces must be provided.
- B. Vehicles: For those structures not containing upper-story housing, the following minimum parking stall count requirements shall apply: Parking stall count requirements shall be exempt from parking requirements of the traditional Zoning Code. Rather, parking shall be determined on a case-by-case basis, where all site plans shall be accompanied by a parking study that identifies peak parking demand by use and a parking strategy.
- C. Bicycle Racks: For multi-family residential and all nonresidential forms and functions, bicycle racks or other form(s) of bicycle storage shall be provided to accommodate at least one (1) bicycle for every twenty (20) parking spaces, provided, up to a maximum of ten (10) bicycles. Bicycle parking accommodations shall be placed an adequate distance from building entrances. **For projects involving upper-story housing, interior bicycle storage may be considered proportionally as part of the required bicycle parking accommodations.**

Section 5. General Driveway & Parking Layout – Downtown Mixed Use Area.

- A. New driveways accessing Main Street and Lincoln Street in the Downtown Mixed Use Area shall be shared or clustered whenever possible and generally restricted to locations designated in the Grain District Planned Unit Development Concept Plan.
- B. Surface-level private parking lot provided for in the Downtown Mixed Use Area shall be located behind the structures in the area generally shown in the Grain District PUD Concept Plan.

Section 6. Open Space & Landscaping Regulations.

- A. All areas shall comply with the Open Space & Landscaping standards as prescribed in the traditional Zoning Code, except for the following modifications:

- i. A minimum of 10% open space for each development site is required unless an engineer's stormwater management report provides sufficient documentation justifying a reduction.
 - ii. If a proposed building layout adjacent to a public right-of-way prevents a site from meeting the minimum general tree count requirements in the front yard area, the developer may choose to pay a fee in lieu. This fee will support the City's right-of-way tree planting efforts in the Grain District and will be determined annually based on market rate conditions.
 - iii. No part of any parking space on private property shall be located closer than 5' to any established street right-of-way line.
-

Section 7. Screening Regulations.

A. Trash Enclosures.

- i. Shall be fully enclosed and screened with an opaque material at least 6 feet high, using a design that is architecturally cohesive with the primary structure.
- ii. Trash enclosures in the Downtown Mixed Use Area shall be clustered where reasonably possible.

B. Loading Docks & Other Negative Aspects. Adequate treatment and/or screening shall be provided from view of the public right-of-way, public trail, and residential uses by a combination of plantings, earth forms, fencing, or other adequate treatment.

C. Outdoor Storage. Shall comply with outdoor storage location and screening requirements of the C-4 District. Additional locations for outdoor storage may be approved through the site plan review process, provided it is determined that such storage does not visually detract from the site or surrounding properties, and is designed in accordance with the general intent of this ordinance and the [Grain District Downtown Redevelopment Plan](#).

Section 8. Accessory Structures.

- A. Accessory structures shall meet the City's accessory structure requirements of the Zoning Code, except for the following modifications:
 - i. Such accessory structures shall match the primary building's materials and/or architectural style, regardless of size.
 - ii. Such accessory structures related to outdoor dining (pergola, covered patio, etc.) do not need to be located in a rear yard area only.
-

Section 9. Signage Regulations.

- A. Signage shall follow the City's Sign Code standards, except for the following modifications:
- i. This is not a modification but rather a general guideline encouraging the use of blade signs, awning signs, and canopy signs in the Downtown Mixed Use Area, but these signs are still subject to count and square footage limitations of the Sign Code
 - ii. Monument signs are prohibited in the Downtown Mixed Use Area.
 - iii. If sign will be lit, the only form of acceptable lighting for all areas except for the Future Recreation Area is an externally lit sign or a halo-lit sign.
 - iv. Projects reusing existing concrete grain silos are exempt from the Sign Code's maximum building signage square footage and count regulations. Instead, allowable signage square footage and count requirement will be determined during site plan review process, based on a submitted signage plan detailing size, location, and design.
 - v. A general acknowledgement that the City's Wayfinding Plan, as part of the adopted Art, Culture, & Wayfinding Plan, is exempt from Sign Code regulations. The City will continue efforts to implement wayfinding signage as reasonably practical in the Grain District.
-

Section 10. Building Design Regulations.

- A. **Building Elevations Required.** Colored building elevations for all elevations prepared by a professional architect shall be submitted at the time of site plan consideration for review by the Planning & Zoning Commission and City Council where such elevations shall detail materials proposed showing compliancy with the building design regulations of this ordinance.
- B. **Rooftop Mechanical Units.** New rooftop mechanical units in all areas shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building including material, shape, and/or color considerations.
- C. **Downtown Mixed Use Building Design Regulations.** Buildings in the Downtown Mixed Use area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modifications:
- i. The existing structure housing the indoor batting cage use within the upcoming Lincoln Street NE extension project area is exempt from the Downtown Mixed Use Area's building design and material requirements.
 - ii. Front building entrance(s) shall be oriented toward the public street areas of Main Street NE, 2nd Street NE, and/or Lincoln Street NE.

- iii. No building façade facing a public street shall have the appearance of a rear façade. Architectural details, including materials, textures, patterns, colors, and design features used on the front façade shall be incorporated into all facades facing public streets and easily visible to the public.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

D. Downtown Corridor Building Design Regulations. Buildings in the Downtown Corridor Area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design, with the following modifications:

- i. **Existing Concrete Grain Silos.** The existing concrete grain silos in the Downtown Corridor Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure by respecting its industrial aesthetics recognizing that non-traditional building design/material may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.
- ii. **Structures Constructed in Corridor Business Incubator Area.** This area may feature small-scale, repurposed metal grain bins and complementary materials, creating compact business incubators that offer opportunities for small businesses. Any metal grain bin used shall be designed to enhance the pedestrian-scale environment. In conjunction with developing structures within the Corridor Business Incubator Area, the developer shall be required to construct an outdoor pedestrian plaza, as identified in the Grain District PUD Concept Plan.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

- E. **Entertainment & Play Building Design Regulations.** The existing concrete grain silos in the Entertainment & Play Area may retain their current design and materials, preserving their industrial character as a backdrop for the amphitheater space. The amphitheater addition's materials and finishes will be determined through the schematic design process, ensuring compatibility with the [Grain District Downtown Redevelopment Plan](#)'s aesthetic and functional needs. A mural on the grain silo structures may be incorporated as part of the amphitheater addition project, serving to enhance the visual identity of the district.
- F. **Silo Redevelopment Building Design Regulations.** The existing concrete grain silo structures in the Silo Redevelopment Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure recognizing that non-traditional downtown building materials may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.

Consistency with the statement above will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision.

- G. **Eastern Gateway Building Design Regulations.** New buildings in the Eastern Gateway Area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modification:
- i. The existing structure at 401 2nd Street NE is exempt from the Eastern Gateway Area's building design, in an effort to honor existing industrial feel of this eastern gateway coupled with potential changing site needs when other Grain District areas redevelop.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modification will be evaluated at the time of site plan consideration related to new buildings to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

- H. **Future Recreation.** New buildings in the Future Recreation Area shall be consistent with the City's C-2 District building design requirements, with the following modifications:
- i. For new structures over 40,000 SF containing an Indoor Commercial Entertainment Facility use or an Indoor Recreation Complex use, a

relaxation in C-2 District building design standards may be considered at the time of site plan consideration where such new building may alternatively meet industrial district building design regulations.

- ii. Building design standards do not apply to any maintenance associated with the existing 84,000 SF structure in the Future Recreation Area, as the [Grain District Downtown Redevelopment Plan](#) envisions this existing structure may be removed in the future to accommodate redevelopment.

Section 11. Other Grain District PUD Considerations.

- A. **Public Parkland Dedication.** The extension of the Arboretum Trail via the Chichaqua Valley Trail through the Grain District and the designated amphitheater space shall be recognized as contributing toward the required public parkland dedication for projects that include upper-story housing. The dedication requirement for each applicable project shall first be satisfied by these improvements. If additional public parkland dedication is necessary beyond these designated areas to meet the minimum parkland dedication requirements, the developer shall provide either additional land dedication or pay a fee-in-lieu as prescribed in the City's Subdivision Code.
- B. **Special Events.** The regulations governing large-scale public events are not included within the Grain District PUD ordinance. Instead, such events shall be subject to the City's Special Events Permit application process and requirements. Event organizers must obtain approval in accordance with the City's established permitting procedures.
- C. **Mobile Food Vendors.** The regulation of mobile food vendors within the Grain District PUD is not contained within this ordinance. Mobile food vendors shall be governed by Chapter 125 of the City Code, titled Mobile Food Vendor, and must comply with all applicable licensing, location, and operational standards as outlined in that chapter.
- D. **Noise Control.** The regulation of noise control within the Grain District PUD is not contained within this ordinance. Instead, all noise-control matters shall be governed by Chapter 53 of the City Code, titled Noise Control.
- E. **Ownership.**
 - i. For the Downtown Mixed Use, Downtown Corridor, and Silo Redevelopment Areas, The 101 LLC retains the right to develop these areas or sell portions of the property to other developers.
 - ii. For the Entertainment & Play, Eastern Gateway, and Future Recreation Areas, the City of Bondurant retains the right to develop these areas or sell portions of the property to other developers.

If any portion of the Grain District is sold, the Grain District PUD ordinance and its associated maintenance and restrictive covenants shall remain in effect and shall be fully applicable to any future buyers of the property, ensuring consistency with the established vision and regulatory framework.

- F. **Common Area Maintenance.** Common areas of the Downtown Mixed Use Area and the Downtown Corridor Area shall be maintained through an owners' association structure or a similar private maintenance entity, where documentation of the established maintenance structure, including the applicable private covenants and easements, shall be provided by the developer at the time of development of the adjacent building areas that the common area is intended to serve. This requirement ensures the ongoing upkeep and functionality of shared spaces.

Section 12. Grain District PUD Regulatory Flexibility, Amendments, & Applicability of Zoning & Subdivision Code.

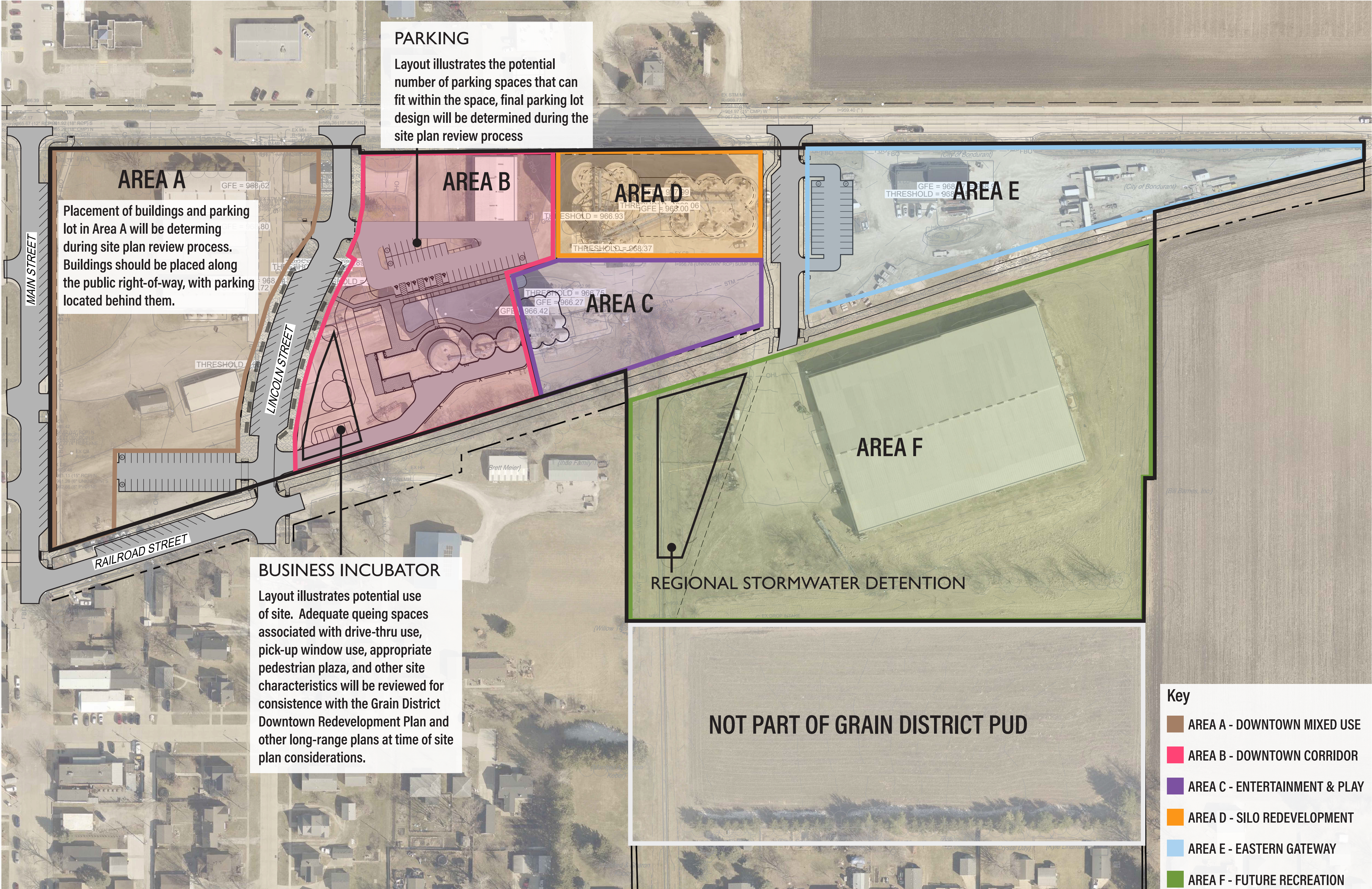
- A. **Automatic Updates.** If the City modifies/updates the regulations contained within the C-4 District or any other section of the City Code herein referenced in the Grain District PUD ordinance, those changes shall automatically apply to the Grain District PUD ordinance unless otherwise already prescribed in the Grain District PUD ordinance.
- B. **Applicability of Zoning & Subdivision Code.** Any unaddressed regulations of this Grain District PUD ordinance shall default to Bondurant's Zoning & Subdivision Code or the general City Code of Bondurant.
- C. **Modifications.** Any modifications to the Grain District PUD ordinance shall follow the procedures established in the City's Zoning Code pertaining to Minor Modifications and Substantial Modification of PUD Districts. Amendments may be initiated by the City, The 101 LLC, or subsequent property owners. Any modification shall maintain the integrity and intent of the Grain District PUD, ensuring consistency with the vision of the [Grain District Downtown Redevelopment Plan](#) and other long-range planning documents. As previously-stated, future amendments to the City's C-4 District regulations or any other section of the City Code herein referenced in this Grain District PUD ordinance, shall automatically apply to the Grain District PUD ordinance unless explicitly stated otherwise within the Grain District PUD ordinance.
- D. **Preservation of Grain District PUD Standards.** Any current and future language in the Iowa Code limiting a city's ability to enforce its Zoning Standards related to permitted uses, bulk regulations, parking regulations, general driveway and parking lot layout, open space and landscaping regulations, screening regulations, accessory structures, signage regulations, and building design regulations shall not affect the applicability of the regulations contained in this Grain District PUD, as these regulations have been established and agreed upon through the PUD rezoning process.

EXHIBIT A: Grain District Planned Unit Development Concept Plan

DRAFT

Intent of the Grain District Planned Unit Development:
The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant’s downtown core.

- This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district’s character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:
- 1. Downtown Mixed Use – Intent: This area will expand Bondurant’s downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
 - 2. Downtown Corridor – Intent: This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
 - 3. Entertainment & Play – Intent: This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant’s hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
 - 4. Silo Redevelopment – Intent: This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
 - 5. Eastern Gateway – Intent: This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
 - 6. Future Recreation – Intent: This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.





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

Item No. 5.s.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving Plat of Survey to create Parcel 2025-2 and Parcel 2025-3

CONTACT PERSON:

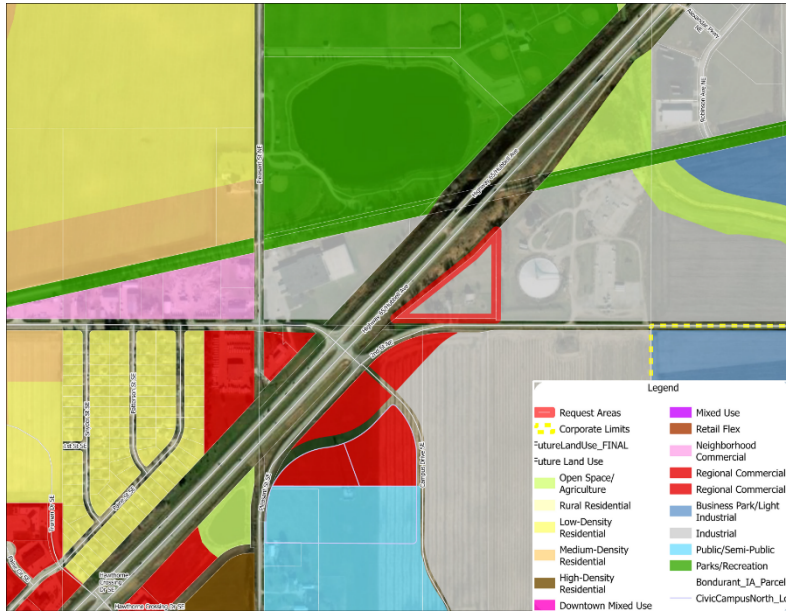
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located at 1920 2nd Street NE. The subject property is located to the north of the Civic Campus area. The subject property is currently used for residential use. The property was recently rezoned to the Medium Industrial (M-2) District. The subject property is currently for sale and marketed for industrial use. The Plat of Survey is proposing to split a portion of the property that will be owned by the City of Bondurant for the purposes of extending a recreation trail through the Civic Campus to tie north into the existing Chichaqua Valley Trail. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Industrial with Regional Commercial located to the south-southwest of the

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



The proposed Plat of Survey would create Parcel 2025-2 which will contain much of the existing property. Parcel 2025-3 will create a parcel for the development of a recreational trail. The proposed trail would connect into the existing Chichaqua Valley Trail on the north, and provide access from the proposed trail located in the Civic Campus area to the south.



FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the Plat of Survey at their March 13, 2025 meeting. Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-73
2. Plat of Survey

CITY OF BONDURANT
RESOLUTION NO. 250324-73

RESOLUTION REGARDING APPROVAL OF THE PLAT OF SURVEY OF 1920 2ND
STREET, NE TO CREATE PARCELS '2025-2' AND '2025-3'.

WHEREAS, Veenstra & Kimm INC. has submitted a plat of survey on the behalf of the City of Bondurant and Sheryl J. Weston Trust to create Parcels '2025-2' and '2025-3' located at 1920 2nd Street NE in Bondurant and further described as follows:

PARCEL 2025-2

A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 867.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND THE POINT OF BEGINNING; THENCE NORTH 50°56'50" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 748.03 FEET; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 161.33 FEET; THENCE SOUTH 00°15'13" WEST, 178.66 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEET; THENCE SOUTH 00°15'13" WEST, 412.66 FEET TO SAID SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$, THENCE NORTH 89°47'27" WEST ALONG SAID SOUTH LINE, 708.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 203,858 SQUARE FEET (4.68 ACRES).

PARCEL 2025-3

A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 29; THENCE SOUTH 89°47'36" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1575.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°15'13" EAST, 412.66 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°15'13" EAST, 178.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTH 43°17'01" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 58.62 FEET TO THE NORTHWEST CORNER OF PARCEL 'H' OF SAID SOUTHWEST $\frac{1}{4}$ OF SECTION 29 SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°15'13" WEST ALONG THE WEST LINE OF SAID PARCEL 'H', 634.07 FEET TO SAID SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$;

THENCE NORTH 89°47'27" WEST ALONG SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,254 SQUARE FEET (0.37 ACRES).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approve the submitted Plat of Survey,

Passed this 24th day of March 2025

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				

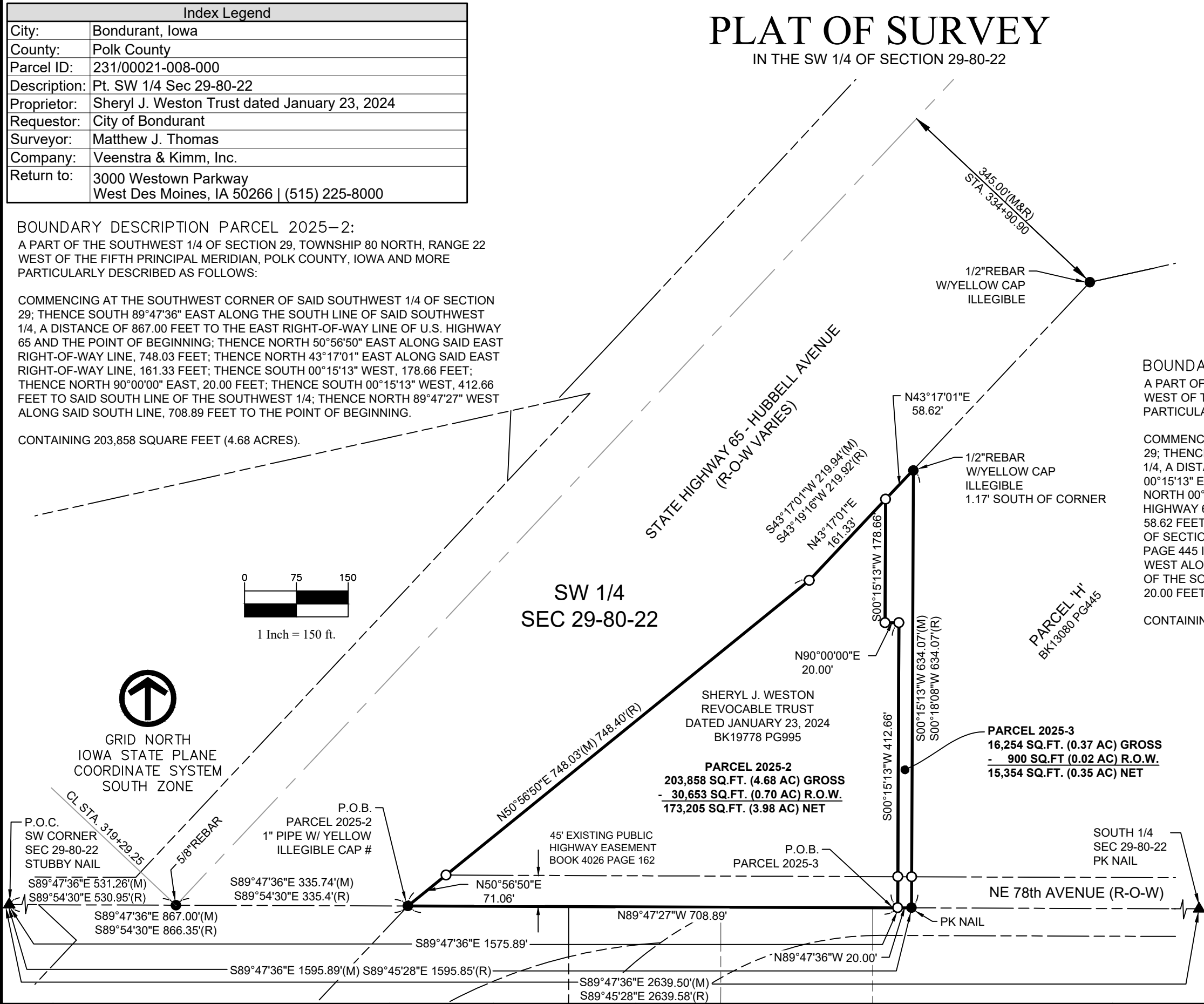
Index Legend	
City:	Bondurant, Iowa
County:	Polk County
Parcel ID:	231/00021-008-000
Description:	Pt. SW 1/4 Sec 29-80-22
Proprietor:	Sheryl J. Weston Trust dated January 23, 2024
Requestor:	City of Bondurant
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

BOUNDARY DESCRIPTION PARCEL 2025-2:

A PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 203,858 SQUARE FEET (4.68 ACRES).



BOUNDARY DESCRIPTION PARCEL 2025-3:

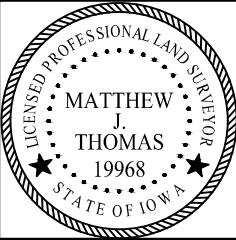
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CONTAINING 16,254 SQUARE FEET (0.37 ACRES).

LEGEND	
▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND PROPERTY MONUMENT (AS NOTED)
○	SET 5/8" REBAR W/YELLOW CAP#19968 (UNLESS NOTED)
(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
----	PROPERTY LINE
▭	PARCEL BOUNDARY

FIELD SURVEY COMPLETED: JANUARY 2023



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.

MATTHEW J. THOMAS, P.L.S. DATE
License Number: 19968
My license renewal date is DECEMBER 31, 2025
Pages or sheets covered by this seal:

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	TJP
		CHECKED	MJT
		APPROVED	MJT
		DATE	01-07-2025
		A.C.	



BONDURANT CERTIFIED SITE IMPROVEMENTS
3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

PLAT OF SURVEY PARCEL 2025-2 & PARCEL 2025-3 IN THE SW 1/4 OF SECTION 29-80-22
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DWG. NO. PS-7 SHEET 1 OF 1

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

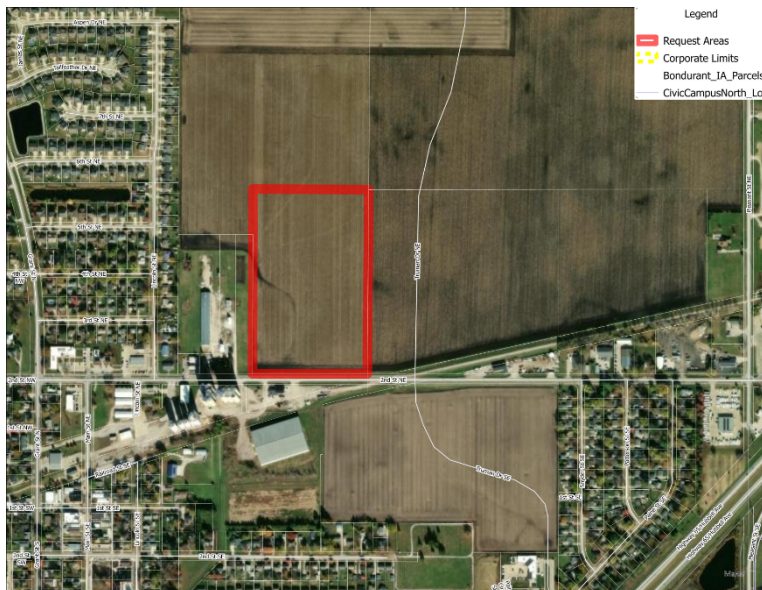
Item No. 5.t.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving the Plat of Survey to create Parcel 2025-25

CONTACT PERSON:

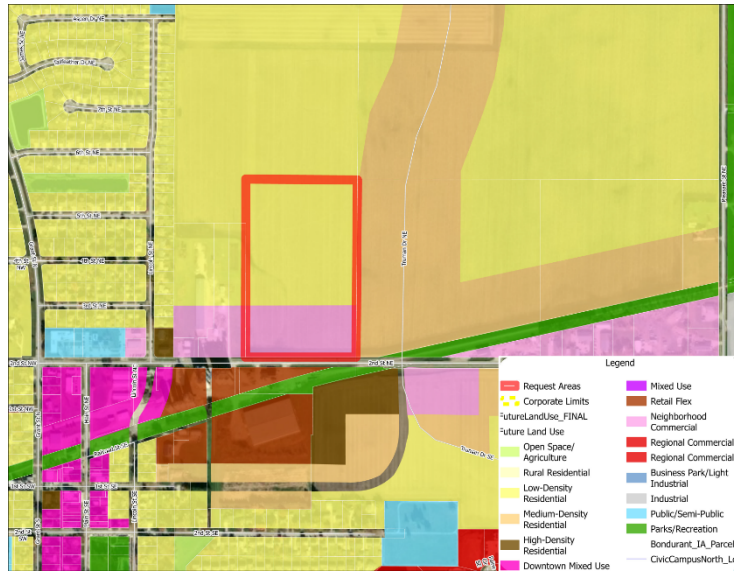
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located north of 401 2nd Street NE. The subject property is owned by Bondurant-Farrar Community School District. The subject property is currently used for agricultural use. The subject property is currently for sale and marketed for commercial use. The Plat of Survey is proposing to split the commercial portion of the property from the remaining property to be used for public school development. The area in red shows the location of the proposed split.

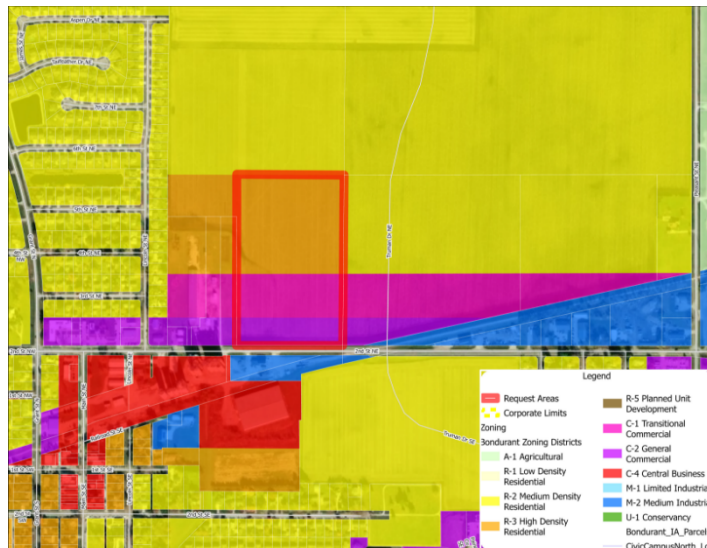


The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial and Low Density Residential. Medium-Density Residential is shown to the east and follows the proposed layout of the future Truman

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



The current zoning map shows the proposed Plat of Survey area as High-Density Residential (R-3), Transitional Commercial (C-1) and General Commercial (C-2). The current owners of the subject property have no plans to develop the Plat of Survey area. Future development will be required to go through the subdivision and site plan process. The subject property is outlined below in red.



Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. City Engineering – Submitted review comments to applicant for review.
2. Public Works – Submitted review comments to applicant for review.

3. Emergency Services – Submitted review comments to applicant for review.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the Plat of Survey at their March 13, 2025, meeting. Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-74
2. Plat of Survey

CITY OF BONDURANT
RESOLUTION NO. 250324-74

RESOLUTION REGARDING APPROVAL OF THE PLAT OF SURVEY TO CREATE
PARCEL '2025-25'

WHEREAS Bishop Engineering. has submitted a plat of survey on the behalf of Bondurant-Farrar Community School District to create Parcels '2025-25' and '2025-45' further described as follows:

Parcel 2025-25:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AN 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 18.70 ACRES.

Parcel 2025-45:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'35"W ALONG SAID SOUTH LINE, A DISTANCE OF 751.65 FEET; THENCE N00°01'12"E, A DISTANCE OF 40.00 FEET; THENCE N89°59'35"E, A DISTANCE OF 751.76 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 0.69 ACRES.

Passed this 24th day of March 2025

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				

PLAT OF SURVEY

PARCELS 2025-25 & 2025-45
E 1/2 - SW 1/4 SEC. 30-T80N-E22W

INDEX LEGEND
Location: E 1/2 SW 1/4 SEC. 30-T80N-R22W
Requestor / Owner : BONDURANT-FARRAR
COMMUNITY SCHOOL DISTRICT
Surveyor: Larry D Hyler, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, Ia 50322 (Ph) 515-276-0467

PARCEL 2025-25 DESCRIPTION:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET; THENCE N00°11'15"E PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S89°59'35"W PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 751.76 FEET; THENCE N00°01'12"E, A DISTANCE OF 963.00 FEET; THENCE N00°11'15"E, A DISTANCE OF 119.56 FEET; THENCE S89°48'45"E, A DISTANCE OF 754.58 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1080.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 18.70 ACRES .

PARCEL 2025-45 DESCRIPTION:

A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S89°59'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°59'35"W ALONG SAID SOUTH LINE, A DISTANCE OF 751.65 FEET; THENCE N00°01'12"E, A DISTANCE OF 40.00 FEET; THENCE N89°59'35"E, A DISTANCE OF 751.76 FEET; THENCE S00°11'15"W, PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

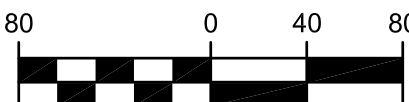
SAID TRACT CONTAINS 0.69 ACRES

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER-PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ✱ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YCP YELLOW PLASTIC CAP



GRAPHIC SCALE



SCALE: 1"= 80'

NOTE:

- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

FIELDVIEW PLAT 1

PART - E 1/2 SW 1/4
SEC 30-80-22

OWNER: BONDURANT-FARRAR
COMMUNITY SCHOOL DISTRICT
ZONED: R-2, R-3, C-1 AND C-2

PART E1/2 SW 1/4 SEC. 30-80-22

OWNER: BILL BARNES INC

PARCEL A BK 6743 PG 162

OWNER: WILLIAM V. BARNES

120' WIDE STRIP ADJACENT TO PARCEL A

OWNER: BILL BARNES INC

ZONED: R-3, C-1 AND C-2

N00°01'12"E
963.00'M

N00°01'12"E
40.00'M

80' R.O.W. (PUBLIC STREET-ASPHALT SURFACE)

PARCEL 2025-45 0.69 ACRES

2ND STREET NE

S89°59'35"W
751.76'M

751.65'M
S89°59'35"W

PARCEL 2025-25
18.70 ACRES

S89°48'45"E
754.58'M

30-82-22

50.00'M

2636.65'W
S00°11'15"W

1080.00'M
S00°11'15"W

PART - SW 1/4 SE 1/4 LESS RD
SEC 30-80-22

OWNER: JT REAL ESTATE TRUST
ZONED: R-2, C-1 AND C-2

FOUND 1/2" IRON ROD
YCP 19710

2636.65'W
S00°11'15"W

1080.00'M
S00°11'15"W

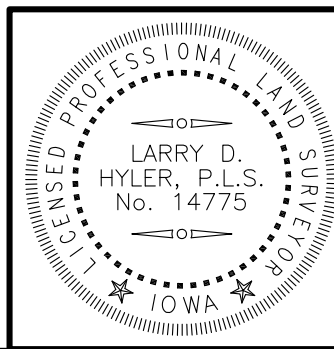
50.00'M
S89°59'35"W

POC
FOUND STUBBY NAIL
SOUTH 1/4 COR.

POC
FOUND STUBBY NAIL
SE COR. SW1/4 SE1/4
SEC. 30-80-22

FOUND STUBBY NAIL
SE COR. SW1/4 SE1/4
SEC. 30-80-22

1332.30'W
N89°58'28"E



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.

SIGNED: PRELIMINARY
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

PLAT OF SURVEY

PARCELS 2025-25 & 2025-45
SW1/4 SEC.30 -T80N - R22 W

BONDURANT, IOWA

REFERENCE NUMBER:

DRAWN BY:
TEB

REVISION DATE:

PROJECT NUMBER:
240187

SHEET NAME:

SHEET NUMBER:
1 OF 1





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

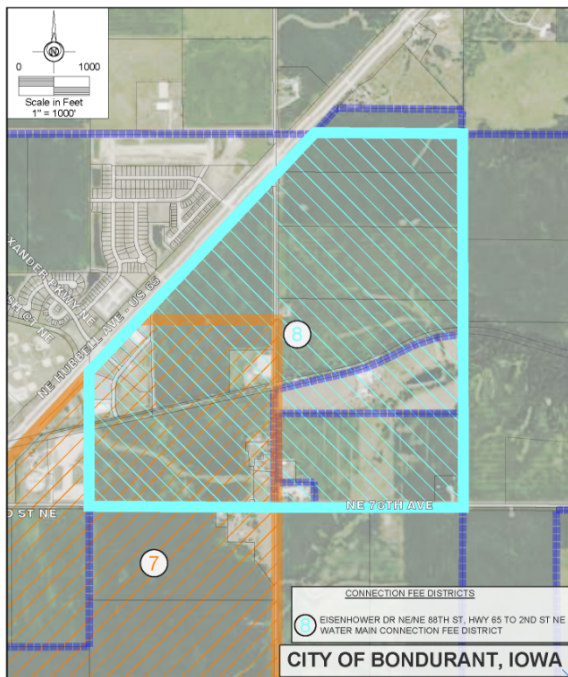
Item No. 5.u.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the Eisenhower Drive NE/NE 88th Street from Highway 65 to 2nd Street NE Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,110 per acre. This per acre fee was calculated by Greenwood Consulting as follows: estimated construction cost of \$543,750 to construct the 12" water main within the connection fee district area/490 acres within the proposed connection fee district area = \$1,110 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: NA - This will recoup funds made for water infrastructure investments.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-75

CITY OF BONDURANT
RESOLUTION NO. 250324-75

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE 2ND STREET NE, HIGHWAY 65 TO
EISENHOWER DRIVE, NE/NE 88TH STREET WATER CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 29 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the Northeast Corner of Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian, thence south along the east line of said Section 22 to the East Quarter Corner of said Section 35, thence west along the south line of said section 32 to the West Quarter Corner of said Section 32, thence north along the west line of said Section 32 to the point of intersection with the southeasterly right-of-way line of US Highway 65, thence northeasterly along the southeasterly right-of-way line of US Highway 65 to a point on the north line of said Section 32, thence continuing northeasterly along the southeasterly right-of-way line of US highway 65 to the point of intersection with the north line of the southeast quarter of Section 29, Township 80 North, Range 22 West of the 5th Principal Meridian, thence east along the north line of the southeast quarter of said Section 29 to the East Quarter Corner of said Section 29, thence south along the east line of the southeast quarter of said Section 29 to the Point of Beginning.

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,098 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				
Sillanpaa				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
2ND STREET NE, HIGHWAY 65 TO EISENHOWER DRIVE NE/NE 88TH STREET
WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District consists of an area located in Sections 29 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa

The water facilities within the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,098 per acre for the period through June 30, 2025. The fees shall increase each July 1 as prescribed in the ordinance establishing the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street Water Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

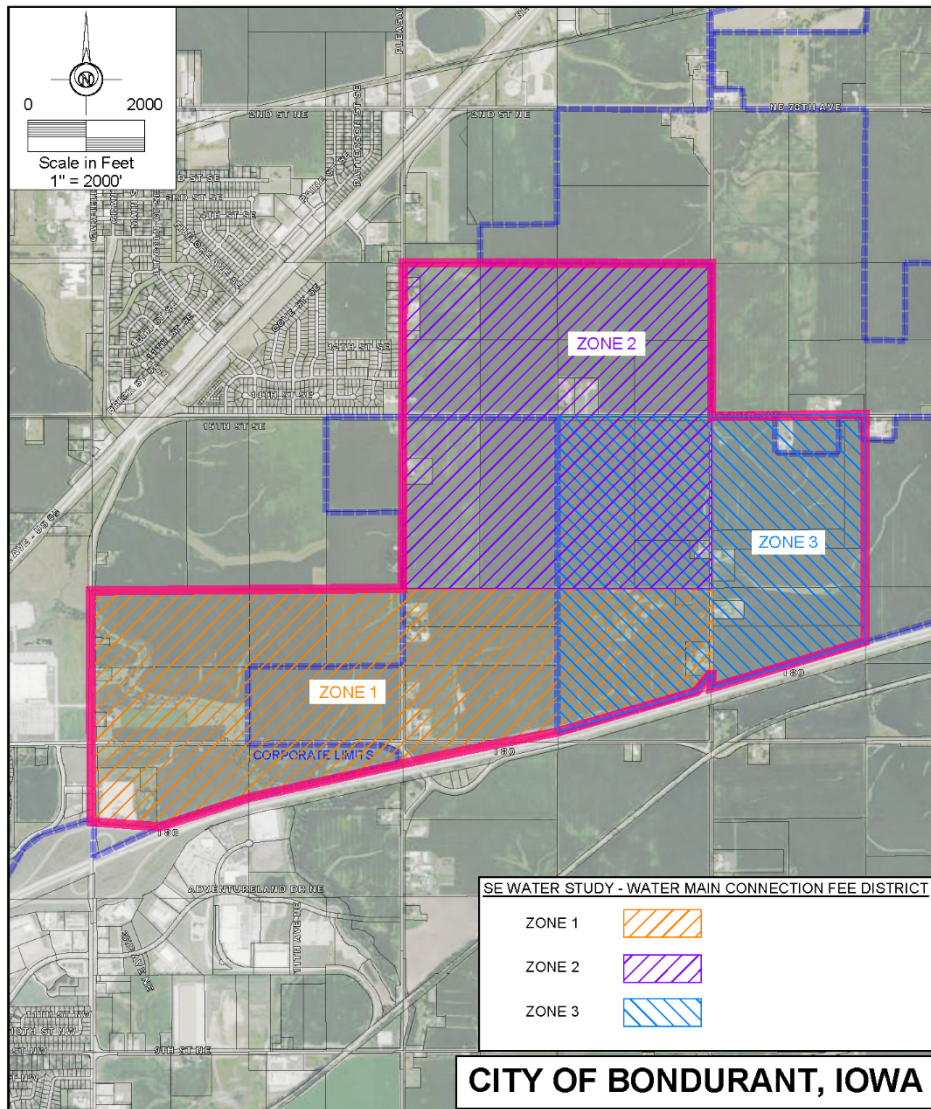
Item No. 5.v.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the SE Water Study Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,214 per acre for each separate connection fee zone a property may be located within. This per acre fee was calculated by Greenwood Consulting as follows: estimated construction cost of \$2,255,059 to construct the 12" water main within the connection fee district area/1,857 acres within the proposed connection fee district area = \$1,214 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: NA - This established a district that will help recoup the investment in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO 250324-76

CITY OF BONDURANT
RESOLUTION NO. 250324-76

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE SE WATER STUDY WATER CONNECTION FEE
DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the SE Water Study Water Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Section 4, 5, 6, 7, and 8, Township 79 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa and Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the Southwest Corner of Section 32, Township 79 North, Range 22 West of the 5th Principal Meridian, thence north along the west line of said Section 6 to the West Quarter Corner of said Section 6, thence east along the north line of the south one half of Section 6 to the East Quarter Corner of said Section 6, thence north along the west line of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian to the Northwest Corner of said Section 5, thence north along the west line of Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian to the West Quarter Corner of said Section 32, thence west along the north line of the south one half of said Section 32 to the East Quarter Corner of said Section 32, thence south along the east line of said Section 32 to the Southeast Corner of said Section 32, thence east along the north line of Section 4, Township 79 North, Range 22 West of the 5th Principal Meridian to the North Quarter Corner of said Section 4, thence south along the east line of the west one half of said Section 4 to the point of intersection with the northerly right-of-way line of Interstate Highway 80, thence westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of said Section 4, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the south line of Section 5, Township 80 North, Range 22 West of the 5th Principal Meridian, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of Section 8, Township 80 North, Range 22 West of the 5th Principal Meridian, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of Section 7 Township 80 North , Range 22 West of the 5th Principal Meridian, thence north along the west line of said Section 7 to the Point of Beginning.

WHEREAS, the water tower connector mains water main connection Fee District consists of three separate zones. In some portions of the District the zones are overlapping. The connection fee established and payable for each zone within the District. Properties

located within two separate zones are required to pay the separate connection fee for each zone. The zones are described as follows:

Zone 1 is described as: Commencing at the Southwest Corner of Section 32, Township 79 North, Range 22 West of the 5th Principal Meridian, thence north along the west line of said Section 6 to the West Quarter Corner of said Section 6, thence east along the north line of the south one half of Section 6 to the East Quarter Corner of said Section 6, thence east along the north line of the south one half of Section 5 Township 5 North, Range 79 West of the 5th Principal Meridian to the East Quarter Corner of said Section 5, thence east along the north line of the southwest quarter of Section 4, Township 79 North, Range 22 West of the 5th Principal Meridian to the northeast corner of the southwest quarter of said Section 4, thence south along the east line of the southwest quarter of said Section 4 to the point of intersection with the northerly right-of-way line of Interstate Highway 80, thence westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of said Section 4, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the south line of Section 5, Township 80 North, Range 22 West of the 5th Principal Meridian, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of Section 8, Township 80 North, Range 22 West of the 5th Principal Meridian, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of Section 7 Township 80 North, Range 22 West of the 5th Principal Meridian, thence north along the west line of said Section 7 to the Point of Beginning.

Zone 2 is described as: Commencing at the West Quarter Corner of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian, thence north along the west line of said Section 5 to the Northwest Corner of said Section 5, thence north along the west line of Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian to the West Quarter Corner of said Section 32, thence west along the north line of the south one half of said Section 32 to the East Quarter Corner of said Section 32, thence south along the east line of said Section 32 to the Southeast Corner of said Section 32, thence south along the east line of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian to the East Quarter Corner of said Section 5, thence west along the south line of the north one half of said Section 5 to the Point of Beginning.

Zone 3 is described as: Commencing at the Northwest Corner of Section 4, Township 79 North, Range 22 West of the 5th Principal Meridian, thence east along the north line of said Section 4 to the North Quarter Corner of said Section 4, thence south along the east line of the west one half of said Section 4 to the point of intersection with the northerly right-of-way line of Interstate Highway 80, thence westerly along the northerly right-of-way line of Interstate Highway 80 to the west line of said Section 4, thence continuing westerly along the northerly right-of-way line of Interstate Highway 80 to a point on the west line of the east one half of Section 5, Township 79 North, Range 79 West of the 5th Principal Meridian, thence

north along the west line of the east one half of said Section 5 to the North Quarter Corner of said Section 5, thence east along the north line of the east one half of said section 5 to the Point of Beginning.

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,214 per acre shall be imposed for each zone in which a property is located through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
SE WATER STUDY
WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The SE Water Study Water Connection Fee District consists of an area located in Section 4, 5, 6, 7, and 8, Township 79 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa and Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the SE Water Study consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,214 per acre for the period through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance establishing the SE Water Study Water Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

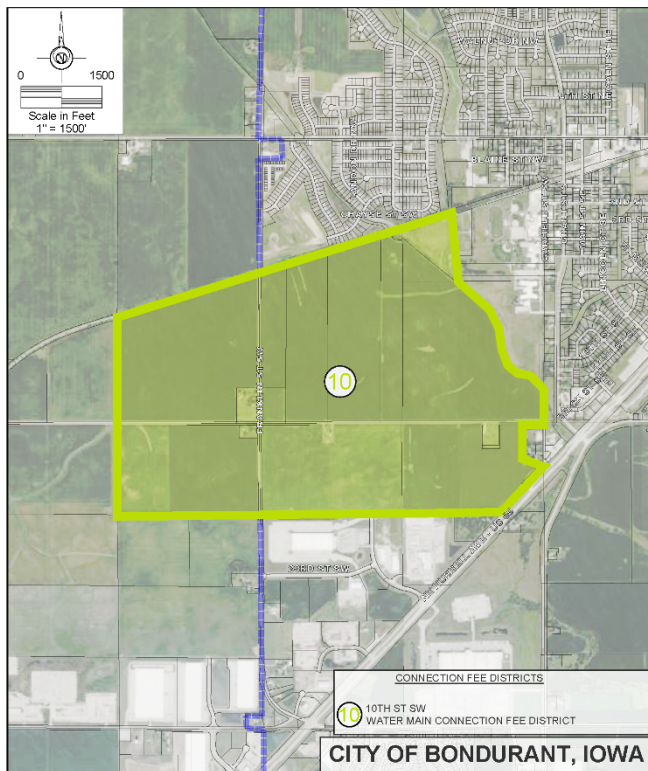
Item No. 5.w.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. to consider adoption of the 10th Street SW Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,655 per acre. This per acre fee was calculated by Greenwood Consulting as follows: estimated construction cost of \$1,250,000 to construct the 12" water main within the connection fee district area/750.6 acres within the proposed connection fee district area = \$1,655 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: The connection fee district is a mechanism to recoup investments in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO 250324-77

CITY OF BONDURANT
RESOLUTION NO. 250324-77

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE 10th STREET SW WATER CONNECTION FEE
DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the 10th Street SW Water Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 35 and 36, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa and Section 1 and 2 of Township 79 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the South Quarter Corner of Section 35, Township 80 North, Range 23 West of the 5th Principal Meridian, thence north along the west line of the east half of said Section 35 to the point of intersection with the southerly line of the former railroad right-of-way, thence easterly along the southerly right-of-way line of the former railroad right-of-way to the east line of said Section 35, thence continuing easterly along the southerly line of the former railroad right-of-way line in Section 36, Township 80, Range 23 West of the 5th Principal Meridian the centerline of Mud Creek, thence southeasterly along the centerline of Mud Creek to the east line of said Section 36, thence along the east line of said Section 36 to the Southeast Corner of said Section 36, thence west along the north line Section 1, Township 79 North, Range 23 West of the 5th Principal Meridian a distance of 400 feet, thence south a distance of 577.45 feet to the northwest corner of Parcel F of the Northeast Quarter of said Section 1 as recorded in Book 12529, Page 966 in the Office of the Polk County Recorder, thence south along the west line of said Parcel F to the southwest corner of said Parcel F, thence southeasterly along the southwesterly line of said Parcel F to the southwest corner of Parcel G of the Northeast Quarter of said Section 1 as recorded in Book 12529 Page 966 in the Office of the Polk County Recorder, thence southeasterly along the southerly line of said Parcel G to the southeast corner of said Parcel G, said point also being located on the northwesterly right-of-way line of Garfield Street SW, thence southwesterly along the northwesterly right-of-way line of Garfield Street SW and Highway 65 to a point on the right-of-way line located 1355.02 feet north of the south line of the northeast fractional quarter of Section 1, Township 79 North, Range 23 West of the 5th Principal Meridian, thence west along a line parallel to and 1355.02 feet north of the south line of the northeast fractional quarter of said Section 1 to the west line of northeast fractional quarter of said Section 1, thence south along the east line of the northwest fractional quarter of said Section 1 to the southeast corner of the north fractional one half of the northwest fractional quarter of said Section 1, thence west along the south line of the north fractional one half of the northwest fractional quarter of said Section 1 to the southwest corner of the

north fractional one half of the northwest fractional quarter of said Section 1, thence west along the south line of the north fractional one half of the northeast fractional quarter of Section 2, Township 79 North, Range 23 West of the 5th Principal Meridian to the southwest corner of the north fractional one half of the northeast fractional quarter of said Section 2, thence north along the west line of the north fractional one half of the northeast fractional quarter of said Section 2 to the Point of Beginning.

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,655 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
10TH STREET SW
WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The 10th Street SW Water Connection Fee District consists of an area located in Sections 35 and 36, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa and Section 1 and 2 of Township 79 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the 10th Street SW consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,655 per acre for the period through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance establishing the 10th Street SW Water Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

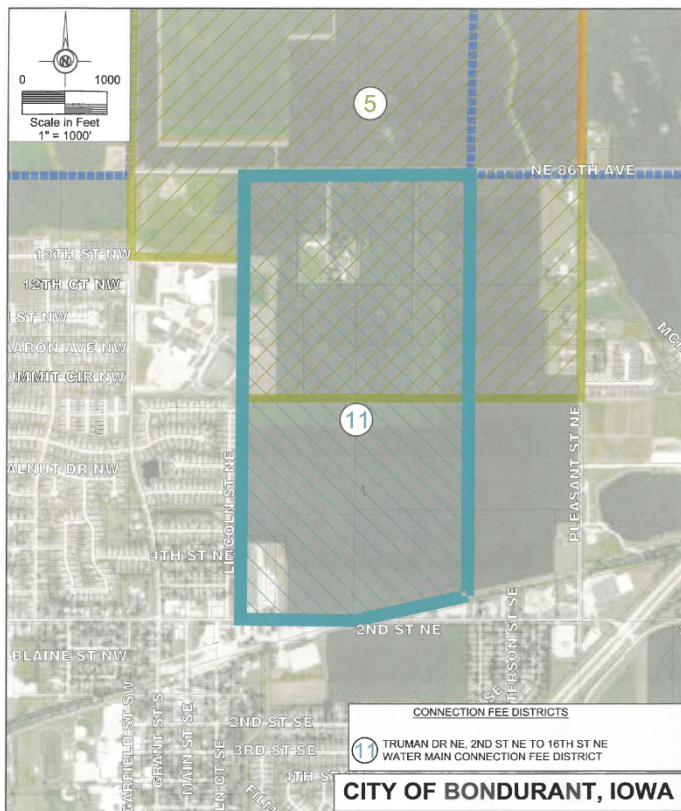
Item No. 5.x.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$2,083 per acre. This per acre fee was calculated by Greenwood Consulting as follows: estimated construction cost of \$650,000 to construct the 12" water main within the connection fee district area/312 acres within the proposed connection fee district area = \$2,083 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: The connection fee district helps recoup investments in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-78

CITY OF BONDURANT
RESOLUTION NO. 250324-78

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE TRUMAN DRIVE NE, 2ND STREET NE TO 16TH
STREET NE, WATER CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the southeast corner of the west one half of the northeast quarter of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, thence north along the east line of the west one half of the northeast quarter of said Section 30 to the northeast corner of the west one half of the northeast quarter of said Section 30 to the North Quarter Corner of said Section 30, thence west along the north line of the east one half of the northwest quarter of said Section 30 to the northwest corner east one half of the northwest quarter of said Section 30, thence south along the west line of the east one half of the northwest quarter of said Section 30 to the southwest corner of the east one half of the northwest quarter of said Section 30, thence south along the west line of the east one half of the southwest quarter of said Section 30 to a point located 1003 feet north of the southwest corner of the east one half of the southwest quarter of said Section 30, thence east a distance of 520 feet, thence south along a line parallel to and 520 feet east of the west line of the east one half of the southwest quarter of said Section 30 to a point on the south line of the south line said Section 30, thence east along the south line of said Section 30 to the point of intersection with the northerly line of the former railroad right-of-way, thence easterly along the northerly line of the former railroad right-of-way to the point of intersection with the east line of the west one half of the southeast quarter of said Section 30, thence north along the east line of the west one half of the southeast quarter of said Section 30 to the Point of Beginning.

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$2,083 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
TRUMAN DRIVE NE, 2ND STREET NE TO 16TH STREET NE
WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District consists of an area located in Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa

The water facilities within the Truman Drive NE, 2nd Street NE to 16th Street NE consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$2,083 per acre for the period through June 30, 2025. The fees shall increase each July 1 as prescribed in the ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

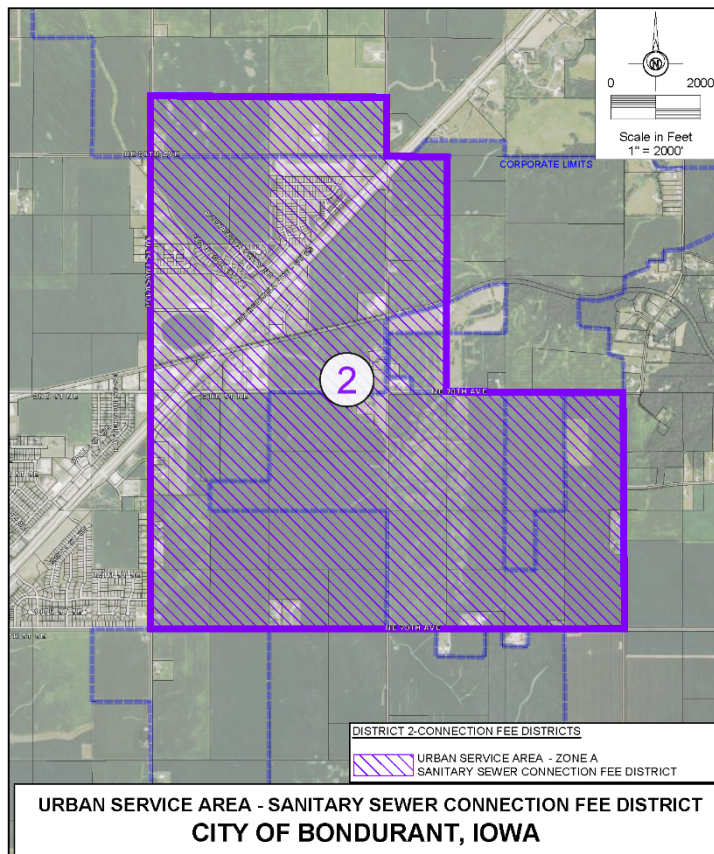
Item No. 5.y.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.

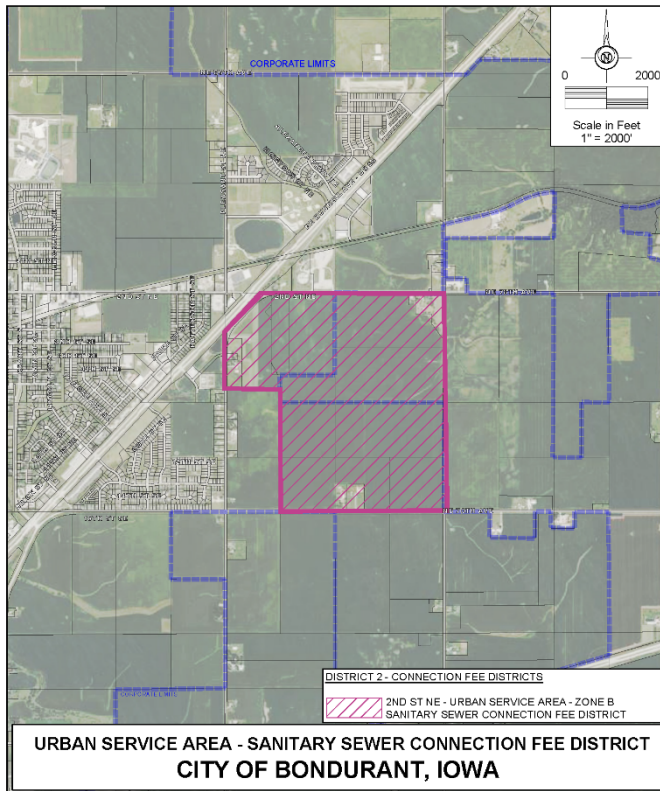
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

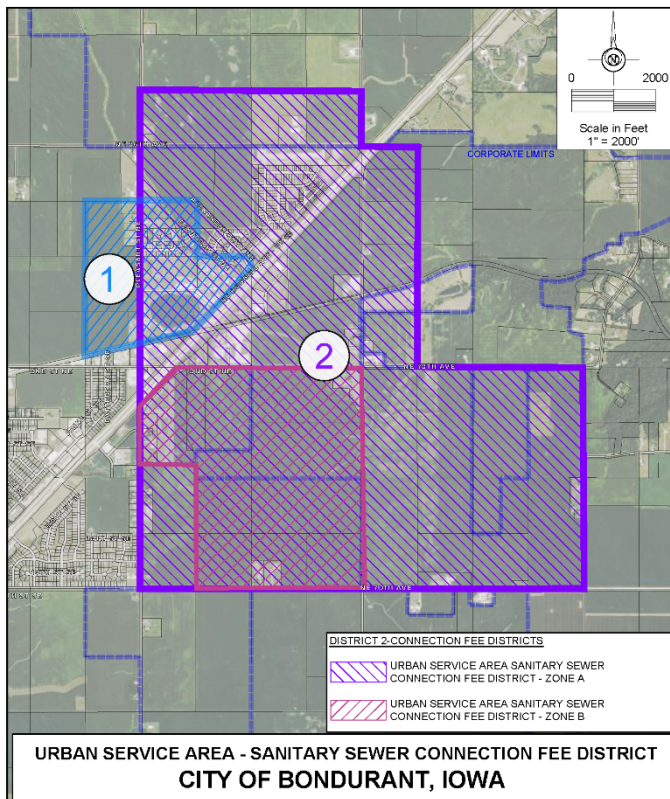
BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the amendment to the Urban Service Area Sanitary Sewer Connection Fee District and to establish connection fees therein. The maps below show the current Urban Sanitary Sewer Connection Fee District which will be described as Zone A.



The following map shows the newly created Zone B of the Urban Service Area Sanitary Sewer Connection Fee District.



Below is the entire Urban Service Area Sanitary Sewer Connection Fee District with both Zone A and Zone B.



The purpose of amending this sanitary sewer connection fee district is so that the City can recover costs that will be incurred as a result of construction within the proposed connection fee district area. The proposed per acre connection fee within the district for Zone A will be \$4,739 per acre. The proposed per acre connection fee within the district for properties located within Zone B will be \$1,174. Properties located within both Zone A and Zone B will be subject to both connection fees.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner submits a final plat within the connection fee district area.

FUNDING SOURCE: The connection fee district helps recoup investments in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-79

CITY OF BONDURANT
RESOLUTION NO. 250324-79

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE AMENDING THE URBAN SERVICE AREA SANITARY SEWER
CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to amend the Urban Service Area Sanitary Sewer Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Sanitary Connection Fee District consists of area located in Sections 20, 28, 29, 32 and 33, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Zone A of the district is the following described area:

Commencing at the Southeast Corner of Section 32, Township 80 North, Range 22 West, thence north along the west line of said Section 32 to the Northwest Corner of said Section 32, thence north along the west line of Section 29, Township 80 North, Range 22 West to the Northwest Corner of said Section 29, thence north along the west line of the southwest quarter of Section 20, Township 80 North, Range 22 West to the northwest corner of the south one-half of the southwest quarter of said Section 20, thence east along the north line of the south one-half of the southwest quarter of said Section 20 to the Northeast Corner of the south one-half of the southwest quarter of said Section 20, thence east along the north line of the south one-half of the southeast quarter of said Section 20 to the Northeast Corner of the south one-half of the southeast quarter of said Section 20, thence south along the east line of the southeast quarter of said Section 20 to the Southeast Corner of said Section 20, thence east along the north line of the northwest quarter of Section 28, Township 80 North, Range 22 West to the northeast corner of the west one-half of the northwest quarter of said Section 28, thence south along the east line of the west one-half of the northwest quarter of said Section 28 to the Southeast Corner of the west one-half of the northwest quarter of said Section 28, thence south along the east line of the west one-half of the southwest quarter of said Section 28 to the Southeast Corner of the west one-half of the southwest quarter of said Section 28, thence east along the north line of Section 33, Township 80 North, Range 22 West to the Northeast Corner of said Section 33, thence south along the east line of said Section 33 to the Southeast Corner of said Section 33, thence west along the south line of said Section 33 to the Southwest Corner of said Section 33, thence west along the south line of said Section 32 to the Point of Beginning.

Zone B of the District is the following described are:

Commencing at the Northeast Corner of Section 33, Township 80 North, Range 22 West of the 5th Principal Meridian, thence south along the east line of said Section 32 to the Southeast Corner of said Section 32, thence south along the south line of said Section 32 to the South Quarter Corner of said Section 32, thence west long the south line of southeast quarter of the southwest quarter of said Section 32 to the southwest corner of the southeast quarter of the southwest quarter of said Section 30, thence north along the west line of the southeast quarter of the southwest quarter of said Section 30 to the northwest corner of the southeast quarter of the southwest quarter of said Section 30, thence west along the south line of the southwest quarter of the northwest quarter of said Section 30 to the West Quarter Corner of said Section 30, thence north along the west line of said Section 32 to the point of intersection with southeasterly right-of-way line of Highway 65, thence northeasterly along the southeasterly right-of-way line Highway 65 to the north line of said section 32, thence east along the north line of said Section 32 to the Point of Beginning.

WHEREAS, the cost of infrastructure investment is recovered through the establishment of service area connection fee districts; AND

WHEREAS, the connection fee for property owners within Zone A within the benefitted district will be \$4,739 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the connection fee for property owners within Zone B within the benefitted district will be \$1,174 per acre, in addition to the connection fee for Zone A, through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees shall be paid prior to the approval of any final plat located within the Sanitary Sewer Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				
Sillanpaa				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
URBAN SERVICE AREA
SANITARY SEWER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Urban Service Area Sanitary Sewer Connection Fee District consists of an area located in Sections 20, 28, 29, 32 and 33, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa.

The connection fee for property owners within Zone A within the benefitted district will be \$4,739 per acre through June 30, 2026. The connection fee for property owners within Zone B within the benefitted district will be \$1,174 per acre, in addition to the connection fee for Zone A, through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

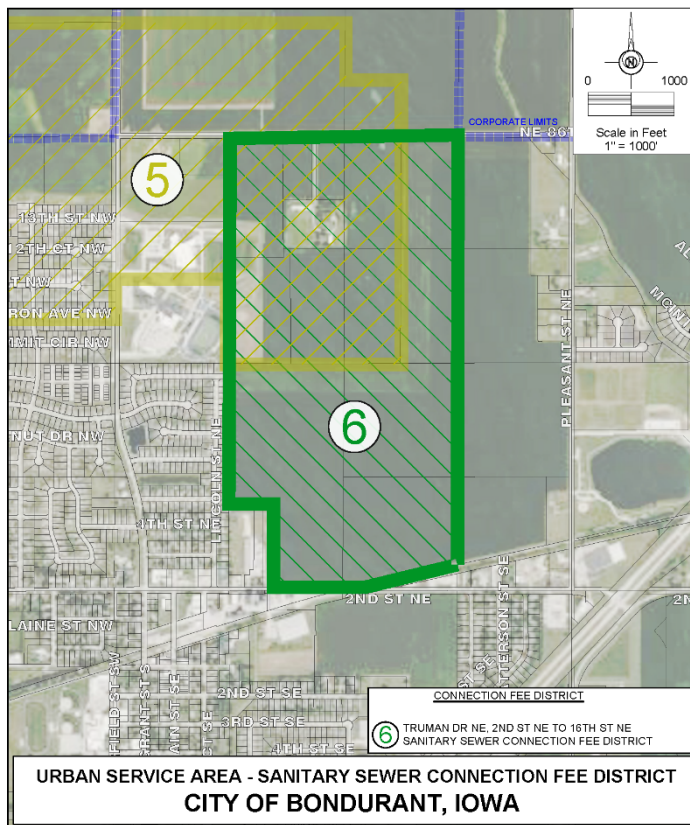
Item No. 5.z.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District and to establish connection fees therein. The map below shows the proposed Sewer Connection Fee District.



The purpose of amending this sanitary sewer connection fee district is so that the City can recover costs that will be incurred as a result of construction within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$2,159 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when a final plat is submitted for property located within the connection fee district area.

FUNDING SOURCE: The connection fee district helps recoup infrastructure investments.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-80

CITY OF BONDURANT
RESOLUTION NO. 250324-80

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE TRUMAN DRIVE NE, 2ND STREET, NE TO 16TH
STREET, NE SANITARY SEWER CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to establish the Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Sanitary Connection Fee District consists of area located in Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the southeast corner of the west one half of the northeast quarter of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, thence north along the east line of the west one half of the northeast quarter of said Section 30 to the northeast corner of the southeast quarter of the northeast quarter of said Section 30, thence west long the north line of the southwest quarter of the northeast quarter of said Section 30 to the northwest corner of the southwest quarter of the northeast quarter of said section 30, thence west along the north line of Parcel 2020-190 of the northwest quarter of said Section 30 as recorded in Book 18268 Page 247 as recorded in the Office of the Polk County Recorder to the northwest corner of said Parcel 2020-190, thence west along the north line of Parcel 2020-189 of the northwest quarter of said Section 30 as recorded at Book 18268 Page 247 in the Office of the Polk County Recorder to the northwest corner of said Parcel 18268 Page 247, thence south along the west line of the east one half of the northwest quarter of said Section 30 to the southwest corner of the east one half of the northwest quarter of said Section 30, thence south along the west line of the east one half of the southwest quarter of said Section 30 to a point located 1003 feet north of the southwest corner of the east one half of the southwest quarter of said Section 30, thence east a distance of 520 feet, thence south along a line parallel to and 520 feet east of the west line of the east one half of the southwest quarter of said Section 30 to a point on the south line of the south line said Section 30, thence east along the south line of said Section 30 to the point of intersection with the northerly line of the former railroad right-of-way, thence easterly along the northerly line of the former railroad right-of-way to the point of intersection with the east line of the west one half of the southeast quarter of said Section 30, thence north along the east line of the west one half of the southeast quarter of said Section 30 to the Point of Beginning.

WHEREAS, the cost of infrastructure investment is recovered through the establishment of service area connection fee districts; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$2,159 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees shall be paid prior to the approval of any final plat located within the Sanitary Sewer Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				
Sillanpaa				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
TRUMAN DRIVE NE, 2ND STREET NE TO 16TH STREET NE
SANITARY SEWER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District consists of an area located in Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The connection fee for property owners within the benefitted district will be \$2,159 per acre through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance amending the Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

Item No. 5.aa.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the establishment of the Civic Campus Regional Stormwater Management Connection Fee District and to establish connection fees therein. The maps below show the proposed Civic Campus Regional Stormwater Management Connection Fee District.



The purpose of establishing this stormwater management connection fee district is so that the City can recover costs that will be incurred as a result of construction within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$11,752 per acre. The connection district fees will be due prior to approval of final plats located in property within the connection fee district.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice

states that the connection fees apply only when, and if, the property owner submits a final plat within the connection fee district area.

FUNDING SOURCE: The connection fee district helps recoup investments in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-81

CITY OF BONDURANT
RESOLUTION NO. 250324-81

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE CIVIC CAMPUS REGIONAL STORMWATER
MANAGEMENT CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to establish the Civic Campus Regional Stormwater Management Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Stormwater Management Connection Fee District consists of area located in Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Civic Campus North, an Official Plat in and forming the City of Bondurant, Polk County, Iowa

WHEREAS, the general health and welfare of the community will be benefitted by establishment of a new stormwater connection fee district located in the Civic Campus North Plat tributary to a regional stormwater management facility; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$11,752 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees shall be paid prior to the approval of any final plat located within the Stormwater Management Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025

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				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
CIVIC CAMPUS
REGIONAL STORMWATER MANAGEMENT CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Civic Campus Regional Stormwater Management Connection Fee District consists of an area located in Section 32, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The connection fee for property owners within the benefitted district will be \$11,752 per acre through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance amending the Civic Campus Regional Stormwater Management Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

Item No. 5.bb.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving pay request no. 3 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$121,961.95

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #3 in the amount of \$121,961.95 related to the Bondurant City Park Reconstruction Phase 2 Project.

This pay application has been reviewed by City Staff and Architects from RDG Planning and Design for accuracy and is for work completed on the Phase 2 project through February 28th, 2025. There continues to be good progress made on Phase 2.

A footing wall for the splash area has been formed and work continues on the control building as well.

FUNDING SOURCE: CIP Budget/GO & TIF Bonds and Local Option Sales and Services Taxes and Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-82
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 250324-82

RESOLUTION APPROVING PAY REQUEST NO. 3 TO BAL TEAM LLC FOR THE
BONDURANT CITY PARK RECONSTRUCTION PHASE 2 PROJECT IN THE
AMOUNT OF \$121,961.95

WHEREAS, the Bondurant City Park Reconstruction Project Pay Request No. 3 was submitted on March 10th, 2025; AND

WHEREAS, the pay request no. 3 is for work completed from though February 28th, 2025, on the Bondurant City Park Reconstruction Phase 2 Project; AND

WHEREAS, City Staff and architects from RDG have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 3 to Ball Team LLC in the amount of \$121,961.95 hereby approved.

Passed this 24th day of March 2025,

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				

APPLICATION AND CERTIFICATION FOR PAYMENT

PAGE 1 OF 2

PAGES

TO OWNER: City of Bondurant
200 2nd Street NE PO Box 37
Bondurant, IA 50035

PROJECT: Bondurant City Park PH 2
201 Main SE
Bondurant, IA 50035

APPLICATION NO: 3

Distribution to:

☐	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

PERIOD TO: 02/28/25

FROM CONTRACTOR:
Ball Team, LLC
10550 New York Ave. Suite 200
Urbandale, IA 50322

VIA ARCHITECT: RDG
301 Grand Ave
Des Moines, IA 50309

Owner Contract No:
Contract Date: 12/10/24

CONTRACT FOR: General Construction

PROJECT NOS: 24-098

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.

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.

1. ORIGINAL CONTRACT SUM	\$	1,600,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,600,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	271,829.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	13,591.45
b. 5 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	13,591.45
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	258,237.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	136,275.60
8. CURRENT PAYMENT DUE	\$	121,961.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,341,762.45

CONTRACTOR:

By: Matt Hansen Date: 3/6/2025
State of: Iowa County of: Polk
Subscribed and sworn to before me this 3rd day of March 2025
Notary Public: Karen Hansen
My Commission expires: 12-26-26



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 \$ 121,961.95

(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: RDG

By: AM Hansen Date: 3/10/25

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.

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	

CONTINUATION SHEET

ALA DOCUMENT G703

PAGE 2 OF 2

ALA Document G702, APPLICATION AND CERTIFICATION 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 NO: 3
APPLICATION DATE: 3/5/25
PERIOD TO: 02/28/25
PROJECT NO: 24-098

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	General Conditions	\$ 239,339.00	30263.00	\$ 17,617.00	\$ -	\$ 47,880.00	20%	\$ 191,459.00	\$ 2,394.00
2	Survey & Layout	6,900.00	1,323.00		0.00	1,323.00	19%	5,577.00	66.15
3	Temp Fence	10,217.00	8,196.00		0.00	8,196.00	80%	2,021.00	409.80
4	Site Demo & Grading	56,200.00	30,910.00	6,000.00	0.00	36,910.00	66%	19,290.00	1,845.50
5	Water Service	9,760.00	9,760.00		0.00	9,760.00	100%	0.00	488.00
6	Sanitary Service	2,225.00	0.00		0.00	0.00	0%	2,225.00	0.00
7	Storm Drainage	22,625.00	0.00	22,625.00	0.00	22,625.00	100%	0.00	1,131.25
8	Erosion Control	6,000.00	0.00	1,800.00	0.00	1,800.00	30%	4,200.00	90.00
9	Landscaping	25,236.00	0.00		0.00	0.00	0%	25,236.00	0.00
10	Concrete - Water Building Footing, Wall, & Sla	53,250.00	47,250.00	6,000.00	0.00	53,250.00	100%	0.00	2,662.50
11	Concrete - Spray Ground Footing & Wall	34,000.00	0.00		0.00	0.00	0%	34,000.00	0.00
12	Concrete - Spray Ground Slab	39,000.00	0.00		0.00	0.00	0%	39,000.00	0.00
13	Concrete - Sidewalks	22,275.00	0.00		0.00	0.00	0%	22,275.00	0.00
14	Concrete - Misc.	6,850.00	0.00		0.00	0.00	22%	5,350.00	75.00
15	Masonry - CMU	18,775.00	0.00	1,500.00	0.00	1,500.00	100%	0.00	938.75
16	Masonry - Stone	14,775.00	0.00		0.00	0.00	0%	14,775.00	0.00
17	Rough Carpentry Materials - Glu-lams	22,950.00	0.00		0.00	0.00	0%	22,950.00	0.00
18	Rough Carpentry Materials	44,148.00	0.00		0.00	0.00	0%	44,148.00	0.00
19	Carpentry Installation (Div 6 Rough, Div 8, Div	22,340.00	0.00		0.00	0.00	0%	22,340.00	0.00
20	Finish Carpentry Materials & Installation	7,228.00	0.00		0.00	0.00	0%	7,228.00	0.00
21	Gutter & Downspouts	4,150.00	0.00		0.00	0.00	0%	4,150.00	0.00
22	Soft & Fascia	8,000.00	0.00		0.00	0.00	0%	8,000.00	0.00
23	Exterior Trim	2,280.00	0.00		0.00	0.00	0%	2,280.00	0.00
24	Siding	16,000.00	0.00		0.00	0.00	0%	16,000.00	0.00
25	Roofing	15,750.00	0.00		0.00	0.00	0%	15,750.00	0.00
26	Air Barrier, Weather Barrier, Floor Sealer & See	12,500.00	0.00		0.00	0.00	0%	12,500.00	0.00
27	Doors, Frames, Windows, & Louvers Materials	32,049.00	0.00		0.00	0.00	0%	32,049.00	0.00
28	Glass & Glazing	3,095.00	0.00		0.00	0.00	0%	3,095.00	0.00
29	Drywall / Synthetic Plaster Finish System	35,050.00	0.00		0.00	0.00	0%	35,050.00	0.00
30	Painting	8,565.00	0.00		0.00	0.00	0%	8,565.00	0.00
31	Specialties Materials	1,450.00	0.00		0.00	0.00	0%	1,450.00	0.00
32	Mechanical - Mobilization	20,000.00	0.00	15,000.00	0.00	15,000.00	75%	5,000.00	750.00
33	Mechanical - Underground Process	77,419.00	0.00	10,000.00	0.00	10,000.00	13%	67,419.00	500.00
34	Mechanical - Perimeter Drain	20,000.00	0.00		0.00	0.00	0%	20,000.00	0.00

ALA DOCUMENT G703 - CONTINUATION SHEET FOR G702 - 1992 EDITION - ALA - ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20005-5222

G703-1992

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATION 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 NO: **3**
 APPLICATION DATE: **3/5/25**
 PERIOD TO: **02/28/25**
 PROJECT NO: **24-098**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)				COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
35	Mechanical - Feature Embeds	30,000.00	0.00			0.00	0.00	0%	30,000.00	0.00
36	Mechanical - Spray Features	255,000.00	0.00			0.00	0.00	0%	255,000.00	0.00
37	Mechanical - Interior Plumbing	18,000.00	0.00		5,000.00	0.00	5,000.00	28%	13,000.00	250.00
38	Mechanical - Sprayground Filter Equipment	45,000.00	0.00			0.00	0.00	0%	45,000.00	0.00
39	Mechanical - HVAC	6,000.00	0.00			0.00	0.00	0%	6,000.00	0.00
40	Electrical - Sitework Materials	17,815.00	0.00			0.00	0.00	0%	17,815.00	0.00
41	Electrical - Sitework Labor	7,410.00	0.00			0.00	0.00	0%	7,410.00	0.00
42	Electrical - Gear	89,796.00	0.00		20,000.00	0.00	20,000.00	22%	69,796.00	1,000.00
43	Electrical - Materials	22,600.00	0.00			0.00	0.00	0%	22,600.00	0.00
44	Electrical - Labor	32,904.00	0.00			0.00	0.00	0%	32,904.00	0.00
45	Electrical - Lighting Materials	62,130.00	0.00			0.00	0.00	0%	62,130.00	0.00
46	Electrical - Lighting Labor	27,775.00	0.00			0.00	0.00	0%	27,775.00	0.00
47	Electrical - Sitework Materials	3,195.00	0.00			0.00	0.00	0%	3,195.00	0.00
48	Bonds	11,174.00	11,174.00			0.00	11,174.00	100%	0.00	558.70
49	General Liability Insurance	4,800.00	432.00		384.00	0.00	816.00	17%	3,984.00	40.80
50	Contractor Fee	46,000.00	4,140.00		3,680.00	0.00	7,820.00	17%	38,180.00	391.00
	GRAND TOTALS	\$ 1,600,000.00	\$ 143,448.00	\$ 128,381.00	\$	-	\$ 271,829.00	17%	\$ 1,328,171.00	\$ 13,591.45

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



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

Item No. 5.cc.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving proposal to place 3-phase electrical primary extension to serve City Park Phase 2 splash grounds from Mid-American Energy in the amount of \$35,152.27

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend attached resolution to approve the resolution for proposal from MidAmerican Energy for the placement of a 3-phase electrical extension for the City Park Reconstruction Project Phase 2 Splash Grounds.

Mid-American energy proposes the following work:

- Provide 3-phase electrical extension to serve the new splash grounds as shown on the attached drawings.
- Furnish and install underground cable, transformer as shown.

This is necessary to complete the ongoing work at City Park.

FUNDING SOURCE: CIP Budget/GO & TIF Bonds/Local Option Sales and Services Tax/Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-83
2. One Yr Ref UG - Bondurant City Park Ph 2 4667351
3. 4667351BondurantCityParkDesignMaps

CITY OF BONDURANT
RESOLUTION NO. 250324-83

RESOLUTION APPROVING PROPOSAL FROM MID-AMERICAN ENERGY FOR THE
EXTENSION OF 3-PHASE SERVICE FOR THE CITY PARK RECONSTRUCTION
PROJECT

WHEREAS the proposal for 3-phase service extension work was submitted on March 18th, 2025; AND;

WHEREAS the proposal for the work is as follows:

Mid-American energy proposes the following work:

1. Provide 3-phase electrical extension to serve the new splash grounds as shown on the attached drawings.
2. Furnish and install underground cable, transformer as shown.; AND

WHEREAS, City Staff have reviewed the proposal.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the proposal for 3-phase electrical extension from Mid-American Energy in the amount of \$35,152.27 hereby approved.

Passed this 24th day of March 2025,

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				



MidAmerican Energy
PO Box 657
Des Moines, IA 50306

March 18, 2025

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

Reference: 3-phase electric primary extension to serve City Park Ph 2 – Bondurant
MX: 4667351

Dear John Horton:

We are pleased to submit the Refundable Advance for Construction Underground Electric Service Extension Proposal for the above project. This proposal is valid for 90 days and if MidAmerican Energy construction has not commenced within 12 months it may be voided.

Please sign and return the proposal as soon as you are ready to commit to the work. You may withhold payment until 30 days before MidAmerican Energy Company is ready to schedule the work. In the meantime, please keep me informed of your schedule. After we have received your payment, we will sign and return a copy of the proposal for your records.

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

Sincerely,
MidAmerican Energy Company

Matt Novy
Customer Project Coordinator

Enclosures: Design map

MIDAMERICAN ENERGY COMPANY
REFUNDABLE ADVANCE FOR CONSTRUCTION
UNDERGROUND ELECTRIC SERVICE EXTENSION PROPOSAL
MX: 4667351

MidAmerican Energy Company ("MidAmerican"), an Iowa corporation and City of Bondurant ("Applicant"), agree as follows:

1. MidAmerican will extend its electric lines underground to City Park – Phase 2.
2. MidAmerican will furnish the necessary labor and materials required to fulfill its undertaking, as specified above. Such work will commence by MidAmerican as soon as reasonable and practicable after the execution of this Proposal and receipt of Applicant's Advance payment, defined below. MidAmerican will complete the work with reasonable diligence.
3. In consideration of the receipt of a payment in the amount of **\$35,152.27** From Applicant, which is an advance for construction subject to refund ("Advance"), MidAmerican agrees to construct necessary electric facilities as set forth above. Please submit the Advance payment with Applicant's signed acceptance of this Proposal. If Applicant's acceptance and Advance payment is not received by June 18, 2025, the amount may be subject to change.
4. The Advance shall be subject to refund by MidAmerican to Applicant based upon the following terms and conditions:
 - a. Advances shall not accrue interest and shall be subject to refund from the date of original advance payment. The refund will be based on twelve months usage, which will start after MidAmerican has completed the required work requested by the customer. The customer will receive a one-time refund equal to three times the actual annual revenue, less both fuel expenses and energy efficiency cost recovery charges, for the first 12 months of metered electric service of the above Applicant, as described below.
 - b. If additional single-phase customers are connected to the above-described line extension within 10 years of the original Advance payment, the above Applicant shall receive refunds equal to three times estimated base revenue for each additional new customer to the extent that such revenue exceeds the additional distribution construction costs incurred by MidAmerican. Base revenue shall be estimated annual revenue, less both fuel expenses and energy efficiency cost recovery charges, based on similarly situated customers.
 - c. Refunds shall be made annually on or about the anniversary date of the original Advance payment.

- d. Revenue for un-metered private lighting shall not be included in any refund.
- e. No refunds shall be made for revenue associated with customers connecting after 10 years from the date of the original Advance payment.
- f. In no case shall the total amount refunded exceed the refundable portion of the Advance payment stated above.
- g. No refunds shall be made for customers served from a further extension of the above-described electric line extension.

The Applicant Agrees To:

- 1. Furnish and install the transformer pad including specified elbows and ducts, according to the enclosed transformer pad drawings and minimum specifications. A level graded; 10-foot minimum clearance is to be maintained from the front of the pad to the nearest fixed structure.
- 2. Furnish and install an additional secondary duct for temporary service (if required).
- 3. Furnish, install, own and maintain all 4-inch ducts as shown on attached prints. All ducts shall be black w/red stripe or grey in color, PVC type schedule 40 or schedule 40 HDPE coil able. Applicant shall install the ducts a minimum of forty-two (42) inches and a maximum of forty-eight (48) inches below finish grade with capped and staked ends and equipped with pull wires. MidAmerican Energy Company will provide marker balls for the duct ends. These are available at MidAmerican Energy Company's storeroom. Applicant is responsible for correct placement and depth of conduit. **Note: No more than ten (10) conduits allowed within the secondary compartment of the transformer pad.**
- 4. All duct elbows shall be fiberglass, forty-eight (48) inches in radius, heavy wall, with factory assembled plastic couplings on each end to mate with schedule 40 PVC duct.
- 5. Furnish and install barrier walls around the transformer that may be required by the governing authorities' standards to shield windows, doors and other building openings.
- 6. Furnish and install guard posts around the transformer (if needed).
- 7. Notify MidAmerican Energy Company 48 hours before pouring the concrete transformer pad. Please contact me at (515) 252-6730 to arrange for inspection.
- 8. Furnish, install, own, and maintain all secondary cable between the transformer and the metering point.

9. Furnish easements to MidAmerican Energy Company without cost. (Furnish survey drawing and/or legal description for easement preparation). If a 3rd party easement is required any cost associated in obtaining the easement will be paid by the applicant.
10. Pursuant to MidAmerican's tariff, the Applicant is required to pay actual permit fees. Permit fees may not be offset by Revenue Credit and are to be paid regardless of whether the applicant is required to pay a Refundable Advance or a Nonrefundable Contribution.
11. Install metering instrument transformers sized and furnished by MidAmerican Energy Company and furnish and install the meter socket and test switch for all instrument transformer services.
12. Bushing mounted current transformers (CT's) are only approved for services above 1200 Amp and must be approved by our local meter shop department.
13. Furnish and install an electric meter setting for each tenant, applicable sockets, conduit, cabinets and wiring according to MidAmerican Energy Company's standards. Please contact your local customer project coordinator to complete the service application to initiate new meter and service connection.
14. **Furnish and install an oil containment structure (moat) around MidAmerican Energy Company's transformer. Please note the required specification for the oil containment structure is located on the design print provided with this proposal and in MidAmerican Energy Company's Electric Service Manual (curb style containment structure is not acceptable).**
15. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located.
16. Be responsible for complying with all aspects of compliance as required by any local, state, or federal permit or plan associated with storm water pollution prevention or erosion control. It is specifically understood and agreed that MidAmerican Energy Company is providing the service requested by the Applicant solely for the Applicant. MidAmerican Energy Company will not become or agree to become a co-permittee or operator for the purpose of applicants' compliance with any local, state or federal permit or plan associated with storm water pollution prevention or erosion control.
17. Stake all necessary lot lines, corners and buildings before installation of the primary cable.

All meter and related metering equipment locations shall be approved by the company. Unless Company approval of an exception is given, all meters and related meter equipment must be installed outside and securely attached to permanent structure.

MidAmerican Energy Company will not hook up permanent electric service until the oil containment structure is installed around the transformer.

If a change is made to your facility that requires oil containment around any existing transformers, you will be responsible for the cost to install the containment structure/s.

If MidAmerican Energy Company is required to start construction of underground electric facilities during the winter season, the work will be subject to an additional winter construction charge.

Proposed this 18th day of March 2025

MIDAMERICAN ENERGY COMPANY

By: _____

Title: _____

Accepted this _____ day of _____ 2025

APPLICANT

By: _____

Title: _____

GRAPHIC	LEGEND	CUSTOMER SHALL PROVIDE THE FOLLOWING
	EXISTING OVERHEAD 1-PHASE CONDUCTOR	X 911 ADDRESSES
	EXISTING OVERHEAD 2-PHASE CONDUCTOR	X EASEMENTS & EASEMENT DESCRIPTION (METES & BOUNDS). MUST STAKE EASEMENTS PRIOR TO CONSTRUCTION
	EXISTING OVERHEAD 3-PHASE CONDUCTOR	STAKING FOR STREETLIGHT PLACEMENT
	EXISTING OVERHEAD FEEDER	X STAKED LOT CORNERS & SIDELOT MID-POINTS
	EXISTING OVERHEAD TRANSMISSION	X TRANSFORMER PAD(S) - REFER TO ELECTRIC SERVICE MANUAL
	EXISTING UNDERGROUND 1-PHASE CABLE	X FINAL GRADE PRIOR TO CONSTRUCTION
	EXISTING UNDERGROUND 2-PHASE CABLE	X CLEARING AND GRUBBING IN EASEMENT AND/OR ROW
	EXISTING UNDERGROUND 3-PHASE CABLE	X UNOBSTRUCTED PATH FOR CONSTRUCTION EQUIPMENT
	EXISTING UNDERGROUND FEEDER	X 10' LEVEL AND CLEAR AREA IN FRONT OF MEC EQUIPMENT DOORS
	EXISTING OVERHEAD SECONDARY CONDUCTOR	X SERVICE CABLES ON COMMERCIAL & APARTMENT BUILDINGS
	EXISTING OVERHEAD STREETLIGHT CONDUCTOR	X TRANSFORMER FIRE BARRIER WALL IF REQUIRED BY AUTHORITIES
	EXISTING UNDERGROUND SECONDARY CABLE	X ASSESSMENT & IMPLEMENTATION OF SPILL PREVENTION CONTROL & COUNTERMEASURE (SPCC) & OIL CONTAINMENT PLANS SEE APPENDIX B-1, PAGE 89 IN 2014 ELECTRIC SERVICE MANUAL
	EXISTING UNDERGROUND STREETLIGHT CABLE	CUSTOMER CONDUIT INSTALLATION
	EXISTING CUSTOMER OWNED SECONDARY	X CONDUIT SHALL BE SCH 40 RIGID PVC PER NEMA TC-2 OR SCH 40 HDPE COILABLE CONDUIT IN GRAY OR BLACK W/ RED STRIPE
	EXISTING OVERHEAD TRANSFORMER	X ALL SWEEPS 4" OR LESS IN DIAMETER SHALL BE STANDARD WALL FIBERGLASS PER NEMA TC14A W/ FACTORY ASSEMBLED PLASTIC COUPLINGS ON EA. END TO MATE PVC OR HDPE SCH 40 CONDUIT
	EXISTING OVERHEAD TRANSFORMER BANK	X ALL SWEEPS GREATER THAN 4" IN DIAMETER SHALL BE METAL WITH GROUND LUGS AND MUST BE BONDED WHERE EXPOSED
	EXISTING OVERHEAD FUSE	X ALL 90° SWEEPS MUST HAVE A MINIMUM 48" BEND RADIUS
	EXISTING OVERHEAD SWITCH	X ENDS SHALL BE STUBBED ABOVE GRADE W/ PULL TAPE VISIBLE
	EXISTING OVERHEAD CAPACITOR BANK	X ALL PRIMARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 42" AND MAXIMUM DEPTH OF 48"
	EXISTING VOLTAGE REGULATOR	X ALL SECONDARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 30" AND A MAXIMUM DEPTH OF 36"
	EXISTING RECLOSER	X NO CONDUIT SYSTEM SHALL HAVE MORE THAN 270° IN ONE PULL
	EXISTING OVERHEAD FAULT INDICATOR	X CUSTOMER INSTALL SYNTHETIC 1/4" 200LB TEST PULL LINE IN DUCT
	EXISTING 1-PHASE PADMOUNT TRANSFORMER	
	EXISTING 3-PHASE PADMOUNT TRANSFORMER	
	EXISTING 4-BAY SWITCHGEAR	
	EXISTING 6-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 SPLICER	
	EASEMENT	
	CUSTOMER INSTALLED DUCT	
INSTALLS	INSTALLATIONS ARE DISPLAYED IN RED	
REMOVALS	REMOVALS ARE DISPLAYED IN GREEN	

CUSTOMER SHALL PROVIDE THE FOLLOWING

- X 911 ADDRESSES
- X EASEMENTS & EASEMENT DESCRIPTION (METES & BOUNDS). MUST STAKE EASEMENTS PRIOR TO CONSTRUCTION
- STAKING FOR STREETLIGHT PLACEMENT
- X STAKED LOT CORNERS & SIDELOT MID-POINTS
- X TRANSFORMER PAD(S) - REFER TO ELECTRIC SERVICE MANUAL
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- X UNOBSTRUCTED PATH FOR CONSTRUCTION EQUIPMENT
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- X SERVICE CABLES ON COMMERCIAL & APARTMENT BUILDINGS
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- X ASSESSMENT & IMPLEMENTATION OF SPILL PREVENTION CONTROL & COUNTERMEASURE (SPCC) & OIL CONTAINMENT PLANS SEE APPENDIX B-1, PAGE 89 IN 2014 ELECTRIC SERVICE MANUAL

CUSTOMER CONDUIT INSTALLATION

- X CONDUIT SHALL BE SCH 40 RIGID PVC PER NEMA TC-2 OR SCH 40 HDPE COILABLE CONDUIT IN GRAY OR BLACK W/ RED STRIPE
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- X ALL SWEEPS GREATER THAN 4" IN DIAMETER SHALL BE METAL WITH GROUND LUGS AND MUST BE BONDED WHERE EXPOSED
- X ALL 90° SWEEPS MUST HAVE A MINIMUM 48" BEND RADIUS
- X ENDS SHALL BE STUBBED ABOVE GRADE W/ PULL TAPE VISIBLE
- X ALL PRIMARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 42" AND MAXIMUM DEPTH OF 48"
- X ALL SECONDARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 30" AND A MAXIMUM DEPTH OF 36"
- X NO CONDUIT SYSTEM SHALL HAVE MORE THAN 270° IN ONE PULL
- X CUSTOMER INSTALL SYNTHETIC 1/4" 200LB TEST PULL LINE IN DUCT

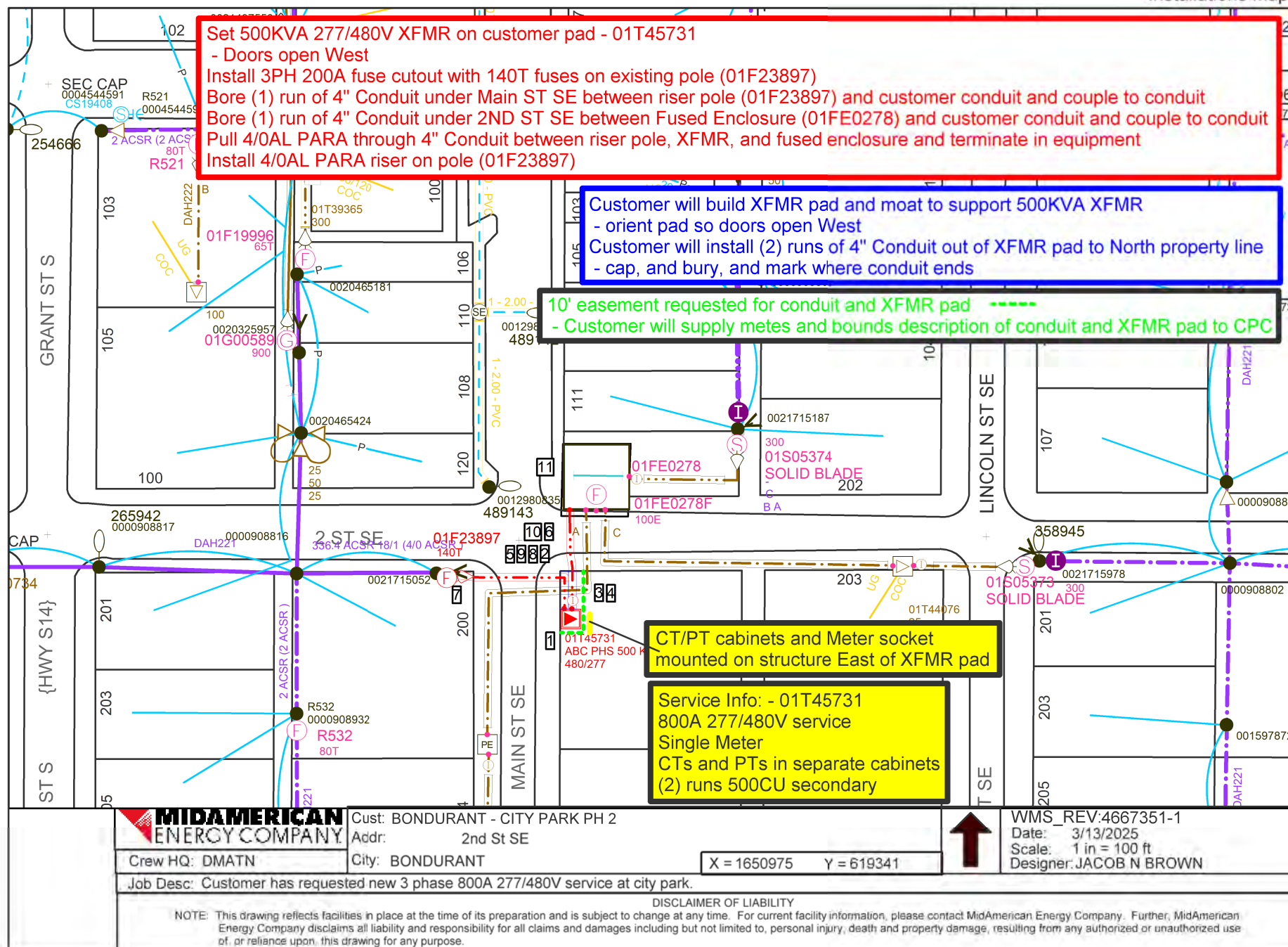
FIND ELECTRIC SERVICE MANUAL AT:
http://www.midamericanenergy.com/content/pdf/electric_service_manual.pdf

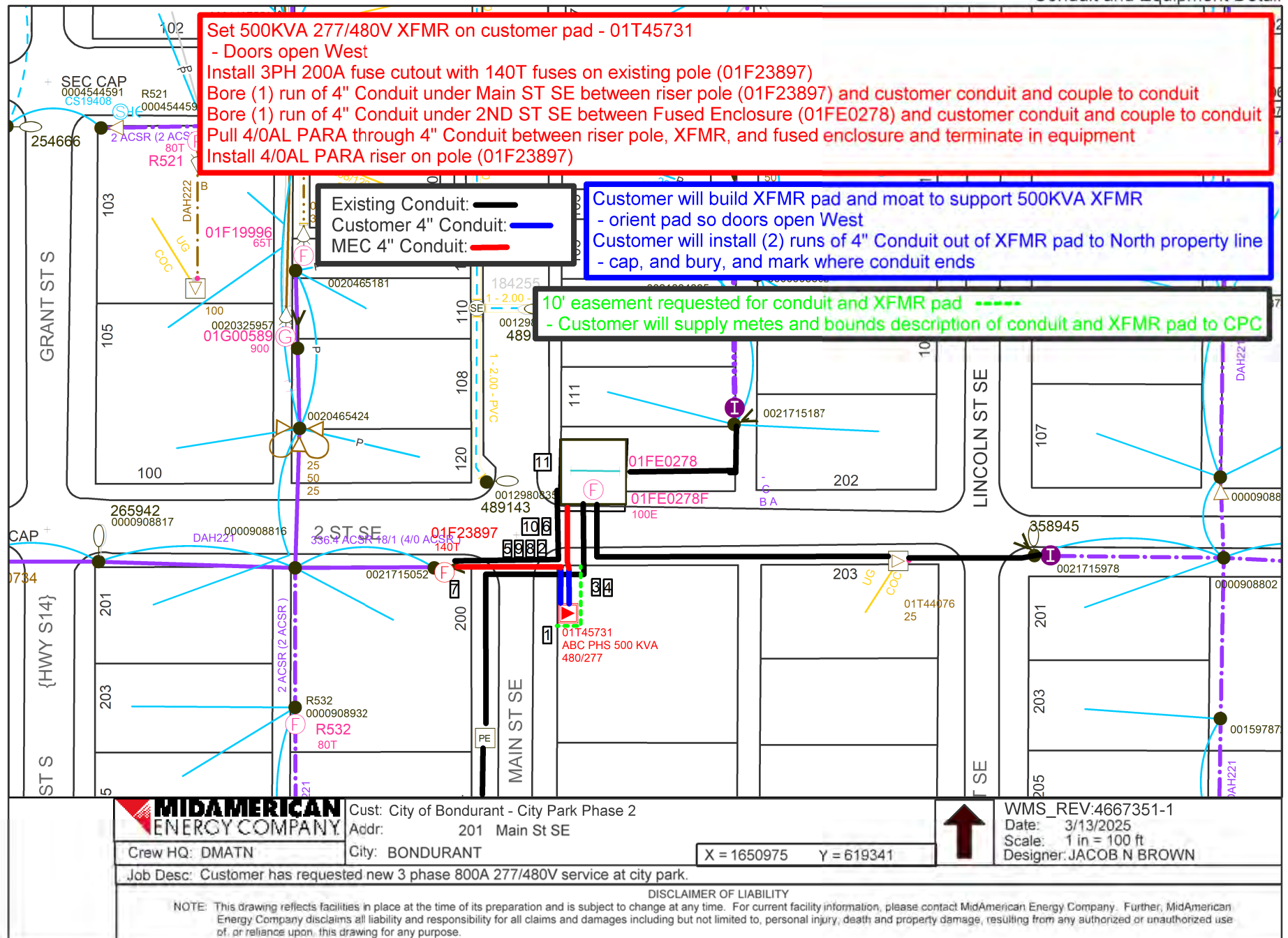
1-800-292-8989
www.iowaonecall.com

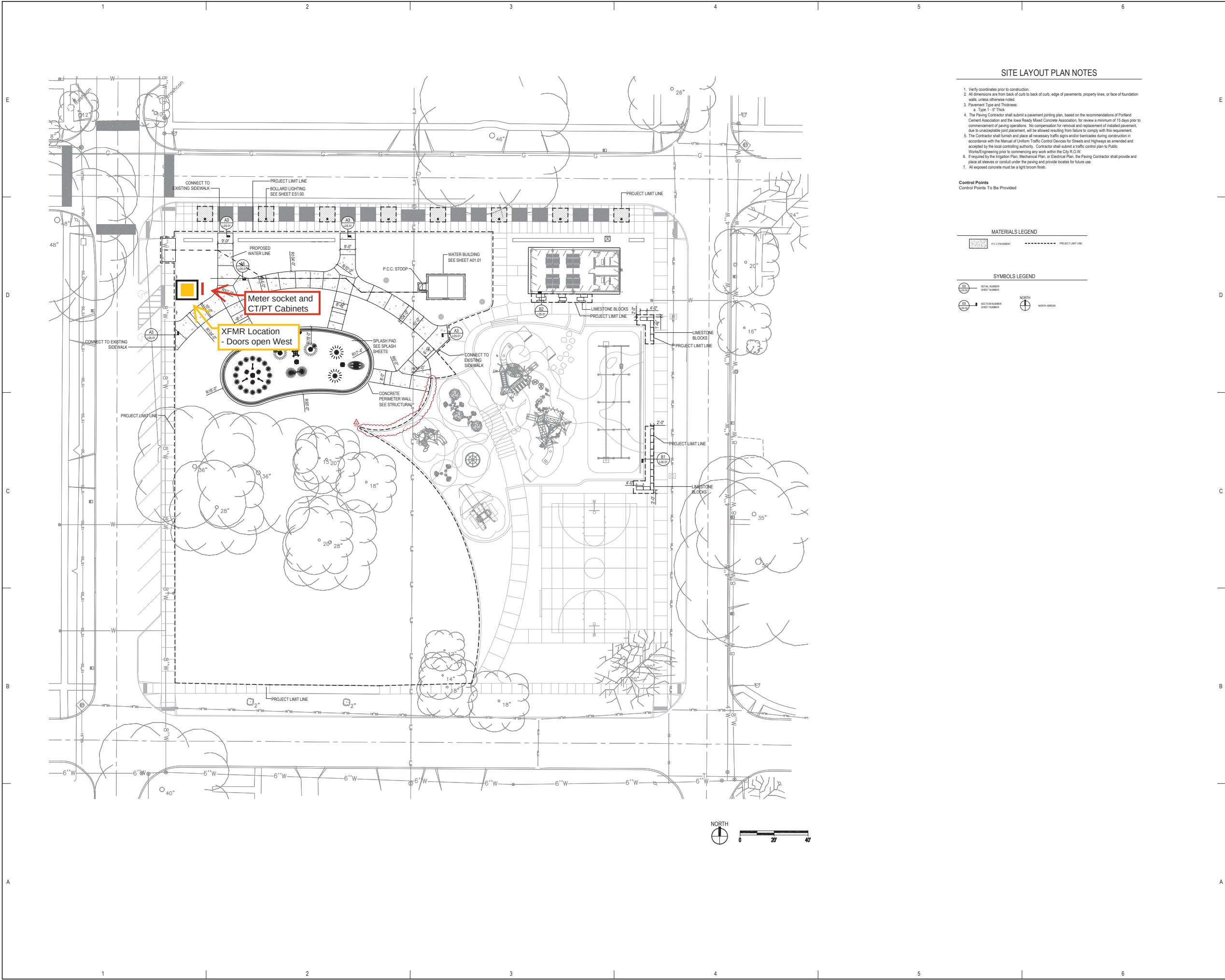


Customer/Project Name	Bondurant City Park - Phase 2
Site Address	201 Main St SE Bondurant, IA 50035
Customer Project Coordinator	Matt Novy (515) 252-6730 matthew.novy@midamerican.com
Designer/Engineer	Jacob Brown (515) 697-3201 jacob.brown@midamerican.com

	Cust: City of Bondurant - City Park Phase 2			WMS_REV:4667351-1 Date: 3/13/2025 Scale: 1 IN = X FT Designer: JACOB N BROWN	
	Addr: 201 Main St SE				
	Crew HQ: HQ	City: Bondurant			X = 1650975 Y = 619341
	Job Desc: Customer has requested new 3 phase 800A 277/480V service at city park.				
NOTE: This drawing reflects facilities in place at the time of its preparation and is subject to change at any time. For current facility information, please contact MidAmerican Energy Company. Further, MidAmerican Energy Company disclaims all liability and responsibility for all claims and damages including but not limited to, personal injury, death and property damage, resulting from any authorized or unauthorized use of, or reliance upon, this drawing for any purpose. DISCLAIMER OF LIABILITY					







- SITE LAYOUT PLAN NOTES**
1. Verify coordinates prior to construction.
 2. All dimensions are from back of curb to back of curb, edge of pavements, property lines, or face of foundation walls, unless otherwise noted.
 3. Pavement Type and Thickness:
 - a. Type 1 - 5" Thick
 4. The Paving Contractor shall submit a pavement jointing plan, based on the recommendations of Portland Cement Association and the Iowa Ready Mixed Concrete Association, for review a minimum of 15 days prior to commencement of paving operations. No compensation for removal and replacement of installed pavement, due to unacceptable joint placement, will be allowed resulting from failure to comply with this requirement.
 5. The Contractor shall furnish and place all necessary traffic signs and/or barricades during construction in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways as amended and accepted by the local controlling authority. Contractor shall submit a traffic control plan to Public Works/Engineering prior to commencing any work within the City R.O.W.
 6. If required by the Irrigation Plan, Mechanical Plan, or Electrical Plan, the Paving Contractor shall provide and place all sleeves or conduit under the paving and provide locates for future use.
 7. All exposed concrete must be a light broom finish.

Control Points
Control Points To Be Provided

MATERIALS LEGEND

P.C.C. PAVEMENT

PROJECT LIMIT LINE

SYMBOLS LEGEND

DETAIL NUMBER
SHEET NUMBER

SECTION NUMBER
SHEET NUMBER

NORTH
NORTH ARROW

CONSTRUCTION DOCUMENTS

BONDURANT CITY PARK: PHASE 2 ENHANCEMENTS

201 MAIN STREET SE
BONDURANT, IA 50035

CITY OF BONDURANT

SITE LAYOUT PLAN

L02.01

RDG... PLANNING & DESIGN

MECH/ELEC/STRUCTURAL
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

AQUATIC
1115 SW 3rd St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

CIVIL
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

LANDSCAPE ARCHITECT
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

ICE
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

ARCHITECT
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

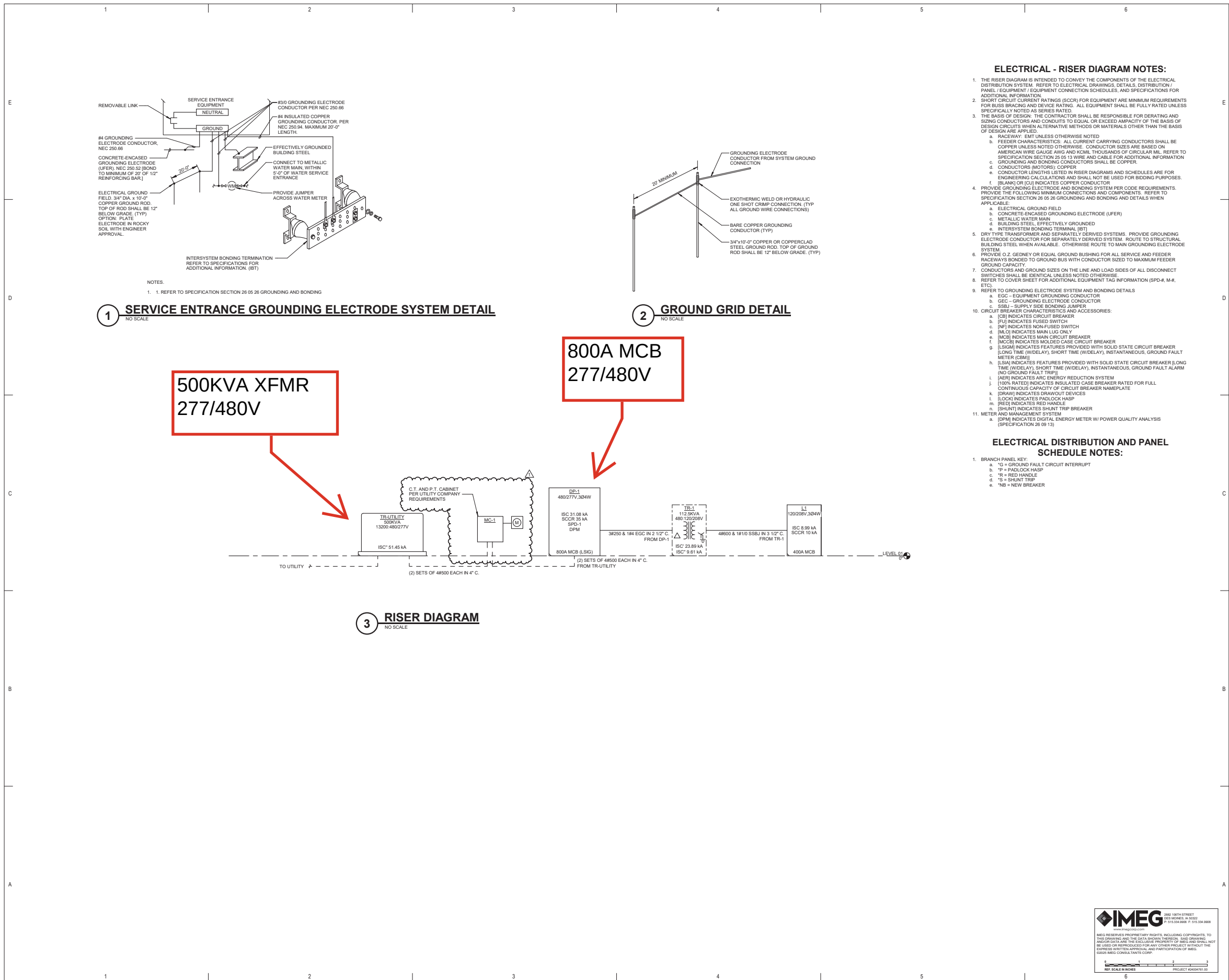
LIGHTING
300 S. 10th St., Suite 202
Des Moines, IA 50319
Phone: (515) 281-0322
Fax: (515) 281-0806

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	10/01/2020

RDG Planning & Design
RDG Planning & Design is the design professional responsible for the design of the project. The design professional is not responsible for the construction of the project. The design professional is not responsible for the construction of the project. The design professional is not responsible for the construction of the project.





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

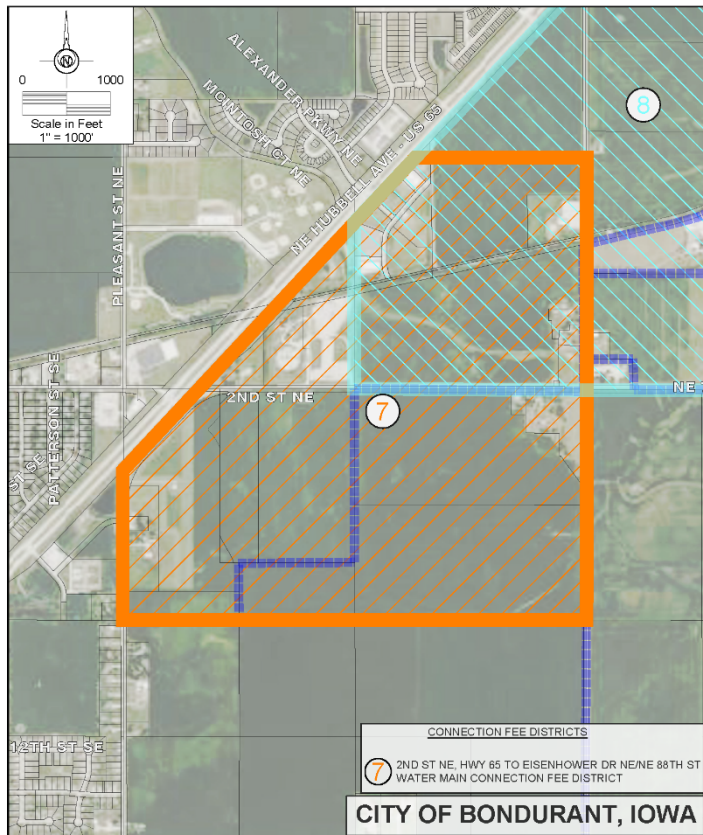
Item No. 5.dd.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District for May 5 at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for May 5th, 2025 at 6:00 p.m. in Council Chambers to consider adoption of the 2nd Street NE, Highway 65 to Eisenhower Drive NE/NE 88th Street NE Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,098 per acre. This per acre fee was calculated by Greenwood Consulting as follows: estimated construction cost of \$525,000 to construct the 12" water main within the connection fee district area/478 acres within the proposed connection fee district area = \$1,098 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on April 9, 2025. The City will mail notices to all property owners within the district on April 18, 2025. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: The connection fee district helps recoup investments in infrastructure.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-84

CITY OF BONDURANT
RESOLUTION NO. 250324-84

RESOLUTION AFFIXING A DATE OF PUBLIC HEARING TO CONSIDER AN
ORDINANCE ESTABLISHING THE EISENHOWER DRIVE NE/NE 88TH STREET
FROM HIGHWAY 65 TO 2ND STREET NE WATER CONNECTION FEE DISTRICT

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the Eisenhower Drive NE/NE 88th Street from Highway 65 to 2nd Street NE Water Connection Fee District on Monday, May 5, 2025 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 28 and 29, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the Southeast Corner of Section 29, Township 80 North, Range 22 West of the 5th Principal Meridian, thence west along the south line of said Section 29 to the South Quarter Corner of said Section 29, thence north along the west line of the southeast quarter of said Section 29 to the point of intersection with the southeasterly right-of-way line of Highway 65, thence northeasterly along the southeasterly line of the right-of-way of Highway 65 to a point of the east line of said Section 29, thence continuing northeasterly along the southeasterly right-of-way line of Section 28, Township 28 North, Range 22 West of the 5th Principal Meridian to the north line of the northwest quarter of said Section 28, thence east along the north line of the northwest quarter of said Section 28 to the North Quarter Corner of said Section 28, thence south along the east line of said Section 28 to the South Quarter Corner of said Section 28, thence west along the south line of the southwest quarter of said Section 28 to the Point of Beginning.

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,110 per acre through June 30, 2026 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 24th day of March 2025,

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				
Sillanpaa				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
EISENHOWER DRIVE NE/NE 88TH STREET FROM HIGHWAY 65 TO 2ND STREET NE WATER
CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 5th day of May, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Eisenhower Drive NE/NE 88TH Street From Highway 65 to 2nd Street NE Water Connection Fee District consists of an area located in Sections 28 and 29, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the Eisenhower Drive NE/NE 88TH Street From Highway 65 to 2nd Street NE consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,110 per acre for the period through June 30, 2026. The fees shall increase each July 1 as prescribed in the ordinance establishing the Eisenhower Drive NE/NE 88TH Street From Highway 65 to 2nd Street NE Water Connection Fee District.

The proposed connection fee ordinance and map of the area to be served are available in the office of the City Administrator.

By: Shelby Hagan, City Clerk



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

Item No. 5.ee.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving a professional services agreement with Veenstra & Kimm for water system modeling related to the City of Bondurant Municipal Water System Improvements

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The attached resolution is for a contract with V&K to provide professional services to generate a computerized model of the Bondurant Municipal Water System. This model will be an important component to aid in the design of the pumping system for the water treatment facility to ensure proper sizing for the plant to run at optimum efficiency. This water model will also play a key role for our water system moving forward to identify areas for improvements that need to be made in the current system and will also help in projecting future needs to expand the system as well.

The cost for this modeling is \$38,750 and was factored into the budget for the water system improvements.

FUNDING SOURCE: Bond Funds/ SRF Loan Funds repaid with utility funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-85
2. V&K Contract for Water System Modeling

CITY OF BONDURANT
RESOLUTION NO. 250324-85

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
VEENSTRA & KIMM FOR WATER SYSTEM MODELING RELATED TO THE CITY OF
BONDURANT MUNICIPAL WATER SYSTEM IMPROVEMENTS IN AN AMOUNT NOT
TO EXCEED \$38,750

WHEREAS the city currently owns and operates a municipal water system,
And

WHEREAS the city has constructed a water tower to be located on the west side of NE
88th Street north of Jorie Way, and

WHEREAS after evaluating alternatives for increased capacity the City has decided to
reestablish its own water supply and treatment facility to meet the long-term needs of
the city, and

WHEREAS the new water supply and treatment facility requires the construction of a
water main to connect to the water distribution system, the construction of new wells
and raw water transmission main and the construction of a new water treatment plant,
and

WHEREAS the city has determined it appropriate to move forward with the phased
design and construction of the improvements to the water system, including connecting
water mains to the water tower, water supply improvements and a new water treatment
plant, and

WHEREAS as part of the phased implementation of the project the city has determined
the need to conduct a computerized water model for the system to aid in decision
making process, and

WHEREAS Veenstra & Kimm have submitted a proposal to conduct such work for an
amount of \$38,750, and

WHEREAS the City anticipates utilizing the State Revolving Fund (SRF) loan program
for financing the project.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City
retains the Engineers to provide professional engineering services in an amount not to
exceed \$38,750, for the Project subject to the following terms, conditions, and
stipulations of the contract.

Passed this 24th day of March 2025,

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				

AGREEMENT FOR PROFESSIONAL SERVICES

WATER DISTRIBUTION SYSTEM HYDRAULIC MODEL BONDURANT, IOWA

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the City of **BONDURANT, IOWA**, hereinafter referred to as “**Owner**”, party of the first part, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, with principal offices in West Des Moines, Iowa, party of the second part, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT the Bondurant operates a municipal water system, and

WHEREAS, the Owner desires to evaluate future growth areas to supply, the impact of a new water tower and new water treatment plant and what pumping requirements may be needed for both existing and future conditions, and

WHEREAS, the Owner desires to separate its system from the Des Moines Water Works other than an emergency connection, and

WHEREAS, the Owner desires to create a water distribution system model to understand the hydraulics and ability of the water system to provide adequate pressure and supply to the City of Bondurant into the future, and

WHEREAS, the Owner desires to proceed with design of a hydraulic model of the municipal water system referred to as the **Water Distribution System Hydraulic Model**, or the **Project**, and

WHEREAS, the Owner desires to retain the services of the Engineer to provide professional services during development and analysis of Project, and

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the Owner retains the Engineers to act for and represent it in engineering matters, as set forth hereinafter, for the Project. Such agreement shall be subject to the following term and conditions, to wit:

- 1. SCOPE OF PROJECT.** It is understood and agreed the Project shall include the following:
 - a. Review water usage records to determine the average and maximum daily uses to confirm demand information to be assigned to average and peak day scenarios.
 - b. Confirm large water user demand information for the top 20 users from Owner records.
 - c. Develop hydraulic model of the existing water system using Owner system maps, GIS maps, construction plans, and data to input information on pipes, pumps, and storage facilities.

- d. Run water model scenarios from user demand information to evaluate system pressures and fire flows for the existing water distribution system.
 - e. Owner's staff will conduct fire hydrant flow testing as determined appropriate to calibrate the water distribution system hydraulic model. Time spent assisting the City in this task will be considered additional work and fees.
 - f. Develop conceptual layout for future distribution system in growth areas identified by the Owner in their future land use maps from their current comprehensive plan and projected population over a 20-year period.
 - g. Run water model scenarios to evaluate system pressures, pipe sizes and fire flows for future growth areas.
 - h. Run water model scenarios to evaluate system and develop location for any future or additional emergency connection to DMWW and or Altoona.
 - i. Identify upgrades and improvements to the Owner's water distribution system, for future expansion of the water system and for second connections as desired or needed.
 - j. Develop a capital improvement list of water distribution system improvements for future expansion and secondary connections.
 - k. Develop a letter report summarizing the findings of the water model system for the existing system, for future growth areas, for added connections, list of improvement projects and estimate of cost.
2. **PROJECT MEETINGS.** The Engineers shall attend such review meetings with the Owner as may be necessary to make decisions as to the details of the Project.
3. **REPORT DOCUMENTS.** The results of the study will be compiled and set forth in a written letter report presented to the Owner as outlined in 1. **SCOPE OF SERVICES.** Five (5) copies of the draft report and five (5) copies of the final report will be provided.
4. **RESPONSIBILITY OF THE OWNER.** It is understood and agreed the Owner will provide assistance to the Engineers including making available relevant information on the water distribution system and other elements of the water system. The Owner will be required to assist the Engineers in calibrating the water model by testing hydrants and provide system pressure and flow data.
5. **SERVICES NOT INCLUDED.** Services under this Agreement shall not include design surveys, the preparation of any working drawings or contract documents, preparation of plans and specifications or taking of bids for any project recommended as part of this Agreement.

Work under this Agreement shall not include any services associated with litigation or claims resolution resulting from the final adoption of the report by the Owner. Any additional services as a result of litigation or claims resolution shall be considered Extra Work.

6. **CHANGES AND EXTRA WORK.** The fees under this Agreement shall cover the services outlined in this Agreement for the Project. If the Owner requires additional services of the Engineers in connection with the Project or changes, or modifications in the Project, the Engineers shall receive additional compensation for such services. Such additional compensation shall be on the basis of a compensation mutually agreed to by the Owner and the Engineers and set forth in a written amendment to this Agreement.
7. **ASSISTANTS.** It is understood and agreed that the employment of the Engineers by the Owner for the purposes aforesaid shall be exclusive, but the Engineers shall have the right to employ such assistants as they may deem proper in the performance of the work.
8. **ASSIGNMENT.** This Agreement and each and every portion thereof shall be binding upon the successors and heirs of the parties hereto.
9. **TERMINATION.** Should the Owner abandon the Project before the Engineers have completed their work, the Engineers shall be paid proportionally for the work and services performed until the date of termination.
10. **COMPENSATION.** The Owner shall compensate the Engineers for their services by payment of the following fees:
 - a. The total estimated fee for engineering services to complete the tasks as set forth in **1. SCOPE OF PROJECT** shall be lump sum amount of Thirty-eight Thousand Seven Hundred Fifty Dollars (\$38,750).
11. **TIME OF COMPLETION.** The Engineers shall complete the work outlined in this Agreement within a time mutually agreed upon by the Owner and Engineers.
12. **INDEMNIFICATION.** The Engineers shall and hereby agree to hold and save the Owner harmless from any and all claims, settlements and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personnel injury, property damage and/or death arising out of the Engineers' or any of its agents', servants' and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the Engineers personnel, agents, servants and employees occurring under the Worker's Compensation Act of the State of Iowa.

13. **INSURANCE.** The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. It must be clearly disclosed on the face of the certificates that the coverage is on an occurrence basis.

General Liability*	\$1,000,000/2,000,000
Automobile Liability	1,000,000
Excess Liability (Umbrella)*	8,000,000/8,000,000
Workers' Compensation, Statutory Benefits Coverage B	1,000,000
Professional Liability**, ***	3,000,000/3,000,000

*Occurrence/Aggregate

** The Owner is not to be named as an additional insured

***Claims made basis

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF BONDURANT

ATTEST:

By _____

By _____

VEENSTRA & KIMM, INC.

ATTEST:

By _____


Greg Roth

By _____





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

Item No. 5.ff.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving contract with Youth Enrichment League (YEL) for 2025 Summer Programming

CONTACT PERSON:

Katie Klus, Communication & Events Coordinator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The resolution under consideration approves a contract with the YEL (Youth Enrichment League). Attached are the schedule and contract. YEL is contracting with Parks and Rec to offer several summer camps to different age groups this summer. The City's Communications and Events Coordinator will work with YEL to schedule and host the summer camps, that include classes such as beginning guitar, Project Runway, Bricktopia, robotics, and Mad Scientist (STEM). YEL offers camps to other communities throughout the region as well. There is a charge for the classes which varies based on the class. A list of YEL summer offerings is attached.

Once "The Station" project (rennovations of the former Bondurant Emergency Services facility) is finished, we will be able to further expand programming.

FUNDING SOURCE: NA - This is a pass through cost.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-86
2. YEL Agreement to Terms with Community Partners
3. Bondurant and YEL (1)
4. YEL Summer Camps

CITY OF BONDURANT
RESOLUTION NO. 250324-86

RESOLUTION APPROVING CONTRACT WITH YOUTH ENRICHMENT LEAGUE
FOR 2025 SUMMER PROGRAMMING

WHEREAS the City of Bondurant Parks and Recreation Department is committed to providing high-quality educational and recreational programming for community youth during the summer season; and

WHEREAS the City has identified the Youth Enrichment League (YEL) as a qualified and experienced partner to offer a variety of engaging youth camps and classes; and

WHEREAS YEL has a strong track record of delivering enrichment programs in communities across the region, with a focus on courses in STEM, the arts, and physical activities, including but not limited to Beginning Guitar, Project Runway (sewing and design), Bricktopia (creative building), Robotics, and Mad Scientist (STEM); and

WHEREAS the City's Communications and Events Coordinator will serve as the liaison between the City and YEL to coordinate scheduling, facilities, and marketing efforts for these camps; and

WHEREAS a proposed agreement between YEL and the City, outlining responsibilities, course details, fee structures, insurance and liability provisions, and other terms, has been reviewed and is attached hereto; and

WHEREAS the Council finds it is in the best interest of the City and its residents to approve the contract with YEL and support summer enrichment programming for youth;

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

1. The contract with the Youth Enrichment League (YEL), attached hereto and made part of this Resolution, is hereby approved.
2. The Mayor and/or City Administrator are hereby authorized to execute the contract and any related documents on behalf of the City.
3. The Parks and Recreation Department is directed to coordinate with YEL to implement and promote the summer programming in accordance with the terms of the agreement.

Passed this 24th day of March 2025,

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				



{YEL!} and Community Partner Agreement to Terms

{YEL!} Mission and Vision

- {YEL!} exists to engage youth to think, learn, and play well. Thank you for partnering with us to make that happen.
- Our mission is to provide FIVE STAR youth enrichment classes and events to communities across North America. Thank you for welcoming us into your community.
- We will assign one of our employees to your account. We refer to this employee as a "{YEL!} Liaison".

What we do. {YEL!} Provides...

- courses with robust, comprehensive curriculum;
- dynamic instructors trained by {YEL!} on classroom management and trained on the curriculum they will be teaching;
- FIVE STAR follow through. We say what we do and do what we say.

The outline below explains how {YEL!} provides youth enrichment classes and events to communities throughout North America.

Agreement to classes

- Your {YEL!} Liaison will provide you with course options varying from basketball to sewing, from chess to fencing, and many other options. Once you and your {YEL!} Liaison agree to which classes you are most interested in we will begin our scheduling process.

Scheduling Classes

- We will ask for input from community partners (you) about which days and weeks work best for our classes. We try to avoid days where there are large conflicts. For instance, if Wednesdays are church nights in your community, we may avoid Wednesday evening classes. Or, if there is a huge choir program on Thursdays, we may avoid that.
- We will craft a schedule based on your input, the school calendar (avoiding non-school days), and our teacher and supply availability.

{YEL!} and Community Partner Agreement to Terms

- We will submit the proposed schedule to you as an Excel document. This Excel document will include: location, day of the week, dates, days off, course title, course description, min/max, video links for marketing, special room considerations, and our fee.
 - NOTE: We will also provide community partners with photos of each course subject that should be used for marketing purposes.

A brief description of each element

- Location - This is a suggested location based on our discussion. *If a location needs to be changed it is vital that community partners alert us well ahead of time* so that we can inform our teachers. At times, community partners have changed a class, canceled a class, or even offered a {YEL!} class without informing {YEL!}. We are very flexible and want to serve the needs of the community, but it's understandable that we may not be able to serve those needs if we aren't informed about them.
- Day of the week - This is also based on the discussions we've had with community partners. If a day of the week needs to be changed, please let us know as soon as possible. NOTE: We may not be able to make adjustments to accommodate every change due to teacher availability.
- Dates and Days Off- Schedules are created based on a time frame a community partner prefers (for instance, start in mid-October and end by winter break) and the school calendar. We work to avoid non-school days and look for other conflicts like conference dates and concerts (if those need to be avoided). As with the other elements on this list, we must be informed of any changes to the schedule.
- Course Title -This is the title of the course for your use. All titles must reference the {YEL!} brand in the title. For instance, it must say "{YEL!} Grandmasters of Chess 1.1 Fall" rather than "Grandmasters of Chess". The {YEL!} brand must be at the front of each course title. Course titles may not be changed in any way by community partners.
- Course Description - We work hard to craft course descriptions that capture the reader's attention while giving the customer quality information to make a proper buying decision. We work to keep our course descriptions concise, on point, and end with a call to action. Community partners must use our course description as it appears in the Excel document of the most recent proposal. No edits may be done by community partner.

{YEL!} and Community Partner Agreement to Terms

- Min/Max - The minimum enrollment allowed is based on the amount we know can pay for our teacher's time and mileage. The maximum is based on how many students a teacher with a base knowledge of classroom management can work with for a given subject. The maximums change from course to course and are based on our more than two decades of experience in hundreds of schools. For instance, Coding has a maximum of 12 because one teacher working with 12 coding projects per class is about as much as can be handled. But chess has a maximum of 20 because 10 chess games is what a teacher with a basic knowledge of classroom management can handle.
 - Community partners must not adjust the min/max in any way without our prior consent.
 - If the minimum enrollment is not reached, we may cancel the class, even if the community partner wishes to run it and pay for more students to meet the minimum. However, we may decide to run classes with an enrollment less than the minimum for a variety of reasons, including keeping our instructor working, the teacher's mileage is less than we budgeted, etc. Our {YEL!} Liaison will communicate with you about classes that may run below the minimum.
 - Classes with enrollment above the maximum may require a second {YEL!} instructor. Once we are made aware of the over enrolled class, we will start seeking an assistant or co-teacher for that class.
 - If the class is a little over the maximum (1-2 students) we may ask our teacher if they are comfortable with it.
 - If the class is moderately over the maximum (3-6 students), we may seek to find an assistant and work in the same space.
 - If the class is 7 or more students above the maximum, we will seek to have a co-teacher in place. In this option, we may ask for an additional space (we may also see if adding the same class in a different time frame will work). It is easier to teach two groups of 14 students than it is to have two teachers with a group of 28 students.
- Video Links - {YEL!} has a promotional video for every subject that we teach. We provide YouTube links to all of our videos. Community partners may use these videos for Facebook, Instagram or other media posts, as well as email marketing.

{YEL!} and Community Partner Agreement to Terms

- Photos - {YEL!} has hundreds of professional quality photos for use in marketing our classes. Community Partners must only use photos as provided by {YEL!} for the marketing of our classes.
- Room considerations - Experience has taught us that classes work best in specific types of spaces. Classrooms/gyms must be of a the size and type that will allow the stated maximum number of students to safely and fully participate in the class parents have enrolled their child in. Our proposal provides specifics for the type and size of classroom. If our teachers are assigned to a space that inhibits their ability to teach or is unsafe, we may deem the currently assigned space unsuitable for our class and request a separate facility or pull our class from the facility altogether. Examples of unsuitable facilities may include, but are not limited to: placing a chess class in a gym while after school care students play in their; placing a robotics class in a hallway with lots of foot traffic and distractions; placing a class in a teacher's lounge that seats 10, but there are 20 students in the class; placing an outdoor class in a green space that is near passing traffic.
- We include this information so community partners can reserve space that best suits the class and best serves the student and parent customers who have paid for these programs. We understand that it may be a challenge for you to match the facility we request with what you have available. If there is an issue with facilities, please contact your {YEL!} Liaison to find other options.
- {YEL!} Fee - The {YEL!} fee is the fee that we will charge. This fee covers our costs for: teacher remuneration, mileage, training, recruitment, administrative, insurance, marketing, and general business operations. Most community partners add a nominal fee on top of the {YEL!} fee. We work hard to make sure our costs are affordable and find that our fee is typically 20-50% less than others in our industry. We ask that community partners join with us to keep classes affordable so more parents can enroll their children.
 - {YEL!} may need to raise fees for our programs due to cost of living increases, higher teacher and staff salaries, or other factors. We will inform you of price changes months in advance. Any price agreed upon through the {YEL!} proposal sent to you will stay in place for the length of the agreed upon schedule.

{YEL!} and Community Partner Agreement to Terms

General Information

- Insurance - We maintain liability and workman's compensation insurance. We can provide any community partner with a copy of our insurance certificate or even list the community partner as additionally insured. Please let us know if you would like to be included as an additional insured on our liability policy.
- Background Checks - All of our teachers go through a background check before beginning work with us. We search the National Sex Offender Registry, do a national social security trace and also search state and county court records. The following findings on any background check may contribute to disqualifying potential instructors from gaining employment with us:
 - **Sex Offenses:** All sex offenses, regardless of the amount of time since the offense. Examples (but not limited to): child molestation, rape, sexual assault, sexual battery, prostitution, solicitation, indecent exposure.
 - **Violent Felonies:** Regardless of the amount of time since the offense. Examples (but not limited to): murder, manslaughter, aggravated assault, kidnapping, robbery, aggravated burglary, etc.
 - **Non-violent Felonies within the past 10 years.** Examples (but not limited to): Drug offenses especially quantities with the intent to sell, embezzlement, child endangerment, any drug offense involving minors or children.
 - Upon your request we will provide you with a signed document stating that the teachers we have placed at your facilities have passed a background check.
 - NOTE: If community partners require background checks be conducted specifically for their community and the instructor agrees to it, the fee for this background check must be incurred by the community partner. Please consider that the teacher has already passed a background check conducted by their employer and that multiple communities requiring a teacher to pass their own background check is costly, inefficient and may cause the teacher to seek employment elsewhere due to the excessive background check request

{YEL!} and Community Partner Agreement to Terms

- We will indemnify and hold you harmless from and against all liabilities, claims, debts, taxes, obligations, costs, and expenses (including reasonable attorney's fees, court costs, and costs of appeal) that you may incur or sustain as a result of any breach by us of these terms.
- Scholarship Opportunities - {YEL!} wants to help all students participate in our programs. We have scholarship opportunities that often are in line with what each community offers. We can offer one full scholarship for every 10 fully paid students. However, the scholarships must be needs-based. In other words, community partners shouldn't just take a 10% reduction in our fees (that isn't how we've priced our classes). We ask that community partners reach out to us with scholarship requests.

Refund Policy

- {YEL!} wants to provide each customer with exactly what they paid for and then some. We realize that refunds may be requested from a parent for a variety of reasons. We will often grant refunds for such things as child injury or illness, a family emergency, or other emergencies. We request that community partners reach out to us about such requests.
 - If a parent requests a refund due to dissatisfaction with a class, we request that the community partner allow us to discuss this with the parent and find out what can be adjusted to the class to make the child and parent happy. We call this our *"We will make it right guarantee!"*. We want to win the student back over and have the student rejoin the class. Often all it takes is a call to the teacher to be more aware of the student's learning style or desire to change partners. This, along with other issues, can be a quick fix that wins back a customer. And, if they are still dissatisfied after the adjustments {YEL!} makes, we will happily refund them in full.
 - Other refunds may need to be made due to situations beyond anyone's control. Examples include: a school closure due to damage or unsafe conditions, a school closure due to a COVID outbreak, flu outbreak, or other contagious disease outbreaks, a school closure due to weather and no make-up date is available, the loss of a {YEL!} teacher with no substitute and no make-up dates available.

{YEL!} and Community Partner Agreement to Terms

Course Information

- {YEL!} values our partnership with each community, their parents, and students. We work very hard to build trust and to deliver our programs as advertised with FIVE STAR service to communities and their families. We understand that things may happen that disrupt our classes that are beyond all parties controls and we fully understand that our commitment is to fulfill our class schedules as best as possible. However, {YEL!} must have the option to cancel a class for a day, for a range of days, or entirely. Some things that contribute to this are:
 - Teacher illness - If a teacher is running a fever, has tested positive for COVID, or has other health considerations that exclude them from driving to class on that day, we may need to cancel class for that day.
 - Teacher accident - As scary as it is, it has happened.
 - In each of the above instances, we will contact the community partner and the location as soon as possible and make them aware of the issue. We will immediately seek substitute teacher options for the day or dates in question. We will also look for make-up date options, if needed. We can call the parents and alert them of the issue as well.
- Substitutes - Whenever possible, {YEL!} will provide a substitute teacher for classes where the primary instructor isn't available. Substitutes have had the same training and have similar supplies as the primary instructor. Substitutes also have completed a background check.
- Rescheduling classes - When a class needs to be rescheduled, {YEL!} will work with the community partner to find dates that work for the school, parents, and {YEL!} teacher. We can send an email to the parents or to the community partner that will alert them of the make-up.
 - Other rescheduling options include adding time on to a number of classes. For instance, adding 15 minutes to the last four classes or adding 30 minutes to the last two classes.

{YEL!} and Community Partner Agreement to Terms

{YEL!} Teacher Relationship

- {YEL!} teachers are employees of {YEL!}. All disciplinary action, additional training, scheduling, and placement is handled by the {YEL!} Liaison in your community. A {YEL!} teacher may make not make any agreement separate from those we have made with you.
- We reserve the right to remove a teacher from a school or class at anytime. As an employee of ours, labor laws dictate the information we can share with a community partner about a removal.
 - If a community partner requests a replacement of a {YEL!} teacher, we ask that the request is accompanied by the reasons for the replacement. If we find that the request to replace a teacher made by a community partner has been done in error or is due to factors that violate labor laws, we reserves the right to keep a teacher at a certain school for the schedule as agreed upon.
- Any communication made by a community partner to a {YEL!} teacher must be shared with our {YEL!} Liaison. Community partners should not assume that {YEL!} teachers share information with our {YEL!} Liaison.

Class fulfillment

- Our goal is to say what we do and do what we say. As it pertains to class schedules, our goal is to fulfill all agreed upon classes and dates with the agreed upon curriculum, times etc.
- Before Class - {YEL!} teacher are trained and fully supplied with items they need to teach the class.
- On campus - {YEL!} teachers are paid and required to arrive 15 minutes before the scheduled start time of a class. If a {YEL!} teacher is not 15 minutes early, please contact us immediately so we contact our teacher. {YEL!} teachers are rarely late, but if it does occur please let us know immediately.
 - If you would like a change to the 15 minutes early arrival policy please contact us in writing prior to the start of a class. Changes to the policy may require us to change our fee structure for that class since it may requires our instructor to arrive earlier at a location.

{YEL!} and Community Partner Agreement to Terms

- During class - {YEL!} teachers will adhere to the curriculum as agreed upon. They will teach for the agreed upon time and will adhere to our classroom management training and guidelines. They will look out for the safety of their students and adhere to any school or community policies that are required by the community partner.
- After class - {YEL!} teachers will follow our training and guidelines for an orderly dismissal of students, including escorting students to after school care or to car pool.
 - Car pool note: We prefer that parents come into the school to pick up their child rather than our teachers excusing students to the car pool line. If this is not possible, {YEL!} teachers will dismiss the students one at a time to the car for their parent.
 - {YEL!} teachers will check each child to the care of an adult based on the information they have for parent pick up or after school care.
 - Parents and community partners must inform us if a child has special requirements at dismissal, including, but not limited to: the child may walk or ride their bike home as long as the weather is safe, the child is going to a different parent's house for a play date or party, the child has a different adult picking up the child that day.

Engaging Challenging Students

- We want to work with all students who are interested in the topics we are teaching. Our teachers truly care about the progress, understanding, and implementation of their lessons. Our teachers seek out personal "wins". Those wins include: students doing well at local and regional competitions, students completing their projects and gaining knowledge, students enjoying the subject and wanting to continue to learn more about it.
- We feel that students must be able to adhere to basic classroom expectations like keeping their hands to themselves, following the safety guidelines for {YEL!} classes, and listening and following the teacher's directions. If a student has challenges with meeting our expectations, we have trained our teachers in a seven step process to re-engage challenging students.

{YEL!} and Community Partner Agreement to Terms

- Those steps include: 1) asking the student to follow directions; 2) reminding the student of our expectations; 3) using humor to win the student over; 4) asking the student what proper behavior is in this situation; 5) withholding the student from activities for a set amount of time; 6) threatening to call the student's parents; 7) calling the student's parents.
- If a student remains a continual disruption or is a threat to the safety (physical or mental) of other students in the class, to the himself or herself, or a threat to the teacher or materials in the classroom, we may remove the child from our programs until the child can adhere to our guidelines.
 - We take the removal of a child from a program very seriously and will work with you, the student, and the student's parents in an attempt to find a solution so that the child may remain in the program. Solutions include a para* in the classroom or a parent sitting in the class with the child - the para* or parent are expected to actively engage with the student/child. However, if the child is a danger or a constant disruption, this can greatly affect the experience of other students in the class. Sometimes so much so that the other parents deem the class a danger for their child and remove their child from the program and request a refund. This can cause a spiraling effect that may lead to the loss of {YEL!} programs in a school. We are also aware that our teachers have limitations on what they can be expected to work with in a classroom. Our teachers are well-trained on classroom management, but if a child remains a constant disruption, we may remove a child from a program.
 - *{YEL!} does not employ para professionals for these purposes. Any para professionals would be assigned by the community partner at its expense.
- {YEL!} requests that parents and community partners alert us about any special needs a student has including: ADD, ADHD, Autism or Asperger's, health issues (i.e. food allergies, diabetes, asthma, etc.), etc.

{YEL!} and Community Partner Agreement to Terms

Marketing and Surveys

- Experience has taught us that if parents *know* about {YEL!} programs, they'll *sign their children up* for the programs. We favor an “all of the above” approach to marketing. We supply community partners with course titles, descriptions, video links, and photos for marketing purposes. Tools that we use for marketing include: email campaigns to our email list, Facebook and Instagram posts (if you post something for our classes, tag us and {YEL!} corporate we'll tag you back which will raise the authority of your posts), community events, community brochures, backpack flyers ({YEL!} is happy to design, print, and mail these flyers to your local schools), PeachJar, Macaroni Kid, blog posts, and more. We have found that the most effective ways to get the word out are: 1) backpack flyers; 2) school and/or community events and visits; 3) email marketing. The other avenues work well, but the three listed have proven to be the most successful.
- The {YEL!} Liaison in your community will meet with you to learn what you do to help get the word out. We see ourselves as equal partners in this endeavor. We all want the programs to run successfully!
- Surveys - {YEL!} sends out our 2 Question, 10 Second Survey® at the completion of each class. These surveys are vital for us to better understand our customers' expectations, to modify our approach, and to coach and encourage our teachers. If community partners object to sharing customer email information with us, we ask that you either forward the survey email, or provide us with customer email addresses.
 - {YEL!} will share with community partners all survey responses, good and bad, and also discuss what adjustments we have made to address any poor survey responses.
 - Since 2018, {YEL!} has received over 6,000 parent surveys and has a overall score of 4.58 out of 5.00 on those surveys.

{YEL!} and Community Partner Agreement to Terms

Invoicing and Payment

- If community partners collect registration fees, {YEL!} will send community partners invoices for payments they have received for our classes. The invoices will be sent upon completion of the dates of the classes and after reconciling the enrollment of the classes. We ask that these invoices be processed quickly and that payment be sent within 30 calendar days of the receipt of the invoice.
 - Please keep in mind that {YEL!} has paid all of our teachers (sometimes for months), provided all the supplies, and provided all of the training and support without receiving the funds from our classes. This is our chosen business model, but quick invoice processing and payment helps us to continue to pay our teachers in a timely manner.
 - Invoices that are outstanding for 60 days or more jeopardize our ability to provide classes to a community partner and may result in the removal of a program from a location until payment is received. If a community partner has difficulty paying an invoice or has questions, they should contact us.
- If {YEL!} collects the registration fees through our registration system, then we will send any fee community partners have added to our {YEL!} fee as soon as registration is settled or the course is complete.

By signing below, you agree to the terms and conditions above and agree that the above matches your expectations for {YEL!} classes and events.

{YEL!} Liaison

Signature:	
Title:	Date:

Community Partner Representative

Signature:	
Title:	Date:



INDEPENDENT CONTRACTOR AGREEMENT
City of Bondurant (Parks and Recreation Department)
200 2nd St. NE, PO Box 37, Bondurant, IA 50035 Phone (515) 630-6982

THIS AGREEMENT, dated (today's date), 3/20/25 by and between the City of Bondurant and the Contractor.

Contractor's Name: Youth Enrichment League **Phone:** 952.361.6882

Contractor's Address: 343 Bluff Rd **City:** Carver, MN **Zip:** 55315

The City of Bondurant and the Contractor are collectively known as "the Parties." WITNESSETH

1. The City of Bondurant agrees to engage the services of Contractor and the Contractor agrees to perform services upon the terms and conditions of this Agreement
2. The Parties now desire to set forth the terms of said services in one document.
Now therefore, in consideration of the promises, and of the mutual covenants, conditions, stipulations and agreements hereinafter contained, the Parties hereto do mutually covenant and agree as follows:
3. Term. The term of this agreement shall begin on 3/20/25 and shall terminate on 8/31/25 or earlier as provided herein.
4. Payment. The City of Bondurant shall pay contractor as follows:
 - A. Rate which is agreed upon between the Parks & Recreation department and the Contractor.
 - B. The City of Bondurant agrees to pay the contractor _____ based on duties performed. Paycheck will be mailed to the contractor unless arrangements are made in advance with the Parks and Recreation Dept. Final paycheck will be mailed only after all issued keys and/or equipment have been returned.
5. Services/Duties performed by Contractor. Descriptions of the Contractor's duties are as follows:
 - A. Contractor will be responsible for unlocking/locking facility being used.
 - B. Must be at their class/program 5-10 minutes before it is scheduled to begin.
 - C. Instructors are expected to be at each scheduled class. If a substitute is needed due to an emergency/special situation, the Parks and Recreation Department must be notified in advance.
 - D. The instructor should act as a liaison between the class participants and the Parks and Recreation staff. Please direct any questions or concerns of your own or of the class participants to the Parks and Recreation staff.
6. Representations and Warranties by Contractor. Contractor represents and warrants to the following:
 - A. That the sole relationship with the City of Bondurant hereunder is that of an Independent Contractor and not of an employee or agent of Bondurant.
 - B. That said relationship does not require the City of Bondurant to pay social security taxes, to withhold income taxes or to pay any other taxes with respect to the amounts payable to Contractor hereunder.
 - C. That Contractor will pay all taxes which are incurred by Contractor in connection with the services provided hereunder to the City of Bondurant.
 - D. That the City of Bondurant will not be responsible for unemployment compensation or worker's compensation insurance for any officer, employee, agent, or subcontractor of Contractor.
 - E. That nothing contained in the Agreement shall be construed to constitute the Contractor as employer/agent of the City of Bondurant.
7. General Liability Coverage.
 - A. The Contractor shall carry general liability insurance with a minimum limit of \$1 million dollars.
 - B. The contractor must provide a COI (Certificate of Insurance) to the City of Bondurant as proof of this coverage.

- C. The contractor's general liability policy names the City of Bondurant as an additional insured, while ensuring that this does not waive the city's governmental immunities.
- D. If the contractor carries workers' compensation insurance, the policy includes a waiver of subrogation against the City of Bondurant..
7. Incapable of Performing Services Notice. If Contractor is unable to conduct the service as defined in the Duties paragraph herein, Contractor will notify City of Bondurant immediately.
8. Authority to Incur Liabilities. The Contractor shall have no power or right to incur liabilities or obligations for, on behalf of, or in the name of the City of Bondurant; provided however, that Contractor may be able to incur liabilities or obligation with the prior consent of the City of Bondurant.
9. Indemnity and Hold Harmless. The Contractor shall indemnify and hold the City of Bondurant harmless from and against all claims, liabilities, damage to property, injury to or death of persons, arising out of, occasioned by or in connection with the acts or omissions of the Contractor, Contractor's officers, agents, employees or subcontractors.
10. Entire Agreement. This Agreement constitutes the entire agreement with respect to its subject matter. This agreement cannot be amended, modified, or supplemented in any respect except by subsequent written agreement entered into by the parties.
11. Governing Law. This Agreement has been executed and delivered in the State of Iowa and the interpretation thereof shall be governed by the laws of the State of Iowa.
12. Severability. This invalidity or unenforceability of any term, phrase, clause, paragraph, restriction, covenant agreement or other provision hereof shall in no way, affect the validity or enforcement of any other provision, or any other part thereof.
13. Discrimination. The Contractor, in performance of their service for the City, shall not discriminate based on disability. It is the responsibility of the individual with a disability requiring accommodations to inform the Bondurant Parks and Recreation Department to request reasonable accommodation. The City will determine if an accommodation is approved, denied, or modified.
14. Headings. Headings in the Agreement are for convenience only and shall not be used to construe or interpret its provisions.
15. Termination. Should the City, in their judgment, decide that the Contractor is not fulfilling the agreement in a satisfactory manner; the City may terminate this agreement by notice in writing effective within 14 days from the receipt thereof. Final paycheck will be mailed only after all issued keys have been returned.
-

CONTRACTOR

Signed by: Chet Gunhus Chet Gunhus Date: 3/20/25
Position: CEO

CITY OF BONDURANT

Signed by: _____ Date: _____
Position: _____

YEL Summer 2025 Bondurant Offerin

<u>Class</u>	<u>Grades</u>	<u>Dates</u>	<u>Time</u>	<u># Kids</u>	<u>Where</u>
Beginning Guitar	Entering 4- 8	June 9-13 (M- F)	9am-Noon	Min: 4 kids; Max: 6 kids	Council Chambers

Total:

Fiscal Year End

<u>Class</u>	<u>Grades</u>	<u>Dates</u>	<u>Time</u>	<u># Kids</u>	<u>Where</u>
Bricktopia Master Builders Council	Entering 1- 5	July 14- July 18 (M-F)	1-4pm	Min: 6 kids; Max: 20 kids	Council Chambers
Mad Scientist Training Academy	Entering 2- 5	Aug 4-Aug 8 (M-F)	9a-Noon	Min: 6 kids; Max: 16 kids	Library
MacQueen Robotics	Entering 4- 8	Aug 11-Aug 15 (M-F)	9a-Noon	Min: 6 kids; Max: 15 kids	Council Chambers
Project Runway	Entering 4- 8	Aug 18-Aug 22 (M-F)	9a-Noon	Min: 6 kids; Max: 12 kids	Council Chambers

Total:

lgs

Cost

\$225/ Child. Min:

\$900/Max: \$1350

Min: \$900/Max: \$1350



Cost

\$150/ Child. Min:

\$900/Max: \$3000

\$175/ Child. Min:

\$1050/Max: \$2800

\$165/ Child. Min:

\$990/Max: \$2475

\$175/ Child. Min:

\$1050/Max: \$2100

Min: \$3990/Max: \$10375

YEL Summer 2025 Bondurant Offerings

<u>Class</u>	<u>Grades</u>	<u>Dates</u>	<u>Time</u>	<u># Kids</u>	<u>Where</u>
Beginning Guitar	Entering 4-8	June 9-13 (M-F)	9am-Noon	Min: 4 kids; Max: 6 kids	Council Chambers

Fiscal Year End

<u>Class</u>	<u>Grades</u>	<u>Dates</u>	<u>Time</u>	<u># Kids</u>	<u>Where</u>
Bricktopia Master Builders Council	Entering 1-5	July 14- July 18 (M-F)	1-4pm	Min: 6 kids; Max: 20 kids	Council Chambers
Mad Scientist Training Academy	Entering 2-5	Aug 4-Aug 8 (M-F)	9a-Noon	Min: 6 kids; Max: 16 kids	Library
MacQueen Robotics	Entering 4-8	Aug 11-Aug 15 (M-F)	9a-Noon	Min: 6 kids; Max: 15 kids	Council Chambers
Project Runway	Entering 4-8	Aug 18-Aug 22 (M-F)	9a-Noon	Min: 6 kids; Max: 12 kids	Council Chambers



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

Item No. 5.gg.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving the 2025 Bondurant Soccer Field Use Agreement

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a resolution permitting the Bondurant Soccer Club to sublease a portion of the soccer fields to Chaos United, a local soccer organization. This resolution outlines the terms and conditions of the sublease agreement, including the duration of the sublease, compliance with regulations, liability for damages, and fee arrangements. Through this partnership, both organizations aim to optimize the use of the soccer fields while promoting community involvement and the growth of soccer in the Bondurant area.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-87

CITY OF BONDURANT
RESOLUTION NO. 250324-87

RESOLUTION APPROVING THE 2025 BONDURANT SOCCER FIELD USE
AGREEMENT

WHEREAS the City of Bondurant owns the soccer fields; AND

WHEREAS, the Bondurant Soccer Club has expressed a need to sublease the fields to Chaos United, a local soccer organization, for their use; AND

WHEREAS, the Bondurant Soccer Club has provided documentation outlining the terms and conditions of the proposed sublease agreement; AND

WHEREAS the Bondurant Soccer Club needs written approval from the City of Bondurant to authorize the agreement; AND

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

Section 1: Authorization of Sublease

The City of Bondurant hereby authorizes the Bondurant Soccer Club to enter into a sublease agreement with Chaos United for the use of designated soccer fields within city limits, for 2025 as outlined in the terms and conditions provided by the Bondurant Soccer Club.

Section 2: Terms and Conditions

1. The sublease term shall commence on March 28, 2025, and terminated on August 31, 2025, unless otherwise extended by mutual agreement of all parties involved.
2. Chaos United shall adhere to rules, regulations, and policies set forth by the Bondurant Soccer Club and the City of Bondurant regarding the use and maintenance of the soccer fields.
3. Chaos United shall be responsible for any damage incurred to the soccer fields during the term of the sublease agreement and shall promptly repair or reimburse the Bondurant Soccer Club for any such damage.
4. The Bondurant Soccer Club shall collect any sublease fees owed by Chaos United in accordance with the terms established by the Bondurant Soccer Club and shall remit any applicable portions to the City of Bondurant as outlined in their agreement with the City.

Section 3: Effective Date

This resolution shall take effect immediately upon its adoption.

Passed and adopted this 24th day of March 2025,

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				
Sillanpaa				
Driscoll				
McKenzie				
Peffer				



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

Item No. 5.hh.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving lease for Lucky Wife Wine Slushies for Summerfest

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: This resolution approves a lease with Lucky Wife Wine Slushies for Summerfest. Because the booth will be located on City property, the City must approve this lease. The lease shall commence on June 9, 2025, and end at midnight on June 10, 2025. In exchange for using the ground, Lucky Wife Wine Slushies will provide services that will support the success of the annual Summerfest, a significant community festival promoting the community's hometown feel and marketing Bondurant in the region.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-91

CITY OF BONDURANT
RESOLUTION NO. 250324-91

RESOLUTION APPROVING THE LUCKY WIFE WINE SLUSHIES LEASE

WHEREAS the Lease Agreement is between the City of Bondurant and Dawn Thompson of Cloud Wine dba Lucky Wife Wine Slushies; AND

WHEREAS the location is on the closed 1st Street SE between Main Street SE and Grant Street N; AND

WHEREAS the lease shall commence on June 9, 2025, and end at midnight on June 10, 2025; AND

WHEREAS in exchange for using the ground, Lucky Wife Wine Slushies will provide services that will support the success of the annual Summerfest, a significant community festival promoting the community's hometown feel and marketing Bondurant in the region; AND

WHEREAS more details are outlined in the attached Lease Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Lease Agreement is hereby approved.

Passed this 24th day of March 2025,

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				



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

Item No. 5.ii.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution directing staff to take actions necessary to fulfill the goals of the 2025 DNR Community Forestry Grant Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The need to expand the community's tree canopy was identified in the City's 2020 Urban Forest Management Plan prepared by the Iowa DNR. As a result of this Plan's suggestion on expanding the tree canopy, the City of Bondurant applied for and was selected as a recipient of the Iowa DNR's Derecho Community Forestry Grant program. The City submitted three projects under the program and was awarded a total of \$9.120 to implement two requested projects. The City's requested projects are as follows:

1. Planting trees along Aaron Avenue NW, potentially on both sides of the street. The street corridor, specifically the section between Grant Street N and Deer Ridge, was prioritized as a need since this corridor carries significant traffic headed to the school. Trees must be planted in accordance with the amended Chapter 151, which was approved by the City Council on September 7, 2021.



2. Planting trees in Wisteria Park.



As a reminder of the terms of the grant, all planting work must be completed by June 2, 2025, and all invoices must be dated between March 21, 2025 through July 11, 2025 to be eligible for reimbursement.

The attached resolution directs staff to take actions necessary to fulfill the goals of the DNR Community Forestry Grant Project.

FUNDING SOURCE: Grants/City Tree Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO.250324-92
2. City of Bondurant Spring 2025 RIIF Cooperative Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 250324-92

RESOLUTION DIRECTING STAFF TO TAKE ACTIONS NECESSARY TO
FULFILL THE GOALS OF THE DNR COMMUNITY FORESTRY GRANT
PROGRAM

WHEREAS the City of Bondurant is interested in expanding its tree canopy; AND

WHEREAS the City recently approved a street trees ordinance, identifying appropriate trees to plant in the street right-of-way; AND

WHEREAS the City recently applied for and received a Community Forestry Grant in the amount of \$9,120 for tree planting, both in the right-of-way and in Wisteria Park; AND

WHEREAS the City has until June 2, 2025, to plant the trees under the grant agreement; AND

WHEREAS the City has additional funds set aside for tree planting to contribute towards the project along with the Community Forestry Grant; AND

WHEREAS City staff is working to secure a contractor to accomplish the tree planting and maintenance necessary for a period to establish the trees to a point where their sustained growth is likely; AND

WHEREAS the City Council for the City of Bondurant wishes to ensure that the trees can be planting in the timeframe prescribed in the grant agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that City staff is directed to retain the services of a contractor and/or nursery to plant and maintain the trees for the three projects identified in the DNR Community Forestry Grant.

Passed this 24th day of March 2025,

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				

Department of Natural Resources
GRANT PROJECT COOPERATIVE AGREEMENT- 2025
Community Forestry Grant Program

GRANTEE: City of Bondurant

GRANT AWARD AMOUNT: \$9,120.00

SUBAWARD PERIOD OF PERFORMANCE: March 21, 2025, through July 11, 2025

PROJECT COMPLETION DATE: July 11, 2025

1. PARTIES, AUTHORITY, and PARTY CONTACTS. The parties to this Community Forestry Grant Program Project Cooperative Agreement are the Iowa Department of Natural Resources, an agency of the State of Iowa (the Department or DNR), and City of Bondurant's. City of Bondurant is a City Municipality. City of Bondurant's address is 200 2nd St NE, PO Box 37, Bondurant, IA 50035. The parties make this Grant Project Cooperative Agreement under the authority of 90th General Assembly (2024), established in Iowa Code section [8.57\(5\)](#).

Each party has designated a Contact, who shall be responsible for oversight and negotiation of any Grant Project Cooperative Agreement amendments, as follows:

Ellie Jones
Iowa Department of Natural Resources
Phone: 319-826-0814
Email: Ellie.jones@dnr.iowa.gov

Name of Grantee	Isaac Pezley
Contact:	City Planner
	200 2 nd St NE, PO Box 37, Bondurant, IA 50035
	515-985-2813
	ipezley@cityofbondurant.com

2. PURPOSE. The purpose of the Community Forestry Grant Program is to establish community tree planting projects on public lands that benefit the citizens of the state of Iowa in response to the 2020 derecho storm event.

3. GENERAL DESCRIPTION OF PROJECT. This Grant Project Cooperative Agreement is for the purpose of implementing the project described in the City of Bondurant's project proposal dated February 24, 2025, which is attached and by this reference made a part of this Grant Project Cooperative Agreement, except for the exemptions identified later in this provision, and summarized as follows:

The purpose of this project is to establish community tree planting projects on public lands that benefit the citizens of the state of Iowa in response to the 2020 derecho storm event. The funding provided by the Rebuilding Iowa's Infrastructure Funds Program will be used to purchase landscape trees and mulch that meet the quality nursery specifications outlined in the grant application documents. The 2025 Community Forestry Grant Program provides up to \$10,000 in derecho recovery state infrastructure fund.

The Grantee also shall comply with the requirements of the Community Forestry Grant Program Description and Instructions, which shall be incorporated by this reference and made part of this Grant Project Cooperative Agreement.

4. RECORDKEEPING: The Grantee shall maintain the following records and shall submit the records to DNR:

1. Evidence of payment by Grantee of funds to implement the project proposal, including but not limited to paid invoices, copies of cancelled checks or other evidence of payment. All invoices must be dated no earlier than March 21, 2025, and no later than July 11, 2025.
2. Any other records that show how funds were spent on this project.

5. GRANTS AND REIMBURSEMENTS. The Department will reimburse the costs described and in the project proposal up to a maximum amount of **\$10,000.00**. No single item may be purchased at a cost of \$5,000 or more.

a) The Grantee shall submit a request for reimbursement on City of Bondurant's standard billing form or organizational letterhead upon completion of the project. The reimbursement request shall be consistent with the project expense information contained in the Grantee's proposal. The request for reimbursement shall be accompanied by and the expenses shall meet the requirements of the DNR's Project Billing Certification. The Project Billing Certification shall be signed by an authorized official of the Grantee. Payment requests shall be submitted via e-mail to the following:

Ellie Jones

Iowa Department of Natural Resources

Phone: 319-826-0814

Email: Ellie.jones@dnr.iowa.gov

b) The Grantee shall submit all final documents and DNR's Project Billing Certification packet by July 11, 2025, describing the activities occurring to date to the DNR Project Coordinator named in section 5a, above.

c) The Department will pay all approved billing requests pursuant to Iowa Code section 8A.514 if, in its sole discretion, such payment is appropriate pursuant to this Grant Project Cooperative Agreement. The Department may pay in less than sixty (60) days, as provided in Iowa Code section 8A.514. However, an election to pay in less than sixty (60) days shall not act as an implied waiver of Iowa Code section 8A.514.

d) The Grantee shall submit documentation of only expenditures that are less than or equal to \$10,000 and \$5,000 total value for a single item, that have been paid in full, that are identifiable and in accordance with the approved request, and that have been incurred between March 21, 2025 and July 11, 2025.

6. RESPONSIBILITIES. The Grantee shall perform all work necessary to complete the project as outlined in the project proposal. The Grantee is solely responsible for project completion as outlined in the project proposal. The Department may provide assistance at the request of the Grantee, or at the Director's recommendation. The Grantee, its employees, agents, and contractors shall comply with all applicable federal, state, and local laws, rules,

ordinances, regulations and orders when performing the work under this Grant Agreement. Nothing in this Grant Project Cooperative Agreement shall obligate the Department to or preclude the Department from making additional funds available to the Grantee or its affiliates, including any maintenance costs.

The Grantee specifically agrees that they will maintain the trees planted on public lands as a part of this project for a period of two years after final payment.

7. AMENDMENTS. This Grant Project Cooperative Agreement may be amended only by written agreement of the parties, which is signed by the Department Director, or designee, and an authorized official of the Grantee. Requests for amendments shall be directed to the Coordinator named in 4a, above.

8. EFFECTIVE DATE/TERMINATION. This Grant Agreement shall become effective upon signature by both parties and shall terminate on July 11, 2025. All work specified in the project proposal shall be completed by no later than July 11, 2025. The Department may terminate this Grant Project Cooperative Agreement upon notice to the Grantee in the event the Grantee fails to comply with any provision of this Grant Project Cooperative Agreement. If an item is purchased at more than \$10,000 that item will be considered ineligible and no percentage of it will be reimbursed. If the completed Project Billing Certification documentation is not received by DNR by July 11, 2025, the grant will be cancelled and upon cancellation this Grant Project Cooperative Agreement will be null and void.

9. AVAILABILITY OF FUNDS: The Department shall have the right to terminate the Grant Project Cooperative Agreement without penalty if, in the Department's sole discretion, adequate funds are not appropriated or granted to allow the Department to operate as required and to fulfill its obligations under this Grant Project Cooperative Agreement or funds are de-appropriated; if funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; if the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this Grant Project Cooperative Agreement is withdrawn or materially altered or modified; if the Department's duties, programs or responsibilities are modified or materially altered; or if there is a decision of any court, administrative law judge or an arbitration panel or any law, rule, regulation or order is enacted, promulgated or issued that materially or adversely affects the Department's ability to fulfill any of its obligations under this Grant Project Cooperative Agreement.

10. INDEMNIFICATION; LIMITATION OF LIABILITY: The Grantee agrees to indemnify and hold harmless the State of Iowa and the Department, its officers, employees and agents appointed and elected and volunteers from any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments, including reasonable value of the time spent by the Attorney General's Office, and the costs and expenses and reasonable attorneys' fees of other counsel required to defend the State of Iowa or Department, related to or arising from the Grantee's acts or omissions pursuant to this Grant Project Cooperative Agreement. Indemnification obligations of the Grantee shall survive termination of this Grant Project Cooperative Agreement. Nothing in this Grant Project Cooperative Agreement shall be construed to create joint or several liability of a party hereto for the acts, omissions or obligations of the other party. Every person who is a party to the Grant Project Cooperative Agreement is hereby notified and agrees that the State, the Department, and all of their employees, agents, successors, and assigns are immune from liability and suit for the Grantee's and its subcontractors' activities involving third parties arising from the Grant Project Cooperative Agreement.

11. JOINT AND SEVERAL LIABILITY. If the Grantee is a joint entity, consisting of more than one individual, partnership, corporation or other business organization, all such entities shall be jointly and severally liable for carrying out the activities and obligations of this Grant Project Cooperative Agreement, and for any default of activities and obligations.

12. RIGHT TO REVIEW AND OBSERVE; ACCESS TO RECORDS. The Department shall have the right to review and observe, at any time, completed work or work in progress related to the Grant Project Cooperative Agreement. The Grantee shall permit the Department or its agents to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, reports, papers and records of the Grantee relating to orders, invoices, or payments or any other documentation or materials pertaining to this Grant Project Cooperative Agreement. Upon the request of the Department, the Grantee shall deliver to the Department or its agents said documentation or materials.

13. PUBLIC RECORDS; RECORDS RETENTION. All records submitted to or inspected by the Department regarding this Grant Project Cooperative Agreement, including this Grant Project Cooperative Agreement, shall be public records and subject to the Open Records Law in Iowa Code chapter 22. All records of the Grantee relating to this Grant Project Cooperative Agreement shall be retained for a period of three (3) years following the date of final payment or completion of any required audit, whichever is later.

14. GOVERNING LAW. This Grant Agreement shall be interpreted in accordance with the law of the State of Iowa, and any action relating to the Grant Project Cooperative Agreement shall only be commenced in the Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

15. COMPLIANCE WITH LAWS. The Grantee agrees that, during the duration of and as a condition of the state's duty to perform under the terms of this Grant Project Cooperative Agreement, it will be in compliance with all applicable laws and regulations of the state and federal government, including but not limited to Equal Employment Opportunity provisions, Occupational Health and Safety Act, minimum wage requirements, records retention, audit requirements, and allowable costs.

16. ASSIGNMENT AND DELEGATION. The Grantee may not assign, transfer or convey in whole or in part this Grant Project Cooperative Agreement without the prior written consent of the Department. For the purpose of construing this clause, a transfer of a controlling interest in the Grantee shall be considered an assignment. The Grantee may not delegate any of its obligations or duties under this Grant Project Cooperative Agreement without the prior written consent of the Department.

17. REPAYMENT OBLIGATION. In the event that any funds are deferred or disallowed as a result of any audits or expended in violation of this Grant Project Cooperative Agreement or the laws applicable to the expenditure of such funds, the Grantee shall be liable to the Department for the full amount of any claim disallowed and for all related penalties incurred. If the Department determines at any time, whether through monitoring, audit, closeout procedures or by other means that the Grantee has received grant funds or requested reimbursement for costs which are unallowable under the terms of this Grant Project Cooperative Agreement or applicable laws, the Grantee will be notified of the questioned costs and given an opportunity to justify questioned costs prior to the Department's final determination of the disallowance of costs. If it is the Department's final determination that costs previously paid by the Department are unallowable under the terms of the Grant Project Cooperative Agreement, the expenditures will be disallowed and the Grantee shall immediately repay to the Department any and all disallowed costs. The requirements of this paragraph shall apply to the Grantee as well as any subcontractors or subrecipients.

18. WAIVER. Except as specifically provided for in a waiver signed by duly authorized representatives of the Department and the Grantee, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Grant Project Cooperative Agreement shall not be construed as affecting any subsequent right to require performance or to claim a breach.

19. INTEGRATION. This Grant Project Cooperative Agreement, including the Grantee's proposal dated February 24, 2025 and the Derecho Community Forestry Grant Program Description and Instructions, contains the entire understanding between the Grantee and the Department and any representations that may have been made before or after the signing of this Grant Project Cooperative Agreement, which are not contained herein, are nonbinding, void and of no effect. Neither of the parties has relied on any such prior representation in entering into this Grant Project Cooperative Agreement.

20. EXECUTION: By signing this Grant Project Cooperative Agreement, the Grantee agrees to the terms and conditions set forth in this Grant Project Cooperative Agreement, failure to meet the terms and conditions of this Grant Project Cooperative Agreement may be cause for repayment of all or part of the grant funds.

Date

Jeff Goerndt, State Forester

Iowa Department of Natural Resources

Fed ID #

Grantee Signature

Print Name

The Agricultural Issues Forum is a dynamic, team-based competition designed to enhance students' research, public speaking, and critical thinking skills by engaging them in discussions about current agricultural issues. Teams consist of 3-7 members who thoroughly investigate an agricultural issue of their choice and present both sides in a structured discussion format. The goal is to inform and educate audiences on the complexities of the topic rather than advocate for a specific stance.

During the competition, teams have up to 15 minutes to introduce, discuss, and conclude their issue, followed by a 7-minute question-and-answer session with judges. Presentations may incorporate official FFA dress, props, skits, and visual aids, but all materials must be respectful and professional.

A key component of the competition is community engagement. To qualify for the state event, teams must conduct at least five high-quality public forums with relevant community groups, such as local government boards, industry professionals, or other stakeholders involved in the issue. These forums allow teams to refine their presentations and receive feedback while also fostering meaningful discussions within their communities. A verification letter documenting these forums is required for state competition eligibility, with teams earning additional points for completing this requirement.

The competition progresses through district, state, and national levels. The top two teams from each district advance to the state event, where judges rank the top five teams and determine a state champion. The winning team earns the opportunity to compete at the national level, representing their state on a larger stage.

We are excited that our team has qualified for the Iowa FFA State Leadership Conference on April 14-15th at Iowa State University! The team, consisting of Lauryn Fuchs, Clare Haselhoff, and Brayden Parks, has worked hard to research and present their chosen issue: *Urbanization: Progress or Peril for Our Hometown*. We look forward to seeing them showcase their knowledge and skills at the state level!

DSMUUSA

GREATER DES MOINES PARTNERSHIP

TIFFANY TAUSCHECK

President & CEO, Greater Des Moines Partnership

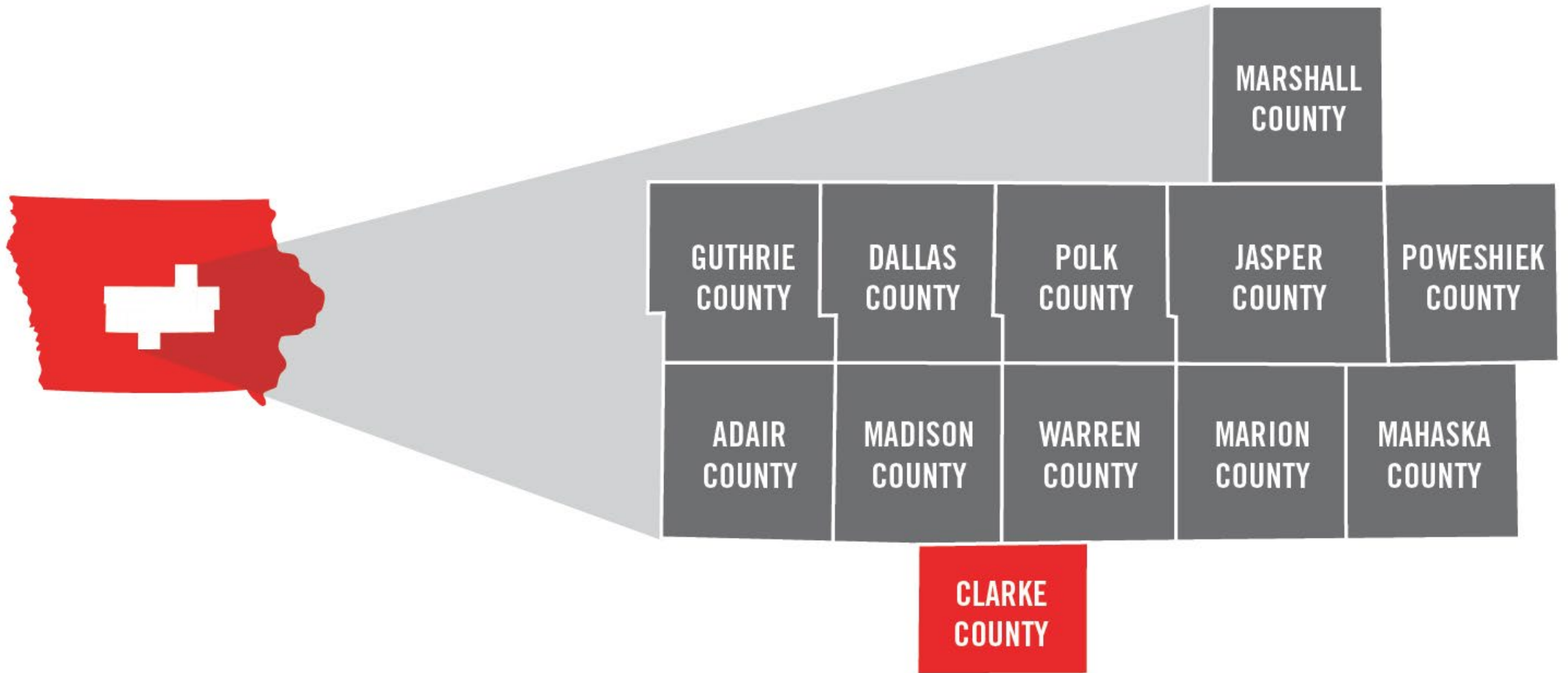


ABOUT THE PARTNERSHIP



The Greater Des Moines Partnership is the economic and community development organization serving Greater Des Moines (DSM), **united to drive economic growth** with one voice, one mission and as one region.

Together with more than 400 Investors and an Affiliate Chamber of Commerce network of more than 6,700 Regional Business Members, The Partnership **grows opportunity, creates jobs and promotes the best place to build a business**, a career and a future.



THE PARTNERSHIP REPRESENTS

3rd

IN THE NATION

Largest regional
Chamber
of Commerce

12

COUNTIES

Adair, Clarke,
Dallas, Guthrie,
Jasper, Madison,
Marion, Mahaska,
Marshall, Polk,
Poweshiek
and Warren

6,700+

REGIONAL MEMBERS

Supporting
#DSMlocal
businesses

400+

INVESTORS

Supporting
the mission

#3

LARGEST REGIONAL
CHAMBER IN THE NATION

FIVE-YEAR STRATEGIES

- Economic Development
- Talent
- Positioning DSM for the Future
- Inclusion
- Placemaking
- Storytelling



2025 STRATEGIC PRIORITIES

Economic Development

Workforce Readiness

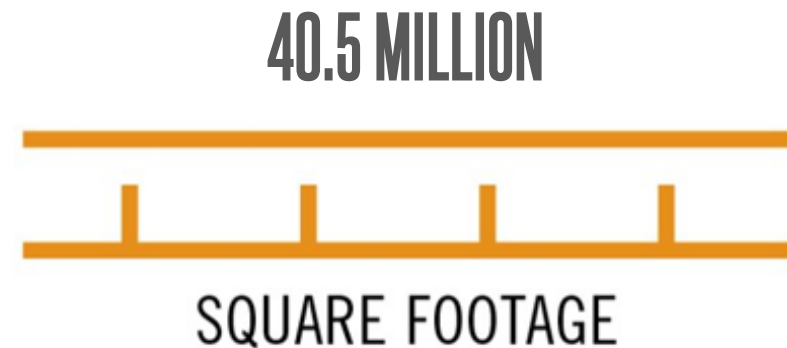
Quality of Life and Regional Community Integration

Inclusive Economic Growth and Business Support

Media Relations and Storytelling

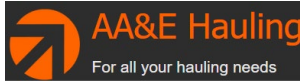
Investor Engagement

ECONOMIC DEVELOPMENT SINCE 1999



2024 Economic Development Projects

The Greater Des Moines Partnership team worked closely with city, county, state, utility and local economic development officials to assist in the expansion and new location of these businesses:



ECONOMIC DEVELOPMENT GOALS



Assist companies already in our 12-county region physically expand their business within DSM.



Identify and bring businesses outside of our 12-county region and state to DSM – either as a relocation or an expansion.

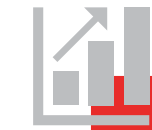
BUSINESS RETENTION & EXPANSION

- Annual strategy to meet with executives in the DSM region
- Goal: Meet with 150+ unique companies
- Compile and analyze data for common trends and direction
- Visits to out-of-state corporate headquarters

80%

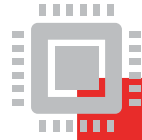
OF ECONOMIC DEVELOPMENT
GROWTH IS DUE TO LOCAL
EXISTING BUSINESS EXPANSIONS

2024 BRE KEY FINDINGS



Business Success

- **58%** of companies reported increasing sales in 2024
- **2/3** of companies' primary products and/or services are growing
- **52%** of companies confirmed plans to expand or modernize in the next three years



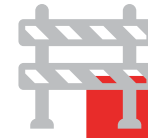
Artificial Intelligence

- **52%** of companies are currently using AI
- **38%** of companies are considering AI
- **47%** of companies currently using AI plan to increase their usage



Community Relationships

- DSM companies feel supported by their community partners. **A successful and collaborative business environment** is cited as the top strength of the region.
- Additional strengths include **Location and Access, Amenities, Access to Workforce, and Proximity to Customers.**



Growth Barriers

- Similar to other regions in the U.S., **Macroeconomic Factors** and **Lack of Available Workforce** are cited as the top two growth barriers.
- Additional growth barriers include **Lack of Housing, Logistics, Lack of Real Estate, and Lack of Childcare.**

Business Recruitment

Collaborative Marketing

IOWA ECONOMIC DEVELOPMENT AUTHORITY

Markets Iowa on a national and international level

GREATER DES MOINES PARTNERSHIP

Markets the DSM region on a national and international level

COMMUNITIES, COUNTIES AND UTILITIES

Participate with IEDA and The Partnership



Targeted Industries

ADVANCED MANUFACTURING

Anderson Erickson Dairy
Musco Sports Lighting
The Wittern Group

INSURANCE AND FINANCIAL SERVICES

NCMIC
Principal
Wells Fargo

AG INNOVATION

Corteva Agriscience
Kemin
Landus

LOGISTICS

Amazon
Ruan Companies
Worldwide Logistics

DATA CENTERS

Meta
Microsoft
Apple

TECHNOLOGY

Collins Aerospace
John Deere ISG
OpenLoop Health

Site Selection is Critical

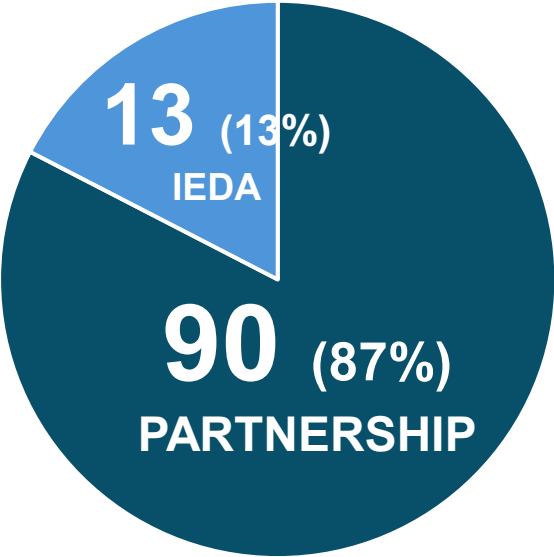
- **Process of Elimination**
- **Risk Aversion**
- **Confidentiality**

MORE THAN **10,000**
ECONOMIC DEVELOPMENT GROUPS
COMPETE NATIONALLY FOR
100-200 MAJOR PROJECTS
EACH YEAR

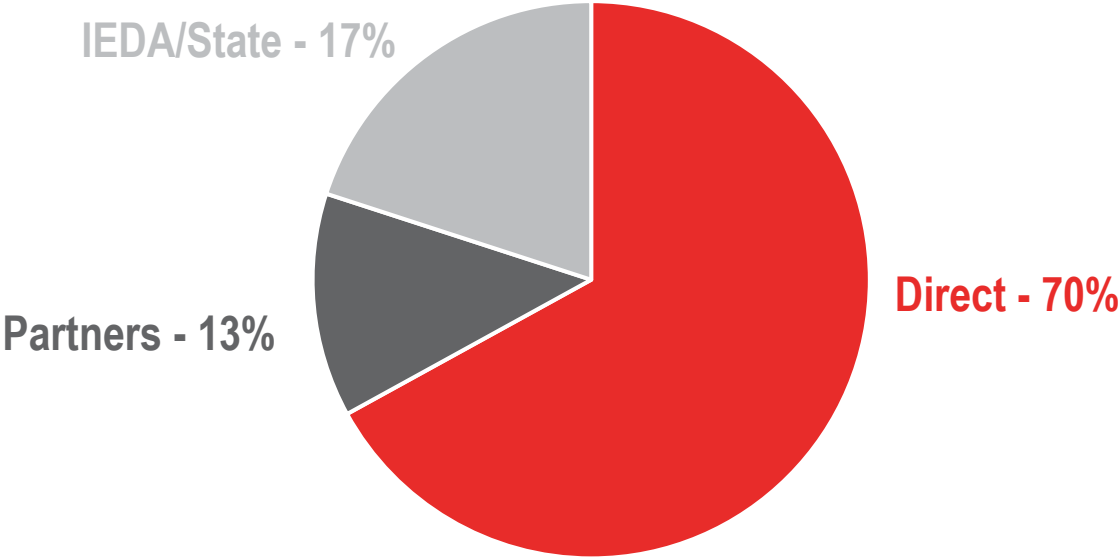
LEAD GENERATION



2024 LEAD SOURCES



2014-2024 LEAD SOURCE HISTORY



RECRUITMENT TRIPS, TRADESHOWS AND CONFERENCES

Tradeshows and Conferences

- ✓ ITC Vegas (November)
- ✓ Economix (December)
- ✓ Area Development Consultants Forum (December)
- ✓ World Agri-Tech Innovation Summit (March)
- ✓ Site Selectors Guild (April)
- ✓ Global Insurance Symposium (April)
- ✓ Pet Food Forum (April/May)
- ✓ SelectUSA (June)
- ✓ Institute of Food Technologists (July)
- ✓ TechHub LIVE (July)
- ✓ Farm Progress Show (August)
- ✓ Site Selectors Guild (September)
- ✓ ICREA Expo (September)
- ✓ ITC Vegas (October)
- ✓ Algae Biomass Summit (October) – Speaking opportunity
- ✓ IPT Credits and Incentives Symposium (October) – Speaking opportunity

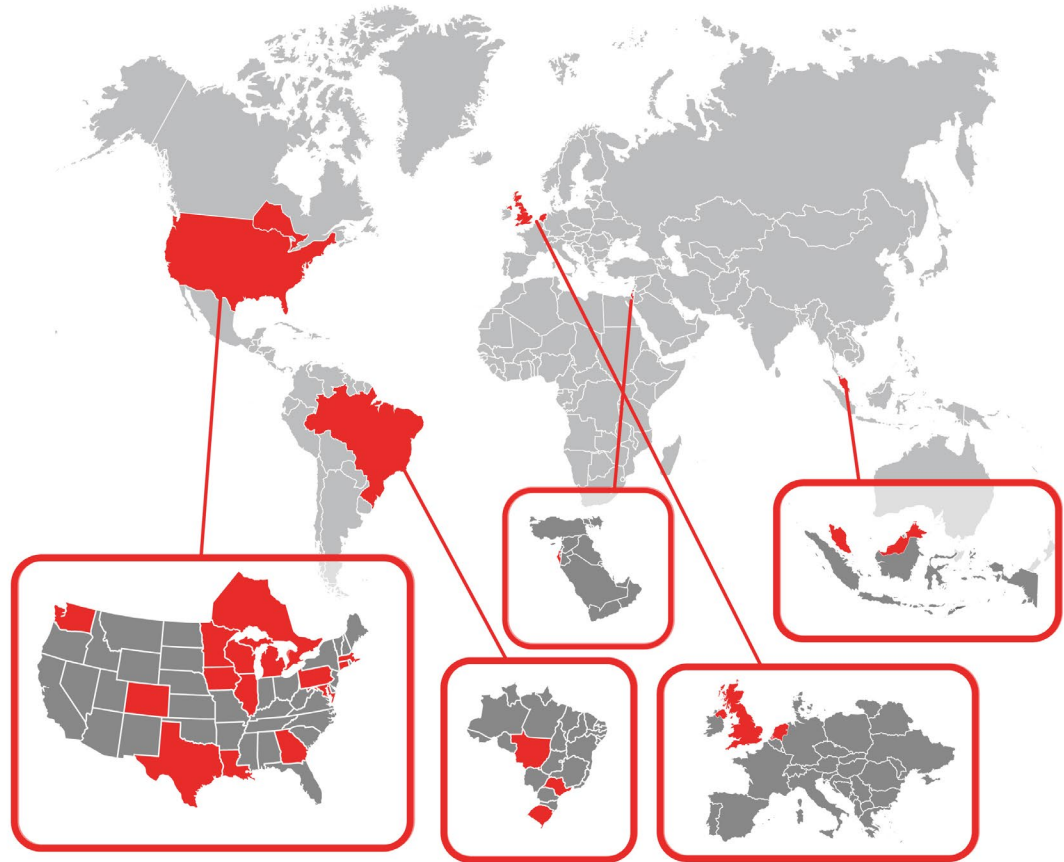
Metro Recruitment Trips

- ✓ Atlanta/Greenville (February)
- ✓ Seattle (March)
- ✓ Dallas (May)
- ✓ Kansas City (August)
- ✓ St. Louis (August)
- ✓ Minneapolis (August)

International Trade Mission

- ✓ Governor's Trade and Investment Mission to India (September)

LEAD GENERATION



2024 leads
originated from
13 states and
6 countries.

KEY ECONOMIC DEVELOPMENT TRENDS



Industrial

Supply chain resilience

Onshoring

E-commerce growth



Office

Moves to Class A space

Return to Work



Data Centers

Rapidly growing industry

Available electric capacity is driving location decisions



Housing

Housing supply constraints

Housing demand will continue to exceed supply



Retail

Growth in experiential retail

Redevelopment of malls and vacant large box retail

Sports facilities

2022 Bondurant Commuting Patterns:

- Worker Inflow: 4,035
 - Worker Outflow: 3,617
 - Net Job Inflow: 418
-
- 5.7% of employed Bondurant residents work in Bondurant.
-
- 5.1% of people employed in Bondurant live in Bondurant.

Source: U.S. Census Bureau

DSM is a Regional Economy

296 Bondurant residents

work for a sample of 8 businesses
whose growth was supported by
Partnership economic development initiatives.

Major Employer	Business Location
B&G Foods	Ankeny
Baker Group	Ankeny
Corteva	Johnston
Equifax	West Des Moines
Hy-Vee (HQ)	West Des Moines
Meta/Facebook	Altoona
Waldinger Corp.	Des Moines
Wells Fargo	West Des Moines

Source: Placer.ai (2024)

TALENT DEVELOPMENT



DSM Intern Connection



Career Ready Collective

DSMUSA

**DO SOMETHING
AMBITIOUS**

Discover Business
Success In Greater
Des Moines

Find Out How

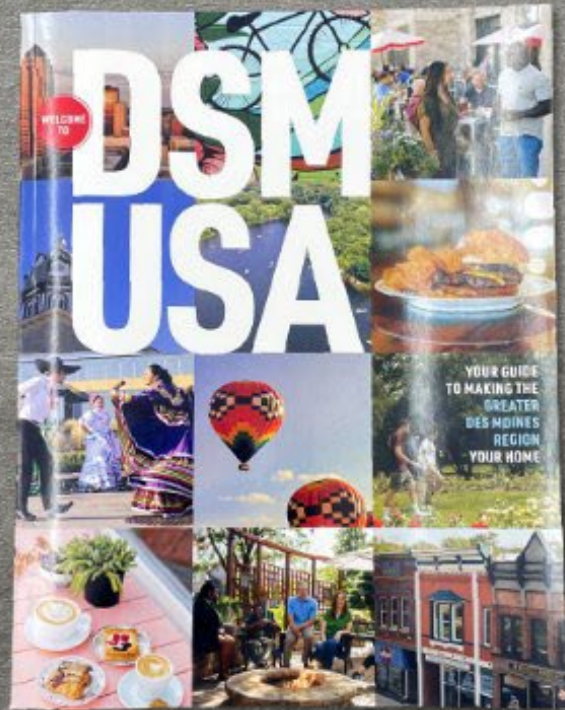
**DO SOMETHING
Greater**

DO SOMETHING
Greater
In Greater Des Moines



**GREATER DES MOINES
PARTNERSHIP**

DSM USA WELCOME GUIDE



NEW RESIDENTS

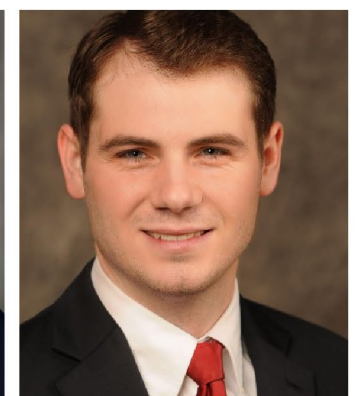


Welcome to DSM USA Receptions



DSM MVPs Program

DSM MVPs



DMDC TRIP

“It feels like the expectation during DMDC is that everybody simply lets their guard down and makes themselves available for meaningful conversations with whomever they happen to be next to.”

— **Lincoln Dix**
Vice President, Storey
Kenworthy, 2024 Partnership
Affiliate Presidents' Council
Chair



AFFILIATE CHAMBER SUPPORT

- Board Training
- Government Policy Council
- Regional Community Integration
- Small Business Support
- Regional Summit
- Storytelling and Promotion



SMALL BUSINESS SUPPORT



Scale DSM
Business
Accelerator



Spark DSM
Business
Incubator



1:1
Connecting



Entrepreneur
Field Days

The background image shows a street scene with multi-story buildings and large, ornate planters filled with flowers. The entire image is covered with a semi-transparent red overlay. The text 'REGIONAL MOMENTUM' is centered in a large, white, sans-serif font.

REGIONAL MOMENTUM

DSM RANKINGS

#1 PLACE FOR YOUNG
PROFESSIONAL TO LIVE
— *Forbes*, 2023

#12 BEST MIDSIZED CITY
IN THE U.S.
— *Extra Storage Space*, 2023

#3 BEST MARKET FOR RECENT
COLLEGE GRADUATES
— *Zillow*, 2023

TOP 10 TOP METRO FOR NUMBER OF
ECONOMIC DEVELOPMENT PROJECTS
(among metros with a population of 200,000 to 1 million)
— *Site Selection Magazine*, 2023

TOP 10 FASTEST-GROWING
MIDSIZED METRO
— *Site Selection Group*, 2023

#1 BEST MIDSIZED METRO
FOR MILLENNIALS
— *CommercialCafe*, 2023

#7 LOWEST COST OF
LIVING IN THE U.S.
— *RentCafe*, 2023

#4 CLEANEST CITY IN
THE COUNTRY
— *Lawn Starter*, 2023

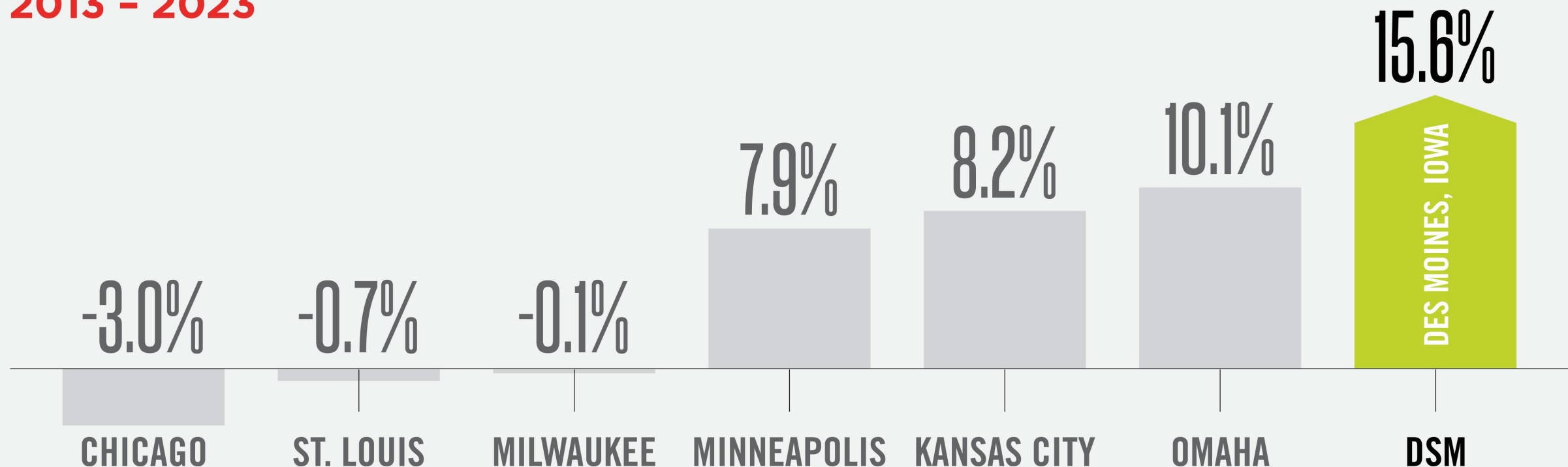
TOP 20 BEST PLACE TO LIVE
IN THE U.S.
— *U.S. News & World Report*, 2023

TOP 5 SMALL CITY FOR
YOUNG GRADUATES
— *Pheabs*, 2023

POPULATION GROWTH

2013 - 2023

Source: U.S. Census Bureau



According to the U.S. Census, an average of 27 people move to Greater Des Moines every day.

EVENTS AND ACTIVATIONS



Downtown Farmers'
Market



Regional
Activations



World Food &
Music Festival

COMMUNICATIONS AND MARKETING

- **Telling the Story**

- Loud, Bold, Broad**

- 5,300+ Media Mentions in 2024
 - 541+ Regional Stories Shared
 - 393,000+ Do Something Greater Campaign Website Users



CAPITAL CROSSROADS

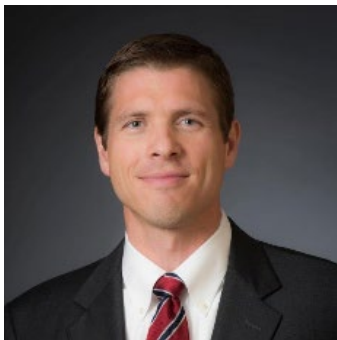
Chairs



Mayor Courtney Clarke
City of Waukee



Dan Houston
Principal Financial
Group



Ben McLean
Ruan Transportation
Management Systems



Dr. Ian Roberts
Des Moines Public
Schools

PARTNERSHIP BENEFITS

LOCAL GOVERNMENT INVESTORS

Regional Promotion & Growth	Business & Entrepreneurial Support	Research Support & Tools	Public Policy
Lead generation through national promotion	Expertise to assist growing or contracting businesses	Multiple subscription-based data sources	DMDC (Annual Washington DC Trip)
Economic development response and project management	BRE program identifying regional strengths & challenges	Placer.ai	Government Policy Council participation
Community growth through strong regional economy	Entrepreneurial coaching	JobsEQ workforce and industry analysis reports	Convener and collaboration building
Storytelling locally and nationally.	Talent attraction and development	Online DSM DataHub	Public policy events and information

THANK YOU

Tiffany Tauscheck | ttauscheck@DSMpartnership.com | Connect on Social: @LoveDSM

Greater Des Moines Partnership | DSMpartnership.com | Connect on Social: @DSMpartnership

DSMUSIA





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

Item No. 7.a.
For Meeting of 3/24/2025
Resolution

TITLE: - Resolution approving site plan for Lot 4 of Commerce Crossing Plat 1

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

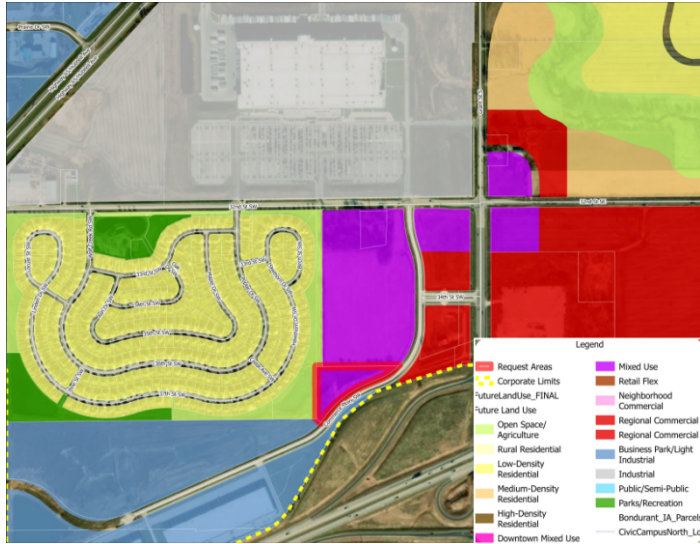
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for Lot 4 of the Commerce Crossing Plat. The site plan applicant and owner of the property is Signature Commercial Real Estate. The site plan was prepared by Shive-Hattery Inc. The applicant is proposing a 15,401 square foot building. 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.

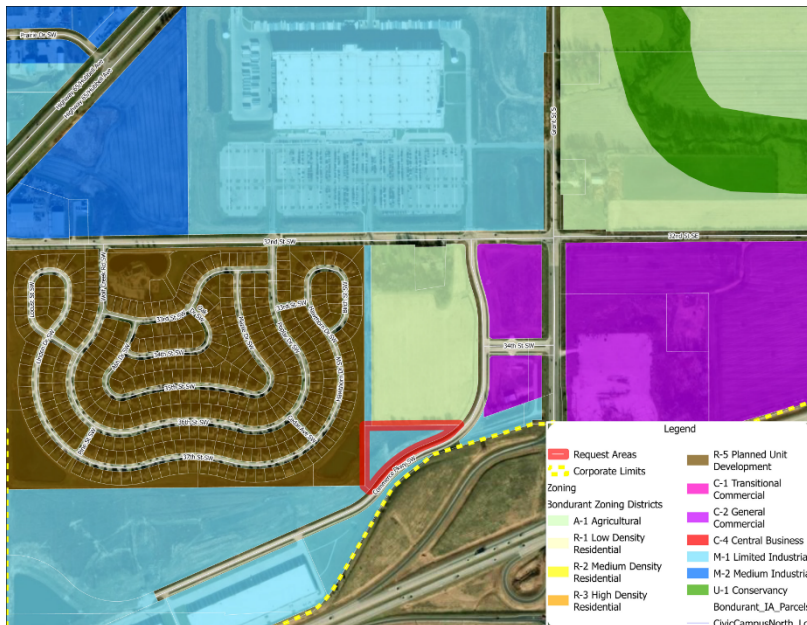
Consistency with the City's Comprehensive Plan:

An M-1 development at this location is consistent with the 2022 Comprehensive Plan which guides for Mixed-Use at this location. There is Business Park/Light Industrial to the southeast of the proposed property, mixed use to the north, Regional Commercial to the east and Low-Density Residential to the west.



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 Commerce Crossing Parkway SW, a 50' rear yard setback along the northern property line and 20' side yard setbacks from the eastern and western property lines.
- The site plan currently shows an outdoor storage area north of the proposed building. The site plan shows a 6' opaque fence surrounding the outdoor storage area, and a berm along the western property line between the outdoor storage area and the existing residential neighborhood to the west.

Parking/Drive Areas

- Two access points are shown off Commerce Crossing Parkway SW.
- The site plan shows one 15,401 square-foot warehouse building.
- 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" and 8" P.C.C. which meets code requirements.
- The site plan does shows a total of 15 parking spaces on site, one being ADA. The site plan states there will be approximately 15 employees on site, requiring 15 parking stalls.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report, any comments submitted by the City Engineer must be addressed before City Staff releases the Site Plan.
- This property is not located within a Sanitary Sewer Connection Fee District.
- This property is not located within a Water Connection Fee District.
- 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 glass and metal panels make up the southern elevation.
- The City of Bondurant is currently undertaking a zoning code rewrite and is anticipating the architectural design standards to be amended to reflect the architectural design standards for properties located within the Arterial Corridor Overlay District. The applicant has acknowledged if this proposed change does

not pass, an updated architectural elevation plan will be submitted to City staff for review.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.
- In lieu of constructing a sidewalk along the length of Commerce Crossing Parkway SW, the Site Plan shows a pedestrian connection to the existing pedestrian trail located on the south side of Commerce Crossing Parkway SW.

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.

FUNDING SOURCE:

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the site for Lot 4 of Commerce Crossing Plat 1 at their March 13, 2025 meeting. Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-88
2. Site Plan
3. Commerce Crossing Lot 4 - photometric
4. Architectural Design Elevations
5. 2025-02-28_AutoturnExhibit

CITY OF BONDURANT
RESOLUTION NO. 250324-88

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR COMMERCE
CROSSING PLAT 1 LOT 4

WHEREAS Shive-Hattery, Inc, on behalf of the applicant Signature Commercial Real Estate, has submitted the site plan for Commerce Crossing Plat 1 Lot 4 described as follows;

LOT 4 COMMERCE CROSSING PLAT 1.

WHEREAS the zoning for the property is Light Industrial (M-1) and warehouse use is a permitted use per Sections 178.13. of the Zoning Code;

WHEREAS, the Planning and Zoning Commission will make a recommendation of the submitted site plan at their March 13, 2025, 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 items:

1. Architectural Design Elevations are updated, if necessary, to comply with requirements under the newly adopted Zoning Code.
2. Any comments submitted by the City Engineering Department are addressed.

Passed this 24th day of March 2025

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.

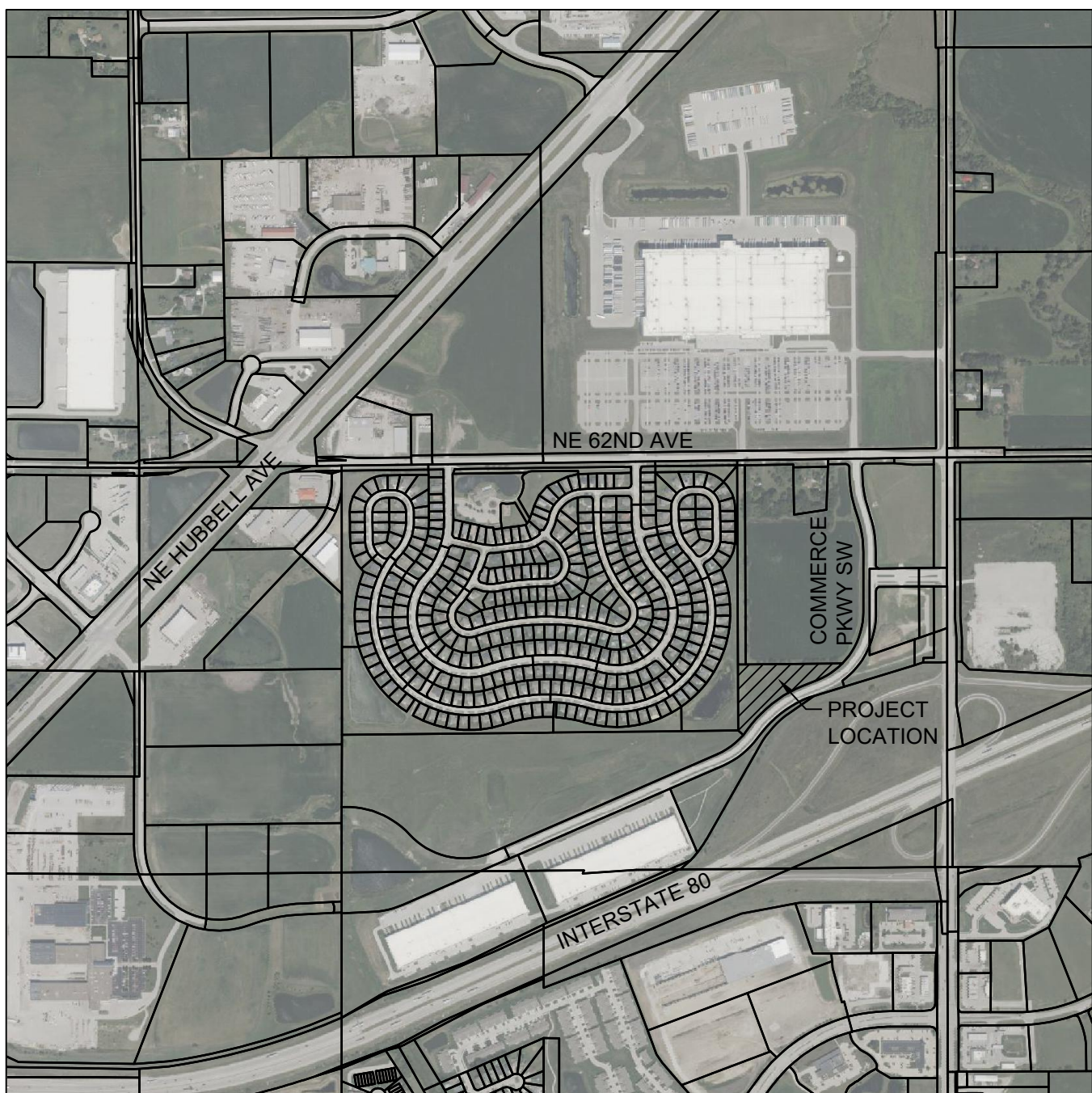
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

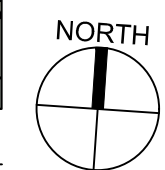
COMMERCE CROSSING LOT 4 SITE PLAN

COMMERCE PKWY SW, BONDURANT, IA 50035



VICINITY MAP - BONDURANT, IOWA

1" = 1000'



OWNER/DEVELOPER

SIGNATURE COMMERCIAL REAL ESTATE
ATTN: ANDY HODGES
4701 121ST STREET
URBANDALE, IOWA 50323
515-313-8008

ENGINEER

SHIVE-HATTERY, INC.
ATTN: KELSEY SCALLON
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
515-223-8104

BUILDING INFORMATION

AREA 15,041 SF

ZONING & BULK REGULATIONS

M-1 LIGHT INDUSTRIAL DISTRICT

FRONT YARD SETBACK 50 FEET
SIDE YARD SETBACK 20 FEET
REAR YARD SETBACK 50 FEET
MAXIMUM BUILDING HEIGHT 65 FEET
MAXIMUM NUMBER OF STORIES 3 STORIES
LOT AREA 10,000 SF
OPEN SPACE 15%
SCREENING SUFFICIENT HEIGHT AND DENSITY

PARKING SUMMARY

REQUIRED PEDESTRIAN VEHICLE PARKING

PROPOSED WAREHOUSE - 1 STALL FOR EVERY WAREHOUSE EMPLOYEE

ESTIMATING 15 WAREHOUSE EMPLOYEES (SPECULATIVE) = 15 STALLS

ADA STALLS REQUIRED = 1 (1-25 TOTAL STALLS)

PROVIDED PEDESTRIAN VEHICLE PARKING

PARKING STALLS PROVIDED = 24 PEDESTRIAN VEHICLE STALLS

ADA STALLS REQUIRED = 2

TOTAL PARKING PROVIDED = 24+2 = 26 TOTAL PARKING STALLS

AREA SUMMARY

TOTAL PROP. SITE AREA: 138,078 SF (3.17 AC)

IMPERVIOUS AREA:
BUILDING: 15,041 SF
PAVING: 41,308 SF
TOTAL (CURRENT): 56,349 SF
TOTAL (FUTURE): 66,769 SF

OPEN SPACE PROVIDED: 81,729 SF (59%)
OPEN SPACE (FUTURE): 71,309 SF (52%)

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	CONSTRUCTION NOTES
C002	OVERALL LAYOUT PLAN
CD01	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C251	EROSION AND SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C302	PUBLIC SANITARY PLAN AND PROFILE
C303	PUBLIC SANITARY PLAN AND PROFILE
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L501	LANDSCAPE DETAILS
L502	LANDSCAPE SPECIFICATIONS
L503	LANDSCAPE SPECIFICATIONS

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	RIGHT-OF-WAY LINE	
	LOT LINE	
	ELECTRICAL LINE - UNDERGROUND	
	STORM SEWER	
	WATER SERVICE	
	GAS SERVICE	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INTAKES	
	STORM OUTLET	
	FIRE HYDRANT	
	WATER VALVE	
	LIGHT FIXTURE	
	ELECTRIC TRANSFORMER	
	BOLLARD	
	SIGNAGE	
	TREE	
	MINOR CONTOUR	
	MAJOR CONTOUR	
	8" P.C.C. PAVEMENT	
	8" HEAVY DUTY P.C.C. PAVEMENT	
	6" P.C.C. PAVEMENT	
	5" P.C.C. SIDEWALK	

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

HOLLY C. REID
PRINTED OR TYPED NAME OR SECURE ELECTRONIC SIGNATURE

SIGNATURE DATE

PAGES OR SHEETS COVERED BY THIS SEAL
ALL 'L' SHEETS

License Expires 06/30/2025

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE DATE
PRINTED OR TYPED NAME KELSEY A. SCALLON
LICENSE NUMBER 25081

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL
ALL 'C' SHEETS

P:\projects\2025\2025000300\Drawings\Drawings\1_Civil\201 CONSTRUCTION NOTES.dwg
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	A	B	C	D	E	F
	GENERAL NOTES:		GRADING AND EROSION CONTROL NOTES:		SPECIFICATIONS - SITE WORK	
1	1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.		1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.		THE 2025 EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), ANY CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS AND TENANT-SPECIFIC SPECIFICATIONS, SHALL APPLY TO ALL SITE WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.	
	2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.		2. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.		A. CONCRETE PAVING: MATERIALS AND MIXING FOR ALL CONCRETE WORK, UNLESS OTHERWISE SPECIFIED, SHALL CONFORM TO IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTIONS 2301.01 THROUGH 2301.03 AND MATERIALS I.M. 529 FOR AIR-ENTRAINED TYPE C-4 MIX WITH TYPE I CEMENT. M-MIX CAN BE USED WITH APPROVAL OF ENGINEER.	
	3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.		3. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.		COARSE AGGREGATE DURABILITY SHALL BE CLASS II	
	4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.		4. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.		COMPRESSIVE STRENGTH 2800 PSI @ 7 DAYS AND 4000 PSI @ 28 DAYS	
	5. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.		5. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.		SLUMP: 1/2" TO 2-1/2" (MACHINE FINISH) OR 1/2" OR 4" (HAND FINISH)	
	6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.		6. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.		AIR CONTENT: 7.0% ± 1.5%	
	7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.		7. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.		TESTING - ONE SET OF TEST CYLINDERS REQUIRED FOR EACH 100 C.Y. OR ONE PER DAY IF LESS THAN 100 CY FROM SAME READY MIX PLANT. TESTING TO BE COMPLETED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK. SUBMIT ALL REPORTS TO THE ENGINEER.	
	8. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.		8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.		SURFACE CURING: CONTRACTOR SHALL APPLY WHITE PIGMENT LIQUID CURING COMPOUND IN A FINE SPRAY TO FORM CONTINUOUS UNIFORM FILM AFTER FINISHING AND SURFACE MOISTURE HAS DISAPPEARED, OR WITHIN 30 MINUTES OF PLACEMENT.	
	9. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.		9. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.		PROVIDE OWNERS REPRESENTATIVE WITH CONCRETE MIX DESIGN FOR APPROVAL.	
	10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.		10. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.		B. SITE EARTHWORK: REFER TO STRUCTURAL EXCAVATION AND BACKFILL REQUIREMENTS FOR ALL EARTHWORK ASSOCIATED WITH BUILDING AND FOUNDATIONS.	
2	11. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.		11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.		COMPLETE SITE EARTHWORK AND TRENCHING ACCORDING TO SUDAS AND CITY OF THE PROJECT'S GEOTECHNICAL REPORT REQUIREMENTS UNLESS OTHERWISE SPECIFIED. CONSTRUCT TO ELEVATIONS SHOWN.	
	12. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.		12. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.		SCARIFY A MINIMUM OF TWELVE (12") INCHES OF MATERIAL UNDER THE PROPOSED PAVEMENT, CHEMICALLY STABILIZE, AND RECOMPACT TO 95 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR). SCARIFY A MINIMUM OF SIX (6") INCHES OF MATERIAL IN AREAS TO RECEIVE FILL AND RECOMPACT TO 90 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR).	
	13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.		13. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.		PROVIDE WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT (- 1 TO + 4%) OR MOISTURE CONTENT DIRECTED BY GEOTECHNICAL ENGINEER FOR ALL COMPACTION.	
	14. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.		14. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.		FILL MATERIAL SHALL BE FREE FROM STICKS, ROOTS, DEBRIS, AND ORGANIC MATTER. EXCESS SOIL AND GRANULAR MATERIAL SHALL BE HAULED OFFSITE.	
	15. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.		15. A SWPPP WILL BE PREPARED AND WILL BE MADE AVAILABLE TO THE CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.		PROOF ROLL EXPOSED SUBGRADES WITH HEAVY CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF ANY NEW FILL, OR COMPACT EXPOSED SUBGRADE BY A MINIMUM OF FOUR COMPLETE PASSES WITH A PLATE-TYPE VIBRATORY COMPACTOR WITH A MINIMUM FORCE RATING OF 3,500 POUNDS.	
	16. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.		STORM SEWER CONSTRUCTION NOTES:		PROVIDE COMPACTION TESTS FOR AREAS UNDER PAVING AND MAKE ONE TEST PER 5,000 SQUARE FEET. TESTING TO BE DONE AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK.	
	17. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND DEVELOPERS.		1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.		C. TRAFFIC AND PEDESTRIAN CONTROL: PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM PROJECT SITE. PROVIDE OWNERS REPRESENTATIVE WITH A CONSTRUCTION STAGING PLAN SHOWING CONSTRUCTION SEQUENCING, STAGING AREAS, AND ALL ACCESS ROUTES.	
	18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.		2. PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.		KEEP INTERFERENCE WITH TRAFFIC TO A MINIMUM. DO NOT BLOCK EXISTING SITE ROADWAYS OR DRIVEWAYS.	
	19. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.		3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW ONSITE UNTIL NEW SYSTEM IS INSTALLED.		ALL VEHICULAR AND PEDESTRIAN CONTROL SIGNAGE SHALL CONFORM TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND CITY OF ANKENY STANDARD SPECIFICATIONS.	
	20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SEEDED ACCORDING TO THE CONSTRUCTION PLANS.		4. RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS.		D. PAVEMENT JOINTING: PROVIDE IDOT 'TYPE RD' AND 'TYPE BT' JOINTS TO TIE INTO EXISTING PAVING AND BETWEEN POURS. PROVIDE IDOT 'TYPE C' JOINTS AT MAXIMUM SPACING OF 15 FEET. MATCH ALL EXISTING JOINTS. SEAL ALL JOINTS.	
3	21. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF BONDURANT FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.		5. ALL HDPE PIPE SHALL BE DUAL-WALLED.		E. SEALANTS: JOINT SEALERS: MATERIALS AND INSTALLATION TO MEET IDOT AND MANUFACTURER'S SPECIFICATIONS. ALL JOINTS SHALL BE SEALED.	
	22. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND ANY CITY OF BONDURANT SUPPLEMENTAL CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.		6. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.		F. STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE DISTURBED AREA FOR FOR THIS PROJECT IS GREATER THAN ONE (1) ACRE, THEREFORE A SWPPP IS REQUIRED FOR STORMWATER DISCHARGE. CONTRACTOR TO INSTALL STORMWATER CONTROLS AND ADDITIONAL CONTROLS AS SHOWN IN PLANS AND IN THE SWPPP.	
	23. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.		7. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.		G. SEEDING/SODDING: SEEDED AREAS SHALL INCLUDE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO PLANS.	
	24. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.		8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.		H. TOPSOIL: STRIP, STOCKPILE, AND RESPREAD TOPSOIL IN ALL AREAS TO BE SEEDED. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 6 INCHES, AFTER NATURAL SETTLEMENT, AND SHALL CONFORM SMOOTHLY TO THE ADJACENT LINES, GRADES, AND ELEVATIONS.	
	25. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.		9. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.			
	26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.		10. WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING ACCORDING TO SUDAS REQUIREMENTS.			
	27. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.		SANITARY SEWER CONSTRUCTION NOTES:			
	28. SIGNING, STRIPING, OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).		1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.			
4	WATER LINE CONSTRUCTION NOTES:		2. PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.			
	1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.		3. SANITARY SEWER MUST BE VIDEOED AFTER THE CONNECTION IS MADE. VIDEO SHALL BE PROVIDED TO THE CITY FOR APPROVAL.			
	2. WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.					
	3. CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, PIV'S, HYDRANTS, AND FRONT DOORS.					
	4. ALL WATER LINE SHALL BE PVC C900 UNLESS OTHERWISE NOTED.					
	5. ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.					
	6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION.					
	7. WATER MAIN CROSSINGS WITH STORM SEWER AND/OR SANITARY SEWER SHALL FOLLOW SUDAS REQUIREMENTS AND/OR ANY CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS AND PROVIDE WATERTIGHT JOINTS WHERE APPLICABLE.					
	A	B	C	D	E	F

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COMMERCE CROSSING LOT 4

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN BY
EF

APPROVED BY
KAS

ISSUED FOR
CITY SUBMITTAL 02

ISSUE DATE
02/26/2025

PROJECT NUMBER
2250000330

FIELD BOOK
-

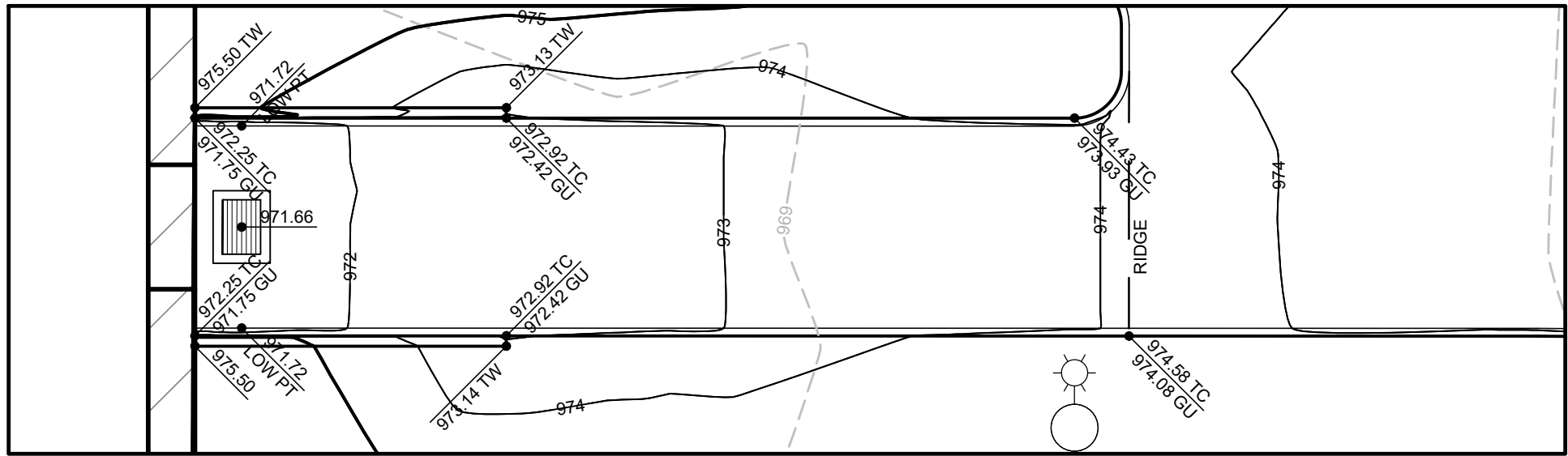
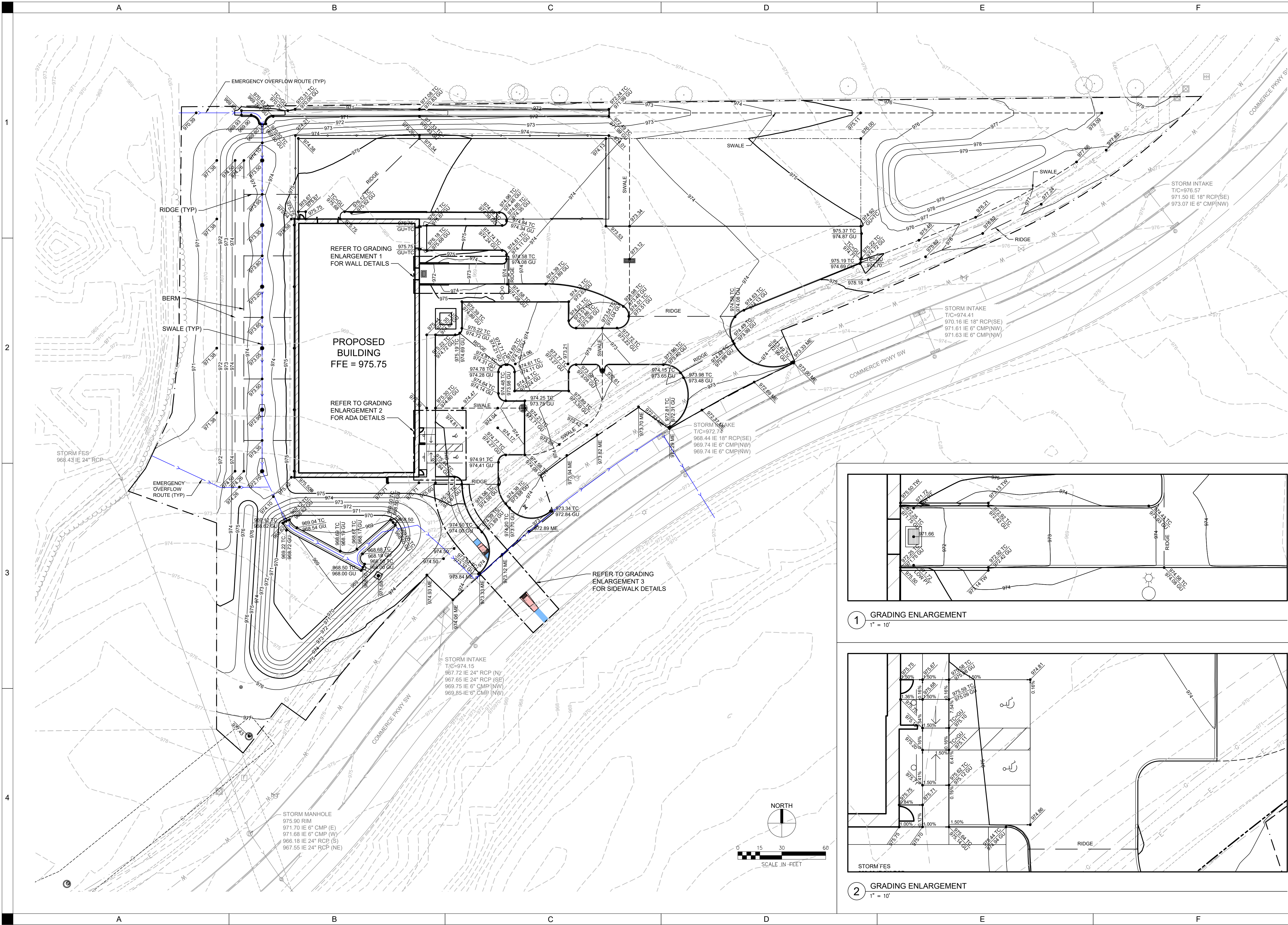
CONSTRUCTION
NOTES

C001

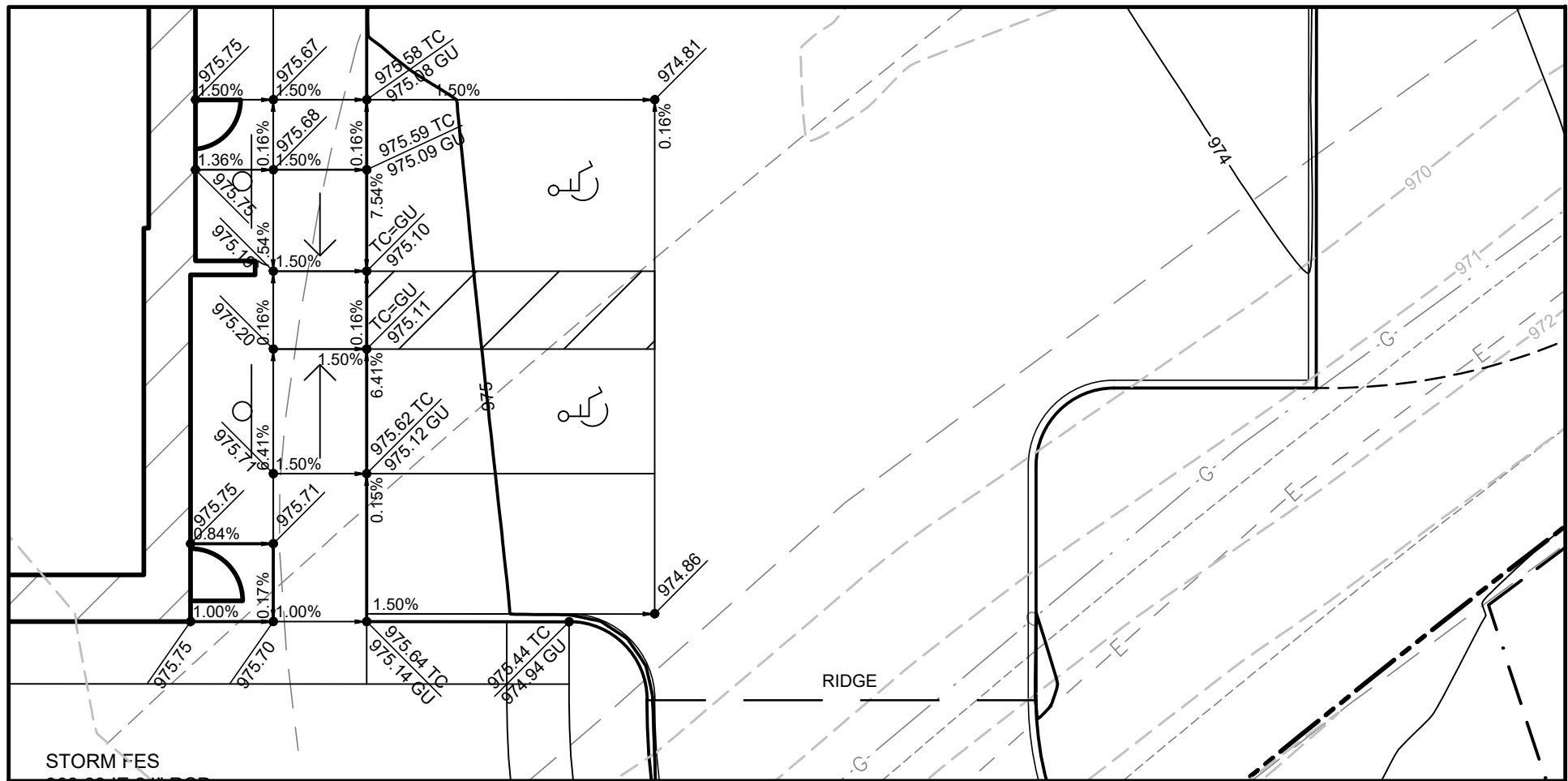




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1 GRADING ENLARGEMENT
1" = 10'



2 GRADING ENLARGEMENT
1" = 10'

GRADING PLAN

DRAWN BY	EF
APPROVED BY	KAS
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/28/2025
PROJECT NUMBER	2250000330
FIELD BOOK	—

PRELIMINARY
- NOT FOR
CONSTRUCTION

COMMERCE CROSSING LOT 4

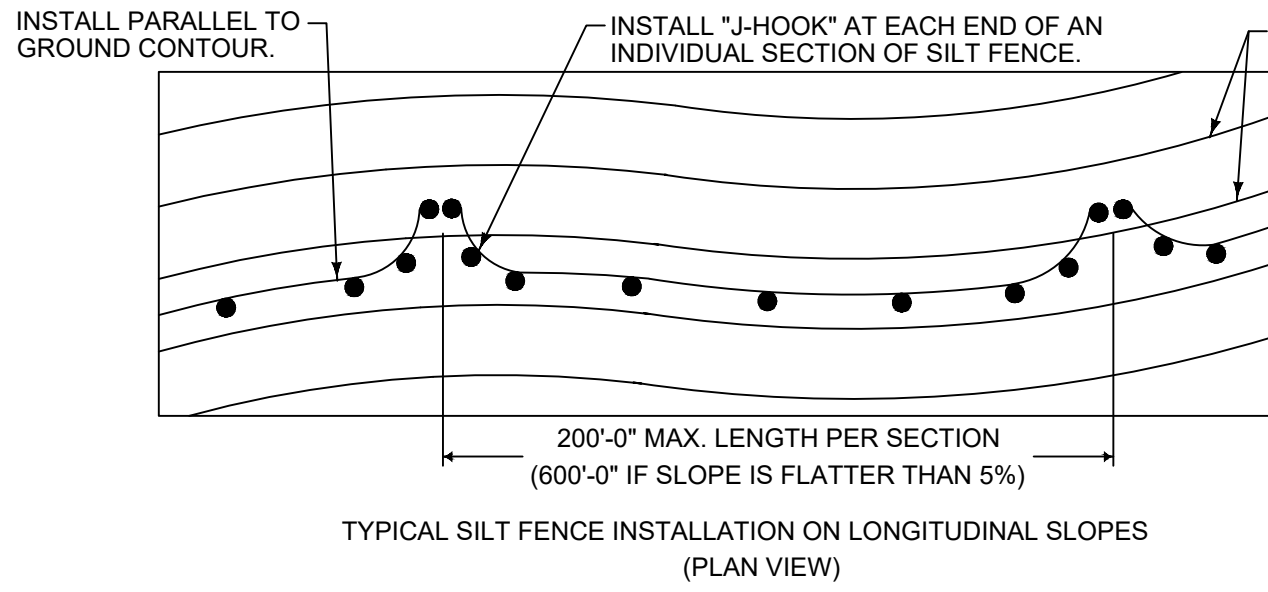
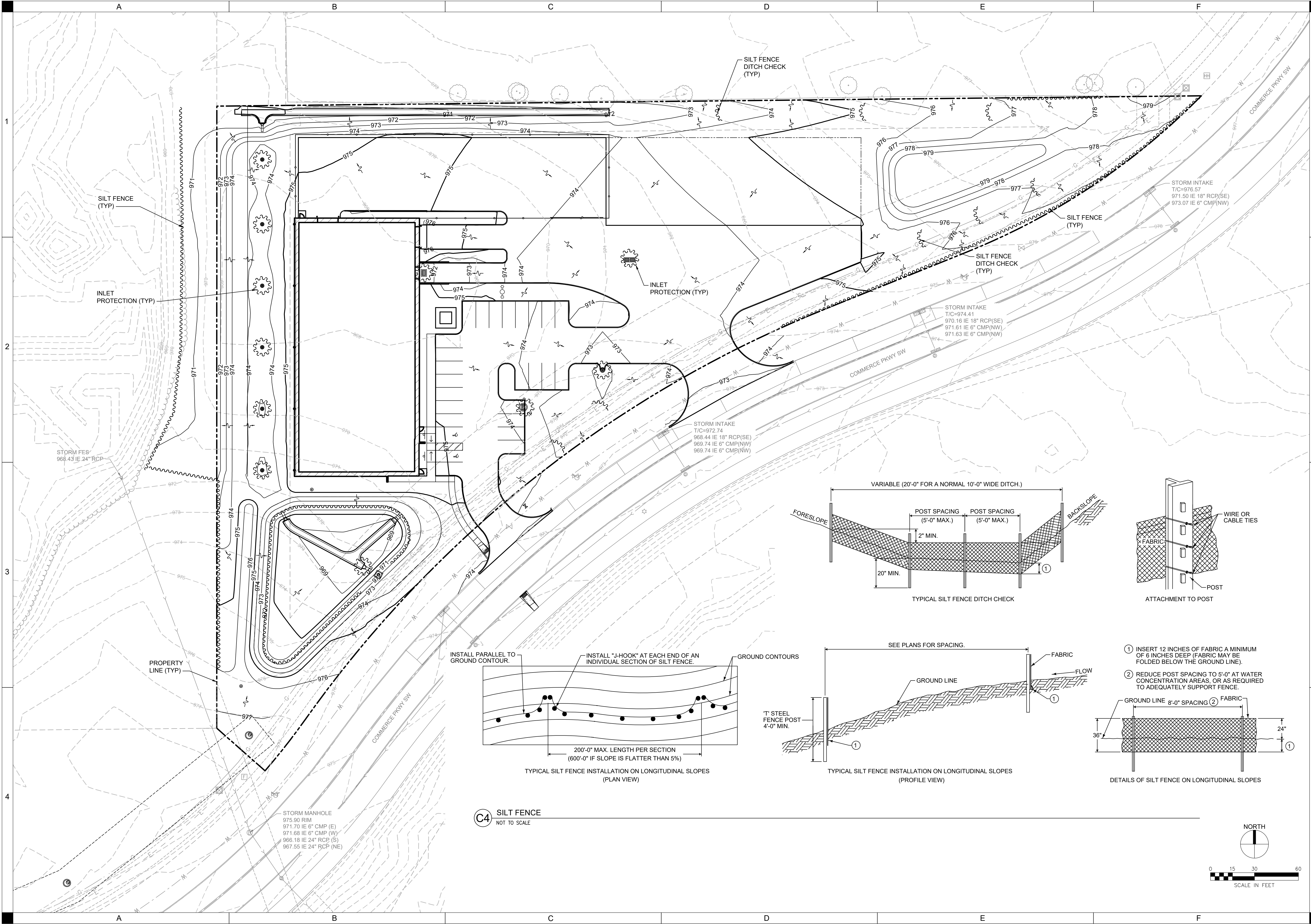
SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

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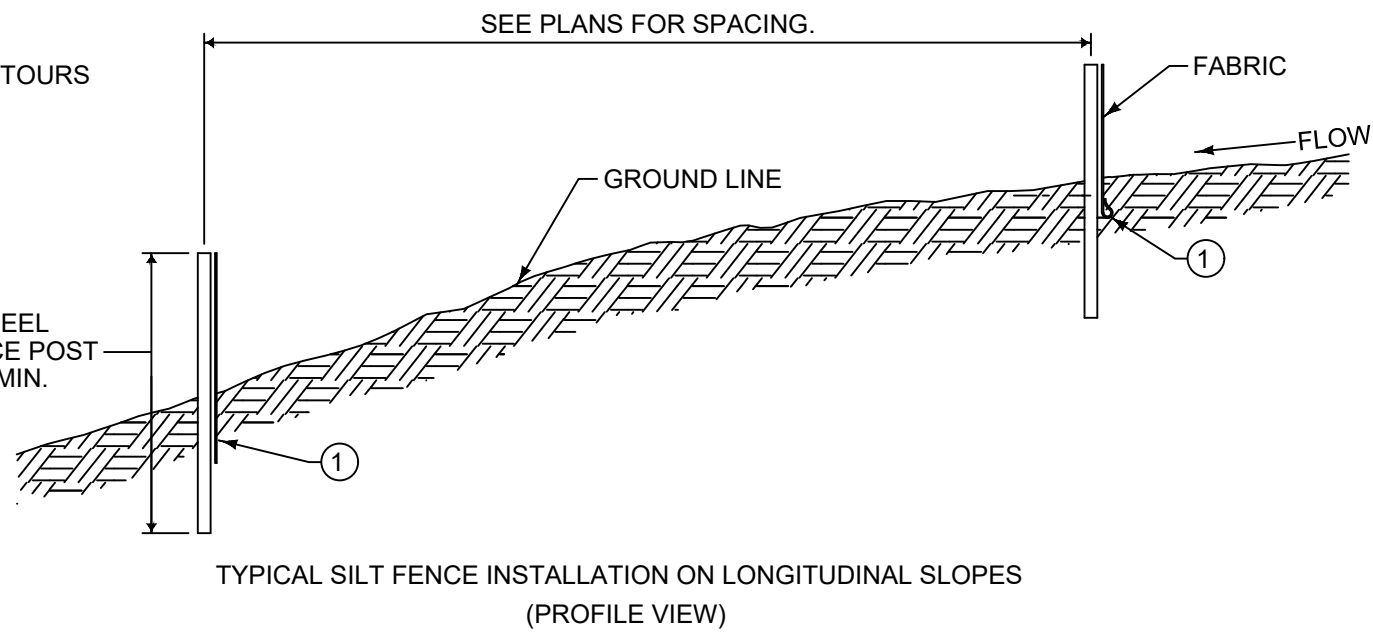
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C201

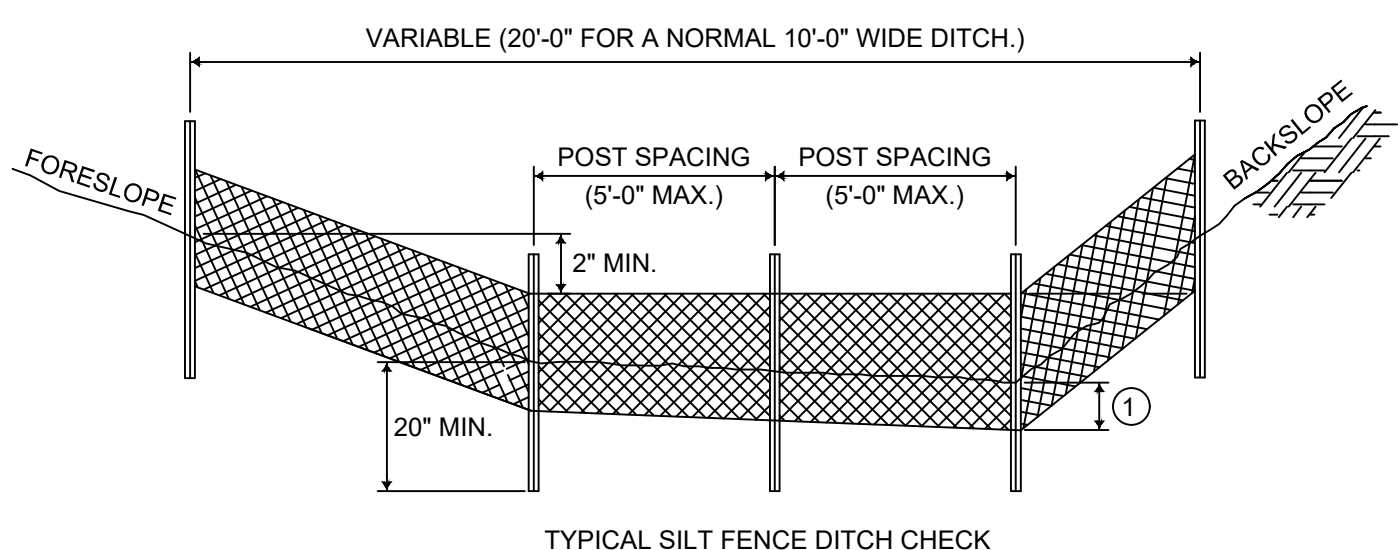
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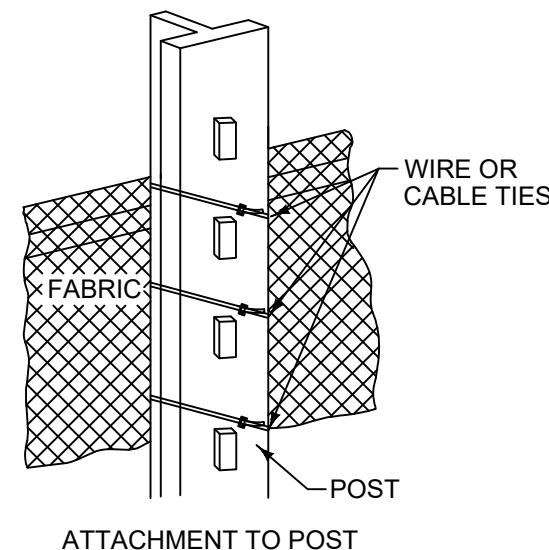
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PLAN VIEW)



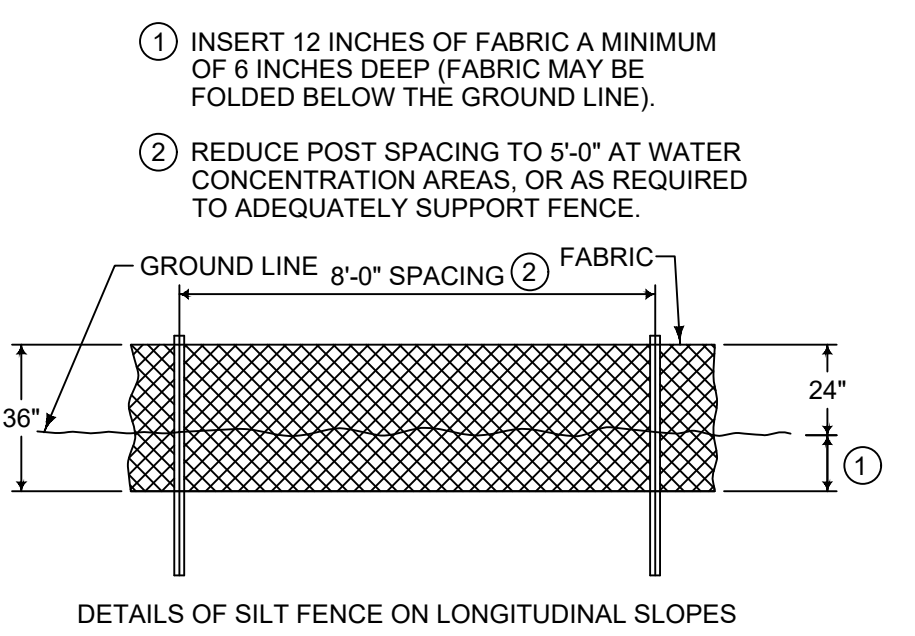
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PROFILE VIEW)



TYPICAL SILT FENCE DITCH CHECK

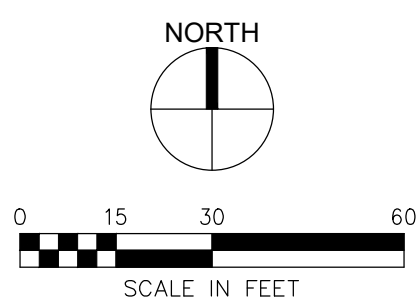


ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

C4 SILT FENCE
NOT TO SCALE



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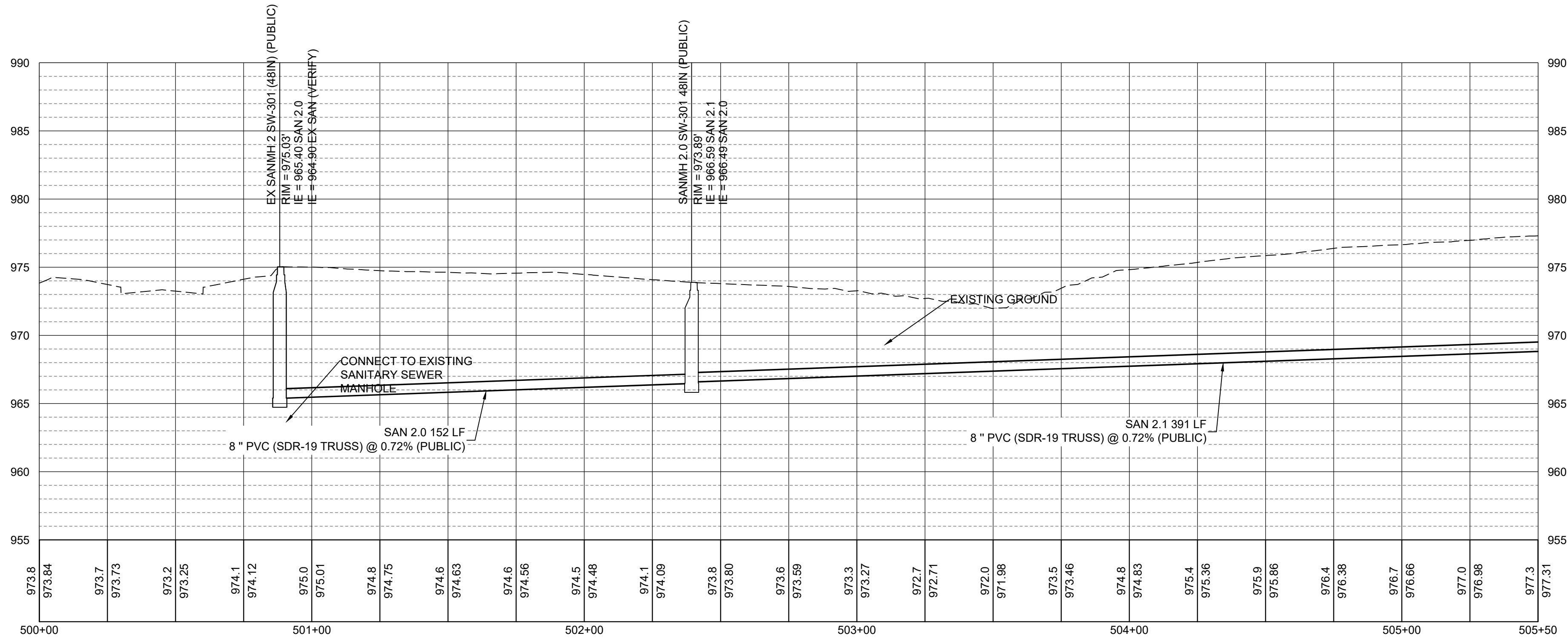
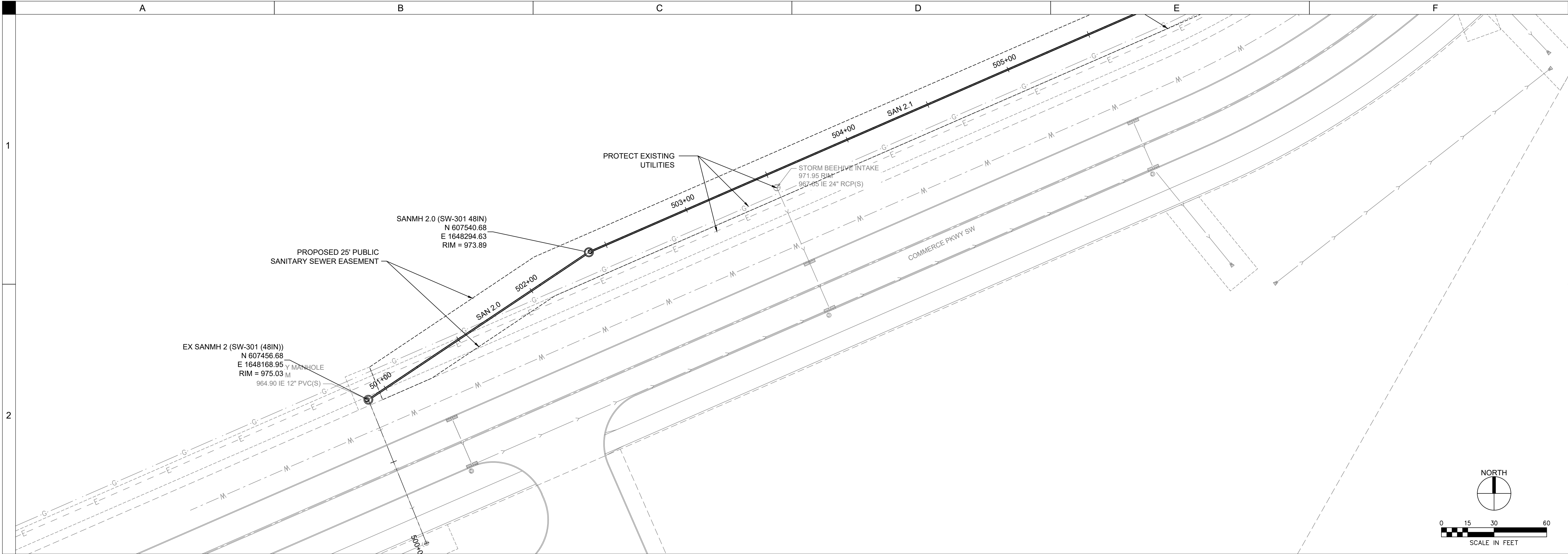
COMMERCE CROSSING LOT 4

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CONSTRUCTION

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APPROVED BY		
ISSUED FOR		CITY SUBMITTAL 02
ISSUE DATE		02/26/2025
PROJECT NUMBER		225000330
FIELD BOOK		

EROSION AND
SEDIMENT
CONTROL PLAN
C251

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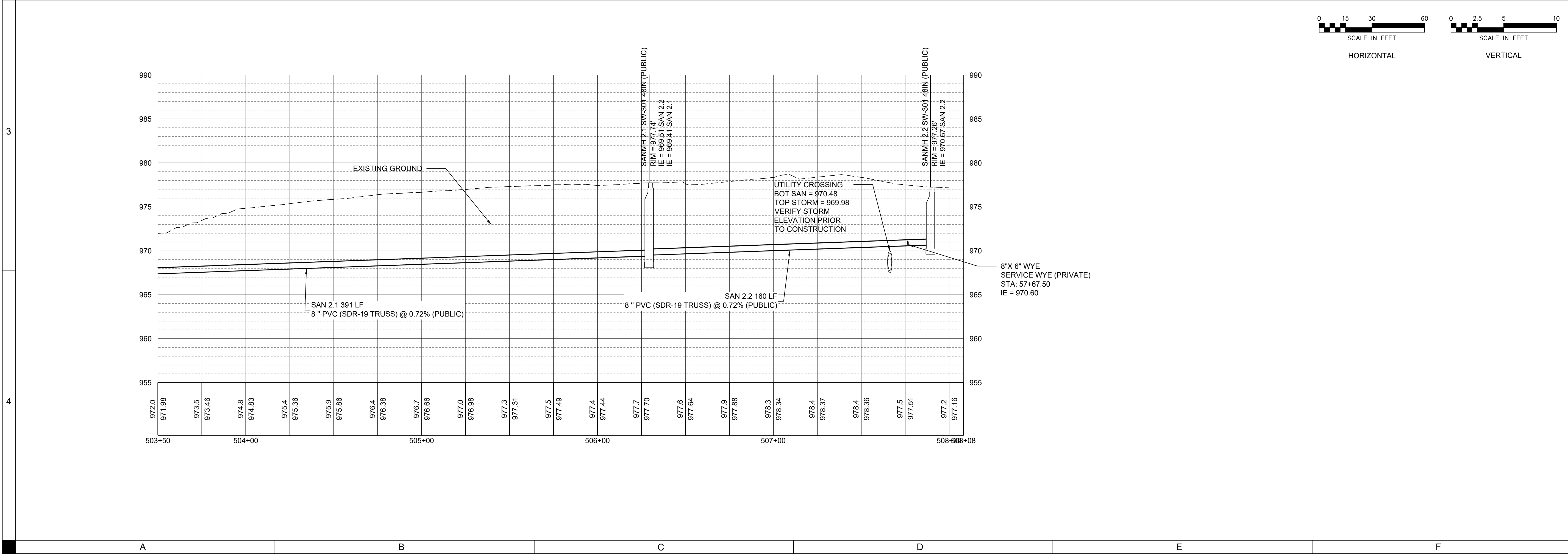
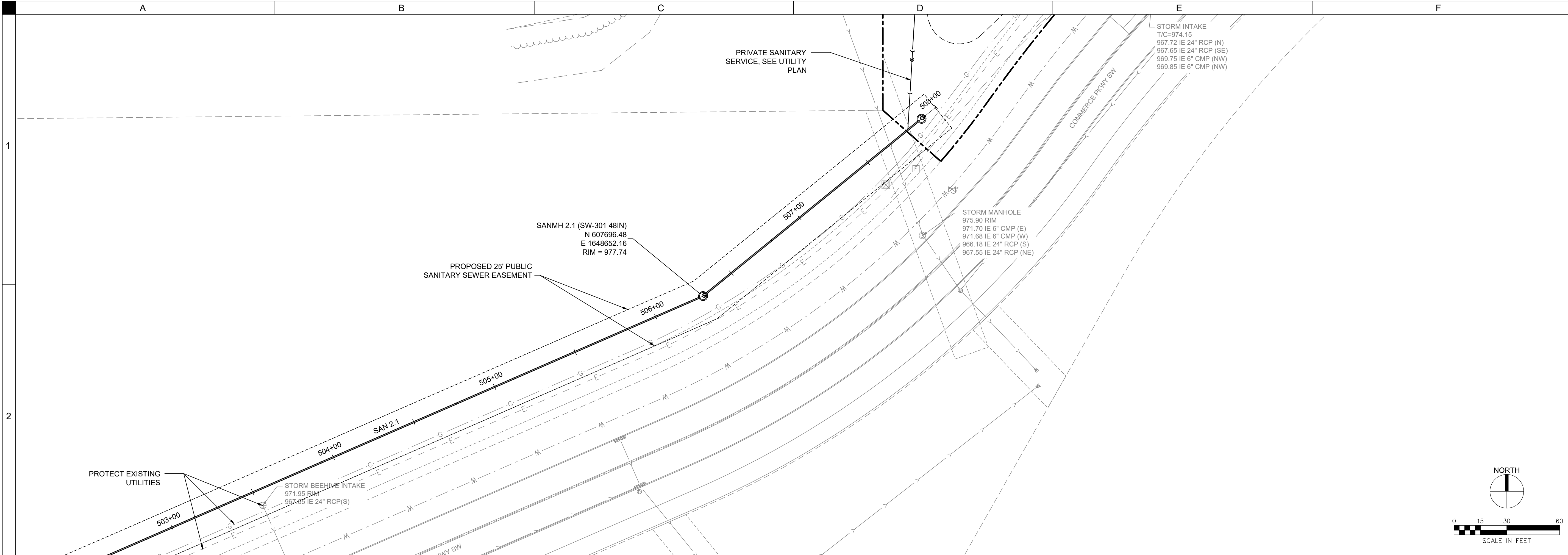
COMMERCE CROSSING LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

PRELIMINARY
- NOT FOR
CONSTRUCTION

PUBLIC SANITARY PLAN AND PROFILE	DRAWN BY	EF
	APPROVED BY	KWS
	ISSUED FOR	CITY SUBMITTAL 02
	ISSUE DATE	02/26/2025
C302	PROJECT NUMBER	225003030
	FIELD BOOK	---

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COMMERCE CROSSING LOT 4

SIGNATURE COMMERCIAL REAL ESTATE
COMMERCE PKWY SW, BONDURANT

PRELIMINARY
- NOT FOR
CONSTRUCTION

EF	EF
KWS	KWS
CITY SUBMITAL 02	CITY SUBMITAL 02
02/28/2025	02/28/2025
PROJECT NUMBER	225003030
FIELD BOOK	---

PUBLIC SANITARY
PLAN AND
PROFILE

C303

3/4" Dia. Hole for BT-3 and BT-4 Joint

5/8" Dia. Hole for BT-5 Joint

9" min. 15" min.

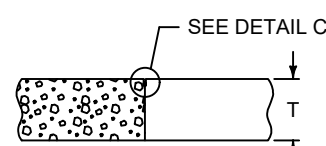
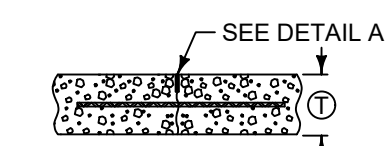
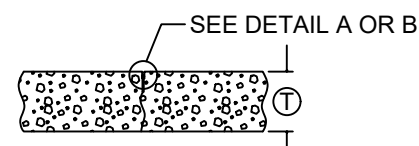
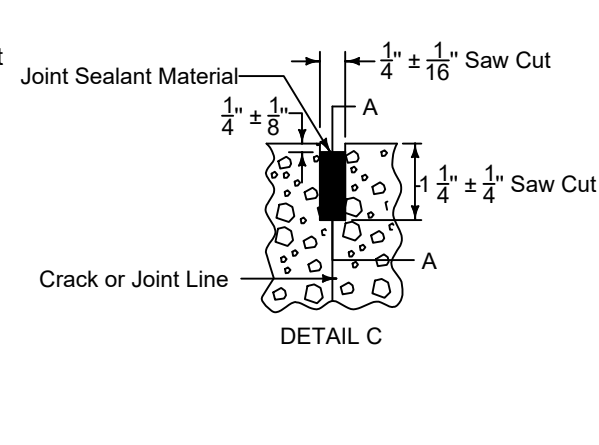
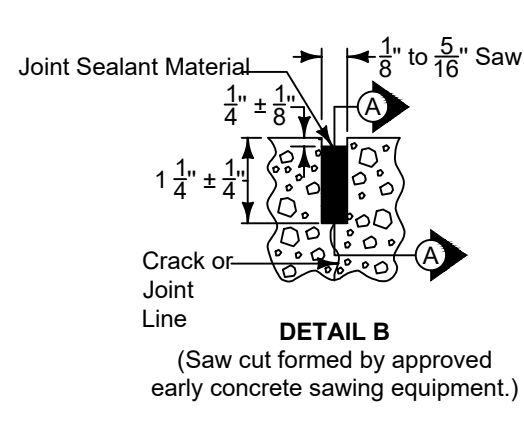
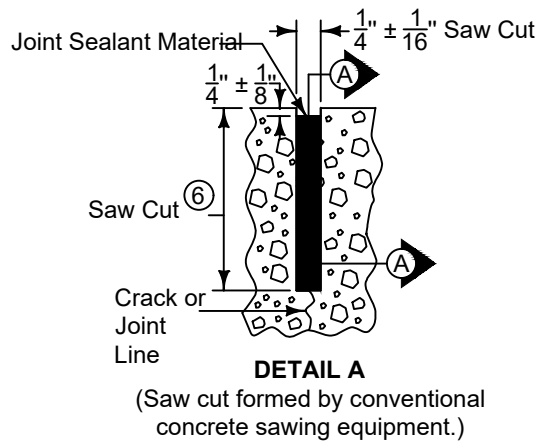
④

'BT'

ABUTTING PAVEMENT JOINT - RIGID TIE (Drilled)

①	Joint	Bars	Bar Length and Spacing
< 8"	'BT-5'	#4	24" Long at 30" Centers
≥ 8"	'BT-3'	#5	24" Long at 30" Centers
	'BT-4'		24" Long at 15" Centers

①	Joint	Bars	Bar Length and Spacing
< 8"	'L-1'	#4	36" Long at 30" Centers
≥ 8"	'L-2'	#5	36" Long at 30" Centers
	'L-3'		36" Long at 15" Centers

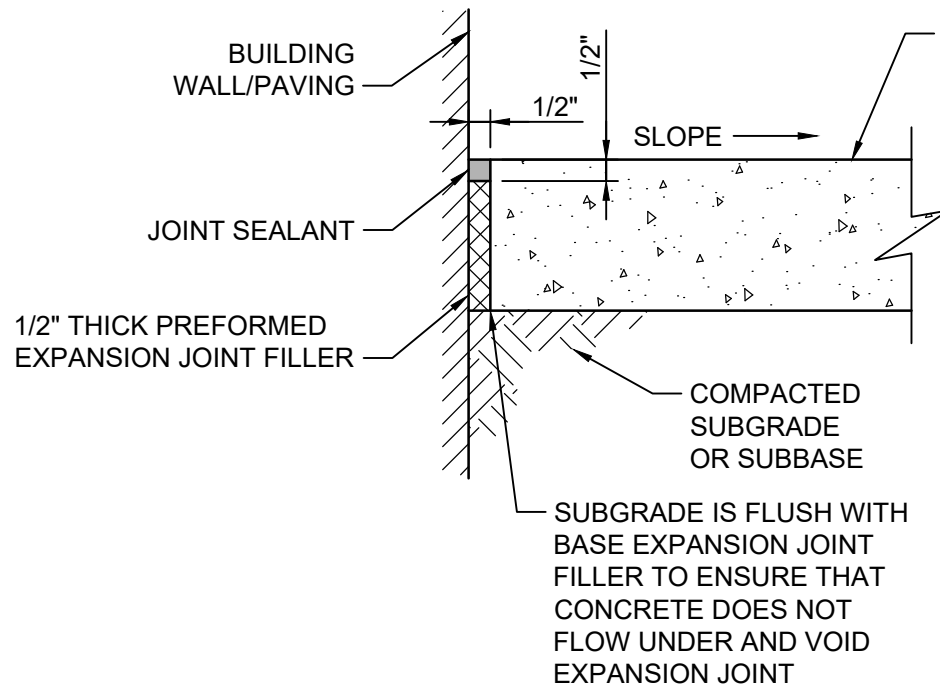


CONTRACTION JOINT

CONTRACTION JOINT

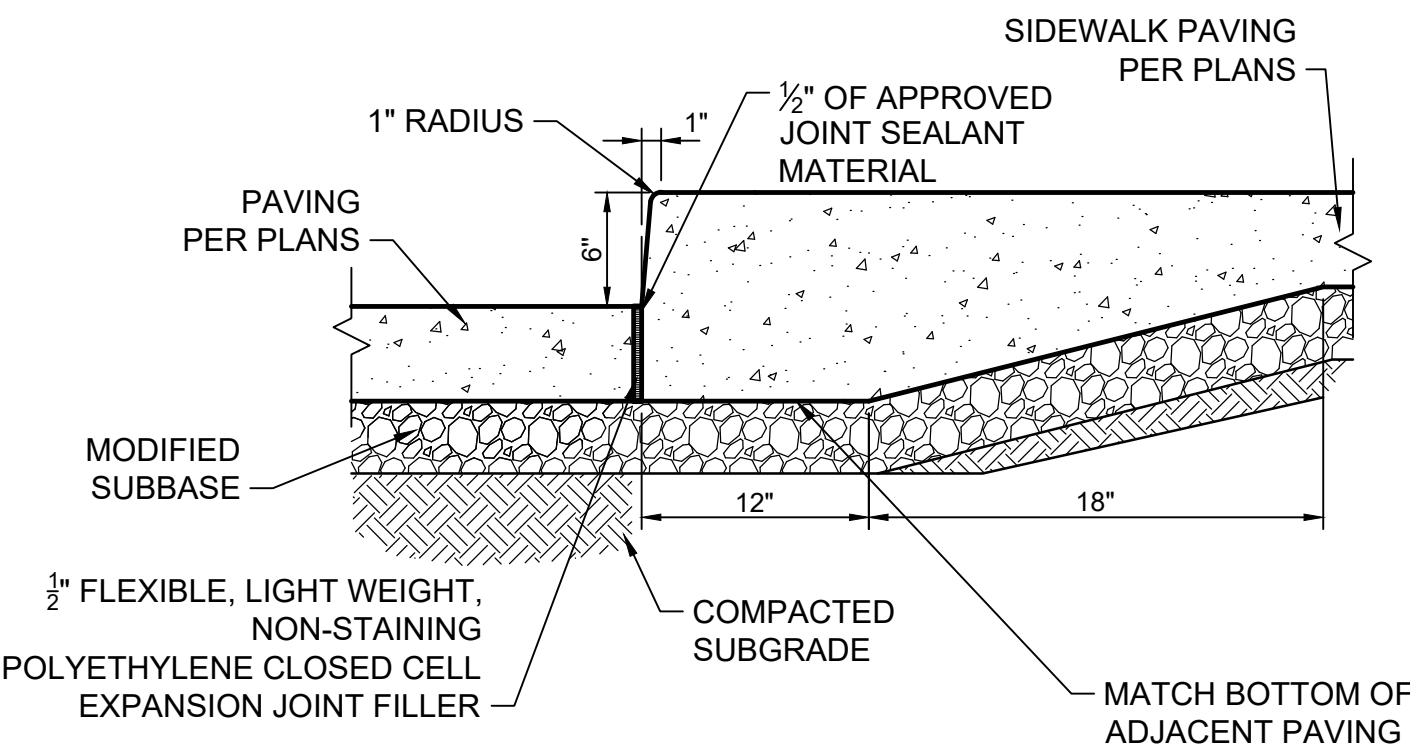
(Abutting Pavement Slabs

A2 JOINT DETAILS
NOT TO SCALE

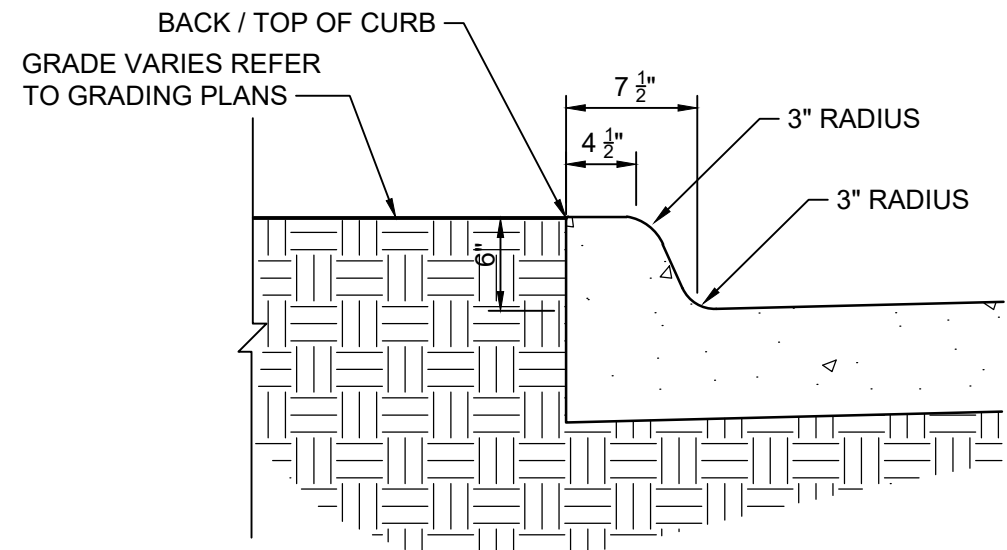


NOTE:
ALL PREFORMED JOINT MATERIAL
SHALL BE INSTALLED
PERPENDICULAR TO THE
PAVEMENT SURFACE AND CARE
SHALL BE EXERCISED
THROUGHOUT THE CONSTRUCTION
OF THE PAVEMENT TO ENSURE
THAT SUCH JOINT MATERIAL
REMAINS IN PROPER POSITION
UPON COMPLETION OF PAVING
OPERATION.

C1 ISOLATION JOINT
NOT TO SCALE



C2 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



E1 6" INTEGRAL STANDARD PCC CURB
NOT TO SCALE

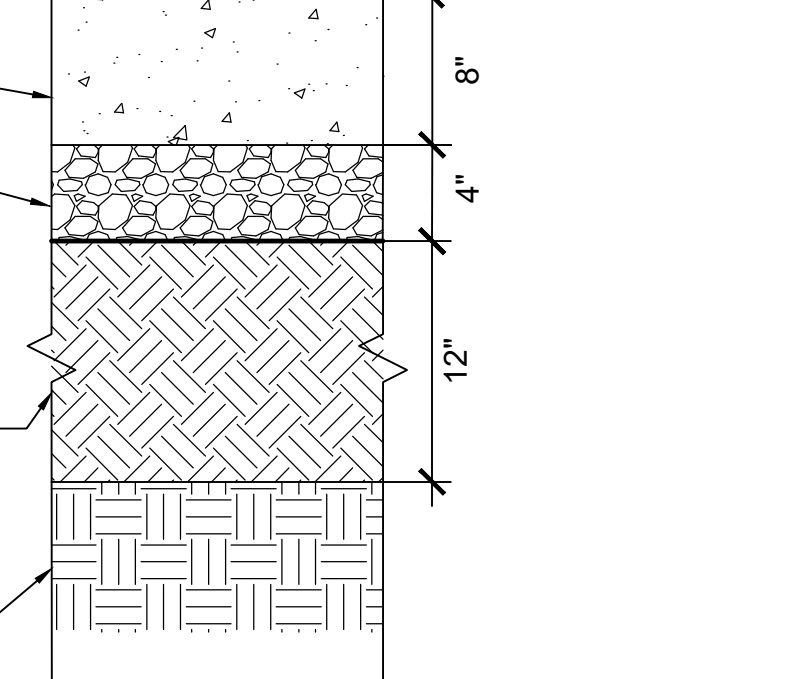
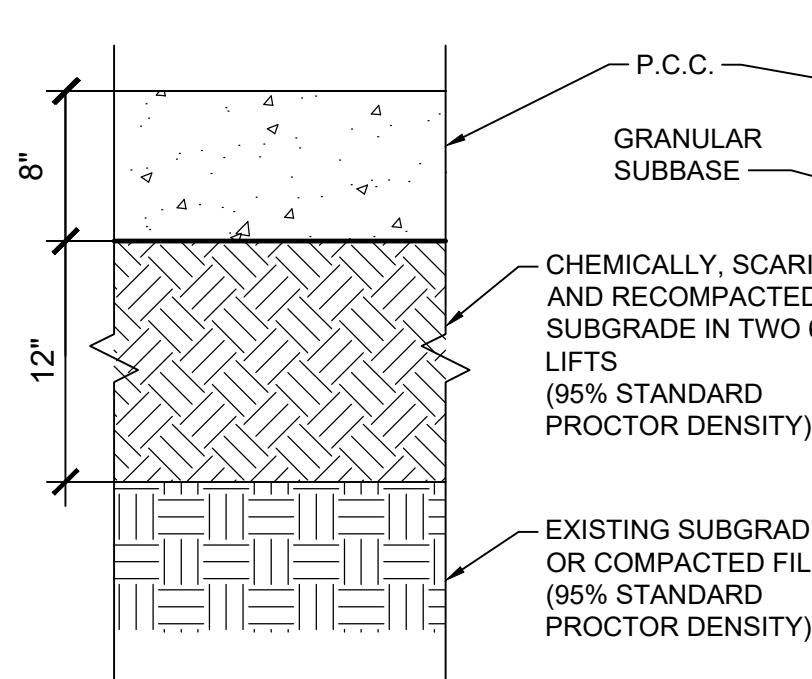
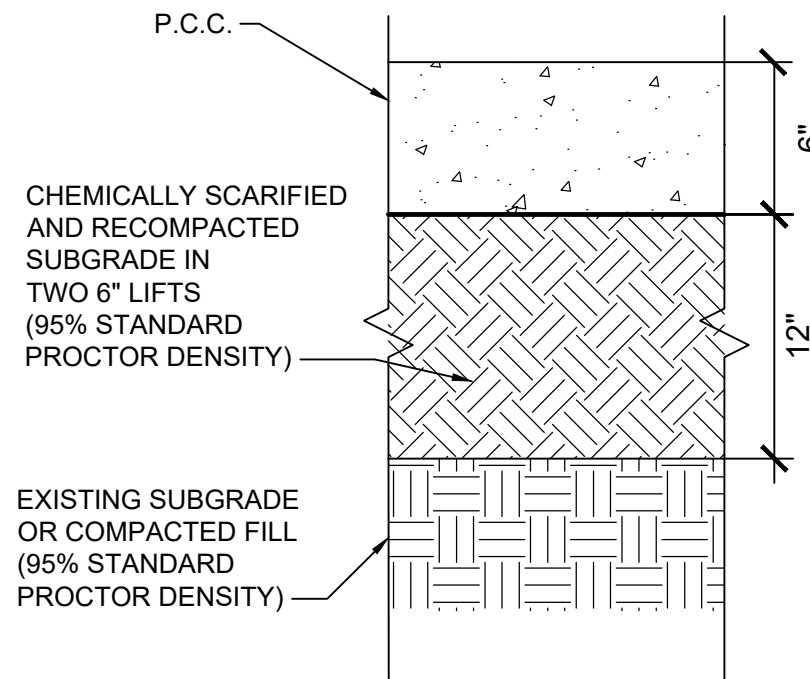
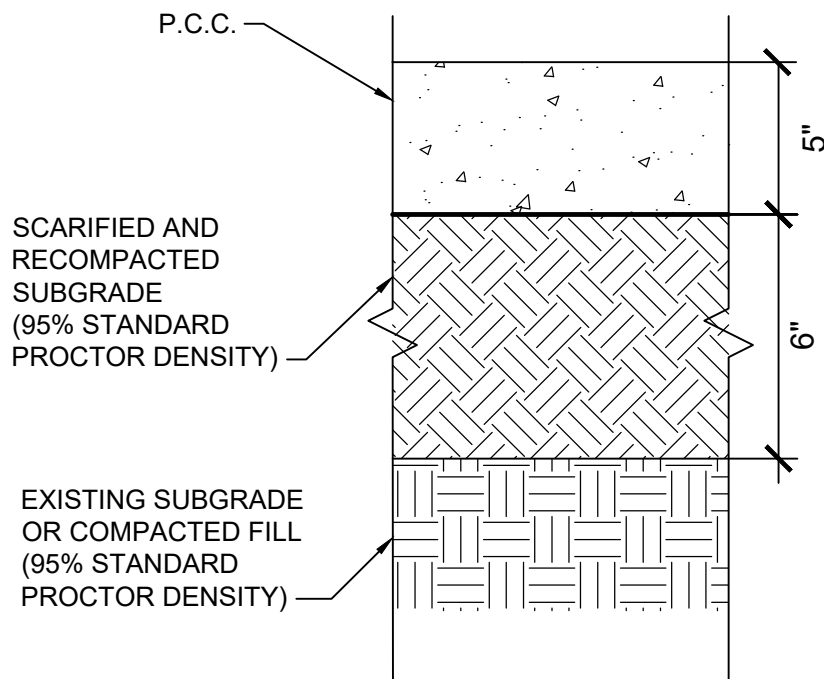
STANDARD DETAILS	
IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS	
FIGURE	TITLE
3010.101	TRENCH BEDDING AND BACKFILL ZONES
3010.102	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	PRESSURE PIPE TRENCH BEDDING
4010.201	SANITARY SEWER SERVICE STUB
4020.211	STORM SEWER PIPE CONNECTIONS
4030.221	RCP APRON SECTION FOOTING
4030.222	CIRCULAR CONCRETE APRONS
4030.224	CONCRETE PIPE APRON GUARD
5010.101	TRUST BLOCKS
6010.301	CIRCULAR SANITARY SEWER MANHOLE
6010.502	CIRCULAR SINGLE GRATE INTAKE
6010.511	RECTANGULAR AREA INTAKE
6010.513	OPEN-SIDED AREA INTAKE
6010.602	CASTINGS FOR STORM SEWER MANHOLES
6010.603	CASTINGS FOR GRATE INTAKES
6010.604	CASTINGS FOR AREA INTAKES
7030.102	CONCRETE DRIVEWAY, TYPE A
7030.204	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.205	GENERAL SIDEWALK AND CURB RAMP DETAILS
7030.206	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.207	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.210	DETECTABLE WARNING PLACEMENT
9040.102	FILTER BERM AND FILTER SOCK
9040.105	WATTLE
9040.110	RIP-RAP FOR PIPE OUTLET ONTO FLAT GROUND
9040.120	STABILIZED CONSTRUCTION ENTRANCE

5" PCC
SIDEWALK

6" PCC

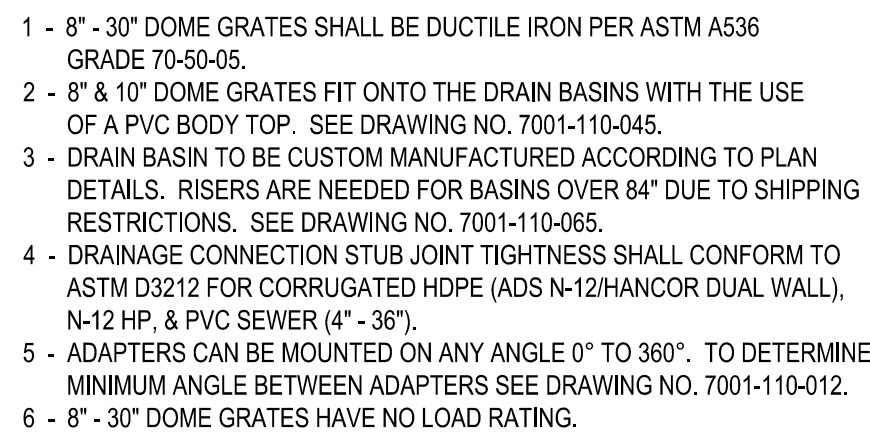
8" PCC PAVING

8" HEAVY DUTY
PCC PAVING



NOTE: SUBBASE AND SUBGRADE PREPARATION SHALL
EXTEND A MINIMUM OF 24" BEYOND EDGE OF ALL PAVING

A4 PAVEMENT SECTIONS
NOT TO SCALE



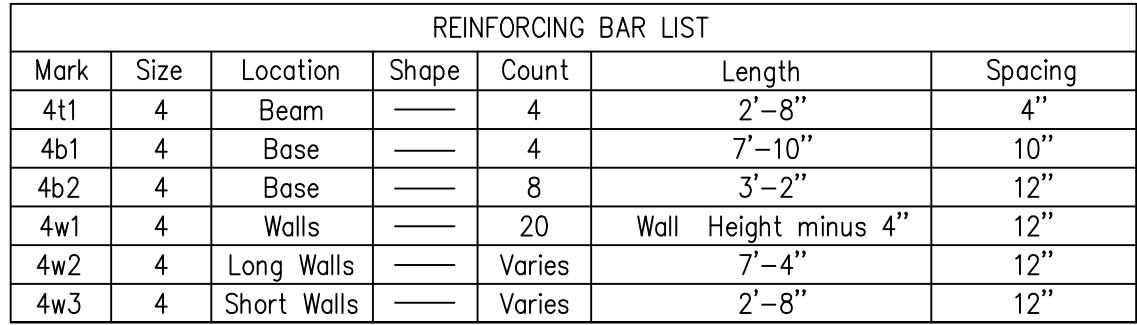
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DRAWN BY	EBC	MATERIAL			
DATE	03-25-10				
REVISED BY	NMH	PROJECT NO./NAME			
DATE	06-12-18				
DWG SIZE	A	SCALE	1:40	SHEET	1 OF 1

	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com		
	TITLE DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL		
DWG NO.	7001-110-397	REV	E

E2

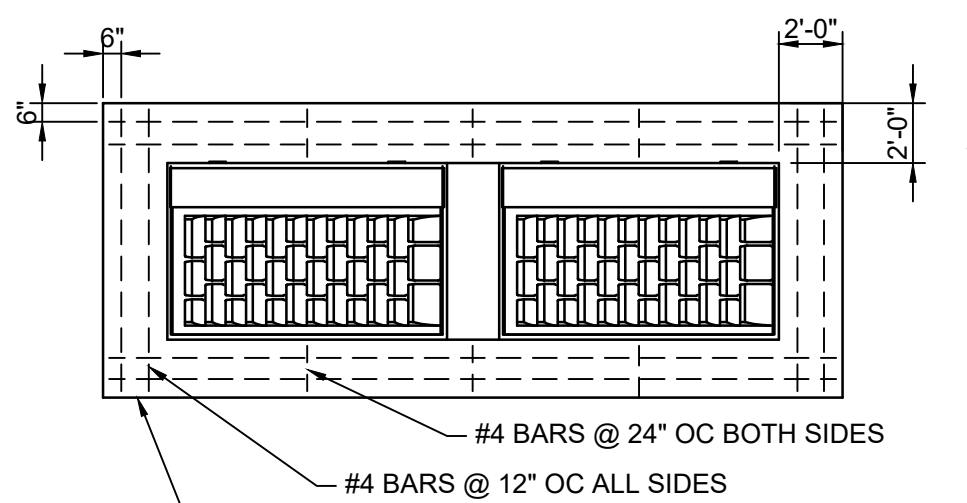


MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	60"	66"

- ① Install four #4 diagonal bars at all pipe openings.
- ② Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
- ③ 12 inch minimum wall height above all pipes.

Refer to SW-514 for boxout details.

- ☐ Install four #4 diagonal bars at all pipe openings.
- ☐ Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
- ☐ 12 inch minimum wall height above all pipes.



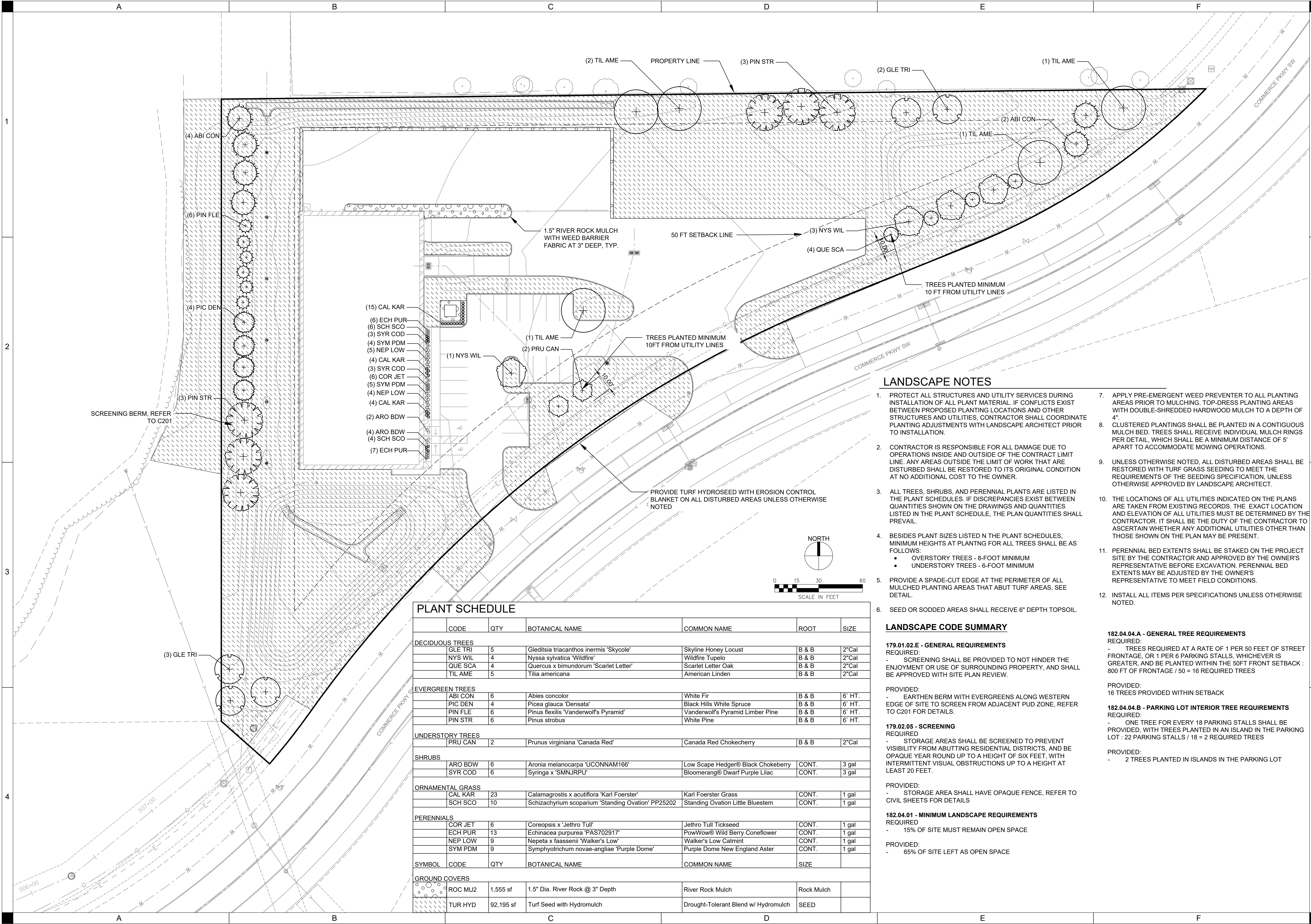
PLAN

SECTION A-A

D4 SW-511 DOUBLE GRATE INTAKE
NOT TO SCALE

NOT TO SCALE

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PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES						
	GLE TRI	5	Gleditsia triacanthos inermis 'Skycole'	Skyline Honey Locust	B & B	2"Cal
	NYS WIL	4	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B & B	2"Cal
	QUE SCA	4	Quercus x bimundorum 'Scarlet Letter'	Scarlet Letter Oak	B & B	2"Cal
	TIL AME	5	Tilia americana	American Linden	B & B	2"Cal
EVERGREEN TREES						
	ABI CON	6	Abies concolor	White Fir	B & B	6' HT.
	PIC DEN	4	Picea glauca 'Densata'	Black Hills White Spruce	B & B	6' HT.
	PIN FLE	6	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	B & B	6' HT.
	PIN STR	6	Pinus strobus	White Pine	B & B	6' HT.
UNDERSTORY TREES						
	PRU CAN	2	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	B & B	2"Cal
SHRUBS						
	ARO BDW	6	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black Chokeberry	CONT.	3 gal
	SYR COD	6	Syringa x 'SMNJRPU'	Bloomerang® Dwarf Purple Lilac	CONT.	3 gal
ORNAMENTAL GRASS						
	CAL KAR	23	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	CONT.	1 gal
	SCH SCO	10	Schizachyrium scoparium 'Standing Ovation' PP25202	Standing Ovation Little Bluestem	CONT.	1 gal
PERENNIALS						
	COR JET	6	Coreopsis x 'Jethro Tull'	Jethro Tull Tickseed	CONT.	1 gal
	ECH PUR	13	Echinacea purpurea 'PAS702917'	PowWow® Wild Berry Coneflower	CONT.	1 gal
	NEP LOW	9	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	CONT.	1 gal
	SYM PDM	9	Symphotrichum novae-angliae 'Purple Dome'	Purple Dome New England Aster	CONT.	1 gal
SYMBOL						
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
GROUND COVERS						
	ROC MU2	1,555 sf	1.5" Dia. River Rock @ 3" Depth	River Rock Mulch	Rock Mulch	
	TUR HYD	92,195 sf	Turf Seed with Hydromulch	Drought-Tolerant Blend w/ Hydromulch	SEED	

LANDSCAPE NOTES

- PROTECT ALL STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULES. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
- BESIDES PLANT SIZES LISTED N THE PLANT SCHEDULES, MINIMUM HEIGHTS AT PLANTING FOR ALL TREES SHALL BE AS FOLLOWS:
 - OVERSTORY TREES - 8-FOOT MINIMUM
 - UNDERSTORY TREES - 6-FOOT MINIMUM
- PROVIDE A SPADE-CUT EDGE AT THE PERIMETER OF ALL MULCHED PLANTING AREAS THAT ABUT TURF AREAS, SEE DETAIL.
- SEED OR SODDED AREAS SHALL RECEIVE 6" DEPTH TOPSOIL.
- APPLY PRE-EMERGENT WEED PREVENTER TO ALL PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 4".
- CLUSTERED PLANTINGS SHALL BE PLANTED IN A CONTIGUOUS MULCH BED. TREES SHALL RECEIVE INDIVIDUAL MULCH RINGS PER DETAIL, WHICH SHALL BE A MINIMUM DISTANCE OF 5' APART TO ACCOMMODATE MOWING OPERATIONS.
- UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE RESTORED WITH TURF GRASS SEEDING TO MEET THE REQUIREMENTS OF THE SEEDING SPECIFICATION, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- PERENNIAL BED EXTENTS SHALL BE STAKED ON THE PROJECT SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION. PERENNIAL BED EXTENTS MAY BE ADJUSTED BY THE OWNER'S REPRESENTATIVE TO MEET FIELD CONDITIONS.
- INSTALL ALL ITEMS PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

LANDSCAPE CODE SUMMARY

179.01.02.E - GENERAL REQUIREMENTS

- REQUIRED:
- TREES REQUIRED AT A RATE OF 1 PER 50 FEET OF STREET FRONTAGE, OR 1 PER 6 PARKING STALLS, WHICHEVER IS GREATER, AND BE PLANTED WITHIN THE 50FT FRONT SETBACK : 800 FT OF FRONTAGE / 50 = 16 REQUIRED TREES
- PROVIDED:
- EARTHEN BERM WITH EVERGREENS ALONG WESTERN EDGE OF SITE TO SCREEN FROM ADJACENT PUD ZONE, REFER TO C201 FOR DETAILS.

179.02.05 - SCREENING

- REQUIRED
- STORAGE AREAS SHALL BE SCREENED TO PREVENT VISIBILITY FROM ABUTTING RESIDENTIAL DISTRICTS, AND BE OPAQUE YEAR ROUND UP TO A HEIGHT OF SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS UP TO A HEIGHT AT LEAST 20 FEET.
- PROVIDED:
- STORAGE AREA SHALL HAVE OPAQUE FENCE, REFER TO CIVIL SHEETS FOR DETAILS

182.04.01 - MINIMUM LANDSCAPE REQUIREMENTS

- REQUIRED
- 15% OF SITE MUST REMAIN OPEN SPACE
- PROVIDED:
- 65% OF SITE LEFT AS OPEN SPACE

182.04.04.A - GENERAL TREE REQUIREMENTS

- REQUIRED:
- TREES REQUIRED AT A RATE OF 1 PER 50 FEET OF STREET FRONTAGE, OR 1 PER 6 PARKING STALLS, WHICHEVER IS GREATER, AND BE PLANTED WITHIN THE 50FT FRONT SETBACK : 800 FT OF FRONTAGE / 50 = 16 REQUIRED TREES
- PROVIDED:
- 16 TREES PROVIDED WITHIN SETBACK

182.04.04.B - PARKING LOT INTERIOR TREE REQUIREMENTS

- REQUIRED:
- ONE TREE FOR EVERY 18 PARKING STALLS SHALL BE PROVIDED, WITH TREES PLANTED IN AN ISLAND IN THE PARKING LOT : 22 PARKING STALLS / 18 = 2 REQUIRED TREES
- PROVIDED:
- 2 TREES PLANTED IN ISLANDS IN THE PARKING LOT

LANDSCAPE PLAN

LPL

DRAWN BY

4

COMMERCE CROSSING LOT 4

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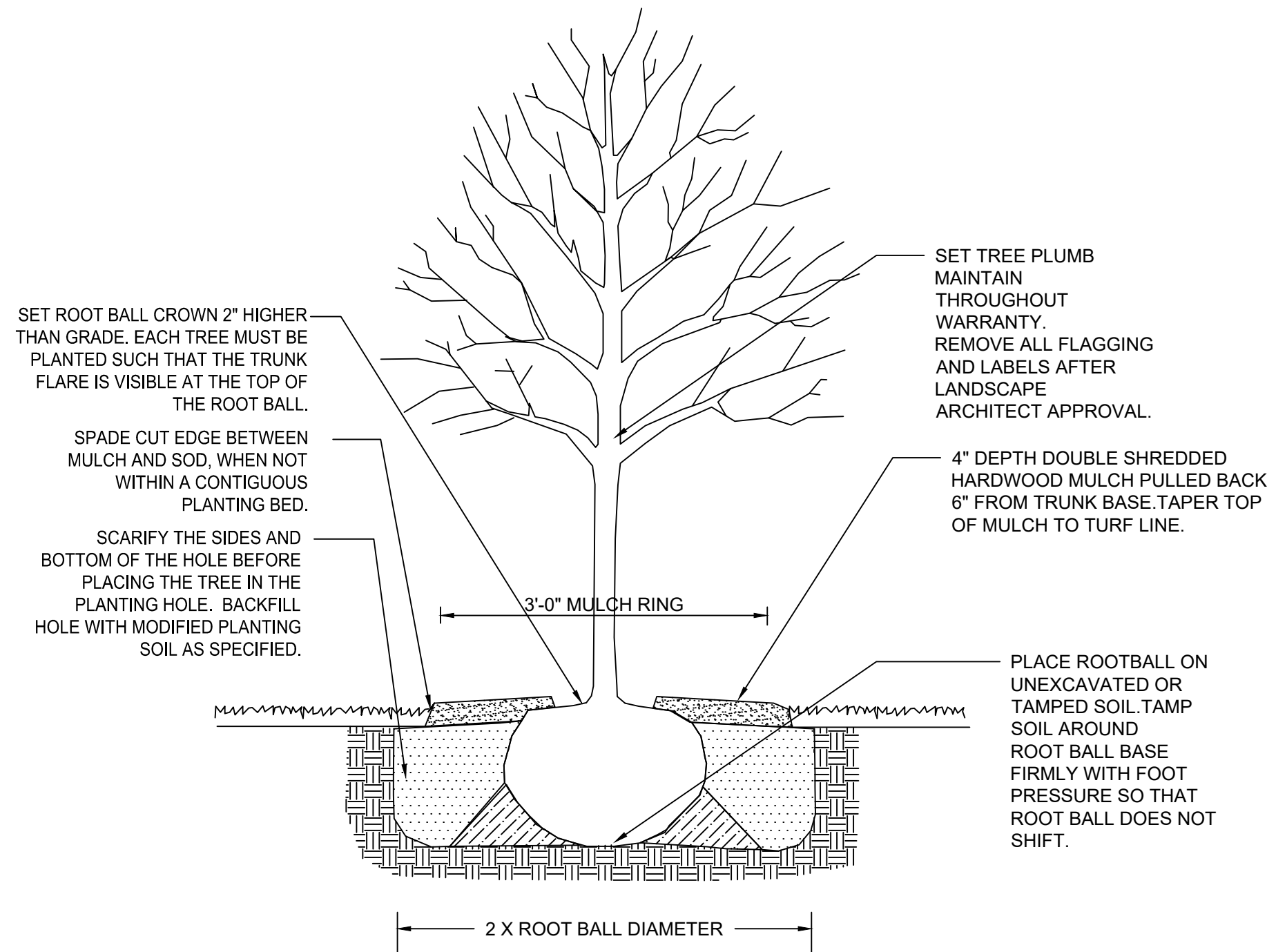
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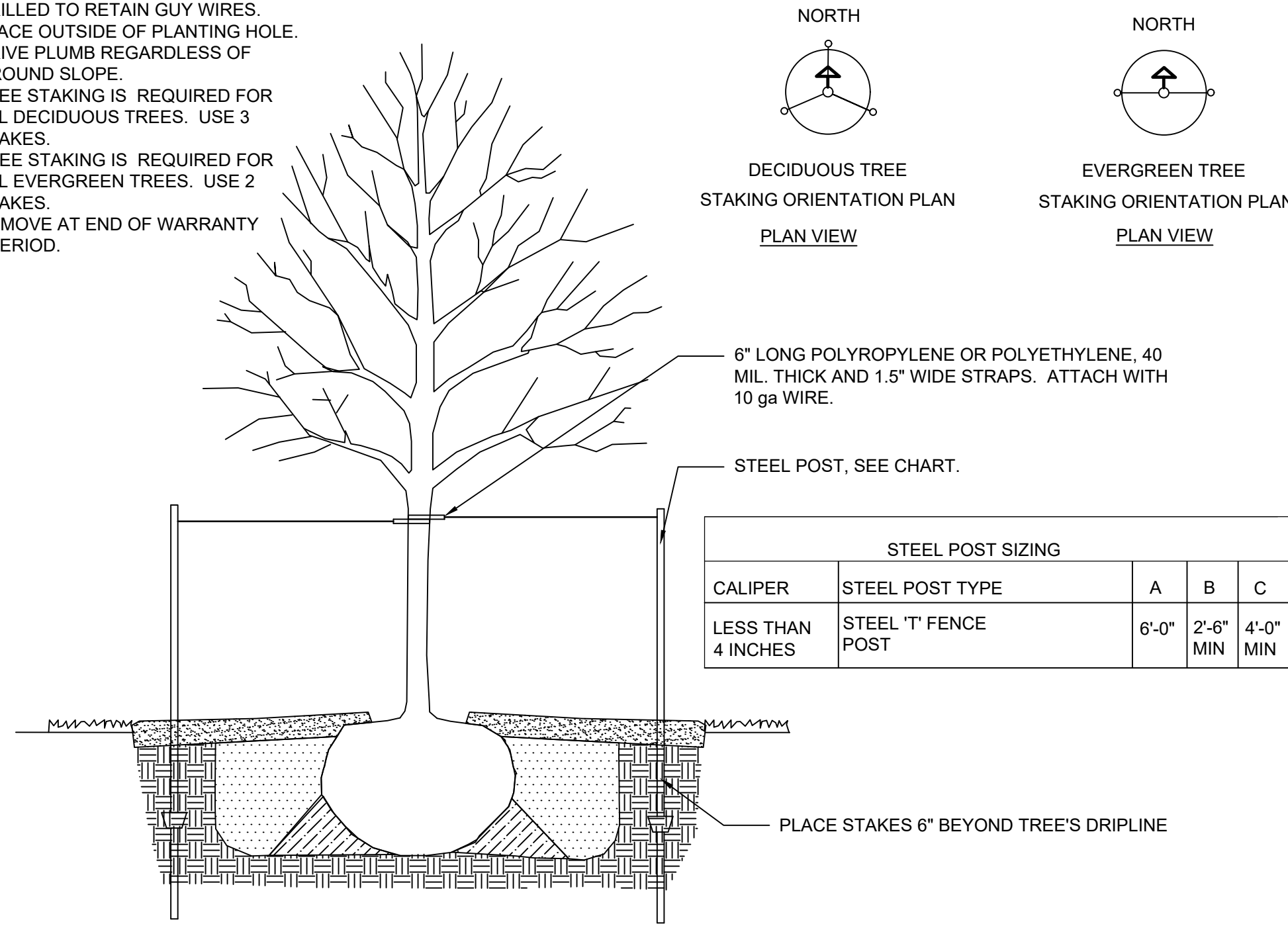
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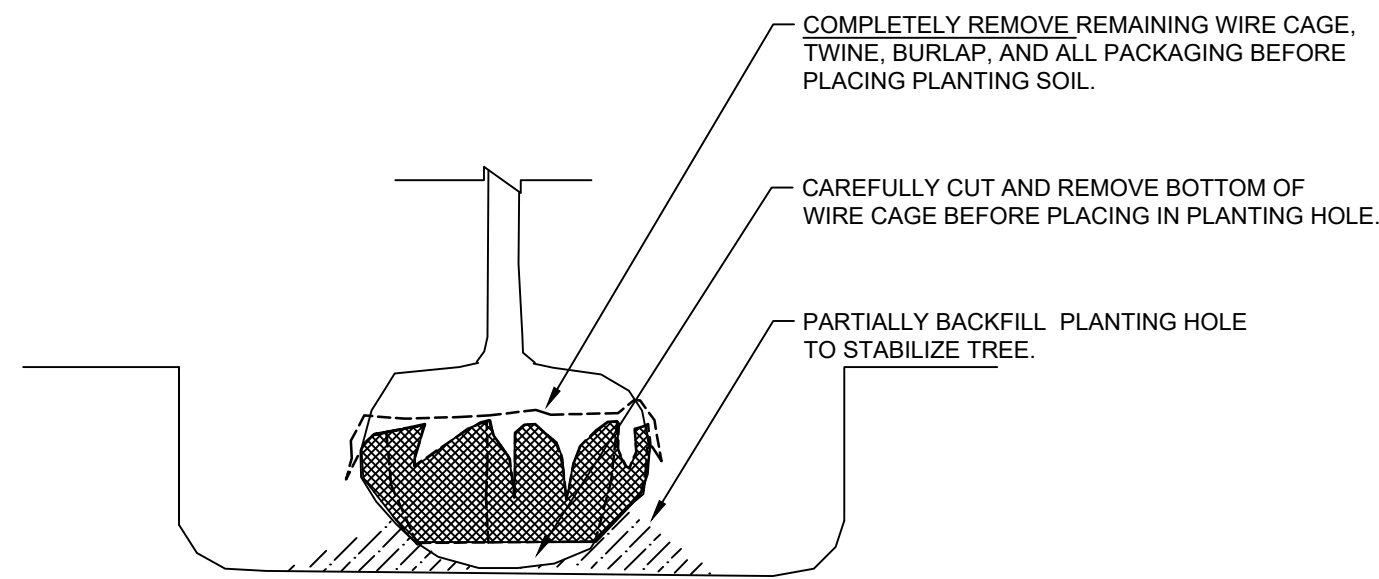


1 DECIDUOUS TREE PLANTING
NOT TO SCALE

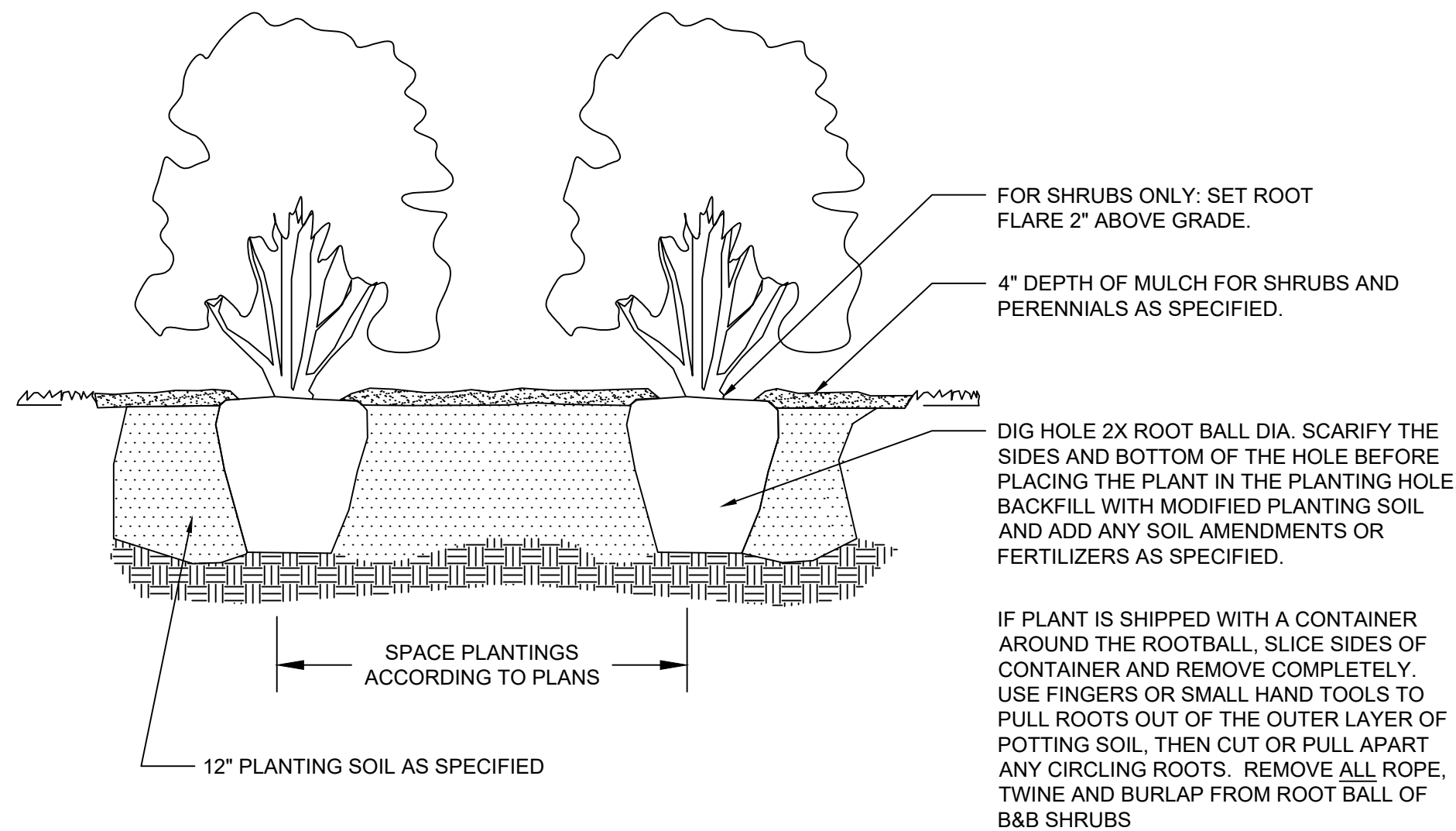
- NOTES:
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
 2. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES. USE 3 STAKES.
 3. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.
 4. REMOVE AT END OF WARRANTY PERIOD.



2 TREE STAKING DETAIL
NOT TO SCALE



3 ROOT BALL INSTALLATION
NOT TO SCALE



4 PERENNIAL AND SHRUB PLANTING
NOT TO SCALE

	A	B	C	D	E	F
1	3.5 FERTILIZING - SECOND APPLICATION A. Apply second application of fertilizer with a guaranteed analysis of 10-10-10 commercial fertilizer or the equivalent units of nitrogen (N), phosphate (P), and potash (K) at the rate of 300 pounds per acre 2 weeks after laying sod and prior to final acceptance. 3.6 MAINTENANCE A. Begin maintenance immediately following installation of sod and continue for a period until the sod is accepted. B. Maintenance of sodded areas includes: 1. Watering. 2. Weeding. 3. Mowing. Once sod has grown to a height between 3 and 4 inches, mow to a 2 to 2 1/2 inch height. 4. Remove and replace sodded areas that fail to survive. 3.7 CLEAN UP A. Remove all excess materials, debris, and equipment from site. B. Clean all paved surfaces. C. Repair any damage resulting from sodding operations. 3.8 ACCEPTANCE A. Sod acceptance will be based on the following criteria: 1. All requirements for the completed installation and maintenance have been met. 2. Sodded areas are healthy and even-colored, and a viable lawn is established, free from weeds, undesirable grass species, disease, and insects. 3. Sod is knit down to the soil so that it cannot be pulled up. 4. Sodded areas are without scattered bare spots and dead or dormant sod. 5. Clean up operations are completed. SEEDING -PART 1 GENERAL 1.1 SECTION INCLUDES A. This part of the Specifications includes providing labor, materials, equipment, and supervision required to provide seeding. 1.2 QUALITY ASSURANCE A. Seeding is to be installed by a firm specializing in seeding as specified. B. Analysis and Standards: Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable. 1.3 SUBMITTALS A. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species. Submit method of installation for approval by Engineer. B. Fertilizer: Submit certification of the fertilizer analysis with scale weight and statement of guaranteed analysis. Submit from a certified fertilizer dealer, a mechanically printed commercial fertilizer label, or bill of lading. Comply with the inspection and acceptance requirement of Iowa DOT Materials I.M. 469.03. C. Hydromulch: Submit product data. D. Seeding Schedule: Proposed seeding schedule, indicating dates for seeding work during normal seasons. Once accepted, revise dates only as approved by Owner's Representative in writing, after documentation of reasons for delays. E. Dates for this work are as follows: 1. Spring: April 15 - June 15 2. Dormant Seed: December- March 3. Any deviations from this schedule must be approved by the Owner's Representative. Maintenance and warranty conditions may be impacted by such deviation. 4. Furnish detailed written recommended maintenance program to the Owner with a copy to the Owner's Representative, prior to final inspection of the seeding. 1.4 DELIVERY, STORAGE AND HANDLING A. If seed is mixed prior to delivery on the site, it shall be tagged showing a guaranteed statement of composition of mixture and percentage of purity and germination of each variety. B. If seed is to be mixed at the site, it shall be delivered in original containers bearing producers certification of germination and purity. C. Tags shall show producers or dealers Iowa Permit Number and date of testing; test date shall be no more than 90 days previous to time of use. D. Store all packaged materials off ground and protect from moisture. 1.5 JOB CONDITIONS A. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. B. Grade Stakes: Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned. C. Protection: Protect existing irrigation system, structures, utilities, sidewalks, pavements, and other facilities during seeding operations. Repair any damage at no cost to the Owner. 1.6 SEQUENCING AND SCHEDULING A. Planting Time: Proceed with, and complete seeding as rapidly as portions of site become available, working within seasonal limitations for each kind of seed required. Contractor shall seed to allow proper germination within a 7-10 day period free from heavy rainfalls. The establishment of the seed will be critical in the detention area. Prevention of ponding to allow seed to establish may be required. 1. Chronological procedure for seeding is to remove any existing vegetation, disc, fertilize, prepare the seed bed, seed, and water. PART 2 PRODUCTS 2.1 SEEDING MATERIALS A. Seed: Provide fresh, clean, new seed complying with tolerance for purity and germination established by Official Seed Analysis of North America. All seed shall be Blue Tag Certified. Certified Blue Tag and Analysis Tag shall be on every bag. 1. Mix seed to the specified proportions by weight. Use methods approved by the Engineer. C. The contractor shall be responsible for seeding all portions of the site that have been disturbed. Owner/Landscape Architect shall provide observation for quality control. 2.3 HYDROMULCH A. Flexterra Bonded Fiber Matrix (BFM) at 3500lbs/acre for all seeded areas by Coleman Moore Company www.colemanmoorecompany.com or approved equal. Include for all seeding areas. Submit product information for approval by Engineer. Dyed green to facilitate visual metering. BFM shall meet or exceed SUDAS specifications.	2.4 EROSION CONTROL BLANKET A.Provide a temporary rolled erosion control product. Type 2.D. with biodegradable stakes. Refer to sheets C250-C251 for Erosion and Sediment Control Plan. Note: Polypropylene netting is not allowed. PART 3 EXECUTION 3.1 PREPARATION FOR SEEDING A. Strip the surface of any vegetation by scarification. Remove and dispose of scarified vegetation. B. Lightly disc soil surface to incorporate and loosen to a depth of 6". Topsoil shall be spread over areas to be seeded to a depth of 6 inches after natural settlement, and shall conform smoothly to the lines, grades and elevations shown. Disc and harrow all areas to be seeded and firm-up loosened seed bed with a light roller. C. Shape and fine grade to remove rills, water pockets, undesirable vegetation, and irregularities to provide a smooth, firm, and even surface true to grade. Remove all debris greater than 1/2" from the seedbed. D. Repair erosion or other damage which occurs during seed bed preparation. 3.2 SEEDING A. Prior to seeding, the seedbed will be inspected and approved by the Engineer. Use methods and procedures consistent with equipment manufacturer's recommendations; however, do not operate ground-driven equipment at speeds greater than 10mph. B. Sow seed mix at specified rates. C. If permanent seeding/and or sodding cannot be accomplished within the timeframes listed above, the Contractor shall apply a temporary seeding as directed by the Owner/Landscape Architect. D. Contractor shall be responsible for the grow-in program and all applications of fertilizers and chemicals required to ensure 95% minimum coverage of seeded areas. 3.3 HYDROMULCH + EROSION CONTROL BLANKET A. Install according to manufacturer's recommendations. Hydromulching shall be applied separately of seeding application. Provide rates at 3500lbs/acre. 3.4 WATERING A. Provide temporary watering for seeded areas. Use enough water to keep the soil and mulch moist to a depth of 1 inch and ensure growth of the seed. For grass seeding areas, sufficiently water to keep the soil mosit for 30 days. Continue watering through maintenance period. B. Adjust watering per approval of engineer based on temperature, wind and natural rainfall. C. The contractor should provide written correspondence to the Owner to pass off watering responsibility 3 days prior to the end of the 60 day maintenance period. 3.5 MAINTENANCE A. Begin watering and weed and fertilizer maintenance immediately after each areas is seeded and continue until acceptable lawn is established. Maintenance period shall be 60 days. B. When full maintenance period has not elapsed before the end of the planting season, or if lawn is not fully established, continue maintenance during the next planting season for a minimum of 60 days or growing season. C. Maintain and establish lawns and Eco Grass by watering, fertilizing, weeding, mowing to a height of 3" in turf areas only when lawns have reached 4" height, trimming, replanting and other operations. Roll, regarde and replacent bare or roded areas and re-mulch to product a uniformly smooth lawn. D. Provide and maintain temporary piping, hoses and lawn watering equipment to convey water from sources. Keep lawn uniformly moist. 3.6 OVERSEEDING & REPAIR OF SEED AREAS A. Repair disturbed areas for seeding by tilling, shaping, and raking as required. B. Overseeding of seeded areas should be accounted for as part of this contract at rates approved by manufacturer. C. The Contractor will be required to remove weeds and repair or replace or both, all seeding and mulching that is defective or becomes damaged prior to acceptance. When seeding is approved and accomplished out of season and all other work on the contract has been satisfactorily completed but a determination cannot be made as whether or not an established stand of grass has or may result, them payment for the areas seeded out of season will be withheld until such time as this requirement has been met. 3.7 CLEANUP AND PROTECTION A. During seeding work, keep pavements clean and work area in an orderly condition. Clean all paved surfaces open for public use at the end of each day and prior to forecasted precipitation. B. Upon completion of job, clean-up all debris, caused by work, and excess material and leave area within contract limits in a neat and clean condition. 3.8 INSPECTION AND ACCEPTANCE A. Upon completion of the work and fulfillment of the requirements of this Section, notify the Owner's Representative in writing that the work is ready for final inspection. Request a definite date for final inspection that is no sooner than 60 days from the date that all activities were completed. B. Notify the Owner's Representative five (5) days prior to the requested final inspection date. C. Acceptance Requirements: 1. Seeded areas shall be in a live, healthy, growing, and well-established condition without eroded areas, bare spots, weeds, undesirable grasses, disease, or insects. 2. Seeded areas shall have a dense uniform stand of grass growing not less than 95 percent of the overall area and with no individual bare spots larger than 3 inches in size and no concentrations of bare spots. 3. Reseed and maintain all seeded areas which do not meet the requirements of this Section at the time of final inspection. 4. Replacement work shall be as specified for original seeding. 5. Replacement work shall be re-inspected before acceptance. 6. Replacement cost shall be borne by Contractor except for possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or to "Acts of God". Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.				
	A	B	C	D	E	F

LANDSCAPE SPECIFICATIONS	DRAWN BY	LPL
	APPROVED BY	HCR
	ISSUED FOR	CITY SUBMITTAL 02
	ISSUE DATE	02/28/2025
	PROJECT NUMBER	2250000330
	FIELD BOOK	I

PRELIMINARY
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CONSTRUCTION

COMMERCE CROSSING LOT 4

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L503

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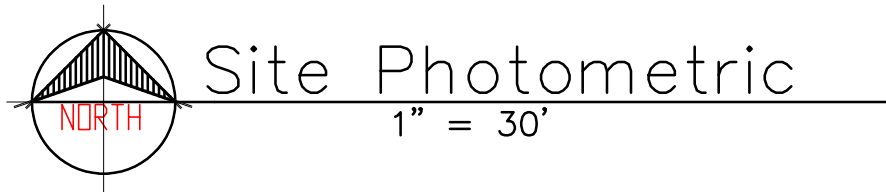
COMMERCE CROSSING LOT 4

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- NOT FOR
CONSTRUCTION

DRAWN BY	LPL
APPROVED BY	HGR
ISSUED FOR	CITY SUBMITTAL 02
ISSUE DATE	02/26/2025
PROJECT NUMBER	2250000330
FIELD BOOK	--

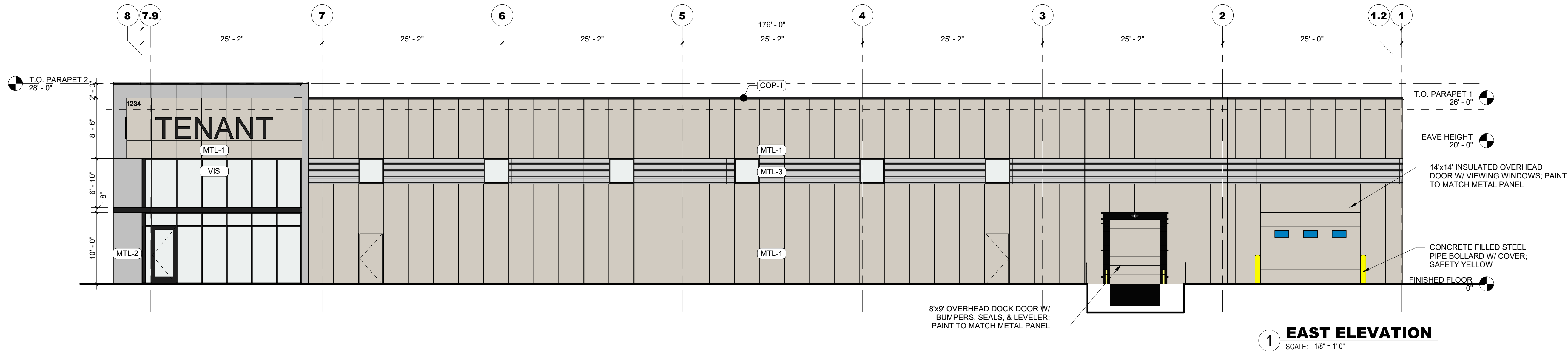
LANDSCAPE SPECIFICATIONS

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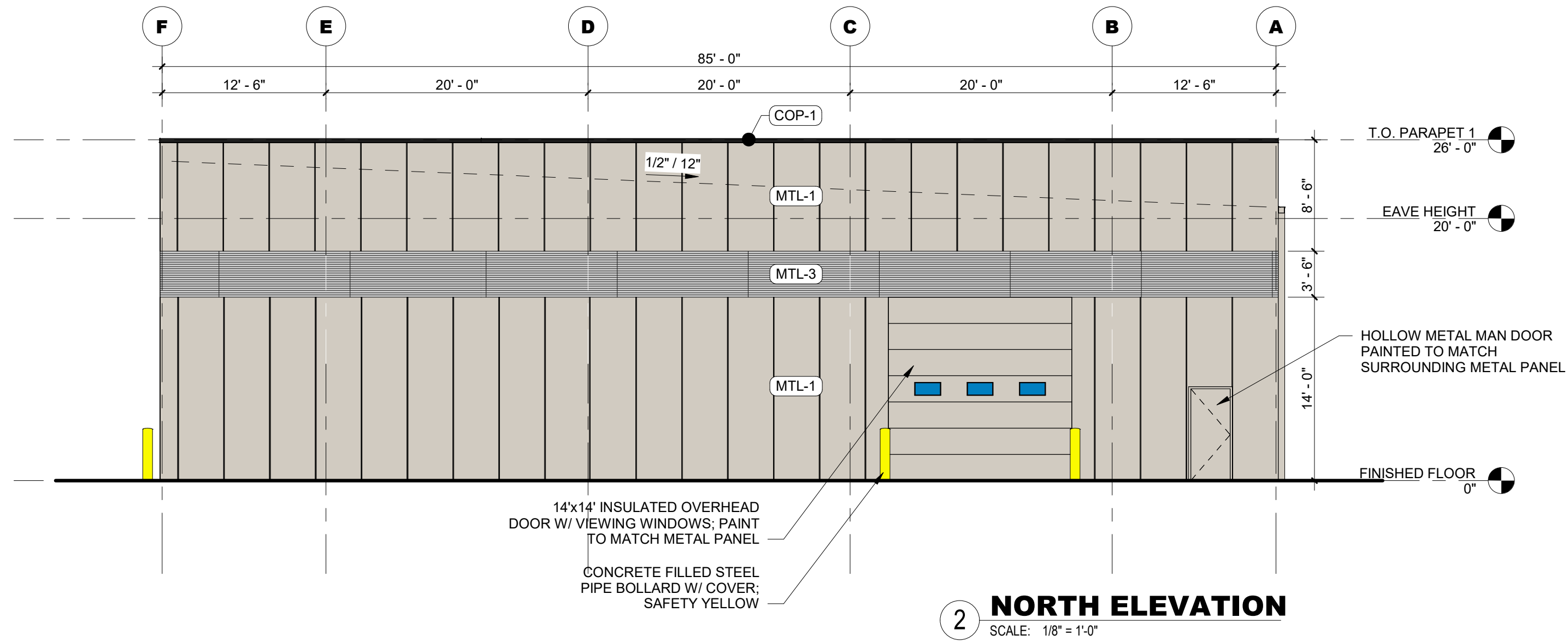


MOUNTING HEIGHTS OF ALL FIXTURES ARE LISTED AT THE FIXTURE LOCATIONS ALONG WITH THE FIXTURE TYPE

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	LP1		1	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT HS	DSX1 LED P6 50K T4M MVOLT with houseside shield	14645	1	163
	LP2		1	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT HS	DSX1 LED P6 50K T4M MVOLT with houseside shield	14645	1	326
	WP		12	Hubbell Lighting Inc.	PRL-R-LS-4K(60W)	Full-Cutoff LED Wall-Unit	8510	1	58.9



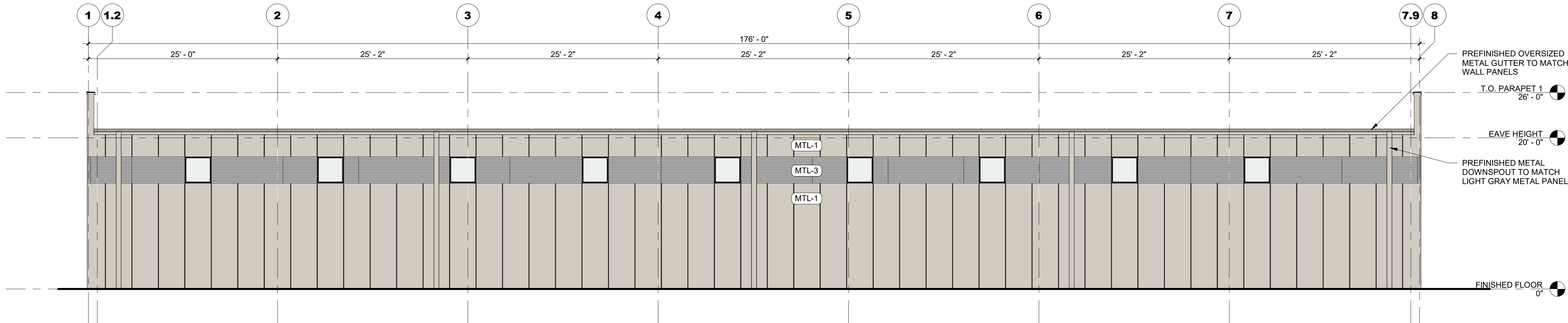
MATERIAL CALCULATIONS (CITY OF BONDURANT)			
NORTH ELEVATION		2231.90 SF TOTAL	
GLASS =	0.00 SF	00.0%	
METAL PANEL =	2,182.9 SF	100%	
EAST ELEVATION (FRONT)		4,738.84 SF TOTAL	
GLASS =	463.06 SF	9.8%	
METAL PANEL =	4,275.78 SF	90.2%	



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
CAN-1	PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK
COP-1	PREFINISHED METAL COPING CAP; COLOR: BLACK (REFER TO PEMB DOCUMENTS)
MTL-1	PREFINISHED METAL WALL PANEL; COLOR: SW 7029 AGREEABLE GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-2	PREFINISHED METAL WALL PANEL; COLOR: SW 7019 GAUNTLET GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-3	PREFINISHED METAL WALL PANEL; COLOR: SW 7017 DORIAN GRAY; HIDDEN FASTENERS, 22 GA. STEEL, HORIZONTAL FLUTED PANEL
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN PREFINISHED THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM; COLOR: BLACK

MISC EXTERIOR MATERIAL FINISHES

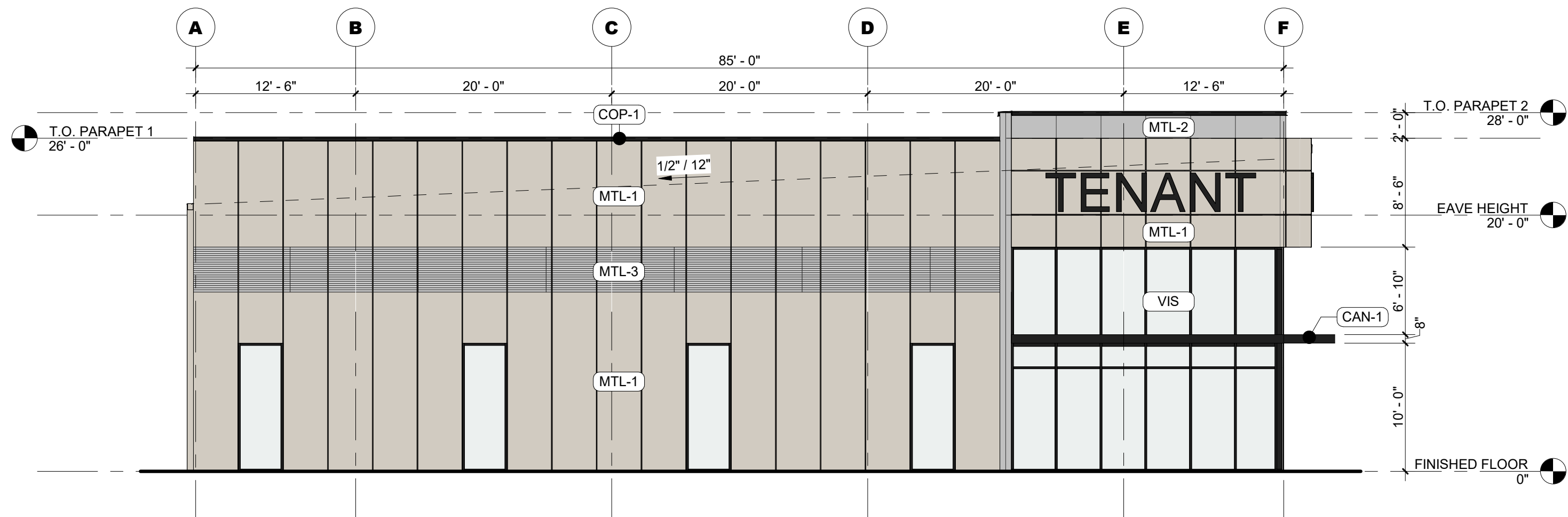
- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS (CITY OF BONDURANT)			
SOUTH ELEVATION		2,274.87 SF TOTAL	
GLASS =	509.69 SF	22.4%	
METAL PANEL =	1,765.18 SF	77.6%	
WEST ELEVATION		3,682.93 SF TOTAL	
GLASS =	110.25 SF	03.0%	
METAL PANEL =	3,572.68 SF	97.0%	



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
CAN-1	PRE-ENGINEERED, PREFINISHED ALUMINUM CANOPY; COLOR: BLACK
COP-1	PREFINISHED METAL COPING CAP; COLOR: BLACK (REFER TO PEMB DOCUMENTS)
MTL-1	PREFINISHED METAL WALL PANEL; COLOR: SW 7029 AGREEABLE GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
MTL-2	PREFINISHED METAL WALL PANEL; COLOR: SW 7019 GAUNTLET GRAY; HIDDEN FASTENERS, 22 GA. STEEL, 42" WIDE PANELS
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VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN PREFINISHED THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM; COLOR: BLACK

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PREFINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PREFINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.



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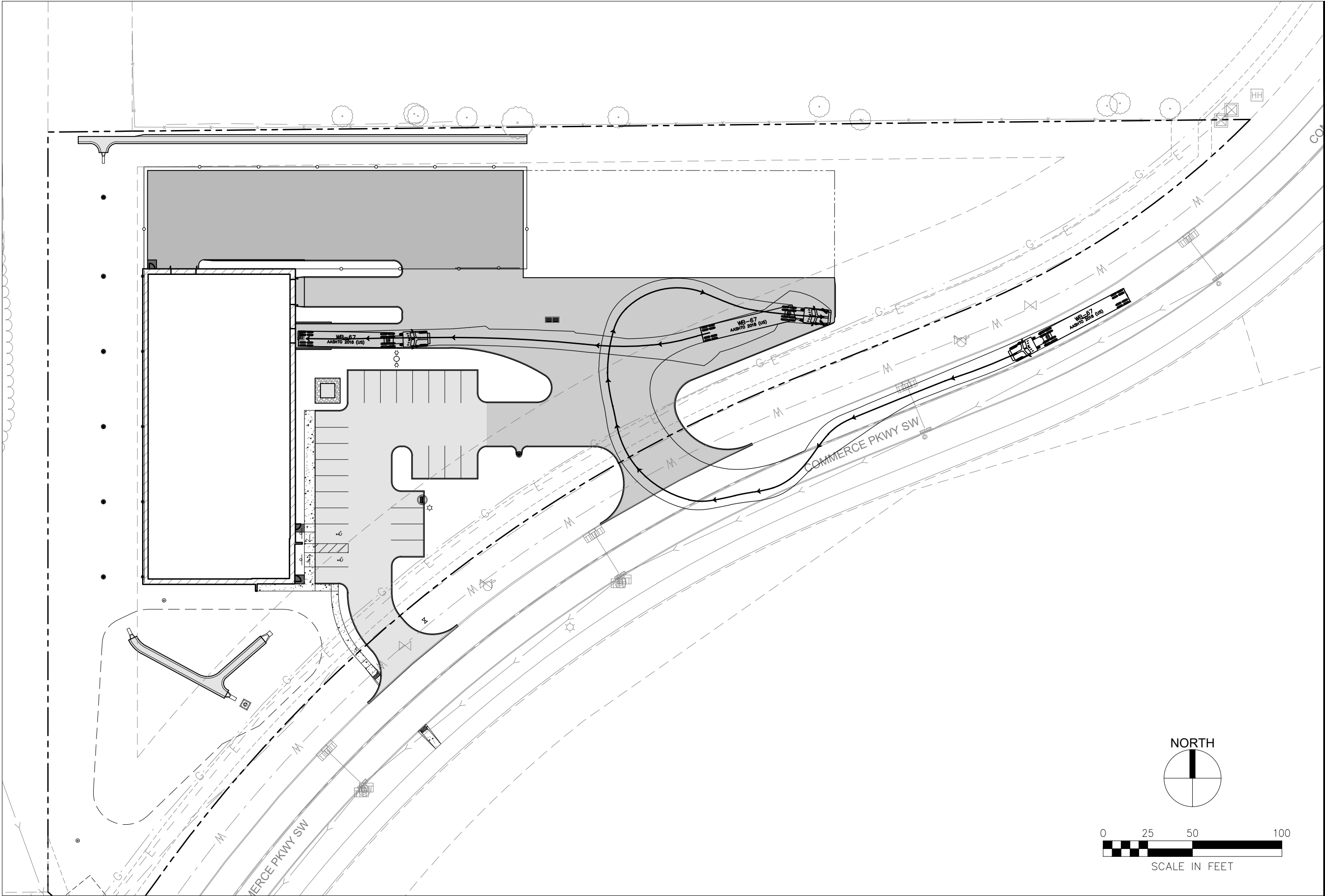
COMMERCE CROSSING INDUSTRIAL

BONDURANT, IA

02/26/2025

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 24095





COMMERCE CROSSING LOT 4

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SIGNATURE COMMERCIAL REAL ESTATE COMMERCE PKWY SW, BONDURANT			
DATE	02/28/2025	SCALE	----
DRAWN BY	EF	FIELD BOOK	----
APPROVED BY	KAS	REVISION	----

2250000330

AUTOTURN EXHIBIT

EX



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

Item No. 7.b.
For Meeting of 3/24/2025
Discussion Item

TITLE: - Discussion and possible resolution approving action to order construction and authorizing staff to solicit quotes for drainage improvements along NE Jorie Way in an amount not to exceed \$75,000

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: Staff are recommending approval of this resolution which authorizes staff to solicit quotes for drainage improvement work along NE Jorie Way and orders the construction of such improvements. This work includes the replacement of a single corrugated metal culvert with two new reinforced concrete culverts to improve the drainage along with ensuring the drainage tiles in this same area have an outlet.

The engineers' estimate for both projects combined is \$72,370.

The attached resolution is to begin the process of soliciting quotes for the NE Jorie Way Drainage Improvements Project.

FUNDING SOURCE: Stormwater fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-89
2. 428120 - PLANS
3. 428120 - SPECS

CITY OF BONDURANT
RESOLUTION NO. 250324-89

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND
AUTHORIZE STAFF TO SOLICIT QUOTES FOR THE NE JORIE WAY DRAINAGE
IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$75,000

WHEREAS the City Council orders construction for the NE Jorie Way Drainage Improvements Project; AND

WHEREAS the City Council authorizes staff to solicit quotes for the work to be done; AND

WHEREAS Staff will inform the City Council of the results of quotes received; AND

WHEREAS the City Council authorizes staff to award contracts in an amount not to exceed \$75,000.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and authorizing staff to solicit quotes for the NE Jorie Way Drainage Improvements Project is hereby approved as presented.

Passed this 24th day of March 2025,

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.

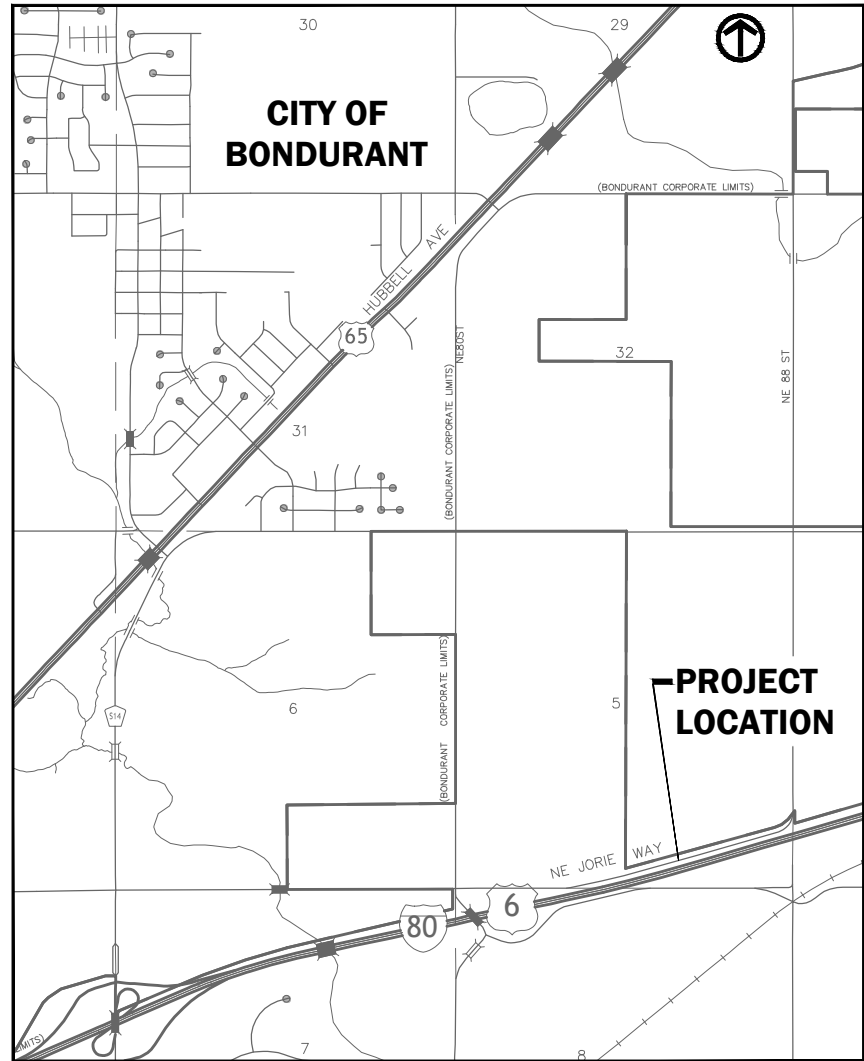
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

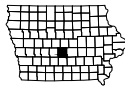
Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

PLOTTED: Thursday, February 6, 2025 2:06:58 PM

PLANS FOR NE JORIE WAY DRAINAGE IMPROVEMENTS BONDURANT, IOWA



VICINITY MAP
NOT TO SCALE



SHEET INDEX

NO.	SHEET TITLE
A.1	INDEX AND TITLE SHEET
A.2	GENERAL NOTES AND LEGEND
C.1	TILE REPAIRS
M.1	CULVERT REMOVAL AND REPLACEMENT



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

 02/07/2025
SIGNATURE DATE
NAME: BENJAMIN J. KLAUS, P.E.
LICENSE NUMBER: P24903
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
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XREFS:
FILE PATH:

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SRS
		CHECKED	AEM
		APPROVED	BJK
		DATE	2-06-25
		ISSUED FOR	REVIEW/CONST?



NE JORIE WAY DRAINAGE IMPROVEMENTS
CITY OF BONDURANT

6775 Vista Drive • West Des Moines, Iowa 50266
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

TITLE SHEET

SHEET NO.
A.1
PROJECT 428120

PLOTTED: Thursday, February 6, 2025 2:06:58 PM

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		CULVERT; SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	NEW SEWER/MANHOLE		PROPERTY PIN
	NEW SEWER/INTAKE		SECTION CORNER
	NEW WATER MAIN		PLAT BOUNDARY
	NEW FORCE MAIN		BUILDING
	NEW HYDRANT		ELEVATION MARKER
	NEW WATER VALVE		CENTERLINE
	EXISTING SANITARY SEWER AND SIZE		DIAMETER
	EXISTING STORM SEWER AND SIZE		ELEVATION
	EXISTING WATER MAIN AND SIZE		POLYVINYLCHLORIDE PIPE
	EXISTING FORCE MAIN AND SIZE		CAST IRON PIPE
	GAS MAIN AND SIZE		DUCTILE IRON PIPE
	UNDERGROUND POWER LINE		CORRUGATED METAL PIPE
	OVERHEAD POWER LINE		VITRIFIED CLAY PIPE
	UNDERGROUND TELEPHONE LINE		REINFORCED CONCRETE PIPE
	CABLE TELEVISION LINE		REINFORCED CONCRETE ARCH PIPE
	FIBER OPTICS		LINED REINFORCED CONCRETE PIPE
	TOP OF EMBANKMENT		LINED CONCRETE PRESSURE PIPE
	TOE OF EMBANKMENT		STATION
	DRAINAGE COURSE		LINE AHEAD
	SANITARY MANHOLE		LINE BACK
	STORM WATER MANHOLE		BENCH MARK AND NUMBER
	ELECTRIC MANHOLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		POINT OF INTERSECTION
	WATER MANHOLE		POINT ON TANGENT
	CURB INTAKE		LINEAR FEET
	AREA OR BEEHIVE INTAKE		TACKED HUB
	EXISTING HYDRANT		SOIL BORING AND NUMBER
	EXISTING WATER VALVE		POINT OF VERTICAL CURVATURE
	GAS VALVE		POINT OF VERTICAL TANGENCY
	UTILITY POLE		VERTICAL CURVE
	GUY ANCHOR		POINT OF CURVATURE
	STREET LIGHT		POINT OF TANGENCY
	SIGN		MIDDLE ORDINATE
	TELEPHONE CABLE JUNCTION BOX		DRAWING
	TRAFFIC SIGNALS		CONTROL POINT AND NUMBER
	PEDESTRIAN CONTROL LIGHT		TYPICAL
	RAILROAD CONTROL LIGHT		HIGH PRESSURE GAS
	RAILROAD SIGN		INTERMEDIATE PRESSURE GAS
	UTILITY ACCESS COVER		INVERT
	PARKING METER		EACH WAY, EACH FACE
	TREE		EACH WAY
	EVERGREEN		AT
	STUMP		DRAWING NUMBER
	BUSH, SHRUB OR HEDGE		PREVIOUSLY REPAIRED TILE LINE
			ESTIMATED LOCATION OF EXISTING TILE LINE

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

GENERAL NOTES

- ALL ELEVATIONS ARE TO NAVD 88 DATUM.
- ALL NORTHING AND EASTING COORDINATES ARE TO NAD 83, IOWA STATE PLANE COORDINATE SYSTEMS - SOUTH ZONE (1402) / NORTH ZONE (1401).
- REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
- SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.
- CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
- DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
- LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. ENGINEER WILL LOCATE CONSTRUCTION LIMITS IN FIELD. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
- SET MANHOLE COVERS, VALVE BOXES AND STRUCTURES FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
- STATIONING IS ALONG CENTER LINE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
- RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
- PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
- REPLACE WATER SERVICES IN DIRECT CONFLICT WITH NEW PIPE WITH NEW SERVICES FROM MAIN TO CURB STOP. PLUG EXISTING SERVICE AT MAIN; CONSTRUCT STORM SEWER UNDER EXISTING SERVICES WITH ADEQUATE CLEARANCE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE 2025 VERSION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL (SUDAS).

PROTECTION OF VEGETATION

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE 12" INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

TABLE OF QUALITY LEVEL OF UTILITY INVESTIGATION IN ACCORDANCE WITH CII/ASCE 38-02		
UTILITY	OWNER	QUALITY LEVEL
TELEPHONE DUCTS (UNDERGROUND)		C
STREET LIGHT POLES		B
OVERHEAD POWER		B
OVERHEAD ELECTRIC		B
UNDERGROUND POWER		B
FIBER OPTIC		C
EXISTING SANITARY		C
EXISTING WATER MAIN		B
GAS MAIN		C
CABLE TV		C
COMMUNICATIONS		C

Subsurface Utility Quality Levels	
Level	Description
QL A	Process of designating and locating using non-destructive vacuum excavation techniques. This is the most accurate level of measurement and yields good 3D positions of subsurface utilities.
QL B	Obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities.
QL C	Uses on surface features to predict the utility location obtained by surveying and plotting visible above-ground utility features and by using professional judgement in correlating this information to Quality Level D.
QL D	Obtained by integrating existing records, atlases, or oral recollections of the locations of existing subsurface utilities. This is the least reliable method of utility location and is often inaccurate and not up to date.
ASE is capable and experienced in all Quality Levels of SUE	

NE JORIE WAY DRAINAGE IMPROVEMENTS - BONDURANT, IOWA				
NO.	ITEM	UNIT	TOTAL	DESCRIPTION
1	Mobilization	LS	1	See Standard Specifications Section 11,020, 1.08 for progress payments for Mobilization.
2	Traffic Control	LS	1	Comply with Manual of Uniform Traffic Control Devices (MUTCD) and Special Provisions; progress payment based on percentage of project complete. See IDOT TC-252 for signage requirements.
3	Removal of Known Pipe Culvert, CMP, 24"	LF	28	See Standard Specifications Section 2010.
4	Removal of Known Pipe Culvert, CMP, 30"	LF	25	
5	Tile Repair, SDR 26 PVC, 4"	LF	254	Connect existing tile lines of the specified size with the specified pipe material from R.O.W. line to R.O.W. line as indicated on the plans. Use fittings as necessary for deflection and to connect pipes. Item shall be paid by the linear foot and includes any and all labor, equipment, and materials required to excavate, dewater, locate, repair, and backfill tile lines as indicated on the plans.
6	Tile Repair, SDR 26 PVC, 6"	LF	141	
7	Tile Repair, SDR 26 PVC, 8"	LF	40	
8	Pipe Culvert, Trenched, RCP, 36"	LF	80	See Standard Specifications Section 4030.
9	Footing for Concrete Pipe Apron	EA	4	See Standard Specifications Section 4030 and Figure 4030.221.
10	Pipe Apron, Concrete, 36", Type 2	EA	4	See Standard Specifications Section 4030 and Figure 4030.222.
11	Pipe Apron Guard, Concrete, 36"	EA	4	See Standard Specifications Section 4030 and Figure 4030.224.
12	Roadway, Granular, 8" Thickness	SY	47	See Standard Specifications Section 7030. Match grade to existing conditions.
13	Rip Rap, Class D Revetment Stone	TON	25	See Standard Specifications Section 9040.
14	Energy Dissipator, Pipe Apron, Concrete, 36", Type 2	EA	2	Install energy dissipator (pipe apron of specified size and type) vertically and with the flat side facing the downstream end of the new Pipe Culverts. Item shall be paid for each energy dissipator installed and includes any and all labor, equipment, and materials required to excavate, dewater, furnish and install energy dissipator, backfill, and compact as indicated on the plans.
15	Exploratory Excavation	HR	4	Contractor shall locate existing tile line break and excavate from R.O.W. line to R.O.W. line to locate downstream or upstream end of tile line break to the extents noted on the plans.
16	Seed, Fertilize, Mulch, Type 2	LS	1	See Standard Specifications Section 9010 for seeding information. Type 2 permanenet cool season mix for slopes and ditches.

X-REFS:
FILE PATH:

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SRS
		CHECKED	AEM
		APPROVED	BJK
		DATE	2-06-25
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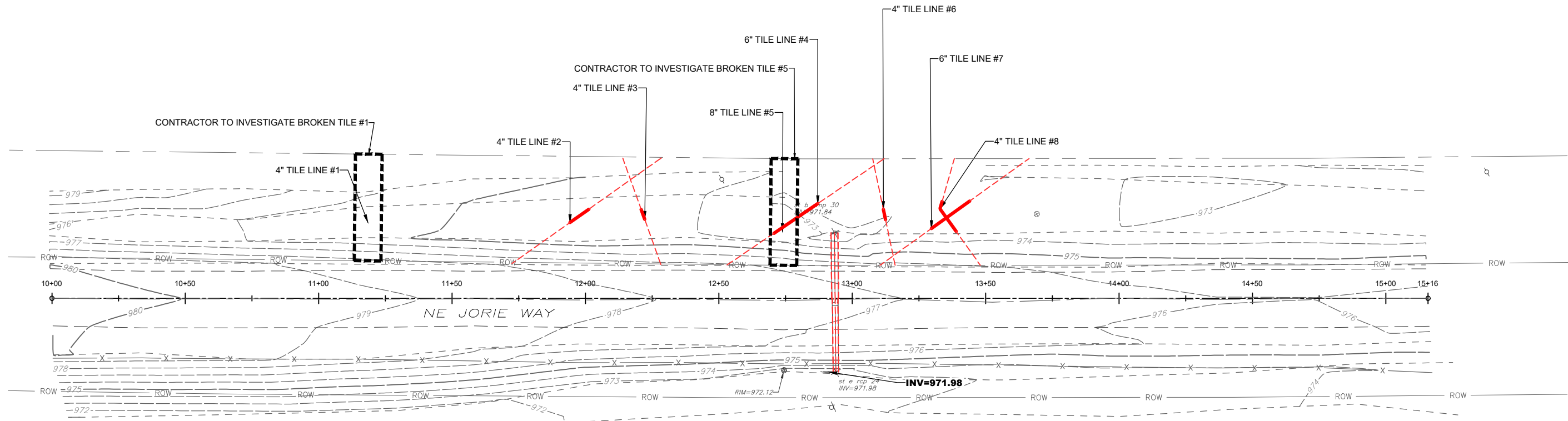
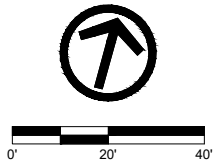
NE JORIE WAY DRAINAGE IMPROVEMENTS CITY OF BONDURANT	
6775 Vista Drive • West Des Moines, Iowa 50266 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000	

GENERAL NOTES AND LEGEND

SHEET NO.
A.2
PROJECT 428120

PLOTTED: Thursday, February 6, 2025 2:07:21 PM

XREFS: 428120 - Design & 428120 SURVEY
FILE PATH:



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SRS
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NE JORIE WAY DRAINAGE IMPROVEMENTS
CITY OF BONDURANT

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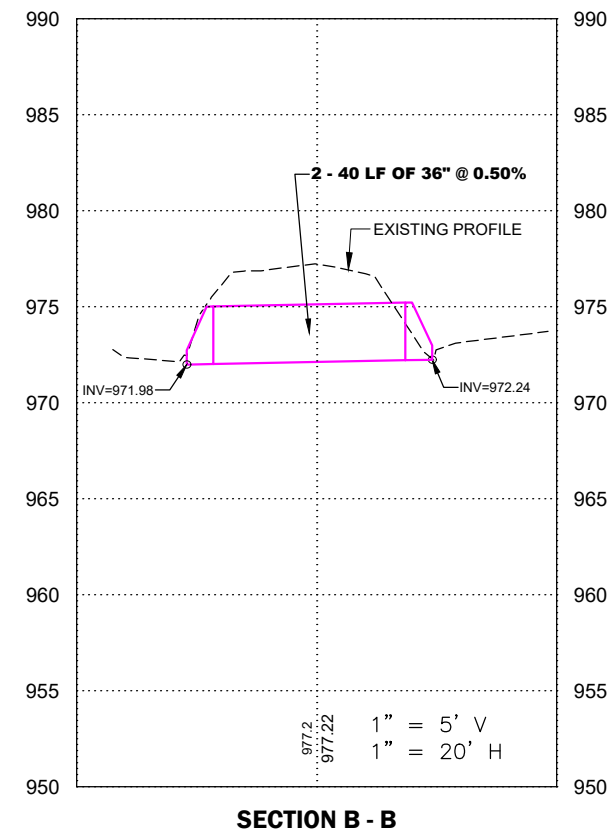
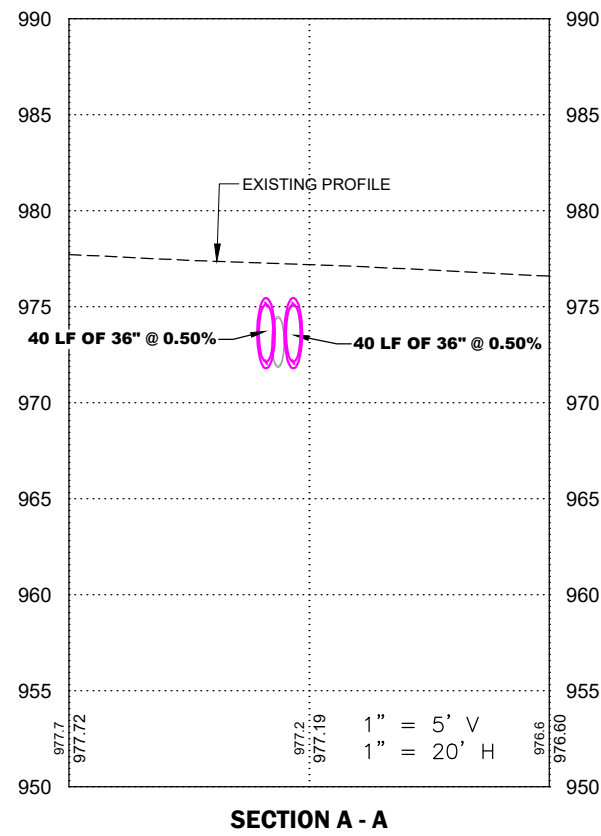
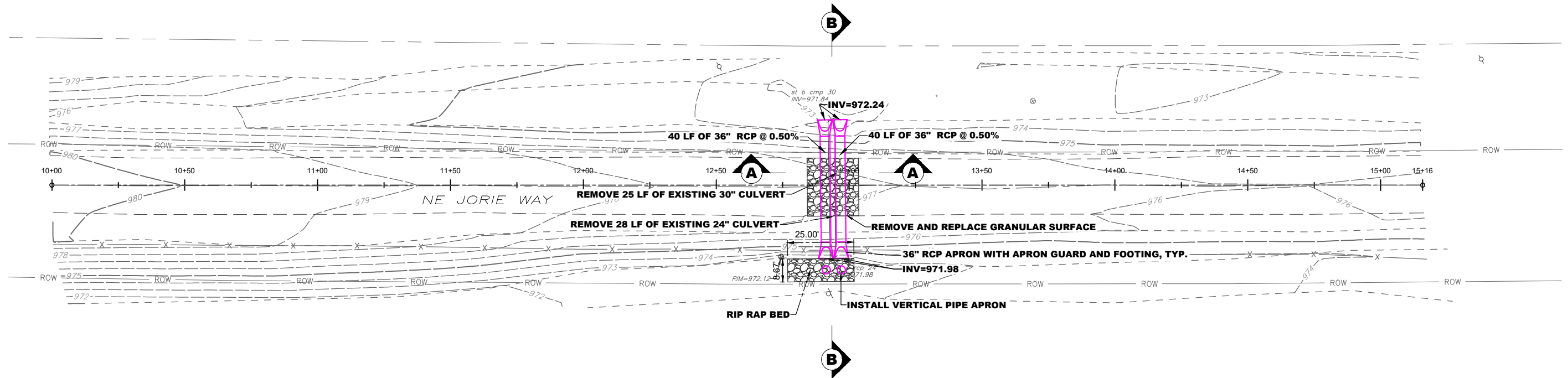
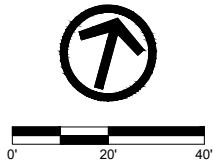
TILE REPAIRS

PROJECT 428120

SHEET NO.
C.1

PLOTTED: Thursday, February 6, 2025 2:07:21 PM

X-REFS: 428120 - Design & 428120 SURVEY
FILE PATH:



NOTE: CULVERT PIPE LENGTHS SHOWN DO NOT INCLUDE PIPE APRONS.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	SRS
		CHECKED	AEM
		APPROVED	BJK
		DATE	2-06-25
		ISSUED FOR	REVIEW/CONST?



NE JORIE WAY DRAINAGE IMPROVEMENTS
CITY OF BONDURANT

6775 Vista Drive • West Des Moines, Iowa 50266
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

CULVERT REMOVAL AND REPLACEMENT

SHEET NO.
M.1
PROJECT 428120

SPECIFICATIONS

FOR

NE JORIE WAY DRAINAGE IMPROVEMENTS

BONDURANT, IOWA

VEENSTRA & KIMM, INC.



**SPECIFICATIONS
FOR
NE JORIE WAY DRAINAGE IMPROVEMENTS
BONDURANT, IOWA**

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed:

Date:



02/07/2025

Benjamin J. Klaus, P.E.

Iowa License No. P24903

My license renewal date is December 31, 2025



Detailed parts covered by this seal:

All

Prepared by
VEENSTRA & KIMM, INC.
West Des Moines, Iowa

INDEX

NE JORIE WAY DRAINAGE IMPROVEMENTS BONDURANT, IOWA

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SOLICITATION FOR QUOTATION

SOLICITATION FOR QUOTATION FOR NE JORIE WAY DRAINAGE IMPROVEMENTS, BONDURANT, IOWA

Quotations will be received by the City of Bondurant, Iowa, hereinafter referred to as "Owner" or "City", at the City Hall, 200 Second Street NE, Bondurant, Iowa 50035 until 2:00 P.M. on the 26th day of February, 2025.

It is expected the City will accept a quotation or reject all quotations at the City Council meeting on March 3rd, 2025 at 6:00 P.M.

The work to be done at the location shown on the plans includes construction of the NE Jorie Way Drainage Improvements Project including all labor, materials and equipment necessary to replace the tile lines between the existing R.O.W. lines, remove and replace the existing culvert with dual culverts, install rip rap and energy dissipator structures, restore the roadway, and miscellaneous associated work, including cleanup.

All work and materials are to be in accordance with the proposed plans, specifications, and form of contract now on file in the office of the City Clerk of Bondurant, Iowa, and by this reference made a part thereof as though fully set out and incorporated herein.

All quotations shall be submitted to the City Clerk of said City on or before the time herein set for receipt of quotations. All quotations shall be made on official documents furnished by the City, and any alterations in the official form of quotation will entitle the Council, at its option, to reject the quotation involved from consideration. Each quotation shall be sealed and plainly identified.

The Contractor submitting the successful quotation will be required to furnish bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment for all materials and labor and protect and save harmless the City from claims and damages of any kind caused by the operations of the Contractor, and shall guarantee the work against faulty workmanship and materials for a period of four (4) years after its completion and acceptance by the City Council.

SQ-1

428120

Solicitation for Quotation

The Contractor will be paid ninety-five percent (95%) of the Owner's final estimate of the value of acceptable work completed. Final payment will be made not earlier than thirty-one (31) days after completion of the work and acceptance by the Owner. No such final payment will be due until the Contractor has certified to the Owner that the materials, labor and services involved in the final estimate have been paid for in full.

The work will commence within ten (10) days after written Notice to Proceed and shall be completed by April 18th, 2025.

The duration of the work is critical to the project so as to minimize the disruption associated with the project to the public. Damages in the amount of Five Hundred Dollars (\$500.00) per calendar day will be assessed for each day that the project is not completed after April 18th, 2025, at the sole discretion of the City with due allowance for extensions of the contract period due to conditions beyond the control of the Contractor. At the option of the City, damages may be deducted from any retainage prior to release, the final payment to contractor, or through the commencement of a cause of action by the City, in the City's sole discretion. The selection by the City of any particular course of action hereunder is not exclusive and shall not preclude the pursuit of additional remedies by the City. In the event the City institutes legal proceedings, the Contractor shall be responsible for any and all attorney's fees and expenses.

Sales Tax Exemption. Contractors and subcontractors shall not include sales tax for material purchases. At the time of the contract acceptance by the City Council, the prime contractor and all subcontractors will be issued a certificate of exemption.

Bid security or bid bond not required.

Contractors submitting quotes shall submit unit and lump sum prices for the work covered by the plans and specifications. Prices shall cover complete work and include all costs incidental thereto, unless indicated otherwise.

Quotes will be computed using quantities shown in proposal. Unit price quantities are approximate and only for comparison of bids. Engineer retains right to change location, quantities and combination of units as may be required during progress of construction. Compensation due Contractor will be computed on basis of final quantities of completed work.

In the event of discrepancies between unit prices and unit price extensions listed in quote, unit prices shall govern and unit price extensions and total bid shall be corrected, as necessary, for agreement with unit prices. The total price will be determined on the basis or corrected extensions of the unit prices.

SQ-2

428120

QUOTATION

NE JORIE WAY DRAINAGE IMPROVEMENTS
BONDURANT, IOWA

Name of Firm_____

Address of Firm_____

To: City Council
City of Bondurant
200 Second Street NE
Bondurant, Iowa 50035

The undersigned, having examined the plans and having familiarized himself with the nature and location of the work to be done and the conditions under which the work will be performed, hereby proposes to provide the required labor, services and materials and to perform the work described on the plans, within the time and for the sums stated hereinafter on attached Quotation Schedule; which Quotation Schedule is hereby made a part of this Quotation.

The undersigned certifies that this Quotation is offered in good faith, without collusion or connection with any other persons quoting on the work.

The undersigned states that this Quotation is offered in conformity with the plans and scope of work and agrees that in the event of any discrepancies or differences between any conditions of his quotation and the scope of work prepared by VEENSTRA & KIMM, INC. that the provisions of the latter shall prevail.

Name of Firm_____

By_____

Title_____

Q-1

428120

QUOTATION SCHEDULENE JORIE WAY DRAINAGE IMPROVEMENTS PROJECT

1. Construct NE Jorie Way Drainage Improvements Project for the following unit and lump sum prices:

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
1	Mobilization	LS	1	xxxx	\$ _____
2	Traffic Control	LS	1	xxxx	_____
3	Removal of Known Pipe Culvert, CMP, 24"	LF	28	\$ _____	\$ _____
4	Removal of Known Pipe Culvert, CMP, 30"	LF	25	\$ _____	\$ _____
5	Tile Repair, SDR 26 PVC, 4"	LF	254	\$ _____	\$ _____
6	Tile Repair, SDR 26 PVC, 6"	LF	141	\$ _____	\$ _____
7	Tile Repair, SDR 26 PVC, 8"	LF	40	\$ _____	\$ _____
8	Pipe Culvert, Trenched, RCP, 36"	LF	80	\$ _____	\$ _____
9	Footing for Concrete Pipe Apron	EA	4	\$ _____	\$ _____
10	Pipe Apron, Concrete, 36", Type 2	EA	4	\$ _____	\$ _____
11	Pipe Apron Guard, Concrete, 36"	EA	4	\$ _____	\$ _____
12	Roadway, Granular, 8" Thickness	SY	47	\$ _____	\$ _____
13	Rip Rap, Class D Revetment Stone	TON	25	\$ _____	\$ _____

					<u>Quotation</u>
<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Unit Price</u>	<u>Extended Price</u>
14	Energy Dissipator, Pipe Apron, Concrete, 36", Type 2	EA	2	\$ _____	\$ _____
15	Exploratory Excavation	HR	4	\$ _____	\$ _____
16	Seed, Fertilize, Mulch, Type 2	LS	1	xxxx	_____
TOTAL QUOTATION (Items 1 - 16) \$					_____

2. The work will be completed on or before April 18th, 2025.

3. Required Attachment:

- Bidder Status Form

Q-3

428120

Bidder Status Form

To be completed by all bidders

Part A

Please answer “Yes” or “No” for each of the following:

- ☐ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page)
- ☐ Yes ☐ No My company has an office to transact business in Iowa.
- ☐ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- ☐ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☐ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ____/____/____ to ____/____/____ Address: _____

City, State, Zip: _____

Dates: ____/____/____ to ____/____/____ Address: _____

City, State, Zip: _____

Dates: ____/____/____ to ____/____/____ Address: _____

You may attach additional sheet(s) if needed. City, State, Zip: _____

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers? ☐ Yes ☐ No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

You must submit the completed form to the governmental body requesting bids per 875 Iowa Administrative Code Chapter 156. This form has been approved by the Iowa Labor Commissioner.

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- ☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.
- ☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- ☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- ☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- ☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- ☐ Yes ☐ No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

CONTRACT

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the City of Bondurant, Iowa, party of the first part, hereinafter referred to as the "Owner", and _____, party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH: THAT WHEREAS, the Owner has heretofore caused to be prepared certain specifications and proposal blanks, dated the _____ day of _____, 2025, for NE Jorie Way Drainage Improvements Project under the terms and conditions therein fully stated and set forth, and,

WHEREAS, said specifications and proposal blanks accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified:

NOW, THEREFORE, IT IS AGREED:

1. That the Owner hereby accepts the proposal of the Contractor for the work, as follows:

NE JORIE WAY DRAINAGE IMPROVEMENTS PROJECT

The work to be done at the location shown on the plans includes construction of the NE Jorie Way Drainage Improvements Project including all labor, materials and equipment necessary to replace the tile lines between the existing R.O.W. lines, remove and replace the existing culvert with dual culverts, install rip rap and energy dissipator structures, restore the roadway, and miscellaneous associated work, including cleanup, for the sum of _____ Dollars (\$ _____) based on the unit and lump sum prices as shown on the Quotation.

2. That this contract consists of the following component parts which are made a part of this agreement and contract as fully and absolutely as if they were set out in detail in this contract:

2.1 Contract Documents, including:

- 2.1.1 Solicitation for Quotation
- 2.1.2 Quotation
- 2.1.3 Bond
- 2.1.4 General Conditions
- 2.1.5 Special Conditions
- 2.1.6 Plans List
- 2.1.7 Detailed Specifications (Iowa Statewide Urban Design and Specifications (SUDAS))
- 2.1.8 Special Provisions
- 2.1.9 Plans listed in the specifications
- 2.1.10 Numbered addenda issued to the foregoing.

2.2 This Instrument.

2.3 The above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this contract.

4. That this contract is executed in triplicate.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals the date first written above.

CONTRACTOR

CITY OF BONDURANT, IOWA

By _____

Mayor

Title _____

ATTEST:

ATTEST:

Title _____

City Clerk

BOND

KNOW ALL MEN: That we, _____,
of _____, hereinafter called the Principal, and
_____,
hereinafter called the surety, are held and firmly bound unto the City of Bondurant, Iowa,
hereinafter called the Owner in the sum of

Dollars (\$_____), for the payment whereof the Principal and Surety bind themselves,
their heirs, executors, administrators, successors and assigns, jointly and severally, firmly, by these
presents.

WHEREAS, the principal has, by means of a written Agreement dated _____,
2025, entered into a Contract with the Owner for NE Jorie Way Drainage Improvements Project,
which Agreement includes a guarantee of all work against defective workmanship and materials
for a period of four (4) years from the date of final acceptance of the work by the Owner, a copy of
which Agreement is by reference made a part hereof;

NOW, THEREFORE, the condition of this Obligation is such that, if the Principal shall faithfully
perform the Contract on his part and shall fully indemnify and save harmless the Owner from all
costs and damage which he may suffer by reason of failure so to do and shall fully reimburse and
repay the Owner all outlay and expense which the Owner may incur in making good any such
default,

And Further, that if the Principal shall pay all persons who have contracts directly with the
Principal for labor or materials, failing which such persons shall have a direct right of action against
the Principal and Surety under this Obligation, subject to the Owner's priority,

Then this Obligation shall be null and void, otherwise it shall remain in full force and effect.

Provided, however, that no suit, action or proceeding by reason of any default whatever shall be
brought on this Bond after five (5) years from the date of final acceptance of the work.

And Provided, that any alterations which may be made in the terms of the Contract, or in the work
to be done under it, or the giving by the Owner of any extension of time for the performance of
the Contract, or any other forbearance on the part of either the Owner or the Principal to the
other shall not in any way release the Principal and the Surety, or either of them, their heirs,
executors, administrators, successors or assigns from their liability hereunder, notice to the Surety
of any such alteration, extension or forbearance being hereby waived.

And Further Provided, the Principal and Surety on this Bond hereby agree to pay all persons, firms,
or corporations having contracts directly with the Principal or with subcontractors all just claims
due them for labor performed or material furnished, in the performance of the Contract on
account of which this Bond is given, when the same are not satisfied out of the portion of the
contract price which the Owner shall retain until completion of the improvements, but the
Principal and Surety shall not be liable to said persons, firms, or corporations unless the claims of
said claimants against said portions of the contract price shall have been established as provided
by law.

The Surety on this Bond shall be deemed and held, any contract to the contrary notwithstanding, to consent without notice:

- a. To the extension of time to the Principal in which to perform the Contract.
- b. To changes in the plans, specifications, or Contract, when such changes do not involve an increase of more than twenty percent (20%) of the total contract price, and shall then be released only as to such excess increase.
- c. That no provision of this Bond or of any other contract shall be valid which limits to less than five (5) years from the date of final acceptance of the work the right to sue on this Bond for defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

The Bond is executed in triplicate.

Signed and Sealed this _____ day of _____, 2025.

PRINCIPAL:

Contractor

Signature

Title

SURETY:

Surety Company

Signature, Attorney-in-Fact

Name of Attorney-in-Fact

Company Name

Company Address (Including Zip Code)

Company Telephone Number

GENERAL CONDITIONS

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1. CONTRACT DOCUMENTS

- 1.1 All documents listed or identified as part of contract are each and all essential and component parts of agreement between Owner and Contractor.
- 1.2 Contract Documents shall be signed in triplicate by Owner and Contractor.
- 1.3 Contract Documents are complementary, and what is called for by any one shall be as binding as if called for by all. The intention of documents is to include all labor and materials, equipment and transportation necessary for proper execution of work. It is not intended that materials or work not covered by or properly inferable from any heading, branch, class or trade of the specifications shall be supplied unless distinctly noted. Materials or work described in words, which have a well known technical or trade meaning, shall be held to refer to such recognized standards.

2. SURETY BOND

- 2.1 Contractor shall furnish a good and sufficient surety bond in full amount of contract prior to signing contract. Surety bond shall guarantee faithful performance of all provisions of contract and payment of all bills and obligations arising from said contract. Should surety become irresponsible during time contract is in force, Owner may require additional and sufficient sureties. Contractor shall furnish said additional sureties to satisfaction of Owner within ten (10) days after written notice to do so. In default thereof, contract may be suspended as hereinafter provided.

3. CONTRACTOR'S RESPONSIBILITY

- 3.1 Contractor shall assume full responsibility for safekeeping of all materials and equipment and for all unfinished work until final acceptance by Owner. Materials and equipment which are damaged or destroyed from any cause shall be replaced at Contractor's expense.
- 3.2 Contractor shall indemnify and save harmless Owner against any liens filed for non-payment of Contractor's bills in connection with contract work. Contractor shall furnish Owner satisfactory evidence that all persons who have done work or furnished materials, equipment, or service of any type, under the contract have been fully paid prior to acceptance of work by Owner.
- 3.3 Contractor shall erect and maintain such barriers and lights as will prevent accidents as a consequence of its work. It shall indemnify and save harmless the Owner and its agents from all suits brought against Contractor for any injuries received or sustained by any person or persons by or through Contractor, its servants, or agents, in construction of work, or by or in consequence of any acts or omissions or negligence in performing contract work.

4. SUBCONTRACTS

- 4.1 Contractor shall not assign, sub-let or transfer the whole or any part of work herein specified without written consent of Owner. Assignment, sub-letting or transfer shall not relieve Contractor from its responsibilities set forth herein.
- 4.2 Detailed specifications are separated into titled parts for convenience or reference and to facilitate letting of contracts and subcontracts. Such arrangement shall not obligate Engineer to establish limits on contracts between Contractors and subcontractors.

5. CONTRACTOR'S EMPLOYEES

- 5.1 Contractor shall personally supervise its work or provide a capable superintendent satisfactory to Engineer. Superintendent shall be authorized to receive instructions from Engineer.
- 5.2 Incompetent or incorrigible employees shall be dismissed by the Contractor or its representative when requested by Engineer. Such dismissed persons shall not be permitted to return to work without written consent of Engineer.
- 5.3 Contractor shall give preference to local labor in execution of this contract, insofar as is practicable.

6. PERMITS AND REGULATIONS

- 6.1 In execution of work specified herein, Contractor shall conform to regulations and ordinances of any governmental body which may apply in execution of specified work. Contractor shall obtain such permits and licenses as may be required for construction of work.

7. PATENTS

- 7.1 All fees or royalties for patented inventions, equipment or arrangements used in construction or erection of work, or any part thereof, shall be included in contract price. Contractor shall protect and hold harmless Owner against any and all claims or litigation by reason of infringement of any patent rights on any materials, equipment of construction furnished by Contractor.

8. GUARANTEE

- 8.1 Contractor shall guarantee all work against faulty workmanship and materials for the period specified after date of final acceptance of work by Owner unless otherwise set out in "SPECIAL CONDITIONS" or "INSTRUCTIONS TO BIDDERS." Contractor shall repair or replace any defective workmanship and materials in a manner acceptable to Owner, without expense to Owner, within ten (10) days after written notification by Owner of such defect. If said repairs or replacements are not made within ten (10) days, Owner may make said repairs or replacements and charge the cost to Contractor.

- 8.2 Contractor shall provide Owner with a good and sufficient surety maintenance bond in the full amount of contract prior to signing contract. Maintenance bond shall run for the period specified from time of acceptance to protect Owner from faulty workmanship and materials as outlined in preceding paragraph.

9. SHOP DRAWINGS

- 9.1 Contractor shall provide Engineer with drawings, data and information regarding materials or equipment specified, or as may be called for by Engineer, for its review, within a reasonable time after award of contract. After review, Engineer shall return to Contractor one copy within a reasonable time after receipt.

9.1.1 Submit 5 copies of all shop drawing submittals.

- 9.2 Fabrication and shipment of materials or equipment prior to Engineer's review of drawings, data and information mentioned above shall be at Contractor's risk.

10. THE ENGINEER

- 10.1 Engineer shall make general observation of work as agent of Owner. Engineer's general observation shall not be construed that it shall direct or control operations of Contractor.

11. PLANS AND SPECIFICATIONS

- 11.1 Engineer shall provide Contractor with 5 sets of plans and specifications after execution of contract. If additional plans and specifications are required, Contractor shall compensate Engineer for costs of printing.
- 11.2 Engineer shall provide Contractor with additional and supplemental plans as may be required to show details of construction after approval of manufacturers' drawings and data on materials and equipment.
- 11.3 Engineer will provide Contractor with such revised plans and specifications as may be required to show any authorized changes or extra work.

12. INTERPRETATION OF PLANS AND SPECIFICATIONS

- 12.1 Plans and specifications shall be interpreted by Engineer. Its decision shall be final and binding on all parties concerned.
- 12.2 Contractor will not be allowed to take advantage of errors or omissions in plans and specifications. Engineer will provide full instructions when errors or omissions are discovered.

13. LINE AND GRADE

- 13.1 Contractor shall provide competent men and tools, stakes and other materials as required to establish temporary or permanent reference marks in connection with the work. Contractor shall perform such detailed measurements and transfer elevations as required to properly lay out and construct work.

14. DECISIONS BY ENGINEER

- 14.1 Engineer shall make decisions, in writing, on claims between Contractor and Owner within a reasonable time after presentation. Such decisions shall be regarded as final except for appropriate legal recourse.

15. WORKMANSHIP AND MATERIALS

- 15.1 All work done and all materials and equipment furnished by Contractor shall conform to plans and specifications. Competent labor and tradesmen shall be used on all work. Experienced manufacturers' representatives shall be used to supervise installation of equipment.
- 15.2 In absence of detailed specifications in other sections, all materials shall conform to standards of American Society for Testing Materials.
- 15.3 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, it is the intent that materials or equipment of other manufacturers, equal in quality and performance, may be substituted. Such substitution may be made only with written authorization of Engineer.

- 15.4 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, and additional features of items are specifically required by specifications, additional features specified shall be provided whether or not they are normally included in standard manufacturer's items listed.
- 15.5 Wherever items of materials or equipment are specified by a manufacturer's name and type, or equal, and specified items are or become obsolete and no longer available, Contractor shall provide acceptable equal items which are currently available at no change in contract price.
- 15.6 When proposing "or equal" items or substitutions, Contractor shall furnish general arrangement drawings, full descriptive data, manufacturer's specifications and such performance data as required to satisfy Engineer that materials or equipment proposed are equal to that specified. Burden of proof of equality shall be responsibility of Contractor.
- 15.7 Whenever items of materials or equipment are specified by a manufacturer's name and type and "or equal" is not listed, Contractor shall provide specified equipment without substitution, unless prior approval of Engineer is obtained for any substitution.
- 15.8 Contractor shall abide by Engineer's decision when proposed substitutes of material or equipment are deemed to be unacceptable and in such an event Contractor shall furnish items of equipment or materials specified.
- 15.9 Engineer reserves right to consider such factors as overall project arrangement, overall project cost, and similar factors in determining whether proposed substitutions will be acceptable.
16. ON-SITE REVIEW OR OBSERVATION
- 16.1 All materials used and all work done by Contractor shall be subject at all times to review, observation, tests and approval by Owner. Contractor shall furnish samples of materials for observation and tests as requested by Engineer. Contractor shall furnish any information required concerning nature or source of any proposed materials or equipment.
- 16.2 Construction, fabrication and manufacture of equipment or materials specified herein may be observed by Engineer at plant or factory.

- 16.3 Materials, equipment or work which do not satisfactorily meet specifications may be condemned by Engineer by written notice to Contractor. Condemned materials, equipment or work shall be promptly removed and replaced.
- 16.4 Defective materials, equipment or work may be rejected by Engineer at any time prior to final acceptance by Owner even though said defective items may have been previously overlooked.

17. RESIDENT ENGINEER AND/OR ENGINEER TECHNICIANS

- 17.1 Resident engineer and/or engineer technicians may be appointed by Engineer or Owner to ensure that work is performed in accordance with plans and specifications.
- 17.2 Resident engineer and/or engineer technicians shall have authority to notify Contractor in writing of work which is not being properly performed. Contractor shall be liable for any work determined by Engineer as not being properly performed.
- 17.3 Resident engineer and/or engineer technicians shall have no authority to permit deviation from plans and specifications and Contractor shall be liable for any deviations made without written order from Engineer.

18. TESTS

- 18.1 Tests shall be performed by Contractor upon materials and equipment specified, to determine if the materials and equipment meet requirements of specifications, conditions of operation and guarantees of Contractor.
- 18.2 Equipment shall be subject to factory tests specified herein. Certified evidence of tests shall be furnished when requested by Engineer.
- 18.3 Tests shall be made in accordance with standards of American Society of Mechanical Engineers, Institute of Electrical and Electronic Engineers, American Society for Testing Materials, and other recognized standards.

19. TIME

- 19.1 Contractor shall commence work within time specified and shall complete work within time specified in contract.

20. DELAYS

- 20.1 Delays caused by injunction or legal actions, damages by elements, or other causes beyond control of Contractor (of which Owner shall be sole judge) shall entitle Contractor to a reasonable extension of time within which to complete work.
- 20.2 Application for extension of time shall be made to Owner by Contractor and shall state reasons for request for extension of time.
- 20.3 No extension of time shall be valid unless made in writing by Owner.
- 20.4 Normal weather conditions shall not form the basis of request for extension of time. Abnormal weather conditions shall form basis of request for extension of time only to the delay in excess of that resulting from normal weather conditions.

21. CHANGES

- 21.1 Engineer shall have the right to make changes in location and quantities of work as may be deemed advisable with consent of Owner and without notice to sureties on Contractor's bond.
- 21.2 No change shall be made under this paragraph which will increase or decrease total contract amount more than twenty percent (20%) of original contract price and no changes shall be made in plan of improvement that would necessitate additional or different construction processes and equipment.
- 21.3 Amount due Contractor shall be adjusted for changes in following manner:
 - 21.3.1 Where unit prices have been bid, these unit prices shall be used to compute adjustment in compensation.
 - 21.3.2 Where no such unit prices have been bid, Engineer and Contractor shall negotiate a reasonable adjustment in Contractor's compensation. Limitations on compensation in 22.2 of "22. EXTRA WORK" shall apply to changes where compensation is negotiated.
 - 21.3.3 No changes shall be authorized unless they are shown on revised plans or in written instructions of Engineer.

- 21.3.4 Authorized changes which require additional time to complete shall entitle Contractor to proportionate extension of time to completion which shall be determined by Engineer.

22. EXTRA WORK

- 22.1 Required extra work not specified under this contract shall be done at an agreed price satisfactory to Contractor and Owner, or on basis of actual cost of work plus not more than fifteen percent (15%) for Contractor's overhead and profit. Actual cost shall include expense for equipment, materials, and labor and shall include no overhead items or profit. Where extra work is done by a subcontractor, with approval of Owner, there may be included in Contractor's actual cost, ten percent (10%) for subcontractor's profit.
- 22.2 The term "extra work" as used herein shall not be construed to apply to changes described in "21. CHANGES".
- 22.3 No compensation shall be allowed Contractor for extra work unless such work has been authorized in writing by Engineer and approved by Owner.
- 22.4 Contractor shall submit a statement of costs to Engineer for approval when extra work is performed on an actual cost plus basis. After such a statement is approved, Engineer shall certify its correctness to Owner.

23. OWNERSHIP OF MATERIALS

- 23.1 All materials and work covered by partial payments shall become sole property of Owner, but this provision shall not be construed as relieving Contractor from sole responsibility for all materials and work for which payments have been made, for restoration of damaged work, or as a waiver of rights of Owner to require fulfillment of all terms of contract.

24. OTHER CONTRACTS

- 24.1 Owner reserves right to let other contracts in connection with this work. Contractor shall afford other contractors reasonable opportunity for introduction and storage of their materials and execution of their work, and shall properly connect and coordinate its work with theirs.

- 24.2 When proper execution of Contractor's work depends upon work of another contractor, it shall inspect other work and report any defects to Engineer. Contractor's failure to inspect and report shall constitute an acceptance of other contractor's work except for defects which may develop in work after completion.
- 24.3 To ensure proper execution of its subsequent work, Contractor shall measure work already in place and shall at once report to the Engineer any discrepancy between the executed work and drawings.

25. OWNER'S RIGHT TO DO WORK

- 25.1 If Contractor neglects to prosecute work properly or fails to perform any provision of this contract, Owner, after three (3) days' written notice to Contractor, may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor, provided, however, that Engineer shall approve both such action and amount charged to Contractor.

26. OWNER'S RIGHT TO TERMINATE CONTRACT

- 26.1 Owner, upon certification of Engineer that there is sufficient cause to justify termination of contract, may, without prejudice to any other right or remedy, and after giving Contractor seven (7) days' notice may terminate employment of Contractor for any of following reasons:
- 26.1.1 Contractor makes a general assignment for benefit of its creditors, or if adjudged a bankrupt.
- 26.1.2 Receiver is appointed on account of Contractor's insolvency.
- 26.1.3 Contractor persistently or repeatedly fails or refuses, except when extension of time to complete is granted, to provide enough skilled workmen or proper materials.
- 26.1.4 Contractor fails to make prompt payment to subcontractors for material or labor.

26.1.5 Contractor persistently disregards laws and ordinances or instructions of Engineer.

26.1.6 Contractor violates a provision of contract.

26.2 If Owner terminates employment of Contractor, it shall take possession of premises and all materials, tools and appliances thereon. It shall finish work by whatever method it may deem expedient. In such case Contractor shall not be entitled to receive any further payment until work is finished.

26.3 If unpaid balance of contract price exceeds expense of finishing the work including compensation for additional managerial and administrative services, excess shall be paid to Contractor. If expense exceeds unpaid balance, Contractor shall pay difference to Owner. Expense incurred by Owner as herein provided, and damage incurred through Contractor's default, shall be certified by Engineer.

27. CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE CONTRACT

27.1 If Engineer fails to issue any certificate for payment within fifteen (15) days after it is due, or if Owner fails to pay to Contractor within thirty (30) days of its maturity and presentation, any sum certified by Engineer, then Contractor may, upon seven (7) days simultaneous written notice to Owner and Engineer, stop work or terminate this contract. If Contractor elects to stop work by written notice, work shall be resumed promptly upon payment by Owner. If Contractor elects to terminate this contract by written notice it shall recover from Owner payment for all work executed to date of notice and any loss sustained upon any plant or materials plus a reasonable profit.

28. PAYMENTS WITHHELD

28.1 Engineer may withhold or nullify the whole or a part of payment certificate, on account of subsequently discovered evidence, to such extent as may be necessary to protect Owner from loss on account of:

28.1.1 Defective work not remedied.

28.1.2 Claims filed or reasonable evidence indicating probable filing of claims.

28.1.3 Failure of Contractor to make payments properly to subcontractors or for materials or labor.

28.1.4 A reasonable doubt that contract can be completed for balance then unpaid.

28.1.5 Damage to another contractor.

28.1.6 Claims of Owner for liquidated damages.

28.2 Payments shall be made for amounts withheld when above grounds are removed.

29. ACCEPTANCE AND FINAL PAYMENT

29.1 When work has been satisfactorily completed, Engineer will certify Contractor's final estimate stating that work has been completed in accordance with terms and conditions thereof with qualifications, if any, as stated. Balance found to be due Contractor according to the terms of payment shall be paid by Owner as provided in contract, provided, however, that any state laws which designate manner of final payment shall be followed in lieu of manner of final payment outlined above.

29.2 Making and acceptance of final payment shall constitute a waiver of all claims by Owner, except those arising from unsettled liens, from faulty work or materials appearing after final payment or from requirements of the specifications, and of all claims by Contractor, except those previously made and still unsettled.

30. SUSPENSION OF WORK

30.1 Owner may suspend the work, or any part thereof, at any time, by giving ten (10) days' written notice to Contractor. The work shall be resumed by Contractor within ten (10) days after date fixed in written notice from Owner to Contractor to do so.

30.2 If work, or any part thereof, shall be suspended and if Owner does not give written notice to Contractor to resume work within one (1) year of date of suspension, Contractor may abandon suspended portion of work. Contractor will be entitled to estimates and payments for all work done on the portions so abandoned, if any.

31. CLEANING UP

31.1 Contractor shall keep premises free from accumulations of waste material or rubbish caused by its employees or work. After completion of work it shall remove all its rubbish and all its tools, scaffolding and surplus materials from work site. It shall leave its work "broom clean" or its equivalent, unless more exactly specified. In case of dispute the Owner may remove rubbish and charge costs to Contractor as Engineer shall determine to be just.

32. HAZARDOUS MATERIALS

32.1 The use of Asbestos Construction Building Materials (ACBM) is specifically prohibited. The Contractor, suppliers, and subcontractors shall warrant that all products used are asbestos free. In the event that a specified product contains asbestos, it shall be the responsibility of the Contractor to notify the Owner so that an appropriate substitution can be made in a timely manner so as not to delay the project.

32.2 The Contractor shall provide the Owner a certificate that warrants that no materials, products, items or equipment contains any asbestos upon completion of the work of this Contract. If asbestos is found to exist in any of the materials, products, items or equipment provided as part of this Contract, the Contractor shall be financially responsible for all costs resulting from removal in accordance with an Owner approved method and replacement of an asbestos free condition to finished drawings and specifications. The financial responsibility of the Contractor shall not terminate with the end of the surety maintenance bond period, but shall continue through the life of the facility.

33. IOWA HAZARDOUS CHEMICAL RISKS RIGHT-TO-KNOW LAW

33.1 Owner's responsibility:

33.1.1 Owner shall provide to the Contractor a list of known hazardous chemicals within the project site to which their employees may be exposed and suggestions for appropriate protective measures.

33.2 Contractor's responsibility:

33.2.1 Contractor shall inform his/her employees of the Iowa Hazardous Chemical Risks Right-to-Know Law.

- 33.2.2 Contractor shall provide to the Owner a list of known hazardous chemicals that they anticipate will be used on site as well as all pertinent information relating to employee protection. Contractor's Material Safety Data Sheets (MSDS) shall be available to Owner upon request.

SPECIAL CONDITIONS

NE JORIE WAY DRAINAGE IMPROVEMENTS BONDURANT, IOWA

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| 7. STORAGE OF MATERIALS AND EQUIPMENT | |

1. INTENT

- 1.1 To supplement the provisions of the GENERAL CONDITIONS by outlining special conditions applicable to project.

2. LOCATION

- 2.1 Work is located in public right-of-way and easements in the City of Bondurant, Iowa.

3. RIGHT-OF-WAY

- 3.1 Confine movements of equipment and personnel, storage of materials, excavation, spoil banks, and all other construction operations within the right-of-way.
- 3.2 Contractor will be held liable by City and adjacent property owners for damages outside rights-of-way and easements; failure of Engineer to warn Contractor about trespassing does not relieve liability.

4. ORDER OF CONSTRUCTION

- 4.1 Coordinate work with Owner and Engineer to assure orderly and expeditious progress of the work.
- 4.2 Contractor shall establish schedule of working hours for construction, subject to approval of Engineer.

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5. INTERRUPTIONS TO SERVICE

- 5.1 Existing utilities shall remain in substantially continuous operation during construction.
- 5.2 Do work which will interrupt utility service only at times approved by Engineer; hold interruptions of service to a minimum.

6. SERVICE FACILITIES

- 6.1 Water, electricity, compressed air, and other services shall be furnished by Contractor to meet his own requirements.

7. STORAGE OF MATERIALS AND EQUIPMENT

- 7.1 Limited storage space for materials and equipment will be available at project sites and along easements; string pipe within construction easements provided or along public right-of-way.
- 7.2 Storage areas shall be subject to approval of Engineer.
- 7.3 Store materials and equipment in manner which will preserve their quality and fitness.

8. CONSTRUCTION FACILITIES BY CONTRACTOR

- 8.1 Provide telephone, attended at all times during the working day; provide liaison between telephone and construction personnel for expeditious handling of messages.
- 8.2 Provide suitable storage buildings necessary for proper storage of materials and equipment.
- 8.3 Location of all construction facilities, including project construction plant and yard, subject to approval by Engineer; remove all construction facilities upon completion of work.
- 8.4 Provide and maintain suitable sanitary facilities for construction personnel for duration of work; remove upon completion of work.

- 8.5 Provide fence, barricades, and/or watchmen to prevent access of unauthorized persons to site where work is in progress.
- 8.6 Provide telephone number(s) at which responsible representative of Contractor can be contacted evenings, weekends and holidays.

9. INSURANCE BY CONTRACTOR

- 9.1 Provide and maintain insurance throughout construction period in the following minimum amounts:
 - 9.1.1 Workmen's compensation and occupational disease insurance in accordance with the laws of the State of Iowa covering all employees who perform any obligations assumed under the contract.
 - 9.1.2 Public liability and property damage liability insurance covering all operations under the contract; limits of bodily injury or death not less than \$500,000 for one person and \$1,000,000 for each accident; for property damage, not less than \$250,000 for each accident and \$500,000 aggregate for accidents during the policy period.
 - 9.1.3 Automobile liability insurance on all self-propelled vehicles used in connection with the contract, whether owned, non-owned, or hired; public liability limits of not less than \$500,000 for one person and \$1,000,000 for each accident; property damage limit of \$500,000 for each accident.
- 9.2 Owner reserves right to approve insurance company.
- 9.3 Owner shall have right at any time to require public liability insurance and provide property damage liability insurance greater than required in above paragraphs. Additional premiums payable solely as result of such additional insurance shall be added to bid price.
- 9.4 Furnish certificates of insurance to Engineer made in favor of Owner showing compliance with foregoing requirements.

- 9.5 Notification in event of liability or damage: upon the occurrence of any event, the liability for which is herein assumed, the Contractor agrees to forthwith notify the Owner, in writing, such happening, which notice shall forthwith give the details as to the happening, the cause as far as can be ascertained, the estimate of loss or damage done, the names of witnesses, if any, and stating the amount of any claim.

10. EMPLOYMENT PRACTICES

- 10.1 Contractor, or his subcontractors, shall not employ any person whose physical or mental condition is such that his employment will endanger the health and safety of himself or others employed on the project.

11. TRAFFIC CONTROL

- 11.1 See IDOT TC-252 for signage requirements.

PLANS LIST

NE JORIE WAY DRAINAGE IMPROVEMENTS BONDURANT, IOWA

1. PLANS

- 1.1 The work shall conform with the following drawings (bound here within) which constitute the "plans" and are an integral part of the Contract Documents. The Iowa Statewide Urban Design and Specifications (SUDAS) are included by reference.

<u>Title</u>	<u>Drawing Number</u>
INDEX AND TITLE SHEET	A.1
GENERAL NOTES AND LEGEND	A.2
TILE REPAIR	C.1
CULVERT REMOVAL AND REPLACEMENT	M.1

SPECIAL PROVISION 1

1. INFORMATION FOR ENGINEER

- 1.1 After award of contract submit following information for Engineer's approval. Total number of approved copies required for distribution: 5 plus copies required by Contractor, except as noted below.
 - 1.1.1 Two copies of all materials test reports.
 - 1.1.2 Certified gradation of all aggregates to be used for pipe bedding, stabilization material, and granular surfacing.
 - 1.1.3 Manufacturer's specifications and catalog data for pipe.
 - 1.1.4 Such other information as Engineer may request.
- 1.2 Within 15 days after award of contract, provide construction schedule showing dates of starting and completing various portions of work.

SP1-1

428120

SPECIAL PROVISION 2

1. SHOP DRAWINGS

- 1.1 Intent of Engineer's review: to assist Contractor in interpreting plans and specifications.
- 1.2 Contractor's responsibility: to check drawings prior to submission for coordination and conformance with contract; do not submit without checking.
- 1.3 Engineer's review is only for general conformance with design concept of project and general compliance with information given in contract documents; any action shown is subject to requirements of plans and specifications; Contractor responsible for dimensions which must be confirmed and correlated at job site; fabrication processes and techniques of construction; coordination of work with that of all other trades and satisfactory performance of work.
- 1.4 Prior to submission of shop drawings and catalog data to Engineer: affix Contractor's stamp with signature of responsible person to show material submitted has been checked and approved by Contractor; shop drawings submitted without appropriate stamp and signature will be returned without Engineer's review.

SP2-1

428120

SPECIAL PROVISION 3

1. PLANS AND SPECIFICATIONS

- 1.1 Specifications for the project are the current edition of the SUDAS Standard Specifications.
- 1.2 Engineer will furnish up to 5 sets of plans, contract documents and project special provisions after award of contract. Contractor shall compensate Engineer for printing costs for additional copies required. Contractor must purchase separately SUDAS Standard Specifications.
- 1.3 Subcontractors will be furnished copies only at request of Contractor. Engineer will be compensated for printing costs.
- 1.4 Contractor must provide one set of plans, project special provisions and SUDAS Standard Specifications for each foreman or superintendent in charge of each crew on job.

SP3-1

428120

SPECIAL PROVISION 4

1. HANDLING OF STORMWATER FLOWS DURING CONSTRUCTION

- 1.1 Contractor shall be responsible for handling of all stormwater flows during construction.
- 1.2 Contractor shall prepare plan for handling of stormwater during construction as a part of or consistent with SWPPP including temporary drainage swales, temporary piping, erosion control, etc. for approval.
- 1.3 Provide adequate erosion control protection to avoid sediment transfer into dry creeks, swales and fields.
- 1.4 All costs associated with handling of stormwater flows is incidental to construction; include all costs in appropriate bid items.

SP4-1

428120



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

Item No. 7.c.
For Meeting of 3/24/2025
Resolution

TITLE: - Presentation of FY25/26 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY25/26 City of Bondurant Budget for April 7, 2025 at 6:00 p.m.

CONTACT PERSON:

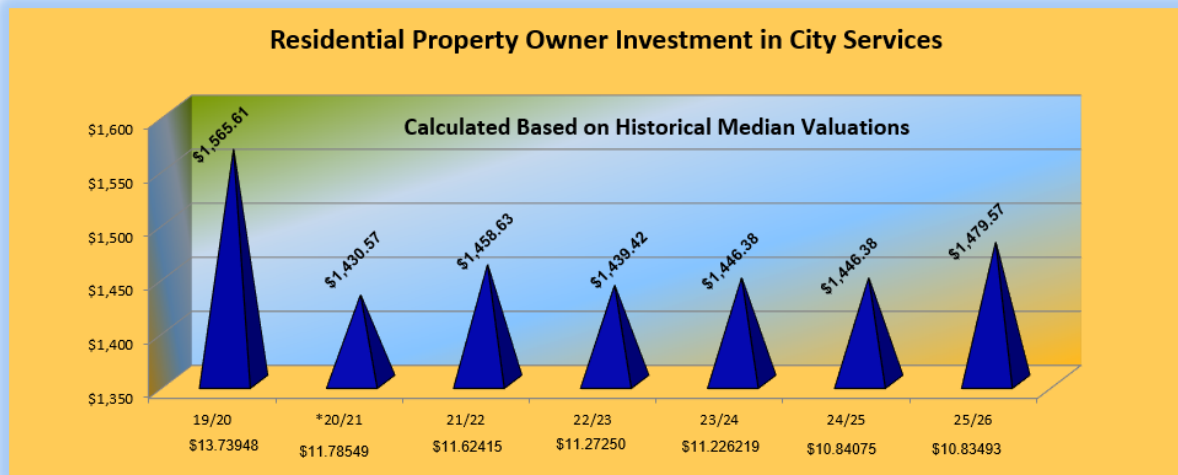
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Council is required to set a time and place for a public hearing on the budget before the final certification date and shall publish notice of the hearing not less than ten nor more than twenty days before the hearing in a newspaper published at least once weekly and having general circulation in the city. The attached resolution sets the hearing date for April 7, 2025, at 6:00 p.m. and indicates that the proposed levy rate is \$10.83493, slightly less than last year's rate of \$10.84075. The reduction is possible through continued collection of the voter-approved Local Option Sales and Services Tax and valuation growth throughout the community. The rollback rate established by the State of Iowa has increased this year. Combining the rate reduction with the increased portion of a residential property that is taxable, this means that a property owner with a home assessed at the median valuation will make an additional investment in city services of approximately \$2.77 per month (or \$33.19 annually) this year rather than last year.

Below is a chart and graph showing the investment a residential property owner with a median valued property makes in city services, both historically and prospectively with the proposed levy rate. Between 2020 and early 2025, the Consumer Price Index (CPI) for the Midwest region increased by approximately 22.32%. At the same time, the calculated investment in city services has declined by 5.5%, due to Bondurant's elected leadership's actions to pursue economic development and organizational efficiencies.

Multi-Year Overview Calculated City Services Investment Based on Annual Median Residential Valuation

Year	19/20	*20/21	21/22	22/23	23/24	24/25	25/26
Median Assessed Value (as of January 1 year prior prior to start of the FY)	\$200,200	\$220,400	\$222,450	\$235,900	\$235,000	\$287,900	\$287,900
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010	46.34280	47.43160
Taxable Value	\$113,950	\$121,384	\$125,483	\$127,693	\$128,428	\$133,421	\$136,556
Tax Rate per \$1000	\$13.73948	\$11.78549	\$11.62415	\$11.27250	\$11.26219	\$10.84075	\$10.83493
Calculated City Service Investment	\$1,565.61	\$1,430.57	\$1,458.63	\$1,439.42	\$1,446.38	\$1,446.38	\$1,479.57



The City's budget includes funding for multiple capital initiatives, as well as the daily operations of a full-service, local government. As mentioned in the public hearing on the proposed levy, State legislative action has significantly damaged city resources in recent years. Staff do not recommend lowering the levy any further because of future uncertainty and because a piece of the levy is automatically lowered by State code each year when certain growth triggers are exceeded.

Attached is the Notice of Public Hearing - Proposed Budget, which details expenditures and revenues for FY26, as well as actual numbers for FY24 and re-estimated information for the year-end of the current fiscal year (FY2025). The revised budget includes additional fire/EMS positions and a Parks Operations Specialist. The addition of Parks & Recreation Director has been delayed, prospectively to FY26. The addition of power shifts in law enforcement was previously delayed prospectively to FY27.

The average levy rate for the metropolitan area is anticipated to be \$12.12.19989, or \$1.36496 more than the \$10.83493 proposed rate for Bondurant. The original goal was to reduce the levy by another \$0.05; however, the passage of recent state legislation (SF181) combined with the need to staff up emergency services makes that an imprudent fiscal recommendation.

FUNDING SOURCE: All

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-90

CITY OF BONDURANT
RESOLUTION NO. 250324-90

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR FY26 CITY OF
BONDURANT BUDGET

WHEREAS, the City has completed the City of Bondurant Budget Estimate for Fiscal Year beginning July 1, 2025, ending June 30, 2026; AND

WHEREAS the Budget Estimate Summary of proposed receipts and expenditures is attached, and copies of the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk and at the Library; AND

WHEREAS the proposed levy rate is \$10.83493, slightly less than last year's rate of \$10.84075; AND

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

Section 1: The City Council shall meet April 7, 2025, at the City Center, Bondurant, Iowa, 200 Second Street, NE, at 6 o'clock p.m. or virtually at <https://us02web.zoom.us/j/84455942471> at which time and place to receive public comment on the proposed City of Bondurant Municipal Budget.

Section 2: The City Clerk is hereby directed to give notice of the proposed action on the Public Hearing setting forth the time when and place where said meeting will be held by publication at least once and not less than 10 nor more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City.

Passed this 24th day of March 2025,

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				