

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/86114945190>*

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
OCTOBER 20, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 20, 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. Guests requesting to address the City Council
6. 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 October 6, 2025, City Council Meeting Minutes
 - b. Claims List & Treasurer's Report
 - c. Receive & File — September 3, 2025, Library Board Meeting Minutes & Director's Report
 - d. Receive & File - Bondurant Emergency Services September Monthly Report
 - e. R-251020-288- Resolution approving a grant agreement with the Iowa Economic Development Authority for Destination Iowa funding to assist with implementing Silo Commons
 - f. R-251020-289-Resolution approving pay request no. 9 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$8,979.40
 - g. R-251020-290- Resolution authorizing the Disposal of Surplus Property - Electronics
 - h. R-251020-291- Resolution affixing a public hearing to consider the request to modify the Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant
 - i. R-251020-292- Resolution affixing a date for a public hearing to consider

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.

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- a request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020 for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant
- j. R-251020-293- Resolution affixing a date for a public hearing to consider adoption of the Pleasantview Park Master Plan for November 3, 2025, at 6:00 p.m.
 - k. R-251020-294- Resolution approving a Professional Services Agreement between the City of Bondurant and ISG for design and construction administration services related to Silo Commons and the Filmore Avenue, NE extension project in the Grain District (Please note an updated resolution will be provided Monday)
 - l. R-251020-295- Resolution approving a contract with artist Joshua Wiener in the amount of \$137,500 for the design and installation of the Moving Curiously sculpture at the eastern gateway of the Grain District
 - m. R-251020-296- Resolution approving Amendment No. 2 to the FEH Design Professional Services Agreement in the amount of \$10,800
 - n. R-251020-297- Resolution approving a Lighting & Electrical Systems Design Proposal between the City of Bondurant and Teknephos in the amount of \$24,440 for the Silo Commons and Filmore Avenue NE projects in the Grain District
 - o. R-251020-298- Resolution approving City Hall Humidity Mitigation and Dehumidification Proposal from Bell Brothers Heating and Air Conditioning in the amount of \$16,680.37
 - p. R-251020-299- Resolution approving USDA Rural Development Grant Agreement for Lincoln Street in the amount of \$21,850
 - q. R-251020-300- Resolution approving Change Order No. 2 to RW Excavating Solutions LC for the Parkside Trail Connection Project in the amount of \$14,450.00
 - r. R-251020-301- Resolution approving pay request no. 4 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$82,719.91
 - s. R-251020-302- Resolution approving pay request No. 13 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$2,002,397.76
 - t. R-251020-303- Resolution approving pay request no. 10 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the

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- amount of \$13,415.90
- u. R-251020-304- Resolution Approving Purchase of New Snowplow Truck Chassis for FY27
- v. R-251020-305- Resolution approving competitive quote from Legacy Construction in the amount of \$96,575 for the Wolf Creek Basketball Court/Pickleball Court Project
- 7. **Public Hearing**
 - a. Public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan
- 8. Action Items
 - a. R-251020-306- Resolution approving the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats
 - b. R-251020-307- Resolution approving the Bondurant-Farrar Community School District Elementary School Site Plan
 - c. R-251020-308- Resolution adopting the Mud, Camp, Spring Creeks Greenway Master Plan
 - d. O-251020-226 - (First Reading) Ordinance amending Chapter 47, Park Regulations
 - e. R-251020-309- Resolution approving Bondurant Soccer Club Lease
- 9. Discussion Items -
 - a. Water Wheeling Agreement
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 12. Adjournment

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**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
October 6, 2025
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Bob Pepper, Council Member Matt
Sillanpaa, Council Member Chad Driscoll
City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Planning & Community
Development Director Maggie Murray, Fire
Chief Aaron Kreuder, Assistant Fire Chief
Anthony Rauterberg, Assistant City
Administrator Jene Jess

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Cox, to approve the agenda. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

None.

Council Member Driscoll arrived at 06:01 PM.

6. Presentations

a. Polk County Sheriff's Report

Lieutenant Grego reported 547 calls for service and provided comments regarding Homecoming activities.

b. Fire Prevention Week Proclamation

c. Community Planning Month Proclamation

7. 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 virtual meeting was offered.*

- a. Approval of September 15, 2025, City Council Meeting Minutes
- b. Claims List
- c. Receive & File — Dennis Lyman's Resignation Letter from the Parks & Recreation Board
- d. O-250902-225 - (Third Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District
- e. R-251006-274- Resolution affixing a date for a public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan
- f. R-251006-275- Resolution establishing a connection fee district payment plan agreement for 1920 2nd Street, NE
- g. R-251006-276- Resolution approving action to order construction and set date of letting and public hearing (November 3, 6:00 p.m.) for The Garden project
- h. R-251006-277- Resolution authorizing disposal of Bondurant Emergency Services equipment that is being replaced
- i. R-251006-278- Resolution approving pay request no. 10 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$569,328.72
- j. R-251006-279- Resolution approving Change Order No. 1 to Sternquist Construction for the BFSD Public Infrastructure-Truman Dr. Project in the amount of \$7,700
- k. R-251006-280- Resolution approving pay request no. 2 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$384,417.79
- l. R-251006-281- Resolution approving change order no. 2 for additional work not in the plans for the Grain District Lincoln Street Public Improvements in the amount of \$74,023.70

**A virtual meeting was offered.*

- m. R-251006-282- Resolution approving pay request no. 2 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$268,929.39
 - n. R-251006-283- Resolution approving pay request no. 6 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$377,638.41
 - o. R-251006-284- Resolution approving action to order construction and set date of letting and public hearing (November 17 at 6:00 p.m.) for the 108 Main Street, NE Parking Lot Expansion Project
 - p. R-251006-285- Resolution approving action to order construction and set date of bid letting and public hearing (November 3, 2025, at 6:00 p.m.) for the BFSD Public Infrastructure Storm Sewer Facilities Project.
 - q. R-251006-286- Resolution approving pay request No. 12 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,244,614.57
Motion by Pepper, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
8. Action Items
- a. R-251006-287- Discussion and possible consideration of a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street, NE
The City Council discussed and considered a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street NE. Planning & Community Development Director Maggie Murray and City Administrator Marketa Oliver provided background on the property acquisition, appraisal, and upcoming stormwater improvement project necessitating removal of the home. Council reviewed potential options including demolition, partnership with Habitat for Humanity, issuing a public RFP for relocation, or City-led relocation and sale, and provided direction to staff on next steps.

Motion by Pepper, seconded by Cox, to Approve R-251006-287. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Reports / Comments and appropriate action thereon:
- a. Mayor

**A virtual meeting was offered.*

DART meeting update, upcoming Metro Mayors meeting, ISU Mayor's Design Workshop update, Bluejay Landing Natural Playscape update.

b. Council Members

Sillanpaa - Upcoming P&Z meeting, inquired about the current status of the Parks and Recreation position.

Cox - Library Board meeting update, Chamber meeting next week, upcoming Mi-Fiber Ribbon Cutting, EPIC update.

Peffer - None.

McKenzie - Upcoming ICON meeting, absent on the 20th.

Driscoll - None.

c. Administrator

Upcoming Bondu Spook-Tacular event, grant funds update, and upcoming presentation on the Grain District.

d. Directors

Hagan - Department update.

Murray - None.

Kreuder - Department update.

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

Motion by Peffer, seconded by Sillanpaa, to Move into Closed Session at 06:57 PM. Roll Call: Ayes: McKenzie, Peffer, Sillanpaa, Driscoll.

Nays: None. Absent: None. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 07:15 PM.

11. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 07:15 PM. Vote on Motion 5-0. 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 October 6, 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

**A virtual meeting was offered.*

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. 6.b.
For Meeting of 10/20/2025
Motion

TITLE: Claims List & Treasurer's Report

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 a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Treasurer Report August FY26
2. Treasurer Report September FY26
3. Claims List

Honorable Mayor, Members of the Council, and Citizens of the City of Bondurant, Iowa

Submitted for your review is the Treasurer's Report for August of the Fiscal Year Ending 2026. Following this letter is the year-to-date Fund Balance Report, Consolidated Balance Sheet, Bank Reconciliation Spreadsheet, and Bank Statement Registers.

The City's general checking account had a beginning balance on August 1, 2025, of \$8,313,918.50. The ending balance as of August 31, 2025, was \$8,742,830.66. This account earned \$28,890.56 of interest. The interest rate increased from 3.98% to 3.99%. This account remains in strong financial condition.

The City's IPAIT accounts had a beginning balance on August 1, 2025, of \$53,680,380.43. The ending balance as of August 31, 2025, was \$53,063,910.11. These accounts earned a total of \$133,529.68 in interest across multiple funds. The City currently has \$14,608,173.58 invested in certificates of deposits which mature on September 25, 2025. Upon maturity of these three-month CDs, staff will reevaluate the placement of funds and may consider reinvestment in a subsequent CD.

Significant expenditures for this month include payments for Civic Campus, The 101, LLC development agreement, MidAmerican electric extension to the Bondurant Emergency Services facility, 2nd St widening, payroll, City Park, engineering, and law enforcement. The total cleared checks and bank drafts for the month were \$2,469,926.36.

Please do not hesitate to contact the City's Finance & Employee Services Department if you have any questions.

Respectfully,



Craig Marshman
Administrative Services Coordinator
cmarshman@cityofbondurant.com



Fund Balance Report

As Of 08/31/2025

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	8,312,692.80	228,659.23	2,088,417.31	6,452,934.72
110 - ROAD USE TAX	647,188.60	214,435.58	324,031.46	537,592.72
112 - EMPLOYEE BENEFIT	353,526.82	1,312.16	209,542.09	145,296.89
121 - LOCAL OPTION SALES & SERVICE TAX	525,518.37	333,289.06	0.00	858,807.43
125 - TIF	0.94	25,233.57	0.00	25,234.51
160 - ECONOMIC DEVELOPMENT	47,351.87	0.00	0.00	47,351.87
167 - LIBRARY GRANT	23,755.50	2,266.26	1,414.27	24,607.49
169 - PARK & REC	37,842.60	27,000.00	0.00	64,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	2,573.71	0.00	0.00	2,573.71
172 - TREE FUND	37,703.85	0.00	0.00	37,703.85
200 - DEBT SERVICE	4,215,876.54	15,283.26	129,685.12	4,101,474.68
306 - CIVIC CAMPUS	8,795,399.91	54,457.78	1,745,241.24	7,104,616.45
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS MASTER PLAN	15,196,800.59	40,595.41	468,101.53	14,769,294.47
327 - GRANT ST S/COMMUTER LOOP	177,226.92	4.34	0.00	177,231.26
329 - TIF-TRAIL TO CHICHAQUA	825,117.36	4,847.73	0.00	829,965.09
330 - COMMUNITY CENTER	3,567,210.12	24,265.07	75,933.80	3,515,541.39
335 - PARK IMPROVEMENTS	2,799,177.19	21,126.53	678,455.28	2,141,848.44
337 - THE GRAIN DISTRICT	4,971,479.20	253,162.27	217,101.84	5,007,539.63
341 - TIF-PARK LAND PURCHASE	0.00	0.00	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	0.00	0.00	0.00	0.00
343 - DOWNTOWN PARKING	0.00	0.00	0.00	0.00
344 - 16TH ST NE - GRANT TO HUBBELL	0.00	0.00	6,938.60	-6,938.60
346 - CITY HALL RECONSTRUCTION	0.00	0.00	0.00	0.00
347 - BRIDGE/INTERSECTION	2,772,081.57	0.00	250.00	2,771,831.57
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	0.00	0.00	0.00	0.00
349 - PLEASANT GROVE	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	-627,475.15	878,504.24	905,167.01	-654,137.92
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	6,987,052.28	40,520.80	6,063.10	7,021,509.98
356 - CERTIFIED SITE IMPROVEMENTS	3,235,044.39	18,329.44	876,645.74	2,376,728.09
500 - CEMETERY PERPETUAL CARE	37,800.97	260.28	0.00	38,061.25
600 - WATER	2,169,146.08	536,148.71	276,841.81	2,428,452.98
610 - SEWER	1,355,773.02	445,037.52	289,473.14	1,511,337.40
670 - GARBAGE	56,330.88	105,450.45	100,766.73	61,014.60
741 - STORM WATER	238,411.48	79,440.65	42,272.80	275,579.33
820 - SELF-FUNDED INSURANCE	12.13	0.00	223.13	-211.00
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	66,833,636.32	3,349,630.34	8,442,566.00	61,740,700.66



Consolidated Balance Sheet Report

Account Summary

As Of 08/31/2025

Account	Name	Balance
Assets		
000-1100	POOLED CASH	8,488,521.73
000-1101	CLAIM ON POOLED CASH	8,488,521.73
000-1111	SAVINGS - CEMETERY XXX1037	40,306.01
000-1113	CHECKING - WATER SINKING	143,271.83
000-1114	CHANGE FUND - WATER	270.00
000-1115	PETTY CASH - GENERAL	100.00
000-1116	PETTY CASH - LIBRARY	200.00
000-1117	CHANGE FUND - LIBRARY	20.00
000-1150	IPAIT - GENERAL FUND 11763 MM	36,094,442.65
000-1151	IPAIT CD - DEBT SERVICE 124	16,170,395.06
000-1154	IPAIT - SEWER RESERVE 201	113,849.34
000-1159	IPAIT - ROAD FUND 125	652,559.53
000-1162	IPAIT - DEBT SERVICE 124	32,663.53
000-1170	CHECKING - WATER DEPOSITS	72,981.74
000-1300	DUE FROM GENERAL FUND	807.66
000-1310	DUE FROM ROAD USE TAX	18.06
000-1425	DUE FROM TIF-GRANT ST FRONTAGE	2,268.00
Total Assets:		70,301,196.87
		70,301,196.87
Liability		
050-2010	POOLED PAYABLES	3,093.72
050-2011	PENDING POOLED PAYABLES	3,093.72
050-2120	FEDERAL WITHHOLDING	0.00
050-2122	STATE WITHHOLDING	978.60
050-2123	IPERS WITHHOLDING	0.07
050-2124	HEALTH INSURANCE WITHHOLDING	55,595.70
050-2125	DENTAL INSURANCE	3,985.00
050-2131	SELF-FUNDED WITHHOLDING	252.33
050-2132	VISION WITHHOLDING	484.68
050-2141	APPLIED CREDITS	4,490.66
050-2300	DUE TO OTHER FUNDS	8,488,521.73
Total Liability:		8,560,496.21
Equity		
050-3950	FUND BALANCE	66,833,636.32
Total Beginning Equity:		66,833,636.32
Total Revenue		3,349,630.34
Total Expense		8,442,566.00
Total Equity and Current Surplus (Deficit):		61,740,700.66
Total Liabilities, Equity and Current Surplus (Deficit):		70,301,196.87

BANK RECONCILIATION AUGUST 2025

Bank Statement Balance:	\$ 8,742,830.66
IPAIT balance	\$ 53,063,910.11
Cemetery Vision	\$ 5,105.99
Petty Cash	\$ 590.00

Less:

Outstanding Checks:	<u>\$ 2,855.34</u>
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(See listing next page)

Calculated Book Balance:	<u>\$ 61,809,581.42</u>
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Actual Incode10 Balance:	<u>\$ 61,809,581.42</u>
Fund Balances	\$ 61,740,700.66

Liabilities	68880.76
DIFFERENCE:	<u>\$ 0.00</u>

DIFFERENCE:	<u>\$ -</u>
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Bank Statement Register

General Fund

Period 8/1/2025 - 8/31/2025

Packet: BRPKT00311

Bank Statement		General Ledger	
Beginning Balance	8,313,918.50	Account Balance	8,739,975.32
Plus Debits	2,905,117.79	Less Outstanding Debits	0.00
Less Credits	2,476,205.63	Plus Outstanding Credits	2,855.34
Adjustments	0.00	Adjustments	0.00
Ending Balance	8,742,830.66	Adjusted Account Balance	8,742,830.66
Statement Ending Balance		8,742,830.66	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

001-000-1120	CHECKING - RENT DEPOSIT/SURETY
110-000-1110	CHECKING - ROAD USE
173-000-1110	FEMA DISASTER AID
200-000-1110	CHECKING - DEBT SERVICE
600-000-1113	CHECKING - WATER SINKING
600-000-1118	CHECKING - PARKSIDE WATER EXT
600-000-1170	CHECKING - WATER DEPOSITS
610-000-1113	CHECKING - SEWER SINKING
610-000-1119	CHECKING-DVLPMT CONST-NW SEWER
741-000-1111	CHECKING-STORMWATER SINKING
999-000-1100	POOLED CASH

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/01/2025	DEP0042963	001928 IVR	- IVR	CLPKT11860 BG:Online Payments	332.45
08/01/2025	DEP0042966	001096 Point Of Sale	OpenEdge Per	CLPKT11861 BG:CC	141.00
08/01/2025	DEP0042969			Utility Reverse Payment Packet UBPKT0	-150.00
08/01/2025	DEP0042972			CLPKT11862 BG:DD	150.00
08/01/2025	DEP0042975			Utility Reverse Payment Packet UBPKT0	-150.00
08/01/2025	DEP0042978			CLPKT11863 BG:DD	150.00
08/01/2025	DEP0042989			TOBACCO PERMIT	375.00
08/01/2025	DEP0042990			WELLPOINT IA5C HCCLAIMPMT	243.01
08/01/2025	DEP0043011			CLPKT11872 BG:DD	705.26
08/01/2025	DEP0043011			CLPKT11872 BG:DD	150.00
08/01/2025	DEP0043015			8/1/25 SEWER SINKING FUND TRANSFI	18,340.42
08/01/2025	DEP0043016			8/1/25 STORMWATER SINKING FUND T	11,733.34
08/01/2025	DEP0043017			8/1/25 WATER SINKING FUND TRANSFI	29,416.86
08/04/2025	DEP0042993	001930 Insite	Visa - Insite	CLPKT11865 BG:Online Payments	4,407.76
08/04/2025	DEP0042996	001099 Point Of Sale	OpenEdge Per	CLPKT11866 BG:CC	0.20

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/04/2025	DEP0042999	001097 Point Of Sale	OpenEdge Per	CLPKT11867 BG:CC	4.40
08/04/2025	DEP0043002	000600 Point Of Sale	OpenEdge Uti	CLPKT11868 BG:CC	150.00
08/04/2025	DEP0043002	001098 Point Of Sale	OpenEdge Per	CLPKT11868 BG:CC	35.25
08/04/2025	DEP0043002	000600 Point Of Sale	OpenEdge Uti	CLPKT11868 BG:CC	130.00
08/04/2025	DEP0043005	001929 Insite	Visa - Insite	CLPKT11869 BG:Online Payments	573.00
08/04/2025	DEP0043007			WPS HCCLAIMPMT	470.53
08/04/2025	DEP0043008			MED-PAYMENT.COM COF CREDIT	343.87
08/04/2025	DEP0043029			CLPKT11876 BG:DD	2,300.83
08/04/2025	DEP0043032			CLPKT11875 BG:DD	5,722.97
08/05/2025	DEP0043020	001931 Insite	Mastercard -	CLPKT11873 BG:Online Payments	2,781.66
08/05/2025	DEP0043020	001932 Insite	Mastercard -	CLPKT11873 BG:Online Payments	1,294.31
08/05/2025	DEP0043023			Utility Reverse Payment Packet UBPKT0	-150.00
08/05/2025	DEP0043026			CLPKT11874 BG:DD	150.00
08/05/2025	DEP0043045			CLPKT11882 BG:DD	2,337.37
08/05/2025	DEP0043045			CLPKT11882 BG:DD	150.00
08/05/2025	DEP0043048			CLPKT11881 BG:DD	1,039.58
08/06/2025	DEP0043035	001933 Insite	Visa - Insite	CLPKT11877 BG:Online Payments	6,407.42
08/06/2025	DEP0043039	001100 Point Of Sale	OpenEdge Per	CLPKT11879 BG:CC	26.80
08/06/2025	DEP0043039	000601 Point Of Sale	OpenEdge Uti	CLPKT11879 BG:CC	66.46
08/06/2025	DEP0043042			CLPKT11880 BG:CC	100.00
08/06/2025	DEP0043051			CLPKT11883 BG:DD	369.00
08/06/2025	DEP0043052			MED-PAYMENT.COM COF CREDIT	505.58
08/06/2025	DEP0043061			CLPKT11886 BG:DD	80.30
08/06/2025	DEP0043064			CLPKT11887 BG:DD	2,820.58
08/06/2025	DEP0043082			CLPKT11892 BG:DD	413.04
08/06/2025	DEP0043085			CLPKT11891 BG:DD	3,083.96
08/07/2025	DEP0043055	001934 Insite	Visa - Insite	CLPKT11884 BG:Online Payments	6,404.30
08/07/2025	DEP0043059	001101 Point Of Sale	OpenEdge Per	CLPKT11885 BG:CC	19.35
08/07/2025	DEP0043067			CLPKT11888 BG:DD	73.81
08/07/2025	DEP0043070			Utility Reverse Payment Packet UBPKT0	-150.00
08/07/2025	DEP0043073			CLPKT11889 BG:DD	150.00
08/07/2025	DEP0043076			Utility Reverse Payment Packet UBPKT0	-150.00
08/07/2025	DEP0043079			CLPKT11890 BG:DD	150.00
08/07/2025	DEP0043088			CLPKT11893 BG:CC	8.00
08/07/2025	DEP0043097			CLPKT11896 BG:DD	1,145.48
08/07/2025	DEP0043100			CLPKT11897 BG:DD	5,091.05
08/08/2025	DEP0043091	001935 Insite	Visa - Insite	CLPKT11894 BG:Online Payments	2,108.85
08/08/2025	DEP0043094	001102 Point Of Sale	OpenEdge Per	CLPKT11895 BG:CC	27.90
08/08/2025	DEP0043103			Utility Reverse Payment Packet UBPKT0	-150.00
08/08/2025	DEP0043106			CLPKT11898 BG:DD	150.00
08/08/2025	DEP0043109			Utility Reverse Payment Packet UBPKT0	-150.00
08/08/2025	DEP0043112			CLPKT11899 BG:DD	150.00
08/08/2025	DEP0043133			CLPKT11906 BG:DD	1,765.87
08/08/2025	DEP0043136			CLPKT11907 BG:DD	3,229.49
08/08/2025	DEP0043137			ST OF IA LIQUOR LICENSE	56.26

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/08/2025	DEP0043138			WPS HCCLAIMPMT	1,342.27
08/08/2025	DEP0043148			CLPKT11910 BG:DD	146,483.16
08/08/2025	DEP0043151			CLPKT11909 BG:DD	732,021.08
08/11/2025	DEP0043115	001937 Insite	Mastercard -	CLPKT11900 BG:Online Payments	4,905.43
08/11/2025	DEP0043118	001936 Insite	Visa - Insite	CLPKT11901 BG:Online Payments	3,164.34
08/11/2025	DEP0043121	001938 Insite	Visa - Insite	CLPKT11902 BG:Online Payments	1,470.85
08/11/2025	DEP0043124	000602 Point Of Sale	OpenEdge Uti	CLPKT11903 BG:CC	202.25
08/11/2025	DEP0043124	001103 Point Of Sale	OpenEdge Per	CLPKT11903 BG:CC	46.20
08/11/2025	DEP0043127	001104 Point Of Sale	OpenEdge Per	CLPKT11904 BG:CC	55.75
08/11/2025	DEP0043130	001105 Point Of Sale	OpenEdge Per	CLPKT11905 BG:CC	3.50
08/11/2025	DEP0043141			Utility Reverse Payment Packet UBPKT0	-150.00
08/11/2025	DEP0043142			MED-PAYMENT.COM COF CREDIT	100.00
08/11/2025	DEP0043145			CLPKT11908 BG:DD	150.00
08/11/2025	DEP0043161			CLPKT11913 BG:DD	3,640.90
08/11/2025	DEP0043164			CLPKT11914 BG:DD	5,597.87
08/11/2025	DEP0043167			CLPKT11915 BG:DD	5,245.76
08/11/2025	DEP0043170			CLPKT11916 BG:DD	18,448.65
08/11/2025	DEP0043179			CLPKT11917 BG:DD	13,296.18
08/12/2025	DEP0043155	001939 Insite	Visa - Insite	CLPKT11911 BG:Online Payments	7,135.27
08/12/2025	DEP0043158	001106 Point Of Sale	OpenEdge Per	CLPKT11912 BG:CC	5.60
08/12/2025	DEP0043173			CLPKT11918 BG:DD	10,875.25
08/12/2025	DEP0043176			Utility Reverse Payment Packet UBPKT0	-91.37
08/12/2025	DEP0043197			CLPKT11923 BG:DD	138.66
08/12/2025	DEP0043200			CLPKT11925 BG:DD	1,761.54
08/12/2025	DEP0043204			CLPKT11924 BG:DD	1,746.67
08/13/2025	DEP0043182	001940 Insite	Visa - Insite	CLPKT11919 BG:Online Payments	4,878.88
08/13/2025	DEP0043185	000603 Point Of Sale	OpenEdge Uti	CLPKT11920 BG:CC	150.00
08/13/2025	DEP0043185	001107 Point Of Sale	OpenEdge Per	CLPKT11920 BG:CC	10.50
08/13/2025	DEP0043188			Utility Reverse Payment Packet UBPKT0	-150.00
08/13/2025	DEP0043191			CLPKT11921 BG:DD	150.00
08/13/2025	DEP0043194			CLPKT11922 BG:CC	24.00
08/13/2025	DEP0043206			CLPKT11926 BG:DD	6,248.26
08/13/2025	DEP0043248			CLPKT11933 BG:DD	59.65
08/13/2025	DEP0043251			CLPKT11934 BG:DD	1,654.76
08/13/2025	DEP0043254			CLPKT11935 BG:DD	50.00
08/13/2025	DEP0043254			CLPKT11935 BG:DD	6,861.19
08/13/2025	DEP0043486			MOVE 450K FROM IPAIT CERTIFIED TO	450,000.00
08/14/2025	DEP0043227	001941 Insite	Visa - Insite	CLPKT11927 BG:Online Payments	2,891.44
08/14/2025	DEP0043230	000604 Point Of Sale	OpenEdge Uti	CLPKT11928 BG:CC	276.01
08/14/2025	DEP0043230	001108 Point Of Sale	OpenEdge Per	CLPKT11928 BG:CC	37.75
08/14/2025	DEP0043233			Utility Reverse Payment Packet UBPKT0	-150.00
08/14/2025	DEP0043236			CLPKT11931 BG:DD	150.00
08/14/2025	DEP0043239			Utility Reverse Payment Packet UBPKT0	-150.00
08/14/2025	DEP0043242			CLPKT11930 BG:CC	100.00
08/14/2025	DEP0043245			CLPKT11932 BG:DD	150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/14/2025	DEP0043258			CLPKT11936 BG:DD	3,251.68
08/14/2025	DEP0043261			CLPKT11937 BG:DD	3,677.94
08/15/2025	DEP0043263			ACH Draft Packet UBPKT07097	197,189.90
08/15/2025	DEP0043266	001942 Insite	Visa - Insite	CLPKT11939 BG:Online Payments	5,286.96
08/15/2025	DEP0043269	001109 Point Of Sale	OpenEdge Per	CLPKT11940 BG:CC	18.10
08/15/2025	DEP0043269	000605 Point Of Sale	OpenEdge Uti	CLPKT11940 BG:CC	434.35
08/15/2025	DEP0043273			CLPKT11941 BG:CC	40.00
08/15/2025	DEP0043303			CLPKT11951 BG:DD	15,644.57
08/15/2025	DEP0043306			CLPKT11952 BG:DD	3,010.92
08/15/2025	DEP0043309			CLPKT11953 BG:DD	3,150.62
08/15/2025	DEP0043312			CLPKT11954 BG:DD	2,148.85
08/15/2025	DEP0043345			Utility Reverse Payment Packet UBPKT0	-150.00
08/15/2025	DEP0043348			CLPKT11957 BG:DD	150.00
08/18/2025	DEP0043276			CLPKT11942 BG:CC	8.00
08/18/2025	DEP0043279	001944 Insite	Visa - Insite	CLPKT11943 BG:Online Payments	30,916.13
08/18/2025	DEP0043282	001943 Insite	Mastercard -	CLPKT11944 BG:Online Payments	10,114.45
08/18/2025	DEP0043285	001945 Insite	Visa - Insite	CLPKT11945 BG:Online Payments	1,522.13
08/18/2025	DEP0043288	001112 Point Of Sale	OpenEdge Per	CLPKT11946 BG:CC	5.50
08/18/2025	DEP0043291	001110 Point Of Sale	OpenEdge Per	CLPKT11947 BG:CC	1.50
08/18/2025	DEP0043294	000606 Point Of Sale	OpenEdge Uti	CLPKT11948 BG:CC	360.90
08/18/2025	DEP0043297	000607 Point Of Sale	OpenEdge Uti	CLPKT11949 BG:CC	390.37
08/18/2025	DEP0043300	001111 Point Of Sale	OpenEdge Per	CLPKT11950 BG:CC	19.40
08/18/2025	DEP0043315			Utility Reverse Payment Packet UBPKT0	-103.42
08/18/2025	DEP0043318			Utility Reverse Payment Packet UBPKT0	-244.94
08/18/2025	DEP0043321			Utility Reverse Payment Packet UBPKT0	-141.82
08/18/2025	DEP0043324			Utility Reverse Payment Packet UBPKT0	-141.15
08/18/2025	DEP0043327			Utility Reverse Payment Packet UBPKT0	-101.67
08/18/2025	DEP0043330			Utility Reverse Payment Packet UBPKT0	-57.48
08/18/2025	DEP0043333			Utility Reverse Payment Packet UBPKT0	-150.00
08/18/2025	DEP0043336			CLPKT11955 BG:DD	150.00
08/18/2025	DEP0043339			Utility Reverse Payment Packet UBPKT0	-150.00
08/18/2025	DEP0043342			CLPKT11956 BG:DD	150.00
08/18/2025	DEP0043351			Utility Reverse Payment Packet UBPKT0	-40.76
08/18/2025	DEP0043357			CLPKT11959 BG:DD	3,261.95
08/18/2025	DEP0043357			CLPKT11959 BG:DD	150.00
08/18/2025	DEP0043360			CLPKT11960 BG:DD	3,670.45
08/18/2025	DEP0043363			CLPKT11961 BG:DD	16,586.43
08/19/2025	DEP0043354	001946 Insite	Visa - Insite	CLPKT11958 BG:Online Payments	2,127.82
08/19/2025	DEP0043364			ROAD USE TAX	107,417.97
08/19/2025	DEP0043365			HUMANA INS CO HCCLAIMPMT	119.10
08/19/2025	DEP0043368			Utility Reverse Payment Packet UBPKT0	-249.78
08/19/2025	DEP0043371			CLPKT11962 BG:CC	16.00
08/19/2025	DEP0043374			CLPKT11963 BG:CC	150.00
08/19/2025	DEP0043377			Utility Reverse Payment Packet UBPKT0	-143.67
08/19/2025	DEP0043380			Utility Reverse Payment Packet UBPKT0	-73.26

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/19/2025	DEP0043383			Utility Reverse Payment Packet UBPKT0	-57.48
08/19/2025	DEP0043386			Utility Reverse Payment Packet UBPKT0	-28.58
08/19/2025	DEP0043395			CLPKT11966 BG:DD	1,278.55
08/19/2025	DEP0043401			CLPKT11968 BG:DD	4,272.98
08/19/2025	DEP0044095			8/19/25 HUMANA INS CO HCCLAIMPMT	80.00
08/20/2025	DEP0043389	001947 Insite	Mastercard -	CLPKT11964 BG:Online Payments	8,470.53
08/20/2025	DEP0043392	001113 Point Of Sale	OpenEdge Per	CLPKT11965 BG:CC	352.15
08/20/2025	DEP0043392	000608 Point Of Sale	OpenEdge Uti	CLPKT11965 BG:CC	141.30
08/20/2025	DEP0043398			CLPKT11967 BG:CC	16.00
08/20/2025	DEP0043410			CLPKT11971 BG:DD	97.61
08/20/2025	DEP0043414			CLPKT11972 BG:DD	69.85
08/21/2025	DEP0043404	001948 Insite	Visa - Insite	CLPKT11969 BG:Online Payments	1,489.69
08/21/2025	DEP0043407	000609 Point Of Sale	OpenEdge Uti	CLPKT11970 BG:CC	222.03
08/21/2025	DEP0043407	001114 Point Of Sale	OpenEdge Per	CLPKT11970 BG:CC	50.50
08/21/2025	DEP0043417			Utility Reverse Payment Packet UBPKT0	-150.00
08/21/2025	DEP0043420			CLPKT11973 BG:DD	150.00
08/21/2025	DEP0043423			Utility Reverse Payment Packet UBPKT0	-150.00
08/21/2025	DEP0043426			CLPKT11974 BG:DD	150.00
08/21/2025	DEP0043429			Utility Reverse Payment Packet UBPKT0	-150.00
08/21/2025	DEP0043432			CLPKT11975 BG:CC	41.00
08/21/2025	DEP0043435			CLPKT11976 BG:DD	150.00
08/21/2025	DEP0043450			CLPKT11981 BG:DD	2,352.39
08/21/2025	DEP0043450			CLPKT11981 BG:DD	150.00
08/22/2025	DEP0043438	001949 Insite	Visa - Insite	CLPKT11977 BG:Online Payments	2,740.21
08/22/2025	DEP0043441	000610 Point Of Sale	OpenEdge Uti	CLPKT11978 BG:CC	180.91
08/22/2025	DEP0043444	001115 Point Of Sale	OpenEdge Per	CLPKT11979 BG:CC	61.25
08/22/2025	DEP0043447			CLPKT11980 BG:CC	100.00
08/22/2025	DEP0043472			RECEIPT OF PRAIRIE MEADOWS LEGAC	210,000.00
08/22/2025	DEP0043475			CLPKT11990 BG:DD	1,193.73
08/22/2025	DEP0043479			CLPKT11991 BG:DD	6.05
08/22/2025	DEP0043485			MOVE 300K FROM IPAIT PARKS TO VIS	300,000.00
08/25/2025	DEP0043453	001950 Insite	Visa - Insite	CLPKT11982 BG:Online Payments	11,678.78
08/25/2025	DEP0043456	001951 Insite	Visa - Insite	CLPKT11983 BG:Online Payments	1,732.76
08/25/2025	DEP0043459	001118 Point Of Sale	OpenEdge Per	CLPKT11984 BG:CC	2.25
08/25/2025	DEP0043462	000611 Point Of Sale	OpenEdge Uti	CLPKT11985 BG:CC	8.23
08/25/2025	DEP0043465	001116 Point Of Sale	OpenEdge Per	CLPKT11986 BG:CC	21.50
08/25/2025	DEP0043468	001952 Insite	Mastercard -	CLPKT11987 BG:Online Payments	83.07
08/25/2025	DEP0043471	001117 Point Of Sale	OpenEdge Per	CLPKT11988 BG:CC	65.00
08/25/2025	DEP0043471	000612 Point Of Sale	OpenEdge Uti	CLPKT11988 BG:CC	168.03
08/25/2025	DEP0043482			CLPKT11993 BG:CC	100.00
08/25/2025	DEP0043483			WPS HCCLAIMPMT	2,027.72
08/25/2025	DEP0043484			MED-PAYMENT.COM COF CREDIT	128.63
08/25/2025	DEP0043492			CLPKT11995 BG:DD	300.00
08/25/2025	DEP0043492			CLPKT11995 BG:DD	46,965.47
08/25/2025	DEP0043501			CLPKT11997 BG:DD	50.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
08/26/2025	DEP0043489	001953 Insite	Visa - Insite	CLPKT11994 BG:Online Payments	3,154.05
08/26/2025	DEP0043495			CLPKT11996 BG:CC	50.00
08/26/2025	DEP0043498			Utility Reverse Payment Packet UBPKT0	-50.00
08/26/2025	DEP0043510			CLPKT12000 BG:DD	249.10
08/27/2025	DEP0043504	001954 Insite	Visa - Insite	CLPKT11998 BG:Online Payments	5,208.26
08/27/2025	DEP0043507	001119 Point Of Sale	OpenEdge Per	CLPKT11999 BG:CC	35.15
08/27/2025	DEP0043507	000613 Point Of Sale	OpenEdge Uti	CLPKT11999 BG:CC	75.14
08/27/2025	DEP0043513			Utility Reverse Payment Packet UBPKT0	-150.00
08/27/2025	DEP0043516			CLPKT12001 BG:DD	150.00
08/27/2025	DEP0043519			Utility Reverse Payment Packet UBPKT0	-150.00
08/27/2025	DEP0043522			CLPKT12002 BG:DD	150.00
08/27/2025	DEP0043523			LOSST PAYMENT	137,953.83
08/27/2025	DEP0043524			HOTEL/MOTEL	383.06
08/27/2025	DEP0043525			IA CLAIMS HCCLAIMPMT	153.11
08/27/2025	DEP0043528			CLPKT12003 BG:DD	97.37
08/27/2025	DEP0043567			CLPKT12006 BG:DD	17.00
08/27/2025	DEP0043567			CLPKT12006 BG:DD	150.00
08/27/2025	DEP0043574			CLPKT12008 BG:DD	56.65
08/28/2025	DEP0043561	001955 Insite	Visa - Insite	CLPKT12004 BG:Online Payments	675.60
08/28/2025	DEP0043564	001120 Point Of Sale	OpenEdge Per	CLPKT12005 BG:CC	2,122.75
08/28/2025	DEP0043571			CLPKT12009 BG:CC	50.00
08/28/2025	DEP0043577			Utility Reverse Payment Packet UBPKT0	-150.00
08/28/2025	DEP0043580			CLPKT12010 BG:DD	150.00
08/28/2025	DEP0043589			CLPKT12013 BG:DD	160,974.29
08/29/2025	DEP0043583	001956 Insite	Visa - Insite	CLPKT12011 BG:Online Payments	218.00
08/29/2025	DEP0043586	001121 Point Of Sale	OpenEdge Per	CLPKT12012 BG:CC	5.50
08/29/2025	DEP0043592			CLPKT12014 BG:DD	688.96
08/29/2025	DEP0043593			WPS HCCLAIMPMT	504.24
08/29/2025	DEP0043662			CLPKT12032 BG:DD	3,198.93
08/29/2025	DEP0043662			CLPKT12032 BG:DD	150.00
08/31/2025	DEP0044081			INTEREST	28,890.56
Total Cleared Deposits (226)					2,898,838.52

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
07/01/2024	63894	Check	SCOTT A STAJCAR	-8.59
07/01/2024	63895	Check	DYLAN THOMAS M MARUSZAK	-122.64
07/19/2024	63987	Check	SAMANTHA M BALLARD	-119.41
09/03/2024	64235	Check	MELANIE L WARD	-122.64
09/03/2024	64238	Check	JACKSON BRUCKNER	-185.03
10/01/2024	64368	Check	JONATHAN B STARUK	-0.77
11/01/2024	64498	Check	JENNIFER TAFT	-5.36
11/01/2024	64504	Check	TAYLOR D THOMPSON	-122.64

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
12/02/2024	64652	Check	ERIC J LUDWIG	-118.51
12/02/2024	64656	Check	BYRON E PROSISE	-5.22
05/21/2025	64882	Check	COLD BLOODED REDHEAD LLC	-450.00
06/26/2025	64933	Check	IOWA DEPARTMENT OF INSPECTIONS, APP	-35.00
07/01/2025	64938	Check	GABRIELLE D BOWERS	-117.05
07/01/2025	64942	Check	CODY A REED	-102.65
07/01/2025	64949	Check	WESLEY J HOYER	-77.76
07/01/2025	64951	Check	JESSICA DICKINSON	-36.80
07/23/2025	64974	Check	POLK COUNTY SHERIFF	-491.10
07/30/2025	64975	Check	BIG GREEN UMBRELLA MEDIA INC	-3,984.52
07/30/2025	64977	Check	IOWA DEPT OF NATURAL RESOURCES	-1,021.18
07/30/2025	64978	Check	IOWA DEPARTMENT OF INSPECTIONS, APP	-270.00
07/30/2025	64979	Check	KONICA MINOLTA PREMIER FINANCE	-295.27
07/30/2025	64980	Check	KONICA MINOLTA PREMIER FINANCE	-281.68
07/30/2025	64982	Check	LYNN WALTERS	-957.50
08/01/2025	64983	Check	RITA FOUBERT	-69.23
08/01/2025	64984	Check	ROBERT PURCELL	-57.17
08/01/2025	64985	Check	MICHAEL WILEY	-139.43
08/01/2025	64986	Check	TESSA SIMPSON	-65.94
08/01/2025	64987	Check	GLORIA E BAILEY	-125.82
08/01/2025	64988	Check	KEATON HARPER	-125.82
08/01/2025	64989	Check	NICHOLAS A NEWCOMB	-71.42
08/01/2025	64990	Check	ANDREW L HAWLEY	-114.85
08/01/2025	64991	Check	STACEY L BROWN	-66.44
08/01/2025	64993	Check	MIKE S HOLTZ	-60.46
08/01/2025	64994	Check	JIM CARR	-84.54
08/01/2025	64995	Check	LINDSAY GROW	-14.17
08/01/2025	64996	Check	FREEDOM MORTGAGE	-121.42
08/01/2025	64997	Check	JEWELL PROPERTIES	-120.33
08/01/2025	64998	Check	KIRK D HARRISON	-124.72
08/01/2025	64999	Check	HILLARY YEGO	-70.33
08/01/2025	65000	Check	ANTHONY G MOSHER	-119.23
08/01/2025	65001	Check	JACOB PETERS	-50.08
08/01/2025	65002	Check	ESGAR GUARIN	-108.26
08/01/2025	65006	Check	GREENLAND HOMES	-109.37
08/01/2025	65007	Check	GREENLAND HOMES IA INC	-110.46
08/11/2025	65008	Check	AMERICAN FENCE COMPANY	-65.00
08/11/2025	65009	Check	BEN SIEVE	-105.98
08/11/2025	65010	Check	HENRY ROBERT VEENSTRA JR.	-1,625.00
08/13/2025	65012	Check	THE 101, LLC	-166,915.00
Total Cleared Checks (48)				-179,571.79

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/01/2025	DFT0004003	Bank Draft	EBS	-1,992.50
08/01/2025	DFT0004008	Bank Draft	EBS	-24,216.15
08/01/2025	DFT0004009	Bank Draft	EBS	-1,299.52
08/01/2025	DFT0004011	Bank Draft	EBS	-1,674.97
08/01/2025	DFT0004013	Bank Draft	EBS	-3,977.50
08/01/2025	DFT0004014	Bank Draft	EBS	-242.34
08/01/2025	DFT0004045	Bank Draft	EBS	-1,992.50
08/01/2025	DFT0004050	Bank Draft	EBS	-31,151.63
08/01/2025	DFT0004051	Bank Draft	EBS	-1,299.52
08/01/2025	DFT0004053	Bank Draft	EBS	-1,674.97
08/01/2025	DFT0004055	Bank Draft	EBS	-3,977.50
08/01/2025	DFT0004056	Bank Draft	EBS	-242.34
08/01/2025	DFT0004080	Bank Draft	IRS USATAXPYMT	-455.07
08/01/2025	DFT0004101	Bank Draft	ISOLVED BENEFIT SERVICES	-2,653.81
08/01/2025	DFT0004114	Bank Draft	IRS USATAXPYMT	-34,306.92
08/01/2025	DFT0004123	Bank Draft	IOWA LAND RECORDS	-50.00
08/01/2025	EFT0000776	EFT	Payroll EFT	-105,174.12
08/01/2025	EFT0000779	EFT	8/1/25 SEWER SINKING FUND TRANSFERS	-18,340.42
08/01/2025	EFT0000780	EFT	8/1/25 STORMWATER SINKING FUND TRAI	-11,733.34
08/01/2025	EFT0000781	EFT	8/1/25 WATER SINKING FUND TRANSFERS	-29,416.86
08/04/2025	DFT0004126	Bank Draft	POSTMASTER	-1,356.26
08/05/2025	DFT0004124	Bank Draft	GOOGLE LLC	-25.72
08/05/2025	DFT0004127	Bank Draft Reversal	POSTMASTER	678.13
08/06/2025	DFT0004005	Bank Draft	ISOLVED BENEFIT SERVICES	-52.60
08/06/2025	DFT0004047	Bank Draft	ISOLVED BENEFIT SERVICES	-52.40
08/06/2025	DFT0004066	Bank Draft	MIDAMERICAN ENERGY	-9,948.72
08/06/2025	DFT0004122	Bank Draft	TREASURER - STATE OF IOWA	-13,348.27
08/06/2025	DFT0004125	Bank Draft	TREASURER - STATE OF IOWA	-2,175.29
08/11/2025	APA001048	AP Automation	AIRGAS USA, LLC	-63.90
08/11/2025	APA001049	AP Automation	AMAZON CAPITAL SERVICES	-542.39
08/11/2025	APA001050	AP Automation	AMERICAN TEST CENTER, INC	-1,415.00
08/11/2025	APA001051	AP Automation	AT&T MOBILITY	-582.31
08/11/2025	APA001052	AP Automation	BOUND TREE MEDICAL LLC	-1,417.94
08/11/2025	APA001053	AP Automation	CIVICPLUS, LLC	-6,196.16
08/11/2025	APA001054	AP Automation	CROWN TROPHY	-26.85
08/11/2025	APA001055	AP Automation	DINGES FIRE COMPANY	-5,230.00
08/11/2025	APA001056	AP Automation	FEH ASSOCIATES, INC.	-65,520.00
08/11/2025	APA001057	AP Automation	ISPACE ENVIRONMENTS, INC.	-19.50
08/11/2025	APA001058	AP Automation	LANDSCAPE TECHNOLOGIES LLC	-180.00
08/11/2025	APA001059	AP Automation	OREILLY AUTO PARTS	-56.94
08/11/2025	APA001060	AP Automation	PATRIOT CRITICAL POWER LLC	-37,102.84
08/11/2025	APA001061	AP Automation	STRYKER SALES CORPORATION	-70.20
08/11/2025	APA001062	AP Automation	THE ARTCRAFT GROUP, INC	-622.00
08/11/2025	APA001063	AP Automation	VEENSTRA & KIMM, INC.	-250.00
08/11/2025	APA001064	AP Automation	VENDNOVATION, LLC	-50.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/12/2025	DFT0004130	Bank Draft Reversal	TKRG HOLDING LLC	132.95
08/13/2025	DFT0004131	Bank Draft	MANATT'S INC.	-89,470.43
08/13/2025	DFT0004132	Bank Draft	ALLIANCE CONSTRUCTION GROUP	-406,372.28
08/14/2025	DFT0004168	Bank Draft	ISOLVED BENEFIT SERVICES	-549.99
08/15/2025	DFT0004137	Bank Draft	ISOLVED BENEFIT SERVICES	-2,837.14
08/15/2025	DFT0004147	Bank Draft	IRS USATAXPYMT	-34,091.42
08/15/2025	DFT0004150	Bank Draft	IRS USATAXPYMT	-77.44
08/15/2025	DFT0004161	Bank Draft	FIRST NATIONAL BANK OMAHA	-715.53
08/15/2025	EFT0000782	EFT	Payroll EFT	-104,238.25
08/15/2025	EFT0000783	EFT	Payroll EFT	-465.74
08/18/2025	APA001065	AP Automation	AIRGAS USA, LLC	-92.07
08/18/2025	APA001066	AP Automation	ALLEGRA	-227.85
08/18/2025	APA001067	AP Automation	AMAZON CAPITAL SERVICES	-1,086.01
08/18/2025	APA001068	AP Automation	ASSOCIATION FOR RURAL & SMALL LIBRAI	-135.00
08/18/2025	APA001069	AP Automation	BAKER & TAYLOR	-23.93
08/18/2025	APA001070	AP Automation	BAUER BUILT TIRE	-2,310.65
08/18/2025	APA001071	AP Automation	BOUND TREE MEDICAL LLC	-547.75
08/18/2025	APA001072	AP Automation	BRICK GENTRY P.C.	-6,060.00
08/18/2025	APA001073	AP Automation	CONVERGINT TECHNOLOGIES LLC	-1,794.00
08/18/2025	APA001074	AP Automation	DEMCO	-148.29
08/18/2025	APA001075	AP Automation	DIAM PEST CONTROL	-150.00
08/18/2025	APA001076	AP Automation	I & S GROUP, INC.	-765.00
08/18/2025	APA001077	AP Automation	INGRAM LIBRARY SERVICES	-1,757.33
08/18/2025	APA001078	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-282.69
08/18/2025	APA001079	AP Automation	KONICA MINOLTA PREMIER FINANCE	-250.61
08/18/2025	APA001080	AP Automation	KONICA MINOLTA PREMIER FINANCE	-233.24
08/18/2025	APA001081	AP Automation	MERCY NORTH PHARMACY	-1,864.62
08/18/2025	APA001082	AP Automation	MIDWEST TAPE, LLC	-620.65
08/18/2025	APA001083	AP Automation	NELSON PIONEER FARM & MUSEUM	-100.00
08/18/2025	APA001084	AP Automation	NEVER BOARD GAMES LLC	-242.00
08/18/2025	APA001085	AP Automation	OVERDRIVE INC	-2,321.74
08/18/2025	APA001086	AP Automation	PATRIOT CRITICAL POWER LLC	-453.39
08/18/2025	APA001087	AP Automation	POP UP GAMES	-250.00
08/18/2025	APA001088	AP Automation	STOREY-KENWORTHY COMPANY	-93.48
08/18/2025	APA001089	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-851.56
08/18/2025	APA001090	AP Automation	UNIQUE	-58.25
08/18/2025	APA001091	AP Automation	US CELLULAR	-306.53
08/18/2025	APA001092	AP Automation	VERIZON WIRELESS	-1,691.76
08/19/2025	APA001093	AP Automation	AMAZON CAPITAL SERVICES	-430.13
08/19/2025	APA001094	AP Automation	ANDREW DONALD GOLIGHTLY	-1,500.00
08/19/2025	APA001095	AP Automation	AT&T MOBILITY	-474.39
08/19/2025	APA001096	AP Automation	BOUND TREE MEDICAL LLC	-31.09
08/19/2025	APA001097	AP Automation	CAPITAL CITY EQUIPMENT	-213.15
08/19/2025	APA001098	AP Automation	CENTRAL SALT LLC	-22,303.38
08/19/2025	APA001099	AP Automation	CINTAS CORPORATION #762	-37.65

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/19/2025	APA001100	AP Automation	CLARKE MOSQUITO CONTROL PROD	-6,216.65
08/19/2025	APA001101	AP Automation	CONSTRUCTION MATERIALS TESTING, INC	-132.00
08/19/2025	APA001102	AP Automation	D & K PRODUCTS	-430.60
08/19/2025	APA001103	AP Automation	DIAM PEST CONTROL	-150.00
08/19/2025	APA001104	AP Automation	DIAMOND VOGEL PAINT CENTER	-214.00
08/19/2025	APA001105	AP Automation	ESO SOLUTIONS INC	-8,198.31
08/19/2025	APA001106	AP Automation	HACH COMPANY	-40.20
08/19/2025	APA001107	AP Automation	HARTER CONCRETE LLC	-14,456.25
08/19/2025	APA001108	AP Automation	HAWKINS INC	-218.49
08/19/2025	APA001109	AP Automation	HENRY ROBERT VEENSTRA JR.	-6,700.00
08/19/2025	APA001110	AP Automation	HILLTOP TIRE SERVICE	-201.81
08/19/2025	APA001111	AP Automation	HR GREEN, INC.	-17,228.25
08/19/2025	APA001112	AP Automation	IOWA LEAGUE OF CITIES	-3,500.00
08/19/2025	APA001113	AP Automation	IOWA PRISON INDUSTRIES	-41.00
08/19/2025	APA001114	AP Automation	IOWA DEPT OF TRANSPORTATION	-2,463.50
08/19/2025	APA001115	AP Automation	IMAGE 360	-195.19
08/19/2025	APA001116	AP Automation	IMWCA	-17,306.00
08/19/2025	APA001117	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-4.03
08/19/2025	APA001118	AP Automation	MARTIN MARIETTA MATERIALS	-3,001.20
08/19/2025	APA001119	AP Automation	MENARDS - ALTOONA	-962.24
08/19/2025	APA001120	AP Automation	METRO WASTE AUTHORITY	-49,742.91
08/19/2025	APA001121	AP Automation	MICROBAC LABORATORIES, INC	-492.75
08/19/2025	APA001122	AP Automation	MID IOWA PLANNING ALLIANCE FOR COMM	-9,237.00
08/19/2025	APA001123	AP Automation	MIDAMERICAN ENERGY	-151,070.30
08/19/2025	APA001124	AP Automation	MUNICIPAL SUPPLY, INC.	-3,492.88
08/19/2025	APA001125	AP Automation	OMNI EMS	-1,638.76
08/19/2025	APA001126	AP Automation	OREILLY AUTO PARTS	-256.98
08/19/2025	APA001127	AP Automation	PATRIOT CRITICAL POWER LLC	-11,381.67
08/19/2025	APA001128	AP Automation	POLK COUNTY PUBLIC WORKS	-3,300.00
08/19/2025	APA001129	AP Automation	POLK COUNTY SHERIFF	-73,616.25
08/19/2025	APA001130	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-475.00
08/19/2025	APA001131	AP Automation	THE REINALT - THOMAS CORPORATION	-535.82
08/19/2025	APA001132	AP Automation	TYLER TECHNOLOGIES INC	-290.00
08/19/2025	APA001133	AP Automation	UPHDM OCCUPATIONAL MEDICINE	-168.75
08/19/2025	APA001134	AP Automation	VALEO NETWORKS	-4,116.66
08/19/2025	APA001135	AP Automation	VALEO NETWORKS	-1,550.91
08/19/2025	APA001136	AP Automation	VANCE ABSTRACT ART INC.	-5,000.00
08/19/2025	APA001137	AP Automation	VEENSTRA & KIMM, INC.	-124,965.05
08/19/2025	APA001138	AP Automation	WOODYS AUTO REPAIR SERVICE BONDUR/	-109.74
08/19/2025	DFT0004162	Bank Draft	TCM BANK NA	-1,594.10
08/19/2025	DFT0004163	Bank Draft	POSTMASTER	-121.39
08/19/2025	DFT0004167	Bank Draft	TCM BANK NA	-657.65
08/21/2025	DFT0004158	Bank Draft	WEX BANK	-4,641.83
08/22/2025	DFT0004165	Bank Draft	BALL TEAM, LLC	-232,322.21
08/27/2025	63894	Check Reversal	Reverse Refund Check SCOTT A STAJCAR	8.59

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/27/2025	63895	Check Reversal	Reverse Refund Check DYLAN THOMAS M M	122.64
08/27/2025	63987	Check Reversal	Reverse Refund Check SAMANTHA M BALLA	119.41
08/27/2025	64235	Check Reversal	Reverse Refund Check MELANIE L WARD	122.64
08/27/2025	64238	Check Reversal	Reverse Refund Check JACKSON BRUCKNE	185.03
08/27/2025	64368	Check Reversal	Reverse Refund Check JONATHAN B STARL	0.77
08/27/2025	64498	Check Reversal	Reverse Refund Check JENNIFER TAFT	5.36
08/27/2025	64504	Check Reversal	Reverse Refund Check TAYLOR D THOMPSON	122.64
08/27/2025	64652	Check Reversal	Reverse Refund Check ERIC J LUDWIG	118.51
08/27/2025	64656	Check Reversal	Reverse Refund Check BYRON E PROSISE	5.22
08/27/2025	APA001139	AP Automation	A KINGS THRONE LLC	-240.00
08/27/2025	APA001140	AP Automation	BOLTON & MENK, INC	-9,473.00
08/27/2025	APA001141	AP Automation	BOUND TREE MEDICAL LLC	-1,360.30
08/27/2025	APA001142	AP Automation	CONFLUENCE	-16,931.50
08/27/2025	APA001143	AP Automation	CONVERGINT TECHNOLOGIES LLC	-1,352.87
08/27/2025	APA001144	AP Automation	I & S GROUP, INC.	-25,717.10
08/27/2025	APA001145	AP Automation	ICON WATER TRAILS	-8,519.00
08/27/2025	APA001146	AP Automation	IEDA	-225.00
08/27/2025	APA001147	AP Automation	KONICA MINOLTA	-1,136.49
08/27/2025	APA001148	AP Automation	MENARDS - ANKENY	-5.88
08/27/2025	APA001149	AP Automation	MERCY NORTH PHARMACY	-81.66
08/27/2025	APA001150	AP Automation	METRO WASTE AUTHORITY	-450.00
08/27/2025	APA001151	AP Automation	OPN ARCHITECTS	-17,154.95
08/27/2025	APA001152	AP Automation	POLK COUNTY SHERIFF	-67.80
08/27/2025	APA001153	AP Automation	RDG PLANNING & DESIGN	-2,263.59
08/27/2025	APA001154	AP Automation	SHIVE-HATTERY INC	-36,115.80
08/27/2025	APA001155	AP Automation	STOREY-KENWORTHY COMPANY	-51.52
08/27/2025	APA001156	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-475.00
08/27/2025	APA001157	AP Automation	TERRACON CONSULTANTS, INC	-2,702.50
08/27/2025	APA001158	AP Automation	VEENSTRA & KIMM, INC.	-54,895.13
08/27/2025	APA001159	AP Automation	WAUSAU TILE INC.	-9,761.96
08/27/2025	DFT0004164	Bank Draft	IOWA LAND RECORDS	-60.00
08/29/2025	DFT0004088	Bank Draft	MISSION SQUARE	-72.27
08/29/2025	DFT0004097	Bank Draft	TREASURER - STATE OF IOWA	-42.87
08/29/2025	DFT0004103	Bank Draft	MISSION SQUARE	-435.22
08/29/2025	DFT0004104	Bank Draft	MISSION SQUARE	-681.50
08/29/2025	DFT0004107	Bank Draft	IPERS	-626.77
08/29/2025	DFT0004109	Bank Draft	MISSION SQUARE	-2,850.00
08/29/2025	DFT0004112	Bank Draft	IPERS	-22,304.73
08/29/2025	DFT0004113	Bank Draft	TREASURER - STATE OF IOWA	-4,203.73
08/29/2025	DFT0004133	Bank Draft	MISSION SQUARE	-2,850.00
08/29/2025	DFT0004134	Bank Draft	MISSION SQUARE	-435.22
08/29/2025	DFT0004135	Bank Draft	MISSION SQUARE	-681.50
08/29/2025	DFT0004141	Bank Draft	IPERS	-626.77
08/29/2025	DFT0004145	Bank Draft	IPERS	-22,289.33
08/29/2025	DFT0004146	Bank Draft	TREASURER - STATE OF IOWA	-4,183.10

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/29/2025	DFT0004149	Bank Draft	TREASURER - STATE OF IOWA	-1.70
08/29/2025	DFT0004152	Bank Draft	MISSION SQUARE	-425.47
08/29/2025	DFT0004153	Bank Draft	IPERS	-626.68
08/29/2025	DFT0004154	Bank Draft	IPERS	-21,356.70
08/29/2025	DFT0004155	Bank Draft	TREASURER - STATE OF IOWA	-4,212.71
08/29/2025	DFT0004156	Bank Draft	IRS USATAXPYMT	-34,468.20
08/29/2025	DFT0004169	Bank Draft Reversal	CONSTRUCTION MATERIALS TESTING, INC	132.00
08/29/2025	EFT0000786	EFT	Payroll EFT	-106,550.93
Total Cleared Other (188)				-2,290,354.57

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2023	62410	Check	MARGARET BUTLER	-5.01
07/22/2024	64022	Check	KING PAINTING LLC	-450.00
08/01/2024	64098	Check	TYLER M JOHNSTON	-36.19
01/02/2025	64721	Check	BROCK M CHAPMAN	-16.68
02/03/2025	64760	Check	KENNETH CORNELIUS	-10.73
03/03/2025	64781	Check	MATTHEW MCKENNA	-74.87
03/03/2025	64784	Check	WOLF CREEK PLAN LLC	-150.00
03/03/2025	64788	Check	JODI L THOMPSON	-44.00
03/03/2025	64789	Check	SHAWN A WILLIAMSON	-77.85
03/03/2025	64804	Check	K JOHNSON CONSTRUCTION	-150.00
03/03/2025	64805	Check	WORLD CLASS LIQUOR	-101.75
05/01/2025	64867	Check	ORTON HOMES LLC	-110.95
06/02/2025	64913	Check	NICHOLAS F TEW	-118.74
06/02/2025	64915	Check	SYDNEY COOPER	-20.99
06/02/2025	64916	Check	NDAYISHIMIYE ISHMAEL	-122.64
07/01/2025	64941	Check	LANCE M VANGUNDY	-14.38
07/01/2025	64945	Check	MEGAN M BARNES	-32.23
07/01/2025	64958	Check	JENNIFER HUFF	-32.27
07/01/2025	64959	Check	CHLOE J CARSON	-104.90
07/01/2025	64963	Check	SHERRI L REINIER	-402.53
08/01/2025	64992	Check	JORDAN E ALLEN	-11.86
08/01/2025	65003	Check	KALYX P HEUERMANN	-109.37
08/01/2025	65004	Check	MORGAN MOORE and COOPER WHITE	-117.03
08/01/2025	65005	Check	SOLOMON BLESS	-20.95
08/13/2025	65011	Check	DUSTIN SKOGERBOE	-330.00
Total Outstanding Checks (25)				-2,665.92

Outstanding Other

Item Date	Reference	Item Type	Description	Amount
08/29/2025	DFT0004078	Bank Draft	IPERS	-189.42
Total Outstanding Other (1)				-189.42



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	3	0.00	943.08	943.08
Bank Draft	57	-189.42	-1,035,052.38	-1,035,241.80
Check	73	-2,665.92	-179,571.79	-182,237.71
Deposit	226	0.00	2,898,838.52	2,898,838.52
EFT	7	0.00	-375,919.66	-375,919.66
Check Reversal	10	0.00	810.81	810.81
AP Automation	112	0.00	-881,136.42	-881,136.42
		-2,855.34	428,912.16	426,056.82



Bank Statement Register

Iowa Public Agency Investment Trust

Period 8/1/2025 - 8/31/2025

Packet: BRPKT00310

Bank Statement		General Ledger	
Beginning Balance	53,680,380.43	Account Balance	52,930,380.43
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	750,000.00	Plus Outstanding Credits	0.00
Adjustments	133,529.68	Adjustments	133,529.68
Ending Balance	53,063,910.11	Adjusted Account Balance	53,063,910.11
Statement Ending Balance		53,063,910.11	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

001-000-1150	IPAIT - GENERAL FUND 11763 MM
110-000-1159	IPAIT - ROAD FUND 125
121-000-1150	IPAIT - LOSST 128
167-000-1150	IPAIT - LIBRARY T&A MM 110
200-000-1151	IPAIT CD - DEBT SERVICE 124
200-000-1162	IPAIT - DEBT SERVICE 124
306-000-1150	IPAIT - CITY CAMPUS 131
325-000-1150	IPAIT - STREETS MASTER PLAN 133
325-000-1151	IPAIT CD - STREET MASTER PLAN
327-000-1150	IPAIT - GRANT ST S/COMMUTER LOOP 126
329-000-1150	IPAIT - CVT EAST 203
330-000-1150	IPAIT - THE STATION 204
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 112
335-000-1150	IPAIT - PARKS 109
335-000-1151	IPAIT CD - PARKS
337-000-1150	IPAIT - THE GRAIN DISTRICT
338-000-1150	IPAIT - MAINSTREET STORMWATER 118
340-000-1150	IPAIT - UNDRPASS HWY65 114
341-000-1150	IPAIT - TIF PARKLAND 115
342-000-1150	IPAIT - IST & MAIN ECON
343-000-1151	IPAIT CD - DOWNTOWN PARKING 206
344-000-1150	IPAIT - 16TH ST NE - GRANT TO PLEASANT
346-000-1150	IPAIT - CITY HALL
347-000-1150	IPAIT - BRIDGE INTERSECTION 121
347-000-1151	IPAIT CD - 10TH ST BRIDGE 121
348-000-1150	IPAIT - NE STWATER EXPAN/DOWNSTRM CAP 122
350-000-1150	IPAIT - PROJECT BLUEJAY 202
351-000-1150	IPAIT - LIBRARY EXPANSION 129
353-000-1150	IPAIT - OMEGA 120

354-000-1150	IPAIT - COMMERCE CROSSING
355-000-1150	IPAIT - CENTRAL DISTRICT STORMWATER 134
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 132
500-000-1150	IPAIT - CEMETERY T/A 108
600-000-1151	IPAIT - WATER OPERAT 104
600-000-1159	IPAIT - UTILITY DEPOSITS 111
610-000-1151	IPAIT - SEWER OPERAT 103
610-000-1153	IPAIT - NW TRK SEWR EXT 117
610-000-1154	IPAIT - SEWER RESERVE 201
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
08/31/2025	INT0001347	Interest	INTEREST GENERAL	001-950-4-4300	11,731.51
08/31/2025	INT0001365	Interest	INTEREST CVT	329-210-4-4300	2,424.74
08/31/2025	INT0001364	Interest	INTEREST 2020C	610-815-4-4300	391.50
08/31/2025	INT0001363	Interest	INTEREST CENTRAL	355-865-4-4300	20,267.88
08/31/2025	INT0001362	Interest	INTEREST STREETS	325-210-4-4300	20,305.18
08/31/2025	INT0001361	Interest	INTEREST CERTIFIED	356-520-4-4300	8,692.64
08/31/2025	INT0001360	Interest	INTEREST CAMPUS	306-150-4-4300	24,818.98
08/31/2025	INT0001359	Interest	INTEREST 2020E	741-865-4-4300	510.15
08/31/2025	INT0001358	Interest	INTEREST LOSST	121-950-4-4301	729.39
08/31/2025	INT0001357	Interest	INTEREST LOOP	327-210-4-4300	2.17
08/31/2025	INT0001356	Interest	INTEREST ROAD	110-210-4-4300	902.58
08/31/2025	INT0001355	Interest	INTEREST DEBT	200-710-4-4300	112.35
08/31/2025	INT0001354	Interest	INTEREST DEPOSITS	600-810-4-4300	1,341.33
08/31/2025	INT0001353	Interest	INTEREST LIBRARY	167-410-4-4300	22.08
08/31/2025	INT0001352	Interest	INTEREST PARKS	335-430-4-4300	7,374.62
08/31/2025	INT0001350	Interest	INTEREST CEMETERY	500-450-4-4300	113.28
08/31/2025	INT0001349	Interest	INTEREST WATER	600-810-4-4300	2,686.17
08/31/2025	INT0001348	Interest	INTEREST SEWER	610-815-4-4300	2,685.64
08/31/2025	INT0001366	Interest	INTEREST STATION	330-440-4-4300	12,137.03
08/31/2025	INT0001367	Interest	INTEREST GRAIN	337-210-4-4300	16,280.46
Total Adjustments (20)					133,529.68

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/13/2025	EFT0000785	EFT	MOVE 450K FROM IPAIT CERTIFIED TO VIS	-450,000.00
08/22/2025	EFT0000784	EFT	MOVE 300K FROM IPAIT PARKS TO VISION	-300,000.00
Total Cleared Other (2)				-750,000.00



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
EFT	2	0.00	-750,000.00	-750,000.00
		0.00	-750,000.00	-750,000.00



Bank Statement Register

Cemetery Perpetual Care

Period 8/1/2025 - 8/31/2025

Packet: BRPKT00309

Bank Statement		General Ledger	
Beginning Balance	5,089.06	Account Balance	5,089.06
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	16.93	Adjustments	16.93
Ending Balance	5,105.99	Adjusted Account Balance	5,105.99
Statement Ending Balance		5,105.99	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

500-000-1111 SAVINGS - CEMETERY XXX1037

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
08/31/2025	INT0001346	Interest	INTEREST AUGUST	500-450-4-4300	16.93
Total Adjustments (1)					16.93

Honorable Mayor, Members of the Council, and Citizens of the City of Bondurant, Iowa

Submitted for your review is the Treasurer's Report for September of the Fiscal Year Ending 2026. Following this letter is the year-to-date Fund Balance Report, Consolidated Balance Sheet, Bank Reconciliation Spreadsheet, and Bank Statement Registers.

The City's general checking account had a beginning balance on September 1, 2025, of \$8,742,830.66. The ending balance as of September 30, 2025, was \$9,023,770.97. This account earned \$27,920.81 of interest. The interest rate decreased from 3.99% to 3.88%. This account remains in strong financial condition.

The City's IPAIT account began September 2025 with a balance of \$53,063,910.11 and ended the month at \$50,437,146.90, earning \$121,952.14 in interest across multiple funds. On June 27, 2025, the City invested \$14,608,173.58 in certificates of deposit, which matured on September 25, 2025, yielding \$151,284.65 in interest. That same day, \$11,158,173.58 was reinvested in 3-month CDs.

Significant expenditures for this month include payments for Civic Campus, NE Jorie Way drainage project, 2nd St widening, payroll, BFSB Public Infrastructure, engineering, wholesale water, and the Waste Reclamation Authority. The total cleared checks and bank drafts for the month were \$4,283,313.36.

Please do not hesitate to contact the City's Finance & Employee Services Department if you have any questions.

Respectfully,



Craig Marshman
Administrative Services Coordinator
cmarshman@cityofbondurant.com



Fund Balance Report

As Of 09/30/2025

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	8,312,692.80	458,684.35	2,423,043.74	6,348,333.41
110 - ROAD USE TAX	647,188.60	361,455.63	370,623.47	638,020.76
112 - EMPLOYEE BENEFIT	353,526.82	9,254.61	303,067.11	59,714.32
121 - LOCAL OPTION SALES & SERVICE TAX	525,518.37	500,280.16	0.00	1,025,798.53
125 - TIF	0.94	213,096.15	0.00	213,097.09
160 - ECONOMIC DEVELOPMENT	47,351.87	0.00	0.00	47,351.87
167 - LIBRARY GRANT	23,755.50	8,532.27	2,253.52	30,034.25
169 - PARK & REC	37,842.60	27,000.00	0.00	64,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	2,573.71	0.00	0.00	2,573.71
172 - TREE FUND	37,703.85	0.00	0.00	37,703.85
200 - DEBT SERVICE	4,215,876.54	104,935.24	129,685.12	4,191,126.66
306 - CIVIC CAMPUS	8,795,399.91	74,234.45	2,890,689.93	5,978,944.43
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS MASTER PLAN	15,196,800.59	149,480.65	1,096,720.45	14,249,560.79
327 - GRANT ST S/COMMUTER LOOP	177,226.92	6.32	0.00	177,233.24
329 - TIF-TRAIL TO CHICHAQUA	825,117.36	7,168.84	20,948.40	811,337.80
330 - COMMUNITY CENTER	3,567,210.12	50,883.33	75,933.80	3,542,159.65
335 - PARK IMPROVEMENTS	2,799,177.19	28,108.47	777,231.12	2,050,054.54
337 - THE GRAIN DISTRICT	4,971,479.20	271,896.87	352,279.28	4,891,096.79
341 - TIF-PARK LAND PURCHASE	0.00	0.00	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	0.00	0.00	0.00	0.00
343 - DOWNTOWN PARKING	0.00	2,751.23	0.00	2,751.23
344 - 16TH ST NE - GRANT TO HUBBELL	0.00	0.00	7,618.60	-7,618.60
346 - CITY HALL RECONSTRUCTION	0.00	0.00	0.00	0.00
347 - BRIDGE/INTERSECTION	2,772,081.57	25,907.02	438.00	2,797,550.59
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	0.00	0.00	0.00	0.00
349 - PLEASANT GROVE	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	-627,475.15	878,504.24	1,024,784.03	-773,754.94
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	6,987,052.28	59,922.35	13,546.30	7,033,428.33
356 - CERTIFIED SITE IMPROVEMENTS	3,235,044.39	23,808.47	1,908,683.04	1,350,169.82
500 - CEMETERY PERPETUAL CARE	37,800.97	985.54	0.00	38,786.51
600 - WATER	2,169,146.08	798,082.16	588,304.67	2,378,923.57
610 - SEWER	1,355,773.02	639,145.67	495,492.37	1,499,426.32
670 - GARBAGE	56,330.88	156,685.74	103,456.16	109,560.46
741 - STORM WATER	238,411.48	118,489.97	160,384.68	196,516.77
820 - SELF-FUNDED INSURANCE	12.13	0.00	328.13	-316.00
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	66,833,636.32	4,969,299.73	12,745,511.92	59,057,424.13



Consolidated Balance Sheet Report

Account Summary

As Of 09/30/2025

Account	Name	Balance	
Assets			
000-1100	POOLED CASH	8,365,314.65	
000-1101	CLAIM ON POOLED CASH	8,365,314.65	
000-1111	SAVINGS - CEMETERY XXX1037	52,055.35	
000-1113	CHECKING - WATER SINKING	191,029.11	
000-1114	CHANGE FUND - WATER	270.00	
000-1115	PETTY CASH - GENERAL	100.00	
000-1116	PETTY CASH - LIBRARY	200.00	
000-1117	CHANGE FUND - LIBRARY	20.00	
000-1150	IPAIT - GENERAL FUND 11763 MM	33,425,697.57	
000-1151	IPAIT CD - DEBT SERVICE 124	16,175,537.24	
000-1154	IPAIT - SEWER RESERVE 201	114,224.09	
000-1159	IPAIT - ROAD FUND 125	654,707.48	
000-1162	IPAIT - DEBT SERVICE 124	66,980.52	
000-1170	CHECKING - WATER DEPOSITS	79,331.74	
	Total Assets:	67,490,782.40	<u>67,490,782.40</u>
Liability			
050-2120	FEDERAL WITHHOLDING	0.00	
050-2122	STATE WITHHOLDING	-0.11	
050-2123	IPERS WITHHOLDING	0.63	
050-2124	HEALTH INSURANCE WITHHOLDING	55,643.16	
050-2125	DENTAL INSURANCE	3,845.66	
050-2131	SELF-FUNDED WITHHOLDING	112.94	
050-2132	VISION WITHHOLDING	466.96	
050-2141	APPLIED CREDITS	7,974.38	
050-2300	DUE TO OTHER FUNDS	8,365,314.65	
	Total Liability:	8,433,358.27	
Equity			
050-3950	FUND BALANCE	66,833,636.32	
	Total Beginning Equity:	66,833,636.32	
Total Revenue		4,969,299.73	
Total Expense		12,745,511.92	
	Total Equity and Current Surplus (Deficit):	59,057,424.13	
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>67,490,782.40</u>	

BANK RECONCILIATION SEPTEMBER 2025

Bank Statement Balance:	\$ 9,023,770.97
IPAIT balance	<u>\$ 50,437,146.90</u>
Cemetery Vision	\$ 5,121.99
Petty Cash	\$ 590.00

Less:

Outstanding Checks:	<u>\$ 341,162.11</u>
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(See listing next page)

Calculated Book Balance:	<u>\$ 59,125,467.75</u>
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Actual Incode10 Balance:	<u>\$ 59,125,467.75</u>
Fund Balances	\$ 59,057,424.13

Liabilities	68043.62
DIFFERENCE:	<u>\$ (0.00)</u>

DIFFERENCE:	<u>\$ -</u>
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Bank Statement Register

General Fund

Period 9/1/2025 - 9/30/2025

Packet: BRPKT00314

Bank Statement		General Ledger	
Beginning Balance	8,742,830.66	Account Balance	8,682,609.82
Plus Debits	4,658,293.13	Less Outstanding Debits	0.00
Less Credits	4,377,351.86	Plus Outstanding Credits	341,162.11
Adjustments	-0.96	Adjustments	-0.96
Ending Balance	9,023,770.97	Adjusted Account Balance	9,023,770.97
Statement Ending Balance		9,023,770.97	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

001-000-1120	CHECKING - RENT DEPOSIT/SURETY
110-000-1110	CHECKING - ROAD USE
173-000-1110	FEMA DISASTER AID
200-000-1110	CHECKING - DEBT SERVICE
600-000-1113	CHECKING - WATER SINKING
600-000-1118	CHECKING - PARKSIDE WATER EXT
600-000-1170	CHECKING - WATER DEPOSITS
610-000-1113	CHECKING - SEWER SINKING
610-000-1119	CHECKING-DVLPMT CONST-NW SEWER
741-000-1111	CHECKING-STORMWATER SINKING
999-000-1100	POOLED CASH

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
09/30/2025	MISC0000267	Miscellaneous Cr	CORRECTION	112-621-6130	-0.96
Total Adjustments (1)					-0.96

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/01/2025	DEP0044370			9/1/25 SEWER SINKING FUND TRANSFI	18,340.42
09/01/2025	DEP0044371			9/1/25 STORMWATER SINKING FUND T	11,733.34
09/01/2025	DEP0044372			9/1/25 WATER SINKING FUND TRANSFI	29,416.86
09/02/2025	DEP0043596	001957	IVR	- IVR CLPKT12015 BG:Online Payments	921.63
09/02/2025	DEP0043599	001958	Insite	Visa - Insite CLPKT12016 BG:Online Payments	590.00
09/02/2025	DEP0043602	001122	Point Of Sale	OpenEdge PerCLPKT12017 BG:CC	2.60
09/02/2025	DEP0043605	001123	Point Of Sale	OpenEdge PerCLPKT12018 BG:CC	4.60
09/02/2025	DEP0043608	001959	Insite	Visa - Insite CLPKT12019 BG:Online Payments	75.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/02/2025	DEP0043611	000614 Point Of Sale	OpenEdge Uti	CLPKT12020 BG:CC	220.45
09/02/2025	DEP0043615			Utility Reverse Payment Packet UBPKT0	-150.00
09/02/2025	DEP0043618			CLPKT12023 BG:DD	150.00
09/02/2025	DEP0043621			Utility Reverse Payment Packet UBPKT0	-150.00
09/02/2025	DEP0043624			CLPKT12024 BG:DD	150.00
09/02/2025	DEP0043627			Utility Reverse Payment Packet UBPKT0	-150.00
09/02/2025	DEP0043630			CLPKT12025 BG:DD	150.00
09/02/2025	DEP0043633			Utility Reverse Payment Packet UBPKT0	-150.00
09/02/2025	DEP0043636			CLPKT12026 BG:DD	150.00
09/02/2025	DEP0043639			Utility Reverse Payment Packet UBPKT0	-150.00
09/02/2025	DEP0043642			CLPKT12027 BG:DD	150.00
09/02/2025	DEP0043649			MED-PAYMENT.COM COF CREDIT	85.51
09/02/2025	DEP0043652			CLPKT12029 BG:CC	50.00
09/02/2025	DEP0043655			CLPKT12022 BG:DD	-65.00
09/02/2025	DEP0043655	001958 Insite	Mastercard -	CLPKT12022 BG:Online Payments	65.00
09/02/2025	DEP0043658			CLPKT12030 BG:DD	15,669.21
09/02/2025	DEP0043658			CLPKT12030 BG:DD	150.00
09/02/2025	DEP0043666			CLPKT12028 BG:CC	75.00
09/03/2025	DEP0043663			HDIC HCCLAIMPMT	139.07
09/03/2025	DEP0043681			CLPKT12035 BG:DD	1,581.52
09/03/2025	DEP0043684			CLPKT12036 BG:DD	453.16
09/03/2025	DEP0043705			CLPKT12042 BG:DD	628.85
09/04/2025	DEP0043675	001960 Insite	Mastercard -	CLPKT12033 BG:Online Payments	4,949.23
09/04/2025	DEP0043678	001124 Point Of Sale	OpenEdge Per	CLPKT12034 BG:CC	52.30
09/04/2025	DEP0043678	000615 Point Of Sale	OpenEdge Uti	CLPKT12034 BG:CC	88.67
09/04/2025	DEP0043687			Utility Reverse Payment Packet UBPKT0	-150.00
09/04/2025	DEP0043690			CLPKT12037 BG:DD	150.00
09/04/2025	DEP0043693			Utility Reverse Payment Packet UBPKT0	-150.00
09/04/2025	DEP0043696			CLPKT12038 BG:DD	150.00
09/04/2025	DEP0043699			Utility Reverse Payment Packet UBPKT0	-50.00
09/04/2025	DEP0043702			CLPKT12039 BG:DD	50.00
09/04/2025	DEP0043711			CLPKT12044 BG:DD	846.92
09/05/2025	DEP0043708	001961 Insite	Visa - Insite	CLPKT12043 BG:Online Payments	4,081.25
09/05/2025	DEP0043713			MARKETPLACE HCCLAIMPMT	57.10
09/05/2025	DEP0043731			CLPKT12051 BG:DD	2,803.12
09/05/2025	DEP0043734			CLPKT12052 BG:DD	996.17
09/05/2025	DEP0044299			MOVE 1.4M FROM IPAIT 306 TO VISION	1,400,000.00
09/08/2025	DEP0043716	001962 Insite	Visa - Insite	CLPKT12046 BG:Online Payments	7,434.21
09/08/2025	DEP0043719	001128 Point Of Sale	OpenEdge Per	CLPKT12047 BG:CC	1.00
09/08/2025	DEP0043722	001127 Point Of Sale	OpenEdge Per	CLPKT12048 BG:CC	11.00
09/08/2025	DEP0043725	001125 Point Of Sale	OpenEdge Per	CLPKT12049 BG:CC	59.00
09/08/2025	DEP0043725	001126 Point Of Sale	OpenEdge Per	CLPKT12049 BG:CC	125.35
09/08/2025	DEP0043725	000616 Point Of Sale	OpenEdge Uti	CLPKT12049 BG:CC	316.67
09/08/2025	DEP0043728	001964 Insite	Visa - Insite	CLPKT12050 BG:Online Payments	2,153.19
09/08/2025	DEP0043737	001963 Insite	Visa - Insite	CLPKT12053 BG:Online Payments	10,211.94

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/08/2025	DEP0043740			Utility Reverse Payment Packet UBPKT0	-115.90
09/08/2025	DEP0043743			Utility Reverse Payment Packet UBPKT0	-150.00
09/08/2025	DEP0043746			CLPKT12054 BG:DD	150.00
09/08/2025	DEP0043749			Utility Reverse Payment Packet UBPKT0	-150.00
09/08/2025	DEP0043752			CLPKT12055 BG:DD	150.00
09/08/2025	DEP0043755			Utility Reverse Payment Packet UBPKT0	-150.00
09/08/2025	DEP0043758			CLPKT12056 BG:DD	150.00
09/08/2025	DEP0043759			WPS HCCLAIMPMT	1,150.88
09/08/2025	DEP0043762			Utility Reverse Payment Packet UBPKT0	-147.34
09/08/2025	DEP0043771			CLPKT12059 BG:DD	3,194.12
09/08/2025	DEP0043774			CLPKT12060 BG:DD	3,774.85
09/08/2025	DEP0043777			CLPKT12061 BG:DD	2,852.03
09/08/2025	DEP0043780			CLPKT12062 BG:DD	3,618.84
09/09/2025	DEP0043765	001965 Insite	Visa - Insite	CLPKT12057 BG:Online Payments	1,165.31
09/09/2025	DEP0043768	001129 Point Of Sale	OpenEdge Per	CLPKT12058 BG:CC	10.40
09/09/2025	DEP0043783			CLPKT12063 BG:CC	50.00
09/09/2025	DEP0043792			CLPKT12066 BG:DD	3,206.45
09/09/2025	DEP0043792			CLPKT12066 BG:DD	600.00
09/09/2025	DEP0043795			CLPKT12067 BG:DD	8,175.04
09/10/2025	DEP0043786	001966 Insite	Visa - Insite	CLPKT12064 BG:Online Payments	3,102.18
09/10/2025	DEP0043789	001130 Point Of Sale	OpenEdge Per	CLPKT12065 BG:CC	74.00
09/10/2025	DEP0043798			Utility Reverse Payment Packet UBPKT0	-150.00
09/10/2025	DEP0043801			CLPKT12068 BG:DD	150.00
09/10/2025	DEP0043802			IA CLAIMS HCCLAIMPMT	137.79
09/10/2025	DEP0043803			LUCKY WIFE WINE SLUSHIES - 3X 5 DA	84.39
09/10/2025	DEP0043806			CLPKT12070 BG:DD	7,285.69
09/10/2025	DEP0043815			CLPKT12073 BG:DD	3,570.43
09/10/2025	DEP0043818			CLPKT12074 BG:DD	3,479.23
09/10/2025	DEP0043821			CLPKT12075 BG:DD	1,075.60
09/10/2025	DEP0043827			CLPKT12076 BG:DD	1,094.14
09/11/2025	DEP0043809	001967 Insite	Mastercard - I	CLPKT12071 BG:Online Payments	2,749.58
09/11/2025	DEP0043812	001131 Point Of Sale	OpenEdge Per	CLPKT12072 BG:CC	316.60
09/11/2025	DEP0043812	000617 Point Of Sale	OpenEdge Uti	CLPKT12072 BG:CC	217.28
09/11/2025	DEP0043824			CLPKT12077 BG:CC	125.00
09/11/2025	DEP0043835			CLPKT12081 BG:DD	5,292.74
09/11/2025	DEP0043838			CLPKT12082 BG:DD	1,528.18
09/11/2025	DEP0043841			CLPKT12083 BG:DD	811.54
09/12/2025	DEP0043830	000618 Point Of Sale	OpenEdge Uti	CLPKT12078 BG:CC	47.62
09/12/2025	DEP0043844			CLPKT12085 BG:DD	389,408.67
09/12/2025	DEP0043845			PRAIRIE MEADOWS GRANT - THE STAT.	15,000.00
09/12/2025	DEP0043846			WPS HCCLAIMPMT	969.75
09/12/2025	DEP0043856			Utility Reverse Payment Packet UBPKT0	-108.26
09/12/2025	DEP0043859			Utility Reverse Payment Packet UBPKT0	-86.83
09/12/2025	DEP0043877			CLPKT12091 BG:DD	3,693.13
09/12/2025	DEP0043880			CLPKT12092 BG:DD	4,201.82

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/12/2025	DEP0043883			CLPKT12093 BG:DD	367.53
09/12/2025	DEP0044297			MOVE 1.1M FROM IPAIT 356 TO VISION	1,100,000.00
09/15/2025	DEP0043861			ACH Draft Packet UBPKT07228	213,653.15
09/15/2025	DEP0043864	001970 Insite	Mastercard -	CLPKT12086 BG:Online Payments	9,771.50
09/15/2025	DEP0043867	001971 Insite	Visa - Insite	CLPKT12087 BG:Online Payments	3,436.49
09/15/2025	DEP0043870	001132 Point Of Sale	OpenEdge Per	CLPKT12088 BG:CC	9.40
09/15/2025	DEP0043874	000619 Point Of Sale	OpenEdge Uti	CLPKT12090 BG:CC	223.87
09/15/2025	DEP0043887	001968 Insite	Visa - Insite	CLPKT12095 BG:Online Payments	10,970.81
09/15/2025	DEP0043887	001969 Insite	Mastercard -	CLPKT12095 BG:Online Payments	5,608.44
09/15/2025	DEP0043890	001133 Point Of Sale	OpenEdge Per	CLPKT12096 BG:CC	13.80
09/15/2025	DEP0043893			Utility Reverse Payment Packet UBPKT0	-150.00
09/15/2025	DEP0043896			CLPKT12097 BG:DD	150.00
09/15/2025	DEP0043899			CLPKT12098 BG:CC	75.00
09/15/2025	DEP0043905			CLPKT12099 BG:DD	7,474.49
09/15/2025	DEP0043909			CLPKT12101 BG:DD	5,612.42
09/15/2025	DEP0043912			CLPKT12102 BG:DD	3,341.74
09/15/2025	DEP0043915			CLPKT12103 BG:DD	3,433.81
09/15/2025	DEP0043918			CLPKT12104 BG:DD	20,874.42
09/15/2025	DEP0043918			CLPKT12104 BG:DD	600.00
09/15/2025	DEP0043921			CLPKT12105 BG:DD	1,217.44
09/15/2025	DEP0043924			CLPKT12106 BG:DD	76,699.48
09/15/2025	DEP0044298			MOVE 400K FROM IPAIT 325 TO VISION	400,000.00
09/16/2025	DEP0043903			CLPKT12100 BG:CC	100.00
09/16/2025	DEP0043907			ROAD USE TAX	144,541.52
09/16/2025	DEP0043927	001972 Insite	Visa - Insite	CLPKT12107 BG:Online Payments	8,357.14
09/16/2025	DEP0043930			Utility Reverse Payment Packet UBPKT0	-91.37
09/16/2025	DEP0043933			Utility Reverse Payment Packet UBPKT0	-118.52
09/16/2025	DEP0043936			Utility Reverse Payment Packet UBPKT0	-181.99
09/16/2025	DEP0043939			Utility Reverse Payment Packet UBPKT0	-188.83
09/16/2025	DEP0043942			Utility Reverse Payment Packet UBPKT0	-118.52
09/16/2025	DEP0043945			Utility Reverse Payment Packet UBPKT0	-159.26
09/16/2025	DEP0043948			Utility Reverse Payment Packet UBPKT0	-193.20
09/16/2025	DEP0043964			CLPKT12112 BG:DD	3,755.05
09/16/2025	DEP0043967			CLPKT12113 BG:DD	2,359.24
09/16/2025	DEP0043970			CLPKT12114 BG:DD	774.32
09/16/2025	DEP0043970			CLPKT12114 BG:DD	150.00
09/17/2025	DEP0043952			Utility Reverse Payment Packet UBPKT0	-71.00
09/17/2025	DEP0043955			Utility Reverse Payment Packet UBPKT0	-193.20
09/17/2025	DEP0043958	001973 Insite	Visa - Insite	CLPKT12110 BG:Online Payments	28,037.05
09/17/2025	DEP0043961	001134 Point Of Sale	OpenEdge Per	CLPKT12111 BG:CC	21.60
09/17/2025	DEP0043961	000620 Point Of Sale	OpenEdge Uti	CLPKT12111 BG:CC	624.91
09/17/2025	DEP0043973			Utility Reverse Payment Packet UBPKT0	-50.70
09/17/2025	DEP0043976			Utility Reverse Payment Packet UBPKT0	-55.30
09/17/2025	DEP0043979			Utility Reverse Payment Packet UBPKT0	-75.52
09/17/2025	DEP0043982			Utility Reverse Payment Packet UBPKT0	-84.58

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/17/2025	DEP0043985			CLPKT12115 BG:CC	200.00
09/17/2025	DEP0043986			MARKETPLACE HCCLAIMPMT	1,196.30
09/17/2025	DEP0043987			WPS HCCLAIMPMT	431.35
09/17/2025	DEP0043996			CLPKT12118 BG:DD	463.08
09/17/2025	DEP0043999			CLPKT12119 BG:DD	450.00
09/17/2025	DEP0043999			CLPKT12119 BG:DD	2,324.44
09/17/2025	DEP0044002			CLPKT12120 BG:DD	90.50
09/18/2025	DEP0043990	001974 Insite	Mastercard -	CLPKT12116 BG:Online Payments	8,662.75
09/18/2025	DEP0043993	001135 Point Of Sale	OpenEdge Per	CLPKT12117 BG:CC	13.90
09/18/2025	DEP0044005			Utility Reverse Payment Packet UBPKT0	-150.00
09/18/2025	DEP0044008			CLPKT12121 BG:DD	150.00
09/18/2025	DEP0044009			MARKETPLACE HCCLAIMPMT	4.34
09/18/2025	DEP0044024			CLPKT12125 BG:DD	1,178.12
09/19/2025	DEP0044015	001975 Insite	Visa - Insite	CLPKT12122 BG:Online Payments	4,005.27
09/19/2025	DEP0044018	001136 Point Of Sale	OpenEdge Per	CLPKT12123 BG:CC	40.00
09/19/2025	DEP0044021			CLPKT12124 BG:CC	50.00
09/19/2025	DEP0044027			Utility Reverse Payment Packet UBPKT0	-150.00
09/19/2025	DEP0044030			CLPKT12126 BG:DD	150.00
09/19/2025	DEP0044070			CLPKT12137 BG:DD	876.42
09/22/2025	DEP0044033	001976 Insite	Visa - Insite	CLPKT12127 BG:Online Payments	3,110.72
09/22/2025	DEP0044036	001977 Insite	Visa - Insite	CLPKT12128 BG:Online Payments	4,298.32
09/22/2025	DEP0044039	001978 Insite	Mastercard -	CLPKT12129 BG:Online Payments	750.06
09/22/2025	DEP0044042	001137 Point Of Sale	OpenEdge Per	CLPKT12130 BG:CC	2.20
09/22/2025	DEP0044045	000621 Point Of Sale	OpenEdge Uti	CLPKT12131 BG:CC	183.07
09/22/2025	DEP0044048	001139 Point Of Sale	OpenEdge Per	CLPKT12132 BG:CC	61.50
09/22/2025	DEP0044052	001138 Point Of Sale	OpenEdge Per	CLPKT12134 BG:CC	37.70
09/22/2025	DEP0044052	000622 Point Of Sale	OpenEdge Uti	CLPKT12134 BG:CC	277.78
09/22/2025	DEP0044055			Utility Reverse Payment Packet UBPKT0	-150.00
09/22/2025	DEP0044058			CLPKT12135 BG:DD	150.00
09/22/2025	DEP0044061			Utility Reverse Payment Packet UBPKT0	-150.00
09/22/2025	DEP0044064			CLPKT12136 BG:DD	150.00
09/22/2025	DEP0044068			Utility Reverse Payment Packet UBPKT0	-150.00
09/22/2025	DEP0044073			CLPKT12138 BG:DD	150.00
09/22/2025	DEP0044076			Utility Reverse Payment Packet UBPKT0	-150.00
09/22/2025	DEP0044079			CLPKT12139 BG:DD	150.00
09/22/2025	DEP0044080			9/22/25 ACH DEPOSIT	163.55
09/22/2025	DEP0044094			CLPKT12144 BG:DD	12,774.96
09/23/2025	DEP0044084	001979 Insite	Visa - Insite	CLPKT12141 BG:Online Payments	1,229.39
09/23/2025	DEP0044088			Utility Reverse Payment Packet UBPKT0	-150.00
09/23/2025	DEP0044091			CLPKT12143 BG:DD	150.00
09/23/2025	DEP0044131			CLPKT12147 BG:DD	1,705.37
09/24/2025	DEP0044098	001980 Insite	Visa - Insite	CLPKT12145 BG:Online Payments	3,339.15
09/24/2025	DEP0044101	000623 Point Of Sale	OpenEdge Uti	CLPKT12146 BG:CC	104.00
09/24/2025	DEP0044101	000623 Point Of Sale	OpenEdge Uti	CLPKT12146 BG:CC	150.00
09/24/2025	DEP0044101	001140 Point Of Sale	OpenEdge Per	CLPKT12146 BG:CC	127.40

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/24/2025	DEP0044104			Utility Reverse Payment Packet UBPKT0	-150.00
09/24/2025	DEP0044107			CLPKT12148 BG:DD	150.00
09/24/2025	DEP0044110			Utility Reverse Payment Packet UBPKT0	-150.00
09/24/2025	DEP0044113			CLPKT12149 BG:DD	150.00
09/24/2025	DEP0044116			Utility Reverse Payment Packet UBPKT0	-150.00
09/24/2025	DEP0044119			CLPKT12150 BG:DD	150.00
09/24/2025	DEP0044122			CLPKT12152 BG:DD	150.84
09/24/2025	DEP0044125			CLPKT12151 BG:DD	3,744.94
09/24/2025	DEP0044126			IA CLAIMS HCCLAIMPMT	163.55
09/24/2025	DEP0044127			MARKETPLACE HCCLAIMPMT	15.97
09/24/2025	DEP0044128			AETNA AS01 HCCLAIMPMT	384.69
09/24/2025	DEP0044143			CLPKT12156 BG:DD	3,051.10
09/24/2025	DEP0044146			CLPKT12157 BG:DD	1,045.95
09/25/2025	DEP0044134	001981 Insite	Mastercard -	CLPKT12153 BG:Online Payments	4,205.81
09/25/2025	DEP0044137	001141 Point Of Sale	OpenEdge Per	CLPKT12154 BG:CC	1.50
09/25/2025	DEP0044140	000624 Point Of Sale	OpenEdge Uti	CLPKT12155 BG:CC	521.35
09/25/2025	DEP0044149			Utility Reverse Payment Packet UBPKT0	-150.00
09/25/2025	DEP0044152			CLPKT12158 BG:DD	150.00
09/25/2025	DEP0044155			CLPKT12159 BG:DD	1.50
09/25/2025	DEP0044158			CLPKT12160 BG:CC	250.00
09/25/2025	DEP0044170			CLPKT12163 BG:DD	1,038.35
09/25/2025	DEP0044170			CLPKT12163 BG:DD	150.00
09/25/2025	DEP0044300			MATURED CD FOR DOWNTOWN PARKIN	110,785.55
09/25/2025	DEP0044301			MATURED CD FOR DOWNTOWN PARKIN	141,803.48
09/26/2025	DEP0044164	001982 Insite	Visa - Insite	CLPKT12161 BG:Online Payments	385.18
09/26/2025	DEP0044167	001142 Point Of Sale	OpenEdge Per	CLPKT12162 BG:CC	20.00
09/26/2025	DEP0044167	000625 Point Of Sale	OpenEdge Uti	CLPKT12162 BG:CC	150.00
09/26/2025	DEP0044173			Utility Reverse Payment Packet UBPKT0	-264.79
09/26/2025	DEP0044176			Utility Reverse Payment Packet UBPKT0	-120.40
09/26/2025	DEP0044177			MARKETPLACE HCCLAIMPMT	4.90
09/26/2025	DEP0044178			HOTEL MOTEL TAX	373.23
09/26/2025	DEP0044179			LOSST	162,789.60
09/26/2025	DEP0044201			CLPKT12171 BG:DD	8,599.96
09/29/2025	DEP0044182	001983 Insite	Visa - Insite	CLPKT12164 BG:Online Payments	1,405.92
09/29/2025	DEP0044185	001984 Insite	Visa - Insite	CLPKT12165 BG:Online Payments	353.40
09/29/2025	DEP0044188	001985 Insite	Mastercard -	CLPKT12166 BG:Online Payments	150.00
09/29/2025	DEP0044192	001144 Point Of Sale	OpenEdge Per	CLPKT12168 BG:CC	35.50
09/29/2025	DEP0044195	001145 Point Of Sale	OpenEdge Per	CLPKT12169 BG:CC	1.00
09/29/2025	DEP0044198	001143 Point Of Sale	OpenEdge Per	CLPKT12170 BG:CC	1.60
09/29/2025	DEP0044204			Utility Reverse Payment Packet UBPKT0	-150.00
09/29/2025	DEP0044207			CLPKT12172 BG:DD	150.00
09/29/2025	DEP0044208			MARKETPLACE HCCLAIMPMT	74.62
09/29/2025	DEP0044217			CLPKT12175 BG:DD	223.33
09/29/2025	DEP0044252			CLPKT12181 BG:DD	150.00
09/30/2025	DEP0044211	001986 Insite	Visa - Insite	CLPKT12173 BG:Online Payments	150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/30/2025	DEP0044214	001146	Point Of Sale	OpenEdge PerCLPKT12174 BG:CC	1.40
09/30/2025	DEP0044220			Utility Reverse Payment Packet UBPKT0	-150.00
09/30/2025	DEP0044223			CLPKT12176 BG:DD	150.00
09/30/2025	DEP0044224			WPS HCCLAIMPMT	934.87
09/30/2025	DEP0044240			CLPKT12177 BG:DD	8,996.36
09/30/2025	DEP0044249			Utility Reverse Payment Packet UBPKT0	-150.00
09/30/2025	DEP0044407			INTEREST	27,920.81
Total Cleared Deposits (240)					4,564,254.63

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
07/22/2024	64022	Check	KING PAINTING LLC	-450.00
07/01/2025	64941	Check	LANCE M VANGUNDY	-14.38
07/01/2025	64958	Check	JENNIFER HUFF	-32.27
07/01/2025	64963	Check	SHERRI L REINIER	-402.53
08/01/2025	65004	Check	MORGAN MOORE and COOPER WHITE	-117.03
09/02/2025	65020	Check	DANIELLE R GOODNIGHT	-114.85
09/02/2025	65021	Check	KIMBERLEE BAUMGARTEN	-120.33
09/02/2025	65022	Check	JULIANNA M ALBERS	-107.17
09/02/2025	65023	Check	KATHRYN POULSON	-121.42
09/02/2025	65024	Check	JENNIFER CHILDS	-69.23
09/02/2025	65025	Check	ALEXANDRIA DAVENPORT	-149.50
09/02/2025	65026	Check	FREEDOM MORTGAGE	-49.96
09/02/2025	65028	Check	KATHERINE HALE	-48.11
09/02/2025	65030	Check	MATTHEW KLAPP	-52.85
09/02/2025	65031	Check	STEPHANIE E RISTAU	-102.65
09/02/2025	65032	Check	DOMINIC J SCHNEPF	-69.06
09/02/2025	65033	Check	TRAVIS LACK	-154.98
09/02/2025	65034	Check	SHANNA BOEHNKE DAVISON	-123.58
09/02/2025	65035	Check	DANIELLE J NORMAN	-121.42
09/02/2025	65037	Check	DEREK L BROWN	-119.23
09/02/2025	65038	Check	SHERRI L REINIER	-402.53
09/02/2025	65039	Check	RAVEN & SHANE KLINE	-120.33
09/02/2025	65040	Check	HUBBELL HOMES, LLC	-112.65
09/02/2025	65041	Check	HUBBELL HOMES, LC	-115.94
09/03/2025	65013	Check	JENNIFER ADKISSON	-54.60
09/03/2025	65014	Check	KATIE KLUS	-419.73
09/03/2025	65015	Check	LISA CHRISTENSEN	-200.00
09/03/2025	65016	Check	LOUISE LEX REVOCABLE TRUST	-1,800.00
09/03/2025	65017	Check	LOUISE LEX REVOCABLE TRUST	-468.00
09/03/2025	65018	Check	TIFFANY LUING	-150.39
09/03/2025	65019	Check	MIDAMERICAN ENERGY	-1.00
09/10/2025	65043	Check	GOLDEN CIRCLE MUNIC OFFICERS A	-13.00

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
09/10/2025	65045	Check	J PETTIECORD	-300.00
09/10/2025	65046	Check	REES TREE SERVICE	-800.00
09/12/2025	65048	Check	MELISSA LACK	-154.98
09/18/2025	65050	Check	KING PAINTING LLC	-450.00
09/25/2025	65051	Check	KELLIE SOMERS	-105.93
Total Cleared Checks (37)				-8,209.63

Cleared Other

Item Date	Reference	Item Type	Description	Amount
08/29/2025	DFT0004078	Bank Draft	IPERS	-189.42
09/01/2025	DFT0004100	Bank Draft	EBS	-1,992.50
09/01/2025	DFT0004105	Bank Draft	EBS	-24,216.15
09/01/2025	DFT0004106	Bank Draft	EBS	-1,299.52
09/01/2025	DFT0004108	Bank Draft	EBS	-1,820.67
09/01/2025	DFT0004110	Bank Draft	EBS	-3,977.50
09/01/2025	DFT0004111	Bank Draft	EBS	-242.34
09/01/2025	DFT0004136	Bank Draft	EBS	-1,992.50
09/01/2025	DFT0004139	Bank Draft	EBS	-22,054.57
09/01/2025	DFT0004140	Bank Draft	EBS	-1,299.52
09/01/2025	DFT0004142	Bank Draft	EBS	-1,724.17
09/01/2025	DFT0004143	Bank Draft	EBS	-3,977.50
09/01/2025	DFT0004144	Bank Draft	EBS	-242.34
09/01/2025	EFT0000797	EFT	9/1/25 SEWER SINKING FUND TRANSFERS	-18,340.42
09/01/2025	EFT0000798	EFT	9/1/25 STORMWATER SINKING FUND TRA	-11,733.34
09/01/2025	EFT0000799	EFT	9/1/25 WATER SINKING FUND TRANSFERS	-29,416.86
09/02/2025	DFT0004159	Bank Draft	DES MOINES WATER WORKS	-80,859.04
09/02/2025	DFT0004160	Bank Draft	DES MOINES WATER WORKS	-26,671.16
09/02/2025	DFT0004204	Bank Draft	GLOBALPAYMENTS INTEGRATED	-14.75
09/03/2025	64963	Check Reversal	Reverse Refund Check SHERRI L REINIER	402.53
09/03/2025	DFT0004220	Bank Draft	POSTMASTER	-676.73
09/03/2025	DFT0004221	Bank Draft	IOWA LAND RECORDS	-20.00
09/04/2025	DFT0004166	Bank Draft	MIDAMERICAN ENERGY	-10,045.69
09/04/2025	DFT0004186	Bank Draft	IPERS	-0.96
09/04/2025	DFT0004232	Bank Draft	FIRST NATIONAL BANK OMAHA	-4,083.81
09/05/2025	APA001160	AP Automation	ACME TOOLS DES MOINES	-158.62
09/05/2025	APA001161	AP Automation	AMAZON CAPITAL SERVICES	-1,904.09
09/05/2025	APA001162	AP Automation	BAKER & TAYLOR	-54.72
09/05/2025	APA001163	AP Automation	BENTLEY RIDGE TREE FARM & NURS	-510.00
09/05/2025	APA001164	AP Automation	BOOKPAGE	-420.00
09/05/2025	APA001165	AP Automation	BOOT BARN	-422.98
09/05/2025	APA001166	AP Automation	BOUND TREE MEDICAL LLC	-1,766.85
09/05/2025	APA001167	AP Automation	CAROLINA FLYING DISCS INC	-3,832.97
09/05/2025	APA001168	AP Automation	CITY OF DES MOINES	-75,747.30

Cleared Other

Item Date	Reference	Item Type	Description	Amount
09/05/2025	APA001169	AP Automation	CITY-COUNTY COMMUNICATIONS & MARKE	-400.00
09/05/2025	APA001170	AP Automation	DEMCO	-1,119.27
09/05/2025	APA001171	AP Automation	DINGES FIRE COMPANY	-9,100.00
09/05/2025	APA001172	AP Automation	DES MOINES WATER WORKS	-32.10
09/05/2025	APA001173	AP Automation	ENVISIONWARE INC.	-4,308.44
09/05/2025	APA001174	AP Automation	GALLS LLC	-185.79
09/05/2025	APA001175	AP Automation	HARTER CONCRETE LLC	-1,600.00
09/05/2025	APA001176	AP Automation	IOWA LEAGUE OF CITIES	-100.00
09/05/2025	APA001177	AP Automation	IOWA PARKS & RECREATION ASSOC	-925.00
09/05/2025	APA001178	AP Automation	IMAGE 360	-306.00
09/05/2025	APA001179	AP Automation	INGRAM LIBRARY SERVICES	-1,417.80
09/05/2025	APA001180	AP Automation	KADETH INC	-125.00
09/05/2025	APA001181	AP Automation	MID IOWA PLANNING ALLIANCE FOR COMM	-1,105.00
09/05/2025	APA001182	AP Automation	MIDWEST ALARM SERVICES	-86.50
09/05/2025	APA001183	AP Automation	MIDWEST TAPE, LLC	-552.35
09/05/2025	APA001184	AP Automation	OVERDRIVE INC	-59.95
09/05/2025	APA001185	AP Automation	PROTEX CENTRAL	-287.50
09/05/2025	APA001186	AP Automation	RELIANT FIRE APPARATUS, INC.	-1,937.21
09/05/2025	APA001187	AP Automation	SOMEWHERE IN THE MIDDLE COFFEE SHO	-398.75
09/05/2025	APA001188	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-851.56
09/05/2025	APA001189	AP Automation	TC CUSTOM CURBING, LLC	-3,168.00
09/05/2025	APA001190	AP Automation	UNIQUE	-11.65
09/05/2025	APA001191	AP Automation	US CELLULAR	-306.53
09/05/2025	APA001192	AP Automation	VEENSTRA & KIMM, INC.	-168,449.92
09/05/2025	APA001193	AP Automation	VENDNOVATION, LLC	-50.00
09/05/2025	APA001194	AP Automation	WRIGHT OUTDOOR SOLUTIONS	-460.00
09/05/2025	APA001195	AP Automation	YOUTH ENRICHMENT LEAGUE	-1,760.00
09/05/2025	DFT0004211	Bank Draft	GOOGLE LLC	-26.71
09/05/2025	DFT0004216	Bank Draft	WEX BANK	-6,126.37
09/05/2025	DFT0004224	Bank Draft	RYAN COMPANIES US INC.	-1,088,803.64
09/05/2025	DFT0004227	Bank Draft	MCANINCH CORPORATION	-17,568.81
09/06/2025	DFT0004102	Bank Draft	ISOLVED BENEFIT SERVICES	-55.23
09/06/2025	DFT0004138	Bank Draft	ISOLVED BENEFIT SERVICES	-49.77
09/09/2025	DFT0004222	Bank Draft	FIRST NATIONAL BANK OMAHA	-1,091.99
09/11/2025	APA001196	AP Automation	AIRGAS USA, LLC	-92.07
09/11/2025	APA001197	AP Automation	ANKENY SANITATION	-318.50
09/11/2025	APA001198	AP Automation	AT&T MOBILITY	-580.12
09/11/2025	APA001199	AP Automation	BOUND TREE MEDICAL LLC	-353.32
09/11/2025	APA001200	AP Automation	GALLS LLC	-59.69
09/11/2025	APA001201	AP Automation	JON EMERY	-240.00
09/11/2025	APA001202	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-282.69
09/11/2025	APA001203	AP Automation	MENARDS - ANKENY	-106.68
09/11/2025	APA001204	AP Automation	MERCY NORTH PHARMACY	-113.93
09/11/2025	APA001205	AP Automation	OPN ARCHITECTS	-22,187.22
09/11/2025	APA001206	AP Automation	PEER SUPPORT FOUNDATION	-150.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
09/11/2025	APA001207	AP Automation	WORKING FIRE FURNITURE & MATTRESS C	-5,728.73
09/11/2025	DFT0004218	Bank Draft	TREASURER - STATE OF IOWA	-11,677.05
09/11/2025	DFT0004219	Bank Draft	TREASURER - STATE OF IOWA	-2,037.81
09/12/2025	65033	Check Reversal	Reverse Refund Check MELISSA LACK	154.98
09/12/2025	DFT0004174	Bank Draft	ISOLVED BENEFIT SERVICES	-2,705.89
09/12/2025	DFT0004184	Bank Draft	IRS USATAXPYMT	-35,009.03
09/12/2025	DFT0004215	Bank Draft	ALLIANCE CONSTRUCTION GROUP	-996,607.20
09/12/2025	DFT0004217	Bank Draft	IOWA LAND RECORDS	-15.00
09/12/2025	EFT0000787	EFT	Payroll EFT	-104,654.49
09/15/2025	APA001208	AP Automation	AMAZON CAPITAL SERVICES	-1,609.96
09/15/2025	APA001209	AP Automation	ANKENY SANITATION	-329.50
09/15/2025	APA001210	AP Automation	AQUATIC CONTROL INC.	-8,250.00
09/15/2025	APA001211	AP Automation	AT&T MOBILITY	-474.39
09/15/2025	APA001212	AP Automation	BAKER GROUP	-5,684.97
09/15/2025	APA001213	AP Automation	BARNHART	-808.50
09/15/2025	APA001214	AP Automation	CAPITAL CITY EQUIPMENT	-2,924.80
09/15/2025	APA001215	AP Automation	CINTAS CORPORATION #762	-150.62
09/15/2025	APA001216	AP Automation	CITY OF DES MOINES	-75,747.30
09/15/2025	APA001217	AP Automation	CLOUSER PLUMBING TECHNOLOGIES	-32,200.00
09/15/2025	APA001218	AP Automation	COMISKEY GLASS	-490.00
09/15/2025	APA001219	AP Automation	CONTRACTOR SOLUTIONS	-15.30
09/15/2025	APA001220	AP Automation	CONVERGINT TECHNOLOGIES LLC	-12,687.95
09/15/2025	APA001221	AP Automation	FERGUSON US HOLDINGS, INC	-102.20
09/15/2025	APA001222	AP Automation	HARN R/O SYSTEMS INC	-15,504.00
09/15/2025	APA001223	AP Automation	HAWKINS INC	-290.00
09/15/2025	APA001224	AP Automation	HR GREEN, INC.	-27,548.25
09/15/2025	APA001225	AP Automation	IOWA LEAGUE OF CITIES	-520.00
09/15/2025	APA001226	AP Automation	IOWA ONE CALL	-213.60
09/15/2025	APA001227	AP Automation	IOWA PRISON INDUSTRIES	-295.02
09/15/2025	APA001228	AP Automation	IMAGE 360	-120.87
09/15/2025	APA001229	AP Automation	KONICA MINOLTA PREMIER FINANCE	-224.95
09/15/2025	APA001230	AP Automation	LANDSCAPE TECHNOLOGIES LLC	-176.00
09/15/2025	APA001231	AP Automation	LANDUS COOPERATIVE	-363.02
09/15/2025	APA001232	AP Automation	MICROBAC LABORATORIES, INC	-87.50
09/15/2025	APA001233	AP Automation	MUNICIPAL SUPPLY, INC.	-5,247.57
09/15/2025	APA001234	AP Automation	OREILLY AUTO PARTS	-12.92
09/15/2025	APA001235	AP Automation	PATRIOT CRITICAL POWER LLC	-10,226.30
09/15/2025	APA001236	AP Automation	TITAN MACHINERY	-4,298.40
09/15/2025	APA001237	AP Automation	TOMPKINS INDUSTRIES, INC.	-570.24
09/15/2025	APA001238	AP Automation	VERIZON WIRELESS	-1,863.41
09/15/2025	APA001239	AP Automation	WOODYS AUTO REPAIR SERVICE BONDUR/	-71.97
09/15/2025	DFT0004213	Bank Draft	MANATT'S INC.	-554,374.37
09/16/2025	DFT0004214	Bank Draft	MANATT'S INC.	-127,213.38
09/18/2025	64022	Check Reversal	KING PAINTING LLC Reversal	450.00
09/18/2025	DFT0004212	Bank Draft	POSTMASTER	-101.87

Cleared Other

Item Date	Reference	Item Type	Description	Amount
09/19/2025	DFT0004205	Bank Draft	ISOLVED BENEFIT SERVICES	-416.65
09/19/2025	DFT0004206	Bank Draft	ISOLVED BENEFIT SERVICES	-66.68
09/19/2025	DFT0004207	Bank Draft	ISOLVED BENEFIT SERVICES	-30.32
09/19/2025	DFT0004208	Bank Draft Reversal	ISOLVED BENEFIT SERVICES	266.66
09/19/2025	DFT0004228	Bank Draft	TCM BANK NA	-3,503.80
09/19/2025	DFT0004229	Bank Draft Reversal	BIG GREEN UMBRELLA MEDIA INC	568.00
09/19/2025	DFT0004230	Bank Draft Reversal	JESTER INSURANCE SERVICE	149.00
09/19/2025	DFT0004231	Bank Draft	TCM BANK NA	-704.17
09/25/2025	DEP0044300	Deposit Reversal	MATURED CD FOR DOWNTOWN PARKING	-110,785.55
09/25/2025	DEP0044301	Deposit Reversal	MATURED CD FOR DOWNTOWN PARKING	-141,803.48
09/26/2025	DFT0004018	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-232.72
09/26/2025	DFT0004024	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-0.56
09/26/2025	DFT0004060	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-217.89
09/26/2025	DFT0004115	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-199.38
09/26/2025	DFT0004148	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-180.30
09/26/2025	DFT0004151	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-1.52
09/26/2025	DFT0004157	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-146.23
09/26/2025	DFT0004170	Bank Draft	MISSION SQUARE	-2,765.00
09/26/2025	DFT0004171	Bank Draft	MISSION SQUARE	-435.22
09/26/2025	DFT0004172	Bank Draft	MISSION SQUARE	-681.50
09/26/2025	DFT0004178	Bank Draft	IPERS	-626.77
09/26/2025	DFT0004182	Bank Draft	IPERS	-22,563.90
09/26/2025	DFT0004183	Bank Draft	TREASURER - STATE OF IOWA	-4,252.38
09/26/2025	DFT0004185	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-125.24
09/26/2025	DFT0004187	Bank Draft	MISSION SQUARE	-2,665.00
09/26/2025	DFT0004188	Bank Draft	MISSION SQUARE	-435.22
09/26/2025	DFT0004189	Bank Draft	MISSION SQUARE	-681.50
09/26/2025	DFT0004191	Bank Draft	ISOLVED BENEFIT SERVICES	-2,813.47
09/26/2025	DFT0004195	Bank Draft	IPERS	-626.77
09/26/2025	DFT0004199	Bank Draft	IPERS	-21,817.39
09/26/2025	DFT0004200	Bank Draft	TREASURER - STATE OF IOWA	-4,097.41
09/26/2025	DFT0004201	Bank Draft	IRS USATAXPYMT	-33,525.00
09/26/2025	DFT0004202	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-114.83
09/26/2025	DFT0004209	Bank Draft Reversal	STERNQUIST CONSTRUCTION, INC. Revers	85,606.82
09/26/2025	DFT0004209	Bank Draft	STERNQUIST CONSTRUCTION, INC.	-85,606.82
09/26/2025	DFT0004210	Bank Draft	CON-STRUCT INC	-100,372.25
09/26/2025	EFT0000788	EFT	Payroll EFT	-101,882.42
09/30/2025	DFT0004233	Bank Draft	IOWA LAND RECORDS	-70.00
Total Cleared Other (162)				-4,275,103.73

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2023	62410	Check	MARGARET BUTLER	-5.01

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2024	64098	Check	TYLER M JOHNSTON	-36.19
01/02/2025	64721	Check	BROCK M CHAPMAN	-16.68
02/03/2025	64760	Check	KENNETH CORNELIUS	-10.73
03/03/2025	64781	Check	MATTHEW MCKENNA	-74.87
03/03/2025	64784	Check	WOLF CREEK PLAN LLC	-150.00
03/03/2025	64788	Check	JODI L THOMPSON	-44.00
03/03/2025	64789	Check	SHAWN A WILLIAMSON	-77.85
03/03/2025	64804	Check	K JOHNSON CONSTRUCTION	-150.00
03/03/2025	64805	Check	WORLD CLASS LIQUOR	-101.75
05/01/2025	64867	Check	ORTON HOMES LLC	-110.95
06/02/2025	64913	Check	NICHOLAS F TEW	-118.74
06/02/2025	64915	Check	SYDNEY COOPER	-20.99
06/02/2025	64916	Check	NDAYISHIMIYE ISHMAEL	-122.64
07/01/2025	64945	Check	MEGAN M BARNES	-32.23
07/01/2025	64959	Check	CHLOE J CARSON	-104.90
08/01/2025	64992	Check	JORDAN E ALLEN	-11.86
08/01/2025	65003	Check	KALYX P HEUERMANN	-109.37
08/01/2025	65005	Check	SOLOMON BLESS	-20.95
08/13/2025	65011	Check	DUSTIN SKOGERBOE	-330.00
09/02/2025	65027	Check	MONISSA GOLIC	-77.76
09/02/2025	65029	Check	DEVIN I EARLY	-119.23
09/02/2025	65036	Check	MICHAEL J LANCASTER	-66.44
09/02/2025	65042	Check	VINCENT GENERAL CONTRACTING	-14.20
09/10/2025	65044	Check	HANIGAN WRITING SERVICE	-75.00
09/10/2025	65047	Check	STEFANIE NELSON	-250.00
09/18/2025	65049	Check	DORAMAE BENNETT	-17.84
09/30/2025	65052	Check	BRYAN SCHMELZER	-52.50
09/30/2025	65053	Check	KENNETH MOOMEY	-132.00
09/30/2025	65054	Check	KATIE KLUS	-1,125.20
09/30/2025	65055	Check	PIGOTT INC	-6,160.29
09/30/2025	65056	Check	RON CORY	-495.00
09/30/2025	65057	Check	SAM SINRAM	-48.00
09/30/2025	65058	Check	SARAH MERRILL	-438.67
09/30/2025	65059	Check	TKRG HOLDING LLC	-130.00
09/30/2025	65060	Check	U.S. POSTAL SERVICE	-90.00
09/30/2025	65061	Check	WENDY MARSH	-60.00
Total Outstanding Checks (37)				-11,001.84

Outstanding Other

Item Date	Reference	Item Type	Description	Amount
09/29/2025	APA001240	AP Automation	A KINGS THRONE LLC	-240.00
09/29/2025	APA001241	AP Automation	ASCENDANCE TRUCKS, LLC	-107.29
09/29/2025	APA001242	AP Automation	BLOOMING PRAIRIE NURSERY, LLC	-1,043.00

Outstanding Other

Item Date	Reference	Item Type	Description	Amount
09/29/2025	APA001243	AP Automation	BOB'S SEPTIC & PORTABLE RESTROOMS	-175.00
09/29/2025	APA001244	AP Automation	BOLTON & MENK, INC	-7,613.00
09/29/2025	APA001245	AP Automation	BOUND TREE MEDICAL LLC	-1,897.93
09/29/2025	APA001246	AP Automation	CONFLUENCE	-9,723.20
09/29/2025	APA001247	AP Automation	DES MOINES WATER WORKS	-15.00
09/29/2025	APA001248	AP Automation	EIDE BAILLY LLP	-1,661.63
09/29/2025	APA001249	AP Automation	GALLS LLC	-273.48
09/29/2025	APA001250	AP Automation	GOVERNMENTJOBS.COM, INC.	-27,390.41
09/29/2025	APA001251	AP Automation	HENRY ROBERT VEENSTRA JR.	-10,250.00
09/29/2025	APA001252	AP Automation	HOT CANYON, LLC	-3,800.00
09/29/2025	APA001253	AP Automation	IOWA LEAGUE OF CITIES	-195.00
09/29/2025	APA001254	AP Automation	IMWCA	-8,653.00
09/29/2025	APA001255	AP Automation	KONICA MINOLTA	-2,043.70
09/29/2025	APA001256	AP Automation	KONICA MINOLTA PREMIER FINANCE	-235.40
09/29/2025	APA001257	AP Automation	LANDSCAPE TECHNOLOGIES LLC	-435.00
09/29/2025	APA001258	AP Automation	MACQUEEN EQUIPMENT, LLC	-307.98
09/29/2025	APA001259	AP Automation	METRO WASTE AUTHORITY	-50.00
09/29/2025	APA001260	AP Automation	MICROBAC LABORATORIES, INC	-87.50
09/29/2025	APA001261	AP Automation	OMNI EMS	-1,193.22
09/29/2025	APA001262	AP Automation	PLAY-PRO RECREATION LLC	-39,100.00
09/29/2025	APA001263	AP Automation	RDG PLANNING & DESIGN	-25,788.49
09/29/2025	APA001264	AP Automation	SCIENCE CENTER OF IOWA	-450.00
09/29/2025	APA001265	AP Automation	SHIVE-HATTERY INC	-41,401.63
09/29/2025	APA001266	AP Automation	TERRACON CONSULTANTS, INC	-3,910.00
09/29/2025	APA001267	AP Automation	TYLER TECHNOLOGIES INC	-1,134.58
09/29/2025	APA001268	AP Automation	TYLER BUSINESS FORMS	-445.57
09/29/2025	APA001269	AP Automation	UNITYPOINT CLINIC-OCCUPATI MED	-233.00
09/29/2025	APA001270	AP Automation	VALEO NETWORKS	-3,637.92
09/29/2025	APA001271	AP Automation	VEENSTRA & KIMM, INC.	-23,153.60
09/29/2025	DFT0004223	Bank Draft	DES MOINES WATER WORKS	-84,099.68
09/29/2025	DFT0004225	Bank Draft	DES MOINES WATER WORKS	-29,414.40
09/29/2025	DFT0004226	Bank Draft	DES MOINES WATER WORKS	-0.66
Total Outstanding Other (35)				-330,160.27



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	4	0.00	86,590.48	86,590.48
Bank Draft	71	-113,514.74	-3,320,840.85	-3,434,355.59
Check	74	-11,001.84	-8,209.63	-19,211.47
Deposit	240	0.00	4,564,254.63	4,564,254.63
EFT	5	0.00	-266,027.53	-266,027.53
Check Reversal	3	0.00	1,007.51	1,007.51
Deposit Reversal	2	0.00	-252,589.03	-252,589.03
AP Automation	112	-216,645.53	-523,244.31	-739,889.84
		-341,162.11	280,941.27	-60,220.84



Bank Statement Register

Iowa Public Agency Investment Trust

Period 9/1/2025 - 9/30/2025

Packet: BRPKT00312

Bank Statement		General Ledger	
Beginning Balance	53,063,910.11	Account Balance	50,163,910.11
Plus Debits	752,589.03	Less Outstanding Debits	0.00
Less Credits	3,652,589.03	Plus Outstanding Credits	0.00
Adjustments	273,236.79	Adjustments	273,236.79
Ending Balance	50,437,146.90	Adjusted Account Balance	50,437,146.90
Statement Ending Balance		50,437,146.90	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

001-000-1150	IPAIT - GENERAL FUND 11763 MM
110-000-1159	IPAIT - ROAD FUND 125
121-000-1150	IPAIT - LOSST 128
167-000-1150	IPAIT - LIBRARY T&A MM 110
200-000-1151	IPAIT CD - DEBT SERVICE 124
200-000-1162	IPAIT - DEBT SERVICE 124
306-000-1150	IPAIT - CITY CAMPUS 131
325-000-1150	IPAIT - STREETS MASTER PLAN 133
325-000-1151	IPAIT CD - STREET MASTER PLAN
327-000-1150	IPAIT - GRANT ST S/COMMUTER LOOP 126
329-000-1150	IPAIT - CVT EAST 203
330-000-1150	IPAIT - THE STATION 204
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 112
335-000-1150	IPAIT - PARKS 109
335-000-1151	IPAIT CD - PARKS
337-000-1150	IPAIT - THE GRAIN DISTRICT
338-000-1150	IPAIT - MAINSTREET STORMWATER 118
340-000-1150	IPAIT - UNDRPASS HWY65 114
341-000-1150	IPAIT - TIF PARKLAND 115
342-000-1150	IPAIT - IST & MAIN ECON
343-000-1150	IPAIT - DOWNTOWN PARKING 206
343-000-1151	IPAIT CD - DOWNTOWN PARKING 206
344-000-1150	IPAIT - 16TH ST NE - GRANT TO PLEASANT
346-000-1150	IPAIT - CITY HALL
347-000-1150	IPAIT - BRIDGE INTERSECTION 121
347-000-1151	IPAIT CD - 10TH ST BRIDGE 121
348-000-1150	IPAIT - NE STWATER EXPAN/DOWNSTRM CAP 122
350-000-1150	IPAIT - PROJECT BLUEJAY 202
351-000-1150	IPAIT - LIBRARY EXPANSION 129

353-000-1150	IPAIT - OMEGA 120
354-000-1150	IPAIT - COMMERCE CROSSING
355-000-1150	IPAIT - CENTRAL DISTRICT STORMWATER 134
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 132
500-000-1150	IPAIT - CEMETERY T/A 108
600-000-1151	IPAIT - WATER OPERAT 104
600-000-1159	IPAIT - UTILITY DEPOSITS 111
610-000-1151	IPAIT - SEWER OPERAT 103
610-000-1153	IPAIT - NW TRK SEWR EXT 117
610-000-1154	IPAIT - SEWER RESERVE 201
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
09/25/2025	INT0001397	Interest	CD INTEREST DOWNTOWN P,343-220-4-4300		1,135.55
09/25/2025	INT0001375	Interest	CD INTEREST PARK SIGNAGE335-430-4-4300		590.31
09/25/2025	INT0001391	Interest	CD INTEREST 2ND ST NW 325-210-4-4300		13,390.53
09/25/2025	INT0001379	Interest	CD INTEREST 10TH ST BRID(347-520-4-4300		25,890.40
09/25/2025	INT0001390	Interest	CD INTEREST 2ND ST NW 325-210-4-4300		41,497.16
09/25/2025	INT0001381	Interest	CD INTEREST CAPITALIZED I200-710-4-4300		34,187.50
09/25/2025	INT0001389	Interest	CD INTEREST 2ND ST NW 325-210-4-4300		33,139.72
09/25/2025	INT0001398	Interest	CD INTEREST DOWNTOWN P,343-220-4-4300		1,453.48
09/30/2025	INT0001370	Interest	INTEREST GENERAL 001-950-4-4300		11,230.09
09/30/2025	INT0001396	Interest	INTEREST GRAIN 337-210-4-4300		15,584.60
09/30/2025	INT0001395	Interest	INTEREST STATION 330-440-4-4300		11,618.26
09/30/2025	INT0001394	Interest	INTEREST CVT 329-210-4-4300		2,321.11
09/30/2025	INT0001393	Interest	INTEREST 2020C 610-815-4-4300		374.75
09/30/2025	INT0001392	Interest	INTEREST DISTRICT 355-865-4-4300		19,401.55
09/30/2025	INT0001388	Interest	INTEREST STREETS 325-210-4-4300		20,857.83
09/30/2025	INT0001387	Interest	INTEREST CERTIFIED 356-520-4-4300		5,479.03
09/30/2025	INT0001384	Interest	INTEREST LOSST 121-950-4-4301		698.20
09/30/2025	INT0001385	Interest	INTEREST 2020E 741-865-4-4300		488.36
09/30/2025	INT0001383	Interest	INTEREST LOOP 327-210-4-4300		1.98
09/30/2025	INT0001382	Interest	INTEREST RUT 110-210-4-4300		863.95
09/30/2025	INT0001380	Interest	INTEREST DEBT 200-710-4-4300		129.49
09/30/2025	INT0001378	Interest	INTEREST BRIDGE 347-520-4-4300		16.62
09/30/2025	INT0001377	Interest	INTEREST DEPOSITS 600-810-4-4300		1,284.00
09/30/2025	INT0001376	Interest	INTEREST LIBRARY 167-410-4-4300		21.16
09/30/2025	INT0001374	Interest	INTEREST PARKS 335-430-4-4300		6,391.63
09/30/2025	INT0001373	Interest	INTEREST CEMETERY 500-450-4-4300		108.48
09/30/2025	INT0001372	Interest	INTEREST WATER 600-810-4-4300		2,571.38
09/30/2025	INT0001371	Interest	INTEREST SEWER 610-815-4-4300		2,570.80
09/30/2025	INT0001386	Interest	INTEREST CAMPUS 306-150-4-4300		19,776.67
09/30/2025	INT0001399	Interest	INTEREST DOWNTOWN PARK343-220-4-4300		162.20
Total Adjustments (30)					273,236.79

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
09/25/2025	-1872			CORRECTION TO 1872	109,650.00
09/25/2025	-1873			CORRECTION TO 1873	140,350.00
Total Cleared Deposits (2)					250,000.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
09/05/2025	EFT0000791	EFT	MOVE 1.4M FROM IPAIT 306 TO VISION CH	-1,400,000.00
09/12/2025	EFT0000789	EFT	MOVE 1.1M FROM IPAIT 356 TO VISION CH	-1,100,000.00
09/15/2025	EFT0000790	EFT	MOVE 400K FROM IPAIT 325 TO VISION CH	-400,000.00
09/25/2025	EFT0000792	EFT	MATURED CD FOR DOWNTOWN PARKING	-110,785.55
09/25/2025	EFT0000792	Electronic Fund Transfer Re	MATURED CD FOR DOWNTOWN PARKING	110,785.55
09/25/2025	EFT0000793	EFT	MATURED CD FOR DOWNTOWN PARKING	-141,803.48
09/25/2025	EFT0000793	Electronic Fund Transfer Re	MATURED CD FOR DOWNTOWN PARKING	141,803.48
09/25/2025	EFT0000794	EFT	MOVE 109650 FROM 206 CD TO 206 DIVER	-109,650.00
09/25/2025	EFT0000794	Electronic Fund Transfer Re	MOVE 109650 FROM 206 CD TO 206 DIVER	109,650.00
09/25/2025	EFT0000795	EFT	MOVE 140350 FROM 206CD TO 206 DIVER	-140,350.00
09/25/2025	EFT0000795	Electronic Fund Transfer Re	MOVE 140350 FROM 206CD TO 206 DIVER	140,350.00
09/25/2025	DEPR0000014	Deposit Reversal	MOVE 109650 FROM 206 CD TO 206 DIVER	-109,650.00
09/25/2025	DEPR0000015	Deposit Reversal	MOVE 140350 FROM 206CD TO 206 DIVER	-140,350.00
Total Cleared Other (13)				-3,150,000.00



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Deposit	2	0.00	250,000.00	250,000.00
EFT	7	0.00	-3,402,589.03	-3,402,589.03
EFT Reversal	4	0.00	502,589.03	502,589.03
Deposit Reversal	2	0.00	-250,000.00	-250,000.00
		0.00	-2,900,000.00	-2,900,000.00



Bank Statement Register

Cemetery Perpetual Care

Period 9/1/2025 - 9/30/2025

Packet: BRPKT00316

Bank Statement		General Ledger	
Beginning Balance	5,105.99	Account Balance	5,105.99
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	16.00	Adjustments	16.00
Ending Balance	5,121.99	Adjusted Account Balance	5,121.99

Statement Ending Balance	5,121.99
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

500-000-1111 SAVINGS - CEMETERY XXX1037

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
09/30/2025	INT0001400	Interest	INTEREEEST CEMETERY	500-450-4-4300	16.00
Total Adjustments (1)					16.00



Check Register

Packet: APPKT02718 - 10/8/2025 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2537	BONDURANT POST OFFICE	10/08/2025	Regular	0.00	370.00	65080
2184	TARA COX	10/08/2025	Regular	0.00	121.50	65081
3015	RODRIGUEZ DRYWALL LLC	10/08/2025	Regular	0.00	180.00	65082
2706	VALEO NETWORKS	10/08/2025	Regular	0.00	3,832.50	65083
2538	IOWA LAND RECORDS	09/30/2025	Bank Draft	0.00	70.00	DFT0004233

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	4,504.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	70.00
EFT's	0	0	0.00	0.00
	5	5	0.00	4,574.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	70.00
999	POOLED CASH	10/2025	4,504.00
			4,574.00



Check Register

Packet: APPKT02721 - 10/10/2025 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2935	ASCENDANCE TRUCKS, LLC	10/10/2025	Regular	0.00	261,113.00	65084
3016	EMPLOYERS MUTUAL CASUALTY COI	10/10/2025	Regular	0.00	5,000.00	65085
0228	IMFOA	10/10/2025	Regular	0.00	225.00	65086

Bank Code AP Bank Code Summary				
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	266,338.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	3	0.00	266,338.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	266,338.00
			<u>266,338.00</u>



Check Register

Packet: APPKT02722 - 10/14/2025 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2137	JESTER INSURANCE SERVICE	10/14/2025	Regular	0.00	127,188.00	65087

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	9	1	0.00	127,188.00
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
	9	1	0.00	127,188.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	127,188.00
			<u>127,188.00</u>



Payable Register

Payable Detail by Vendor Name

Packet: APPKT02648 - PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25

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: 32,541.18
INV0005161	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	1,920.99	0.00	0.00	0.00	1,920.99
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004190
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,920.99	0.00	0.00	0.00	1,920.99	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,920.99	100.00%				
INV0005164	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	23,579.52	0.00	0.00	0.00	23,579.52
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004193
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	23,579.52	0.00	0.00	0.00	23,579.52	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				23,579.52	100.00%				
INV0005165	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	1,261.20	0.00	0.00	0.00	1,261.20
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004194
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	1,261.20	0.00	0.00	0.00	1,261.20	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,261.20	100.00%				
INV0005167	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	1,704.49	0.00	0.00	0.00	1,704.49
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004196
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,704.49	0.00	0.00	0.00	1,704.49	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,704.49	100.00%				
INV0005168	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	3,841.50	0.00	0.00	0.00	3,841.50
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004197
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	3,841.50	0.00	0.00	0.00	3,841.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				3,841.50	100.00%				
INV0005169	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	233.48	0.00	0.00	0.00	233.48
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 10/1/2025			Bank Draft:	DFT0004198

Payable Register

Packet: APPKT02648 - PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25

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	233.48	0.00	0.00	0.00	233.48		
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2132	VISION WITHHOLDING			233.48	100.00%					

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

Vendor Total: 114.83

INV0005173	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	114.83	0.00	0.00	0.00	114.83
Unemployment Insurance	AP Bank Code - AP Bank			No	Payment Date: 9/26/2025			Bank Draft:	DFT0004202	
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance Distributions	NA			0.00	0.00	114.83	0.00	0.00	0.00	114.83
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2122	STATE WITHHOLDING					114.83	100.00%			

Vendor: [0239 - IPERS](#)

Vendor Total: 22,444.16

INV0005166	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	626.77	0.00	0.00	0.00	626.77
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 9/26/2025			Bank Draft:	DFT0004195	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	626.77	0.00	0.00	0.00	626.77	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				626.77	100.00%				

INV0005170	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	21,817.39	0.00	0.00	0.00	21,817.39
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 9/26/2025			Bank Draft:	DFT0004199	
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA			0.00	0.00	8,910.32	0.00	0.00	0.00	8,910.32
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING					8,910.32	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA	0.00	0.00	12,907.07	0.00	0.00	0.00	12,907.07
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING			12,907.07	100.00%			

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 33,525.00

INV0005172	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	33,525.00	0.00	0.00	0.00	33,525.00
Federal Tax Withheld	AP Bank Code - AP Bank			No	Payment Date: 9/26/2025			Bank Draft:		DFT0004201
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding Distributions	NA		0.00	0.00	17,569.86	0.00	0.00	0.00	17,569.86	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				17,569.86	100.00%				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding Distributions	NA	0.00	0.00	4,109.08	0.00	0.00	0.00	4,109.08
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			4,109.08	100.00%			

Payable Register

Packet: APPKT02648 - PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25

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	11,846.06	0.00	0.00	0.00	11,846.06		
Account Number	Account Name	Project Account Key			Amount	Percent				
110-050-2120	FEDERAL WITHHOLDING				943.09	7.96%				
670-050-2120	FEDERAL WITHHOLDING				17.11	0.14%				
610-050-2120	FEDERAL WITHHOLDING				932.10	7.87%				
600-050-2120	FEDERAL WITHHOLDING				1,002.63	8.46%				
741-050-2120	FEDERAL WITHHOLDING				353.75	2.99%				
001-050-2120	FEDERAL WITHHOLDING				8,597.38	72.58%				

Vendor: 2249 - ISOLVED BENEFIT SERVICES

Vendor Total: 2,865.87

INV0005162	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	2,813.47	0.00	0.00	0.00	2,813.47
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 9/26/2025				Bank Draft: DFT0004191

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,813.47	0.00	0.00	0.00	2,813.47
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				2,813.47	100.00%		

INV0005163	Invoice	10/6/2025	10/6/2025	10/6/2025	10/6/2025	52.40	0.00	0.00	0.00	52.40
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 10/6/2025				Bank Draft: DFT0004192

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE Distributions	Service	0.00	0.00	52.40	0.00	0.00	0.00	52.40
Account Number	Account Name	Project Account Key			Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				52.40	100.00%		

Vendor: 1274 - MISSION SQUARE

Vendor Total: 3,781.72

INV0005158	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	2,665.00	0.00	0.00	0.00	2,665.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 9/26/2025				Bank Draft: DFT0004187

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,665.00	0.00	0.00	0.00	2,665.00
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				2,665.00	100.00%		

INV0005159	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	435.22	0.00	0.00	0.00	435.22
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 9/26/2025				Bank Draft: DFT0004188

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFERRED COMPENSATION Distributions	Service	0.00	0.00	435.22	0.00	0.00	0.00	435.22
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				435.22	100.00%		

INV0005160	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	681.50	0.00	0.00	0.00	681.50
ICMA-ROTH	AP Bank Code - AP Bank				No	Payment Date: 9/26/2025				Bank Draft: DFT0004189

Payable Register

Packet: APPKT02648 - PYPKT00748 - 09/08-09/21/25 PAID ON 09/26/25

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	681.50	0.00	0.00	0.00	681.50		
Account Number	Account Name	Project Account Key			Amount	Percent				
110-050-2130	ICMA-RC				5.00	0.73%				
670-050-2130	ICMA-RC				2.50	0.37%				
741-050-2130	ICMA-RC				2.49	0.37%				
600-050-2130	ICMA-RC				77.05	11.31%				
610-050-2130	ICMA-RC				79.55	11.67%				
001-050-2130	ICMA-RC				514.91	75.56%				

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

Vendor Total: 4,097.41

INV0005171	Invoice	9/26/2025	9/26/2025	9/26/2025	9/26/2025	4,097.41	0.00	0.00	0.00	4,097.41
State Tax Withholding	AP Bank Code - AP Bank	No				Payment Date: 9/26/2025	Bank Draft:		DFT0004200	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	4,097.41	0.00	0.00	0.00	4,097.41
Account Number	Account Name	Project Account Key			Amount	Percent		
670-050-2122	STATE WITHHOLDING				7.34	0.18%		
610-050-2122	STATE WITHHOLDING				316.06	7.71%		
741-050-2122	STATE WITHHOLDING				146.84	3.58%		
600-050-2122	STATE WITHHOLDING				342.41	8.36%		
110-050-2122	STATE WITHHOLDING				345.08	8.42%		
001-050-2122	STATE WITHHOLDING				2,939.68	71.74%		

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	99,370.17	0.00	0.00	0.00	99,370.17	99,370.17	0.00
Grand Total:		99,370.17	0.00	0.00	0.00	99,370.17	99,370.17	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	8,597.38
001-050-2122	STATE WITHHOLDING	2,939.68
001-050-2130	ICMA-RC	3,615.13
Total:		15,152.19

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	943.09
110-050-2122	STATE WITHHOLDING	345.08
110-050-2130	ICMA-RC	5.00
Total:		1,293.17

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	21,678.94
112-050-2122	STATE WITHHOLDING	114.83
112-050-2123	IPERS WITHHOLDING	22,444.16
112-050-2124	HEALTH INSURANCE WITHHOLDING	30,386.71
112-050-2125	DENTAL INSURANCE	1,920.99
112-050-2132	VISION WITHHOLDING	233.48
Total:		76,779.11

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	1,002.63
600-050-2122	STATE WITHHOLDING	342.41
600-050-2130	ICMA-RC	77.05
Total:		1,422.09

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	932.10
610-050-2122	STATE WITHHOLDING	316.06
610-050-2130	ICMA-RC	79.55
Total:		1,327.71

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	17.11
670-050-2122	STATE WITHHOLDING	7.34
670-050-2130	ICMA-RC	2.50
Total:		26.95

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	353.75
741-050-2122	STATE WITHHOLDING	146.84
741-050-2130	ICMA-RC	2.49
Total:		503.08

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,865.87
Total:		2,865.87



Payroll Check Register

Checks

Pay Period: 9/22/2025-10/5/2025

Packet: PYPKT00752 - 09/22-10/05/25 PAID ON 10/10/25
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: 9/22/2025-10/5/2025

Packet: PYPKT00752 - 09/22-10/05/25 PAID ON 10/10/25

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	10/10/2025	265.77	106994
ADAMS, CASSANDRA	3148	10/10/2025	265.77	106994
ADKISSON, JENNIFER	3145	10/10/2025	1,153.14	106995
AGANS, PAYTON	1602	10/10/2025	2,252.49	106996
BAAS, JAMIE	4147	10/10/2025	227.34	106997
BAILEY, BOYCE E	7104	10/10/2025	1,324.69	106998
BERGESON, JOHN W	7121	10/10/2025	2,098.72	106999
BRIGGS, ASHTON S	1511	10/10/2025	907.29	107000
CARPENTER, JOHN C	5129	10/10/2025	1,718.11	107001
CASKEY, PARKER	1607	10/10/2025	52.04	107002
CASKEY, PARKER	1607	10/10/2025	121.43	107002
CLAMAN, CATHERINE JO	3146	10/10/2025	402.96	107003
CLAMAN, CATHERINE JO	3146	10/10/2025	268.64	107003
COLLISON, PATRICK F	5103	10/10/2025	2,378.34	107004
CORY, JOHN P	7120	10/10/2025	1,758.93	107005
CRITTENDEN, MATTHEW	1567	10/10/2025	1,381.70	107006
DE LOS SANTOS, JUAN DAVID	7128	10/10/2025	1,567.40	107007
DENHAM, DARIN	7129	10/10/2025	1,749.25	107008
DENNY, KOLE	1585	10/10/2025	291.47	107009
ELLIOTT, KYLE	1568	10/10/2025	574.75	107010
GILSON, DUSTY ALAN	7124	10/10/2025	1,645.60	107011
HAGAN, SHELBY L	5118	10/10/2025	2,884.64	107012
HIGGINS, DAVID P.	7105	10/10/2025	1,878.35	107013
HORTON, JOHN C	7112	10/10/2025	3,867.50	107014
HORTON, JOHN C	7112	10/10/2025	100.00	107014
HUFF, TIMOTHY J	1559	10/10/2025	1,855.95	107015
HUFF, TIMOTHY J	1559	10/10/2025	330.00	107015
ISKE, BLAKE	1600	10/10/2025	425.36	107016
JESS, JENE' N	5123	10/10/2025	3,780.86	107017
KENT, RONALD D	7115	10/10/2025	1,201.34	107018
KING, CHRISTINA M	3143	10/10/2025	676.85	107019
KLINKER-FELD, MICHELL M	3135	10/10/2025	2,755.25	107020
KLUS, KATIE	5134	10/10/2025	1,821.15	107021
KOBER, ANDREW M	1557	10/10/2025	417.39	107022
KREUDER, AARON M	1441	10/10/2025	4,006.61	107023
KRUSE, OSCAR	1586	10/10/2025	1,071.62	107024
LEINEN, DAVID	1608	10/10/2025	669.30	107025
LIPPERT, COLTON J	1605	10/10/2025	2,602.35	107026
LUING, TIFFANY A	5133	10/10/2025	2,134.60	107027
LUNDQUIST, BRADLEY D	1555	10/10/2025	1,157.28	107028
MARSHMAN, CRAIG A	5125	10/10/2025	2,144.56	107029
MASON, KYLE	1598	10/10/2025	840.32	107030
MATTSON, ELAINE	5135	10/10/2025	774.04	107031
MERRILL, SARAH J	1590	10/10/2025	2,623.04	107032
MEYERES, KYLEIGH	1601	10/10/2025	742.64	107033
MILLER, BRODY E	1582	10/10/2025	2,068.23	107034
MURRAY, MARGARET	5126	10/10/2025	3,488.44	107035
OLIVER, MARKETA S	8403	10/10/2025	4,195.24	107036
OLIVER, MARKETA S	8403	10/10/2025	300.00	107036
PEZLEY, ISAAC J	5132	10/10/2025	2,426.21	107037
RAUTERBERG, ANTHONY	1599	10/10/2025	2,954.82	107038

Employee	Employee #	Date	Amount	Number
RETZLAFF, ADAM M	1609	10/10/2025	2,010.16	107039
REYNOLDS, RAY A	1537	10/10/2025	926.96	107040
RICCIO, ANTHONY F	1583	10/10/2025	901.66	107041
SCHINCKE, MEGAN	3137	10/10/2025	100.00	107042
SCHINCKE, MEGAN	3137	10/10/2025	1,623.03	107042
SEXTON, WILLIAM M	7125	10/10/2025	1,192.39	107043
SEXTON, WILLIAM M	7125	10/10/2025	250.00	107043
SIEVE, BENJAMIN JOSHUA	1606	10/10/2025	2,467.96	107044
SIMONI, ANDREW	1604	10/10/2025	2,209.32	107045
SIMONI, ANDREW	1604	10/10/2025	300.00	107045
SOCKNESS TEEPLE, MEGAN E	3147	10/10/2025	2,127.75	107046
SOCKNESS TEEPLE, MEGAN E	3147	10/10/2025	250.00	107046
SPOERRY, DANIELLE M	1527	10/10/2025	1,136.98	107047
SUHR, CARLENE E.F.	3144	10/10/2025	1,532.57	107048
SUMMERS, AANNA N	1575	10/10/2025	2,248.79	107049
SUMMERS, ALAN C	1534	10/10/2025	2,174.80	107050
WELTHA, CLAYTON	1566	10/10/2025	784.53	107051



Payroll Check Register

Report Summary

Pay Period: 9/22/2025-10/5/2025

Packet: PYPKT00752 - 09/22-10/05/25 PAID ON 10/10/25
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	68	100,836.67
Total	68	100,836.67



Refund Check Register

Refund Check Detail

UBPKT07367 - Refunds 01 UBPKT07365 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01478-02	NICHOLAS KRONE	10/3/2025	65062	11.98			11.98	Deposit
01-01773-02	ROBIN THOMPSON	10/3/2025	65063	71.42			71.42	Generated From Billing
01-01847-03	LUING, TIFFANY A	10/3/2025	65064	110.46			110.46	Generated From Billing
01-02429-11	ALBERTSON, NATHAN T	10/3/2025	65065	120.34			120.34	Generated From Billing
01-02701-04	SIDDELL, COOPER J	10/3/2025	65066	73.22			73.22	Generated From Billing
01-02983-03	THOMAS PHILLIPS	10/3/2025	65067	106.07			106.07	Generated From Billing
01-03169-07	HANSEN-SMITH, SONJA	10/3/2025	65068	119.23			119.23	Generated From Billing
01-03206-10	EVANS, ASHLEY R	10/3/2025	65069	121.42			121.42	Generated From Billing
02-01539-01	JUSTIN ROGERS	10/3/2025	65070	68.13			68.13	Generated From Billing
06-02269-06	ASSOCIATION, IDAHO HOUSING AND FINA	10/3/2025	65071	374.62			374.62	Generated From Billing
06-02394-07	BUTLER, JERI	10/3/2025	65072	128.01			128.01	Generated From Billing
10-02858-02	CARLA EISENMANN	10/3/2025	65073	61.55			61.55	Generated From Billing
16-01616-01	ROUSH, LINDA D	10/3/2025	65074	164.85			164.85	Generated From Billing
16-01729-01	CLEMENTS, STUART A	10/3/2025	65075	96.21			96.21	Generated From Billing
16-01911-02	BOGENRIEF, TERRI J	10/3/2025	65076	121.42			121.42	Generated From Billing
16-02100-00	HUBBELL HOMES, LC	10/3/2025	65077	111.55			111.55	Generated From Billing
16-02101-00	HUBBELL HOMES, LC	10/3/2025	65078	113.75			113.75	Generated From Billing
16-02102-00	HUBBELL HOMES, LC	10/3/2025	65079	114.85			114.85	Generated From Billing
Total Refunds: 18			Total Refunded Amount:	2,089.08				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2089.08
Revenue Total:	2089.08

General Ledger Distribution

Posting Date: 10/01/2025

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-2,089.08	Yes
600-050-2141	APPLIED CREDITS	2,089.08	
600 Total:		0.00	

General Ledger Distribution

Posting Date: 10/01/2025

	Account Number	Account Name	Posting Amount	IFT
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-2,089.08	
	999-050-2300	DUE TO OTHER FUNDS	2,089.08	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Wednesday, September 3, 2025

Call to order: Meeting called to order at 6:01 PM by President Bryant.

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Travis Appelgate, Mike Kramer, and Jen Keeler. The Library Director and Assistant Director were also present.

Guests: Tara Cox, City Council Liaison (virtual)

2. **Perfecting and Approving the Agenda:** Motion to approve the updated agenda by Bergeson, seconded by Keeler. Motion carried.

3. **Approval of Consent Agenda:**

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

Motion to approve the above consent agenda with edits by Kramer, seconded by Appelgate. Motion carried.

4. **Public Comments:** None.

5. **Library Foundation Update:** Bought a STEM activity for the Library.

6. **Friends of the Library Update:** Book Sale and Hat Bar event is November 14 & 15, 2025. Volunteers needed.

7. **City Council Liaison Report:** Bondurant Emergency Services (BES) building to open on October. BES has two open positions. Ribbon Cutting for water tower is 9/15. Received 17 bids for Fire Station remodel and contractor selected. Splash Pad is open. Phase 1 of 2nd Ave. project almost complete; Phase 2 will follow. Earlier curfew during Homecoming passed.

8. **Old Business:** Director Klinker-Feld discussed the Board's decision regarding the art design and the city has found another location.

9. **New Business:**

a) Review Employee Handbook. Reviewed and discussed.

10. Board President Items: None

11. Adjournment: Motion to adjourn by Bergeson, seconded by Kramer. Motion carried.

Next Meeting: October 1, 2025, at 6 PM.



Library Director Report to City Council for September 2025

Michell

- September 2 & 15: City Council
- September 2, 9, 23, & 30: City Staff Meeting
- September 12: Prairie Meadows Awards Luncheon
- September 17-20: Association for Rural and Small Libraries Conference in Albuquerque, NM
- September 22: Metro Area Directors Meeting

Megan T.

- September 2 & 9 attended Dale Carnegie's Leadership Training
- September 5: Webinar "Customer Service: From Transactions to Transformations"
- September 9: ILA Exhibitor Committee Meeting
- September 11: Attended the Metro Middle Managers Meet-Up
- September 15: Webinar "Communication Breakdowns: Tools for Working Through Conflict in the Workplace"
- September 17: Attended Friends and Foundation meetings
- September 17: Presented at the Men's Club Meeting
- September 23: Webinar "Collection Management Data: Quick & Easy"

Megan S.

- Library Journal - Must Have Middle Grade Graphic Novels
- Booklist - Fall Graphic Novels All Ages
- September 10: Pop YS Webinar "Managing Teen and Tween Behavior"
- September 18: Attended Kids Lib
- September 23: Webinar "Check It Out"

Carly

- Pop YS: Check it Out Webinar
- September 15: Webinar "A Pura Belpre Picture Book Celebration"
- September 18: Attended Kids Lib

Jeni

- Big Talk from Small Libraries: Programming on a Shoestring Budget
- How to Start a Repair Café at Your Library

Events in September

- *Early Literacy Programs*
 - 10 story times
 - 3 baby story times
 - Messy Munchkins
 - Saturday Stories



Library Director Report to City Council for September 2025

- *Recurring Children's Programs (3rd-5th Grade):*
 - Reading Dragons
 - Pokemon Club
 - Curious & Creative Kids Club
- *Early Out Monday Programs*
 - After-School Tissue Paper Painting
 - After-School BINGO
 - After-School Movie & Popcorn
 - After-School Open Play
- *Recurring Teen Programs (6th grade and up)*
 - Anime Club
 - In the Middle Book Club
 - Teen Café
- *All Ages Programs*
 - Fall Leaves Scavenger Hunt & Riddle
 - Family Game Night
- *Adult Programs*
 - 8 Fit for Life
 - Adult Craft Night: Canning Ring Sunflower
 - Book Discussion for Adults: Crying in H Mart
 - Paint Night for Adults: Autumn Tree Watercolor
 - Coffee Social
 - Welcome to Medicare
 - Adult Crafternoon: Canning Ring Sunflower
- *Outreach*
 - Courtyard Estates
 - 2 Story Times at Bloom
 - 2 Story Times at Generation Next
 - 2 Story Times with the Church Pre-K

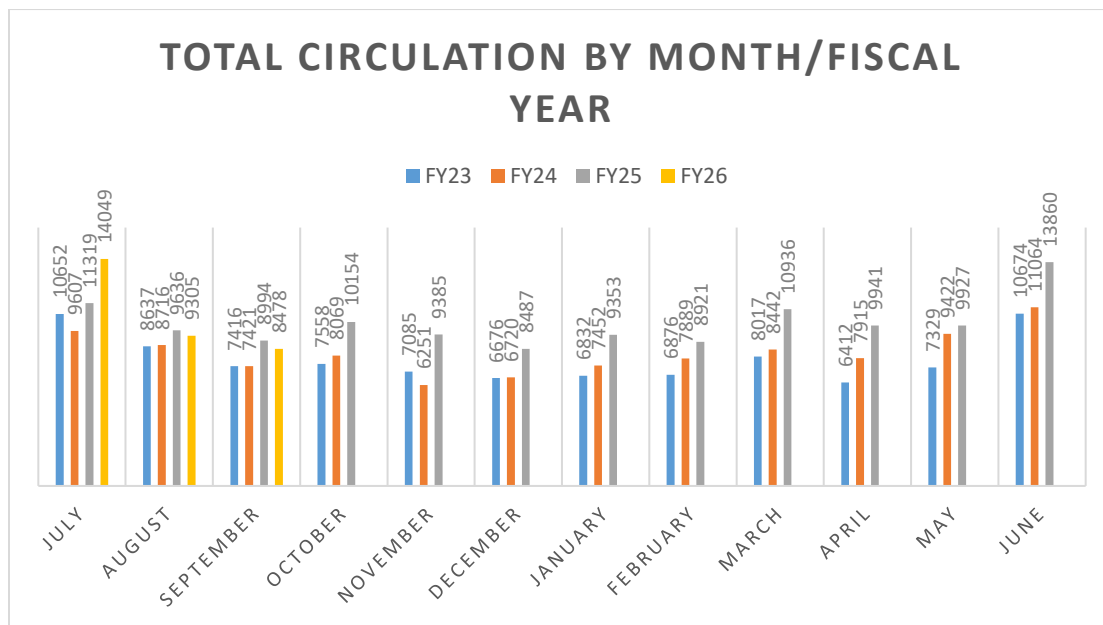


Library Director Report to City Council for September 2025

Public Comments

Patron receiving fax assistance with Carly said, “Your staff is always so *kind* here.” Carly said, “Thank you! We try our best.” The patron replied, “It clearly shows. *Everyone* here is so kind and helpful.”

From a library card renewal via text: “Thank you so much! I can't live without Libby!”



PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	21	424
Ages 6-11	7	148
Teens	3	26



Library Director Report to City Council for September 2025

Adults	15	167
General Interest	3	95

OTHER STATISTICS:

DOOR COUNT: 5138

Same month, previous year: 3981

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,216
Hoopla	342
Physical Materials	5,920
Total	8,478

Difference from same month, previous year: **-5.7%**

HOTSPOT CIRCULATION: 102

NOTARY SERVICE: 13

TABLET STATION USE: 28

Bondurant Emergency Services

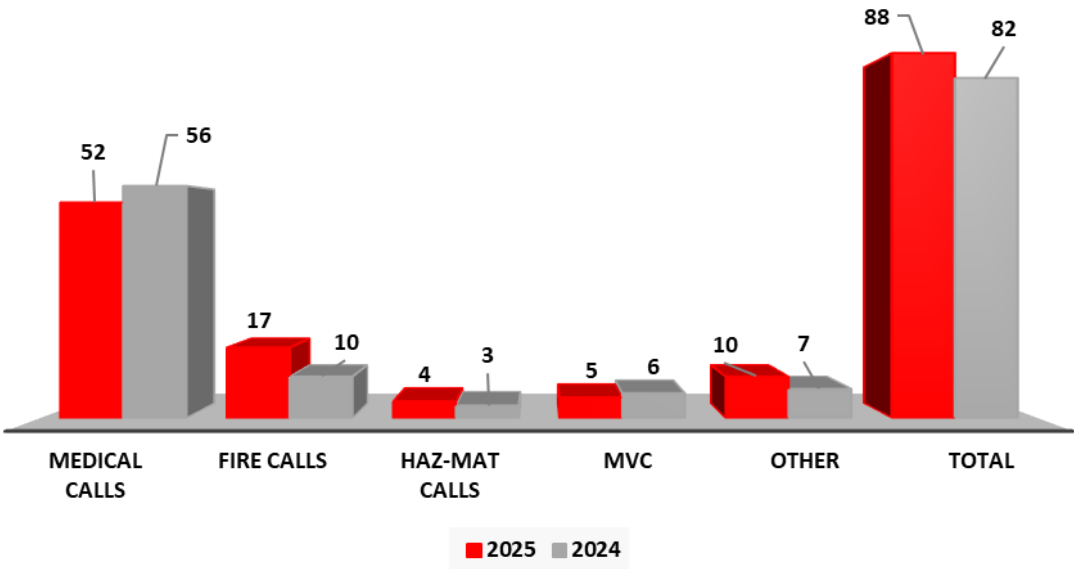
September 2025

Monthly Report

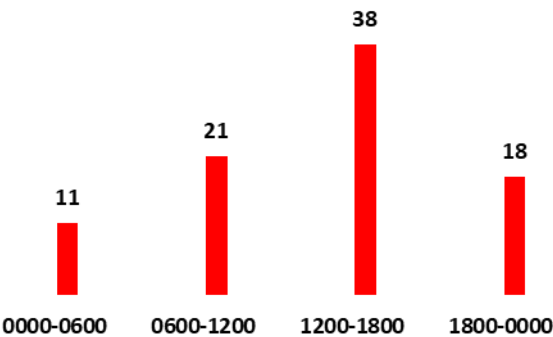


Operational Statistics

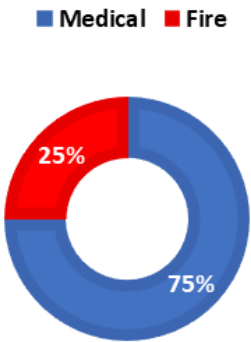
2 year September Comparison



Number of Calls in 6 Hour Blocks



SIMULTANEOUS CALL BREAKDOWN



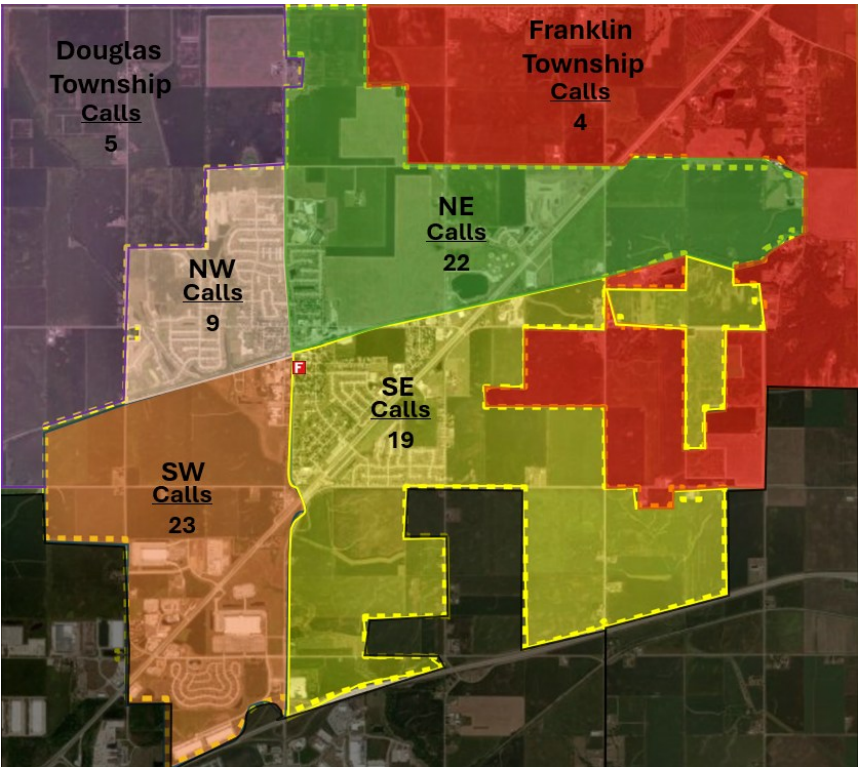
9%

Simultaneous Calls

Simultaneous Calls			
2024		2025	
2nd out calls	9	2nd out calls	7
3rd out calls	0	3rd out calls	1
4th+ out calls	0	4th+ out calls	0
TOTAL	9	TOTAL	8
9% Multiple Calls		9% Multiple Calls	

Operational Statistics

Number of Calls Per District In September

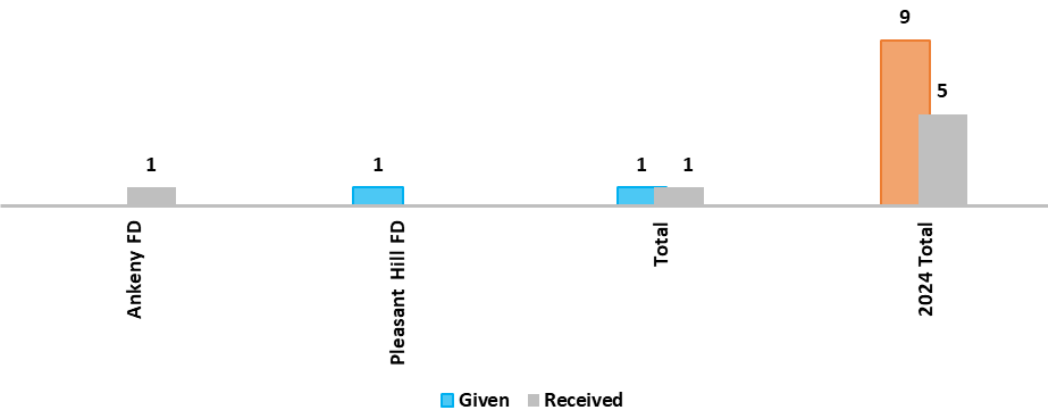


59% EMS

35% Fire

6% MVC

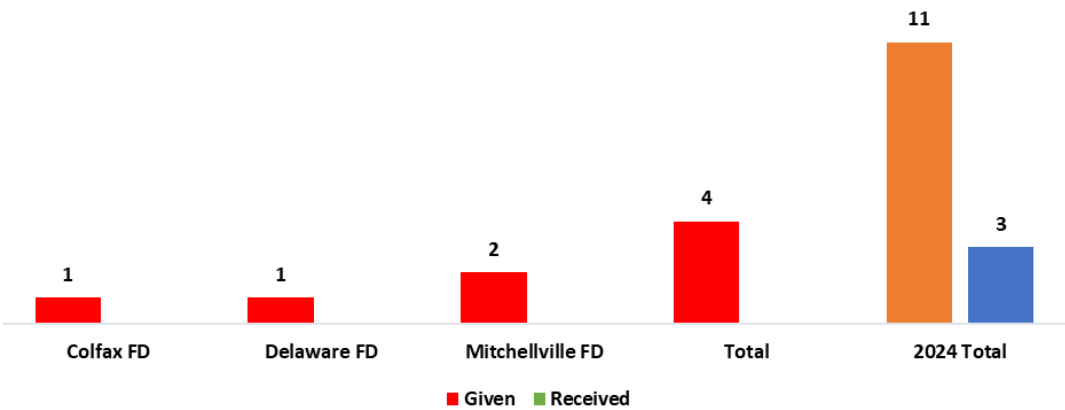
September Automatic Aid Given vs Received



Incidents Unable to Respond



September Mutual Aid Given vs Received

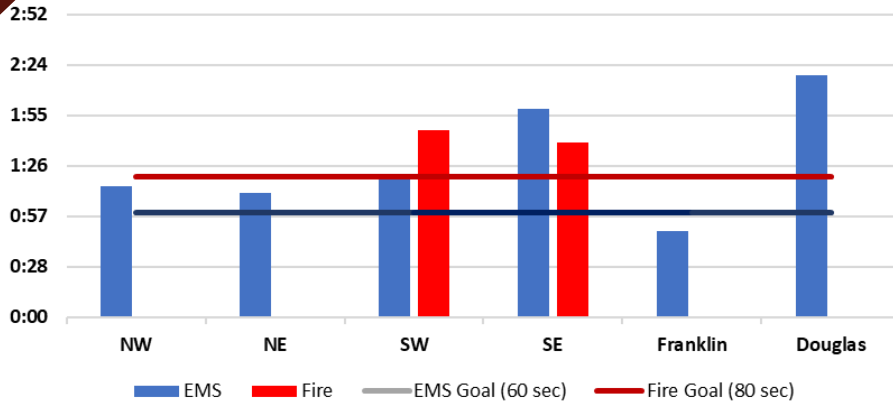


Operational Statistics

Response Times

Emergent Response

Chute Times
(emergent response)

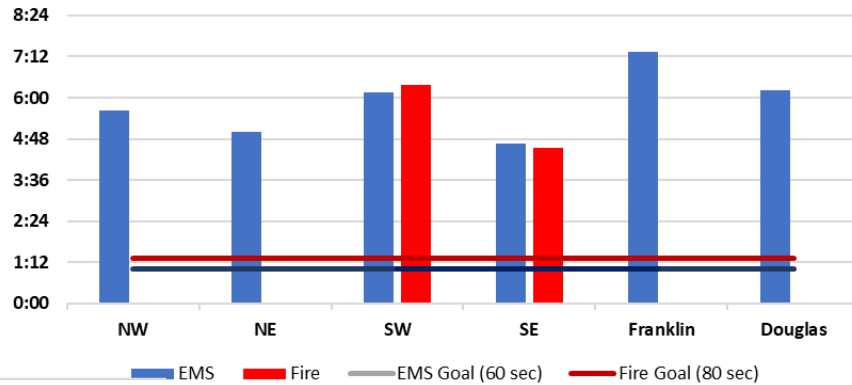


Delayed response due to multiple calls or staffing levels

Chute-

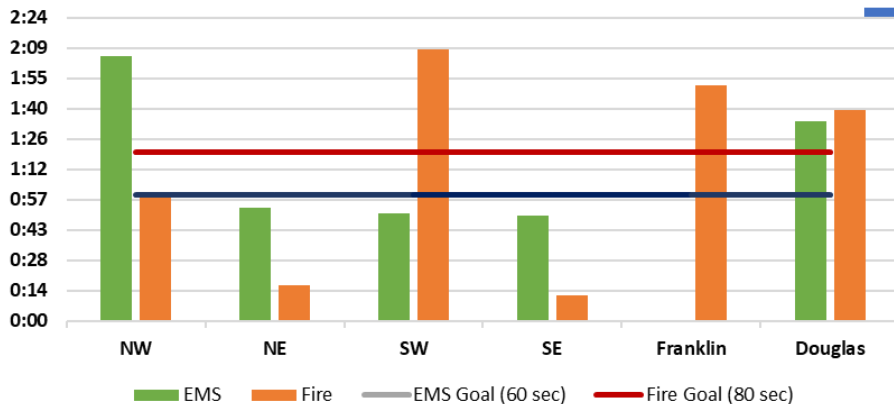
Response-

Response Times
(emergent response)

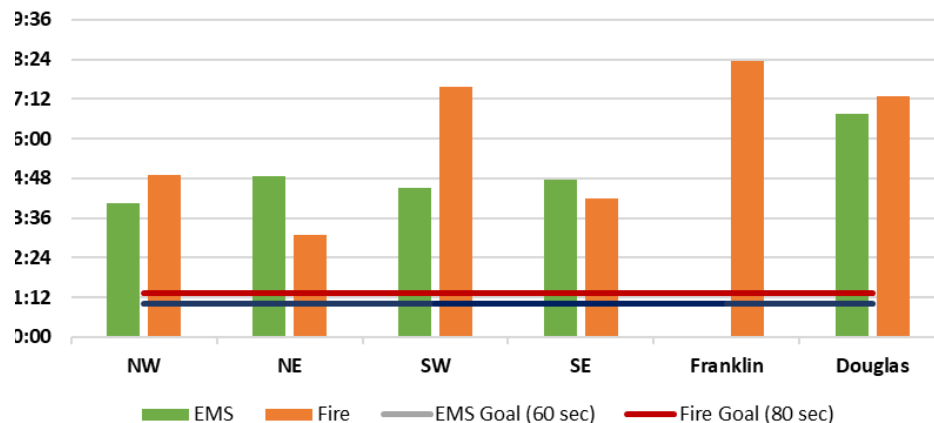


Non-Emergent Response

Chute Times
(non-emergent response)



Response Times
(non-emergent response)



Mutual aid response times to Bondurant

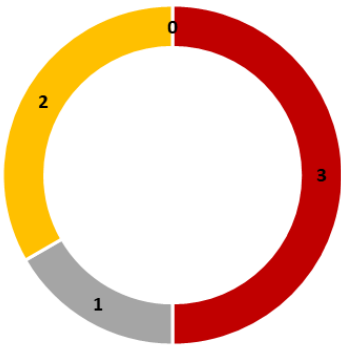
14:00

Fire Operational Statistics

September Fire Saved vs. Loss					
2024			2025		
Saved	Loss	Total Value	Saved	Loss	Total Value
\$251,400	\$600	\$252,000	\$120,000	\$115,000	\$235,000



Fire Alarm Breakdown



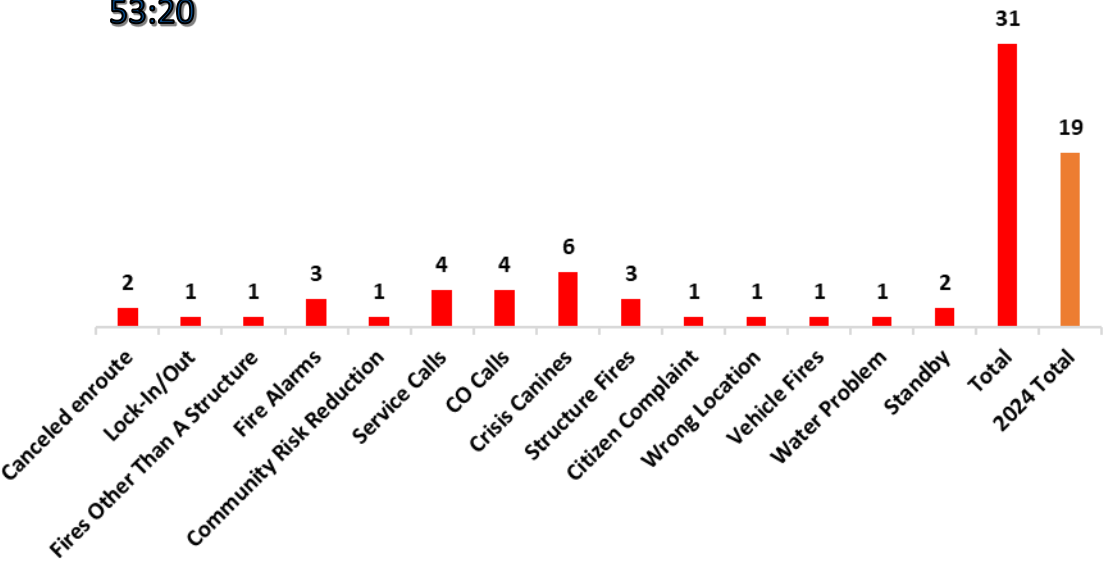
■ Commercial Alarm ■ Residential Alarm ■ Good Alarms ■ False Alarms



Average Fire Incident Time

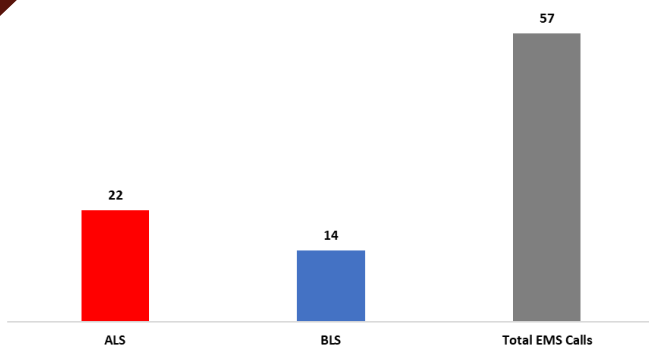
53:20

Fire/Haz-Mat/Other

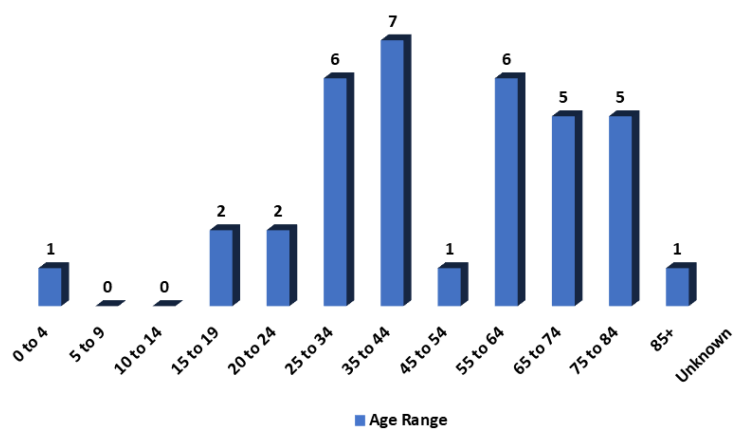


EMS Operational Statistics

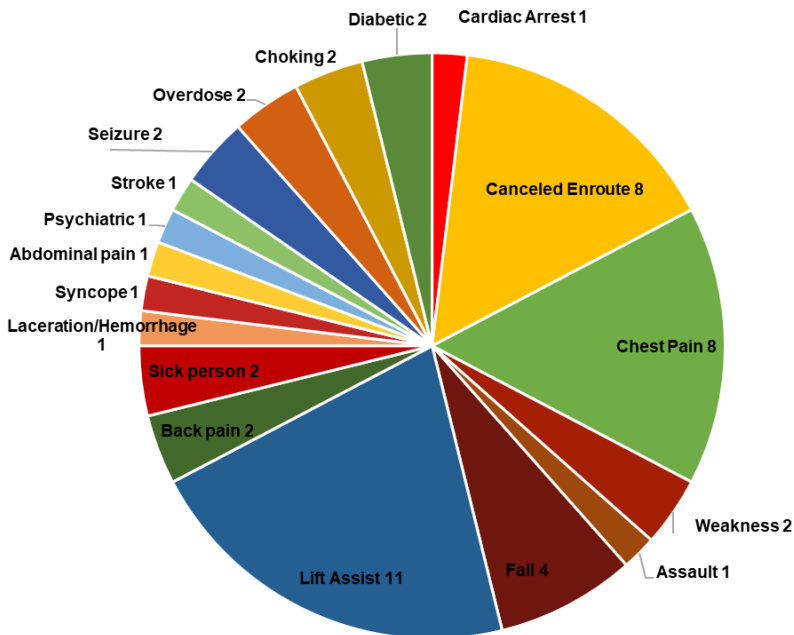
Advanced/Basic Life Support Calls



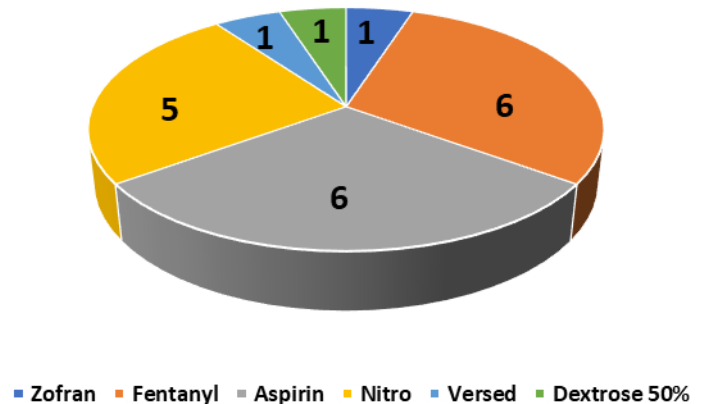
Patient Age Demographics



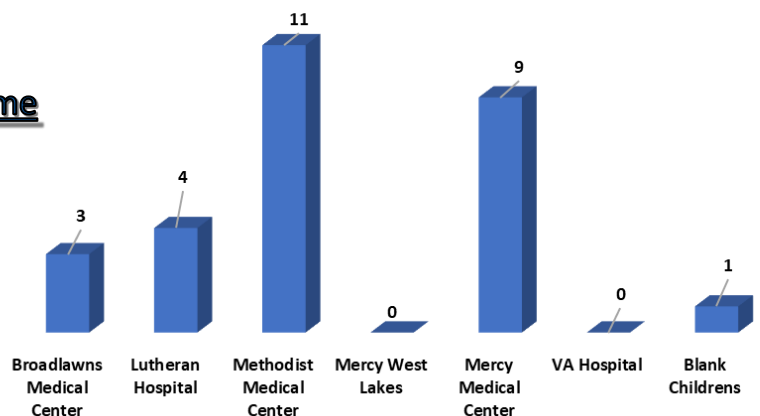
EMS Call Purpose by Provider Primary Impression



Medications Administered



Hospital Destination Transports



Average EMS Incident Time

54:06



Training Division

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

Fire Training

Ground Ladders
4-Gas Monitoring
Hose Deployment
Hose Advancement

EMS Training

12- Leads

Professional

Development

Dale Carnegie Leadership

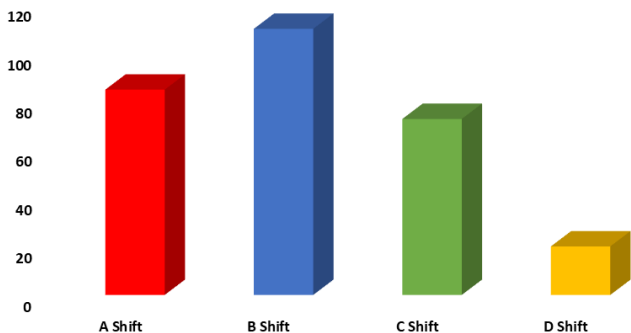
SOG's/Protocol

Review

Accountability
Abdominal Pain
Patient Transport
12-Lead
Carbon Monoxide Alarms
Carbon Monoxide Monitoring
Patients in Custody
Hose Testing

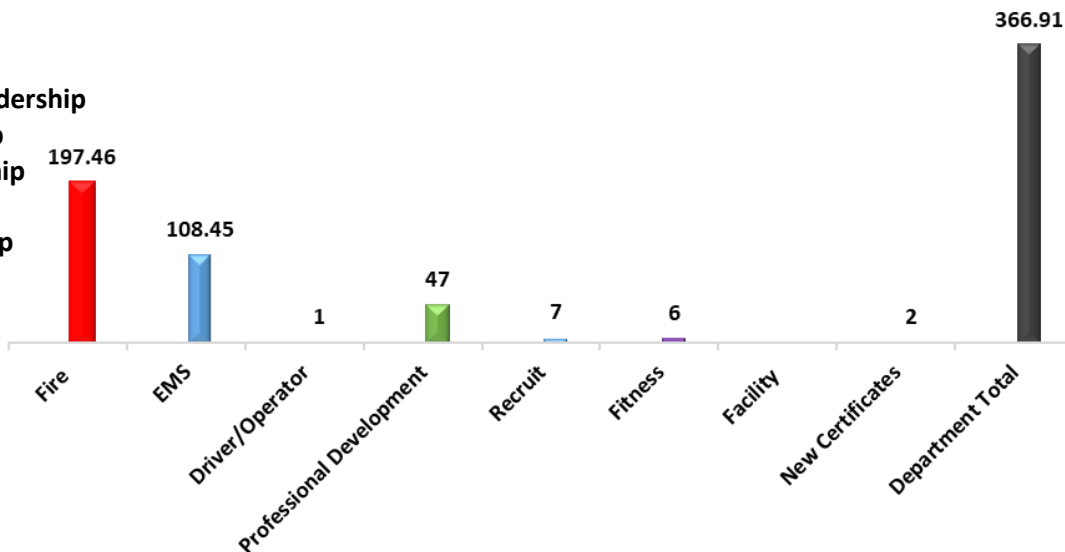


Total Training Hours Per Shift



New Clearance

Training Hours By Type



New Certifications

Anthony Rauterberg- Dale Carnegie Leadership
Sarah Merrill- Dale Carnegie Leadership
Andrew Simoni- Dale Carnegie Leadership
Ben Sieve- Dale Carnegie Leadership
Colton Lippert- Dale Carnegie Leadership
Clayton Weltha- Fire Instructor I
Kyle Elliott- Fire Instructor I

Community Risk Reduction/ Public Education

Community Risk Reduction/Public Events

30

Events

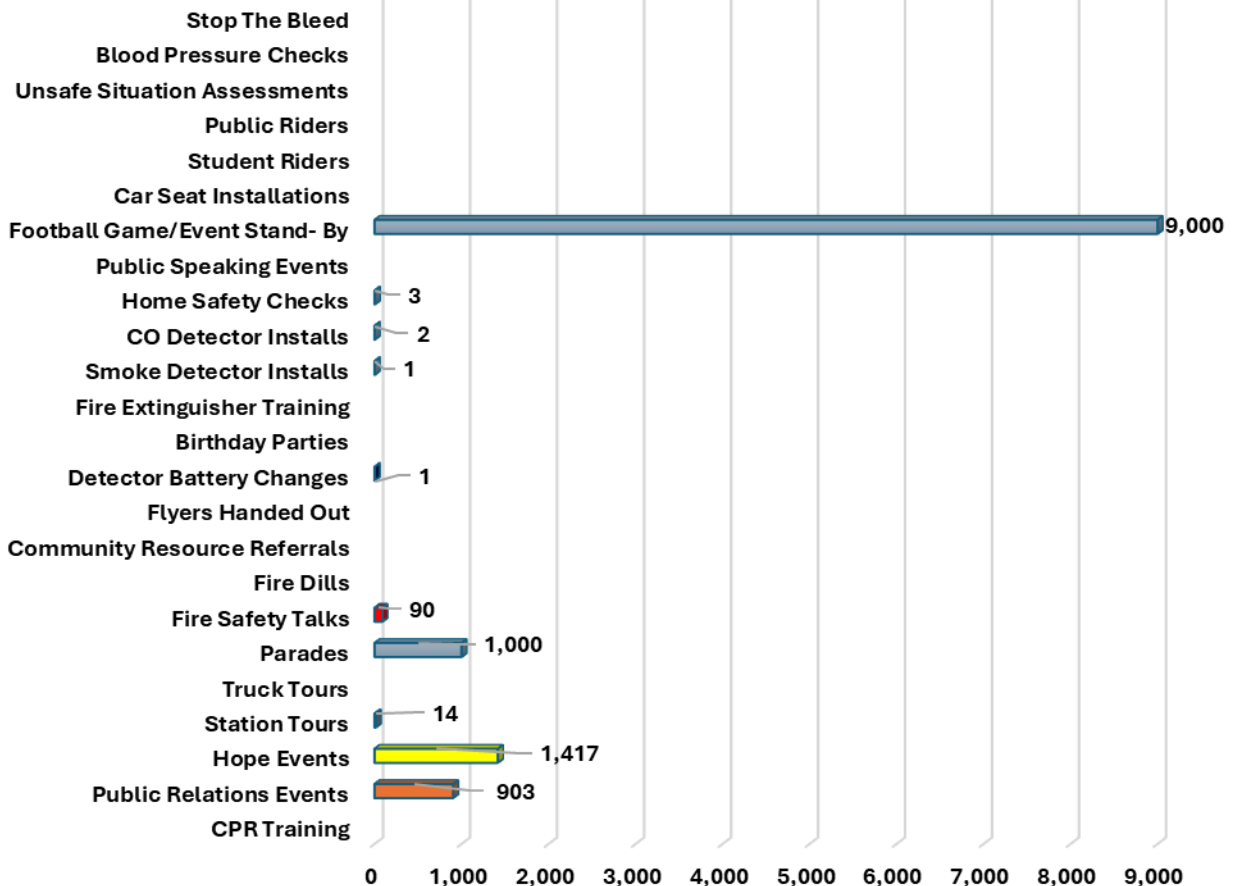
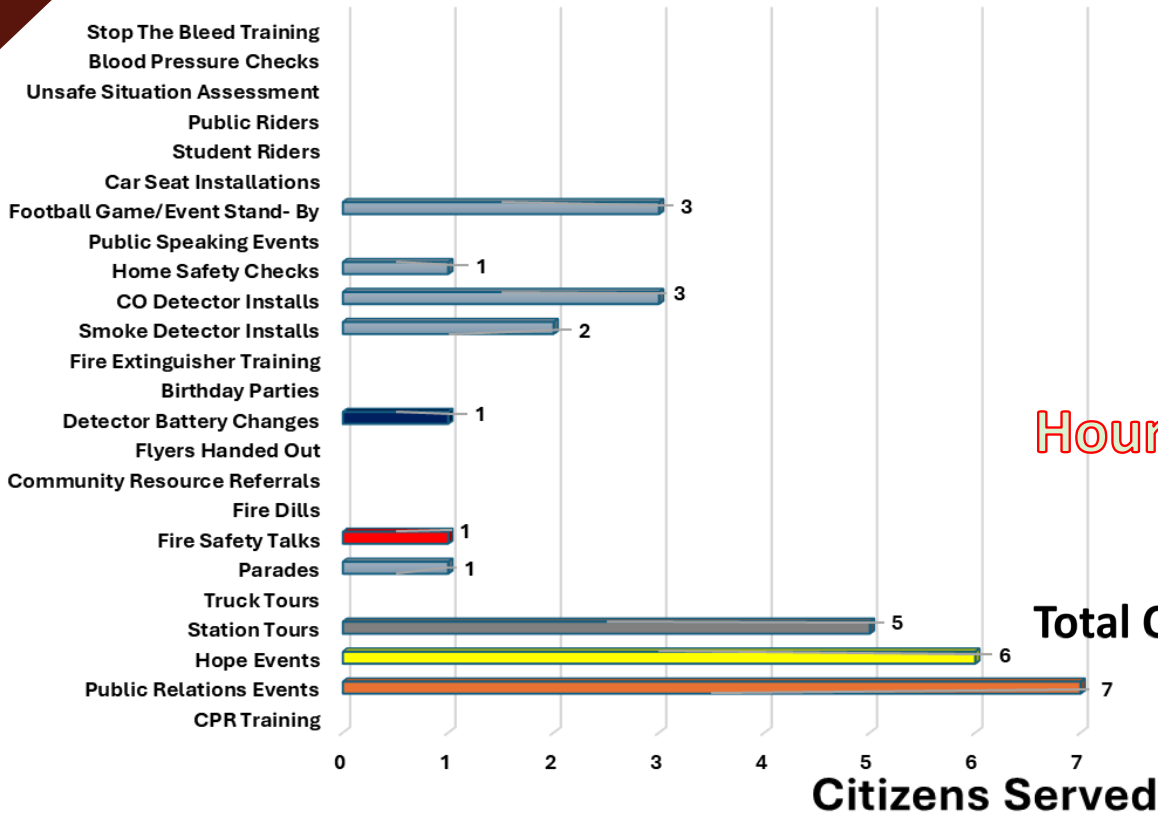
34.5

Total

Hours Dedicated

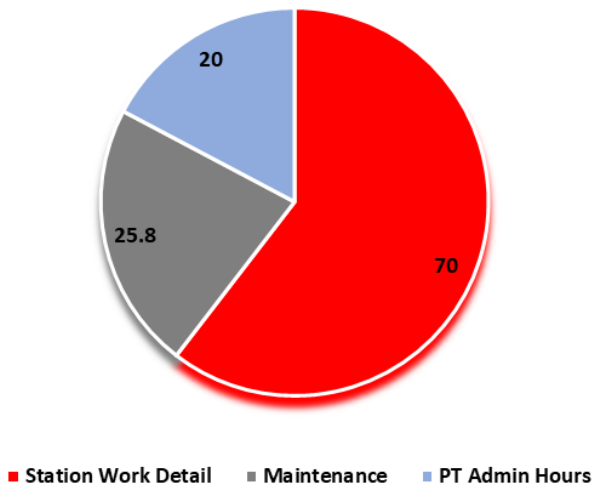
12,431

Total Citizens Outreached



Code Enforcement & Maintenance

Station Work Hours



0

Total days an ambulance has been out due to maintenance

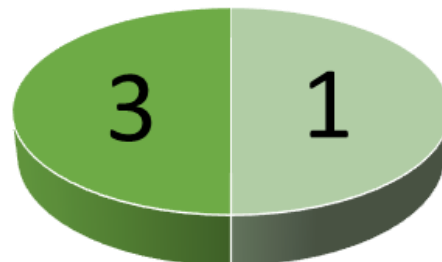
0

Total the engine has been out due to maintenance

0

Total days the ladder has been out due to maintenance

Activities



■ Commercial Inspections ■ Alarm Tests ■ Site Plan Reviews

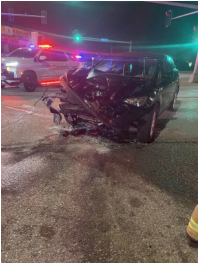
Incidents & Happenings



September 1st– Structure Fire

1400 Blk. SW Twin Gates Dr.– Ankeny

E412 & A413 responded mutual aid to Ankeny on a structure fire. Crews had two townhomes on fire. E412 arrived and assisted with overhaul and extinguishment of remaining fire. A413 set up rehab. Crews were on scene for about 1.5 hours. Two injuries were reported.



September 1st– Motor Vehicle Collision

1500 Blk. Hubbell Rd. SW– Bondurant

E412, C421 & A413 responded to an MVC. Upon arrival, a two car, T-Bone style crash with heavy damage was found. 1 patient was transported to a local hospital.



September 9th– Motor Vehicle Collision

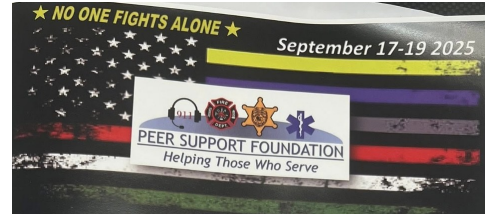
8800 Blk. NE Hubbell Rd.– Bondurant

E412, C421 & A413 responded to an MVC. Upon arrival, a single car was found in the ditch about 40 yards from the roadway. Vehicle was on its side with one person trapped. E412 extricated the driver of the vehicle. 1 patient was transported to a local hospital.

September 16th– Structure Fire

900 Blk. Lincoln Ct. SE– Bondurant

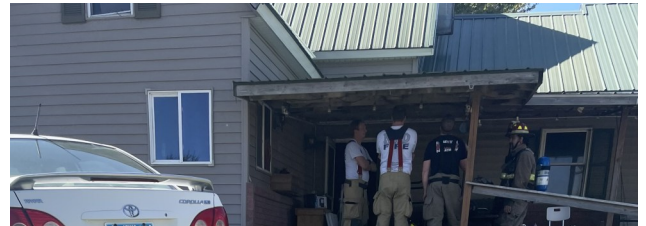
E412 responded to an investigation call. Upon arrival, crews found that the kitchen was on fire. Crews were on scene for about 2.5 hours.



September 17-19th– Peer Support Training

Des Moines

This week, 2 members attended the First Responder Wellness Conference. This focused on mental health, resilience, and tools to support each other.



September 25th– Structure Fire

9500 Blk. N. 59th Ave W.– Colfax

E412 & C421 responded mutual aid for a structure fire. Crews made a fire attack in the basement and preformed ventilation. One injury on scene and crews were on scene for 1.5 hours.

Public Relations



Friday's in September– Bondurant Farrar Football 1000 Grant St. N., High School– Bondurant

Crews did standby for the home football games in the month of September.

Wednesday's in September– Farmer's Market 100 Blk. Main St. NE– Bondurant

The crews attended the farmer's market. The engine and ambulance was toured and great public interaction happened.



September 26th– Homecoming Parade Grant St.– Bondurant

The crew attended the Homecoming Parade for Bondurant Farrar School District.

Fire Safety Talk– Grandview Christian School 1701 E. 33rd St.– Des Moines

Captain Lippert provided a fire safety talk with students at Grandview Christian School and showed them the ladder truck. Thank you Captain for taking time out of your day and thanks for having us.



September 8th– Touch-A-Truck 521 Pleasant St. NE, Lake Petocka– Bondurant

The department brought an engine and ambulance for the annual Touch-A-Truck. It was great interaction with the public.



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

Item No. 6.e.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving a grant agreement with the Iowa Economic Development Authority for Destination Iowa funding to assist with implementing Silo Commons

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the Destination Iowa Grant Agreement between the City of Bondurant and the Iowa Economic Development Authority (IEDA) to assist with implementation of Silo Commons. In September 2025, the IEDA announced that the City of Bondurant would receive a \$749,000 Destination Iowa grant to support the construction of Silo Commons.

Under the terms of the grant agreement, the project must be completed and operational by the completion date of September 30, 2027, with all reimbursements issued on a reimbursement basis and subject to IEDA review. Up to 10 percent of the award will be held as retainage pending successful closeout. The agreement includes standard state provisions regarding recordkeeping, reporting, and the maintenance of project property for a period of five years following project closeout. The City must also permanently recognize the State of Iowa's financial contribution through appropriate site signage or other acknowledgment consistent with IEDA requirements.

Silo Commons will adaptively reuse the district's historic grain infrastructure into a one-of-a-kind venue anchored by an outdoor amphitheater integrated at the base of the silo pack, a landscaped event lawn, and interactive features including a 110-foot-tall vertical rock-climbing wall, an illuminated mural on the east silo façade, and a direct connection to the regional Chichaqua Valley Trail. Designed to host concerts, markets, seasonal festivals, and community events, Silo Commons will serve as a regional cultural, recreational, and tourism destination that strengthens Bondurant's local economy and supports surrounding downtown businesses.

The Silo Commons project is consistent with the long-range planning goals of the Building Bondurant Comprehensive Plan, particularly Chapter 7: Community Character & Downtown, Goal 17, which reads: Support redevelopment of the Landus site. Silo

Commons directly advances this goal by celebrating the City's historic grain elevators as an architectural centerpiece, creating a strong sense of place, and providing a new civic gathering space that bridges arts, recreation, and commerce. The project also supports the Comprehensive Plan's emphasis on placemaking, tourism development, and downtown activation, ensuring that future investments continue to reinforce Bondurant's identity as a growing and connected community. Implementation of Silo Commons is also consistent with the Grain District Downtown Redevelopment Plan.

Approval of this resolution authorizes execution of the grant agreement, enabling the City to proceed with the project's implementation and reimbursement processes through the Iowa Economic Development Authority.

FUNDING SOURCE: Grants and bonds, supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-288
2. Bondurant Agreement

CITY OF BONDURANT
RESOLUTION NO. 251020-288

RESOLUTION APPROVING A GRANT AGREEMENT WITH THE IOWA ECONOMIC
DEVELOPMENT AUTHORITY FOR DESTINATION IOWA FUNDING TO ASSIST
WITH IMPLEMENTING SILO COMMONS

WHEREAS the Iowa Economic Development Authority (IEDA), through the Destination Iowa Fund (DIF) Program, supports significant community projects that enhance tourism, recreation, and quality of life in Iowa communities; AND

WHEREAS in September 2025, the IEDA announced that the City of Bondurant would receive a \$749,000 Destination Iowa grant (Award No. 26-DIF-002) to assist with the construction of Silo Commons; AND

WHEREAS Silo Commons will adaptively reuse the historic grain infrastructure in the Grain District into a one-of-a-kind regional venue anchored by an outdoor amphitheater integrated at the base of the silo pack, a landscaped event lawn, and interactive features such as a 110-foot-tall vertical rock-climbing wall, an illuminated mural on the east silo façade, and direct access to the Chichaqua Valley Trail; AND

WHEREAS the project will host concerts, markets, seasonal festivals, and community events, establishing Silo Commons as a regional cultural, recreational, and tourism destination that strengthens Bondurant's local economy, promotes entrepreneurship, and connects downtown businesses with visitors; AND

WHEREAS Silo Commons directly advances the long-range planning goals of the Building Bondurant Comprehensive Plan, specifically Chapter 7: Community Character & Downtown, Goal 17, which calls for supporting redevelopment of the Landus site; AND

WHEREAS under the terms of the grant agreement, the project must be completed and operational by September 30, 2027, with reimbursements issued on a reimbursement basis; AND

WHEREAS approval of this resolution authorizes the execution of the Destination Iowa Grant Agreement between the City of Bondurant and the Iowa Economic Development Authority, enabling the City to proceed with project implementation and reimbursement processes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the attached Destination Iowa Grant Agreement between the City of Bondurant and the Iowa Economic Development Authority, Award No. 26-DIF-002, is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the same on behalf of the City.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of October 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				

THE IOWA ECONOMIC DEVELOPMENT AUTHORITY GRANT AGREEMENT

This **DESTINATION IOWA FUND ("DIF") GRANT AGREEMENT** is made by and between the **Iowa Economic Development Authority ("Authority" or "IEDA")** and the **City of Bondurant ("Recipient")**.

AWARD IDENTIFICATION

PROGRAM:	Destination Iowa Fund
AWARD NUMBER:	26-DIF-002
AWARD AMOUNT:	\$749,000
TOTAL PROJECT COST:	\$2,998,005
EFFECTIVE DATE:	September 19, 2025
PROJECT COMPLETION DATE:	September 30, 2027
RECIPIENT NAME:	City of Bondurant
RECIPIENT STREET ADDRESS:	200 2 nd Street NE
CITY, STATE, ZIP:	Bondurant, IA 50035
RECIPIENT EMAIL:	planning@cityofbondurant.com
PROJECT NAME:	Silo Commons
PROJECT ADDRESS:	TBD 2 nd St. NE, Bondurant, IA (Lot 3 Grain District Preliminary Plat)
AWARDING ENTITY:	Iowa Economic Development Authority
AWARDING ENTITY STREET ADDRESS:	1963 Bell Ave., Ste. 200
CITY, STATE, ZIP:	Des Moines, IA 50315
AWARDING ENTITY EMAIL:	destinationiowa@iowaeda.com

WHEREAS, the Destination Iowa Fund (DIF) Program was established pursuant to Iowa Code section 15.281 to support significant community projects that increase tourism opportunities, develop and enhance outdoor recreation opportunities, and contribute to quality of life in rural communities.

WHEREAS, Recipient submitted an application to the Authority requesting DIF assistance to help finance the Project.

WHEREAS, the Authority found the Project meets the requirements established for participation in the DIF Program.

WHEREAS, the Authority, voted to award a Grant as specified in Award Identification above, to assist in funding the Project, subject to the terms and conditions herein.

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement and intending to be legally bound, the Authority and Recipient agree to the following terms:

ARTICLE 1 **DEFINITIONS**

As used in this Agreement, the following terms shall apply:

1.1 **EFFECTIVE DATE** "Effective Date" means the date stated above on which the terms of this Agreement become in force and effect.

1.2 **GRANT** "Grant" means an award of assistance for which repayment of funds is not required upon fulfillment of the conditions of the award.

1.3 **GRANT AGREEMENT or AGREEMENT** "Grant Agreement" or "Agreement" means this document and any documents incorporated by reference.

1.4 **PROJECT** "Project" means the detailed description of the work, services, and other obligations to be performed or accomplished by Recipient as described in this Agreement, Project Description and Budget (Exhibit B), and the DIF Application as approved by the Authority (Exhibit A).

1.5 **PROJECT COMPLETION DATE** "Project Completion Date" means the date specified on page one, Award Identification, which is the date by which the Project tasks are fully constructed and operational.

ARTICLE 2 **GRANT AGREEMENT DURATION**

2.1 **GRANT AGREEMENT DURATION** This Agreement shall be in effect on the Effective Date and shall remain in effect until after completion of each of the following:

(a) *Through Project Completion Date.* Through the Project Completion Date and for the period after Project Completion Date during which the Authority will conduct Project closeout procedures to verify that the Project was completed in compliance with the Agreement.

(b) *Repayment or Payment Obligation.* Until all outstanding amounts due to the Authority, if any, are received by IEDA or all outstanding obligations to the Authority are satisfied in full.

(c) *Agreement End Date.* Until IEDA has completed Agreement closeout procedures and provided Recipient with written Notice of Final Agreement Closeout. This Agreement shall terminate as of the date of the Notice of Final Closeout, which date shall be the Agreement End Date.

2.2 **SURVIVAL OF OBLIGATIONS** Section 2.1 shall not abrogate or otherwise affect the obligations, terms, and conditions that survive beyond the Agreement End Date, including but not limited to the following sections of this Agreement: Section 4.4 (Accounting Records), Section 4.5 (Documentation), and Section 4.8 (Conveyance of Project Property).

ARTICLE 3 **FUNDING**

4.1 **FUNDING SOURCE** The source of funding for the award is funds legally available to the Authority in the Destination Iowa Fund established pursuant to Iowa Code Section 15.281. The funds of the State of Iowa, other than those of the DIF Fund, are not obligated or available to meet any obligations of the Authority created by this Agreement, and this Agreement shall not constitute an obligation or debt of the Authority or the State except to the extent expressly described herein from funds on hand that are legally available for such purposes.

4.2 **RECEIPT OF FUNDS** All payments under this Agreement are subject to possession by the Authority of sufficient funds for the DIF Program. Any termination, reduction, or delay of DIF funds to the Authority may, in the Authority's sole discretion, result in the termination, reduction, or delay of DIF funds to Recipient and/or termination of this Agreement.

ARTICLE 4 **TERMS OF GRANT**

4.1 **GRANT** The Authority shall make a Grant up to the amount first stated herein to Recipient to assist in financing the Project, all subject to Iowa Code Section 15.281 and any administrative procedures adopted by the Authority, and the terms and conditions of this Agreement. A copy of Recipient's DIF Application describing the Project is an integral part of this Agreement and incorporated hereto as Exhibit A.

4.2 **MAXIMUM PAYMENTS** It is expressly understood and agreed that the total of all payments to Recipient for Project activities shall not exceed the Grant funds unless the amount is modified by the Authority Board and by written amendment of this Agreement.

4.3 **USE OF FUNDS** Recipient hereby agrees to construct and operate the Project as described in its DIF Application (Exhibit A) and the Project Description and Budget (Exhibit B). Recipient shall maintain the Project in accordance with the representations in Exhibits A and B during the term of this Agreement. Recipient shall allow the Authority, 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 Investigations to inspect the Project facilities at all reasonable times to monitor and evaluate performance with Iowa law and the terms of this Agreement.

4.4 **ACCOUNTING RECORDS** Recipient shall maintain its books, records, and all other evidence pertaining to this Agreement in accordance with generally accepted accounting principles and such other procedures specified by the Authority. Recipient shall account for all activity pertaining to the Agreement in a distinct and separate category within its accounting system. These records shall be available to the Authority, 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 Investigations at all times during the duration of the Agreement and any extension thereof, and for three (3) years after the Agreement End Date.

4.5 **DOCUMENTATION** Within ten (10) days of receipt of a written request from the Authority, Recipient shall deliver to IEDA,

- (i) Copies of all agreements 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 for labor and materials 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.

Recipient shall be bound by Section 4.5 from the Effective Date to the date three (3) years after the Agreement End Date.

4.6 **COST VARIATION** In the event that the actual total Project Cost is less than the amount specified in Exhibit B of the Agreement, the Grant funds shall be reduced by the same ratio as the actual total Project Cost divided by the total Project Cost listed in Exhibit B. Any reimbursed excess above the reduced Grant funds amount shall be returned to IEDA.

If the total amount spent to complete the project is less than the total Project Cost specified in Exhibit B of the Grant Agreement, the Authority shall calculate the amount of Grant funds to be returned as follows: first, the total amount spent to complete the project is subtracted from the total Project Cost listed in Exhibit B to determine the change in Project Cost. Second, the change

in Project Cost is divided by the total Project Cost listed in Exhibit B. Third, this percentage is multiplied by the original Grant award. The product is the amount of the Grant award that Recipient shall return to IEDA.

Numbers from Exhibit B of the Agreement

- The funded project had a total project cost listed in Exhibit B of \$1,000,000
- The funded project had a total Grant funds listed in Exhibit B of \$200,000

Completed project numbers

- The project, when completed, had a total cost of \$900,000

Calculation of the amount to be returned

1. The actual total Project Cost (\$900,000) is subtracted from the total Project Cost listed in Exhibit B (\$1,000,000). This amount equals \$100,000.
2. \$100,000 divided by \$1,000,000 equals 10%.
3. 10% multiplied by \$200,000 equals \$20,000. **Recipient shall return \$20,000 to IEDA.**

4.7 **PRIOR COSTS** No expenditures made prior to the Effective Date may be included as Project Costs for the purposes of this Agreement.

4.8 **CONVEYANCE OF PROJECT PROPERTY** From the Effective Date to the date five (5) years after the Agreement End Date, Recipient shall not sell, transfer, convey, assign, encumber, or otherwise dispose of all or any portion of the Project property as described in Exhibit A without the written permission of the Authority. Permission may be withheld in the sole discretion of the Authority.

Should the Authority grant permission to Recipient to sell, transfer, convey, assign, encumber, or otherwise dispose of any Project property, Recipient shall repay the full amount of the Grant award plus a pro-rata share of the profits realized by the sale of the Project property. The percentage of profit to be allocated to the Authority shall be commensurate with the financial assistance contributed to the Project by the Authority. The Authority may waive its right to reimbursement, in whole or in part, if the Authority determines, in its sole discretion, that the public interest would best be served thereby.

ARTICLE 5

CONDITIONS TO REIMBURSEMENT AND DISBURSEMENT OF FUNDS

5.1 **CONDITIONS TO REIMBURSEMENT** All of the following conditions shall be met before IEDA disburses Grant funds to Recipient:

(a) **AGREEMENT EXECUTED** This Grant Agreement shall be properly executed and returned to the Authority within forty-five (45) days of the Authority's transmittal of the final Agreement to Recipient.

(b) **BINDING FINANCIAL COMMITMENTS** Recipient shall obtain, to the satisfaction of the Authority, all other legally binding financial commitments necessary to complete the Project

(c) **SUBMISSION OF RECIPIENT DOCUMENTATION** Prior to making any distribution of Grant funds, Recipient shall have submitted the following documents to IEDA:

(i) A resolution of the Recipient's governing body (City Council/Board of Supervisors/Board of Directors) authorizing the execution and delivery by Recipient of this Agreement and such other

documents as the Authority may reasonably request and specifying the officer(s) authorized to execute the Agreement and such other documents that are necessary to bind Recipient.

(ii) Fidelity bond coverage with a minimum amount of \$749,000.

(iii) Form "W-9, Request for taxpayer identification number and certification."

(d) **VERIFICATION BY AUTHORITY** Authority shall document that the Recipient does not have a record of violations of law that over a period of time demonstrates a consistent pattern or that establishes intentional, criminal or reckless conduct in violation of such laws.

5.2 **REIMBURSEMENT OF FUNDS** Grant funds are disbursed on a reimbursement basis. Recipient shall request reimbursement by submitting the request in the form designated by IEDA. The reimbursement form shall itemize Recipient's total actual allowable expenses. Expenses shall be documented in a manner acceptable to IEDA. Recipient shall also submit a Project progress report in the form designated by IEDA with each request for reimbursement.

IEDA will review the request and, if Recipient has met the requirements for reimbursement, will make the appropriate disbursement from the DIF Fund. The reimbursement will be limited to a pro-rata portion of Recipient's allowable expenses for the relevant period. No disbursements under \$500 will be made, except for the final draw of Grant funds.

(a) **RETAINAGE** Ten percent (10%) of the Grant award will be held from disbursement until Agreement closeout procedures have been completed.

(b) **REIMBURSEMENT RATIO** When calculating the reimbursement ratio, IEDA will make an adjustment for up to fifteen percent (15%) of the project cost to be in-kind donations. The reimbursement ratio is calculated by dividing the Grant funds by the difference between the total Project Cost and the in-kind allowance.

Calculation of the Reimbursement Ratio

Total Project Cost:	\$2,998,005
Minus In-Kind Allowance (15%):	\$337,351
<i>Equals</i> Adjusted Project Cost:	\$2,660,654
DIF Award Amount:	\$749,000

Reimbursement Percentage: DIF Award Amount divided by Adjusted Project Cost equals 28%.

(c) **SUSPENSION OF REIMBURSEMENT** Upon the occurrence of an Event of Default as defined in this Agreement by Recipient, IEDA may suspend payment to Recipient until the default has been cured to the Authority's satisfaction. Notwithstanding anything to the contrary in this Agreement, upon a termination of this Agreement because of an Event of Default by Recipient, Recipient will no longer have the right to receive any reimbursements after the date of the Event of Default.

(d) **INVESTMENT OF GRANT FUNDS** In the event that the Grant funds are not immediately utilized, temporarily idle Grant funds held by Recipient may be invested, provided that such investments shall be in accordance with Iowa 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 Recipient 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 IEDA within thirty (30) days after the Project Completion Date. Within ten (10) days of receipt of a written request from the Authority, Recipient shall inform the Authority in

writing of the amount of unexpended Grant funds in Recipient's possession or under Recipient's control, whether in the form of cash on hand, investments, or otherwise.

ARTICLE 6 **REPRESENTATIONS AND WARRANTIES OF RECIPIENT**

To induce the Authority to make the Grant award referred to in this Agreement, Recipient represents, covenants, and warrants that:

6.1 **AUTHORITY** Recipient is duly organized and validly existing under the laws of the State and is in good standing and has complied with all applicable laws of the State of Iowa. Recipient is duly authorized and empowered to execute and deliver this Agreement. All action on the part of Recipient, such as appropriate resolution of its governing body for the execution and delivery of the Agreement, has been effectively taken.

6.2 **FINANCIAL INFORMATION** All financial statements and related materials concerning Recipient and the Project provided to the Authority 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.

6.3 **APPLICATION** The contents of the DIF Application submitted by Recipient to the Authority for DIF funding completely and accurately represents Recipient and the Project as of the date of submission and there has been no material adverse change in the organization, operation, Recipient prospects, fixed properties, key personnel, or Project plan since the date Recipient submitted the DIF Application to the Authority.

6.4 **LITIGATION AND OTHER CONTROVERSIES** There is no litigation or governmental proceeding pending, nor to the knowledge of Recipient, threatened, against Recipient which, if adversely determined would be substantially likely to result in any material adverse change in Recipient's ability to complete the Project or the financial condition, properties, business or operations of the Project, nor is Recipient aware of any existing basis for any such litigation or governmental proceeding.

6.5 **EFFECTIVE DATE** The covenants, warranties, and representations of this Article are made as of the date of this Agreement and shall be deemed to be renewed and restated by Recipient when each request for reimbursement of funds is submitted.

6.6 **PROJECT COST** Based on all information known or that should be known by Recipient, the estimated cost of the Project is stated in page one Award Identification and Exhibit B. If the estimated cost of the Project changes by more than five percent (5%), Recipient shall notify the Authority within thirty (30) days of identifying that the Project Cost has changed. Upon notice of change in the estimated cost of the Project, the Authority may exercise its discretion to adjust the reimbursement ratio accordingly.

ARTICLE 7 **COVENANTS OF RECIPIENT**

7.1 **AFFIRMATIVE COVENANTS** Until the terms of this Agreement are fulfilled, Recipient covenants to the Authority that:

(a) **PROJECT WORK; OPERATION AND MAINTENANCE** Recipient shall complete the Project by the Project Completion Date stated in Award Identification on page one. For the purposes of this

section, “complete” means the Project is fully constructed and operational at a level acceptable to the Authority. For the duration of this Agreement, Recipient shall operate and maintain the Project facilities at a level acceptable to the Authority.

(b) **NOTICE OF PROCEEDINGS** Recipient shall promptly notify the Authority of the initiation of any claims, lawsuits, bankruptcy proceedings, or other proceedings brought against Recipient that would adversely impact the Project.

(c) **REPORTS** Recipient shall prepare, sign, and submit the requests and reports as specified below in the form and content specified by the Authority. Recipient shall review all reimbursement requests and verify that claimed expenditures are allowable costs and submit Project progress reports with each reimbursement request. Recipient shall maintain documentation adequate to support the claimed costs. Upon request of the Authority, Recipient shall submit:

- (i) Annual audited financial statements.
- (ii) Certified year-end financial statements or balance sheets.
- (iii) Final Report within 120 days of the project completion date.
- (iv) Annual RIIF Report as required by IA Code 8.57.

The Authority reserves the right to require more frequent submission of any of the above reports if, in the opinion of the Authority, more frequent submissions would help improve Recipient’s Project performance.

(d) **MEETINGS** Recipient shall provide the Authority with copies of the agenda and minutes of meetings of its governing body at which the subject matter of this Agreement or Project is proposed to be discussed on request. Recipient expressly agrees that a representative of the Authority may attend all such meetings for the purposes of the discussion of this Agreement or Project.

(e) **INDEMNIFICATION** Recipient shall indemnify, defend, and hold harmless the Authority; the State of Iowa; and its departments, divisions, agencies, sections, commissions, officers, employees, and agents from and against all losses, liabilities, penalties, fines, damages, and claims, including but not limited to taxes, and all related costs and expenses, including but not limited to reasonable attorneys’ fees and disbursements and costs of investigation, litigation, settlement, judgments, interest, and penalties arising from or in connection with any of the following:

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

(f) **RELEASE** Recipient shall release, discharge, and relinquish the Authority; all Board members; the State of Iowa; and all departments, divisions, agencies, sections, commissions, officers, employers, agents, contractors, associates, and affiliates of the State of Iowa from any and all liability resulting from or related to the termination, suspension, reduction, or delay of grant proceeds under this contract, including but not limited to a termination, suspension, reduction, or delay under the following sections of this Agreement: Section 4.2 (Receipt of Funds), Section 5.2(d) (Suspension of Reimbursement), Section 8.5 (Remedies Upon Default), Section 8.6 (Termination for Convenience), and Section 8.7 (Procedure Upon Termination).

(g) **PROJECT FEES** Recipient shall promptly pay all appraisal, survey, recording, title, license, permit, and other fees and expenses incurred incident to the Project funded by this Agreement.

(h) **INTEREST AND SURPLUS PROCEEDS** Recipient shall return all unexpended Grant funds and interest accrued on Grant funds to IEDA within thirty (30) days of a request from IEDA.

7.2 **NEGATIVE COVENANTS** Throughout the terms of this Agreement, Recipient shall not, without prior written disclosure to the Authority and prior written consent of the Authority:

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

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

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

(d) **REMOVAL OF PROJECT PROPERTY** Remove from the Project site or the State all or any part of the Project property.

(e) **RECIPIENT OWNERSHIP** Change the ownership, structure, or control of Recipient including but not limited to, entering into any merger or consolidation with any person, firm or corporation or permitting substantial distribution, liquidation or other disposal of Recipient's assets directly associated with the Project, if such change materially affects the Project. Recipient shall notify the Authority forty-five (45) days prior to any change in Recipient's ownership, structure, or control. A change in board membership of Recipient, which takes place in the normal course of business, does not require Authority consent. The Authority has sole discretion to determine whether the change materially affects the Project. The Authority shall not unreasonably withhold consent and will notify Recipient prior to the expiration of the 45-day period if it determines that the change in ownership, structure, or control does not materially affect the Project and therefore does not require Authority consent

(f) **RECIPIENT OPERATION** Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's approved DIF Application (Exhibit A), unless the change is approved in writing by the Authority. The Authority shall determine the materiality of the change.

ARTICLE 8 **DEFAULT; REMEDIES; AND TERMINATION**

8.1 **NOTICE OF EVENT(S) OF DEFAULT** Recipient shall promptly notify the Authority upon becoming aware of an actual or imminent Event of Default by Recipient.

8.2 **EVENT(S) OF DEFAULT** Each of the following shall constitute an Event of Default under this Agreement:

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

(b) **NONCOMPLIANCE** Recipient fails to comply with Iowa Code Section 15.281 and any administrative procedures adopted by the Authority, or any of the covenants, terms or conditions contained in this Agreement or documents executed pursuant to this Agreement.

(c) **FAILURE TO COMPLETE PROJECT** The Project, in the sole judgment of the Authority, is not completed on or before the Project Completion Date. For the purposes of this section, "completed" means the Project is fully constructed and operational.

(d) **FAILURE TO OPERATE AND MAINTAIN** Recipient fails to operate and maintain the Project facilities for the duration of this Agreement.

(e) **RECIPIENT CHANGES** There is a material change in Recipient's ownership, structure, or control that occurs without the prior written disclosure to and, if required, written consent of the Authority.

(f) **MISSPENDING** Recipient expends Grant funds for purposes not described in the DIF Application as approved by the Authority (Exhibit A) or the Project Description and Budget (Exhibit B).

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

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

(i) **INSECURITY** The Authority in good faith deems itself insecure and reasonably believes, after consideration of all the facts and circumstances then existing, that the prospect of payment and satisfaction of the obligations under this Agreement or the performance of or observance of the covenants in this Agreement is or will be materially impaired.

(j) **CONVEYANCE OF RESPONSIBILITIES** Recipient assigns, waives, or transfers any of Recipient's rights, powers, duties, or obligations under this Agreement without written permission of the Authority.

(k) **CONVEYANCE OF PROPERTY** Recipient sells, transfers, conveys, assigns, encumbers, or

otherwise disposes of any real property of the Project without written permission of the Board.

(l) **EXECUTION OF CONSTRUCTION CONTRACT** Failure to enter into a construction contract within the 12-months following an award.

8.4 **NOTICE OF DEFAULT** The Board shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 8.4, if the Board determines cure is not possible or feasible, the Board may immediately deem Recipient in default without prior written notice or opportunity to cure.

8.5 **REMEDIES UPON DEFAULT** Upon the occurrence of any Event of Default, the Board shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement plus interest at the rate of ten percent (10%) per annum without presentment, demand, protest, notice of protest, notice of intention to accelerate, or other notice of any kind, all of which are expressly waived by Recipient.

8.6 **TERMINATION FOR CONVENIENCE** In addition to termination due to an Event of Default or nonappropriation of DIF funds, this Agreement may be terminated in whole, or in part, when the Board and Recipient agree that the continuation of the Project would not produce beneficial results commensurate with the future disbursement of funds.

8.7 **PROCEDURE UPON TERMINATION** If this Agreement is terminated for convenience, reimbursement shall be allowed for costs expended up to the date of termination determined by the Board to be in compliance with Iowa Code Chapter 15.281, the administrative procedures adopted by the Authority, and this Agreement. If this Agreement is terminated for an Event of Default, nonappropriation of funds, or a reduction of appropriated funds, the Board may, in its sole discretion, allow reimbursement or partial reimbursement for costs up to the date of termination determined by the Board to be in compliance with Iowa Code Chapter 15.281, procedures adopted by the Authority, and this Agreement. Recipient shall return to IEDA all unencumbered Grant funds within one (1) week of receipt of Notice of Termination. Any costs previously paid by the Board that are subsequently determined to be unallowable through audit procedures shall be returned to the Board within thirty (30) days of the disallowance.

ARTICLE 9 **GENERAL TERMS AND PROVISIONS**

9.1 **BINDING EFFECT** This Agreement shall be binding upon and shall inure to the benefit of the Board and Recipient and their respective heirs, successors, legal representatives, and assigns. The obligations, covenants, warranties, acknowledgments, waivers, agreements, terms, provisions, and conditions of this Agreement shall be jointly and severally enforceable against the parties to this Agreement.

9.2 **TIMELY PERFORMANCE** The parties agree that the dates and time periods specified in this Agreement are of the essence to the satisfactory performance of this Agreement.

9.3 **IOWA ECONOMIC DEVELOPMENT AUTHORITY RECOGNITION** The Project shall permanently recognize, in a manner acceptable to IEDA, the financial contribution to the Project made by the State of Iowa through the Destination Iowa Fund Program.

9.4 COMPLIANCE WITH LAWS AND REGULATIONS

(a) Recipient shall comply with all applicable State and federal laws, rules, ordinances, regulations

and orders. Recipient shall comply with Iowa Code Chapter 15.281 and any administrative procedures adopted by the Authority, and the terms and conditions of this Agreement.

(b) Recipient shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations and orders when performing within the scope of this Agreement, including without limitation, all laws applicable to the prevention of discrimination in employment, the administrative rules of the Iowa Department of Management or the Iowa Civil Rights Commission which pertain to equal employment opportunity and affirmative action, laws relating to prevailing wages, occupational safety and health standards, prevention of discrimination in employment, payment of taxes, gift laws, lobbying laws, and laws relating to the use of targeted small businesses as contractors or suppliers.

(c) Recipient declares that it has complied or will comply, in a timely fashion, with all federal, state, and local laws regarding permits, licenses, and clearances that may be required to carry out the Project.

(d) The Authority may consider the failure of Recipient to comply with any law or regulation as a material breach of this Agreement. In addition, Recipient may be declared ineligible for future Iowa Economic Development Authority assistance or be subjected to other sanctions, as defined by law, for failure to comply with this section.

9.5 SURVIVAL OF AGREEMENT Each provision of this Agreement shall be deemed severable from all other provisions of the Agreement and, if one or more of the provisions of the Agreement shall be declared invalid, the remaining provisions of the Agreement shall remain in full force and effect.

9.6 CHOICE OF LAW AND FORUM The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to any other principles of conflicts of law.

In the event any proceeding of a quasi-judicial or judicial nature is commenced in connection with this Agreement, the proceeding shall be brought in Des Moines, Iowa, in Polk County District Court for the State of Iowa, if such court has jurisdiction. If however, such court lacks jurisdiction and jurisdiction lies only in a United States District Court, the matter shall be commenced in the United States District Court for the Southern District of Iowa, Central Division.

This provision shall not be construed as waiving any immunity to suit or liability, in state or federal court, which may be available to the Iowa Economic Development Authority, the State of Iowa or their Board members, officers, employees or agents.

9.7 NO THIRD-PARTY BENEFICIARIES There are no third-party beneficiaries to this Agreement.

9.8 MODIFICATION Neither this Agreement nor any documents incorporated by reference in connection with this Agreement may be changed, waived, discharged, or terminated orally, but only as provided below:

(a) **WRITING REQUIRED** Any substantive change to a funded DIF project, including time extensions, budget revisions, and alterations to proposed activities, will be considered a modification that requires an amendment to the agreement. The Recipient shall request an amendment in writing. No amendment will be valid until approved by the Authority and signed by all parties.

Staff may approve one extension, not to exceed one year, provided that the extension does not cause the duration of the grant to exceed three years. Additional extensions will require Authority approval. Oral approvals of an extension shall not be valid. Any extension must be approved in writing. Recipient shall initiate the amendment process in writing. IEDA will review requests and determine and initiate appropriate amendment process.

(b) **AUTHORITY REVIEW** The Authority will consider whether an amendment request is so substantial as to necessitate reevaluating the Authority's original funding decision on the Project. The Authority will deny an amendment if it substantially alters the circumstances under which the Project funding was originally approved or if it does not meet requirements set forth in Iowa Code Chapter 15.281 or any administrative procedures adopted by the Authority.

9.9 **NOTICES** Except as otherwise specified herein, all notices hereunder shall be in writing and shall be given to the relevant party at its address or e-mail address identified in the Award Identification section on page one, or such other address or e-mail address as such party may hereafter specify by notice to the other parties provided by United States mail or by other telecommunication device capable of creating a written record of such notice and its receipt. Each such notice, request or other communication shall be effective (i) if given by e-mail, when such e-mail is transmitted to the e-mail address specified in the Award Identification section on page one and a confirmation of such e-mail has been received by the sender, (ii) if given by mail, five (5) days after such communication is deposited in the mail, certified or registered with return receipt requested, addressed as aforesaid or (iii) if given by any other means, when delivered at the addresses specified in this Agreement.

9.10 **WAIVERS** No waiver by the Authority of any default hereunder shall operate as a waiver of any other default or of the same default on any future occasion. No delay on the part of the Authority in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by the Authority shall preclude future exercise thereof or the exercise of any other right or remedy.

9.11 **LIMITATION** It is agreed by Recipient that the Authority shall not, under any circumstances, be obligated financially under this Agreement except to disburse funds according to the terms of the Agreement.

9.12 **ENFORCEMENT EXPENSES** Recipient shall pay upon demand all reasonable fees and expenses, including but not limited to the fees and expenses of the Authority's attorneys, including the Iowa Attorney General, experts and agents, in connection with the exercise or enforcement of any of the Authority's rights under the Agreement.

9.13 **HEADINGS** The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction and interpretation of this Agreement.

9.14 **EVENT OF AUTHORITY DISSOLUTION** Recipient hereby acknowledges that the Authority is a public instrumentality of the State of Iowa and that, in the event that the Authority is dissolved for any reason, the State of Iowa is entitled to enforce any right, title, or interest held by the Authority and that all Recipient's obligations hereunder are also owed to the State of Iowa.

9.15 **FINAL AUTHORITY** The Authority shall have the final authority to assess whether Recipient has complied with the terms of this Agreement. The Authority's decision shall be final and binding on all questions concerning the interpretation of this Agreement.

9.16 **INTEGRATION** This Agreement contains the entire understanding between Recipient and the Authority relating to this Project and any representations that may have been made before or after the signing of this Agreement, which are not contained herein, are nonbinding, void, and of no effect. None of the Parties has relied on any such prior representation in entering into this Agreement.

9.17 **COUNTERPARTS** This Agreement may be executed in any number of counterparts, each

of which shall be deemed an original, but all of which together shall constitute but the same instrument.

9.18 **DOCUMENTS INCORPORATED BY REFERENCE** The following documents are hereby incorporated by reference:

- (a) Exhibit A - DIF Application, as approved by the Iowa Economic Development Authority. Due to its size, Exhibit A will not be attached to this Agreement, but will be kept on file at IEDA.
- (b) Exhibit B - Project Description and Budget.

9.19 **ORDER OF PRIORITY** In the event of a conflict between documents, the following order of priority shall be applied:

- (a) Articles 1-10 of this Grant Agreement.
- (b) Exhibit B - Project Description and Budget.
- (c) Exhibit A - DIF Application as approved by the Iowa Economic Development Authority.

Signature Page to follow.

IN WITNESS WHEREOF in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Agreement and have caused their duly authorized representatives to execute this Agreement, effective as of the Effective Date first stated.

FOR RECIPIENT: City of Bondurant

By: _____ Date: _____
Authorized Signature

Printed Name and Title

FOR THE IOWA ECONOMIC DEVELOPMENT AUTHORITY

By: _____ Date: _____
Deborah Durham, Director

LIST OF EXHIBITS

Exhibit A	DIF Application as approved by the Iowa Economic Development Authority (on file with IEDA)
Exhibit B	Project Description and Budget

EXHIBIT B

PROJECT DESCRIPTION AND BUDGET

PROGRAM:	Destination Iowa Fund
AWARD NUMBER:	26-DIF-002
AWARD AMOUNT:	\$749,000
TOTAL PROJECT COST:	\$2,998,005
EFFECTIVE DATE:	September 19, 2025
PROJECT COMPLETION DATE:	September 30, 2027
RECIPIENT NAME:	City of Bondurant
RECIPIENT STREET ADDRESS:	200 2 nd Street NE
CITY, STATE, ZIP:	Bondurant, IA 50035
RECIPIENT EMAIL:	planning@cityofbondurant.com
PROJECT NAME:	Silo Commons
PROJECT ADDRESS:	TBD 2 nd St. NE, Bondurant, IA (Lot 3 Grain District Preliminary Plat)
AWARDING ENTITY:	Iowa Economic Development Authority
AWARDING ENTITY STREET ADDRESS:	1963 Bell Ave., Ste. 200
CITY, STATE, ZIP:	Des Moines, IA 50315
AWARDING ENTITY EMAIL:	destinationiowa@iowaeda.com

PROJECT FUNDING BUDGET			
DIF AWARD	VERIFIED MATCH	FUNDING GAP AT TIME OF AWARD	PROJECT TOTAL
\$749,000	\$2,149,231	\$99,774	\$2,998,005

Disbursement Ratio per Article 5.2(b) of this grant agreement: 28%

PROJECT DESCRIPTION
Silo Commons is a transformative outdoor performance and community venue located in the heart of Bondurant's Grain District. Project components include: 1. Construction of a permanent amphitheater integrated directly into the eastern face of the historic headhouse silo pack as an addition. This will include structural enhancements to the silo complex to support a fixed performance stage, canopy features for weather protection, professional-grade lighting and sound systems, and dedicated backstage support areas. 2. A first of its kind in Iowa, construction of a vertical rock-climbing experience is proposed for the north face of the silo pack. The 110-foot-tall climbing course will be constructed by the City on the existing silo structure and then leased to a qualified operator. 3. The development of an event lawn and site improvements will include grading and construction of a professionally landscaped event lawn capable of accommodating up to 850 attendees. The lawn will include permanent pedestrian pathways, integrated seating areas, and full ADA accessibility to support formal and informal use across all seasons. 4. Installation of an interactive bouldering feature adjacent to the event lawn to serve as a free recreational draw for youth and families. 5. Installation of hardscaped plaza space, expanded bike parking, permanent public restrooms, additional parking stalls, site furnishings, venue lighting, and integrated trail and pedestrian access features. 6. Integration of a large-scale mural and interactive lighted art display on the 185-foot-tall east-facing silo wall, creating a visually striking backdrop to the amphitheater stage.



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

Item No. 6.f.
For Meeting of 10/20/2025
Resolution

TITLE: -Resolution approving pay request no. 9 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$8,979.40

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #9 in the amount of \$8,979.40 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 August 30th, 2025. The Project has met substantial completion. There are a few minor punch list items and some plantings that need to be completed yet.

FUNDING SOURCE: LOSST, Grants, and Bond, supported by the General Obligation Debt Service Levy and TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-289
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 251020-289

RESOLUTION APPROVING PAY REQUEST NO. 9 TO BALL TEAM LLC FOR THE
BONDURANT CITY PARK RECONSTRUCTION PHASE 2 PROJECT IN THE
AMOUNT OF \$8,979.40

WHEREAS the Bondurant City Park Reconstruction Project Pay Request No. 9 was submitted on October 6th, 2025; AND

WHEREAS, the pay request no. 9 is for work completed through August 30th, 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. 9 to Ball Team LLC in the amount of \$8,979.40 is hereby approved.

Passed this 20th day of October 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

ALA 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:

APPLICATION DATE:

PERIOD TO:

PROJECT NO:

9

9/4/25

08/30/25

24-098

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD				
	CO#2 - COR No. 11: Glass Change (clear to satin etched)	1,484.00	1,484.00			1,484.00	0.00	74.20
	CO#2 - COR No. 12: PR 05 - 80 gal water heater, PVC insulation jacket	9,340.00	9,340.00			9,340.00	0.00	467.00
	CO#2 - COR No. 13: Transformer location change	15,059.00	15,059.00			15,059.00	0.00	752.95
	CO#2 - COR No. 14: PR 07 - Add 1 12" empty PVC electrical conduit	2,823.00	2,823.00			2,823.00	0.00	141.15
	CO#2 - COR No. 15: Street patch for water con	948.00	948.00			948.00	0.00	47.40
	CO#3 - COR No. 16: Furnish LV wiring / cabling to Lumiflow LED Lights & Bollard Activator	3,362.00	3,362.00			3,362.00	0.00	168.10
	CO#3 - COR No. 17: Add sidewalk at Water Building & change seed to sod per PR08.	10,012.00	10,012.00			10,012.00	0.00	500.60
	GRAND TOTALS	\$ 1,706,153.00	\$ 1,682,579.00	\$ 9,452.00	\$ -	\$ 1,692,031.00	\$ 14,122.00	\$ 84,601.55

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

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: 9

Distribution to:

☐	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

PERIOD TO: 08/30/25

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.

1. ORIGINAL CONTRACT SUM	\$	1,600,000.00
2. Net change by Change Orders	\$	106,153.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,706,153.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,692,031.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	84,601.55
b. 5 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	84,601.55
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,607,429.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,598,450.05
8. CURRENT PAYMENT DUE	\$	8,979.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	98,723.55

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$106,153.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$106,153.00	\$0.00
NET CHANGES by Change Order	\$106,153.00	

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:

By:  Date: 9/4/25
State of: Iowa County of: Polk
Subscribed and sworn to before me this 4th day of September
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 \$ 8,979.40

(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 RDG Planning & Design

By:  Date: 10/06/2025

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.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 9
APPLICATION DATE: 9/4/25

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

PERIOD TO: 08/30/25

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

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		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)		
1	General Conditions	\$ 239,339.00	234,552.00	\$ 2,394.00	\$ -	\$ 236,946.00	99%	\$ 2,393.00	\$ 11,847.30
2	Survey & Layout	6,900.00	6,900.00		0.00	6,900.00	100%	0.00	345.00
3	Temp Fence	10,217.00	10,217.00		0.00	10,217.00	100%	0.00	510.85
4	Site Demo & Grading	56,200.00	56,200.00		0.00	56,200.00	100%	0.00	2,810.00
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	2,225.00		0.00	2,225.00	100%	0.00	111.25
7	Storm Drainage	22,625.00	22,625.00		0.00	22,625.00	100%	0.00	1,131.25
8	Erosion Control	6,000.00	3,600.00	2,400.00	0.00	6,000.00	100%	0.00	300.00
9	Landscaping	25,236.00	16,015.00		0.00	16,015.00	63%	9,221.00	800.75
10	Concrete - Water Building Footing, Wall, & Sla	53,250.00	53,250.00		0.00	53,250.00	100%	0.00	2,662.50
11	Concrete - Spray Ground Footing & Wall	34,000.00	34,000.00		0.00	34,000.00	100%	0.00	1,700.00
12	Concrete - Spray Ground Slab	39,000.00	39,000.00		0.00	39,000.00	100%	0.00	1,950.00
13	Concrete - Sidewalks	22,275.00	22,275.00		0.00	22,275.00	100%	0.00	1,113.75
14	Concrete - Misc.	6,850.00	6,850.00		0.00	6,850.00	100%	0.00	342.50
15	Masonry - CMU	18,775.00	18,775.00		0.00	18,775.00	100%	0.00	938.75
16	Masonry - Stone	14,775.00	14,775.00		0.00	14,775.00	100%	0.00	738.75
17	Rough Carpentry Materials - Glu-lams	22,950.00	22,950.00		0.00	22,950.00	100%	0.00	1,147.50
18	Rough Carpentry Materials	44,148.00	44,148.00		0.00	44,148.00	100%	0.00	2,207.40
19	Carpentry Installation (Div 6 Rough, Div 8, Div	22,340.00	22,340.00		0.00	22,340.00	100%	0.00	1,117.00
20	Finish Carpentry Materials & Installation	7,228.00	7,228.00		0.00	7,228.00	100%	0.00	361.40
21	Gutter & Downspouts	4,150.00	0.00	4,150.00	0.00	4,150.00	100%	0.00	207.50
22	Sofit & Fascia	8,000.00	8,000.00		0.00	8,000.00	100%	0.00	400.00
23	Exterior Trim	2,280.00	2,280.00		0.00	2,280.00	100%	0.00	114.00
24	Siding	16,000.00	16,000.00		0.00	16,000.00	100%	0.00	800.00
25	Roofing	15,750.00	15,750.00		0.00	15,750.00	100%	0.00	787.50
26	Air Barrier, Weather Barrier, Floor Sealer & Sea	12,500.00	12,500.00		0.00	12,500.00	100%	0.00	625.00
27	Doors, Frames, Windows, & Louvers Materials	32,049.00	32,049.00		0.00	32,049.00	100%	0.00	1,602.45
28	Glass & Glazing	3,095.00	3,095.00		0.00	3,095.00	100%	0.00	154.75
29	Drywall / Synthetic Plaster Finish System	35,050.00	35,050.00		0.00	35,050.00	100%	0.00	1,752.50
30	Painting	8,565.00	8,565.00		0.00	8,565.00	100%	0.00	428.25
31	Specialties Materials	1,450.00	1,450.00		0.00	1,450.00	100%	0.00	72.50
32	Mechanical - Mobilization	20,000.00	20,000.00		0.00	20,000.00	100%	0.00	1,000.00
33	Mechanical - Underground Process	77,419.00	77,419.00		0.00	77,419.00	100%	0.00	3,870.95
34	Mechanical - Perimeter Drain	20,000.00	20,000.00		0.00	20,000.00	100%	0.00	1,000.00

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

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: 9
APPLICATION DATE: 9/4/25
PERIOD TO: 08/30/25
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		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)		
35	Mechanical - Feature Embeds	30,000.00	30,000.00		0.00	30,000.00	100%	0.00	1,500.00
36	Mechanical - Spray Features	255,000.00	255,000.00		0.00	255,000.00	100%	0.00	12,750.00
37	Mechanical - Interior Plumbing	18,000.00	18,000.00		0.00	18,000.00	100%	0.00	900.00
38	Mechanical - Sprayground Filter Equipment	45,000.00	45,000.00		0.00	45,000.00	100%	0.00	2,250.00
39	Mechanical - HVAC	6,000.00	4,000.00		0.00	4,000.00	67%	2,000.00	200.00
40	Electrical - Sitework Materials	17,815.00	17,815.00		0.00	17,815.00	100%	0.00	890.75
41	Electrical - Sitework Labor	7,410.00	7,410.00		0.00	7,410.00	100%	0.00	370.50
42	Electrical - Gear	89,796.00	89,796.00		0.00	89,796.00	100%	0.00	4,489.80
43	Electrical - Materials	22,600.00	22,600.00		0.00	22,600.00	100%	0.00	1,130.00
44	Electrical - Labor	32,904.00	32,904.00		0.00	32,904.00	100%	0.00	1,645.20
45	Electrical - Lighting Materials	62,130.00	62,130.00		0.00	62,130.00	100%	0.00	3,106.50
46	Electrical - Lighting Labor	27,775.00	27,775.00		0.00	27,775.00	100%	0.00	1,388.75
47	Electrical - Sitework Materials	3,195.00	3,195.00		0.00	3,195.00	100%	0.00	159.75
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	4,704.00	48.00	0.00	4,752.00	99%	48.00	237.60
50	Contractor Fee	46,000.00	45,080.00	460.00	0.00	45,540.00	99%	460.00	2,277.00
51	CO#1 - COR No. 1: Change Gear Package Enclosure from NEMA 4X to NEMA 3R	(29,568.00)	(29,568.00)			(29,568.00)	100%	0.00	(1,478.40)
52	CO#1 - COR No. 4: Per CMT Inspection - Over Excavate 18" of Poor Soil & Replace with Rock	1,595.00	1,595.00			1,595.00	100%	0.00	79.75
53	CO#1 - COR No. 5: ASI#3 - Civil - Add Precast Concrete Manhole for Biding Drain Tile & Sump Pump	4,570.00	4,570.00			4,570.00	100%	0.00	228.50
	CO#1 - COR No. 6: PR 02 - Add Swing Play Area (Swings, Play Surface & Concrete)	82,329.00	82,329.00			82,329.00	100%	0.00	4,116.45
	CO#1 - COR No. 7: PR 03 - Add Woodford Model 67C HB-1 Hose Bib for Water Building	647.00	647.00			647.00	100%	0.00	32.35
	CO#1 - COR No. 8: PR 01 - Upgrade Chem Controller	1,657.00	1,657.00			1,657.00	100%	0.00	82.85
	CO#2 - COR No. 9: Electrical work for water building - draing tile sump pump	1,895.00	1,895.00			1,895.00	100%	0.00	94.75

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: 9
APPLICATION DATE: 9/4/25
PERIOD TO: 08/30/25
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		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)		
	CO#2 - COR No. 11: Glass Change (clear to satin etched)	1,484.00	1,484.00			1,484.00	100%	0.00	74.20
	CO#2 - COR No. 12: PR 05 - 80 gal water heater, PVC insulation jacket	9,340.00	9,340.00			9,340.00	100%	0.00	467.00
	CO#2 - COR No. 13: Transformer location change	15,059.00	15,059.00			15,059.00	100%	0.00	752.95
	CO#2 - COR No. 14: PR 07 - Add 1 12/" empty PVC electrical conduit	2,823.00	2,823.00			2,823.00	100%	0.00	141.15
	CO#2 - COR No. 15: Street patch for water con	948.00	948.00			948.00	100%	0.00	47.40
	CO#3 - COR No. 16: Furnish LV wiring / cabling to Lumiflow LED Lights & Bollard Activator	3,362.00	3,362.00			3,362.00	100%	0.00	168.10
	CO#3 - COR No. 17: Add sidewalk at Water Building & change seed to sod per PR08.	10,012.00	10,012.00			10,012.00	100%	0.00	500.60
	GRAND TOTALS	\$ 1,706,153.00	\$ 1,682,579.00	\$ 9,452.00	\$ -	\$ 1,692,031.00	99%	\$ 14,122.00	\$ 84,601.55

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

Item No. 6.g.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution authorizing the Disposal of Surplus Property - Electronics

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in possession of property, predominantly electronics, that is broken or past its usable lifespan. Staff propose to dispose of the property in an appropriate manner.

Below is a list of items and reason for their disposal.

Item Description	Condition / Issue
HP monitor	Does not display
Koorui monitor	Does not display
Amazon Basics battery backup	Does not work
Lenovo laptop	Battery expanded
CyberPower battery backup	Does not work
Microsoft keyboard and mouse	Does not work
Dell keyboard and mouse	Does not work
Logitech mouse	Does not work
iPad keyboard case	Does not work
(2) HP desktops	No longer usable
(2) HP keyboards	Does not work

The attached resolution authorizes staff to dispose of the items in an appropriate manner.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-290

CITY OF BONDURANT
RESOLUTION NO. 251020-290

RESOLUTION AUTHORIZING THE DISPOSAL OF SURPLUS PROPERTY -
ELECTRONICS

WHEREAS the City of Bondurant is in possession of property, predominantly electronics, that is broken or past its usable lifespan; AND

WHEREAS the City proposes to dispose of the property in an appropriate manner; AND

WHEREAS the property consists of:

Item Description	Condition / Issue
HP monitor	Does not display
Koorui monitor	Does not display
Amazon Basics battery backup	Does not work
Lenovo laptop	Battery expanded
CyberPower battery backup	Does not work
Microsoft keyboard and mouse	Does not work
Dell keyboard and mouse	Does not work
Logitech mouse	Does not work
iPad keyboard case	Does not work
(2) HP desktops	No longer usable
(2) HP keyboards	Does not work

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

1. The above-referenced items are deemed to be surplus property with no value; and
2. City staff are hereby authorized to dispose of the surplus property in an appropriate manner.

Passed this 20th day of October 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				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.h.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution affixing a public hearing to consider the request to modify the Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant

CONTACT PERSON:

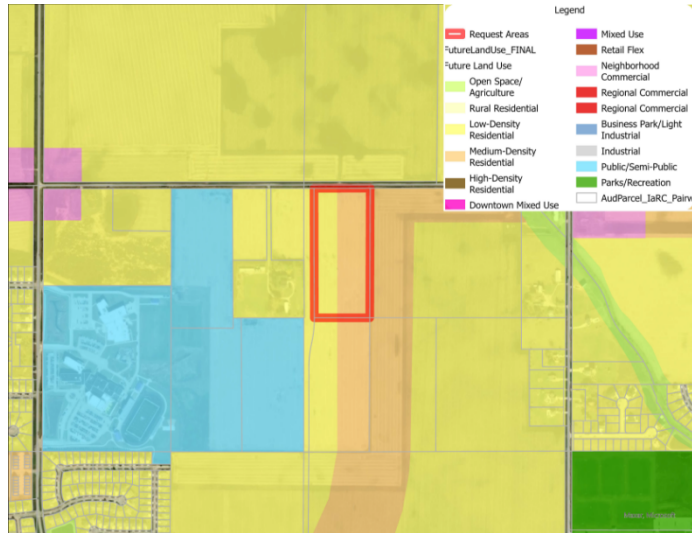
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing on a request from Paramount Land Company to amend the Future Land Use Map. The request would amend Parcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential. The request would allow for single-family residential development to take place on the property. An aerial of the proposed amendment area can be found below:

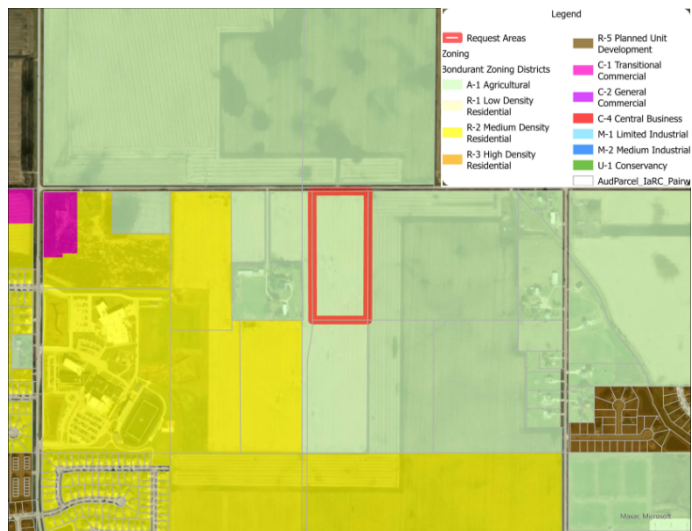


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Low- and Medium-Density Residential. The current Future Land Use Map with the proposed

amendment area outlined can be seen below.



The property in question is currently zoned A-1 Agricultural. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in red on the City Zoning Map below:



The Future Land Use Map shows medium-density residential proposed along the eastern and western sides of a north/south street corridor. This street corridor (Truman Street NE) has been shifted to the west from what was originally shown in the approved Future Land Use Map. The Building Bondurant Comprehensive Plan states that Medium-Density Residential land use category includes townhomes, rowhouse, cottage home developments and single-family where necessary. The residential density for Medium-Density Residential is listed as 7-12 dwellings per acre. The residential density for High-Density Residential is 12 or more dwellings per acre, and ideal for apartment

and condominium development with townhomes or rowhouses where appropriate.

The High Density Residential Future Land Use designation translates most closely to the City's High Density Residential (R-3) District. This zoning district allows for single-family residential development with 65-foot minimum width requirements.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approving the Future Land Use Map amendment at their October 7, 2025 meeting.

Staff recommends approving the resolution to affix the public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-291

CITY OF BONDURANT
RESOLUTION NO. 251020-291

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO
MODIFY FUTURE LAND USE MAP FOR GEOPARCEL 8022.30.200.020 FROM LOW-
AND MEDIUM-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL

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 amend the Future
Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density
Residential to High-Density Residential, on property described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV
257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE
COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD
SEC 30-80-22.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 3rd day of
November, 2025 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant,
Polk County, Iowa at which time the Council will hear public comments on the proposed
change in the Future Land Use map.

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 20th day of
October 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 November 3rd, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to amend the Future Land Use Map from Low- and Medium-Density Residential to High-Density Residential on GeoParcel 8022.30.200.020, property further described as follows:

-EX BEG N $\frac{1}{4}$ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV 257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ LESS RD SEC 30-80-22.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 6.i.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider a request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020 for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

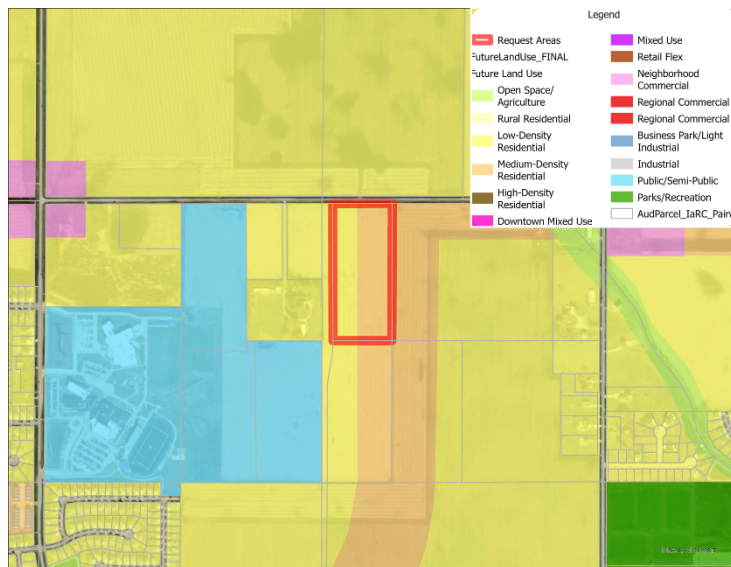
BRIEF HISTORY & ANALYSIS: Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.020, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the zoning from A-1 Agricultural to R-3 High Density Residential. The request area is highlighted below.



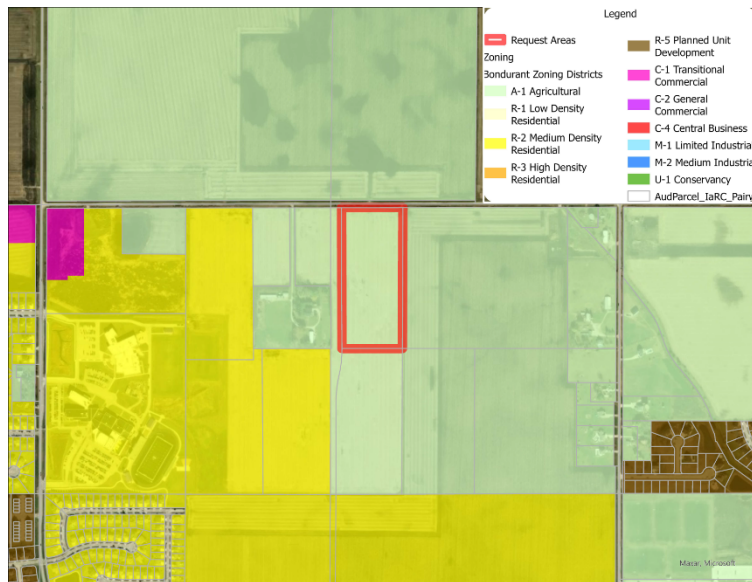
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities,

the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – Paramount Land Company has requested an amendment to the 2022 Future Land Use Map. The amendment would change the request area from Low- and Medium-Density Residential to High-Density Residential. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 8022.30.200.020 is currently zoned as A-1 Agricultural. Paramount Land Company is requesting to rezone the property to R-3 High Density Residential. There is R-2 Medium Density Residential Districts located to the south and west of the subject property. A-1 Agricultural Districts are located to the north and east of the subject property. In August, the Planning and Zoning Commission voted to recommend approval of a rezoning request for the property directly south of the subject property. This rezoning was approved by the City Council and rezoned the property from A-1 Agricultural to R-3 High Density Residential. The zoning map has not yet reflected this recent rezoning.



Parkland Dedication – Parkland dedication is required for residential developments and will be addressed when a preliminary plat is submitted for review.

Streets – The property will be accessible from Truman Drive NE. All internal streets will be reviewed when a preliminary plat is submitted for review.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities will be addressed during the platting process.

FEMA Floodplain – this development is not located in 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 – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

The attached resolutions sets the date for a public hearing to consider this request. The Planning and Zoning Commission voted 7-0 to recommend approving the rezoning request for GeoParcel 8022.30.200.020 from the Agricultural (A-1) District to the High Density Residential (R-3) District at their October 7, 2025, meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-292

CITY OF BONDURANT
RESOLUTION NO. 251020-292

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY
RESIDENTIAL (R-3) DISTRICT ON PROPERTY LOCATED AT GEOPARCEL
8022.30.200.020

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
GeoParcel 8022.30.200.020 from the Agricultural (A-1) District to the High Density
Residential (R-3) District, on property further described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV
257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE
COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD
SEC 30-80-22.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 3rd day of
November 2025 at 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 20th day of
October 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 November 3, 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 High Density Residential (R-3) District, on property described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV 257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD SEC 30-80-22.

All interested parties are encouraged to attend.

CITY CLERK

SHELBY HAGAN,



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

Item No. 6.j.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider adoption of the Pleasantview Park Master Plan for November 3, 2025, at 6:00 p.m.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

The attached resolution affixes a date for a public hearing at 6:00 p.m. on Monday, November 3, 2025, to consider adoption of the Pleasantview Park Master Plan. Pleasantview Park, a new, 8.6-acre neighborhood park west of the new elementary school, is being established in coordination with the Bondurant-Farrar Community School District, which is providing the land to the City of Bondurant for the purpose of park improvements. These improvements are intended not only to serve surrounding neighborhoods but also to create a safe and accessible pedestrian connection from the existing residential areas along Lincoln Street NE eastward to the new school campus area.



The Pleasantview Park Master Plan provides a detailed, site-specific guide for future development, including conceptual layouts for public fishing ponds, a fishing pier, a playground, natural landscaping, and trail linkages. It also establishes a phased framework for implementation, allowing improvements to occur incrementally as funding becomes available.

Adoption of the Pleasantview Park Master Plan is consistent with the goals and policies outlined in the Building Bondurant Comprehensive Plan, particularly those found in Chapter 9: Parks & Recreation and Chapter 8: Natural Resources. Chapter 9 emphasizes maintaining a high level of park service, expanding neighborhood parks in developing areas, and strengthening pedestrian and trail connectivity throughout the community. Chapter 8 highlights the importance of preserving and enhancing natural resources, utilizing native landscaping, and integrating sustainable stormwater management into public spaces. The Pleasantview Park Master Plan directly supports these objectives by incorporating native plantings, stormwater-conscious design, and accessible trail systems that connect nearby residential neighborhoods to schools and community destinations.

The Parks & Recreation Board will review the draft master plan during its meeting on October 16, 2025.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-293
2. Pleasantview Park Master Plan

CITY OF BONDURANT
RESOLUTION NO. 251020-293

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER
ADOPTION OF THE PLEASANTVIEW PARK MASTER PLAN

WHEREAS the City of Bondurant recognizes the importance of providing quality parks, recreation facilities, and trail connections that support the goals and objectives outlined in the Building Bondurant Comprehensive Plan; AND

WHEREAS the City is establishing Pleasantview Park as a new 8.6-acre neighborhood park west of the new elementary school; AND

WHEREAS the planned park improvements will serve surrounding neighborhoods and facilitate a safe and accessible pedestrian connection from existing residential areas along Lincoln Street NE eastward to the new school campus area; AND

WHEREAS the Pleasantview Park Master Plan provides a detailed, site-specific guide for future park development, including conceptual layouts for public fishing ponds, a fishing pier, a playground, natural landscaping, and trail linkages, as well as a phased framework for implementation as funding becomes available; AND

WHEREAS the Pleasantview Park Master Plan is consistent with the Building Bondurant Comprehensive Plan, particularly Chapter 9: Parks & Recreation and Chapter 8: Natural Resources, which emphasize maintaining a high level of park service, expanding neighborhood parks in growing areas, enhancing pedestrian and trail connectivity, and integrating sustainable stormwater and native landscaping practices into public spaces; AND

WHEREAS the City's Parks & Recreation Board is scheduled to review the Pleasantview Park Master Plan during its meeting on October 16, 2025; AND

WHEREAS before the City Council may adopt said plan, it is necessary to fix a date for a public hearing to provide opportunity for public comment and review.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that a public hearing be held at 6:00 p.m. on Monday, November 3, 2025, in the Council Chambers at Bondurant City Hall, to consider adoption of the Pleasantview Park Master Plan.

BE IT FURTHER RESOLOVED 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 20th day of October 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

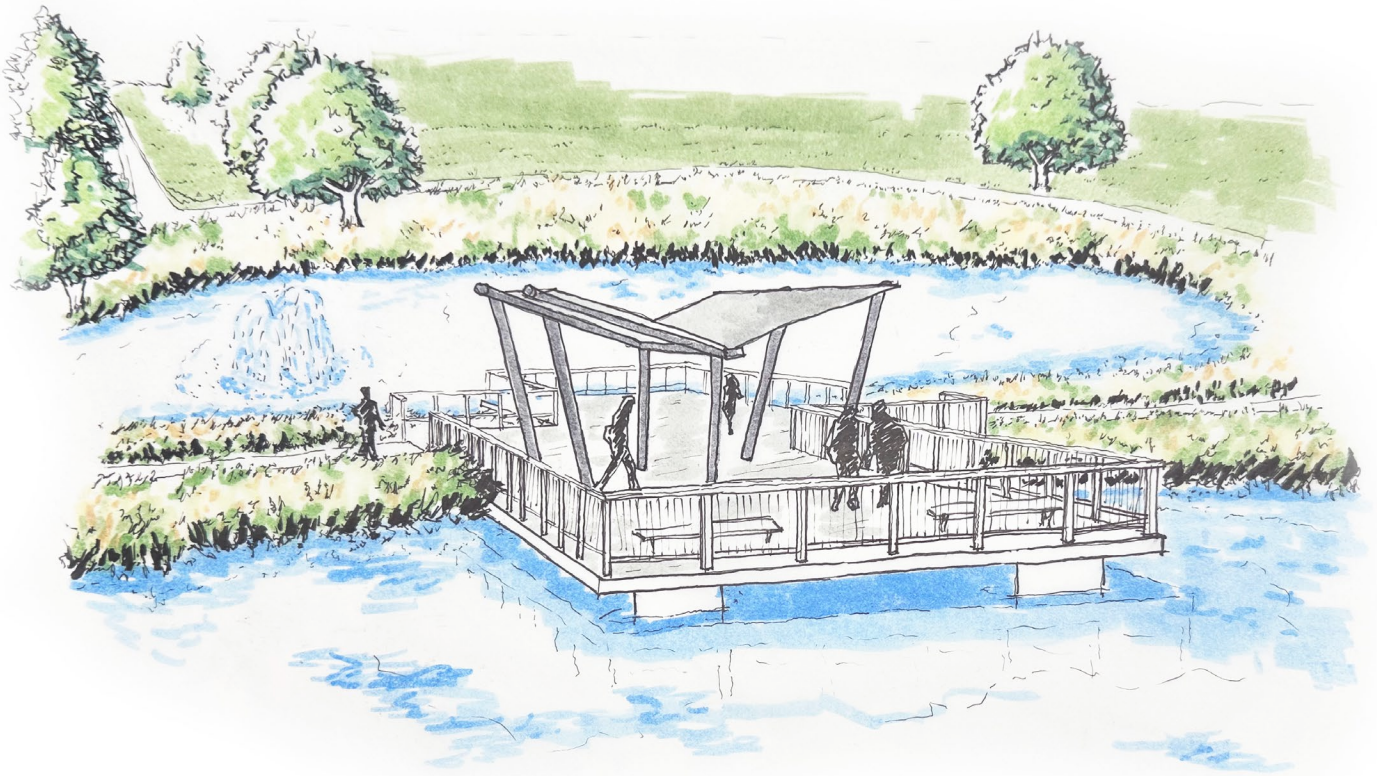
Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on November 3, 2025 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider adopting the Pleasantview Park Master Plan. All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

BONDURANT PLEASANTVIEW PARK MASTER PLAN



SEPTEMBER 26, 2025



CONFLUENCE

ACKNOWLEDGMENTS

CITY STAFF

- » Marketa Oliver / City Administrator
- » Maggie Murray / Planning & Community Development Director
- » Katie Klus / Communications & Events Coordinator
- » Tiffany Luing / Economic Development Coordinator

PARKS AND RECREATION BOARD

- » Dennis Lyman / Chair
- » Emily Karwoski / Vice Chair
- » Marian Collison / Member
- » Nic Robinson / Member
- » Aaron Rasmussen / Member
- » Seth Williams / Member



CONFLUENCE



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- Site Plan Graphic

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- Plant Palette
- Playground
- Fishing Pier

3

IMPLEMENTATION

.P 14

- Phasing Strategy
- Opinion of Probable Cost

PROJECT OVERVIEW

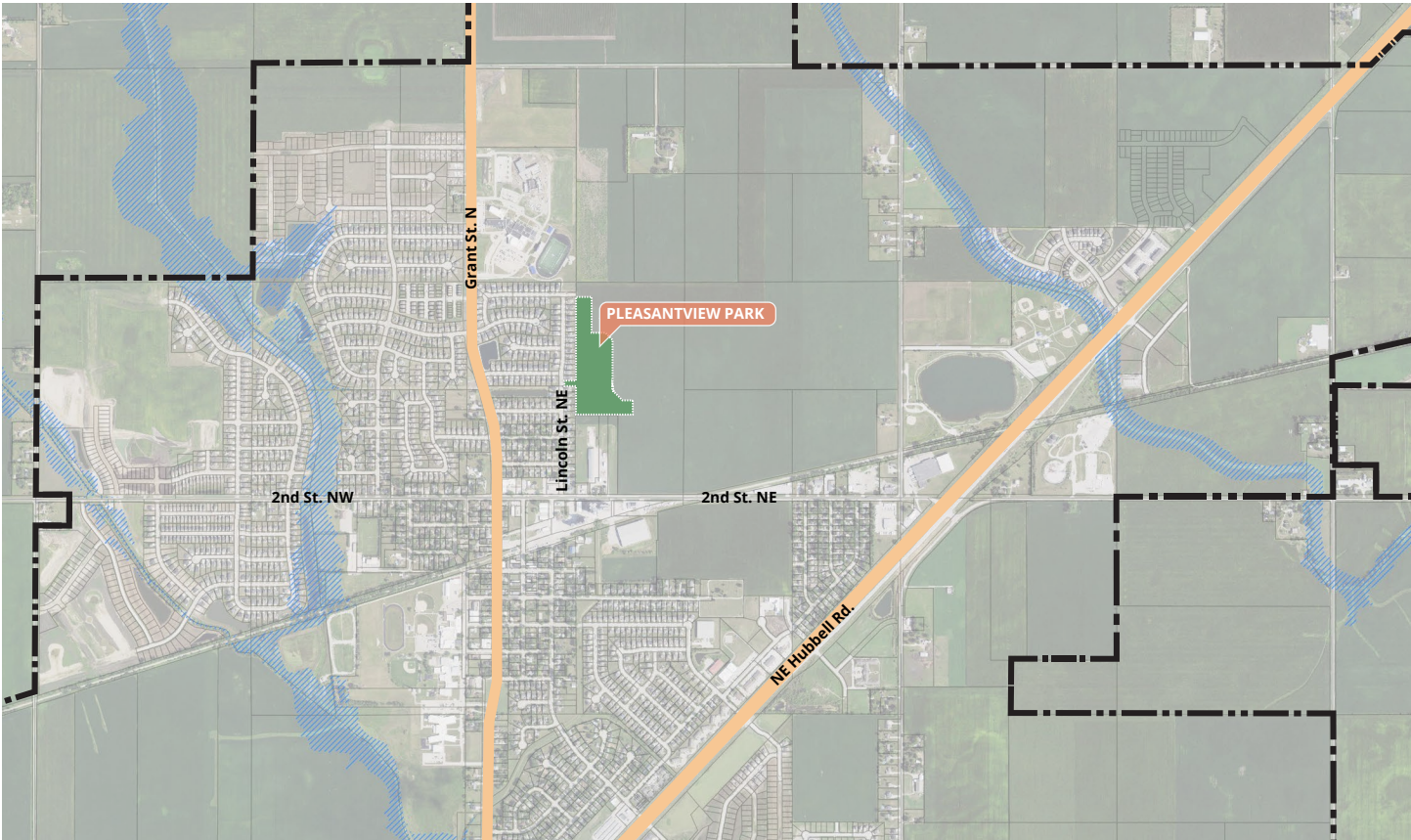
SUMMARY

This master plan establishes a vision for a vibrant neighborhood park east of the Pleasant Grove and Fieldview neighborhoods. Located on approximately 8.6 acres west of the new elementary school and accessed from Lincoln Street NE, the park is designed to serve as a complementary amenity for nearby residents and the broader community.

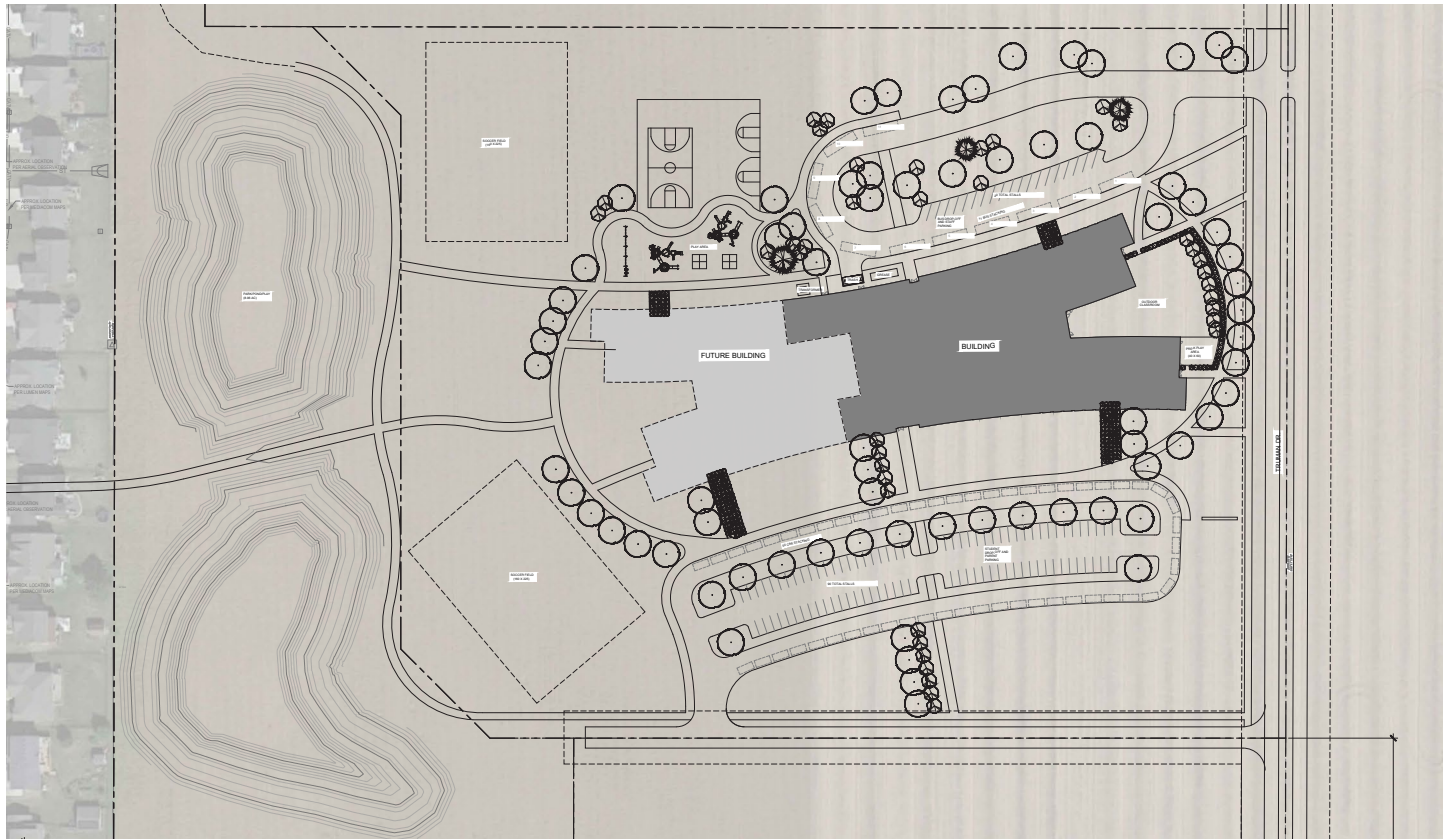
The master plan centers around two large ponds, which will provide both scenic value and recreational opportunities. A central fishing pier spans both ponds, offering accessible connections to the water for fishing. Surrounding the pond, a network of trails will create a scenic and inviting environment for walking, running, and biking, while also providing pedestrian connections to the adjacent neighborhood, school, and greater trail network.

Multi-generational programming will be supported by a new playground, designed to serve children from ages 2-12. Flanked by bench and table-style seating options, the playground aims to serve both active and passive users and provide ample seating for caretakers and parents.

Pleasantview Park is envisioned as a welcoming destination that strengthens the established communities west of the park, while also supporting the continued growth of the community eastward.



context map of Pleasantview Park vicinity.



Pleasantview Park in context of the adjacent new elementary school.

PROJECT OVERVIEW

SECTION 1



DESIGN ELEMENTS

SECTION 2

PLANTING PLAN

The plant palette is organized into three distinct but complementary typologies that celebrate the site's natural character while enhancing user experience.

POND EDGE: Native prairie grasses and forbs that create a resilient, low-maintenance buffer that stabilizes soils, improves habitat, and frames views of the waters. An example mix of this typology would be the "Pollinator Palooza" seed mix by Prairie Moon Nursery.
<https://www.prairiemoon.com/pollinator-palooza-seed-mix>

WETLAND AREA: Introduces scattered Baldcypress (Taxodium distichum) trees along native sedges and bromes, reinforcing ecological function while adding seasonal interest and educational value. An example mix of this typology would be the "Short Sedge Meadow" seed mix by Prairie Moon Nursery.
<https://www.prairiemoon.com/short-sedge-meadow-seed-mix>

PARKLAND AREA: Establishes a canopy of large shade trees, flowering understory species, and select evergreens for screening, creating a comfortable and visually diverse setting.



example pond edge with native grasses and forbs.



example wetland comprised of sedges and scattered trees.

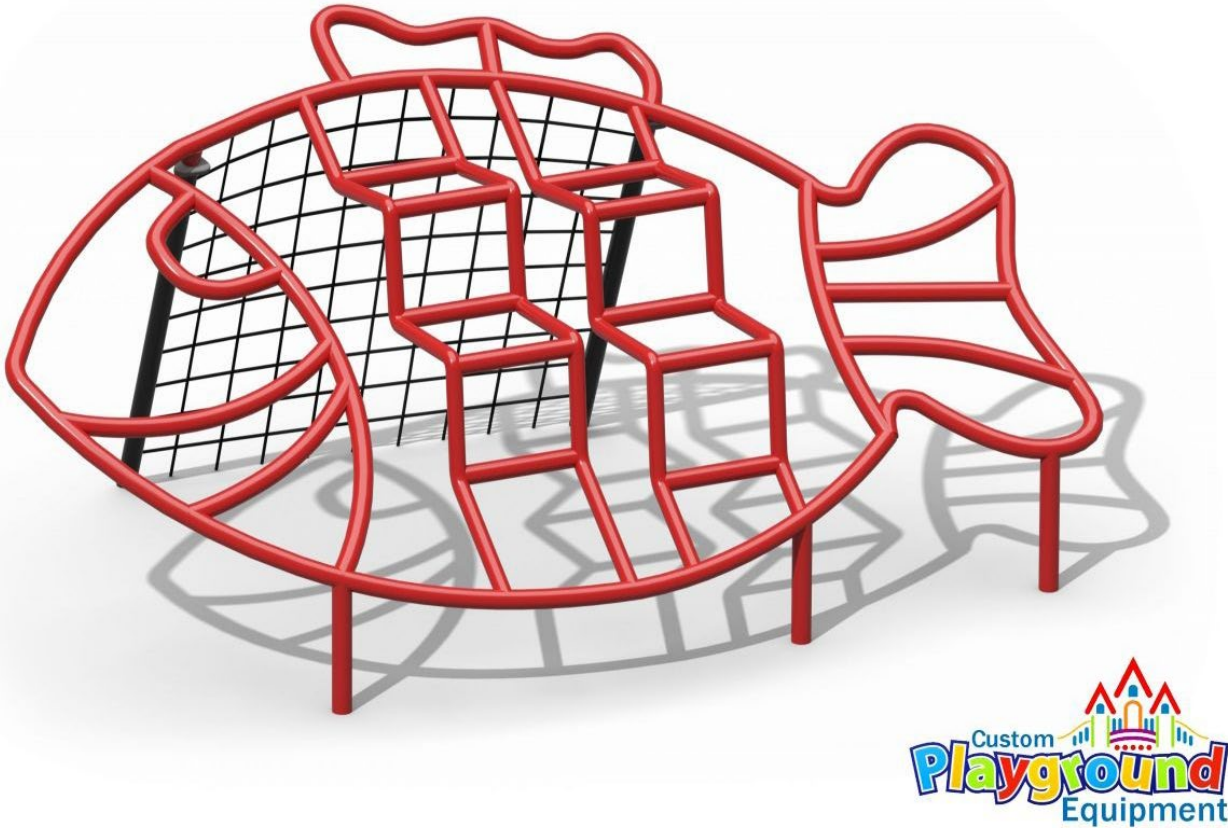
DESIGN ELEMENTS

SECTION 2

PLAYGROUND DESIGN

The process of selection for playground equipment began with a preliminary visual preferencing exercise, engaging stakeholders to identify themes and styles that would resonate with the community. From this exercise, a preference for a “nautical” and “fish” themed playground emerged, playfully reflecting the character of the central ponds of the park.

Based on this initial direction, three qualified playground vendors were invited to develop proposals. Each vendor prepared a unique layout and equipment package that interpreted the theme while offering varied play experiences. After careful consideration of these submittals, a proposal from Burke was selected due to the high play value, and diversity of activities among age groups.



an additional climber equipment piece to be integrated into the playground.



west-facing view of playground equipment.



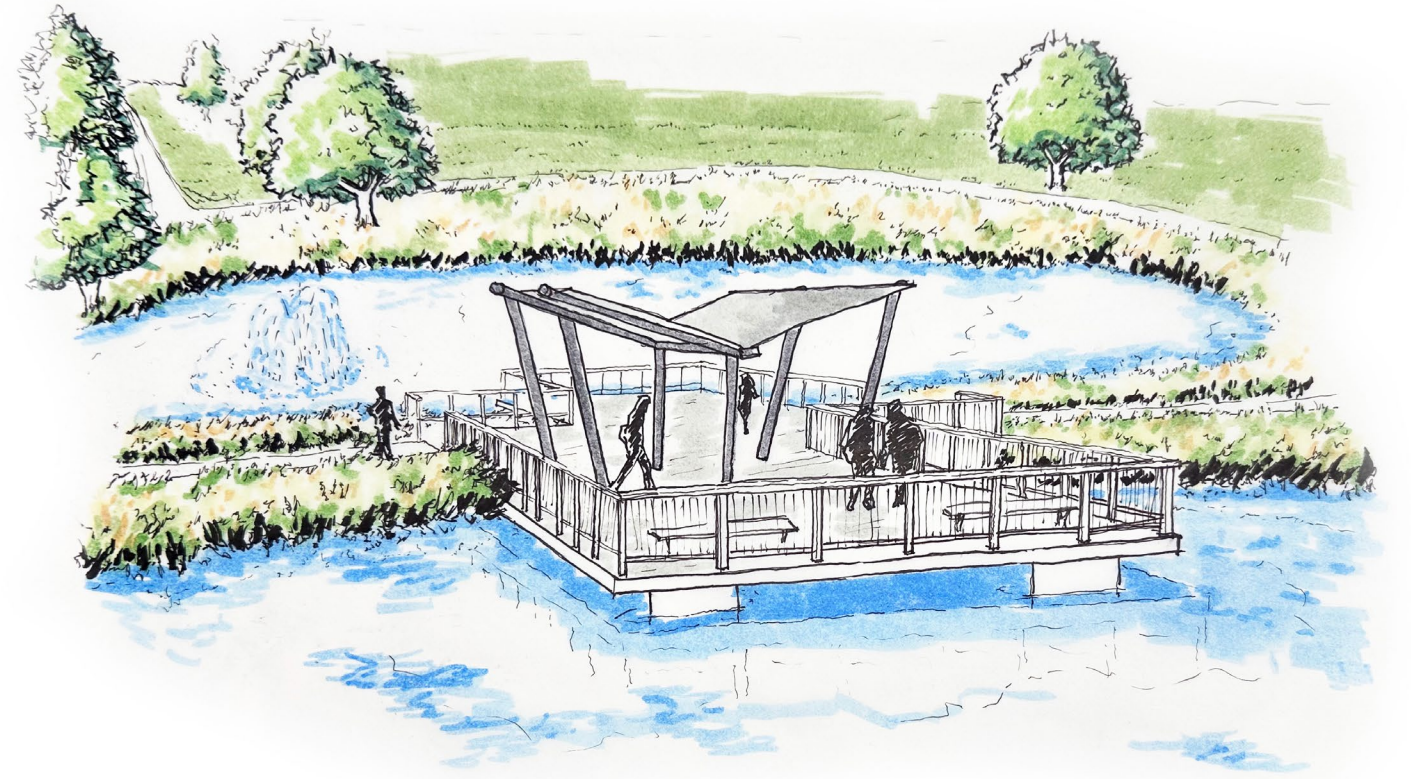
close-up of central play structure.

DESIGN ELEMENTS

FISHING PIER DESIGN

The fishing pier is envisioned as a durable and inviting destination as the central focal point of the park. The pier will feature a precast concrete deck and substructure for longevity and minimal maintenance, complemented by galvanized aluminum guardrails for safety and durability. Integrated shade structures provide respite during warm summer months, along with multiple types of seating elements.

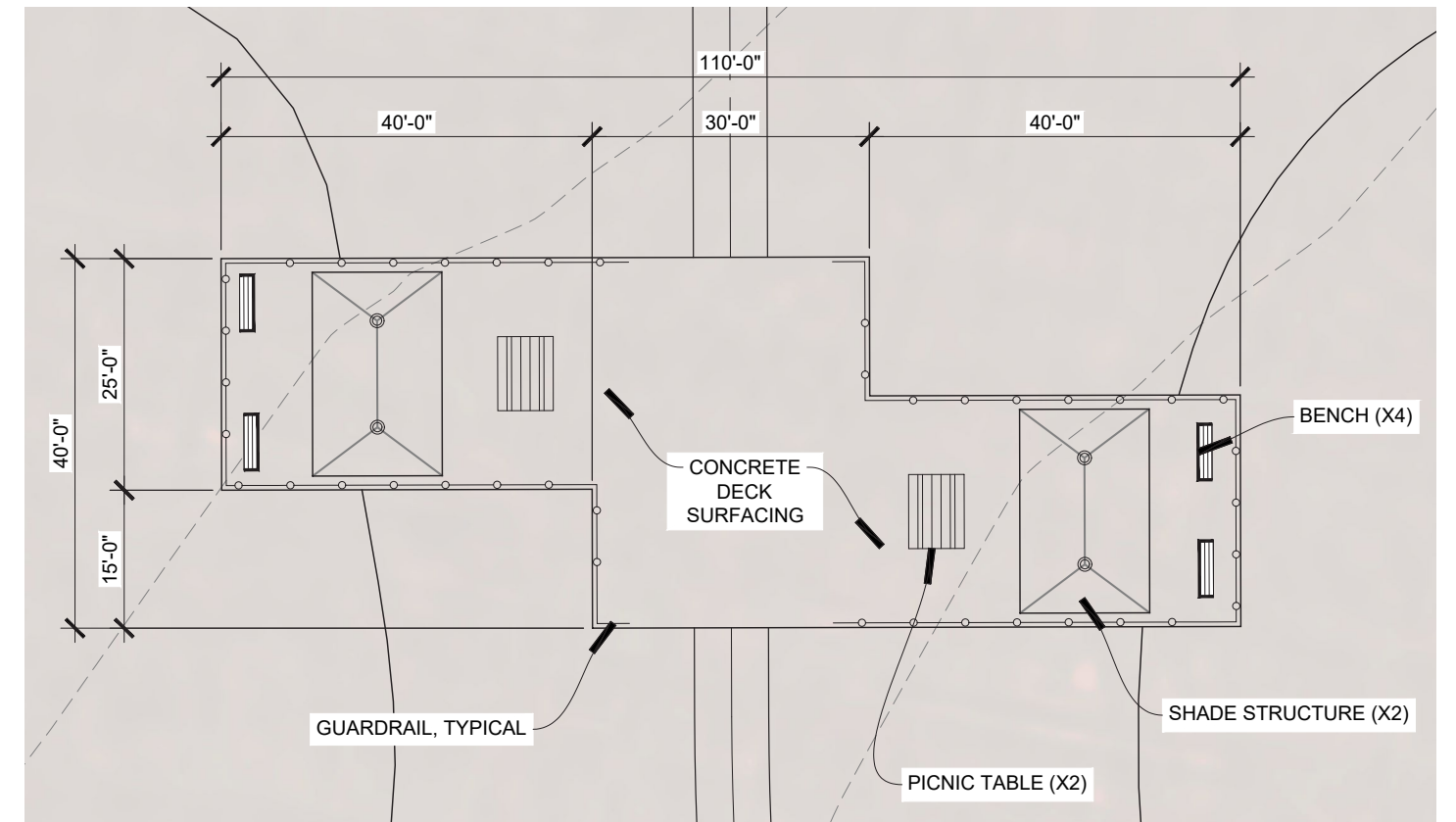
SECTION 2



perspective sketch of fishing pier.



options for a final shade structure include shade sails, fabric structures, or a full-roof shelter.



dimensioned layout plan of fishing pier.



IMPLEMENTATION

OPINION OF PROBABLE COST

PHASE 1 = \$659,712.00

PHASE 2 = \$214,272.00

PHASE 3 = \$174,976.00

TOTAL ANTICIPATED COST = \$1,048,960.00

SOFT COST CONSIDERATIONS

In the cost estimate breakout each phase includes additional "soft costs" to account for contingencies and additional contractor markups. Each phase includes the following costs:

Mobilization: Approximately 10% of project subtotal, covers equipment and personnel logistics generally incurred by general contractors.

General Conditions: 8% of project subtotal, included to account for contractor bonding requirements, overhead and profit.

Contingency: 12% of project subtotal, covers unforeseen changes cost during course of construction (i.e., design changes, inflation costs, substitutions, etc.)

Design and Engineering Fees: 8% of project subtotal, used for general budgeting for design development and construction documentation phase of project in preparation of construction.



Phase 1 Anticipated Project Cost	\$	659,712.00

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard

ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
General	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00	
Erosion Control	1	LS	\$ 3,000.00	\$ 3,000.00	
Finish Grading	1	LS	\$ 6,000.00	\$ 6,000.00	
Pond Construction	1	LS	\$ 200,000.00	\$ 200,000.00	
Subtotal				\$259,000.00	
Electrical	Qty	Unit	Unit Cost	Item Total	Remarks
Electrical Service	1	LS	\$ 30,000.00	\$ 30,000.00	
Subtotal				\$30,000.00	
Surfacing & Hardscape	Qty	Unit	Unit Cost	Item Total	Remarks
5" P.C.C. Paving	20,400	LS	\$ 6.00	\$ 122,400.00	
Decomposed Granite Aggregate Pathway	4,200	LF	\$ 5.00	\$ 21,000.00	
Subtotal				\$143,400.00	
Site Amenities	Qty	Unit	Unit Cost	Item Total	Remarks
Entry Signage	1	EA	\$ 14,000.00	\$ 14,000.00	Neighborhood Park sign type
Pond Aerator	2	EA	\$ 3,000.00	\$ 6,000.00	
Trash Receptacles	4	EA	\$ 1,200.00	\$ 4,800.00	
Bike Racks	4	EA	\$ 800.00	\$ 3,200.00	
Subtotal				\$28,000.00	
Seeding & Landscape	Qty	Unit	Unit Cost	Item Total	Remarks
Lawn Seed	1.5	AC	\$ 4,500.00	\$ 6,750.00	Entry areas & perimeter of park
Native Seed	3.4	AC	\$ 8,000.00	\$ 27,200.00	Pond edge
Wetland Area	1.0	SF	\$ 8,000.00	\$ 8,000.00	NW site area
Overstory Trees	15	EA	\$ 550.00	\$ 8,250.00	1.5" caliper
Understory Trees	6	EA	\$ 350.00	\$ 2,100.00	6' height
Evergreen Trees	6	EA	\$ 450.00	\$ 2,700.00	4' height
Subtotal				\$55,000.00	
Subtotal				\$515,400.00	
General Conditions	8%		\$	41,232.00	
Contingency	12%		\$	61,848.00	
Design and Engineering Fees	8%		\$	41,232.00	
Total				\$659,712.00	

IMPLEMENTATION

SECTION 3

Phase 2 Anticipated Project Cost	\$	214,272.00

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard

ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
General	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 22,000.00	\$ 22,000.00	
Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00	
Finish Grading	1	LS	\$ 2,000.00	\$ 2,000.00	
Subtotal				\$25,000.00	
Surfacing & Hardscape	Qty	Unit	Unit Cost	Item Total	Remarks
5" P.C.C. Paving	200	SF	\$ 6.00	\$ 1,200.00	
Playground Edge	220	LF	\$ 15.00	\$ 3,300.00	
Playground Surfacing & Subdrainage	3,400	SF	\$ 1.50	\$ 5,100.00	
Subtotal				\$9,600.00	
Site Amenities	Qty	Unit	Unit Cost	Item Total	Remarks
Playground Equipment	1	EA	\$ 120,000.00	\$ 120,000.00	Manufactured by Burke
Pond Aerator	2	EA	\$ 3,000.00	\$ 6,000.00	
Benches	1	EA	\$ 1,800.00	\$ 1,800.00	
Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00	
Subtotal				\$132,800.00	
Subtotal				\$167,400.00	
General Conditions	8%		\$	13,392.00	
Contingency	12%		\$	20,088.00	
Design and Engineering Fees	8%		\$	13,392.00	
Total				\$214,272.00	

Phase 3 Anticipated Project Cost	\$	174,976.00

AC = acre (43,560 sf) / ALW = allowance / CY=cubic yard / EA = each / LF = linear foot / LB = pound / LS = lump sum / MSF = 1,000 sf / SF = square foot / SY = square yard

ITEM DESCRIPTION	APROX. QTY.	UNIT	UNIT PRICE	ITEM COST	REMARKS
General	Qty	Unit	Unit Cost	Item Total	Remarks
Mobilization	1	LS	\$ 22,000.00	\$ 22,000.00	
Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00	
Finish Grading	1	LS	\$ 1,000.00	\$ 1,000.00	
Subtotal				\$24,000.00	
Electrical	Qty	Unit	Unit Cost	Item Total	Remarks
Site Lighting (Fishing Pier)	1	LS	\$ 10,000.00	\$ 10,000.00	
Subtotal				\$10,000.00	
Fishing Pier	Qty	Unit	Unit Cost	Item Total	Remarks
Substructure	1	LS	\$ 10,000.00	\$ 10,000.00	
Decking	3,600	SF	\$ 10.00	\$ 36,000.00	
Guardrail	300	LF	\$ 15.00	\$ 4,500.00	
Canopy Structure	2	EA	\$ 25,000.00	\$ 50,000.00	
Subtotal				\$100,500.00	
Site Amenities	Qty	Unit	Unit Cost	Item Total	Remarks
Benches	4	EA	\$ 1,800.00	\$ 7,200.00	
Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00	
Subtotal				\$12,200.00	
Subtotal				\$136,700.00	
General Conditions	8%		\$	10,936.00	
Contingency	12%		\$	16,404.00	
Design and Engineering Fees	8%		\$	10,936.00	
Total				\$174,976.00	



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

Item No. 6.k.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving a Professional Services Agreement between the City of Bondurant and ISG for design and construction administration services related to Silo Commons and the Filmore Avenue, NE extension project in the Grain District (Please note an updated resolution will be provided Monday)

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the also-attached Professional Services Agreement between the City of Bondurant and ISG in the amount of \$644,760 for design and construction administration services related to Silo Commons and the Filmore Avenue NE Extension Project within the Grain District. This agreement represents the next phase of the Grain District's implementation.

The attached agreement is organized by project and task, with two separate plan sets and fee structures to efficiently manage schedules, facilitate competitive bidding, and align contractors for each scope of work.

Silo Commons Project

Silo Commons will transform a portion of the Grain District into a signature public gathering space that blends recreation, culture, and community events. ISG's scope includes schematic design, design development, construction documents, permitting, bidding, and construction administration.

Filmore Avenue NE Project

The Filmore Avenue NE project includes design for the northeast corridor roadway from 2nd Street NE south to the new Chichaqua Valley Trail extension through the Grain District, on-street and public parking, and associated water, sewer, and stormwater utilities.

The City has secured nearly \$1 million in grant funding to assist with implementing the

Silo Commons project. The agreement with ISG provides a clear framework for meeting grant timelines and ensuring quality design and construction oversight. The total not-to-exceed cost will be reflected in the agreement, which includes design, bidding, and construction administration services for both projects.

Together, the two projects are scheduled to proceed through design through early 2026 and into construction beginning in spring 2026, with substantial completion targeted for November 2026 for the Filmore Avenue NE project and May 2027 for the Silo Commons project.

Implementation of these Grain District projects align with Goal 17 in Chapter 7 of the Building Bondurant Comprehensive Plan and the Grain District Downtown Redevelopment Plan. Both plans envision the development of a vibrant, pedestrian-oriented Grain District centered around a public gathering space with strong trail and connectivity features.

FUNDING SOURCE: Grants and Bonds, supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-294
2. Silo Commons and Filmore Avenue Improvements

CITY OF BONDURANT
RESOLUTION NO. 251020-294

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF BONDURANT AND ISG FOR DESIGN AND CONSTRUCTION
ADMINISTRATION SERVICES RELATED TO SILO COMMONS AND THE FILMORE
AVENUE NE EXTENSION PROJECT IN THE GRAIN DISTRICT

WHEREAS both Goal 17 of the Building Bondurant Comprehensive Plan and the Grain District Downtown Redevelopment Plan guide for a vibrant, pedestrian-oriented Grain District area centered around a signature public gathering space and enhanced connectivity; AND

WHEREAS the City of Bondurant desires to proceed with the next phase of implementation of the Grain District through the design and construction of the Silo Commons Project and the Filmore Avenue NE Extension Project; AND

WHEREAS Silo Commons will transform a portion of the Grain District into a community destination that blends recreation, culture, and events through the development of a public plaza, amphitheater, trailhead amenities, and enhanced pedestrian spaces; AND

WHEREAS the Filmore Avenue NE Extension will provide a roadway corridor from 2nd Street NE south to the new Chichaqua Valley Trail extension through the Grain District, including on-street and public parking, and associated water, sewer, and stormwater utilities; AND

WHEREAS ISG has submitted a Professional Services Agreement, attached hereto, to provide design and construction administration services for both projects, including schematic design, design development, construction documents, permitting, bidding, and construction administration; AND

WHEREAS the agreement is organized by project and task with separate plan sets and fee structures to efficiently manage schedules, facilitate competitive bidding, and align contractors for each scope of work; AND

WHEREAS the not-to-exceed fee for services to be provided under this Agreement totals \$644,760, as detailed in the attached proposal, which includes both design and construction administration phases for the Silo Commons and Filmore Avenue NE Extension projects.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the attached Professional Services Agreement between the City of Bondurant and I & S Group (ISG) for design and construction administration services related to the Silo Commons and Filmore Avenue NE projects is hereby approved in the amount of \$644,760, and that the Mayor and City Clerk are authorized and directed to execute the same on behalf of the City.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of October 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				

October 16, 2025

Maggie Murray

Planning & Community
Development Director

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

515.630.6985
Planning@CityOfBondurant.com

RE: **Professional Services Proposal for
Silo Commons + Filmore Avenue**
Bondurant, Iowa

ISG

Maggie,

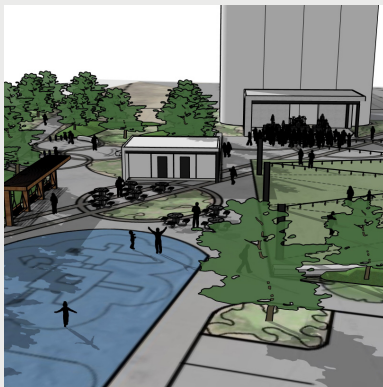
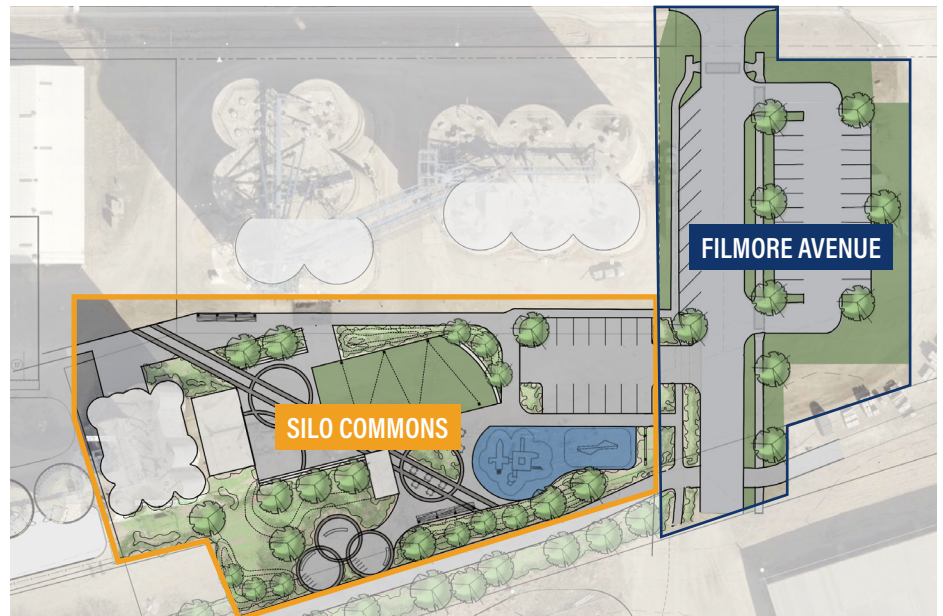
As the City of Bondurant proceeds with design for Silo Commons and Filmore Avenue, I & S Group, Inc. (ISG) stands eager and ready to assist as your dedicated partner. Our recent work on this project includes the:

- Silo Commons Estimate + Concepts
- Filmore Avenue Estimate + Concepts
- Grain District Downtown Redevelopment Plan
- Grain District Phase One: Lincoln Street + T-12 Distillery Site Work
- Grain District Branding + Visioning

Based on the Silo Commons concept plans and the Silo Commons Goals Document, ISG has prepared this professional services proposal for the next project phase. We are committed to delivering excellence through the collective expertise of our multi-disciplinary team and offer a collaborative approach to design services for executing the overall site plan.

PROJECT BOUNDARIES

The graphic below illustrates the design and survey extents for each project.



View The Silo Commons
Concept Plans

bit.ly/silo-commons-concept-plans_isg



OVERALL PROJECT APPROACH

To meet the criteria and timelines outlined in the Silo Commons Goals Document, ISG will provide the following project approach to services.

To best accommodate the specific requirements and unique characteristics of each project, ISG will strategically provide two separate plan sets: one for Silo Commons and one for Filmore Avenue. Preparing two plan sets will enable more efficient scheduling, allow for the best bidding environment, help secure the appropriate contractor for the work within each scope, and keep project moving ahead of the anticipated construction timeline to achieve substantial completion as expected. This approach aligns with the criteria and timelines outlined in the Silo Commons Goals Document and supports the overall project schedule.

Task Overlap + Consultant Coordination

ISG will strategically overlap tasks in our scope of work for Silo Commons and Filmore Avenue improvement efforts. We will integrate strategic partnerships with the following subconsultants to bring the City the most value.

Silo Commons Only

- **A rock climbing consultant, Nicros or another firm**, will contract directly with the City of Bondurant to provide rock climbing feature design. ISG will coordinate with the firm as needed to provide proper square footage for setup and landing areas.
- **Ripple Productions**, as identified by the City of Bondurant, will serve as a sound engineering consultant to ISG. ISG's internal sound and technology team will lead the overall design, providing complete sound and technology design and specifications, while coordinating with Ripple Productions as needed.

Silo Commons + Filmore Avenue

- **Teknephos, LLC** will contract directly with the City of Bondurant to provide full electrical design and specifications for the project. ISG will coordinate closely with Teknephos, LLC to align on overall design intent and aesthetics.
- **Terracon, LLC** will contract directly with ISG to provide geotechnical testing services. ISG will provide the coordination detailed below to support geotechnical work.

ISG acknowledges the need for external coordination with other parties throughout design and construction. This includes with the applicable parties to plan site access for mural design/installation and with the City and engineering consultant on the 2nd Street Northeast corridor project.

ISG will work with the City to comply with all applicable Grant Agreement requirements. This includes, but is not limited to, the requirements for the Iowa Economic Development Authority's Destination Iowa Grant, Prairie Meadows Legacy Grant, Metro Waste Authority's Environmental Enhancement Grant, and others that may yet be awarded.

SCOPE OF SERVICES

Survey + Geotechnical

Additional Land Survey

ISG will provide an additional land survey, as needed, to collect pertinent information that may not have been gathered in the previous field work, such as new or altered elevations and topographic features.

Geotechnical Testing

ISG will locate the soil boring locations and coordinate subsurface soil exploration with the geotechnical consultant, Terracon, LLC.

Silo Commons

Schematic Design

During schematic design, ISG will integrate requirements identified during pre-design and the criteria outlined in the Silo Commons Goals Document. This includes key project functions, required square footage to support program elements, and the City's desired aesthetic.

Regular meetings during this phase will include:

- One (1) in-person formal kickoff meeting
- One (1) design meeting every two (2) weeks
- One (1) schematic design package review meeting to guide the transition into design development

At the conclusion of this phase, ISG will provide a comprehensive schematic design package that includes a site plan, preliminary floor plans, and design narratives from architecture, structural, mechanical and plumbing, technology, interior design, civil, and landscape disciplines. In addition, ISG will deliver an updated cost estimate that reflects all items outlined in the Goals Document, including those not previously captured during the concept sketch phase.

Design Development

Building on the approved schematic design documents, ISG will advance the project through the design development phase. This includes refining architectural and engineering details, exploring material and design options, and collaborating closely with the City to make informed selections. Throughout this phase, ISG will conduct ongoing constructibility reviews for feasibility and project goal alignment.

This package will include:

Architectural Drawings

- Restrooms building and amphitheater
- Detailed floor plans, elevations, and sections reflecting spatial arrangements

Structural Drawings

- Foundation layouts, framing systems, and key structural components

Mechanical, Electrical, and Plumbing (MEP) Drawings

- Integrated layouts for MEP systems
- Teknephos, LLC to provide electrical and lighting drawings and details

Site Drawings

- Site layout, grading, drainage, roads, parking, and utilities design for water, the sewer, and stormwater
- Plans for site restoration, planting, and irrigation

Technology

- Audiovisual design

Interior Design

- Materials, finishes, and furniture layouts aligned with the design intent

Cost Estimate

- An updated cost estimate

Coordination + Progress Review Meetings

ISG will lead three (3) meetings with the project team, consultants, and City representatives during design development

- Two (2) milestone meetings to assess progress, address issues, and evaluate scheduled progress
- One (1) comprehensive review meeting to evaluate the completed design development package, confirm integration across disciplines, and identify final refinements before transitioning to the next phase.

Construction Documents

Upon acceptance and approval of design development documents, ISG will prepare final construction documents, as required for obtaining competitive public bids for proposed improvement construction. The construction documents will include up to one (1) bid alternative to allow for construction budget flexibility.

The construction documents will be paired with a complete specification manual based on the City's standard specifications, to supplement the drawings. They will include the below plan sheets pending the final design:

- Cover sheet
- Existing conditions and removals
- Site details
- Erosion control
- Stormwater Pollution Prevention Plan (SWPPP)
- Site layout
- Grading and drainage
- Utilities
- Landscape and restoration
- Site furnishings
- Architectural
- Structural
- MEP (electrical provided by Teknephos, LLC)
- Technology
- Interior design

Deliverables

- Up to three (3) coordination and review meetings
- 90% construction documents and specifications
- 100% construction documents and specifications

Permitting + Plan Review

ISG will assign a dedicated development services coordinator to streamline the permitting and approvals process for this project. As a first step, ISG will work with City staff to develop a comprehensive permit matrix that outlines applicable permits and approvals based on the project scope.

Based on preliminary due diligence, ISG anticipates the following permits and plan reviews will be required:

- Site plan application
- City grading permit
- City building plan review and permit
- Iowa Department of Natural Resources (DNR) national pollution discharge elimination system construction stormwater general permit

Once due diligence is finalized, ISG will prepare and submit all necessary permit applications, project narratives, and supplemental documentation. We will also provide correspondence and representation on the City's behalf throughout the permitting process.

This proposal includes preparation, travel, and attendance at one pre-submittal meeting. Additional meeting attendance can be provided on a time-and-materials (T+M) basis.

This proposal assumes that the site is appropriately zoned and suitable for the proposed uses. All permit and plan review fees will be the responsibility of the City. If ISG advances any payments to expedite approvals, those costs will be reimbursed at cost plus 10%.

Bidding Administration

To assist with the solicitation of competitive general contractor bids, ISG will prepare an advertisement for bids. ISG is prepared to respond to contractor questions and issue clarifications via addendum, if necessary. ISG will assist with bid evaluation, issuance of a recommendation of award, and preparation of the contract between the City and the selected contractor.

Construction Administration

ISG proposes to provide construction administration services for this project on a T+M basis, not to exceed the amount noted in the compensation section of this proposal. This flexible structure allows the City to engage ISG for site visits and other support throughout the anticipated construction period from April 2026 to May 2027. This includes the following:

Preconstruction Activities

- Issue Notice of Award and Notice to Proceed
- Request and review payment and performance bonds
- Review contractor's Certificate of Insurance, list of subcontractors, initial construction schedule, and safety programs
- Facilitate a pre-construction meeting and document meeting minutes

Shop Drawings + Requests for Information (RFIs)

- Review and respond to all shop drawings, with a second review of up to 20% for up to an estimated 150 total drawings
- Respond to RFIs, not to exceed 30 total
- Coordinate color selections and mock-ups in collaboration with the City during site visits

Construction Observation + Meetings

- April 2026 to November 2026: One (1) site visit per week
- December 2026 to March 2027: One (1) site visit every two (2) weeks
- April 2027 to May 2027: One (1) site visit per week

Special Inspections + Testing

- Review reports from geotechnical engineer
- Facilitate proposals for special inspections and testing prior to construction start

Site Progress Documentation

- Provide pre and post construction drone footage
- Take and upload site progress photos in project management software that is accessible to all parties

Change Orders + Proposal Requests

- Execute and manage change orders, proposal requests, and supplemental instructions within the original scope
- Review contractor pricing and provide recommendations to the City

Additional scope requested by the City may incur additional fees.

Pay Applications

- Review up to 15 monthly pay applications submitted by the contractor for City approval

Project Closeout: May 2027 Target

- Participate in a substantial completion walkthrough and generate a punch list
- Review final completion items and issue a certificate of substantial completion
- Conduct an 11-month warranty walkthrough

Construction Staking

ISG will provide construction staking services for this project on a T+M basis.

Filmore Avenue

ISG will provide the following for Filmore Avenue's northeast corridor, including for on-street and public parking.

Schematic Design

During schematic design, ISG will integrate requirements identified during pre-design and the goals outlined in the Silo Commons Goals Document. Regular meetings during this phase will include:

- One (1) in-person formal kickoff meeting
- One (1) schematic design package review meeting to guide the transition into design development

At the end of this phase, ISG will deliver schematic design drawings and an updated cost estimate that reflects all items outlined in the Goals Document. This includes those not previously captured during the concept sketch phase.

Design Development

Building on the approved schematic design documents, ISG will advance the project through the design development phase. This includes refining engineering details, exploring material and design options, and collaborating closely with the City to make informed selections. Throughout this phase, ISG will conduct ongoing constructibility reviews to ensure feasibility and alignment with project goals.

Design development documents will represent approximately 60%–70% completion of the full construction document set. This package will serve as the basis for an additional detailed and updated cost estimate, helping stakeholders better understand the financial scope and refine funding strategies. It will include:

Site Drawings

- Site layout, grading, drainage, roads, parking, and utilities design for water, sewer, and stormwater
- Plans for site restoration and plantings
- Site electrical (provided by Teknephos, LLC)

Cost Estimate

- A refined estimate based on the 60%–70% design set, with alternative solutions provided to reduce costs where possible

Coordination + Progress Review Meetings

ISG will lead two (2) meetings with the project team, consultants, and City representatives during design development:

- One (1) milestone meetings to assess progress, address issues, and evaluate scheduled progress
- One (1) comprehensive review meeting to evaluate the completed 60%–70% design set, confirm integration across disciplines, and identify final refinements before transitioning to the next phase.

Construction Documents

Upon acceptance and approval of the design development documents, ISG will prepare final construction documents as required for obtaining competitive public bids for proposed improvement construction. The construction documents will include up to one (1) bid alternative to allow for construction budget flexibility.

The construction documents will be paired with a complete specification manual based on the City's standard specifications to supplement the drawings. It will include the below estimated plan sheets, pending the final design:

- | | |
|------------------------------------|--|
| • Cover sheet | • Grading and drainage |
| • Existing conditions and removals | • Utilities |
| • Site details | • Landscape and restoration |
| • Erosion control | • Lighting plan (provided by Teknephos, LLC) |
| • SWPPP | |
| • Site layout | |

Deliverables

- Up to two (2) coordination and review meetings
- 90% construction documents and specifications
- 100% construction documents and specifications

Permitting + Plan Review

ISG will assign a dedicated development services coordinator to streamline the permitting and approvals process for this project. As a first step, ISG will work with City staff to develop a comprehensive permit matrix that outlines applicable permits and approvals based on the project scope.

Based on preliminary due diligence, we anticipate the following permits and plan reviews will be required:

- Iowa DNR Water Main Construction Permit
- Iowa DNR Sanitary Sewer Construction Permit

Once due diligence is finalized, ISG will prepare and submit all necessary permit applications, project narratives, and supplemental documentation. We will also provide correspondence and representation on the City's behalf throughout the permitting process.

This proposal includes preparation, travel, and attendance at one pre-submittal meeting. Additional meeting attendance can be provided on a T+M basis.

All permit and plan review fees will be the responsibility of the City. If ISG advances any payments to expedite approvals, those costs will be reimbursed at cost plus 10%.

Bidding Administration

To assist with the solicitation of competitive general contractor bids, ISG will prepare an advertisement for bids. ISG is prepared to respond to contractor questions and issue clarifications via addendum if necessary. ISG will assist with bid evaluation, issuance of a recommendation of award, and preparation of the contract between the City and the selected contractor.

Construction Administration

ISG proposes to provide construction administration services for this project on a T+M basis, not to exceed the amount noted in the compensation section of this proposal. This flexible structure allows the City to engage ISG for site visits and other support throughout the anticipated construction period from March 2026 to November 2026. This includes the following:

Pre-Construction Activities

- Issue Notice of Award and Notice to Proceed
- Request and review payment and performance bonds
- Review contractor's Certificate of Insurance, list of subcontractors, initial construction schedule, and safety programs
- Facilitate a pre-construction meeting and document meeting minutes

Shop Drawings + RFIs

- Review and respond to all shop drawings, with a second review of up to 20% for up to 30 total drawings
- Respond to all RFIs, not to exceed five (5) total

Construction Observation + Meetings

- Conduct weekly site visits and attend construction meetings once (1) every two (2) weeks from March 2026 to November 2026
- Conduct an estimated 30 weekly site visits
- Conduct an estimated 15 meetings once (1) every two (2) weeks with documented minutes

Special Inspections + Testing

- Review reports from geotechnical engineer
- Facilitate proposals for special inspections and testing prior to construction start

Change Orders + Proposal Requests

- Execute and manage change orders, proposal requests, and supplemental instructions within the original scope
- Review contractor pricing and provide recommendations to the City

Additional scope requested by the City may incur additional fees

Pay Applications

- Review up to 12 monthly pay applications submitted by the contractor for City approval

Project Closeout: November 2026 Target

- Participate in a substantial completion walkthrough and generate a punch list
- Review final completion items and issue a certificate of substantial completion
- Conduct an 11-month warranty walkthrough

Construction Staking

ISG will provide construction staking services for this project on a T+M basis.

- Project Kickoff
- Review Meeting/Project Update
- Design Phase Deadline

TIMELINES

ISG proposes to provide the services outlined in this proposal to meet grant timelines and allow for a ribbon cutting at the Summerfest 2027 event through execution of the following schedule. Current dates are dependent on ISG receiving notice to proceed in early October and may require adjustment if the contract is awarded later.

Silo Commons

	2025			2026												2027				
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Surveying + Geotechnical October 10–November 31, 2025																				
Schematic Design October 13–November 28, 2025	●	●	●																	
Design Development December 1, 2025–January 30, 2026				●	●	●														
Construction Documents February 2–March 20, 2026					●	●	●	●												
Permitting + Approvals March 20–May 10, 2026																				
Bidding Administration March 20–April 10, 2026																				
Construction Administration April 2026 to Substantial Completion in May 2027																				

Filmore Avenue

	2025			2026												2027				
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Surveying + Geotechnical October 10–November 31, 2025																				
Schematic Design October–November 10, 2025	●	●																		
Design Development November 10–December 22, 2025			●	●																
Construction Documents December 22, 2025–January 26, 2026				●	●															
Permitting + Approvals January 22–February 20, 2026																				
Bidding Administration January 22–February 12, 2026																				
Construction Administration March 2026 to Substantial Completion in November 2026																				

ASSUMPTIONS + EXCLUSIONS

- Renovation or interior programming design within the existing silo stacks is not included in ISG's scope.
- ISG is not responsible for mural procurement, design, or installation; these services will be coordinated by and the responsibility of the City.
- ISG is not responsible for climbing wall and bouldering feature procurement, design, or installation; these services will be coordinated by and the responsibility of the City.
- ISG has assumed that storage and backstage areas associated with the amphitheater will be incorporated into the amphitheater design as a new structure.
- ISG has assumed that existing silos will not be affected or incorporated in design beyond the rock climbing feature as well as the mural and feature lighting.
- ISG has assumed that both sites are appropriately zoned and suitable for the proposed uses.
- ISG has assumed that the audiovisual setup for the Silo Commons amphitheater will accommodate a basic, on-site system with flexibility to support additional or external equipment as needed.
- ISG has prepared this proposal based on the scope of work for each project that was previously established by the City and included in the Goals Document. Any substantial change in scope may be subject to further fee discussion, as the level of design effort may be affected.

COST PROPOSAL

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

Design Services	Silo Commons Fees	Filmore Avenue Fees
Survey + Geotechnical	\$5,500	\$5,500
Schematic Design	\$75,900	\$10,200
Design Development	\$170,600	\$24,400
Construction Documents	\$132,700	\$20,600
Permitting + Plan Review	\$3,000	\$3,000
TOTAL	\$387,700	\$63,700

Bidding + Construction Administration Services	Silo Commons Fees	Filmore Avenue Fees
Bidding Administration	T+M Est. \$8,500	T+M Est. \$3,600
Construction Staking	T+M Est. \$10,000	T+M Est. \$8,000
Construction Administration	T+M Est. \$117,260	T+M Est. \$46,000
TOTAL	\$135,760	\$57,600

ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible in meeting the requirements of this project. Upon request, ISG can provide a subsequent proposal to assist with additional professional design and construction phase services needed to support this project as it moves forward.

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

Sincerely,



Joey Whitehouse, PE
Civil Engineer



Derek Johnson, PE
Vice President, Public Works

ATTACHMENTS

- Firm Overview
- Methodology
- Project Team
- Project Experience

Applicable Contract

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project. ISG's compensation does not include sales or use taxes. Additional information can be found in our General Terms and Conditions.

bit.ly/termsconditions_isg



Acknowledgment of Acceptance

This proposal is valid for 30 days.

Accepted this _____ day of _____, 2025.

Company (Print): _____

Name (Print): _____

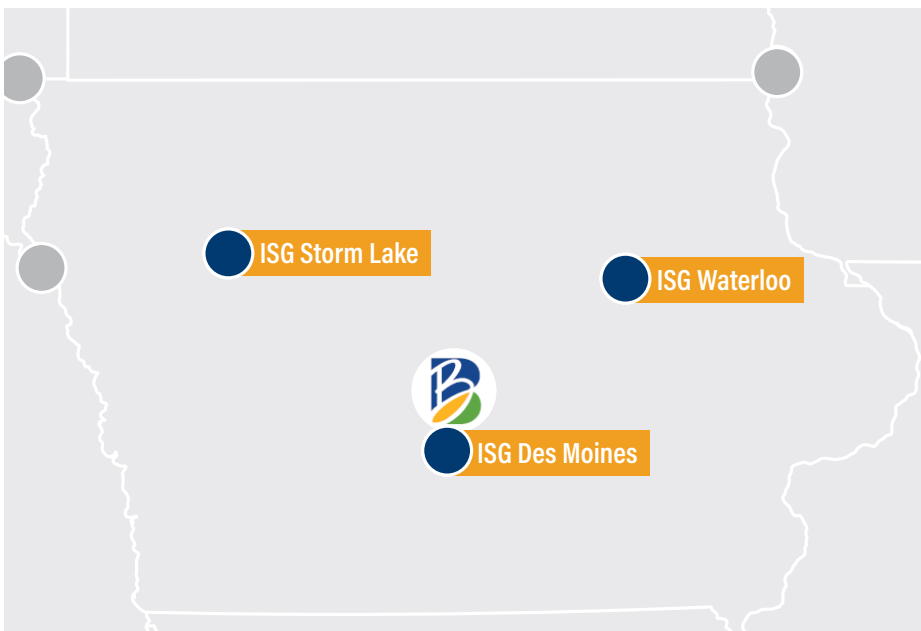
Title (Print): _____

Signature: _____

ATTACHMENT: FIRM OVERVIEW

MAKING A DIFFERENCE

ISG has a rich history, that extends over 50 years, of building trusting relationships with clients, stakeholders, and the community. As a multi-disciplinary firm that is 100% owned by employees, ISG serves numerous business units and fosters strong collaboration between all disciplines, providing clients a diverse knowledge base, high level of creativity, and broad perspective. ISG's business philosophy is centered around building relationships and constantly adding value through new and creative technologies, professionals, and ideas. ISG's flexibility makes it possible; our focus and innovative solutions make it happen.



580+
EMPLOYEE OWNERS READY TO ASSIST

100+
IOWA-BASED PROFESSIONALS

21-MINUTE
DRIVE FROM ISG DES MOINES

SERVICES

Architecture

Architecture
Interior Design
Landscape Architecture
Planning

Engineering

Civil
Drone
Electrical
Land Surveying
Mechanical
Municipal
Refrigeration
Structural
Technology
Telecommunications
Transportation
Water/Wastewater
3D Scanning

Environmental

Assessments + Review
Geographic Information
Systems (GIS)
Permitting + Compliance
Planning + Feasibility
Testing + Monitoring

Planning

Development
Engagement
Funding
Planning
Project Evaluation

ATTACHMENT: METHODOLOGY

ISG will use the following methodologies to successfully execute this project.

Contractor Coordination

ISG will provide seamless contractor coordination throughout the Silo Commons project with a proactive approach that leverages:

- **Pre-Construction Alignment:** ISG will facilitate kickoff meetings with contractors, City departments, and subconsultants to clarify project goals, technical requirements, and communication protocols as outlined in the Silo Commons Goals Document.
- **Integrated Scheduling:** Our team will develop and maintain a detailed construction schedule, coordinating closely with contractors to align phasing, milestone tracking, and resource allocation. This ensures all work is sequenced efficiently and in compliance with the March 2026 to May 2027 timeline.
- **Ongoing Communication:** ISG will conduct regular progress meetings with contractors and stakeholders, providing clear updates, addressing questions, and informing all parties of upcoming activities and potential impacts.
- **Documentation + Reporting:** We will use robust project management tools to document coordination efforts, track submittals, RFIs, and approvals, and provide transparent reporting to the City and project team.

Schedule + Budget Management

To maintain a highly efficient project schedule, ISG's in-house team will work with the City and defined stakeholders to develop consensus-building strategies. This will allow the project team to uncover project goals early in the process and inform decision-making as the project progresses.

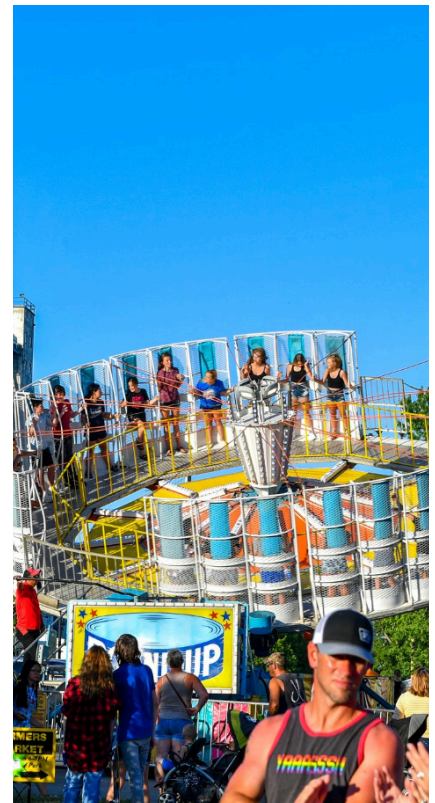
One of the keys to quality is maintaining schedules and budgets through effective communication. ISG will outline a schedule for assessing existing conditions, developing, reviewing, and approving planning and design documents. We will maintain our schedule and budget control through regular team meetings and status reports, emphasizing a philosophy of no surprises.

This includes a comprehensive project task schedule that is established at the project start-up to ensure clarity in the project flow and benchmarks. These tools are highly effective when communicating the current project status, identifying potential schedule issues, providing a record of project milestones, reconciling conflicts, and informing all team members of upcoming deliverables, time frames, and schedule expectations.

Quality Assurance and Quality Control (QA/QC)

Plan Execution to Uphold Quality Standards

ISG will effectively collaborate to provide high-quality deliverables and apply appropriate stakeholder engagement techniques to guide project processes. Together we will develop effective solutions and a QA/QC plan to measure the success of those goals being achieved throughout the lifespan of the projects.



Prompt Conflict Resolution

ISG will provide rapid and effective conflict resolution with the following:

- **Field Presence:** ISG's construction administrator will maintain a strong on-site presence, enabling real-time observation and immediate response to field conditions or contractor concerns.
- **Clear Solution Pathways:** ISG's project manager will establish clear protocols for issue escalation, ensuring that any contractor challenges are communicated directly and resolved collaboratively with the City and relevant stakeholders.
- **Proactive Problem-Solving:** Leveraging ISG's experience on projects of similar size and complexity, the project team will anticipate potential conflicts and address them before they impact the schedule or budget.
- **Continuous Feedback Loop:** ISG will implement a feedback mechanism for contractors to report issues while providing timely guidance, technical support, and documentation of all resolutions for the City.

ALIGNMENT WITH CITY PRIORITIES

Aligned Expertise

ISG fully equipped to address the comprehensive technical scope outlined in the goals document. Our expertise includes:

- **Roadway + Parking Design:** ISG will deliver detailed designs for Filmore Avenue Northeast and adjacent parking on the street and in the public parking lot, seamlessly integrating with the Grain District and surrounding infrastructure.
- **Stormwater + Utilities:** ISG will provide stormwater management and utility design that integrates with existing and planned systems for reliability and sustainability.
- **Pedestrian Design + Outdoor Event Spaces:** ISG landscape architects will design safe, ADA-compliant pedestrian routes, a landscaped event lawn, and seating for up to 850 attendees.
- **Trailhead Amenities + Amphitheater:** ISG landscape architects and architects will collaborate to design trailhead connections, plaza spaces, restrooms, and a state-of-the-art amphitheater.
- **Rock Climbing Hub + Bouldering:** ISG will coordinate with the consultant to deliver a family-friendly climbing wall and bouldering feature.
- **Wayfinding/Signage + Year-Round Programming:** ISG will leverage our award-winning marketing team to develop a comprehensive signage plan and ensure the site supports large events and private rentals throughout the year.



Plan For Continued Integration + Coordination With City

Having worked with the City already on the Silo Commons development and Grain District public improvements, ISG has a proven record of successful collaboration with City departments, utility providers, subconsultants, and stakeholders. Our plan for continued integration includes:

- Early and ongoing coordination meetings with all parties
- Design work integration with adjacent developments and ongoing projects
- Clear communication protocols and stakeholder engagement strategies to ensure compatibility and avoid conflicts
- Considering subconsultants as an integral part of the design team

Ability To Execute Project Timeline

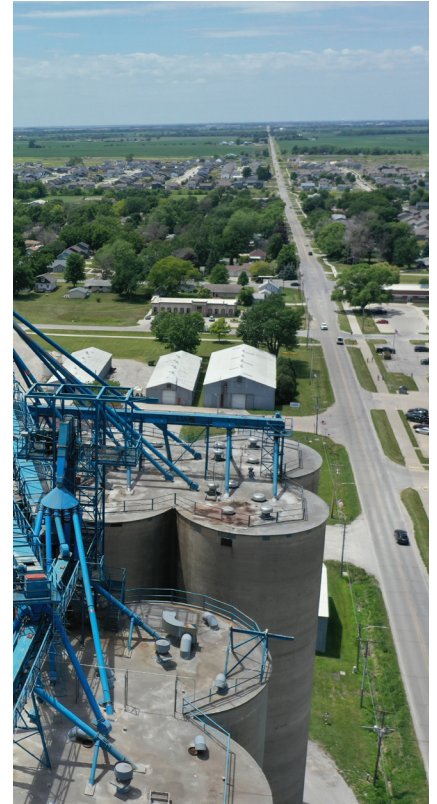
ISG is committed to meeting all grant requirements, budget constraints, and the specified construction schedule. To do so, we will:

- Apply our experience working with similar funding entities to meet parameters
- Deliver on time and within budget, drawing upon our experience with similar projects
- Track milestones, budgets, and compliance, overseeing all parameters for success
- Adhere to the March 2026 to May 2027 construction timeline to support a ribbon cutting in June at Summerfest 2027

Resources To Uphold Design Quality + Innovation

With a robust team of over 580 multi-disciplinary professional, ISG has the capacity and expertise needed to provide innovative design that maximizes the use of available space; is cohesive with current plans and infrastructure; and integrates recreation, public art, cultural programming, and sustainability. This can be seen already in the concept we created with the City for Silo Commons, **linked on Page I of this proposal**, which features a cohesive public destination with creative elements such as a large-scale mural, interactive lighting, and flexible event spaces.

We will continue to prioritize sustainability and resilience, using durable materials, efficient utilities, and landscape strategies that support year-round use in design.



Project Management + Communication

To promote clarity and accountability ISG will:

- Provide milestone tracking, and transparent reporting throughout design and construction administration.
- Align project schedules to allow for efficient and strategic order of operations during construction to protect infrastructure and maintain schedules.
- Provide construction contract administration that includes schedule and budget management, quality assurance, and prompt issue resolution.
- Honor our track record of effective coordination with contractors and stakeholders on projects of similar size and complexity.

Value Added Services

ISG has worked to provide a competitive fee structure for this project, as outlined **on Page 14 of this proposal**. We also offer the following value-added services and can provide a subsequent proposal if the City would like any of these:

Marketing Materials

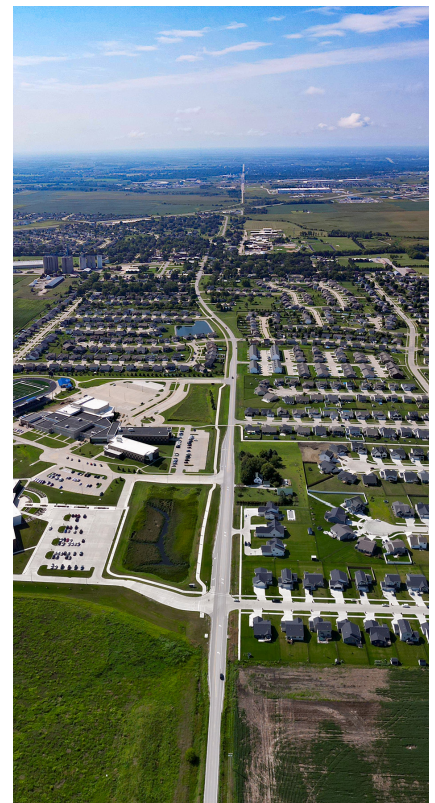
ISG's award-winning marketing team can generate a diverse array of deliverables to keep stakeholders informed throughout the project via a separate services proposal, including:

- 360-Degree Photos
- Advertisements
- Brochures
- Door Hangers
- Drone Flyovers
- Email Blasts
- FAQ Resource Document
- Flyers + Handouts
- Informational Videos
- Interactive Maps, Posters, and Sandwich Boards
- Mobile Meetings
- Pop-Up Events
- Presentations
- Press Releases
- Project Website Copy + Graphics
- Social Media Copy + Graphics
- Surveys

Design Visualizations

From detailed renderings to interactive 3D models, ISG's visualizations can continue to help the City and community see proposed designs before construction begins through a separate proposal.

Whether illustrating new sidewalks, curb ramps, street trees, or pedestrian amenities, these visualizations can continue to spark enthusiasm, build consensus, and support informed decisions for Silo Commons and Filmore Avenue.



ATTACHMENT: PROJECT TEAM

JOEY WHITEHOUSE, PE

Civil Engineer

Role: Project Manager + Engineering Lead



Silo Commons + Filmore Avenue

Joey has experience in a variety of project types, including transportation, stormwater, sanitary collection, and water distribution. From development and new construction to rehabilitation of roadways and utilities, Joey will keep the City's present and future needs at the forefront of design. He is skilled at communicating with project team members, clients, stakeholders, and the community throughout the design and construction process to develop and maintain a safe and successful project. His thorough knowledge of Iowa Statewide Urban Design and Specifications (SUDAS), Iowa DOT, and other design standards and guidelines throughout Iowa will prove valuable for the Silo Commons and Filmore Avenue project.

Education

Bachelor of Science in Civil Engineering
Iowa State University

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Community Development Plan
Le Mars, IA

Market District
Des Moines, IA

Downtown Streetscape Master Plan
Coon Rapids, IA

Downtown Revitalization
Eagle Grove, IA

DEREK JOHNSON, PE

Vice President, Public Works

Role: Project Oversight



Silo Commons + Filmore Avenue

Known for his leadership skills and reputation as a results-driven project manager and civil engineer, Derek builds lasting client relationships to ensure each project is fully supported and completed. He is highly regarded as a trusted project partner due to his strong ability to effectively communicate with clients, local leaders, project teams, and colleagues. Derek will facilitate collaboration within the team and provide quality control expertise. He will help make continual progress for the projects with his added expertise.

Education

Bachelor of Science in Civil Engineering
Iowa State University

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Market District
Des Moines, IA

Humboldt Business Park
Humboldt, IA

Clear Lake Development
Clear Lake, IA

Kettleview Development
Waukee, IA

KYLE HANNIGAN, PLA

Landscape Architect

Role: Landscape Design + Site Design Lead



Silo Commons

Kyle is an experienced landscape architect who approaches each project with a comprehensive perspective, ensuring that all elements integrate seamlessly. His expertise encompasses spatial design, road and pedestrian networks, open spaces, and diverse land use types—all harmonized to create cohesive environments. Kyle has extensive experience collaborating with communities on planning efforts and the design of public and recreational spaces. He is committed to incorporating community goals and visions to develop engaging, inclusive, and lasting places.

Education

Bachelor of Science in Landscape Architecture
Iowa State University

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Community Development Plan
Le Mars, IA

New Richmond Library + Mixed-Used Development
New Richmond, WI

Cherapa Place Development
Sioux Falls, SD

Tatanka Trail
Fort Pierre, SD

MARISA YOUNG

Graduate Engineer

Role: Design Support



Silo Commons + Filmore Avenue

Marisa's experience within the construction industry includes roads, transportation, pavement, and trails projects. She supports projects by applying SUDAS and Iowa DOT guidelines, contributing to the diverse project designs, and demonstrating proficiency in complex corridors, CAD design, mass grading, and road geometrics. As an comprehensive thinker and quick problem solver, Marisa will collaborate seamlessly with contractors and City staff to address project challenges and design solutions that positively impact the Bondurant community.

Education

Bachelor of Science in Civil Engineering
Iowa State University

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Market District
Des Moines, IA

Hot Mix Asphalt (HMA) Resurfacing + Portland Cement Concrete (PCC) Patching Program, 2023–Present
West Des Moines, IA

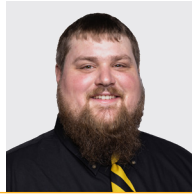
East 4th Street Reconstruction
Des Moines

Corydon Street Reconstruction
Corydon, IA

NICK FOERTSCH

Construction Administrator

Role: Construction Administration



Silo Commons + Filmore Avenue

With extensive field inspection and construction staking experience for municipal projects, Nick has provided important site-related services, including field staking, resident observation, and inspections. He has completed the traffic control technician and traffic control supervisor training through American Traffic Safety Services Association (ATSSA). In addition to field work, Nick is proficient in Civil 3D, Trimble Business Center, and ArcMap GIS software to connect site conditions with designs. He has multiple Iowa DOT certifications, so he is well-versed in requirements that may arise and impact projects during the Silo Commons and Filmore Avenue project..

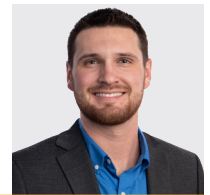
Education

Associate of Civil + Construction Engineering
Hawkeye Community College

KYLE FISEL

Project Manager

Role: Project Coordination



Silo Commons + Filmore Avenue

Kyle leverages his contracting background to provide clients with unique perspectives and monitor all aspects of a project. He has managed construction for projects of various sizes, including new builds and renovations for local and county government spaces, schools, commercial developments, and industrial facilities. With strong communication and relationship-building skills, Kyle unites project teams to streamline each phase. He takes a proactive approach to establish priorities and ensure critical milestones are met. As a project manager, Kyle focuses on scheduling, cost estimating, contract administration, and document review.

Education

Associate of Applied Science in Carpentry
Minnesota State College Southeast

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Market District
Des Moines, IA

HMA Resurfacing + PCC Patching Program, 2023–Present
West Des Moines, IA

16th Street Area Reconstruction + Trail
Des Moines, IA

Downtown Revitalization
Eagle Grove, IA

Project Experience

Economic Infrastructure Planning
Pierre, SD

South Dakota Cultural Heritage Center
Pierre, SD

University of Mary Athletic Complex
Bismark, ND

Bryk Residential
Rochester, MN

Eide Bailey Tower 7th Floor Event Center
Mankato, MN

TIM VAUGHN, AIA, LEED AP*Senior Architect*

Role: Architecture

**Silo Commons**

With over 28 years of experience translating client goals into clear, purposeful design, Tim believes great architecture begins with listening—understanding what matters most to each client and simplifying complex needs into thoughtful, functional solutions. His work spans corporate and civic projects that are grounded in a balance of creativity, technical expertise, and practical execution. Known for his leadership and attention to detail, Tim guides clients through the design process with clarity and collaboration. He is committed to delivering buildings and spaces that meet functional needs and make a lasting impact.

Education

Bachelor of Architecture
University of Kansas

Project Experience

Hotel Mankato
Mankato, MN

Dordt Rozenboom Athletic Center Renovation
Sioux Center, IA

O'Toole Park
Le Mars, IA

Grinnell College, Noyce Hall Restroom Renovation
Grinnell, IA

Musco Sports Lighting, Renovation, Addition,
Parking Structure, and Pedestrian Walkway
Oskaloosa, IA

**Completed at a previous firm*

JUDE STUDER, PE*Structural Engineer*

Role: Structural Engineering

**Silo Commons**

Jude works collaboratively across disciplines to produce and coordinate construction drawings. He performs structural design and analysis calculations, determining loads and stresses on different parts of structure, to generate drawings using Autodesk Revit. Through on-site field verification, he measures and documents existing buildings. He also performs inspection work to recommend options for repair or demolition of unsafe facilities. Working closely on construction plans with clients and other team members, Jude is adept at monitoring design schedules and budgets to produce the best outcome for each project.

Education

Master of Science in Structural Engineering
Iowa State University

Project Experience

Hotel Mankato
Mankato, MN

Levee Park + Main Street
Winona, MN

Waterworks Park
Grimes, IA

Meskwaki Nation Recreation Center
Tama, IA

Humboldt Roadway System Maintenance
Humboldt, IA

DANIELLE PROPST, AICP

Planner

Role: Planning Support



Silo Commons

Danielle's planning, funding, and community engagement efforts have helped communities across the Midwest implement plans for their future. She adds comprehensive insight to the design process, as she provides a lens that integrates land use, community and regional development, and financial resource planning with the overarching goal of creating dynamic and feasible solutions for clients and their community partners. Danielle was a key contributor to the Bondurant Downtown Redevelopment Plan and has won American Planning Association Economic Development Planning Awards in Iowa for projects in Le Mars, Bondurant, and Orange City.

Education

Bachelor of Science in Community and Regional Planning
Bachelor of Science in Anthropology
Iowa State University

Project Experience

Grain District Downtown Redevelopment
Bondurant, IA

Community Development Plan
Le Mars, IA

Downtown Master Plan
Storm Lake, IA

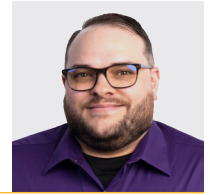
River's Edge Discovery Center
Fort Dodge, IA

Downtown Revitalization
Eagle Grove, IA

BRANDON FETTIG

Technology Group Leader

Role: Technology Design



Silo Commons

Brandon is an expert technology and audiovisual (AV) designer. He specializes in crafting communication, audiovisual, and security designs that enhance community and recreational environments and support the unique needs of users.

Whether working on new construction or renovations, Brandon excels at developing modernized technology specifications that integrate seamlessly with other building systems. As part of the technology team, he ensures smooth coordination across disciplines, managing details and deadlines to ensure the project meets its technology goals while fostering an effective and innovative space.

Education

Master Certification in Audio Engineering + Recording
Conservatory of Recording Arts and Sciences

Project Experience

Meskwaki Nation Recreation Center
Tama, IA

Waterworks Park
Grimes, IA

Hotel Mankato
Mankato, MN

Byron Highschool Auditorium
Byron, MN

New Richmond Library + Mixed-Used Development
New Richmond, WI

ATTACHMENT: PROJECT EXPERIENCE



CHERAPA PLACE DEVELOPMENT

Sioux Falls, SD

With a vision of capitalizing on opportunity along the east bank of the Big Sioux River, Pendar Properties hired ISG to create a vibrant urban environment for living, working, and playing. As a developer of high-quality unique properties, Pendar Properties began the Cherapa Place Development with a six-story, LEED Gold office and commercial building completed in 2009. The building, now known as Cherapa Apex, brought new life to the former Zip Feed Mill site located in downtown Sioux Falls and paved the way for future development.

In 2020, Pendar Properties selected ISG as its collaborative partner to provide the complete scope of services to advance their ambitious vision for the Cherapa Place Development. Complete in spring 2024, ISG's services have included everything from developing concepts for the seven-acre development as well as the planning and design of the site, parking, and three new multi-use buildings: The Bancorp Building, The Clark, and The Dakota.





MARKET DISTRICT GREEN INFRASTRUCTURE PLAN

Des Moines, IA

The Market District Green Infrastructure Plan aimed to rejuvenate the East Village through sustainable solutions. Since 2020, ISG has led plan implementation, providing design, construction administration, and traffic impact services. Over 80 bioretention cells were designed using 3D scanning technology and installed to improve water quality.

ISG's traffic engineering strategies saved significant costs by optimizing signal phasing and timing rather than making costly road modifications. The \$750 million redevelopment revitalized 11 city blocks, introducing spaces for hospitality, retail, offices, and residences. The impact of this project has been recognized by the 2025 ACEC-IA Engineering Excellence Awards and the 2024 Civil + Structural Engineer Media - Yearbook of Engineering Achievement Summit Award.

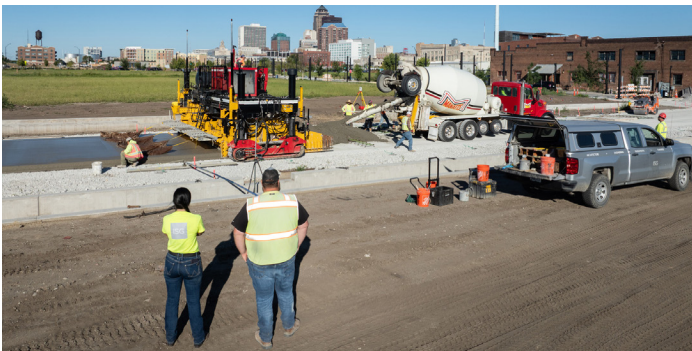


EAST 4TH STREET RECONSTRUCTION

Des Moines, IA

Located in the Des Moines' Market District, the East 4th Street reconstruction is a major infrastructure upgrade supporting one of the City's most active redevelopment zones. Led by ISG from concept through construction, the project spans five city blocks and is being delivered in two phases. Phase 1, completed in June 2024, included full roadway reconstruction, a new 24-inch storm sewer atop an existing 84-inch RCP, off-street cycle tracks, biocells, permeable pavers, and upgraded sidewalks. Phase 2, underway and scheduled to finish in October 2025, adds 650 linear feet of improvements including protected bike lanes, biocells, and PCC/HMA pavement.

Throughout both phases, ISG has provided construction inspection and administration, resolving field issues and maintaining coordination with businesses, redevelopment sites, utility providers, and City staff. Key features include ADA-compliant cycle tracks, parking bump-outs, and integrated green infrastructure. These enhancements position East 4th Street as a resilient, multi-modal gateway to the growing Market District.



ANNUAL STREET REHABILITATION PROGRAM

West Des Moines, IA

Since 2017, ISG has partnered with the City of West Des Moines to deliver its annual street rehabilitation programs, which include HMA resurfacing, PCC patching, and ADA curb ramp upgrades. The HMA program, with a \$4.7 million annual budget, covers 9 to 12 lane miles each year and features enhancements like Hi-Pro interlayer, night operations to reduce traffic disruptions, and up to 100 ramp improvements annually. In 2021, ISG resurfaced 9.1 lane miles, widened roadways, and reconstructed railroad crossings—earning the APAI Municipal Paving Program Award.

The PCC patching program, budgeted at \$2.5 million annually, includes full and partial depth patching, curb replacements, and ADA upgrades. ISG provides comprehensive construction administration services, including on-site inspection, traffic coordination, materials testing, and documentation management. These efforts ensure minimal disruption while extending infrastructure life and supporting accessibility across high-traffic corridors.





HUMBOLDT BUSINESS PARK PHASES 1 + 2

Humboldt, IA

Further strengthening the economic backbone of their community, the City of Humboldt partnered with ISG to transform a brownfield site into a business park. The project included designing nine lots for business expansion and implementing the City's first stormwater management system to prevent downstream flooding and other negative impacts.

ROADWAY SYSTEM MAINTENANCE

Humboldt, IA

Over the past decade, the City of Humboldt has partnered with ISG to provide safe and reliable streets that reflect a high standard of living. This has involved maintaining a comprehensive pavement management program, including patching, resurfacing, reconstruction, and sealcoating. The City has invested millions in this effort, with major projects valued at \$1.6 million and \$3 million. Through close collaboration with ISG, Humboldt has extended the life of its roadways by strategically refining and updating its pavement management plan, ensuring effective, long-term service to the community.





NEW RICHMOND LIBRARY + MIXED-USED DEVELOPMENT

New Richmond, WI

To overcome long-standing cost and location challenges for a new public library, the City of New Richmond pursued a creative, community-focused solution. When a 3.9-acre former middle school site became available, the City partnered with ISG and Three Sixty Real Estate Solutions to reimagine the space as a mixed-use development.

Leveraging community input, market data, and financial modeling, the team crafted a plan that brings together a 21st-century public library and a new townhome complex, expanding library programming while addressing a growing need for affordable housing. Designs feature a walkable, pedestrian-friendly layout with green corridors that connect to downtown and adjacent neighborhoods, ensuring the site enhances access and livability.



HOTEL MANKATO

Mankato, MN

To address the City of Mankato's critical shortage of hotel rooms necessary to support large-scale events, developers and investors partnered with ISG for the design of the Hotel Mankato revitalization project. The existing site will make way for two adjoining hotels—Marriott AC and Element by Westin. The development will take advantage of its location near major highways, the Minnesota River, and key amenities like the Mayo Clinic Health System Event Center. It will also feature a rooftop restaurant, a common lobby, pool, and fitness center, as well as connection to the downtown skywalk and parking ramp.

Key project elements include local and regional culture, collaboration, and lifestyle branding.



LEEVE PARK + MAIN STREET REVITALIZATION

Winona, MN

To increase connection to the natural beauty of the Mississippi riverfront, ISG collaborated with the City of Winona on a complex, two-phase master planning endeavor. Integrating community needs with cost-effective practices, Levee Park was transformed into a year-round events and entertainment destination. A main feature of Levee Park, an elevated plaza provides indoor and outdoor usage.

The park offers water jets, an artful splash-pad, winter ice skating, and performance seating with improved wayfinding and lighting. Phase 2 of the master plan includes a vision for underused portions of the park and surrounding industrial corridor that will expand program offerings.

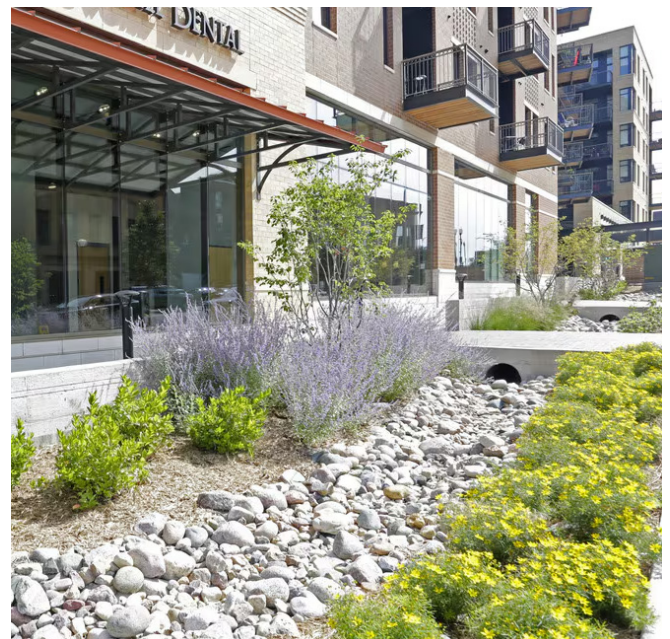




BELLE SQUARE MIXED-USE DEVELOPMENT

La Crosse County, WI

The City partnered with private developers to redevelop its downtown core, consisting of a mixed-use building and at-grade and below-ground parking lots. ISG provided civil engineering and water resource management services for stormwater solutions. The onsite stormwater management was designed to be intercepted by roof drains and inlets and routed to the underground stormwater management system that acted as a filtration system and provided detention. In conjunction with the completion of the construction plans, calculations were performed for the site, existing stormwater facilities, and proposed facilities. ISG provided a complete stormwater maintenance plan for the City. The redevelopment of the core city block became a catalyst for private commercial and mixed-use residential redevelopment.





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

Item No. 6.I.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving a contract with artist Joshua Wiener in the amount of \$137,500 for the design and installation of the Moving Curiously sculpture at the eastern gateway of the Grain District

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the artist contract between the City of Bondurant and Joshua Wiener for the Moving Curiously sculpture at the eastern portion of the Grain District.

As shown in the attached concept, Moving Curiously is a 13.5-foot-tall, 30-foot-long painted aluminum sculpture designed to be interactive and inviting, incorporating benches and forms that can be walked through and sat upon. The design symbolizes movement, curiosity, and exploration, reflecting Bondurant's connection to the Chichaqua Valley Trail and the city's active, creative character.



This project advances the City's long-range planning goals. Chapter 7 of the Building Bondurant Comprehensive Plan identifies the need for an Art, Culture, & Wayfinding Plan, which later incorporated Moving Curiously as Opportunity 5D to activate the northeastern edge of the Grain District and strengthen the district's identity as a cultural gateway.

The total contract amount is \$137,500, covering design, fabrication, and installation. The City has received a \$50,000 Bravo Greater Des Moines grant and a \$1,000 Polk County Betterment grant to assist with installation costs. Moving Curiously will be installed in 2026. Funding was budgeted into The Grain District improvements project for this structure. This is expected to be a large draw to the trail and The Grain District.

FUNDING SOURCE: Grants, Local Option Sales and Services Tax

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-295
2. Joshua Wiener Moving Curiously Proposal
3. 2025 fabrication contract draft, Joshua Wiener

CITY OF BONDURANT
RESOLUTION NO. 251020-295

A RESOLUTION APPROVING AN ARTIST CONTRACT BETWEEN THE CITY OF
BONDURANT AND JOSHUA WIENER FOR THE *MOVING CURIOUSLY* SCULPTURE
INSTALLATION IN THE GRAIN DISTRICT

WHEREAS, the City of Bondurant recognizes the value of public art in enhancing community spaces, fostering local identity, and supporting the City's long-term vision for the Grain District as a cultural and economic destination; and

WHEREAS, the City's *Building Bondurant Comprehensive Plan*, Chapter 7, identifies the need for an *Art, Culture, & Wayfinding Plan* to promote public art and creative placemaking initiatives within the community; and

WHEREAS, the *Art, Culture, & Wayfinding Plan* includes the *Moving Curiously* sculpture as Opportunity 5D, intended to activate the northeastern edge of the Grain District and strengthen the district's identity as a cultural gateway; and

WHEREAS, artist Joshua Wiener has submitted a design proposal titled *Moving Curiously*, a 13.5-foot-tall, 30-foot-long painted aluminum sculpture designed to be interactive and inviting, incorporating benches and walk-through forms that symbolize movement, curiosity, and exploration; and

WHEREAS, the City of Bondurant desires to enter into a contract with Joshua Wiener in the amount of **\$137,500** for the design, fabrication, and installation of the *Moving Curiously* sculpture; and

WHEREAS, the City has secured a **\$50,000 grant** from Bravo Greater Des Moines and a **\$1,000 Polk County Betterment grant** to assist with the cost of the project; and

WHEREAS, funding for the sculpture has been included in the Grain District Improvements Project within the approved Capital Improvement Program; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the **Artist Contract between the City of Bondurant and Joshua Wiener** for the design, fabrication, and installation of the *Moving Curiously* sculpture in the Grain District is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the contract and all related documents on behalf of the City.

Passed this 20th day of October, 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				



“Moving Curiously”

NORTH
ENTRANCE
BONDURANT, IA

PRESENTATION BY:
JOSHUA WIENER

(303) 908-2396

FLOWCUS@GMAIL.COM

WWW.JOSHUAWIENER.COM

SEPTEMBER 25, 2025 REVISED



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CONCEPT

Responding to our discussion, I have explored making the artwork large enough to be interactive. This new version significantly scales the art up and creates an inviting destination. Creating an interactive landmark requires the artwork to be large enough to sit on and walk through. At this scale, it becomes an immersive art placemaker.



It now stands 13'6" x 30' x 5'3". This is a massive leap in size and will include a series of benches. This version utilizes a different construction technique. The sheet style construction creates a path to run lights through the art. This will still allow lights to be integrated with the art.

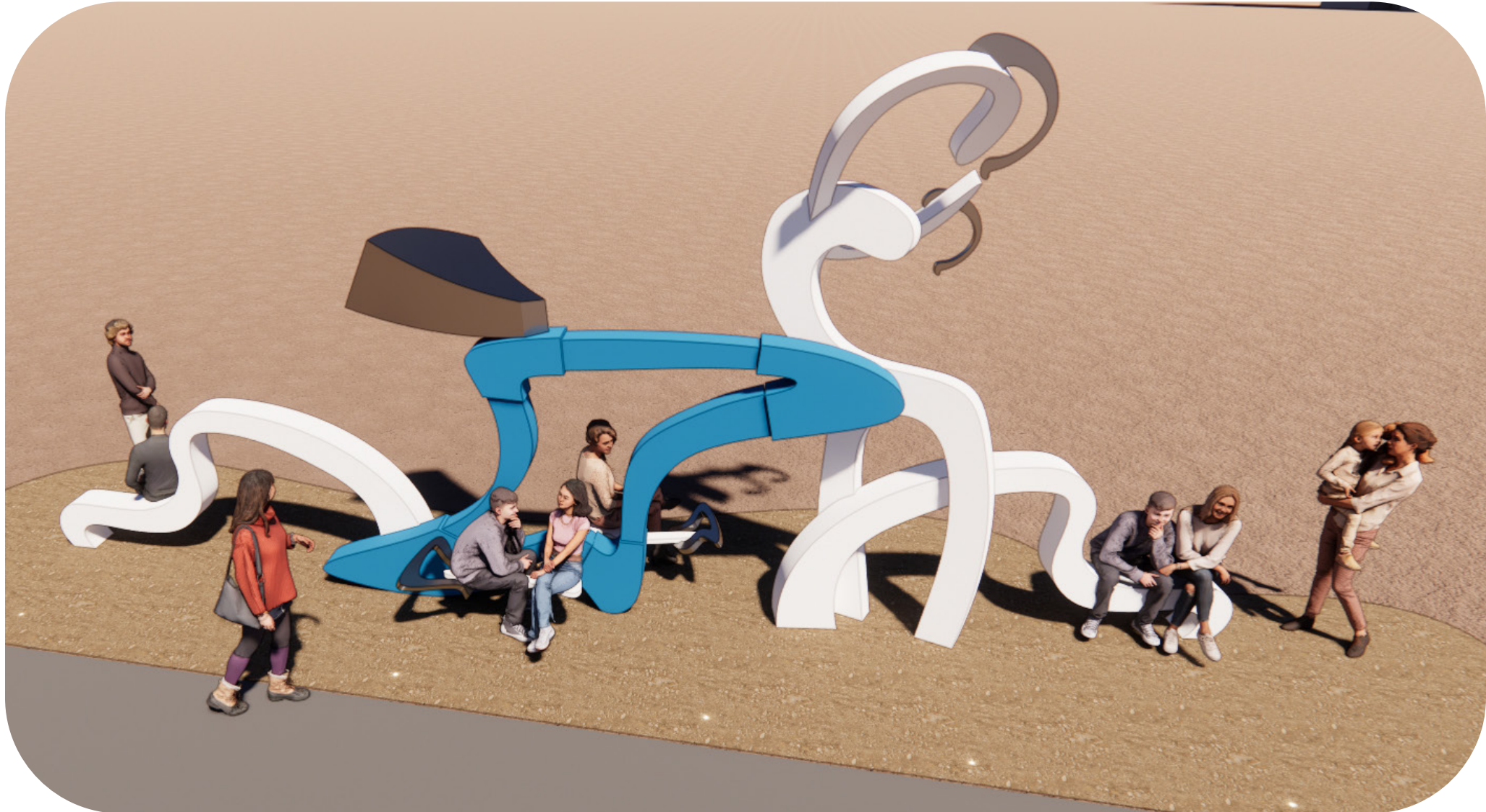
click to view video:

https://drive.google.com/file/d/1CwFglhEXtePowTDqatvRfigEP2uE3_ka/view?usp=sharing



This artwork will welcome you to Bondurant with imagination and joy. I set out to create a feeling of happiness from exploration. A playful work of art will contribute to the fun spirit of Bondurant. Biking evokes leisure, play, and adventure. The artwork is calm and vivacious yet full of wonder. The artwork will be a significant expression for the warm identity of Bondurant.

I am deeply inspired by this section of the rail-to-trail. I am an avid cyclist and feel that our quality of life is enhanced when we spend time outside, especially when floating on two wheels. It makes me feel connected to my environment and motivates me to think clearly and participate. There is a freedom you experience while pedaling.

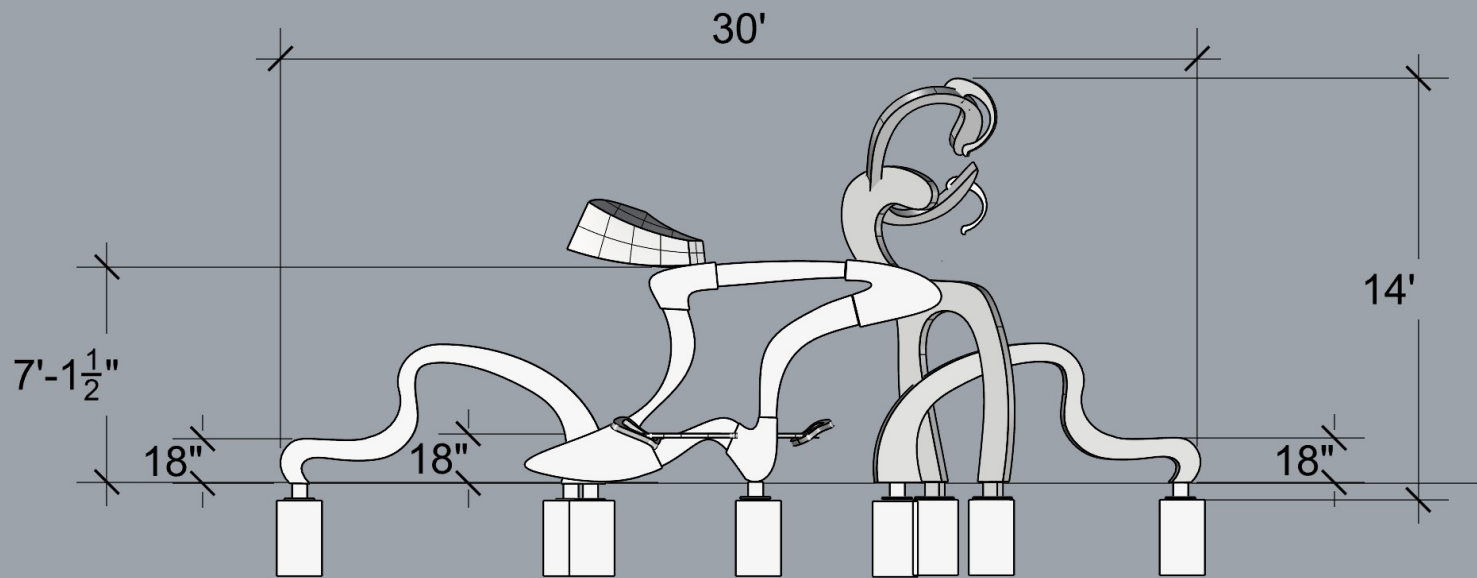


This artwork will be enjoyed by children for its playful style and by adults as a contemporary placemaking work of art.





imaginative

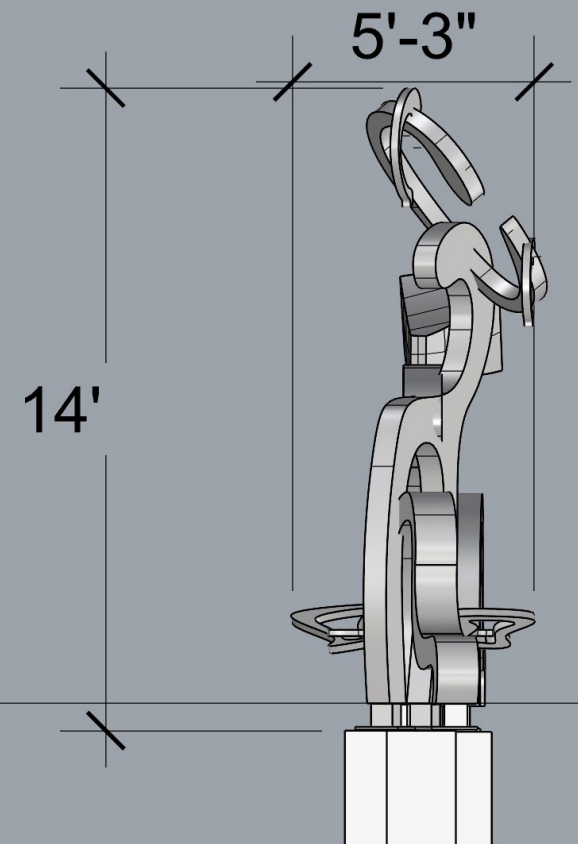


PAINTED
ALUMINUM

MATERIALS & MAINTENANCE

I selected this style and materials because I know it will be stout. The sculpture will be painted with a super durable UV protected powder-coat paint on top of an epoxy primer.

They will be painted in a state-of-the-art industrial facility that has been powder-coating my work for years with flawless results. The paint will look best if it is cleaned annually.



BUDGET REVISED DESIGN

DESIGN DEVELOPMENT	Artist Design Fee (Including drawings, contracts, meetings, site visits, progress reports, preliminary design development & consultations w/ architects, engineers, conservator plus coordination with shippers, suppliers, equipment rentals, etc.)	\$ 3,500
PROFESSIONAL SERVICES	Engineer	\$ 2,500
	Industrial powder-coating	\$ 6,000
	Water jet cutting	\$ 8,500
	Sub-total	\$ 17,000
MATERIALS	Aluminum	\$ 19,000
	Hardware and fixturing	\$ 900
	Positioners and frames	\$ 1,050
	Tools (Grinders, sanding discs, drill bits, welders, safety equipment, gas, etc.)	\$ 3,000
	Forklift in studio (setting, moving, removing sculpture from studio)	\$ 1,550
	Sub-total	\$ 25,500
SHIPPING	Delivery of materials to studio	\$ 1,350
	Delivery of sculpture to site	\$ 4,500
	Sub-total	\$ 5,850
FABRICATION	Artist fabrication (Cutting, welding connection, grinding, beveling edges, paint prep, paint, set-up/break-down, shop time, drilling, welding, loading, unloading, etc.)	\$ 52,000
	Assistants	\$ 14,000
	Sub-total	\$ 66,000
INSTALLATION	Foundation	in-kind
	Fork-lift	in-kind
	Additional equipment needed at site, staging area, various set up, etc.	in-kind
	Artist installation	in-kind
	Artist travel (airfare, lodging, food, car rental/fuel, etc.)	\$ 2,100
	Sub-total	\$ 2,100
GENERAL OPERATING	Insurance	\$ 1,500
	Studio (including utilities)	\$ 10,000
	Administrative, documentation, etc.	\$ 750
	Sub-total	\$ 12,250
ARTIST CONTINGENCY	Part of Artist's operating fee / to be awarded to Artist	\$ 5,500
TOTAL		\$137,700

**lighting and foundation not included*



TIMELINE

TASK	TIME ALLOTTED
Revised designs-----	September 25, 2025
Approval & signing of contract-----	(~1-2 months), ~September / October 2025*
Receipt of deposit-----	(~1-2 months), ~October / November 2025*
Order materials-----	(1 month), ~November / December 2025*
Begin fabrication-----	~December 2025 / January 2026*
Fabrication-----	~6 months
Project installation-----	(tbd w/ committee)*

**Pending approval/signing of contract/receipt of deposit/weather at time of installation meets the estimated timeline presented here.*

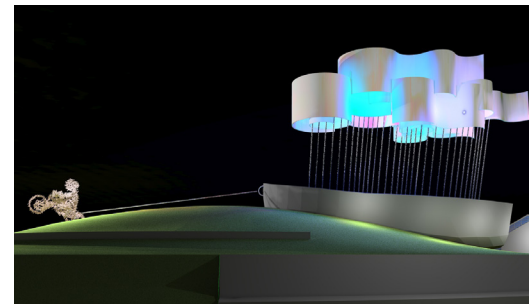
***I would be prepared to begin the project as soon as the commission is awarded and the deposit is received.*

****This is an estimated timeline and can be further discussed with the committee to integrate the artwork with schedule of the city. Dates can be more defined after commission is awarded.*

*I want to create art that
goes beyond expressing
the function of the site
and becomes a partner to
inspire great thinking.*



MODEL TO SCULPTURE REFERENCE



"Public art projects demand a level of commitment, vision, passion, collaborative spirit and attention to detail that is challenging for many artists. I have absolutely no doubt that Josh Wiener would, should you be so fortunate in contracting him for your project, not only rise to the occasion but also knock your socks off doing it!" "Josh is a delight to work with, has so much talent, and is poised for any major commitment."

Judy Anderson, Former Artistic Director & Founder of PlatteForum-
the recipient of the 2006 Mayors Award for Excellence in the Arts and the
2011 National Arts and Humanities Youth Program Award

ARTIST STATEMENT



I look at art as an expression of humanity. It can articulate concern, evoke emotion, stimulate thoughts, and make life more interesting. In its best case, it will teach us to be better friends, embrace beauty, and be more compassionate.

I believe in art as a very positive force for all the things that make me feel so fortunate to be alive. I want to do my part to help inspire more artistry. All of my artwork is made at the highest standard of perfection with the hopes to draw more people into a deeper relationship with the art they are surrounded by. I see the Bondurant Project as an opportunity to inspire people in a fun way.

My experience includes, but is not limited to:

- participating in design teams
- making site-specific public sculptures
- teaching at the Art Students League in Denver
- working in stone, aluminum, steel, earth, bronze, and experimental materials
- creating land art on a reclaimed contaminated site
- completing every project on time and within budget
- constructing contemplative gardens and water features with *Marpa Landscape Design Studio*, winner of countless awards
- working with architects, landscape architects, city planners, engineers, and contractors
- generating construction documents
- teaching a month workshop at the Denver Art Museum
- apprenticing in Japan with master sculptor, Kazutaka Uchida
- completing a residency at an accredited institution, PlatteForum, working with at risk youth
- co-founding and directing a community arts 501c3 non-profit organization, *Art In Your Park*
- leading nature walks with elementary school children at Durango Nature Studies
- managing over 100 community events
- managing a team of technicians and instructing workshops at MARBLE/marble Symposium



"Roots of Community"
8' x 8' x 2.5', 4' x 4' x 2.5'
4 benches @ 16' x 16' x 7'
San Luis Obispo, CA
2013

"Joshua's knowledge of materials, shapes, forms, and compositions makes me highly recommend him for public art projects."
Dean Pearson, Landscape Architect and President of Architerra Group, Littleton, CO

PUBLIC COMMISSIONS

- 2024 Tribune Building Project, Incourage Community - Wisconsin Rapids, WI
- 2026 Central Park Plaza, Aurora, CO
- 2025 UT Developmental Center, Comprehensive Therapy Building - American Fork, UT
- 2025 Northpark at Montrose Community Homes - Potomac, MD
- 2025 Tallgrass Pond, Waukegan, IA
- 2024 Eastlake Park Community Monuments - Phoenix, AZ
- 2023 Stephen G. Terrell Recreation Center Trail Enhancements - Allen, TX
- 2023 Tradewinds Park Stables & Farm - Coconut Creek, FL
- 2023 Vine & Lemay Intersection Improvements Project - Fort Collins, CO
- 2023 Powers Rd. & Brookwood Blvd, Roundabout - Bend, OR
- 2023 Panorama Park - Colorado Springs, CO
- 2023 Dovetail Park & East Park District Maintenance Facility, Fort Collins, CO
- 2022 Traverse Apartment Community Parking Garage - Lakewood, CO
- 2021 Oerman-Roche Trailhead, Superior, CO
- 2021 Falconview Community Development - Colorado Springs, CO
- 2019 Lake Linganore at Eaglehead Roundabout - Linganore, MD
- 2019 Turkey Creek Streamway Park Trail - Merriam, KS
- 2019 Flood Recovery Project - Longmont, CO
- 2019 Enterprise Business Center at Stapleton - Denver, CO
- 2018 Lafayette Gateway at Fairmount Park - Norfolk, VA
- 2018 Bison Ridge Recreation Center Roundabouts, Commerce City, CO
- 2018 Plano Portal Project / Downtown Arts District - Plano, TX
- 2017 Axis at Westminster - Westminster, CO
- 2016 James Riverfront - Richmond, VA
- 2016 Harold Bacchus Community Park - Frisco, TX
- 2015 Quinn's Junction/Highway 248 - Park City, UT
- 2015 23rd Ave. & 10th St. Triangle Median - Greeley, CO
- 2015 Northside Regional Park at Rillito Regional Park - Tucson, AZ
- 2015 RTD/City of Boulder - Boulder Transit Village - Boulder, CO
- 2015 Gladstone Downtown Village/Linden Square - Gladstone, MO
- 2014 Downtown Rawlins - Rawlins, WY
- 2014 Kingsley and First Street Rain Garden - Ann Arbor, MI
- 2014 RTD/West Rail Line - Perry Station - Denver, CO
- 2014 RTD/West Rail Line - Oak Station - Denver, CO
- 2014 Fairfax Park - Commerce City, CO
- 2013 Homestead Park and Open Space - Greeley, CO
- 2013 Oklahoma State Board of Pharmacy - Oklahoma City, OK
- 2013 Community Gardens at Meadow Park - San Luis Obispo, CA
- 2013 RTD Light Rail Station at Decatur St./Federal Blvd. - Denver, CO
- 2013 Hudson Gardens - Littleton, CO
- 2012 Florida Rd Roundabout, USA Pro Cycling Commemoration-Durango, CO
- 2011 Village of Palmetto Bay Roundabout, Palmetto Bay, FL
- 2011 Carson Nature Center/South Platte Park - Littleton, CO
- 2010 Denver Urban Gardens (SCFD GRANT) - Denver, CO
- 2010 Juanita Beach Park - Kirkland, WA
- 2010 172nd Avenue Roundabout - Happy Valley, OR
- 2008 Governor's Excellence in Renewable Energy Award - Denver, CO
- 2008 Mid Town Redevelopment Project (designs) - Longmont, CO
- 2007/06 Maher Ranch, Gemstone Pk (2 Sculptures & Design Team)-Castle Rock, CO
- 2006 Community Park (3 Sculptures) - Broomfield, CO
- 2005 Founders' Park - Wheat Ridge, CO

COMMISSIONS

- 2020 D. Thomson, Denver, CO
- 2015 Designs for United Health Plan roof garden, South Bronx, NY, (w/ Martin Mosko)
- 2015 Designs for El Rio Health Center Park, Tucson, AZ, (w/ Martin Mosko of Mapa)
- 2010/05 Evoke Landscape Design - Boulder, CO
- 2008 Denver Art Museum (*demonstration piece*) - Denver, CO
- 2008 L. Landgraf - Denver, CO
- 2008 B. Victor - Pittsburg, PA
- 2006 Head Start Regional 8 Conference - Denver, CO
- 2006/05 Sanzone Studios - Boulder, CO
- 2005 Dr. M. Brodie - Genesee, CO
- 2005 Dr. R. Newman - Arvada, CO
- 2004/03/02 Studio Forma Landscape Design - Boulder, CO
- 2004 Cody Center - Lakewood, CO
- 2004 Pharmatech, Inc. - Denver, CO
- 2004 K. Lindeneau - La Mesa, CA
- 2004 A. Wiener - Durango, CO
- 2003 B. Smith - Niwot, CO
- 2003 R. Hubbard - Denver, CO
- 2002 Colorado State University - Fort Collins, CO
- 2001 Marpa & Associates Landscape Design - Boulder, CO
- 2001 Dr. W. Silvers - Denver, CO

SELECTED PUBLICATIONS

- 2018 The Daily Camera, Boulder, CO
- 2018 January - Plano Magazine, Plano, TX
- 2013 November - The Greeley Tribune/ Greeley, CO
- 2013/2012 The Durango Herald/Durango, CO
- 2009 Dec.- Sculptors of the Rockies book, (Southwest Art Magazine)
- 2007 November/December - Tools Magazine
- 2007/2006 Southwest Art Magazine
- 2006 Fall/Winter Issue 3 - Cairn Magazine
- 2005/2004 Sculptural Pursuit Magazine

AWARDS AND GRANTS

- 2014 Excellence in Community Design Award, City of Greeley, Homestead Park Greeley, CO
- 2010 SCFD GRANT, Denver Urban Gardens (*living sculpture*) Denver, CO
- 2009 Residency at PlatteForum, working with at-risk youth, Denver, CO

SELECTED TEACHING AND SPEAKING ENGAGEMENTS

- Present-1996 Instructor, The Marble Institute of Colorado - Marble, CO
- 2022 Thesis Advisor, Advised master's degree student at CU - Boulder, CO
- 2020-2019 Mentor/Instructor (working w/intern) - University of Boulder, "Art, Design, Engineering: Thinking and Making" - Boulder, CO
- 2013-2008 Instructor, Art Students League - Denver, CO
- 2011 Juror, Wyoming Arts Council 2011 VA Fellowships - Laramie, WY
- 2011 Speaker, Red Rocks Community College, Morrison, CO
- 2011 Presenter/Workshops-Southwood Mid.& Perinne Elem.-Palmetto Bay, FL
- 2010 Juror, Colorado Artfest / 21st Annual - Castle Rock, CO
- 2009 Presenter, University of Colorado - Boulder, CO
- 2009 Juror/UCD/College of Architecture & Planning - Denver, CO
- 2009 Residency, PlatteForum - Denver, CO
- 2009 Juror, La Academia, "Art for Youth" Art Show - Denver, CO
- 2008 Presenter/Instructor, Denver Art Museum - Denver, CO
- 2008 Instructor for workshop, Colorado Academy - Denver, CO
- 2007 Presenter, Communication Arts, Inc. - Boulder, CO
- 2006 Instructor/Presenter, Bridge School - Boulder, CO
- 2006 Presenter, Parker High School - Parker, CO
- 2005 Sub. Instructor, Armory Art Ctr Master Artist Workshop - W. Palm Beach, FL

SELECTED EXHIBITIONS

- 2018 'Sculpture on the Rooftop' by the Art Students League at Museum Residencies, Denver, Colorado
- 2016, 2015, 2014, 2013, 2012 "Snow Sculpture in the Dark" competition (2013 & 2012 (*won 2nd place*), Loveland, CO
- 2014 Denver Maker Faire, Sculpture Games (*2nd place*) - Denver, CO
- 2013 Co-Curator for "Side Effects May Include..." Exh. - Art Students League, Denver, CO
- 2013/12/11 City of Lafayette's 'Art on the Streets' exhibit, Lafayette, CO
- 2013/12/11/10 City of Durango outdoor exhibit, Durango, CO
- 2013/12 City of Berthoud outdoor loan exhibit - Berthoud, CO
- 2012/11/10/04/03 US Bank 'Art on the Streets' Exh. (3) - Colorado Springs, CO
- 2011/10 City of Greeley outdoor exhibit (2 sites) - Greeley, CO
- 2011-99 Stone Carver's Exhibition at Redstone Art Center, Redstone, CO
- 2011 Arts Students League '14 Collaborations' - Denver, CO
- 2010/09/08 Douglas City "Art Encounters"ex. (4 sites)- Castle Rock & Parker, CO
- 2009/08 *Invited Artist*, "Sculpture in the Park" exhibition - Loveland, CO
- 2007/06/05/04/03 *Juried Artist*, "Sculpture in the Park" Exh. - Loveland, CO
- 2009 Madden Museum, "Windows to the Divine", *juried* - Denver, CO
- 2009 Loveland Museum/Gallery, "Twirling Doli's mustache" - Denver, CO
- 2009 RedLine Gallery, "Art for Ransom" - Denver, CO
- 2009 PlatteForum Gallery, "Elevating nature/Germination of ideas"Denver, CO
- 2009 eventgallery 910Arts, "Exploring the Values of our Waters" - Denver, CO
- 2009/08/06/05 Evergreen Sculpture Walk (3 sites) - Evergreen, CO
- 2009/08/07 Sioux Falls Sculpture Walk (3 sites) - Sioux Falls, SD
- 2009/08/07 "Art on the Move" (3 sites) - Longmont, CO
- 2009/2007 Access Gallery - Denver, CO
- 2009/08 El Paso's pre-qualified artist pool, *juried* - El Paso, TX
- 2009/08 City of Evanston's pre-qualified database, *juried* - Evanston, IL
- 2008 Solo Show, Icelantic Gallery - Denver, CO
- 2008/07 20th Annual Outdoor Sculpture Exhibition - Lawrence, KS
- 2008/2007 Fryberger Art Consulting Gallery & Sculpture Garden - Littleton, CO
- 2007/06 The Standing Sun Fine Art Gallery (2007 Solo Show) - Denver, CO
- 2007 Functional Park Art Database, *juried* - Colorado Springs, CO
- 2006/05/04/03 Randall Chase Gallery - Palm Desert, CA
- 2006/05/04 Treeline Gallery - Estes Park, CO
- 2005/04 Gallery 730 - Prospect, CO
- 2004 Sumukha Art Gallery - Bangalore, India
- 2003/01 Colorado History Museum / Stone Sculptor Showcase, Denver, CO
- 2002 15th Annual Sedona Sculpture Walk - Sedona, AZ
- 2002 "Eclectic Mess" Invitational at Ironton Gallery - Denver, CO
- 2002 Purple Door Studio Exhibition - Denver, CO
- 2001/00 Odalisque Gallery - Online Gallery

RÉSUMÉ

COLLECTIONS

- 2012 B. Victor - Durango, Colorado
- 2010 N. Sorenson - Denver, CO
- 2009 Town of Castle Rock, CO
- 2009 La Academia - Denver, CO
- 2009/08 J. & D. Dinneen - Littleton, CO
- 2008 S. Wolf - Denver, CO
- 2007 Dr. H. M. Sondheimer -Wash. D.C.
- 2007 J. Stuntz - Loveland, CO
- 2007 M. Gates - Micanopy, FL
- 2007 L. Raynolds - Cody, WY
- 2006 R. Johnson - Denver, CO
- 2006 C. Matthews - Denver, CO
- 2005 Pharmatech, Inc. - Denver, CO
- 2004 Krishnamurti School - Bang.India
- 2004 J. & K. Nystrom - Fort Collins, CO
- 2004 C. Lark - Longmont, CO
- 2003 B. Wojcik - W. Broomfield, MI
- 2003 M. Schmitz - Denver, CO
- 2002 B. Case - Flagstaff, AZ
- 2002 V. Branson - Afton, OK
- 2002 J. Moses - Flagstaff, Arizona
- 2002 M. Wiener - Aurora, CO
- 1996 K. Uchida - Tokyo, Japan
- 1995 J.Cole - Durango, CO

INTERNATIONAL EXPERIENCE - INDIA

- Invited to Bangalore, India in 2004 along with over forty other carvers from around the world to be a part of a two week stone sculpting symposium
- Sculpture was exhibited in Bangalore at the Sumukha Art Gallery and is now on permanent collection at the Krishnamurti Valley School

INTERNATIONAL STUDIES - JAPAN

- Studio assistant to master sculptor Kazutaka Uchida in Tokyo, Japan
- Assisted Uchida on monumental pieces for museums/public/private collections
- Worked with Uchida on two different twenty-piece stone exhibitions in Japan
- Assisted Uchida on a sculpture for permanent collection at the Toyota Municipal Museum in Japan along side a Henry Moore bronze
- Studied with Uchida the techniques of professional development with museum curators, art galleries, and universities

COMMUNITY

- Co-founded ART IN YOUR PARK in 1999; 501©3 non-profit arts organization. My interest in creating this program was to facilitate free community art. To date, AIYP has estimated that over 20,000 people have participated with the program.

PROFESSIONAL REFERENCES

Matt Jermier, Director of Parks & Recreation
City of Waukee
805 University Ave, Waukee, Iowa 50263
(515) 978-7376
MJermier@waukee.org
Project: Tallgrass Pond ~ Waukee, IA, 2025

Hannah Nielsen, Public Art Coordinator
Utah Division of Arts & Museums
3760 S Highland Drive • Salt Lake City, UT 84106
(801) 678-5826 • henielsen@utah.gov
Project: Utah State Developmental Center ~ American Fork, UT, 2025

Ronnie McGuire, CIP Project Manager
Neighborhood Services Department / Neighborhood Revitalization Division
City of Phoenix
200 West Washington Street • Phoenix, AZ 85003
(602) 534-6117 • ronnie.mcguire@phoenix.gov
Project: Eastlake Park ~ Phoenix, AZ, 2024

Matthew D. McComb RLA, ASLA, CA, Park Planning, Dev. & Public Art Manager
Allen Parks and Recreation
900 S. Greenville Avenue • Allen, TX 75002
(214) 367-0498 • mmccomb@cityofallen.org
Project: Stephen Terrell Recreation Center ~ Allen, TX, 2024

Connie Schmeisser, BLA, ASLA, Landscape Architect II
Parks, Recreation, and Cultural Services Dept.
Design & Development Division (MC 1200)
1401 Recreation Way • Colorado Springs, CO 80905
(719) 385-6533 • constance.schmeisser@coloradosprings.gov
Project: Panorama Park ~ Colorado Springs, CO, 2023

Marcelene Trujillo, AiPP Project Coordinator
City of Bend
P.O Box 656 • Bend, Oregon 97709
(541) 419-3137 • artinpublicplacesbend@gmail.com
Project: Powers Road and Brookwood Blvd. ~ Bend, OR, 2023

Scott Watkins, Development Manager
T.O.D. Properties, LLC
1363 S Washington St. • Denver, CO 80210
(303) 954-0766 office • scott@todproperties.com
Project: Traverse ApartmentsnCommunity Parking Garage ~ Lakewood, CO, 2022





To Whom It May Concern,

I would like to highly recommend sculptor Joshua Wiener for public art projects.

In 2009, Mr. Wiener completed a two-month residency at PlatteForum where he continued to work on his living art series that inverts the typical garden-to-sculpture relationship. This living art series aligns ingenuity with environmental protection. By placing living organisms in refined compositions, he presents a new way of relating nature to urban expanses. With traditional and contemporary sculpting techniques, Wiener constructs living sculptures with internal irrigation to allow the cultivation of plant materials. The work becomes a combination of construction and subtractive sculpting with man-made and natural materials. In the exhibition, Wiener showcased six living sculptures as seeds for public projects. Each piece experiments with integrating plants into the sculpture in a way that they become the "binding" element. The statement is one of sustainability and the examination of how we harvest, use, reuse, and/or discard materials. Wiener's dream is to have the viewer slow down, physically and emotionally, to notice the resources around them as valuable for themselves and biodiversity.

Wiener's residency and exhibition continues the development of PlatteForum's urban garden, a project that transforms the concrete courtyard into an urban space to celebrate nature and sustainability.

While in residence, Wiener worked intensively with eight students from La Academia at Denver Inner City Parish in a seven-week Learning Lab series. Students explored salvaged materials, dirt, and plant materials as they created living sculptures. Working collectively, they created a limestone living sculpture for their school that expresses their culture, pride, and hopes for the future. Working from the starting point of the Aztec calendar, the students created symbols that expressed their cultural identity and their relationship as stewards of nature. Weighing over 1,000 pounds, the limestone disc incorporates rings of sandblasted images and integrated earth, seeds, and plants. The work, intended to inspire imaginative stewards of the land, will be sited at their school at the culmination of the exhibition.

Public art projects demand a level of commitment, vision, passion, collaborative spirit and attention to detail that is challenging for many artists. I have absolutely no doubt that Josh Wiener would, should you be so fortunate in contracting him for your project, not only rise to the occasion but also knock your socks off doing it! Having been involved as a public artist in numerous projects (Seattle), I know first hand the importance of selecting an artist that has vision, but that can also work with the community, collaborate with vendors and fabricators, and, most importantly, navigate the public process in a way that results in successful projects. Josh is a delight to work with, has so much talent, and is poised for any major commitment. Please give him your highest consideration.

Regards,

Judy Anderson
Former Artistic Director, Founder
PlatteForum, 2006 Mayors Award for Excellence in the Arts & 2011 National Arts & Humanities Youth Program Award

1610 Little Raven Street, Suite 135, Denver, CO 80202
www.platteforum.org
303.893.0791

Contact Judy at: 720.273.8101, jandersonstudio@gmail.com



August 5, 2013

To Whom It May Concern

Please regard this letter as an enthusiastic reference for artist Joshua Wiener. The City of Durango's Public Art Commission has had the pleasure of working with Joshua on two separate projects:

- Joshua submitted a proposal for the City's inaugural installation of its Art-on-Loan program in 2010. His piece was on display for three years in Downtown Durango.
- Joshua submitted the winning proposal for a commissioned piece to commemorate the legacy of cycling in Durango. This particular Call to Artists received a record number of highly qualified submissions and required efficiency and professionalism. Once selected, the project itself had a very short timeline and had to be installed before a momentous local event—the 2012 U.S. Pro Cycling Challenge, which started in Durango last August.

The process of acquiring public art is quite different than that of a private transaction—it is a community effort weaving together intricate details related to location, installation, maintenance and contracts, and it brings together numerous decision-makers for a consensus of a piece that will be owned by the City and viewed by thousands each year. From the beginning, our experience with Joshua denotes his understanding of the public art selection and installation process, and the challenges within. He maintains excellent communication throughout the project, is accommodating and flexible, and even completes his artworks before schedule.

As an artist, Joshua has an intrinsic sense of what would draw the viewer in. His proposal for a roundabout on one of the four main entrances to the city spoke to an understanding of how the art would be viewed (e.g. from a moving vehicle or bicycle) and included an impressive "fly-over" graphic as part of the proposal to allow the selection committee and public who viewed his maquette at an open house event a sense of how the art would really look.

We are proud to include one of Joshua's pieces in the City's permanent art collection. Please feel free to contact me at (970) 375-5002 with any questions you may have.

Sincerely,

Sherri Dugdale
Assistant to the City Manager

949 E. 2nd Avenue • Durango, CO 81301 • (970) 375-5005 • CityManager@ci.durango.co.us

May 26, 2009

To Whom It May Concern:

I am honored to write a recommendation for Joshua Wiener, with whom I have worked on several projects over the past three + years in my role of Art in Public Places Administrator for the City of Longmont.

I met Joshua and his wife, Gia, just over three years ago when they were selected as finalists (one of three teams) for a "crosswalk" project that I was working on. I put together a design team through the public art council that linked Joshua, Gia, Longmont streets, CDOT, an asphalt fabricator, and myself to design and build a completely new type of public art project in asphalt. The team worked exceptionally well together and found a way to generate a significant amount more detail in the final project. While the project was delayed due to fabrication vendors, Joshua and Gia were extremely flexible in their willingness and ability to work with me and the (potential) vendors as modifications to the project were explored. Ultimately, they went above and beyond the scope of the contract, delivering to the vendors exactly what they needed, on time, and never asking me for more money.

In addition to this "permanent" installation, I have had the pleasure of working with Joshua over the past two years as he has had several pieces selected for Longmont's Art on the Move program. I enjoy working with Joshua; he is always on time with his deliveries, thorough in his installations, and has addressed any questions or concerns that arise in a timely manner.

Due in part to our good working relationship and Joshua's ability to present and his enthusiastic energy, Joshua was selected as a guest speaker for Longmont's Virtual Art Tour in 2008. The Longmont Community has embraced his work that is and has been here, and I would be happy to work with him again in the future, if and when the opportunity presents itself. I would highly recommend Joshua as a competent and professional artist to work with – from the artistic and creative side to the business side.

Please don't hesitate to contact me should you have any further questions.

Lauren Greenfield
Art in Public Places Administrator
City of Longmont, CO
Lauren.greenfield@ci.longmont.co.us
303.651.8924



BARBARA
NEAL

November 14, 2005

INCORPORATED
PO BOX 6982
DENVER COLORADO
80206
VOICE / FAX
303 830 6701

To Whom It May Concern:

I am glad to provide a letter of reference for Joshua Wiener in support of his work as a public art artist. I recently worked with Josh on a project for Founders' Park in Wheat Ridge, Colorado.

It was a pleasure to work with Josh on this project. His proposal, a large sculpture composed of different materials and suggesting an environmental narrative, demonstrated his capacity for thoughtful, imaginative work. A very accomplished sculptor, he approached this project seriously and with enthusiasm. He followed through consistently to ensure the successful installation of the artwork.

As the public art consultant on this project, I appreciated the fact that he communicated responsibly and effectively with me and with the Director of the Parks and Recreation Department of the City of Wheat Ridge, the client agency, throughout this process.

I would certainly recommend Joshua Wiener for any public art project for which he is a finalist.

Sincerely,

Barbara Neal
Public Art Consultant



5881 south delframe street
littleton, colorado 80127
303.948.0766 fax: 948.0977
www.architerragroup.com

November 16, 2006

Re: Joshua Wiener, Stone Sculptor
865 McIntire Street
Boulder, CO 80303

To Whom It May Concern:

As the park landscape architect, we had the pleasure of working with Josh on the recently completed Gemstone Park project in Castle Rock, Colorado. Josh designed and constructed several limestone sculptures as public art which were nicely integrated into the overall park.

I highly recommend Josh as a public artist. His knowledge of materials, shapes, forms and compositions allowed him to create public art that fits within the greater context of the site. If you would like more information about our experience with Josh, please do not hesitate to call me.

Sincerely,

Dean Pearson, ASLA, RLA
President



Parks, Recreation and Golf Division

Robert C. Hanna, Director

December 4, 2006

To Whom It May Concern:

I am writing this letter of reference on behalf of Josh Weiner for work he performed for The Town of Castle Rock. Josh was commissioned to complete a public art project in late 2005, by the Town's public art committee. The committee had selected the next Castle Rock Park, Gemstone Park, as the location for this work. This group tasked Josh to team with Park Staff and its consultant/contractor to craft artwork that would blend with the overall theme of the project. The artwork would also have to stand up to a high use, public park environment.

Josh met this challenge by effectively working with the project team. He produced two freestanding limestone sculptures that were not only beautiful but also, complemented the overall Gemstone theme. He completed his work within the allowed budget and met our grand opening schedule. Once the job was complete, we directly contracted with Josh to complete and additional sculpture that will also function as an entry sign for the park.

I would be happy to answer any questions or provide greater detail regarding this project.

Sincerely,

Jeff Smullen, Park Planning and Construction Superintendent
Town of Castle Rock
(303) 814-7458
jsmullen@crgov.com

2301 N. Woodlands Boulevard Phone: 303-814-7555 Fax: 303-660-1011
Castle Rock, Colorado 80104 www.Crgov.com



"Community Imagination", 10' x 8' x 40",
Colorado Springs, CO, 2023



"Flutterby", 12' x 75' x 75', Greeley, CO, 2015



"The Path Untraveled"
8 at 17' x 17' x 1', Richmond, VA, 2016



"Campfire", 40' x 15' x 15', Lake Lingore, MD, 2019



"Tread Lightly", 7 at 14' x 25' x 6', Lakewood, CO, 2014



"You and I", 5 at 12' x 5' x 3', Bend, OR, 2023



"Rhythmic Illuminations"
7 at 29' x 14' x 5', Plano, TX, 2018



Joshua Wiener / **Client Name**

INDEPENDENT CONTRACTOR AGREEMENT

(Contract for artwork at **Client Site**)

This Design Contract ("Contract") is entered into as of **Date, 2025**, by and between Flowcus, henceforth known as "Joshua Wiener", with a principal place of business at 2665 Dartmouth Ave, Boulder CO 80305, and **Client Name**, henceforth known as "Client", with a principal address at **Client Address**, for the purpose of establishing the provisions of fabricating a sculpture "*Name of Sculpture*" to be located at **location**.

WHEREAS, **Client Name** ("Client"), has selected a sculptural piece by the Artist to be installed at **Client location** in the location set forth in Exhibit B, and

WHEREAS, the Artist is willing to furnish such artwork on the terms hereinafter set forth.

NOW, THEREFORE, it is agreed as follows:

1. The Artist agrees to design, fabricate, deliver, and assist with installation the sculptural work of art, "**Client Name**", for **Client Name** ("Project").
2. The Project shall not differ significantly in the scope, design, color, size, material, or texture from the proposed images attached without prior written approval of the Client.
3. **Client Name** agrees to pay the Artist **\$137,700** for the completed Project as follows:
 - a. \$ (40%) to be paid upon execution of this Contract by both parties;
 - b. \$ (30%) at 50% fabrication;
 - c. \$ (20%) at 100% fabrication;
 - d. \$ (10% - design fee) upon installation and completion of the Project, receipt of maintenance instructions, and final acceptance of the Project by **Client Name**.
 - e. Upon signing of this contract, Artist has received **\$???** in design fees to be counted toward this contract.
4. The Artist will complete the Project to be installed by **Date** or on a date to be coordinated with **Client Name**.
5. Artist guarantees the price of the artwork until the **Date**, assuming contract is signed and a deposit is received within 30 days of signing of this contract.

To this end, the Artist agrees to:

- Coordinate all aspects of work with **Client Name** no less than two weeks prior to needing access.
- Work with the contractor's schedule to deliver artwork to the site, as long as delivery of artwork does not extend past **Date** or on a date to be coordinated with **Client Name**.
- Provide information and appropriate coordination to the contractor on the installation of the Project.

Client Name will provide:

- Concrete pouring for foundation
- Dedicated space for artwork and materials storage during install
- Forklift or crane and tools needed for installation
- Site preparation to receive the artwork
- Assistants to help Artist with install
- All tools necessary for installation

Client agrees to pay for storage providing the site isn't ready 30 days after the agreed upon date.

The Artist guarantees all parts and workmanship for a period of two years after final acceptance of the Project and will replace any defective parts or rework any defective craftsmanship in a timely fashion at no cost to the except as provided below. The Artist shall not be responsible or held liable for any damage to the Project, its surfaces or environment by the Client's personnel, visitors, or others that are beyond the control of the Artist.

While the Project is designed to be relatively maintenance free, the Client will assume responsibility for minor maintenance, including periodic cleaning as necessary to remove the buildup of dust, dirt, and grime in order that the Project does not become an eyesore to its environment or a detriment to the good reputation of the Artist.

- The Artist is responsible for all costs of materials and workmanship for the finished Project.
- The Artist shall acquire and maintain insurance as follows:
 - a. The Artist shall obtain and maintain for the full period of the Contract: Commercial General Liability insurance including bodily injury, property damage, personal injury, contractual liability and products/completed operations coverage, and automobile liability insurance covering bodily injury, property damage and personal injury, with limits of no less than \$1,000,000 per occurrence.
 - b. As evidence of the insurance coverage required by this Contract, prior to the effective date of this Contract, the Artist shall furnish a certificate of insurance to:

Client Name
Client Address
Client Address

The certificate will name the Client as Additional Insured. Insurance coverage required under this Contract shall be obtained from insurance companies authorized to do business in the State of Colorado. If the Artist is self-insured under the laws of the State of Colorado, the Artist shall provide appropriate declarations of coverage.

- c. The Artist shall not cancel, materially change, or fail to renew insurance coverage. The Artist shall notify **Client Name** of any material reduction or exhaustion of aggregate limits.
6. The Artist shall perform all work under this Contract as an independent contractor and not as an agent or employee of **Client Name**.
 7. The Artist grants to the Client and its assigns an irrevocable license to make two-dimensional reproductions of the Project for non-commercial purposes, including but not limited to reproductions used in advertising, brochures, media publicity, and catalogues or other publications, provided that these rights are exercised in a tasteful and professional manner. All reproductions by the client shall contain a credit to the Artist.
 - a. If the Client intends to Alter the Project, the Client shall make a reasonably good faith effort to notify the Artist at least 30 calendar days prior to any Alteration of the Project at the last phone number or address provided by Artist to the Client. Where time does not reasonably permit such notice prior to Alteration of the Project – for example, in cases of public hazard, accident or unauthorized Alteration – the Client shall notify the Artist within 15 calendar days after such Alteration.
 - b. After receiving such notice, the Artist may consult with the Client to attempt to come to a mutually agreeable plan for disposition of the Project. Such consultation shall be without charge by the Artist unless otherwise specifically agreed in writing. If, 1) the Artist does not contact the Client within 30 days of such notice, and if the consultation does not occur within 60 days of such notice, or 2) if the parties cannot agree upon a plan for disposition within 60 days of such notice, then the Client may Alter the Project without further obligation to the Artist.

- c. Where time permits, if the Client intends to take action that will destroy the Project, and the Client determines that it will not remove the Project itself, the Client shall allow the Artist to remove the Artwork at Artist's expense within 90 days of notice from the Client of the need to destroy the Project, in which case title shall revert to the Artist. If the Artist fails to remove the Project within that 90 day period, the Client may destroy the Project.

8. The administrator for this Contract shall be **Client Name**. Whenever this Contract requires notice to be given to or by the Client, or any determination or action to be made by the Client, **Client Name** represents and acts in conjunction or on behalf of **Client Name**.

9. No alteration, change, amendment, or modification of the terms of this Contract shall be valid unless made in writing and signed by both parties and approved by appropriate action of the Client.

10. The provisions of the Contract shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.

11. No representations, agreements, covenants, warranties, or certifications, express or implied, exist as between the parties, except as specifically set forth in the Contract.

12. All notices, requests, demands, and other communications which are required or permitted to be given under this Contract shall be in writing and shall be duly given upon delivery.

13. The designs generated for this project are owned by Joshua Wiener/Flowcus. The payment for the designs does not give **Client Name** any ownership of the design. The payment for the designs does not give **Client Name** the ability to select someone else to fabricate any artwork presented. Joshua Wiener/Flowcus will retain ownership of all designs. The designs are artwork and cannot be created by anyone other than Joshua Wiener.

14. Any ideas, concepts, sketches, drawings or other work done by Joshua Wiener/Flowcus as part of this project that are not incorporated into or developed as part of the final designs remain the property of the Artist.

Client
Client Name
Client Address
Client Address

Artist
Flowcus
2665 Dartmouth Drive
Boulder, Colorado 80305

15. No waiver of a breach or default under the Contract is a waiver of any other or subsequent breach or default.

Executed this _____ day of _____, 2025.

CLIENT:

Client Name

ARTIST:

Joshua Wiener

EXHIBIT B



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

Item No. 6.m.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving Amendment No. 2 to the FEH Design Professional Services Agreement in the amount of \$10,800

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

The City of Bondurant continues progress on *The Station* development, a key component of the City's public amenity efforts. As part of this phase, the City has pursued a partnership with the owner of the adjacent property to provide additional shared parking, supporting both the City's facility and neighboring commercial activity.

To accommodate this shared use and to address additional site coordination needs identified during review by the Iowa Department of Agriculture and Land Stewardship (IDALS), it became necessary to amend the professional services contract with FEH Design.

Amendment No. 2 adds compensation for the following:

- Additional meetings and coordination with IDALS, including revised submittals and updates to project deliverables.
- Revisions to the site and civil design to include new base files, layout, grading, planting, and erosion control plans for the shared parking area.
- Coordination of plan revisions related to expanded parking and site circulation adjustments tied to the partnership with the adjacent owner.

This additional work was not contemplated when the initial contract with FEH was approved. The total compensation adjustment associated with this amendment is \$10,800, with no change to the overall project schedule.

This project is supported by Goal 15 and Action Item 15A of the 2022 *Building Bondurant Comprehensive Plan*. These elements pertain to the current Bondurant Emergency Services Facility at 101 Grant Street North, which will soon be vacated, and state:

Goal 15: Enhance the downtown through strategic public projects to attract quality private redevelopment.

Action Item 15A: Repurpose the Bondurant Emergency Services building for community programming and events through the Parks & Recreation Department.

FUNDING SOURCE: Grants, LOSST, and Bonds, supported by TIF and GO Debt Service Levy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-296
2. FEH Services Agreement Amendment No. 2 FEH for The Station

CITY OF BONDURANT
RESOLUTION NO. 251020-296

RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL
SERVICES AGREEMENT WITH FEH DESIGN FOR THE STATION PROJECT

WHEREAS the City of Bondurant ("City") is undertaking *The Station* project as part of its public amenity efforts, which includes the renovation of the former Emergency Services Facility for use as a community, recreation, and events center; and

WHEREAS the City has identified the need for additional parking to support The Station and has entered into a partnership with the adjacent property owner to provide shared parking improvements that will benefit both the City and the neighboring property; and

WHEREAS to incorporate these shared parking improvements and to address additional coordination requirements with the Iowa Department of Agriculture and Land Stewardship (IDALS), the City's architect, FEH Design, has proposed additional site and civil design services, as outlined in Amendment No. 2 to the Professional Services Agreement; and

WHEREAS Amendment No. 2, dated October 14, 2025, adjusts compensation by \$10,800 for additional design, coordination, and plan revisions necessary to complete the shared parking layout, grading, erosion control, and planting plans, with no change to the project schedule; and

WHEREAS the project is supported by Goal 15 and Action Item 15A of the 2022 *Building Bondurant Comprehensive Plan*. These elements pertain to the current Bondurant Emergency Services Facility at 101 Grant Street North, which will soon be vacated, and state:

Goal 15: Enhance the downtown through strategic public projects to attract quality private redevelopment.

Action Item 15A: Repurpose the Bondurant Emergency Services building for community programming and events through the Parks & Recreation Department; and

WHEREAS City staff has reviewed the proposed amendment and recommends approval as being in the best interest of the project and the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Amendment No. 2 to the Professional Services Agreement between the City of Bondurant and FEH Design is hereby approved in the amount of \$10,800, and the Mayor and City Administrator are authorized to execute said amendment on behalf of the City.

Passed this 20th day of October 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				



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

Bondurant Parks & Recreation Events
Center Facility Renovation
101 Grant Street North Bondurant, IA
50035

AGREEMENT INFORMATION:

Date:
10-14-2025

AMENDMENT INFORMATION:

Amendment Number:
2
Date:
10-14-2025

OWNER: *(name and address)*

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

ARCHITECT: *(name and address)*

FEH DESIGN
604 E. Grand Ave.
Des Moines, IA 50309

The Owner and Architect amend the Agreement as follows:

Compensation shall be adjusted to include additional Site & Civil Scope, Necessary Services, and/or Revisions which include the following:

- Constricted approvals process timeline for IDALS – 33 hours, **\$6,000** • Several additional meetings with IDALS, more staff involved than usual in each meeting, frequent checkins with IDALS staff to confirm status of review cycles, review cycles ended up misaligning with project deliverable dates (90% comments were received after bidding requiring addenda issuances)
- Add crosswalk to northeast – 15 hours, **\$2,500** • Required complete revisions to base files, grading sheet, layout sheet, erosion control sheet, planting sheet, and utility sheet
- Power service coordination – 14 hours, **\$2,300** • Multiple meetings and coordination to discuss the upgrade including: potential removal of generator and realignment of screen wall, removal of existing transformer, new 3-phase transformer location on site, options for routing of new electrical service • Required revisions to base files, planting plan, grading plan, layout plan, and erosion control plan

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
\$10,800

Schedule Adjustment:
None.

ARCHITECT *(Signature)*

BY: Cory W Sharp, AIA, Architect

(Printed name, title, and license number if required)

10-14-2025

Date

OWNER *(Signature)*

BY: Marketa Oliver, City Administrator

(Printed name and title)

Date



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

Item No. 6.n.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving a Lighting & Electrical Systems Design Proposal between the City of Bondurant and Teknephos in the amount of \$24,440 for the Silo Commons and Filmore Avenue NE projects in the Grain District

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves a design proposal between the City of Bondurant and Teknephos for \$24,440 to complete lighting and electrical design work for the Silo Commons and Filmore Avenue NE projects in the Grain District. Working with Brown IEC (Investigations & Engineering Consultants), Teknephos will handle aspects of the design following a standard design–bid–build process.

The Silo Commons project includes an amphitheater, pedestrian areas, and connections to nearby development. Teknephos will design a mix of ambient, accent, and performance lighting to support the amphitheater and plaza, with programmable controls that can create dynamic lighting effects during events.

The City sees this lighting as both a creative and practical addition to the Grain District. During events, the system will bring the amphitheater and grain elevators to life with color, motion, and imagery. Outside of event times, a community piano or similar interactive feature will trigger the lights when played, offering a fun and engaging experience for visitors.

The Filmore Avenue NE project will extend utilities and improve the public space leading to Silo Commons and nearby parcels. Teknephos' work includes designing new street and pedestrian lighting, electrical distribution, and coordinating with MidAmerican Energy for service connections from the existing system along 2nd Street NE.

FUNDING SOURCE: Grants and Bonds, supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-297
2. Bondurant, Iowa Silo Commons - Electrical & Lighting Design Services Proposal

CITY OF BONDURANT
RESOLUTION NO. 251020-297

A RESOLUTION APPROVING A LIGHTING & ELECTRICAL SYSTEMS DESIGN
PROPOSAL BETWEEN THE CITY OF BONDURANT AND TEKNEPHOS IN THE
AMOUNT OF \$24,440 FOR THE SILO COMMONS AND FILMORE AVENUE NE
PROJECTS IN THE GRAIN DISTRICT

WHEREAS the City of Bondurant continues to advance public improvement projects in the Grain District to support community gathering spaces, enhance downtown vibrancy, and promote creative placemaking, consistent with Chapter 7 of the Building Bondurant Comprehensive Plan and the Grain District Downtown Redevelopment Plan; AND

WHEREAS Teknephos, in collaboration with Brown IEC (Investigations & Engineering Consultants), has submitted a proposal to provide complete lighting and electrical systems design services, including schematic layouts, opinions of probable cost, and construction documentation consistent with a traditional design–bid–build process for the Silo Commons and Filmore Avenue NE projects in the Grain District; AND

WHEREAS the design will include ambient, accent, and performance lighting to support the amphitheater and adjacent lawn space, with programmable controls capable of dynamic color, motion, and image effects during events, as well as interactive lighting features that can be triggered by a community piano or similar element to engage visitors during non-event times; AND

WHEREAS Teknephos and Brown IEC will also design street and pedestrian-scale lighting, electrical distribution, and coordinate with MidAmerican Energy for new service connections extending from 2nd Street NE; AND

WHEREAS the total cost for these professional services is \$24,440, as outlined in the attached proposal dated October 11, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the attached Lighting & Electrical Systems Design Proposal between the City of Bondurant and Teknephos for Silo Commons and Filmore Avenue NE lighting design and construction administration is hereby approved in the amount of \$24,440, and that the Mayor and City Clerk are authorized and directed to execute the same on behalf of the City.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of October 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				

lighting design + consulting

208 11th Avenue SW
Altoona, Iowa 50009

Marketa Oliver, ICMA-CM, SPHR
City Administrator
City of Bondurant, Iowa
200 2nd Street Northeast / PO Box 37
Bondurant, Iowa 50035

October 16, 2025

**SUBJECT: SILO COMMONS / FILLMORE AVENUE &
PARKING AREAS
BONDURANT, IOWA**

- LIGHTING & ELECTRICAL SYSTEMS DESIGN -

Dear Ms. Oliver:

Thank-you very much for your generous invitation to furnish the following proposal regarding your project referred to above!

It is a great privilege and pleasure to submit for your consideration a description of the proposed Scope of Work with Fee for this exciting project, and described as follows:

SCOPE OF WORK

LIGHTING & ELECTRICAL SYSTEMS DESIGN SERVICES

Teknephos LLC, in conjunction Brown IEC / Investigations & Engineering Consultants, will provide complete Lighting & Electrical Systems Design Services with Opinions of Probable Costs for materials and installation labor, compiled for the City of Bondurant Administrative Officials and Public Works Department's review. This includes suitable electrical systems and solid-state LED lighting products to serve the proposed Silos Commons / Fillmore Avenue & Parking Areas, as well as associated spaces currently under design by ISG Inc.

Teknephos and Brown IEC will closely coordinate lighting & electrical systems design and integration with both ISG and the City of Bondurant for the delivery of comprehensive project documentation.

Teknephos will develop lighting design concepts and submit product selection data sheets for products under consideration, with 3D computer simulation calculations and renderings constructed for the visual representation and evaluation of each of the proposed systems.

The suggested new lighting systems' energy implications, maintenance procedures, illuminance performance & general characteristics, will be presented by Teknephos after completed design development exercises with the City of Bondurant Administrative staff as well as with the ISG Inc. architectural and engineering design team.

LIGHTING SYSTEMS DESIGN

Lighting systems plans, lay-outs, mounting details, schematic electrical power and controls diagrams, materials specifications and schedules, and similar industry standard information typically contained in Contract Documents issued for the purposes of bidding, contract award and construction are included with this Scope of Work.

The general level of detail for drawings & specifications will be consistent with a traditional "Design-Bid-Build" procedure. The level of detail with respect to systems and/or equipment will be based on actual equipment selections, and will be verified to ensure that the systems are compliant with applicable codes & standards.

Services include developing lighting layout drawings for all related spaces, buildings, and areas including:

- Performing illuminance calculations for specific areas governed under, and in accordance with, Illuminating Engineering Society (IES) / ANSI Recommended Practices and associated standards such as for roadway, parking, restrooms, and pedestrian walkway applications.
- Developing general ambient, accent & entertainment lighting for the proposed exterior Amphitheater, including fundamental lighting controls, a separate "company switch" for touring companies' power and controls connections, and similar components related to typical entertainment venues.

- Propose and develop accent lighting, image / video / graphics “pixel-mapping” or other specialized lighting systems for the existing Grain District / Silos Commons grain elevators serving as a backdrop to the new development.
- Teknephos will coordinate the illumination and similar related lighting design tasks for the Grain District mural to be completed under a separate contract. Teknephos will collaborate with the City of Bondurant, the selected artist and community stakeholders. This includes attendance as required at design meetings, generating computer simulation renderings, and other required items.

These potential specialized lighting systems will be decided after careful consultation with the City of Bondurant staff and ISG, with cost / benefit comparisons conducted to determine which of the multiple possible systems meets the project goals.

New programmable DMX512 controllers and power / data interfaces for the specialized lighting would be placed near the Amphitheater, electrical service equipment, or at a location yet to be determined. Possible remote programming access options will be explored with a final system selected by the City of Bondurant.

If existing internet accessibility is available, a VPN network connection could be established to allow for programming changes remotely from the Silo Commons location. Cloud based and cellular router equipment arrangements represent other potential remote access control systems.

Included will be DMX512 controllers, DMX512 signal splitters, signal terminators, and other miscellaneous components necessary for a fully functioning system.

The specified DMX512 controllers will allow for daily scheduled effects programs to be stored per the calendar year for holidays shows, special events, and can be timed to initiate or de-energize effects at specific times. The controllers also allow for dimming, and can be manually programmed or use pre-loaded effects for an essentially infinite range of shows.

ELECTRICAL SYSTEM DESIGN

Teknephos and Brown IEC will collaborate with MidAmerican Energy and the City of Bondurant to derive a new electrical service power system, likely from the existing 13.2KV overhead distribution along 2nd Street NE, but is yet to be finalized and will be at the direction of MidAmerican Energy.

Included with this proposal is generally accepted electrical system design and documentation services, with similar industry standard information typically contained in Contract Documents issued for the purposes of bidding, contract award and construction are included. This Scope of Work to be conducted by a State of Iowa licensed Professional Engineer from Brown IEC.

The general level of detail for drawings & specifications will be consistent with a traditional "Design-Bid-Build" procedure. The level of detail with respect to systems and/or equipment will be based on actual equipment selections, and will be subject to verification to ensure that the systems are compliant with applicable codes & standards.

Developing power layout drawings for all related spaces, buildings, and areas including:

- Performing load calculations for electrical service, distribution, branch circuits, and controls systems.
- Riser / One-Line diagrams & panel schedules development.
- Reflecting fire sprinkler system flow & tamper switch locations (if present).
- Reflecting fire alarm system devices (if present, with layout provided by others & inserted for reference).

BIDDING & CONSTRUCTION ADMINISTRATION SERVICES

Bidding period services include assistance with preparation of addenda, responding to bidder's questions, and issuing clarifications.

Construction administration services include review of equipment submittals for compliance with project specifications and design intent, responding to contractor Requests for Information, and up to (7) design and construction progress site visits with subsequent preparation of observation reports. Services also include assistance with preparation of project close-out documentation, corrective actions punch-lists, and review of equipment Operations & Maintenance manuals.

SERVICES NOT INCLUDED

- a. Life cycle costs analyses.
- b. LEED accreditation.
- c. Services beyond those described in the Scope of Work.
- d. All CAD work will be performed in AutoCAD (2D). Production of 3D CAD models (Revit or AutoCAD 3D) will not be required.

FEE

Based on the proposed Scope of Work and task items thus defined, Teknephos, LLC is pleased to offer this project's Lighting & Electrical Systems Design Services for a total fee of **\$24,400.00**.

- Schematic Design / Design Development / Construction Document Preparation Phase = **\$15,860.00**
- Bidding & Construction Administration Phase = **\$8,540.00**

This includes all site visit travel for tasks as noted and all reimbursable expenses for the Scope of Work described, excluding printing and reproduction of construction documents to be by others.

* Please refer to the **APPENDIX** at the conclusion of this document for photos of a few example projects.

ADDITIONAL SERVICES

Design work not described above will be considered additional services. Additional services will be invoiced at the hourly rates indicated below. These rates are to be in effect for one calendar year from the date of this proposal.

Lighting Designer @ \$160.00/Hour
Registered Professional Engineer @ \$200.00/Hour

REIMBURSABLE EXPENSES

Reimbursable expenses for the project will be invoiced with no markup and will be in addition to the base fee quoted in this proposal. Reimbursable expenses are not anticipated for this project.

Should this proposal including the Terms and Conditions prove to be acceptable, please sign the following as indicated to execute this contract. This proposal is effective for 90 days and may be subject to revision at the end of that period.

Please advise of any questions or comments, or if we can provide anything further!

Kindest Regards,



Mike Lambert, IES, FLC
Principal – Senior Lighting Designer
Teknephos, LLC

<https://www.linkedin.com/in/mike-lambert-ies-lc/>

Marketa Oliver, ICMA-CM, SPHR
City Administrator
City of Bondurant, Iowa

Date

TERMS AND CONDITIONS

Teknephos LLC agrees to perform the services outlined in this Agreement for the stated fee arrangement.

INFORMATION: The Client agrees to furnish to Teknephos LLC full information as to the Client's requirements including any special or extraordinary considerations or special services needed. Client shall make available pertinent existing data.

ACCESS TO SITE: Unless otherwise stated, Teknephos LLC will have access to the site for activities necessary for the performance of the services. Teknephos LLC will take precautions to avoid or minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

DISPUTE RESOLUTION: Any claims or disputes made during design, construction or post-construction between the Client and Teknephos LLC shall be submitted to non-binding mediation. Client and Teknephos LLC agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

BILLINGS/PAYMENTS: Invoices for Teknephos LLC services shall be submitted, at Teknephos LLC's option, either upon completion of such services or on a monthly basis. Invoices shall be payable upon receipt. If the invoice is not paid within 30 days, Teknephos LLC may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend services until paid. Retainers shall be credited on the final invoice.

LATE PAYMENTS: Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.5% on the then unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

INDEMNIFICATION: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless Teknephos LLC, its officers, directors, employees, agents and sub-consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or wilful misconduct of Teknephos LLC.

CERTIFICATIONS: Guarantees and Warranties: Teknephos LLC shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence Teknephos LLC cannot ascertain.

LIMITATION OF LIABILITY: In recognition of the relative risks, rewards and benefits of the project to both the Client and Teknephos LLC, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, Teknephos LLC's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes, shall not exceed the fee specified in this agreement. Such causes include, but are not limited to, Teknephos LLC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

TERMINATION OF SERVICES: This Agreement may be terminated with seven days written notice by the Client or Teknephos LLC should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay Teknephos LLC for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

OWNERSHIP OF DOCUMENTS: All documents produced by Teknephos LLC under this Agreement shall remain the property of Teknephos LLC and may not be used by the Client for any other endeavor without the written consent of Teknephos LLC. Any reuse by the Client without specific written verification and adaption by Teknephos LLC is at Client's sole risk and without liability or legal exposure to Teknephos LLC, and Client shall indemnify and hold harmless Teknephos LLC from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.

STANDARDS OF SERVICE: Teknephos LLC's services shall include customary and comprehensive lighting design services and shall be rendered in accordance with generally accepted professional practices for the intended use of the Project. Teknephos LLC makes no warranty either expressed or implied.

ASBESTOS/HAZARDOUS WASTE: Nothing in this Agreement shall impose liability on Teknephos LLC for claims, lawsuits, expenses or damages arising from, or in any manner related to, the exposure to or the handling, manufacture or disposal of asbestos, asbestos products or hazardous waste in any of its various forms, as defined by the EPA. Client shall indemnify and hold harmless Teknephos LLC from all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting therefrom.

CONSTRUCTION OBSERVATION: If, as a part of this Agreement, Teknephos LLC agrees to provide periodic construction observation, Teknephos LLC shall make visits to the construction site at intervals it deems necessary to observe the progress and quality of the Contractor's(s') work to determine in general if such work is proceeding in accordance with the contract documents. Teknephos LLC shall not supervise, direct or have control over Contractor(s) work nor have responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work. Teknephos LLC does not guarantee performance by Contractor(s), and shall not be responsible for the failure of Contractor(s) to perform the work in accordance with the construction documents.

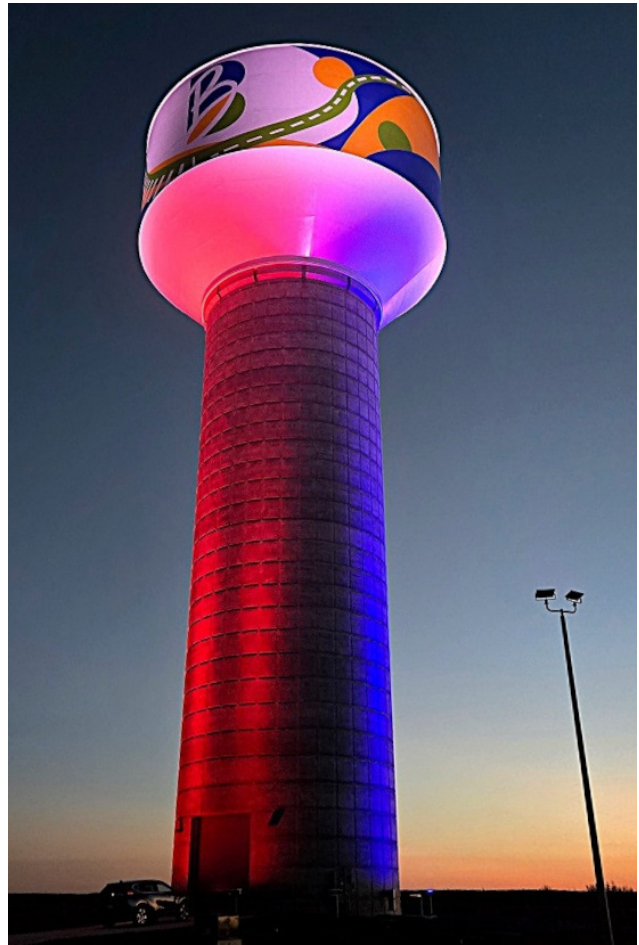
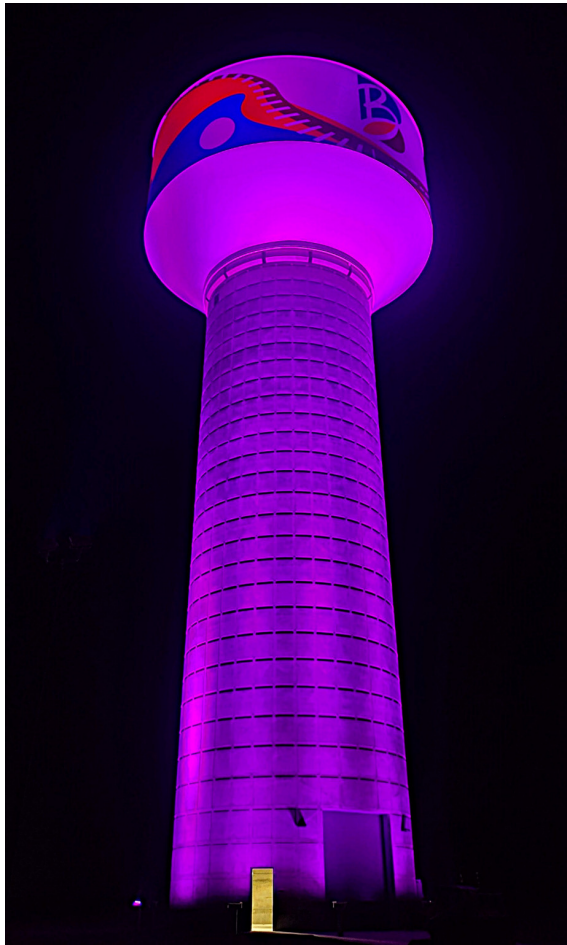
MISCELLANEOUS: If the Client accepts this Proposal, the terms of the Proposal will take precedence in the event of a conflict of terms. This Agreement shall be governed by the laws of the State of Iowa. In the event that any part of this Agreement is held invalid by any court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect. This Proposal shall become an Agreement between the parties when executed by both Teknephos LLC and Client.

APPENDIX



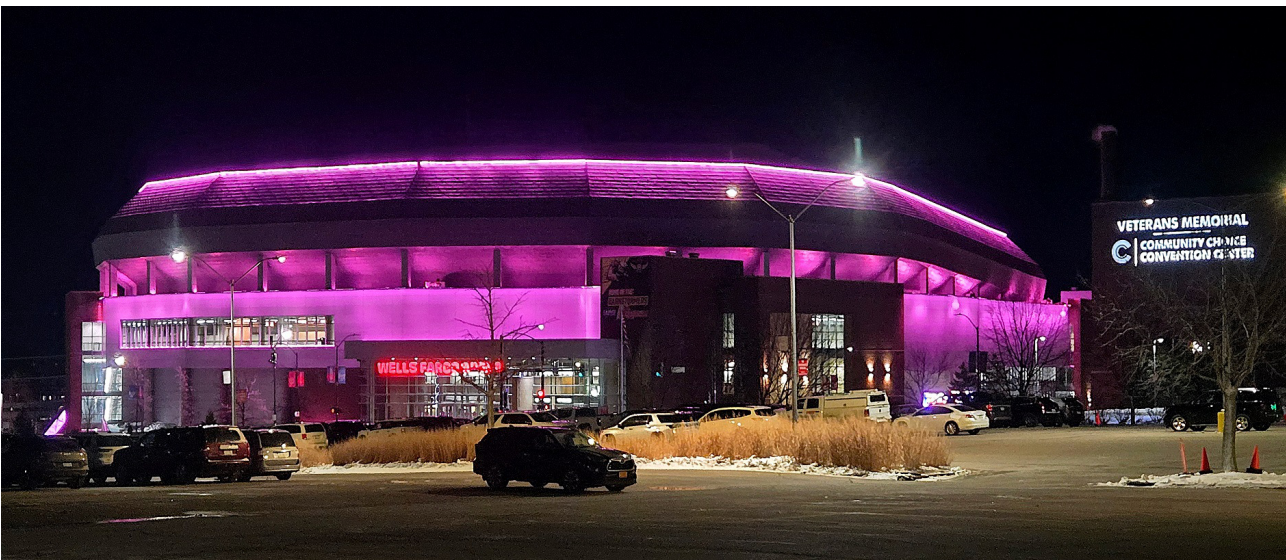
BONDURANT-FARRAR HIGH SCHOOL ADDITION
* LIGHTING DESIGN BY MIKE LAMBERT WHILE WITH A PRIOR FIRM

APPENDIX



NEW BONDURANT 1MG WATER TOWER
2025

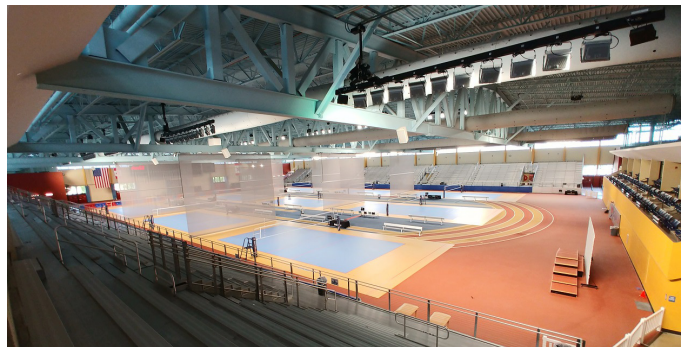
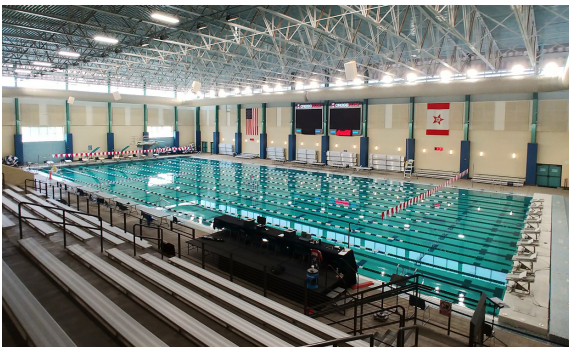
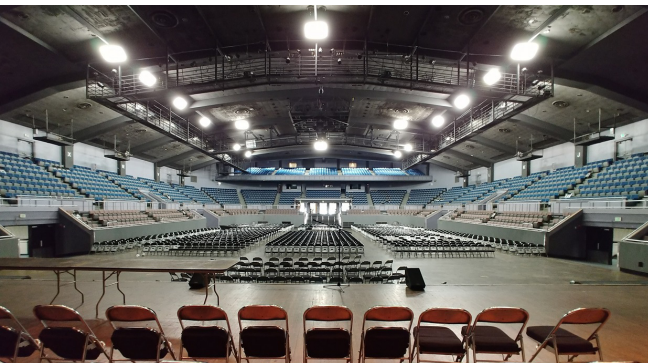
APPENDIX



WELLS FARGO ARENA EXTERIOR FACADES 2024

* INTERIOR SHOW EFFECTS LIGHTING NEARING COMPLETION - OCTOBER, 2025

APPENDIX



**CITY HALL FACADES / HISTORIC BOUTWELL AUDITORIUM
750,000 SQ FT CROSSPLEX BILL HARRIS ARENA, POOL, & INDOOR TRACK
BIRMINGHAM, ALABAMA
2018**

APPENDIX



**DES MOINES FINANCIAL CENTER FACADES
2014 - 2025 RENOVATION UNDERWAY**



**STATE OF IOWA JUDICIAL BRANCH
2002**

APPENDIX



THE MONSTER ROLLER COASTER & GIANT SKYWHEEL / ADVENTURELAND
2016

APPENDIX



**MEREDITH CORPORATION PLANTOIR SCULPTURE & MURAL WALL
2005**



**JILL WELLS MURAL / DRAKE DOGTOWN NEIGHBORHOOD
2022**

APPENDIX



JORDAN BROOKS MURAL / DRAKE DOGTOWN NEIGHBORHOOD
2022



EXAMPLE SIMULATION RENDERINGS / IOWA STATE FAIR
2023



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

Item No. 6.o.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving City Hall Humidity Mitigation and Dehumidification Proposal from Bell Brothers Heating and Air Conditioning in the amount of \$16,680.37

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS:

City Hall has been experiencing persistent humidity-related issues that have increasingly impacted building operations, employee comfort, and facility maintenance. Excess humidity has caused interior doors to swell to the point that they are difficult to open and close, and condensation has been observed forming on windows throughout the building. These conditions not only affect the daily comfort and functionality for staff and visitors but also pose long-term risks to the building's structure, finishes, and mechanical systems.

To address these issues, City staff engaged Bell Brothers Heating and Air Conditioning, Inc. to evaluate the HVAC and building performance conditions and provide a professional diagnosis and solution. Bell Brothers performed an assessment and determined that the primary issue stems from elevated indoor humidity levels beyond the capability of the existing HVAC system to manage.

Their recommendation includes the installation of three (3) AprilAire E-100 E-Series Dehumidifiers, which are ENERGY STAR Most Efficient-rated units capable of removing up to 100 pints (12.5 gallons) of moisture per day each. The proposed solution includes:

- Installation per manufacturer specifications
- New sheet metal ductwork for whole-building air circulation and moisture control
- All necessary high and low voltage electrical work
- Comprehensive equipment testing, startup, and staff operation and maintenance training

The proposal includes a 5-year parts warranty and a 2-year labor warranty, with 24-hour Bell Brothers service coverage.

The total project cost is \$16,680.37, inclusive of equipment, installation, and labor. The original proposal included sales tax, which has been removed to reflect the City's tax-exempt status. City staff have reviewed the proposal and believe this solution represents the most efficient and cost-effective approach to mitigating the humidity problem and ensuring the comfort, safety, and longevity of City Hall's facilities.

FUNDING SOURCE: General fund

STAFF RECOMMENDATION: Approve the proposal from Bell Brothers Heating and Air Conditioning, Inc. to install three (3) AprilAire E-100 E-Series Dehumidifiers at City Hall in the amount of \$16,680.37. This correction reflects the City's tax-exempt status, removing the previously included sales tax from the proposal total.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-298
2. City of Bondurant Dehumidifier Proposal

CITY OF BONDURANT
RESOLUTION NO. 251020-298

A RESOLUTION APPROVING THE PROPOSAL FROM BELL BROTHERS HEATING
AND AIR CONDITIONING, INC. FOR THE INSTALLATION OF DEHUMIDIFIERS AT
CITY HALL

WHEREAS the City Hall building has experienced persistent humidity-related issues, including swollen doors, window condensation, and reduced occupant comfort; and

WHEREAS City staff engaged Bell Brothers Heating and Air Conditioning, Inc. to evaluate the conditions and recommend a solution to address humidity and indoor air quality; and

WHEREAS Bell Brothers Heating and Air Conditioning, Inc. provided a proposal for the installation of three (3) AprilAire E-100 E-Series Dehumidifiers, which will remove excess moisture and improve comfort and facility preservation; and

WHEREAS the total project cost, excluding sales tax due to the City's tax-exempt status, is \$16,680.37 and includes all labor, materials, and installation; and

WHEREAS City staff have reviewed the proposal and determined it to be an efficient and cost-effective solution to address the humidity concerns within City Hall.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the proposal from Bell Brothers Heating and Air Conditioning, Inc. in the amount of \$16,680.37 is hereby approved, and City staff are authorized to proceed with the project and coordinate payment upon satisfactory completion.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of October 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				



HEATING AND AIR CONDITIONING, INC
2822 6TH Ave. • DES MOINES, IOWA 50313 • 515-244-8911 • (FAX) 515-244-0344
www.bellbrothers.com

October 8th, 2025

PROPOSAL FOR:

City Hall of Bondurant
200 2nd St. NE
Bondurant, IA 50035

Bell Brothers Heating and A/C Inc. is pleased to offer you this proposal for the new boiler system for your home.

Bell Brothers To Provide The Following Items:

3/EA AprilAire E-100 E-Series Dehumidifier. The AprilAire Dehumidifier, recognized as ENERGY STAR® Most Efficient, effectively removes up to 100 pints (12.5 gallons) of moisture daily, ensuring optimal indoor air quality. The built-in control feature allows for a "set it and forget it" experience, automatically initiating dehumidification when humidity levels exceed the target.

- Installation of the new equipment per approved per manufacturers specifications.
- Provide and install new sheet metal ductwork for whole home functionality.
- Inclusion of all necessary high and low voltage electrical work.
- Owner's operation and maintenance instructions.
- Complete equipment checks test and start-up procedures per manufacturer's specifications.

Warranty Coverage:

- **5-year** all parts warranty.
- **2-year** all labor warranty with 24 hours Bell Brothers services.
- All other manufacturer's warranties apply.

Notes & Exclusions:

- Only the above items are included in this proposal. Any additional items required will be supplied only upon your approval and paid for as extra.
- Any carpentry, drywall, ceiling etc., repairs are NOT included.

Total Due to Bell Brothers: \$17,844.00

**Price included tax's, labor, and materials. **

Proposal Acceptance: The above prices, specifications, and conditions are satisfactory and here-by accepted. Bell Brothers is authorized to do the work as specified. Payment will be made upon completion of the job or as specified above.

Joseph Mitros
Owner

Brandon Reynolds
Comfort Consultant

Terms and Conditions

1. This proposal may be withdrawn by the Company if not accepted within 30 days.
2. The Company shall provide only trained and qualified technicians employed by us.
3. All labor is to be performed during Company's regular working hours, unless noted in this proposal.
4. Until final payment is made, the Company will retain the title to all materials and equipment it installs.
5. Unless noted in this proposal, payment is due in full upon completion of work. A monthly finance charge of 1 1/2 percent per month may be levied on Customer's account if delinquent over 30 days.
6. Customer shall assume risk of loss or damage to equipment after it is set in place on the job, and carry appropriate fire, extended coverage and other necessary insurance.
7. Every attempt will be made to complete the work on the date(s) specified, but because the Company may have no control over equipment availability and delivery, all completion dates are estimates only.
8. The Company shall not be liable for damage, loss or delays resulting from fire, explosion, flooding, the elements, labor troubles, or any other cause beyond our control.
9. The Company shall use ordinary care in performing all work, but shall not be liable for incidental or consequential damages, nor shall it be liable for injuries to persons or damage to property except those directly caused by negligent acts of the Company's employees.
10. Seller makes no warranties (including any warranties as to merchantability or fitness) either express or implied with respect to the equipment unless endorsed hereon in writing. Buyer shall be limited to the warranties of the respective manufacturers of the products sold.
11. The Company shall not be liable for any present and future taxes, charges or other governmental fees, or any items of equipment, labor or special tests required or recommended by insurance companies, equipment vendors or governmental authorities.
12. The Company shall not be liable for the identification, detection, abatement, encapsulation, storage, removal or transportation of any regulated or hazardous substances. Regulated or hazardous substances may include, but are not limited to asbestos, certain refrigerants and refrigerant oils. If any such products or materials are encountered during the course of work, the Company can discontinue work until regulated or hazardous materials have been removed or hazard or liability is eliminated. The Company shall receive an extension equal to the time of delay to complete the work and reserves the right to be compensated for any loss due to a delay.
13. This agreement contains the entire understanding between the Company and the Customer, any modifications, amendments or changes must be in writing and signed by both parties.



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

Item No. 6.p.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving USDA Rural Development Grant Agreement for Lincoln Street in the amount of \$21,850

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The City of Bondurant has been awarded a Rural Business Development Grant (RBDG) from the United States Department of Agriculture (USDA) – Rural Development in the amount of \$21,850. This grant will support critical infrastructure improvements associated with the Lincoln Street NE Extension – Grain District Redevelopment Project.

The project includes roadway construction, storm infrastructure enhancements, underground utility extensions, and pedestrian safety improvements to support economic development and business access within the Grain District area.

The City of Bondurant has committed \$793,530 in matching funds to complement the federal grant, bringing the total project cost to \$815,380, as outlined in the approved Scope of Work (pages 25–29 of the grant agreement).

Fiscal Impact:

- USDA RBDG Grant Funds: \$21,850
- City Match (Local Funds): \$793,530
- Total Project Cost: \$815,380
Grant funds will be used on a reimbursement basis in accordance with USDA requirements.

FUNDING SOURCE: Grants, Enterprise Funds, and Bonds supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-299
2. USDA Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 251020-299

RESOLUTION APPROVING THE USDA RURAL BUSINESS DEVELOPMENT GRANT
AGREEMENT FOR THE LINCOLN STREET NE EXTENSION PROJECT

WHEREAS the United States Department of Agriculture (USDA) through its Rural Development program has awarded the City of Bondurant a Rural Business Development Grant (RBDG) in the amount of Twenty-One Thousand Eight Hundred Fifty Dollars (\$21,850); and

WHEREAS the purpose of this grant is to provide funding assistance for critical infrastructure improvements associated with the Lincoln Street NE Extension – Grain District Redevelopment Project, including roadway construction, stormwater improvements, underground utility extensions, and pedestrian safety enhancements; and

WHEREAS the City of Bondurant has committed Seven Hundred Ninety-Three Thousand Five Hundred Thirty Dollars (\$793,530) in matching funds toward the completion of this project, bringing the total estimated project cost to Eight Hundred Fifteen Thousand Three Hundred Eighty Dollars (\$815,380); and

WHEREAS the USDA Rural Business–Cooperative Service Financial Assistance Agreement sets forth the conditions, responsibilities, and assurances required of the City to administer and complete the project in compliance with applicable federal regulations; and

WHEREAS execution of this Agreement is necessary to formally accept the USDA RBDG award and proceed with eligible project activities;

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

1. That the USDA Rural Business Development Grant Agreement between the City of Bondurant and the United States Department of Agriculture, Rural Development, is hereby approved.
2. That the City Administrator, Marketa Oliver, is hereby authorized to execute the Agreement and all related documents on behalf of the City of Bondurant.
3. That City staff is directed to carry out all actions necessary to administer the grant in accordance with USDA requirements and to ensure proper reporting, documentation, and reimbursement of grant funds.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of October 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 November 3, 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 High Density Residential (R-3) District, on property described as follows:

-EX BEG N ¼ COR SEC 30 THN E 100F S 745.89F S 570.04F SWLY ALNG CRV 257.58F SWLY ALNG CRV 227.90F S 847.55F W 50F N 1328.84F E 4.28F N TO NE COR PARC B BK 7203 PG 306 W .57F N 745.75F TO POB- W ½ NW ¼ NE ¼ LESS RD SEC 30-80-22.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



September 25, 2025

City of Bondurant, Iowa
Attn: Marketa Oliver, City Administrator
200 2nd St NE
Bondurant, IA 50035

SUBJECT: Letter of Conditions
Rural Business Development Grant
City of Bondurant, Iowa
Grant Amount: \$21,850

Dear Marketa,

Rural Business-Cooperative Service (RBS) hereby establishes conditions which must be understood and agreed to by you before further consideration may be given to your application. Any changes in project cost, sources of funds, scope of services, and/or any other significant changes in the project or applicant must be reported to and approved by RBS by written amendment to this letter. Any changes not approved by RBS shall because to discontinue processing of the application.

This letter is not to be considered as grant approval or as a representation as to the availability of funds. The docket may be completed on the basis of a grant not to exceed \$21,850.00.

The grant will be considered approved on the date a signed copy of Form RD 1940-1, "Request for Obligation of Funds," and Form RD 4280-2, "Rural Business-Cooperative Service Financial Assistance Agreement," is mailed to you.

Please complete and return the attached Form RD 1942-46, "Letter of Intent to Meet Conditions," if you desire that further consideration be given your application. BY SIGNING FORM RD 1942-46, "LETTER OF INTENT TO MEET CONDITIONS," YOU ARE HEREBY AGREEING AND ACKNOWLEDGING THAT THIS RURAL BUSINESS DEVELOPMENT GRANT IS A NON-CONTINUING, NON-RENEWABLE GRANT AND ANY APPROVAL OF THIS GRANT IN NO WAY CONSTITUTES AN ASSURANCE THAT FUTURE GRANTS WILL BE AVAILABLE.

If the conditions set forth in this letter, except those to be met at grant closing, are not met within 60 days from the date hereof, Rural Business-Cooperative Service reserves the right to discontinue the processing of the application. This is not appealable.

Grantees expecting funds from other sources for use in completing projects partially financed with RBS funds will present evidence of commitment of funds from other sources. This evidence will be made available before grant closing. The funds provided by the applicant or other sources must be spent proportionally, and if leveraged funds are not utilized proportionally with the grant, the Agency reserves the right to take legal action, including terminating the grant.

The funding period of this grant will begin on the date the grant has been obligated. The projected time frame for completion of this project is 12 months.

FEDERAL INTEGRITY ACT

To assure the high standards of honesty, integrity, and impartiality maintained by Agency employees, we need to identify any Agency assistance to be provided to Agency employees, their relatives, or their business or close personal associates. This includes grants to organizations. If you know of any relationship or association you may have with an Agency employee, please provide this information.

1. REQUIREMENT FOR SYSTEM FOR AWARD MANAGEMENT (SAM)

This grant is further conditioned upon your providing the Agency with evidence of your Unique Entity Identifier (UEI) number and evidence that you are registered in the System for Award Management (SAM). Your organization is actively registered with an expiration date of **November 19, 2025**. Please ensure that this account is kept current.

You as the recipient must maintain the currency of your information in the SAM until you submit the final financial report required under this award and all grant funds under this award have been disbursed or de-obligated, whichever is later. This requires that you review and update the information at least annually after the initial registration, and more frequently if required by changes in your information or another award term.

2. USE OF FUNDS

The proposed grant funds will be used to extend Lincoln Street NE to enable easier access for customers to small and emerging businesses. The Project will support the development of small and emerging private business enterprises in rural areas in accordance with the application package as submitted for an enterprise grant project, or as amended and approved by USDA Rural Development.

Any changes in the proposed use of funds must be submitted in writing to USDA Rural Development and receive prior written approval.

3. APPLICANT CONTRIBUTION

The Grantee along with private support agrees to provide \$793,350 in matching funds to be applied to the project. The matching funds will be applied to the project at the same time grant funds are applied on a prorated basis as follows: 97.4% matching funds and 2.6% grant funds. Prior to any release of grant funds, the Grantee will provide documentation sufficient to USDA Rural Development that matching funds have been expended on the approved project.

4. SCOPE OF WORK

Grantee will administer the grant in accordance with the approved Scope of Work. USDA Rural Development comments and required changes, if any, in the Grantee's Scope of Work will be provided by the Grantee.

If the Scope of Work indicates the Grantee will sub-contract for the grant assistance to be provided. The Grantee agrees to not turn the responsibility of the grant project over to the contracting party and will oversee and control the project through completion.

Any changes in the Scope of Work, must be approved in writing by USDA. Should project not be completed by the date indicated in the Scope of Work, Grantee must request in writing, to USDA, and receive approval, for an extension of time to complete the project.

Rural Development may, at its discretion (non-appealable) and under certain conditions, consider a one-time extension of the expiration date of the award of up to 12 months. Grantee must notify Rural Development in writing with the supporting reasons and revised expiration date at least 10 days before the expiration date of the award. This one-time extension may not be exercised merely for the purpose of using unobligated balances. Please refer to 2 CFR 200.308 for additional requirements.

5. GRANTEE INSURANCE AND BONDING

Grantee must maintain sufficient hazard insurance, workman's compensation insurance and liability insurance, as recommended by Grantee's attorney, to protect the interests of the Grantee and the government. Grantee shall provide satisfactory evidence to USDA Rural Development that all officers of Grantee organization authorized to receive and/or disburse Federal funds are covered by such bonding and/or insurance requirements as are normally required by the Grantee and approved by USDA.

6. DISBURSEMENT OF GRANT FUNDS

Grant funds will be disbursed by USDA Rural Development on a **reimbursement** basis not to exceed one reimbursement every 30 days. An original Standard Form (SF) 270, "Request for Advance or Reimbursement," will be submitted to USDA Rural Development. The financial management system of the recipient organization shall provide for effective control over and accountability for all funds, property, and other assets.

Grant funds will not be disbursed until all provisions of any phased environmental review process are complete in accordance with USDA Rural Development regulations.

Grant funds will be transferred to the Grantee via Electronic Funds Transfer (EFT). The Grantee will complete and deliver to USDA Rural Development, Form SF-3881, Electronic Funds Transfer Payment Enrollment Form.

It is the intent of the Grantee that all grant funds will be disbursed within one year from the date of this letter or in accordance with the Grantee's approved Scope of Work. In accordance with RD Instruction 4280-E, 4280.451 (b), "Funds not disbursed to the grantee within 42 months from the date of obligation or October 1st of the new Federal Fiscal Year, if that is the start date chosen by the State Office, will be automatically deobligated." This is non-appealable. Copies of paid invoices, receipts, cancelled checks etc., will be required as supporting documentation for the reimbursement.

7. RURAL AREA

You must certify that the Project is located in a rural area as defined by RD Instruction 4280-E and 7.U.S.C. 1991 (a) (13) (a) and (d) et seq., and you must certify that the activities provided under this grant will be benefiting a rural area.

(Written certification from grantee must be in file – Certification of Rural Area is attached)

8. CONFLICT OF INTEREST

Grantee will certify that no conflict of interest exists as outlined in RD Instruction 4280-E, 4280.406.

9. All borrowers and applicants must submit and have on file a valid Form RD 400-4, "Assurance Agreement" (attached) which affirms the recipients will operate the program free from discrimination.

10. REPORTING

Per RD Instruction 4280-E, 4280.449 and 2 CFR 200.328, forms SF-425, "Federal Financial Report" (attached) and a Project Performance Activity Report (template attached) will be required on a semi-annual basis (due 30 calendar days after end of quarter) until all grant funds have been disbursed. Project reporting will begin when the grant is closed which is the date all parties have executed Form RD 1940-1. A final Project Performance Activity Report will be required after all grant funds have been expended or the term of the grant expires, with the last SF-425. The final report may serve as the last semi-annual report. Grantees shall constantly monitor performance to ensure that time schedules are being met, projected work by time periods is being accomplished, and other performance objectives are being achieved. **NO USDA FUNDS WILL BE RELEASED WITHOUT ALL REPORTING REQUIREMENTS BEING UP TO DATE.**

Grantee Project Performance Activity Report. The Grantee Project Performance Activity Report shall include, but not be limited to, the following:

- a. A comparison of actual accomplishments to the objectives established for that period.
- b. Reasons why established objectives were not met, if any.
- c. Problems, delays, or adverse conditions which will affect attainment of overall project objectives, prevent meeting time schedules or objectives, or preclude the attainment of particular project work elements during established item periods. This disclosure shall be accompanied by a statement of the action taken or planned to resolve the situation; and
- d. Objectives and timetable established for the next reporting period.

Final Report

A final project performance report will be required with the final Federal Financial Report. The final report must provide the Grantee's assessment and evaluation of the success of the project.

Other Report

RBS may require the Grantee to prepare a report suitable for public distribution describing the accomplishments made through the use of the grant and, in the case where the grant funded the development or application of a "best practice," to describe that "best practice."

11. AUDITS BASED UPON FEDERAL FINANCIAL ASSISTANCE RECEIVED

An annual audit is required in accordance with the Code of Federal Regulations, 2 CFR 200 Subpart F, 2 CFR 200.500-521 "Uniform Administrative Requirements, Cost Principles and Audit Requirements for federal awards.

Grant expenditures that exceed the 2 CFR part 200 thresholds or more of Federal assistance per year must submit an audit in accordance with the provisions of 2 CFR 200.500-200.521. If grant expenditures do not meet the 2 CFR part 200 thresholds then a compilation and management report will be required. Additionally, a Federal Agency, Inspectors General or Government Accountability Office (GAO) may conduct or arrange for additional audits, which are necessary to carry out its responsibilities under Federal statute or regulation. All audit records must be available for review or audit by appropriate officials of the Federal agency, pass-through entity, and Government Accountability Office.

12. RESPONSIBILITIES OF THE GRANTEE

1. The Grantee must comply with the requirements set forth in RD Instruction 4280-E and Form

RD 4280-2 Rural Business-Cooperative Financial Assistance Agreement.

2. Grantee will certify in writing, that they are in compliance with and will continue to comply with all applicable laws; regulations; Executive Orders; and other generally applicable requirements, including those contained in 2 CFR 200 and 2 CFR 400 in effect on the date of grant approval; and the approved "Letter of Conditions"
3. Grantee must certify in writing as being in compliance with the procurement requirements of 2 CFR Part 200 Subpart D, as required in 2 CFR 200.324 C (2), as well as compliance with all applicable State, Local, and Tribal laws and regulations relating to contracting and procurement as identified in 2 CFR Part 200.318.

13. START OF PROJECT

The Grantee is cautioned that expenditures should not be undertaken for which reimbursement is anticipated under this grant application until notified in writing that the grant has been approved and funds reserved.

14. PROGRAMMATIC CHANGES

The Grantee shall obtain prior approval for any change to the scope or objectives of the approved project. Failure to obtain prior approval of changes to the scope or budget the Agency may suspend, terminate, and recover the grant funds.

15. OTHER REQUIREMENTS

The Grantee will be responsible for any additional requirements of federal, state or local governments that may apply in accordance with RD Instruction 4280-E and 2 CFR Part 200.

16. CLOSING INSTRUCTIONS

The above conditions are based on the proposed use of funds as outlined and financing arrangements as stated. The conditions as stated may be modified if the scope or cost of the Project is changed or the financial arrangements are adjusted. Any change or modification of the conditions of the Project must have prior approval by USDA Rural Development.

17. GRANT MONITORING AND SERVICING

Grant will be monitored and serviced in accordance with RD Instruction 4280-E, part 4280.443, Form RD 4280-2, "Rural Business-Cooperative Service Financial Assistance Agreement," and 2 CFR Chapter IV.

If you have any questions concerning this letter, please contact me at this office.

Sincerely,



Staci Climie
Business Programs Specialist

ENCLOSURES FOR LETTER OF CONDITIONS

- ◆ RD 1940-1, "Request for Obligation of Funds"
- ◆ RD 1942-46, "Letter of Intent To Meet Conditions"
- ◆ Scope of Work (Approved)
- ◆ SF 425, "Federal Financial Report"
- ◆ Procurement Standards Handbook (**if applicable**)
- ◆ SF 270, "Request For Advance or Reimbursement"
- ◆ SF-3881, "Electronic Funds Transfer Payment Enrollment Form"
- ◆ RBDG Applicant/Grantee Certification
- ◆ Form RD 400-4, "Assurance Agreement"
- ◆ "Sample" Project Performance Report

CONSTRUCTION AND SCOPE OF WORK ATTACHMENT TO LOC

Grantee will administer the grant in accordance with the approved work plan to construct Lincoln Street NE extension and a Scope of Work as outlined in RD Instruction 4280-E, section 4280.427. USDA Rural Development comments and required changes, if any, in the Grantee's work plan to construct Lincoln Street NE extension and Scope of Work will be provided to the Grantee.

CONDITIONS TO BE MET

Procurement requirements in accordance with RD Instruction 1942-A, must be met. (reference: 1942.18 and 1942.18(j) & (k) for guidance on procurement requirements.

All environmental assessment mitigation measures must be complied with.

All professional services required must be provided under a written contract, which contract has been concurred in writing by the Agency. This would include, but not limited to, contracts for architectural/engineering services, legal, audit and any other services. However, should you elect, contract documents such as those of the American Institute of Architects may be used for construction contracts and architectural agreements when modified to comply with Rural Development Instruction 1942-A Guide 27 (available upon request).

CONTRACTOR INSURANCE

The contractor shall provide the insurance coverage required by the contract documents.

LEGAL REQUIREMENTS

The Grantee, through its attorney, shall comply with all legal requirements relating to ownership of property, and all other steps required by the Laws and Constitution of Iowa. **Prior to the release of grant funds, the Grantee must document ownership of the subject property to be developed with grant funds.** Your attorney will provide an opinion that good and marketable title is vested in the Lincoln Street NE extension. The opinion will disclose any and all liens, encumbrances, reservations, exceptions and defects to the subject property. Form RD 1927-9, "Preliminary Title Opinion" or Form 1927-10, "Final Title Opinion", may be used for this purpose.

DISPOSITION OF PROPERTY

The Grantee cannot give away any real or personal property acquired with grant funds.

DISBURSEMENT OF FUNDS

These federal funds cannot be co-mingled with other existing funds. It will be necessary for you to establish and maintain a separate account, as well as separate accounting. Grant funds should be disbursed within a reasonable time frame but not to exceed a 12-month period from the date of grant approval unless a written extension is requested prior to the period ending and concurrence granted. If the Agency concurs in the extension, depending on the circumstances, the extension will also be provided in writing. Extension requests are not automatically but rather concurred in on a case by case basis.

LETTER OF INTENT TO MEET CONDITIONSDate 09-25-2025

TO: United States Department of Agriculture

USDA-Rural Development

(Name of USDA Agency)

1709 S. B St.
Albia, IA 52531

(USDA Agency Office Address)

We have reviewed and understand the conditions set forth in your letter dated 09-25-2025. It is our intent to meet all of them not later than 09-25-2026.

City of Bondurant

(Name of Association)

BY Marketa Oliver - City Administ

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a persons is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0015, 0570-0021, 0570-0061, 0570-0062 and 0572-0137. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data. needed, and completing and reviewing the collection of information.

Federal Financial Report

(Follow form Instructions)

OMB Number: 4040-0014
Expiration Date: 02/28/2022

1. Federal Agency and Organizational Element to Which Report is Submitted United States Department of Agriculture (USDA)		2. Federal Grant or Other Identifying Number Assigned by Federal Agency (To report multiple grants, use FFR Attachment) 237310	
3. Recipient Organization (Name and complete address including Zip code) Recipient Organization Name: City of Bondurant Street1: 200 2nd St NE Street2: City: Bondurant County: Polk State: Iowa Province: Country: USA: UNITED STATES ZIP / Postal Code: 50035			
4a. DUNS Number 034468918		4b. EIN 42-6004287	
5. Recipient Account Number or Identifying Number (To report multiple grants, use FFR Attachment) RBDG-2025-LincolnStNE			
6. Report Type ☒ Quarterly ☐ Semi-Annual ☐ Annual ☐ Final		7. Basis of Accounting ☒ Cash ☐ Accrual	
8. Project/Grant Period From: 11/1/2026 To: 3/31/2026		9. Reporting Period End Date 9/30/2025	
10. Transactions <i>(Use lines a-c for single or multiple grant reporting)</i>			Cumulative
Federal Cash (To report multiple grants, also use FFR attachment):			
a. Cash Receipts			0.00
b. Cash Disbursements			0.00
c. Cash on Hand (line a minus b)			0.00
<i>(Use lines d-o for single grant reporting)</i>			
Federal Expenditures and Unobligated Balance:			
d. Total Federal funds authorized			0.00
e. Federal share of expenditures			0.00
f. Federal share of unliquidated obligations			0.00
g. Total Federal share (sum of lines e and f)			0.00
h. Unobligated balance of Federal Funds (line d minus g)			0.00
Recipient Share:			
i. Total recipient share required			0.00
j. Recipient share of expenditures			0.00
k. Remaining recipient share to be provided (line i minus j)			0.00
Program Income:			
l. Total Federal program income earned			0.00
m. Program Income expended in accordance with the deduction alternative			0.00
n. Program Income expended in accordance with the addition alternative			0.00
o. Unexpended program income (line l minus line m or line n)			0.00

11. Indirect Expense						
a. Type	b. Rate	c. Period From	Period To	d. Base	e. Amount Charged	f. Federal Share
g. Totals:						
12. Remarks: Attach any explanations deemed necessary or information required by Federal sponsoring agency in compliance with governing legislation:						
Add Attachment Delete Attachment View Attachment						
13. Certification: By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812).						
a. Name and Title of Authorized Certifying Official						
Prefix:	First Name: Marketa	Middle Name:				
Last Name: Oliver	Suffix:					
Title: City Administrator						
b. Signature of Authorized Certifying Official						
(Area code, number and extension)						
d. Email Address						
					Report Submitted	14. Agency use only:
					9/29/2026	

Standard Form 425

Project paving not yet initiated; no expenditures incurred during reporting period. Funds will be drawn beginning November 2025 for paving of Lincoln St NE Extension.

REQUEST FOR ADVANCE OR REIMBURSEMENT	1. TYPE OF PAYMENT REQUESTED	a. "X" one or both boxes ☒ ADVANCE ☐ REIMBURSEMENT	2. BASIS OF REQUEST ☒ CASH ☐ ACCRUAL
		b. "X" the applicable box ☒ FINAL ☐ PARTIAL	
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED USDA - Rural Development, Iowa State Office		4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY 	
5. PARTIAL PAYMENT REQUEST NUMBER FOR THIS REQUEST 	6. EMPLOYER IDENTIFICATION NUMBER 42-6004287	7. FINANCIAL ASSISTANCE IDENTIFICATION NUMBER 	

8. **PERIOD COVERED BY THIS REQUEST**

From: 11/1/2025 To: 3/31/2026

9. **RECIPIENT ORGANIZATION**

Name: City of Bondurant

Street1: 200 2nd St NE

Street2: PO Box 37

City: Bondurant

County: Polk

State: Iowa

Province: NA

Country: United States of America

ZIP / Postal Code: 50035

10. **PAYEE** (Where check is to be sent if different than item 9)

Name: NA

Street1:

Street2:

City:

County:

State:

Province:

Country:

ZIP / Postal Code:

11. COMPUTATION OF AMOUNT OF REIMBURSEMENTS/ADVANCES REQUESTED

PROGRAMS/FUNCTIONS/ ACTIVITIES	(a)	(b)	(c)	TOTAL
Paving Lincoln St NE				
a. Total program outlays to date (As of date) 21,850.00	\$ 21,850.00	\$	\$	\$
b. Less: Cumulative program income	0			
c. Net program outlays (Line a minus line b)	21,850.00			
d. Estimated net cash outlays for advance period	21,850.00			
e. Total (Sum of lines c & d)	21,850.00			
f. Non-Federal share of amount on line e	793,350			
g. Federal share of amount on line e	21,850.00			
h. Federal payments previously requested	0			
i. Federal share now requested (Line g minus line h)	21,850.00			
j. Advances required by month, when requested by Federal grantor agency for use in making prescheduled advances				
1st month	21,850.00			
2nd month				
3rd month				

12. ALTERNATE COMPUTATION FOR ADVANCES ONLY

a. Estimated Federal cash outlays that will be made during period covered by the advance	\$ 21,850.00
b. Less: Estimated balance of Federal cash on hand as of beginning of advance period	0
c. Amount requested (Line a minus line b)	\$ 21,850.00

13. CERTIFICATION

I certify that to the best of my knowledge and belief the data on the reverse are correct and that all outlays were made in accordance with the grant conditions or other agreement and that payment is due and has not been previously requested.

SIGNATURE OR AUTHORIZED CERTIFYING OFFICIAL

REQUEST SUBMITTED

25

TYPED OR PRINTED NAME AND TITLE

Prefix: First Name: Marketa Middle Last Name: Oliver Suffix: Title: City Administrator

TELEPHONE (AREA CODE, NUMBER, EXTENSION)

515-967-2418

This space for agency use

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0004), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

INSTRUCTIONS

Please type or print legibly. Items 1, 3, 5, 9, 10, 11e, 11f, 11g, 11i, 12 and 13 are self-explanatory; specific instructions for other items are as follows:

<i>Item</i>	<i>Entry</i>	<i>Item</i>	<i>Entry</i>
2	Indicate whether request is prepared on cash or accrued expenditure basis. All requests for advances shall be prepared on a cash basis.		as many additional forms as needed and indicate page number in space provided in upper right; however, the summary totals of all programs, functions, or activities should be shown in the "total" column on the first page.
4	Enter the Federal grant number, or other identifying number assigned by the Federal sponsoring agency. If the advance or reimbursement is for more than one grant or other agreement, insert N/A; then, show the aggregate amounts. On a separate sheet, list each grant or agreement number and the Federal share of outlays made against the grant or agreement.	11a	Enter in "as of date," the month, day, and year of the ending of the accounting period to which this amount applies. Enter program outlays to date (net of refunds, rebates, and discounts), in the appropriate columns. For requests prepared on a cash basis, outlays are the sum of actual cash disbursements for goods and services, the amount of indirect expenses charged, the value of in-kind contributions applied, and the amount of cash advances and payments made to subcontractors and subrecipients. For requests prepared on an accrued expenditure basis, outlays are the sum of the actual cash disbursements, the amount of indirect expenses incurred, and the net increase (or decrease) in the amounts owed by the recipient for goods and other property received and for services performed by employees, contracts, subgrantees and other payees.
6	Enter the employer identification number assigned by the U.S. Internal Revenue Service, or the FICE (institution) code if requested by the Federal agency.	11b	Enter the cumulative cash income received to date, if requests are prepared on a cash basis. For requests prepared on an accrued expenditure basis, enter the cumulative income earned to date. Under either basis, enter only the amount applicable to program income that was required to be used for the project or program by the terms of the grant or other agreement.
7	This space is reserved for an account number or other identifying number that may be assigned by the recipient.	11d	Only when making requests for advance payments, enter the total estimated amount of cash outlays that will be made during the period covered by the advance.
8	Enter the month, day, and year for the beginning and ending of the period covered in this request. If the request is for an advance or for both an advance and reimbursement, show the period that the advance will cover. If the request is for reimbursement, show the period for which the reimbursement is requested.	13	Complete the certification before submitting this request.
Note: The Federal sponsoring agencies have the option of requiring recipients to complete items 11 or 12, but not both. Item 12 should be used when only a minimum amount of information is needed to make an advance and outlay information contained in item 11 can be obtained in a timely manner from other reports.			
11	The purpose of the vertical columns (a), (b), and (c) is to provide space for separate cost breakdowns when a project has been planned and budgeted by program, function, or activity. If additional columns are needed, use		

ACH VENDOR/MISCELLANEOUS PAYMENT ENROLLMENT FORM

OMB No. 1510-0056

This form is used for Automated Clearing House (ACH) payments with an addendum record that contains payment-related information processed through the Vendor Express Program. Recipients of these payments should bring this information to the attention of their financial institution when presenting this form for completion. See reverse for additional instructions.

PRIVACY ACT STATEMENT

The following information is provided to comply with the Privacy Act of 1974 (P.L. 93-579). All information collected on this form is required under the provisions of 31 U.S.C. 3322 and 31 CFR 210. This information will be used by the Treasury Department to transmit payment data, by electronic means to vendor's financial institution. Failure to provide the requested information may delay or prevent the receipt of payments through the Automated Clearing House Payment System.

AGENCY INFORMATION

FEDERAL PROGRAM AGENCY USDA Rural Development		
AGENCY IDENTIFIER: 43-1321518	AGENCY LOCATION CODE (ALC):	ACH FORMAT: ☐ CCD+ ☐ CTX
ADDRESS: 1709 South B St Albia, IA 52531		
CONTACT PERSON NAME: Debra Rurup, Area Loan Specialist		TELEPHONE NUMBER: (641) 931-3045
ADDITIONAL INFORMATION:		

PAYEE/COMPANY INFORMATION

NAME City of Bondurant	SSN NO. OR TAXPAYER ID NO.
ADDRESS 200 2nd St NE, PO Box 37, Bondurant, Iowa 50035	
CONTACT PERSON NAME: Marketa Oliver	TELEPHONE NUMBER: () 5159672418

FINANCIAL INSTITUTION INFORMATION

NAME:	
ADDRESS: 200 2nd St NE, PO Box 37, Bondurant, Iowa 50035	
ACH COORDINATOR NAME:	TELEPHONE NUMBER: () 5159672418
NINE-DIGIT ROUTING TRANSIT NUMBER: _ _ _ _ _	
DEPOSITOR ACCOUNT TITLE:	
DEPOSITOR ACCOUNT NUMBER:	
TYPE OF ACCOUNT: ☒ CHECKING ☐ SAVINGS ☐ LOCKBOX	
SIGNATURE AND TITLE OF AUTHORIZED OFFICIAL: (Could be the same as ACH Coordinator)	TELEPHONE NUMBER: 5159672418

Account
Info

AUTHORIZED FOR LOCAL REPRODUCTION

SF 3881 (Rev. 2/2003)
Prescribed by Department of Treasury
31 U.S.C. 3322; 31 CFR 210

RBDG APPLICANT CERTIFICATIONS

I certify that this project is located in a rural area as defined by RD Instruction 4280-E, and 7.U.S.C 1991 (a) (13) (a) and (d) et seq., and the activities provided under this grant will assist and benefit a rural area.

I certify that there is no known relationship or association with a Rural Development employee, their relatives, or their business or close personal associates.

I certify that no conflict of interest exists as outlined in RD Instruction 4280-E, 4280.406.

I certify that City of Bondurant, Iowa is in compliance with and will continue to comply with all applicable laws: regulations; Executive Orders; and other generally applicable requirements, including those contained in 2 CFR 200 and 2 CFR 400 in effect on the date of grant approval; and the approved "Letter of Conditions".

I certify that City of Bondurant, Iowa will comply with the procurement requirements of 2 CFR Part 200 Subpart D, as required in 2 CFR 200.324 (c) (2), as well as comply with all applicable State, Local and Tribal laws and regulations relating to contracting and procurement.

Applicant's Name: City of Bondurant, Iowa

(Signature)



9/29/2025

DATE

RURAL BUSINESS-COOPERATIVE SERVICE FINANCIAL ASSISTANCE AGREEMENT

This Agreement, which includes Attachments A and B, for the Project and Amount described below (the "Project Description") and for the Program identified below, is between the Recipient (you) and the United States of America acting through the Rural Business-Cooperative Service (RBS or we).

Type of Award (mark one): ☐ Cooperative Agreement ☒ Grant

Program and CFDA Number (select one):

Rural Business Development Grant (RBDG) - 10.351

If "Other" please specify:

I. GENERAL AWARD INFORMATION

1. Recipient Name & Address City of Bondurant 200 2nd St. NE, Bondurant, IA 50035	2. UEI No. HYTSBP9PFQK8
4. Federal Award Identification Number (FAIN)	3. Case No.
6. Performance Start Date 09-25-2025	5. Award Date 09-25-2025
8. Amount of Federal Funds Obligated for this Action, and Total Amount of Federal Funds Obligated \$21,850.00	7. Performance End Date 09-25-2026
10. Total Project Cost (Budget Approved Amount) \$815,200	9. Amount of Matching/Other Funds (if applicable) \$793,350
12. Indirect Cost Rate (if applicable) N/A	11. Award as Percentage of Total Project Cost 2.68
14. Recipient Contact (Name, Title, Contact Info) Marketa Oliver, City Administrator Phone: 515-967-2418	13. Does this award involve Research & Development? ☐ Yes ☒ No
	15. Agency Contact (Name, Title, Contact Info) Staci Climie, Business Programs Specialist Phone: 641-931-3043

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 0570-0067. Public reporting for this collection of information is estimated to be approximately 21 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information.

All responses to this collection of information are voluntary, however in order to obtain or retain a benefit the information in this form is required (citing authority). Rural Development has no plans to publish information collected under the provisions of this program. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Rural Development Innovation Center, Regulations Management Division at ICRMTRRequests@usda.gov.

II. RESPONSIBILITIES

A. Recipient. The Recipient shall remain in compliance with all applicable laws, regulations, Executive Orders, and other generally applicable requirements for the duration of the Agreement including 2 CFR parts 200, 400, 415, 416, 417, 418, 421, and 422. The most commonly-referenced provisions are identified below.

1. Financial and Program Management. You must follow the financial and performance management requirements in 2 CFR §§ 200.300-.309.

- a. **Financial Management.** You must maintain a financial management system in compliance with 2 CFR § 200.302.
- b. **Internal Controls.** You must maintain internal controls in compliance with 2 CFR § 200.303.
- c. **Payments.** You must comply with the payment requirements described in 2 CFR § 200.305. Payment must be requested by using the SF-270, "Request for Advance or Reimbursement" or SF-271, "Request for Reimbursement for Construction Programs" (as applicable). Receipts, hourly wage rate, personnel payroll records, or other documentation must be provided upon request from RBS if the request is for an advance; otherwise, the documentation must be provided at the time of the request. Requests for payment must be sent to the Agency contact listed in Section I.16.
- d. **Revisions of the Work Plan and Budget.** You must complete all elements of the Work Plan in Attachment B in accordance with that Attachment and must use project funds only for the purposes and activities specified in Attachment B - Approved Work Plan and Budget. You must further complete the outcomes shown for each Work Plan items within the time and scope constraints shown in Attachment B. You must report any changes and request prior approvals in accordance with 2 CFR § 200.308.
- e. **Period of Performance.** You may only incur costs chargeable to the award in accordance with 2 CFR § 200.309.
- f. **Bonding.** You must maintain your fidelity bond coverage in the amount of \$ 21,850.00 for the Period of Performance of the award. (See 2 CFR § 200.304.)
- g. **Program Income.** You must comply with the requirements of 2 CFR § 200.307. Additionally, if program income is earned during the period of performance, you may use it in accordance with 2 CFR § 200.307(e)(2), provided that you inform us in writing of your intent prior to the award date. However, if you earn program income in excess of what can be used under 2

CFR § 200.307(e)(2) or if you earn unanticipated program income, you must comply with 2 CFR § 200.307(e)(1). Costs incidental to the generation of program income may be deducted from gross income to determine program income, provided these costs have not been charged to the award.

2. Procurement, Domestic Preference, and Property Standards.

You must follow the procurement standards requirements in 2 CFR §§ 200.310-.326. Federal Financial Assistance to Non-Federal Entities, defined pursuant to 2 CFR 200.1 as any State, local government, Indian tribe, Institution of Higher Education, or nonprofit organization, shall be governed by the requirements of Section 70914 of the Build America, Buy America Act (BABAA), under Title IX of the Infrastructure Investment and Jobs Act, Pub. L. 177-58.

3. Performance and Financial Monitoring and Reporting. You must follow the requirements in 2 CFR Part 170, including Appendix A, and 2 CFR §§ 200.327-.329, and submit reports as outlined below. Unless otherwise directed in the addendum to this Agreement, the reports are due as indicated below.

- a. Form SF-425, “Financial Status Report.”** Reports are due 30 calendar days after the reporting period ends. A final report is due within 90 days after the Performance End Date specified in Section I.8. of this Agreement or at the completion of your project, whichever date is sooner. Your reporting periods are below (mark one):

Semi-Annually: January 1 – June 30 and July 1 – December 31

Semi-Annually: April 1 – September 30 and October 1 – March 31

✓ Quarterly: January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31

- b. Performance Reports.** Reports are due 30 calendar days after the reporting period ends. A final report is due within 90 days after the Performance End Date specified in Section I.8. of this Agreement or at the completion of your project, whichever date is sooner. Your reporting periods are below (mark one):

Semi-Annually: January 1 – June 30 and July 1 – December 31

Semi-Annually: April 1 – September 30 and October 1 – March 31

✓ Quarterly: January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31

4. Subrecipient Monitoring and Management. You must monitor and manage any subrecipients in accordance with 2 CFR §§ 200.330-.332.

5. **Record Retention and Access.** You must retain records related to this work performed under this Agreement and allow access to them in accordance with 2 CFR §§ 200.333-.337.
 6. **Closeout.** You must comply with the closeout requirements in 2 CFR § 200.343.
 7. **Post-Closeout Adjustments and Continuing Responsibilities.** You must continue to comply with the requirements in 2 CFR § 200.344 even after the Period of Performance for this Agreement has ended.
 8. **Cost Principles.** You must comply with the provisions in 2 CFR Part 200, most of which are contained in Subpart E.
 9. **Audits.** You must comply with the provisions in 2 CFR Part 200, Subpart F.
 10. **Civil Rights Compliance.** Unless otherwise provided in the addendum, you must comply with Executive Order 12898, Executive Order 13166- Limited English Proficient, the Americans with Disabilities Act of 1990, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973 as applicable. Your compliance, shall include collection and maintenance of data on race, sex, and national origin of your membership, ownership, and employees. These data must be available to us for Civil Rights Compliance Reviews. Unless otherwise provided in Attachment A, you must submit to a post-award compliance review conducted after the final disbursement of grant funds have occurred.
 11. **Universal Identifier and Central Contractor Registration.** You must comply with 2 CFR Part 25, including Appendix A. Note that the Central Contractor Registration is now available through the System for Award Management at www.sam.gov.
 12. **Special Conditions.** You must comply with any special conditions identified in Attachment A – Program Addendum.
- B. Rural Business-Cooperative Service (RBS).** RBS shall remain in compliance with all applicable laws, regulations, Executive Orders, and other generally applicable requirements for the duration of the Agreement. The most commonly-referenced provisions are identified below.
1. **Payments.** We will advance or reimburse funds up to the Award Amount identified in Section I.9 upon the Recipient's proper request according to Section II.A.1.c.

2. **Monitoring and Enforcement.** We will monitor the project to ensure that you are in compliance with the terms of the award. If we find that you are not in compliance, we will enforce the terms of this Agreement using the provisions of 2 CFR §§ 200.338-.342.

C. Both Parties. The Recipient and RBS agree to the following:

1. **Invalid Clauses.** The invalidity of any one or more phrases, clauses, sentences, paragraphs, or provisions of this Agreement shall not affect the remaining portions of the Agreement.
2. **Conflict between this Agreement and Other Applicable Regulations or Laws.** If there is a conflict between this Agreement and the applicable Program Regulation, the applicable Program Regulation shall prevail. If there is a conflict between this Agreement and another law or regulation, RBS shall seek a legal opinion to determine which provision applies.
3. **Dates.** When the date fixed for the performance of an act under this Agreement is on a weekend or Federal holiday, then the performance by the close of business on the next Federal work day shall have the same force and effect as if made performed or exercised on the specified date.

The signatories below certify that they have authority to enter into this Agreement.

Approved by an Authorized Representative of the Recipient:

Marketa Oliver

Name (Please Print)

City Administrator

Title (Please Print)

Signature

29/2025

te

Approved by the United States of America, Rural Business-Cooperative Service by:

Staci Climie

Name (Please Print)

Business Programs Specialist

Title (Please Print)

Signature

Date

Attachment A – Program Addendum
Attachment B – Approved Work Plan and Budget

Attachment A – Program Addendum

Attachment A – Program Addendum

PROGRAM NAME:

- ☒ Rural Business Development Grant Program (RBDG)
- ☐ Rural Economic Development Grant Program (REDG)
- ☐ Rural Microenterprise Assistance Program (RMAP)

AUTHORITY: RBDG (7 USC 1932(c)); REDG (7 USC 940c); RMAP (7 USC 2008s).

APPLICABLE PROGRAM REGULATIONS: RBDG (7 CFR part 4280 subpart E); REDG (7 CFR 4280 subpart A); RMAP (7 CFR part 4280 subpart D).

APPLICABLE FEDERAL REGISTER NOTICE: [INSERT FR REFERENCE]

ADDITIONAL PROGRAMMATIC AWARD PROVISIONS:

RBS and the Recipient agree to the following additional provisions:

Section II, Paragraph A.1.g. is retained and the following language is added:

Program income funds must be spent prior to grantee or Agency funds whenever possible. Otherwise, a program income account must be established and utilized in the following manner:

[INSERT WHAT PROGRAM INCOME CAN BE USED FOR AS RELATED TO THIS SPECIFIC PROJECT. EXAMPLES MAY INCLUDE BUT ARE NOT LIMITED TO, EQUIPMENT MAINTENANCE AND REPAIRS. THE EXPENDITURE OF THESE FUNDS SHOULD BE PROJECT SPECIFIC]:

N/A

No real estate property acquired with Award Funds.

101 Lincoln Street NE, Bondurant, Iowa. Funds will be used for improvement - Road Extension.

Other property (e.g. equipment) acquired with Award Funds. (Describe each item, estimated useful life, and the value of equipment. Use continuation sheets as necessary.)		
Item	Estimated Useful Life	Value
NA		

Section II, Paragraph A.2 is retained and the following language is added:

In addition, you must list any real property and equipment purchases made with project funds in the tables below. Finally, you must provide status reports on any real property in which we retain an interest, in accordance with 2 CFR § 200.329.

Section II. Paragraph A.5 is retained and the following language is added:

The Recipient, upon request, will provide non-confidential information resulting from its activities to the general public on an equal basis.

Section II. Paragraph A.12 is retained with the following language added:

The following Special Conditions apply to your award:

[INSERT SPECIAL CONDITIONS OR N/A]

N/A

Section II, Paragraph A.13. is added with the following language:

Cost Sharing. You must comply with the requirements of 2 CFR § 200.306. Matching funds must be available at the same time award funds are expected to be spent and expenditures of matching funds will be pro-rated or ²spent in advance of award funds.

Scope of Work

Rural Business Development Grant

City of Bondurant

The **City of Bondurant** is applying for a Rural Business Development Grant (RBDG) from Rural Development (hereafter referred to as "grantor"), an Agency of the USDA. The following Scope of work will be used to measure the performance of the **City of Bondurant** (hereafter referred to as "grantee").

1) The specific purposes for which grant funds will be utilized:

The USDA Rural Business Development Grant (RBDG) funds will be utilized for critical infrastructure improvements necessary to support business development, economic growth, and enhanced accessibility within the Grain District in Bondurant, Iowa. The specific grant-funded activities include:

1. Roadway Infrastructure Improvements:
 - Subgrade preparation and aggregate subbase installation to support the extension of Lincoln Street NE.
 - Pavement installation to provide direct access to commercial and mixed-use developments.
2. Economic Development & Business Access:
 - The roadway extension will enhance connectivity for small and emerging businesses, including:
 - Twist (Drive-thru expansion)
 - T-12 Distillery (Destination business drawing tourism)
 - Reclaimed Rails Brewery, Founders Irish Pub, Farm Boys BBQ, and other retail businesses
 - Supporting the Chichaqua Valley Trail extension, increasing outdoor recreation opportunities and business traffic.

By funding these critical infrastructure components, the USDA RBDG grant will play a key role in enabling long-term economic sustainability, job creation, and business retention in Bondurant's Grain District.

2) Timeframes or dates by which action surrounding the use of funds will be accomplished.

The grantee anticipates having all documentation completed for the purposes of closing the grant within three (3) months after notification of grant funding. The grantee also anticipates having all initial RLF funds loaned within twelve (12) months after notification of grant funding.

3) Who will be carrying out the purpose for which the grant is made (key personnel should be identified).

The Lincoln Street NE Extension – Grain District Redevelopment will be administered by the City Administrator, Marketa Oliver along with the Committee Members including: City of Bondurant staff Maggie Murray, John Horton, Tiffany Luing, and ISG staff Danielle Propst, Joey Whitehouse, Paul Nelson, Derek Johnson, Sarah Boxer, Jake Guzik, Jeremy Foss, Kyle Hannigan, Nick Federiksen, Karee Bless, Barrett Hubbard, and Danyelle Pierquet.

The Lincoln Street NE Extension – Grain District Redevelopment will be administered by the City of Bondurant, led by City Administrator Marketa Oliver, in collaboration with key committee members and project consultants. The administrative and technical leadership team includes representatives from the City of Bondurant and ISG, ensuring expert oversight of planning, engineering, and implementation.

Key Personnel & Project Team

City of Bondurant – Project Administration

- Marketa Oliver – City Administrator, City of Bondurant
 - Responsible for overall project oversight, funding administration, and coordination with USDA and stakeholders.
- Maggie Murray – City of Bondurant
 - Provides project management support, ensuring alignment with city development plans.
- John Horton – City of Bondurant
 - Oversees financial compliance, budgeting, and reporting for grant expenditures.
- Tiffany Luing – City of Bondurant
 - Assists with economic development coordination and business outreach.

ISG – Engineering & Design Team

The project will be supported by ISG, a leading engineering, architecture, and planning firm specializing in municipal infrastructure development. The following ISG staff members will contribute expertise in roadway engineering, stormwater management, and green infrastructure:

- Danielle Propst – Project Manager
 - Leads overall project execution, timeline management, and client coordination.
- Joey Whitehouse – Civil Engineer
 - Provides roadway and infrastructure design expertise, ensuring compliance with engineering standards.
- Paul Nelson – Transportation Engineer
 - Specializes in traffic flow analysis, pedestrian safety, and multimodal transportation solutions.
- Derek Johnson – Stormwater Engineer
 - Focuses on sustainable stormwater management strategies and flood mitigation.
- Sarah Boxer – Environmental Planner
 - Ensures compliance with environmental regulations and sustainability initiatives.
- Jake Guzik – Infrastructure Specialist
 - Works on utility coordination, water/sewer connections, and roadway subbase preparation.
- Jeremy Foss – Landscape Architect
 - Oversees green infrastructure and landscaping elements to enhance the urban aesthetic.

- Kyle Hannigan – Construction Inspector
 - Responsible for on-site quality control and compliance during project execution.
- Nick Federiksen – Electrical Engineer
 - Designs street lighting and electrical systems to enhance public safety and accessibility.
- Karee Bless – Public Engagement Specialist
 - Manages stakeholder communication and community engagement efforts.
- Barrett Hubbard – Structural Engineer
 - Provides technical support for bridge and structural assessments.
- Danyelle Pierquet – GIS Analyst
 - Develops mapping and spatial analysis tools to support project planning.

Project Leadership & Administration Summary

This highly qualified team brings expertise in municipal infrastructure, engineering, economic development, and project management. Their collective experience will ensure the successful planning, funding utilization, and execution of the Lincoln Street NE Extension – Grain District Redevelopment, a key initiative in Bondurant’s long-term growth strategy.

Additional biographical details and resumes for key personnel are included in Appendix E.

4) How the grant purposes will be accomplished.

The Lincoln Street NE Extension – Grain District Redevelopment will be successfully executed through a structured approach involving project management, collaboration, and phased implementation. The City of Bondurant, in coordination with ISG and key stakeholders, will oversee the project to ensure timely completion and alignment with economic development goals.

Project Administration & Execution

- The City Administrator, Marketa Oliver, will lead administrative oversight, financial management, and compliance reporting.
- The City of Bondurant's project team, including Maggie Murray, John Horton, and Tiffany Luig, will manage local coordination, stakeholder engagement, and business impact mitigation.
- ISG engineering and planning experts will handle project design, permitting, construction oversight, and compliance with federal and state infrastructure regulations.

Project Implementation Phases

1. Planning & Design Phase
 - Conduct final engineering designs, permitting, and environmental assessments.
 - Secure necessary approvals and prepare bid packages for contractors.
2. Pre-Construction Phase
 - Initiate site preparation and traffic control measures.
 - Communicate construction schedules and detours to affected businesses and residents.
3. Infrastructure Construction Phase
 - Extend Lincoln Street NE with improved roadway infrastructure.
4. Business & Community Integration
 - Support businesses during construction to minimize disruptions.
 - Align with the Chichaqua Valley Trail extension to enhance tourism appeal.
 - Conduct public engagement efforts to maximize stakeholder support.
5. Finalization & Post-Project Review
 - Perform final inspections, quality assurance checks, and compliance reviews.
 - Evaluate economic impact and assess job creation/business growth outcomes.

By leveraging USDA RBDG funds alongside the City of Bondurant's financial commitment, the project will be completed on schedule and serve as a catalyst for long-term economic sustainability in the Grain District.

5) Documentation regarding the availability and amount of other funds to be used in conjunction with the grant funds.

The City of Bondurant will contribute **\$793,350** toward the **Lincoln Street NE Extension – Grain District Redevelopment**. This funding will cover all necessary infrastructure improvements, including roadway construction, green infrastructure enhancements, stormwater management, utility extensions, and pedestrian safety improvements.

Verification of these funds is provided in the form of:

- A signed commitment letter from the City of Bondurant (included in Appendix D).
- A resolution from the Bondurant City Council authorizing the use of these funds for the project.
- Budget allocation confirming the availability of funds.

These documents demonstrate the City's firm financial commitment to completing the project in conjunction with USDA RBDG funding and ensuring the successful redevelopment of the Grain District.

6) Project Budget.

Activity #	Task Name and Description	Start Date	End Date	RBDG Funds	Supplemental Funds	Total Project Costs
1	Pavement Installation (Concrete Roadway)	11/1/25	3/31/26	\$21,850.00	\$793,350.00	\$815,200
	TOTAL PROJECT			\$21,850.00	\$793,350.00	\$815,200

Budget Narrative:

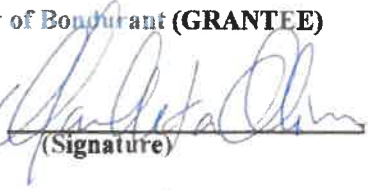
The USDA RBDG funds will be used to support key infrastructure components necessary for the Lincoln Street NE Extension – Grain District Redevelopment. The grant funds will specifically go toward:

- Pavement for Lincoln St NE extension.

The City of Bondurant has committed \$793,350 in supplemental funds to fully finance the remainder of the project costs. This financial commitment ensures the timely and successful completion of the project, which will provide critical infrastructure improvements, support business development, and enhance overall economic sustainability in the Grain District.

This Scope of Work is submitted by the grantee. Upon approval by the grantor, the grantee agrees that no changes will be made to the Scope of Work without prior written approval by the grantor.

City of Bonduant (GRANTEE)

By:  City Administrator 2/21/2025
(Signature) (Title) (Date)

This Scope of Work is hereby approved by USDA - Rural Development.

USDA - RURAL DEVELOPMENT

By: _____
(Signature) (Title) (Date)



United States Department of Agriculture

AND JUSTICE FOR ALL



In accordance with Federal law and the U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin (including English proficiency), religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, reprisal or retaliation for prior civil rights activity in any program or activity conducted or funded by USDA. (Not all prohibited bases apply to all programs)

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., braille, large print, audiotape, American Sign Language) should contact the responsible State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY).

To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online at <https://www.usda.gov/sites/default/files/documents/ad-3027.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Office of the Assistant Secretary for Civil Rights (OASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:

U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or

email:

program.intake@usda.gov

This institution is an equal opportunity provider.

De acuerdo con la ley federal y las reglamentaciones y políticas de derechos civiles del Departamento de Agricultura de los EE. UU. (U.S. Department of Agriculture, USDA), esta institución tiene prohibido discriminar por motivos de raza, color o país de origen (incluyendo dominio limitado del inglés), religión, sexo, discapacidad, edad, estado civil, estado familiar / parental, ingresos provenientes de un programa de asistencia pública, creencias políticas, represalias o venganza por haber participado anteriormente en actividades relacionadas con los derechos civiles en cualquier programa o actividad llevado a cabo o financiado por el USDA. (No todas las causas de discriminación prohibidas se aplican a todos los programas).

La información del programa puede estar disponible en idiomas distintos al inglés. Las personas con discapacidades que requieran medios alternativos de comunicación para obtener información del programa (p. ej., braille, letra grande, cintas de audio y lenguaje de señas americano) deben comunicarse con la agencia estatal o local responsable que administra el programa o comunicarse con el USDA a través del Servicio de Retransmisión de Telecomunicaciones al 711 (voz y TTY).

Para presentar una queja por discriminación en el programa, el reclamante debe completar el formulario AD-3027, el formulario de queja por discriminación en el programa del USDA, que se puede obtener en línea, en <https://www.usda.gov/sites/default/files/documents/ad-3027s.pdf>, desde cualquier oficina del USDA, llamando al (866) 632- 9992 o escribiendo una carta dirigida al USDA. La carta debe tener el nombre, la dirección, el teléfono del reclamante y una descripción escrita de la supuesta acción discriminatoria con suficiente detalle para informar al subsecretario de derechos civiles (ASCR) sobre la naturaleza y la fecha de una supuesta violación de los derechos civiles. El formulario AD-3027 o la carta completos deben enviarse al USDA por:

correo:

U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; o'

correo electrónico:

program.intake@usda.gov

Esta institución ofrece igualdad de oportunidades.



Know Your Rights: Workplace Discrimination is Illegal

The U.S. Equal Employment Opportunity Commission (EEOC) enforces Federal laws that protect you from discrimination in employment. If you believe you've been discriminated against at work or in applying for a job, the EEOC may be able to help.

Who is Protected?

- Employees (current and former), including managers and temporary employees
- Union members and applicants for membership in a union
- Job applicants

What Organizations are Covered?

- Most private employers
- State and local governments (as employers)
- Educational institutions (as employers)
- Unions
- Staffing agencies

What Types of Employment Discrimination are Illegal?

Under the EEOC's laws, an employer may not discriminate against you, regardless of your immigration status, on the bases of:

- Race
- Color
- Religion
- National origin
- Sex (including pregnancy, childbirth, and related medical conditions, sexual orientation, or gender identity)
- Age (40 and older)
- Disability
- Genetic information (including employer requests for, or purchase, use, or disclosure of genetic tests, genetic services, or family medical history)
- Retaliation for filing a charge, reasonably opposing discrimination, or participating in a discrimination lawsuit, investigation, or proceeding
- Interference, coercion, or threats related to exercising rights regarding disability discrimination or pregnancy accommodation

What Employment Practices can be Challenged as Discriminatory?

All aspects of employment, including:

- Discharge, firing, or lay-off
- Harassment (including unwelcome verbal or physical conduct)
- Hiring or promotion
- Assignment
- Pay (unequal wages or compensation)
- Failure to provide reasonable accommodation for a disability; pregnancy, childbirth, or related medical condition; or a sincerely-held religious belief, observance or practice
- Benefits
- Job training
- Classification
- Referral
- Obtaining or disclosing genetic information of employees
- Requesting or disclosing medical information of employees
- Conduct that might reasonably discourage someone from opposing discrimination, filing a charge, or participating in an investigation or proceeding
- Conduct that coerces, intimidates, threatens, or interferes with someone exercising their rights, or someone assisting or encouraging someone else to exercise rights, regarding disability discrimination (including accommodation) or pregnancy accommodation

What can You Do if You Believe Discrimination has Occurred?

Contact the EEOC promptly if you suspect discrimination. Do not delay, because there are strict time limits for filing a charge of discrimination (180 or 300 days, depending on where you live/work). You can reach the EEOC in any of the following ways:

Submit an inquiry through the EEOC's public portal:
<https://publicportal.eeoc.gov/Portal/Login.aspx>

Visit an EEOC field office (information at www.eeoc.gov/field-office)

Call 1-800-669-4000 (toll free)
1-800-669-6820 (TTY)
1-844-234-5122 (ASL video phone)

E-Mail info@eeoc.gov

Additional information about the EEOC, including information about filing a charge of discrimination, is available at www.eeoc.gov.



EMPLOYERS HOLDING FEDERAL CONTRACTS OR SUBCONTRACTS

The Department of Labor's Office of Federal Contract Compliance Programs (OFCCP) enforces the nondiscrimination and affirmative action commitments of companies doing business with the Federal Government. If you are applying for a job with, or are an employee of, a company with a Federal contract or subcontract, you are protected under Federal law from discrimination on the following bases:

Race, Color, Religion, Sex, Sexual Orientation, Gender Identity, National Origin

Executive Order 11246, as amended, prohibits employment discrimination by Federal contractors based on race, color, religion, sex, sexual orientation, gender identity, or national origin, and requires affirmative action to ensure equality of opportunity in all aspects of employment.

Asking About, Disclosing, or Discussing Pay

Executive Order 11246, as amended, protects applicants and employees of Federal contractors from discrimination based on inquiring about, disclosing, or discussing their compensation or the compensation of other applicants or employees.

Disability

Section 503 of the Rehabilitation Act of 1973, as amended, protects qualified individuals with disabilities from discrimination in hiring, promotion, discharge, pay, fringe benefits, job training, classification, referral, and other aspects of employment by Federal contractors. Disability discrimination includes not making reasonable accommodation to the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or employee, barring undue hardship to the employer. Section 503 also requires that Federal contractors take affirmative action to employ and advance in employment qualified individuals with disabilities at all levels of employment, including the executive level.

Protected Veteran Status

The Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, 38 U.S.C. 4212, prohibits employment discrimination against, and requires affirmative action to recruit, employ, and advance in employment, disabled veterans, recently separated veterans (i.e., within three years of discharge or release from active duty), active duty wartime or campaign badge veterans, or Armed Forces service medal veterans.

Retaliation

Retaliation is prohibited against a person who files a complaint of discrimination, participates in an OFCCP proceeding, or otherwise opposes discrimination by Federal contractors under these Federal laws.

Any person who believes a contractor has violated its nondiscrimination or affirmative action obligations under OFCCP's authorities should contact immediately:

The Office of Federal Contract Compliance Programs (OFCCP)
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, D.C. 20210
1-800-397-6251 (toll-free)

If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services. OFCCP may also be contacted by submitting a question online to OFCCP's Help Desk at <https://ofccphelpdesk.dol.gov/s/>, or by calling an OFCCP regional or district office, listed in most telephone directories under U.S. Government, Department of Labor and on OFCCP's "Contact Us" webpage at <https://www.dol.gov/agencies/ofccp/contact>.

PROGRAMS OR ACTIVITIES RECEIVING FEDERAL FINANCIAL ASSISTANCE

Race, Color, National Origin, Sex

In addition to the protections of Title VII of the Civil Rights Act of 1964, as amended, Title VI of the Civil Rights Act of 1964, as amended, prohibits discrimination on the basis of race, color or national origin in programs or activities receiving Federal financial assistance. Employment discrimination is covered by Title VI if the primary objective of the financial assistance is provision of employment, or where employment discrimination causes or may cause discrimination in providing services under such programs. Title IX of the Education Amendments of 1972 prohibits employment discrimination on the basis of sex in educational programs or activities which receive Federal financial assistance.

Individuals with Disabilities

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits employment discrimination on the basis of disability in any program or activity which receives Federal financial assistance. Discrimination is prohibited in all aspects of employment against persons with disabilities who, with or without reasonable accommodation, can perform the essential functions of the job.

If you believe you have been discriminated against in a program of any institution which receives Federal financial assistance, you should immediately contact the Federal agency providing such assistance.

(Revised 6/27/2023)

504 Nondiscrimination Public Nondiscrimination Statement/Logo

7 CFR 15b.7: (Recipient name) does not discriminate in admission, access to, treatment or employment in programs or activities on the basis of a handicap in violation of Section 504 of the Rehabilitation Act.

OR

RD Policy allows the use of the International Symbol of Accessibility in lieu of language:



FULL NON-DISCRIMINATION STATEMENT – for Recipients

USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, disability, age, reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.)

Recipients are required to notify applicants with disabilities and Limited English Proficiency (LEP) persons of their right to free language assistance and accommodations and provide free language assistance and accommodations upon request.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; fax: (202) 690-7442; or email: program.intake@usda.gov.

This institution is an equal opportunity provider.



United States Department of Agriculture

ABBREVIATED NON-DISCRIMINATION STATEMENT – for Recipients

- NOTE: The Full Statement must be used if there is room to do so. If not, use of the abbreviated statement is acceptable“ .

○ “This Institution is an Equal Opportunity Provider.”



Consumer Guide

711 for Telecommunications Relay Service

The Federal Communications Commission adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. For more information about the various types of TRS, see the FCC's consumer guide at www.fcc.gov/guides/telecommunications-relay-service-trs, or visit the website of our Disability Rights Office (DRO) at www.fcc.gov/disability.

Making TRS Calls

If you want to call someone using TRS, use your TTY or dial 711 on your telephone, and you will automatically be connected to a TRS operator. If you're a TRS user traveling out of state and want to make a call, there is no longer a need to learn the state's TRS provider's telephone number. Just dial 711. It's fast, functional and free.

The 711 code is not just for use by persons with disabilities. Both voice and TRS users can initiate a call from any telephone, anywhere in the United States, without having to remember and dial a seven or ten-digit access number. For persons who have been using TRS for years, the convenience of dialing three digits is obvious.

711 dialing access does not work for Video Relay Service (VRS), Internet Protocol (IP) relay or IPCTS Relay calls, because such calls are initiated through the Internet. Hearing persons initiating a VRS or IP Relay call may do so by calling a provider's 800 number. IPCTS users just call their party directly, and a Communications Assistant (CA) is automatically connected to the call.

Dialing 711 from a Private Branch Exchange

FCC rules require all telephone companies (including wireline, wireless and payphone providers) that operate private branch exchanges (PBXs) to implement three-digit 711 dialing for access to TRS. A PBX is a private telephone system within an organization that switches calls between internal users and allows users to share a certain number of external phone lines. PBX operators are required to modify their equipment to enable 711 dialing to ensure that everyone benefits from abbreviated dialing and consumers have easy access to TRS.

Callers from locations served by PBXs may be required to dial 9 or another prefix before entering the 711 code or placing an outside call. The FCC encourages PBX operators to work with telephone companies and TRS providers to facilitate 711 dialing for users.

The FCC determined that providers of interconnected Voice over Internet Protocol (VoIP) service also must offer 711 abbreviated dialing.



911 and 711

Dialing 911 is the most familiar and effective way Americans have to find help in an emergency. The Americans with Disabilities Act (ADA) requires all Public Safety Answering Points (PSAPs) to provide direct, equal access to their emergency response services for people with disabilities who use TTYs or other devices. Therefore, in the event of an emergency, TTY users should call 911 directly and not make a TRS call via 711.

If you are unable to reach a TRS operator by dialing 711, you can file a complaint with the FCC. There is no charge for filing a complaint.

Filing a complaint

You have multiple options for filing a complaint with the FCC:

- File a complaint online at <https://consumercomplaints.fcc.gov>
- By phone: 1-888-CALL-FCC (1-888-225-5322); TTY: 1-888-TELL-FCC (1-888-835-5322); ASL: 1-844-432-2275
- By mail (please include your name, address, contact information and as much detail about your complaint as possible):

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
445 12th Street, S.W.
Washington, DC 20554

Accessible formats

To request this article in an accessible format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov.

Last Reviewed 11/7/15

PROJECT PERFORMANCE REPORT

Date: 9/30/2025

The Project Performance Report is a "fillable" form and certain areas of the form will expand as information is typed in. You will see a field marker (light blue box) just click on these to replace with your text. If you don't need to type something in a particular field just leave it blank.

This report is required to be submitted within 30 days after the end of the reporting period along with the SF 425 Federal Financial Report. Quarterly Reports are for quarters ending March 31, June 30, September 30 and December 31. Semi-Annual Reports are for periods ending June 30 and December 31. A **Final** Project Performance Report will be required with the **last SF 425**.

Your Project is one of the following:	
☒	RBDG - Rural Business Development Grant-Enterprise
☐	RBDG- Rural Business Development Grant - Opportunity Grant
☐	Renewable Energy System – Section 9007
☐	Energy Efficiency Improvements – Section 9007

Please choose one of the following:	
☒	This is a quarterly report for the quarter ending: September 30
☐	This is a semi-annual report for the period ending: September 30
☐	This is a final project performance report. For REAP projects see additional reporting requirements listed on the last page.

If this is a **final** report for RBDG: Final number of jobs saved ____ Jobs created ____ as a result of this grant.

Borrower/Grantee Name:	City of Bondurant
Contact Person's Name:	Marketa Oliver
Address:	200 2nd St NE, PO Box 37, Bondurant, Iowa 50035
Phone Number:	515-967-2418
E-Mail Address of Contact Person:	moliver@cityofbondurant.com
Describe your Project:	Extension of Lincoln St NE within the Grain District
The Goal Date for completion of the Project is:	April 30, 2027

Grantees shall constantly monitor performance to ensure that time schedules are being met, projected work by time periods is being accomplished, and other performance objectives are being achieved.

Timetable and Objectives		Actual Accomplishments And date achieved.	If objectives were not met why they were not met.*
Timetable	Objective		
For the current period of <u>9/21/25</u> to <u>9/30/25</u>			
9/26/25	Letter of Conditions	Signed / Submitted	NA
9/30/25	Enclosures	Signed / Submitted	NA

* List problems, delays or adverse conditions which will affect attainment of overall project objectives, prevent meeting time schedules or objectives, or preclude the attainment of particular project work elements during established time periods. This disclosure shall be accompanied by a statement of the action taken or planned to resolve the situation.

Timetables and Objectives established for the next reporting period:

_____ to _____

Timetable	Objective

Other Comments:

Final Report for Renewable Energy Savings & Energy Efficiency Improvements Grants: Please include an attachment addressing the following items:

Detailed Project Funding and Expense Summary.

Summary of Facility installation/construction process, including recommendations for development of similar projects by future applicants to the program.



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

Item No. 6.q.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving Change Order No. 2 to RW Excavating Solutions LC for the Parkside Trail Connection Project in the amount of \$14,450.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #2 in the amount of \$14,450.00 related to the Parkside Trail Connection Project. This change order was needed to fix some grade issues and to prevent water from the adjacent city land and BRSC ballfields from running across the new trail and pooling in the corner of Field #4. Staff worked with the contractor onsite to add an area intake and tie into existing tile lines to catch water from the west side of the trail and extra grading work to help water flow more efficiently to an existing intake along Santiago Creek on the east side of Trail.

This project is completed now that all the native plantings have been installed.

FUNDING SOURCE: LCWF Grant/Bond funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-300
2. Park Side Trail Connection Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 251020-300

RESOLUTION APPROVING CHANGE ORDER NO. 2 TO RW EXCAVATING
SOLUTIONS LC FOR THE PARKSIDE TRAIL CONNECTION PROJECT IN THE
AMOUNT OF \$14,450.00

WHEREAS the Parkside Trail Connection Project Change Order No. 2 was submitted on October 3rd, 2025; AND

WHEREAS, the change order no. 2 is for work completed to facilitate better drainage and water flow; AND

WHEREAS, City Staff have reviewed the change order for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order no. 2 to RW Excavating Solutions LC in the amount of \$14,450.00 hereby approved.

Passed this 20th day of October 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				

Change Order No. 2

Date of Issuance: 09-30-2025
Owner: City of Bondurant
Contractor: RW Excavating Solutions, LC
Engineer: ShiveHattery Architecture + Engineering
Project: Park Side Trail Connection Project

Effective Date: 06-21-2024 Owner's Contract No.:
Contractor's Project No.:
Engineer's Project No.: 2142301580
Contract Name: Park Side Trail Connection Project

The Contract is modified as follows upon execution of this Change Order:
Description: Additional grading and drainage repair

Approximate Updates to Quantities:

Bid Item	ITEM DESCRIPTION	BID QUANTITY	NEW QUANTITY	UNIT	ADDED/ SUBTRACTED QUANTITY	UNIT PRICE	NET CHANGE IN CONTRACT PRICE
CO2a	4" HDPE		75	LF		\$ 10.00	\$ 750.00
CO2b	8" HDPE		130	LF		\$ 20.00	\$ 2,600.00
CO2c	12" HDPE		20	LF		\$ 45.00	\$ 900.00
CO2d	15" CMP		20	LF		\$ 150.00	\$ 3,000.00
CO2e	Additional grading		1	LS		\$ 7,200.00	\$ 7,200.00
Net Change = \$14,450.00							

CHANGE IN CONTRACT PRICE Original Contract Price: \$ 467,721.18	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i> Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. ____: \$ 10,668.50	[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 478,389.68	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] of this Change Order: \$ 14,450.00	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ 492,839.68	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

Recommended:		Accepted:		Accepted:	
By:	<i>John Horton</i>	By:		By:	<i>Leah Wick</i>
Engineer (if required)		Owner (Authorized Signature)		Contractor (Authorized Signature)	
Title:	Public Works Director	Title:		Title:	<i>Admin Manager</i>
Date:	October 16th 2025	Date:		Date:	<i>10-2-2025</i>



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

Item No. 6.r.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving pay request no. 4 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$82,719.91

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #4 in the amount of \$82,719.91 related to the Parkside Trail Connection Project.

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

This pay application has been reviewed by city staff for accuracy and is for work completed through October 2nd, 2025.

FUNDING SOURCE: LWCF Grant/Bond Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-301
2. Park Side Trail Connection Pay Request No. 4

CITY OF BONDURANT
RESOLUTION NO. 251020-301

RESOLUTION APPROVING PAY REQUEST NO. 4 TO RW EXCAVATING
SOLUTIONS FOR THE PARKSIDE TRAIL CONNECTION PROJECT IN THE
AMOUNT OF \$82,719.91

WHEREAS, the Parkside Trail Connection Project Pay Request No. 4 was submitted on October 3rd, 2025; AND

WHEREAS, the pay request #4 is for work completed on the Parkside Trail Connection Project through October 2nd, 2025; AND

WHEREAS, City Staff 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. 4 to RW Excavating Solutions in the amount of \$82,719.91 hereby approved.

Passed This 20th day of October 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				

Contractor's Application for Payment No. 4

	Application Period: 12/31/2024 - 10-2-2025	Application Date: 10/2/2025
To (Owner): City of Bondurant	From (Contractor): RW Excavating Solutions, LC	Via (Engineer): Shive Hattery
Project: Park Side Trail Connection Project	Contract: Park Side Trail Connection Project	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 2142301580

Application For Payment Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
CO1a	\$2,420.00		
CO1b	\$388.50		
CO1c	\$7,860.00		
CO2a	\$750.00		
CO2b	\$2,600.00		
CO2c	\$900.00		
CO2d	\$3,000.00		
CO2e	\$7,200.00		
TOTALS	\$25,118.50		
NET CHANGE BY CHANGE ORDERS		\$25,118.50	

1. ORIGINAL CONTRACT PRICE.....	\$	\$467,721.18
2. Net change by Change Orders.....	\$	\$25,118.50
3. Current Contract Price (Line 1 ± 2).....	\$	\$492,839.68
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$462,065.08
5. RETAINAGE:		
a. 3% X \$462,065.08 Work Completed.....	\$	\$13,861.95
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$13,861.95
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$448,203.13
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$365,483.22
8. AMOUNT DUE THIS APPLICATION.....	\$	\$82,719.91
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$19,518.05

Contractor's Certification

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

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

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

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

Contractor Signature

By: Reah Wits Date: 10-2-2025

Payment of: \$ \$82,719.91

(Line 8 or other - attach explanation of the other amount)

is recommended by: John Horton 10-16-2025
Public Works Director (Date)

Payment of: \$ \$82,719.91

(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

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

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Park Side Trail Connection Project								Application Number: 4						
Application Period: 12/31/2024 - 10-2-2025								Application Date: 10/2/2025						
A					B		C	D	E		F			
Item					Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description				Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	CLEARING AND GRUBBING				1	LS	\$ 5,000.00	\$5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
2	TOPSOIL, STRIP, SALVAGE AND SPREAD				1595	CY	\$ 4.50	\$7,177.50	1595	\$7,177.50		\$7,177.50	100.0%	
3	EXCAVATION, CLASS 10				775	CY	\$ 12.00	\$9,300.00	775	\$9,300.00		\$9,300.00	100.0%	
4	MODIFIED SUBBASE, 6 IN.				1,830	SY	\$ 11.00	\$20,130.00	1830	\$20,130.00		\$20,130.00	100.0%	
5	REMOVALS, PER PLAN				1	LS	\$ 8,000.00	\$8,000.00	1	\$8,000.00		\$8,000.00	100.0%	
6	STORM SEWER, TRENCHED, DUAL WALL, POLYPROPYLENE, 12 IN.				38	LF	\$ 40.00	\$1,520.00	38	\$1,520.00		\$1,520.00	100.0%	
7	MANHOLE ADJUSTMENT, MINOR				1	EA	\$ 1,500.00	\$1,500.00	1	\$1,500.00		\$1,500.00	100.0%	
8	REINFORCED CONCRETE BOX CULVERT, TWIN 10X8				24	LF	\$ 1,936.28	\$46,470.72	24	\$46,470.72		\$46,470.72	100.0%	
9	REINFORCED CONCRETE BOX CULVERT STRAIGHT END SECTION, TWIN 10X8				2	EA	\$ 55,893.73	\$111,787.46	2	\$111,787.46		\$111,787.46	100.0%	
10	GRANULAR MATERIAL FOR WORKING BLANKET				111	TON	\$ 45.00	\$4,995.00	318.08	\$14,313.60		\$14,313.60	286.6%	-\$9,318.60
11	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH				1950	SY	\$ 2.50	\$4,875.00	1950	\$4,875.00		\$4,875.00	100.0%	
12	SHARED USE PATH, PCC, 6 IN.				1,100	SY	\$ 45.00	\$49,500.00	1100	\$49,500.00		\$49,500.00	100.0%	
13	SIDEWALK, PCC, 5 IN.				210.00	SY	\$ 60.00	\$12,600.00	210	\$12,600.00		\$12,600.00	100.0%	
14	DRIVEWAY, GRANULAR, 6 IN.				4	TON	\$ 45.00	\$180.00	4	\$180.00		\$180.00	100.0%	
15	PAVEMENT REMOVAL				20	SY	\$ 20.00	\$400.00	20	\$400.00		\$400.00	100.0%	
16	3/8" MINUS CRUSHED LIMESTONE, 5 IN.				14	TON	\$ 60.00	\$840.00	17.84	\$1,070.40		\$1,070.40	127.4%	-\$230.40
17	TEMPORARY TRAFFIC CONTROL				1	LS	\$ 4,900.00	\$4,900.00	1	\$4,900.00		\$4,900.00	100.0%	
18	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 1				2.2	AC	\$ 3,500.00	\$7,700.00	2.53	\$8,855.00		\$8,855.00	115.0%	-\$1,155.00
19	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 3				0.3	AC	\$ 2,000.00	\$600.00	0.3	\$600.00		\$600.00	100.0%	
20	HYDRAULIC SEEDING, FERTILIZING SUDAS TYPE 5				3.1	AC	\$ 2,000.00	\$6,200.00						\$6,200.00
21	HYDRAULIC SEEDING, FERTILIZING CUSTOM POLLINATOR SEED MIX				0.2	AC	\$ 10,000.00	\$2,000.00	0.2	\$2,000.00		\$2,000.00	100.0%	
22	HYDRAULIC SEEDING, FERTILIZING SUDAS WETLAND GRASS SEED MIX				0.4	AC	\$ 10,000.00	\$4,000.00	0.4	\$4,000.00		\$4,000.00	100.0%	
23	PLANTS WITH WARRANTY, TREE				30	EA	\$ 460.00	\$13,800.00	30	\$13,800.00		\$13,800.00	100.0%	
24	PLANTS WITH WARRANTY, PERENNIALS AND ORNAMENTAL GRASSES PLUG				2567	EA	\$ 6.50	\$16,685.50	2567	\$16,685.50		\$16,685.50	100.0%	
25	SWPPP PREPARATION				1	LS	\$ 3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%	
26	SWPPP MANAGEMENT				1	LS	\$ 3,000.00	\$3,000.00	0.9	\$2,700.00		\$2,700.00	90.0%	\$300.00
27	FILTER SOCK, 9 IN.				900	LF	\$ 3.00	\$2,700.00	900	\$2,700.00		\$2,700.00	100.0%	
28	FILTER SOCK, REMOVAL				900	LF	\$ 0.50	\$450.00						\$450.00
29	TEMPORARY RECP, EROSION CONTROL BLANKET				250	SQ	\$ 30.00	\$7,500.00						\$7,500.00
30	RIP-RAP, CLASS E				135	TON	\$ 70.00	\$9,450.00	146.02	\$10,221.40		\$10,221.40	108.2%	-\$771.40
31	TEMPORARY SEDIMENT BASIN AND CHECK DAM				1	LS	\$ 4,000.00	\$4,000.00	1	\$4,000.00		\$4,000.00	100.0%	
32	SILT FENCE OR DITCH CHECK				750	LF	\$ 3.00	\$2,250.00						\$2,250.00
33	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT				750	LF	\$ 0.50	\$375.00						\$375.00
34	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE				750	LF	\$ 0.50	\$375.00						\$375.00
35	EROSION CONTROL, MULCHING, HYDROMULCH				6.2	AC	\$ 4,000.00	\$24,800.00						\$24,800.00
36	HARDWOOD MULCH SURFACING				37	CY	\$ 80.00	\$2,960.00	37	\$2,960.00		\$2,960.00	100.0%	
37	DECORATIVE STEEL FENCE, 48 IN.				44	LF	\$ 60.00	\$2,640.00	44	\$2,640.00		\$2,640.00	100.0%	
38	DECORATIVE STEEL FENCE, 60 IN.				82	LF	\$ 80.00	\$6,560.00	82	\$6,560.00		\$6,560.00	100.0%	
39	WEST LIMESTONE FISHING JETTY				1	LS	\$ 7,000.00	\$7,000.00	1	\$7,000.00		\$7,000.00	100.0%	
40	EAST LIMESTONE FISHING JETTY				1	LS	\$ 13,000.00	\$13,000.00	1	\$13,000.00		\$13,000.00	100.0%	
41	CONSTRUCTION SURVEY				1	LS	\$ 10,000.00	\$10,000.00	1	\$10,000.00		\$10,000.00	100.0%	
42	MOBILIZATION				1	LS	\$ 25,000.00	\$25,000.00	1	\$25,000.00		\$25,000.00	100.0%	
43	CONCRETE WASHOUT				1	LS	\$ 2,000.00	\$2,000.00	1	\$2,000.00		\$2,000.00	100.0%	
CO1a	Winter Charges Shared Use Path PCC 6"				1	LS	\$ 2,420.00	\$2,420.00	1	\$2,420.00		\$2,420.00	100.0%	
CO1b	Winter Charges Shared Use Path PCC 5"				1	LS	\$ 388.50	\$388.50	1	\$388.50		\$388.50	100.0%	
CO1c	Winter Charges Blanket Rental/Labor				1	LS	\$ 7,860.00	\$7,860.00	1	\$7,860.00		\$7,860.00	100.0%	
CO2a	4" HDPE				75	LF	\$ 10.00	\$750.00	75	\$750.00		\$750.00	100.0%	
CO2b	8" HDPE				130	LF	\$ 20.00	\$2,600.00	130	\$2,600.00		\$2,600.00	100.0%	
CO2c	12" HDPE				20	LF	\$ 45.00	\$900.00	20	\$900.00		\$900.00	100.0%	
CO2d	15" CMP				20	LF	\$ 150.00	\$3,000.00	20	\$3,000.00		\$3,000.00	100.0%	
CO2e	Grading				1	LS	\$ 7,200.00	\$7,200.00	1	\$7,200.00		\$7,200.00	100.0%	

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Park Side Trail Connection Project						Application Number: 4						
Application Period: 12/31/2024 - 10-2-2025						Application Date: 10/2/2025						
A					B	C	D	E	F			
Item					Contract Information		Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description				Item Quantity	Units	Unit Price	Total Value of Item (\$)				
	Totals							\$467,721.18	\$462,065.08	\$462,065.08	98.8%	\$5,656.10



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

Item No. 6.s.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving pay request No. 13 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$2,002,397.76

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: Attached is pay application #13 for the Bondurant Emergency Services facility. The pay application has been reviewed by the Construction Manager and the architect.

The amount is \$2,002,397.76 for work from September 1, 2025, through September 30, 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. 251020-302
2. BESF Pay Request No. 13

CITY OF BONDURANT
RESOLUTION NO. 251020-302

RESOLUTION APPROVING PAY REQUEST NO. 13 TO RYAN COMPANIES FOR
THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF
\$2,002,397.76

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. 13, for work completed from September 1, 2025, to September 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 Ryan Companies, the Construction Manager at Risk; 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 20th day of October 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: 13
APPLICATION DATE: 10/6/2025
PERIOD FROM: 9/1/2025
TO: 9/30/2025

A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		Total Completed and Stored To Date (D+E+F)	% (G/C)	Balance To Finish (C-G)
						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	-\$15,180.69	\$ 1,693,810.31	\$ 1,236,516.39	\$ 133,928.48		\$ 1,370,444.87	81%	\$ 323,365.44
3	03 - Building Concrete	\$ 678,720.00	\$887.00	\$ 679,607.00	\$ 606,226.00			\$ 606,226.00	89%	\$ 73,381.00
4	03 - Precast Materials	\$ 722,439.00	-\$77,604.00	\$ 644,835.00	\$ 644,835.00			\$ 644,835.00	100%	\$ -
5	04 - Masonry	\$ 65,920.00	\$0.00	\$ 65,920.00	\$ 53,236.00			\$ 53,236.00	81%	\$ 12,684.00
6	05 - Steel Materials	\$ 1,019,245.00	-\$35,575.00	\$ 983,670.00	\$ 983,669.25			\$ 983,669.25	100%	\$ 0.75
7	05 - Steel & Precast Erection	\$ 516,518.00	\$105,927.69	\$ 622,445.69	\$ 622,445.69			\$ 622,445.69	100%	\$ -
8	06 - Finish Carpentry / Doors / Specialties	\$ 765,720.00	\$27,357.00	\$ 793,077.00	\$ 497,164.00	\$ 243,298.30		\$ 740,462.30	93%	\$ 52,614.70
9	07 - Roofing and Sheet Metal	\$ 288,900.00	\$0.00	\$ 288,900.00	\$ 262,353.00			\$ 262,353.00	91%	\$ 26,547.00
10	08 - Overhead Doors	\$ 482,200.00	\$0.00	\$ 482,200.00	\$ 317,400.00	\$ 157,300.00		\$ 474,700.00	98%	\$ 7,500.00
11	08 - Glass/Glazing/Translucent Wall Assemblies	\$ 812,667.00	\$65,810.00	\$ 878,477.00	\$ 772,431.43	\$ 72,311.62		\$ 844,743.05	96%	\$ 33,733.95
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$0.00	\$ 565,125.00	\$ 528,872.84	\$ 24,128.39		\$ 553,001.23	98%	\$ 12,123.77
13	09 - Flooring	\$ 179,925.00	\$0.00	\$ 179,925.00	\$ 88,681.00	\$ 71,974.00		\$ 160,655.00	89%	\$ 19,270.00
14	09 - Painting & Wallcoverings	\$ 117,123.00	\$0.00	\$ 117,123.00	\$ 62,093.00	\$ 50,559.00		\$ 112,652.00	96%	\$ 4,471.00
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	\$ 93,669.00	\$ 2,000.00		\$ 95,669.00	96%	\$ 4,000.00
18	22 - Plumbing	\$ 976,400.00	\$17,207.00	\$ 993,607.00	\$ 930,117.00	\$ 41,846.00		\$ 971,963.00	98%	\$ 21,644.00
19	23 - HVAC	\$ 1,216,722.00	\$0.00	\$ 1,216,722.00	\$ 1,133,829.72	\$ 40,687.61		\$ 1,174,517.33	97%	\$ 42,204.67
20	23 - Geothermal Wellfield	\$ 302,249.00	\$3,500.00	\$ 305,749.00	\$ 291,398.00	\$ 14,351.00		\$ 305,749.00	100%	\$ -
21	26 - Early Procurement Electrical Equipment	\$ 304,510.00	\$3,989.00	\$ 308,499.00	\$ 138,723.92	\$ 169,775.08		\$ 308,499.00	100%	\$ -
22	26 - Electrical	\$ 2,481,778.00	\$0.00	\$ 2,481,778.00	\$ 1,249,948.31	\$ 491,416.56		\$ 1,741,364.87	70%	\$ 740,413.13
23	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 532,959.18	\$ 102,150.50		\$ 635,109.68	97%	\$ 18,171.32
24	32 - Exterior Concrete	\$ 635,720.00	\$11,900.00	\$ 647,620.00	\$ 181,709.50	\$ 417,184.00		\$ 598,893.50	92%	\$ 48,726.50
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	\$ 139,833.91	\$ 24,424.07		\$ 164,257.98	88%	\$ 22,062.02
28	60 - Bond	\$ 99,500.00	\$1,847.00	\$ 101,347.00	\$ 101,347.00			\$ 101,347.00	100%	\$ -
29	60 - Construction Contingency (3%)	\$ 449,904.00	-\$110,065.00	\$ 339,839.00	\$ -			\$ -	0%	\$ 339,839.00
30	60 - Project Related Software	\$ 31,054.00	\$0.00	\$ 31,054.00	\$ 23,305.65	\$ 4,070.68		\$ 27,376.33	88%	\$ 3,677.67
31	66 - Fee (2.25%)	\$ 354,241.00	\$0.00	\$ 354,241.00	\$ 267,477.31	\$ 46,381.62		\$ 313,858.93	89%	\$ 40,382.07
32	Owner Change Orders	\$ -	\$2,540.00	\$ 2,540.00	\$ -			\$ -	0%	\$ 2,540.00
	Total	\$ 16,417,582.00	\$2,540.00	\$ 16,420,122.00	\$ 12,155,358.10	\$ 2,107,786.91	\$ -	\$ 14,263,145.01	87%	\$ 2,154,436.99

Certificate Of Completion

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 Patty Jensen
 533 South Third Street, Suite 100
 Minneapolis, MN 55415
 Patty.Jensen@RyanCompanies.com
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Nick Aldrich
 Nick.Aldrich@ryancompanies.com
 Senior Project Manager
 Ryan Companies US, Inc.
 Security Level: Email, Account Authentication
 (None)

Signature


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 2600:1014:b12e:1466:c540:27ea:bb01:c14a

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Matt Van Loon
 Matthew.Vanloon@ryancompanies.com
 Director of Construction
 Ryan Companies US, Inc.
 Security Level: Email, Account Authentication
 (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 4.43.134.74

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 Signed: 10/14/2025 12:13:09 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Aaron Twedt
 atwedt@opnarchitects.com
 Security Level: Email, Account Authentication
 (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 4.43.132.186

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In Person Signer Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	10/9/2025 9:06:12 AM
Certified Delivered	Security Checked	10/14/2025 12:56:09 PM
Signing Complete	Security Checked	10/14/2025 12:56:22 PM
Completed	Security Checked	10/14/2025 12:56:22 PM
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How to contact Ryan Companies US, Inc.:

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:

To contact us by email send messages to: graham.belmont@ryancompanies.com

To advise Ryan Companies US, Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at graham.belmont@ryancompanies.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from Ryan Companies US, Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to graham.belmont@ryancompanies.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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- ii. send us an email to graham.belmont@ryancompanies.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Ryan Companies US, Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Ryan Companies US, Inc. during the course of your relationship with Ryan Companies US, Inc..

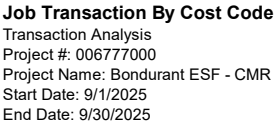


Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 9/1/2025
End Date: 9/30/2025

PA 13 SEPT 2025

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
		11410	006777000	Sr Superintendent-hr	Time Tracking WE 2025-08-30	0			Regular	2025-09-03	4454120	JP		5,854.80	40.00
			006777000	Sr Superintendent-hr	Time Tracking WE 2025-09-06	0			Regular	2025-09-09	4460074	JP		4,683.84	32.00
			006777000	Sr Superintendent-hr	Time Tracking WE 2025-09-13	0			Regular	2025-09-16	4465455	JP		5,854.80	40.00
			006777000	Sr Superintendent-hr	Time Tracking WE 2025-09-20	0			Regular	2025-09-23	4471463	JP		5,854.80	40.00
			006777000	Sr Superintendent-hr	Time Tracking WE 2025-09-27	0			Regular	2025-09-30	4477470	JP		5,854.80	40.00
														28,103.04	192.00
011005														28,103.04	192.00
		11410	006777000	Field Coordinator-hr	Time Tracking WE 2025-08-30	0			Regular	2025-09-03	4453926	JP		735.04	4.00
			006777000	Field Coordinator-hr	Time Tracking WE 2025-09-06	0			Regular	2025-09-09	4459883	JP		735.04	4.00
			006777000	Field Coordinator-hr	Time Tracking WE 2025-09-20	0			Regular	2025-09-23	4471238	JP		735.04	4.00
			006777000	Field Coordinator-hr	Time Tracking WE 2025-09-27	0			Regular	2025-09-30	4477227	JP		735.04	4.00
														2,940.16	16.00
011060														2,940.16	16.00
		11410	006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-30	0			Regular	2025-09-03	4453389	JP		2,519.68	32.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-08-30	0			Overtime	2025-09-03	4453391	JP		668.85	6.50
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-06	0			Double	2025-09-09	4460592	JP		127.07	1.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-06	0			Regular	2025-09-09	4460593	JP		1,889.76	24.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-06	0			Overtime	2025-09-09	4460595	JP		1,440.60	14.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-13	0			Overtime	2025-09-16	4464695	JP		1,389.15	13.50
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-13	0			Regular	2025-09-16	4464693	JP		2,519.68	32.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-20	0			Regular	2025-09-23	4470551	JP		3,149.60	40.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-20	0			Double	2025-09-23	4470550	JP		317.67	2.50
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-20	0			Overtime	2025-09-23	4470552	JP		2,006.55	19.50
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-27	0			Double	2025-09-30	4476637	JP		317.67	2.50
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-27	0			Regular	2025-09-30	4476638	JP		3,149.60	40.00
			006777000	Carpenter Foreman-hr	Time Tracking WE 2025-09-27	0			Overtime	2025-09-30	4476639	JP		1,749.30	17.00
														21,245.18	244.50
011085														21,245.18	244.50
	11420	006777000	Office Supplies	Corporate Payment Systems	Corporate Payment Systems	110054		524109122025	09/2025 Amazon	2025-09-29	2034919	PS	H	39.99	0.00
														39.99	0.00
														39.99	0.00
012010															
	11420	006777000	Trailer SetUp/Demo	Satellite Shelters Inc	Satellite Shelters Inc	120672		INV906022	INV906022	2025-09-29	2035419	PS	W	1,177.00	0.00
														1,177.00	0.00
														1,177.00	0.00
012050															
	11420	006777000	Water/Ice/Cups	Crystal Clear Water Co	Crystal Clear Water Co	114353		896832	896832	2025-09-09	2026380	PS	P	5.00	0.00
			006777000	Water/Ice/Cups	Crystal Clear Water Co	114353		879207	879207	2025-09-09	2026379	PS	P	62.14	0.00
														67.14	0.00
012080														67.14	0.00
	11420	006777000	Ryan Tech Yard	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		092025MNTECH	09/2025 Yard Bill	2025-09-30	2036756	PS	P	200.10	0.00
														200.10	0.00
														200.10	0.00
012082															
	11420	006777000	Jobsite Internet	T-Mobile USA Inc	T-Mobile USA Inc	189906		1074082625	August 2025 invoice	2025-09-08	2025469	PS	P	150.00	0.00
														150.00	0.00
														150.00	0.00
013020															
	11420	006777000	Electric Energy Cost	Midamerican Energy Company	Midamerican Energy Company	114416		570982145	570982145	2025-09-15	2028209	PS	P	1,153.14	0.00
														1,153.14	0.00
														1,153.14	0.00
013040															
	11455	006777000	Safety Inspector/Consultant	SRP Environmental LLC	SRP Environmental LLC	191576 00073675		16677700073675	CONTRACT NO. 73675 CHG 000	2025-09-23	2032508	PX	T	815.60	0.00
														815.60	0.00
														815.60	0.00
014009															
	11420	006777000	Ryan Safety Supplies	Ryan Yard - Ryan Companies US	Ryan Yard - Ryan Companies US Inc	147178		092025DESYARD	09/2025 Yard Bill	2025-09-30	2036818	PS	P	180.00	0.00
														180.00	0.00
														180.00	0.00
014020															
	11440	006777000	Surveillance / Monitoring	24 7 Onsite Cameras Inc	24 7 Onsite Cameras Inc	182567		19722	19722	2025-09-29	2035534	PS	W	3,890.00	0.00
														3,890.00	0.00
														3,890.00	0.00
014075															
	11420	006777000	Str Sign/Barricade	Bonnie's Barricades Inc	Bonnie's Barricades Inc	118575		00025206	00025206	2025-09-15	2028210	PS	P	696.57	0.00
														696.57	0.00
														696.57	0.00
014105															
	11410	006777000	Periodic Clean-up-sf	Time Tracking WE 2025-08-30		0			Regular	2025-09-03	4454264	JP		431.94	6.00
			006777000	Periodic Clean-up-sf	Time Tracking WE 2025-09-13	0			Regular	2025-09-16	4465894	JP		548.88	8.00
			006777000	Periodic Clean-up-sf	Time Tracking WE 2025-09-20	0			Regular	2025-09-23	4470357	JP		548.88	8.00
			006777000	Periodic Clean-up-sf	Time Tracking WE 2025-09-27	0			Regular	2025-09-30	4477545	JP		1,646.64	24.00
														3,176.34	46.00
	11420	006777000	Periodic Clean-up	Commercial Supply Co	Commercial Supply Co	188460		INV104836	INV104836	2025-09-09	2026382	PS	P	332.18	0.00
														332.18	0.00



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Job Transaction By Cost Code

Transaction Analysis

Project #: 006777000

Project Name: Bondurant ESF - CMR

Start Date: 9/1/2025

End Date: 9/30/2025

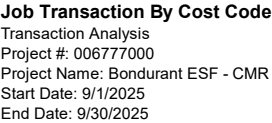
End Date: 9/30/2025										PA 13 SEPT 2025				
092100	11440	006777000	Gypsum Board	PCI	PCI	132818 00071800	16677700071800	CONTRACT NO. 71800 CHG 004	2025-09-24	2033331	PX	T	393.00	0.00
													24,128.39	0.00
093000	11440	006777000	Tile	Ideal Floors Inc	Ideal Floors Inc	121109 00071803	16677700071803	CONTRACT NO. 71803 CHG 000	2025-09-24	2033029	PX	T	71,974.00	0.00
													71,974.00	0.00
099100	11440	006777000	Painting	Jarnagin Painting Inc	Jarnagin Painting Inc	188847 00071802	16677700071802	CONTRACT NO. 71802 CHG 000	2025-09-24	2033028	PX	T	28,750.00	0.00
		006777000	Painting	Jarnagin Painting Inc	Jarnagin Painting Inc	188847 00071802	16677700071802	CONTRACT NO. 71802 CHG 001	2025-09-24	2033028	PX	T	19,813.00	0.00
		006777000	Painting	Jarnagin Painting Inc	Jarnagin Painting Inc	188847 00071802	16677700071802	CONTRACT NO. 71802 CHG 002	2025-09-24	2033028	PX	T	533.00	0.00
		006777000	Painting	Jarnagin Painting Inc	Jarnagin Painting Inc	188847 00071802	16677700071802	CONTRACT NO. 71802 CHG 003	2025-09-24	2033028	PX	T	1,463.00	0.00
													50,559.00	0.00
210000	11440	006777000	Fire Protection	Fire Protection Professionals	Fire Protection Professionals LLC	183942 00071754	16677700071754	CONTRACT NO. 71754 CHG 000	2025-09-23	2032478	PX	T	2,000.00	0.00
													2,000.00	0.00
220000	11440	006777000	Plumbing	Dickerson Mechanical Inc	Dickerson Mechanical Inc	202699 00071877	16677700071877	CONTRACT NO. 71877 CHG 000	2025-09-24	2033033	PX	T	34,106.00	0.00
		006777000	Plumbing	Dickerson Mechanical Inc	Dickerson Mechanical Inc	202699 00071877	16677700071877	CONTRACT NO. 71877 CHG 002	2025-09-24	2033033	PX	T	7,740.00	0.00
230000	11440	006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112 00071927	16677700071927	CONTRACT NO. 71927 CHG 000	2025-09-23	2032478	PX	T	40,020.48	0.00
		006777000	HVAC Systems	Brockway Mechanical & Roofing	Brockway Mechanical & Roofing Co Inc	168112 00071927	16677700071927	CONTRACT NO. 71927 CHG 001	2025-09-23	2032478	PX	T	667.15	0.00
260000	11440	006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043 00071755	16677700071755	CONTRACT NO. 71755 CHG 002	2025-09-24	2033329	PX	T	13,122.41	0.00
		006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043 00071755	16677700071755	CONTRACT NO. 71755 CHG 001	2025-09-24	2033329	PX	T	11,378.28	0.00
		006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043 00071755	16677700071755	CONTRACT NO. 71755 CHG 002	2025-09-24	2033329	PX	T	889.50	0.00
		006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043 00071755	16677700071755	CONTRACT NO. 71755 CHG 000	2025-09-24	2033329	PX	T	466,026.37	0.00
													491,416.56	0.00
	11445	006777000	Electrical Systems	Kline Electric	Kline Electric	202138 00071487	16677700071487	CONTRACT NO. 71487 CHG 000	2025-09-24	2033024	PX	T	165,788.08	0.00
		006777000	Electrical Systems	Kline Electric	Kline Electric	202138 00071487	16677700071487	CONTRACT NO. 71487 CHG 001	2025-09-24	2033024	PX	T	3,839.00	0.00
		006777000	Electrical Systems	Kline Electric	Kline Electric	202138 00071487	16677700071487	CONTRACT NO. 71487 CHG 002	2025-09-24	2033024	PX	T	150.00	0.00
													169,775.08	0.00
													661,191.64	0.00
312000	11440	006777000	Earthwork	Sandstone Management Ltd	Sandstone Management Ltd	114047 00071756	16677700071756	CONTRACT NO. 71756 CHG 000	2025-09-26	2034805	PX	T	94,320.00	0.00
		006777000	Earthwork	Sandstone Management Ltd	Sandstone Management Ltd	114047 00071756	16677700071756	CONTRACT NO. 71756 CHG 006	2025-09-26	2034805	PX	T	7,830.50	0.00
320100	11440	006777000	Site Concrete	Jordison Construction Inc	Jordison Construction Inc	200268 00072523	16677700072523	CONTRACT NO. 72523 CHG 000	2025-09-24	2033048	PX	T	417,184.00	0.00
													417,184.00	0.00
481600	11440	006777000	Geothermal System	Thorpe Contracting LLC	Thorpe Contracting LLC	202631 00071898	16677700071898	CONTRACT NO. 71898 CHG 000	2025-09-24	2033034	PX	T	14,351.00	0.00
													14,351.00	0.00
504015	11476	006777000	Liability Ins	General Ins Alloc 120		0			2025-09-30	4467753	JA		23,885.36	0.00
		006777000	Liability Ins	General Ins Alloc 120 11476		0			2025-09-30	4467754	JA		538.71	0.00
507015	11455	006777000	Cnst Layout-Surveyor	Bishop Engineering Co Inc	Bishop Engineering Co Inc	113260 00071683	16677700071683	CONTRACT NO. 71683 CHG 000	2025-09-23	2032475	PX	T	2,480.00	0.00
													2,480.00	0.00
511015	11410	006777000	Maintain Temp Heat-hr	Time Tracking WE 2025-08-30		0		Regular	2025-09-03	4453390	JP		629.92	8.00
		006777000	Maintain Temp Heat-hr	Time Tracking WE 2025-09-06		0		Overtime	2025-09-09	4460596	JP		411.60	4.00
		006777000	Maintain Temp Heat-hr	Time Tracking WE 2025-09-06		0		Regular	2025-09-09	4460594	JP		629.92	8.00
		006777000	Maintain Temp Heat-hr	Time Tracking WE 2025-09-13		0		Regular	2025-09-16	4464694	JP		629.92	8.00
													2,301.36	28.00
511035	11410	006777000	Building Temp Encl-sf	Time Tracking WE 2025-08-30		0		Overtime	2025-09-03	4453392	JP		617.40	6.00
													617.40	6.00
		006777000	Building Temp Encl	Corporate Payment Systems	Corporate Payment Systems	110054	7587 Embrey-181808	MENARDS ALTOONA IA	2025-09-26	2034153	PJ		228.87	0.00
	11420	006777000	Building Temp Encl	Golden Valley Supply Co	Golden Valley Supply Co	115015	11015081N		2025-09-29	2035391	PS	W	15.99	0.00
006777000		Building Temp Encl	Gilcrest/Jewett Lumber Co	Gilcrest/Jewett Lumber Co	117032	676295040		2025-09-29	2035387	PS	W	594.74	0.00	
511039		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX090525-179742		2025-09-10	2026491	PJ		21.00	0.00
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX090525-179742		2025-09-10	2026491	PJ		21.00	0.00
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX090525-179742		2025-09-10	2026491	PJ		21.00	0.00
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX090525-179742		2025-09-10	2026491	PJ		21.00	0.00
		006777000	Travel Expense-PM	Aldrich, Nicholas P	Aldrich, Nicholas P	163340	EX092025-182121		2025-09-24	2032700	PJ		21.00	0.00

Generated 10/2/2025 1:42:18 PM

Generated by RYANikrodrigu

*These Cost Codes (Subsidiaries) are always excluded from this report, 50416, 651000, 980000, 980100, 980300, 982000.

These Cost Types (Object Accounts) are always excluded fr



2
2
2
2
2
30
31

[Your Account](#) › [Your Orders](#) › [Order Details](#)

Order Details

Order placed August 28, 2025 | Order # 111-2215512-4737855

[View invoice](#)

Ship to

Ron Embrey
2716 150TH AVE
CARLISLE, IA 50047-3271
United States

Payment method

 Visa ending in 5241

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$39.99
Shipping & Handling:	\$0.00
Total before tax:	\$39.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$39.99

Placed by
GL Code
Cost center

Ron Embrey
11420.012010 OFFICE SUPPLIES
006777000 BESF

Arriving tomorrow



The Original Donut Shop Regular Keurig Single-Serve K-Cup Pods, Medium Roast Coffee, 96 Count
Sold by: Amazon.com
Supplied by: Other
\$39.99

 [Buy it again](#)

[Track package](#)

[Cancel items](#)

[Write a product review](#)

[Change Payment Method](#)

**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.: INV906022**Invoice Date:** 09/19/2025

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	10/19/2025	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	09/19/25	10/18/25	1	950.00	950.00
STEPS	Steps - Rental		09/19/25	10/18/25	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 08/31/2025
Invoice # 896832

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
D3510 FINANCE CHARGE	1@	5.00	5.00	5.00
			Invoice Total	5.00
			Net	5.00

Received by:

x_____

INVOICE

Crystal Clear Water Co.

3717 Delaware Avenue
Des Moines IA 50313

Date 08/18/2025
Invoice # 879207

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	3@	9.99	29.97	29.97
A0135 CC .5L 24 PK	4@	5.50	22.00	22.00
D0981 COOLER RENTAL	1@	9.50 Tx	9.50	9.50
15120340321				
Deposit Type 1	Sold 3 Ret 3	Net 0		
Sales Tax			0.67	0.67

Invoice Total 62.14

Net 62.14

Received by:

x_____

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
September 2025 MN TECH YARD		
Invoice # 092025MNTECH		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.012082	200.10

Total Amount Due by 09/24/25

\$2,428.59

A late payment charge of \$36.43 will be assessed if payment is received after 09/24/25.

Service For:

RYAN COMPANIES

500 CAMPUS DR SE, TEMP 3PH XFMR

BONDURANT IA 50035

► **Current Charges Summary**

> Last Bill

\$1,789.93

> Payments and Credits

\$514.48

> New Charges

\$1,153.14

Payments and Credits Applied to Your Account

08/15/25 Check \$514.48

New Charges This Month

Electric Charges \$1,134.01

Other Charges \$19.13

See details about this bill on Page 3

► **You Used**



Electric Usage

Monthly kWh Usage

Number of Days

Average Temperature

Average Cost per Day

Average Usage per Day

Last Year

Current

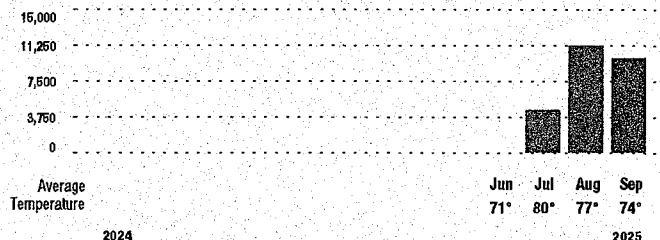
- 9,950

- 32

- 74°

- \$35.43

- 311



► [Keep]

► [Send]

> Account Number: 20030-41055

Total Amount Due by 09/24/25

\$2,428.59

For online bill payment log in to My Account at MidAmericanEnergy.com

ICF30246001178020100G10



15175 1 AB 0.641
*****ALL FOR AADC 500
RYAN COMPANIES
111 E GRAND AVE STE 200
DES MOINES IA 50309-1886



0100200304105590000024285900000246502000001275453



☐ Monthly

☐ One Time

\$

\$5

\$10

\$20

My Contribution

\$5

\$10

\$20

I want to contribute to the Renewable Advantage Program

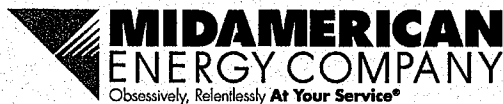
MidAmerican Energy Company

PO Box 8020

Davenport IA 52808-8020

10

BG 3



800-329-6261
MidAmericanEnergy.com

> Date Billed: 09/02/25
> Account Number: 20030-41055
> Invoice 570982145

> Page 3 of 3

Total Amount Due by 09/24/25

\$2,428.59

A late payment charge of \$36.43 will be assessed if payment is received after 09/24/25.

Previous Balance

Your total amount due includes a balance from your last bill of \$1,275.45.

Electric Charges Detail

Meter No: S98925070

32 Billing Days		
Company Reading	09/02/25	25764
Company Reading	08/01/25	15814

Total kWh 9,950

Company Reading	09/02/25	21.770
-----------------	----------	--------

Peak kW 22

Rate: GE General Energy Summer

Supply and Delivery

\$1,059.82

Basic Service Charge		\$10.00
Energy Charge	5,000 X 0.09870	\$493.50
Energy Charge	4,950 X 0.08909	\$441.00
Energy Adjustment Clause	9,950 X 0.00802	\$79.80
Transmission Cost Adjustment	9,950 X 0.00271	\$26.96
Energy Efficiency Charge	9,950 X 0.00126	\$12.54
Demand Response Charge	9,950 X 0.00018	\$1.79
Income Tax Adjustment	9,950 X -0.00058	-\$5.77

Taxes and Fees

\$74.19

1.00% Local Option Tax	\$10.60
6.00% State Sales Tax	\$63.59

Total \$1,134.01

Other Charges

Late Payment Charge	\$19.13
---------------------	---------

Total \$19.13



ICF30246001178020200100
RYAN COMPANIES

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 00073675OS
CONTRACT DATE: 01/10/25
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
SRP Environmental
348 Aero Drive
Shreveport, Louisiana 71107

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

\$ 15,000.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 15,000.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 3,973.90

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 3,973.90

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 3,158.30

8. CURRENT PAYMENT DUE

\$ 815.60

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 11,026.10

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: SRP Environmental

By: Logan Sampson

Date: September 15, 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 \$ 815.60

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Safety Consultant	15,000.00	3,158.30	815.60	0.00	3,973.90	26.5%	11,026.10	0.00
	GRAND TOTAL	\$15,000.00	\$3,158.30	\$815.60	\$0.00	\$3,973.90	26.5%	\$11,026.10	\$0.00

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
September 2025 DES MOINES YARD		
Invoice # 092025DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.014020	180.00
006777000	11420.015012	2120.00

24/7 Onsite Cameras Inc.

PO Box 828
Columbia, IL 62236
+18774112471
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
19722	09/25/2025	\$3,890.00	09/25/2025	Due on receipt	

P.O. NUMBER

6777000

SALES REP

NB

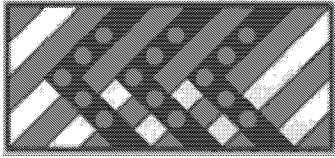
RENTAL PERIOD

09/25/25-10/24/25

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

**Bonnie's Barricades, Inc.**

1547 Michigan St
Des Moines, IA 50314-3532
515-282-8877
Fax 515-282-4620

E-INVOICE

Invoice Date	Invoice No.
8/31/2025	00025206

Terms: Net 15**Ryan Companies****Job ID: 015091**

500 Campus Dr SE Bondurant
500 Campus Dr SE Bondurant
Bondurant, IA

Customer	Customer Job No.	Customer P.O. No.	Period Covered			Foreman Name / Phone#		
RYAN	Bondurant Fire Stati	006777000	8/1/2025 - 8/31/2025					
Date	Description		From - To	Qty	Days	Units	Price	Total
08/01/25	Type III w/ Road Closed *		08/01 08/31	6	31	186	\$3.50	\$651.00

Note: The * indicates taxable items.

EQUIPMENT RENTAL TOTAL	\$651.00
SALES/ONE-TIME CHARGES	\$0.00
LABOR TOTAL	\$0.00
SUBTOTAL	\$651.00
SALES TAX (7%)	\$45.57
TOTAL CHARGES	\$696.57
PLEASE PAY THIS AMOUNT	\$696.57

*** Job Not Complete ***



1244 2nd Ave
Des Moines IA 50314
United States

Voice: 515-282-1248

Invoice

Invoice Number: #INV104836

Invoice Date: 09/04/2025

Bill To

806 Ryan Companies
111 East Grand Ave
Des Moines IA 50309
United States

Ship To**TOTAL**

\$332.18

Due Date: 10/04/2025

Customer	PO #	Terms	Sales Order
806 Ryan Companies		Net 30	SO103873

Customer Contact	Customer Phone Number	Customer Email
------------------	-----------------------	----------------

Ship Date	Sales Rep
09/04/2025	

Quantity	Item	Description	UOM	Unit Price	Amount
1	SIM-93150	PUSH BROOM W/BRACE 24IN SMOOTH		\$31.64	\$31.64
1	SIM-2154	Large Angle Broom, 13 in		\$8.80	\$8.80
2	PSC-150-WAX	150# WAXON SWEEPING COMPOUND		\$135.00	\$270.00
1	PO Number	PO: 006777-Bonderant Fire STation-Ron		\$0.00	\$0.00
Subtotal					\$310.44
Tax Total (%)					\$21.74
Freight or Delivery Charge					
Total Invoice Amount					\$332.18
Payment/Credit Applied					\$0.00
TOTAL DUE					\$332.18

A finance charge of 1.5% per month (18% annually) will be applied to all past due balances. Please ensure payment is received by the due date to avoid additional charges.



INV104836

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	31216
ACCOUNT #	1963
AMOUNT	\$ 424.33
DATE	Aug 28, 2025
DUE DATE	Sep 17, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 9D057

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/28/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
08/28/25	Roll Off Disposal C&D	006777000	1.11	\$ 55.00 per ton	61.05
08/28/25	Roll Off Daily Rental - Aug 23, Aug 24, Aug 25, Aug 26, Aug 27, Aug 28	006777000	6		48.00
	Fuel Surcharge				11.28
Site Total					\$ 424.33

INVOICE TOTAL \$ 424.33



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	32443
ACCOUNT #	1963
AMOUNT	\$ 529.43
DATE	Sep 5, 2025
DUE DATE	Sep 25, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** AD3D0

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/05/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/05/25	Roll Off Disposal C&D	006777000	2.73	\$ 55.00 per ton	150.15
09/05/25	Roll Off Daily Rental - Aug 29, Aug 30, Aug 31, Sep 01, Sep 02, Sep 03, Sep 04, Sep 05	006777000	8		64.00
	Fuel Surcharge				11.28
Site Total					\$ 529.43

INVOICE TOTAL \$ 529.43



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	33066
ACCOUNT #	1963
AMOUNT	\$ 348.03
DATE	Sep 10, 2025
DUE DATE	Sep 30, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE 1A89C**

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/10/25	20 Yard RO Swap	006777000	1	\$ 273.00 each	273.00
09/10/25	Roll Off Disposal C&D	006777000	1.18	\$ 55.00 per ton	64.90
	Fuel Surcharge				10.13
Site Total					\$ 348.03

INVOICE TOTAL \$ 348.03

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	33164
ACCOUNT #	1963
AMOUNT	\$ 370.28
DATE	Sep 12, 2025
DUE DATE	Oct 2, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** A26F8

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/12/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/12/25	Roll Off Disposal C&D	006777000	1	\$ 55.00 per ton	55.00
	Fuel Surcharge				11.28
Site Total					\$ 370.28

INVOICE TOTAL **\$ 370.28**



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	32724
ACCOUNT #	1963
AMOUNT	\$ 398.43
DATE	Sep 9, 2025
DUE DATE	Sep 29, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 0C288

Ryan Company US, Inc.
533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/09/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/09/25	Roll Off Disposal C&D	006777000	0.93	\$ 55.00 per ton	51.15
09/09/25	Roll Off Daily Rental - Sep 06, Sep 07, Sep 08, Sep 09	006777000	4		32.00
	Fuel Surcharge				11.28
Site Total					\$ 398.43

INVOICE TOTAL \$ 398.43

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	34028
ACCOUNT #	1963
AMOUNT	\$ 430.03
DATE	Sep 25, 2025
DUE DATE	Oct 15, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 82B61

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/25/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/25/25	Roll Off Disposal C&D	006777000	1.65	\$ 55.00 per ton	90.75
09/25/25	Roll Off Daily Rental - Sep 23, Sep 24, Sep 25	006777000	3		24.00
	Fuel Surcharge				11.28
Site Total					\$ 430.03

INVOICE TOTAL **\$ 430.03**

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	33834
ACCOUNT #	1963
AMOUNT	\$ 417.08
DATE	Sep 22, 2025
DUE DATE	Oct 12, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 96E93

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/22/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/22/25	Roll Off Disposal C&D	006777000	1.56	\$ 55.00 per ton	85.80
09/22/25	Roll Off Daily Rental - Sep 21, Sep 22	006777000	2		16.00
	Fuel Surcharge				11.28
Site Total					\$ 417.08

INVOICE TOTAL \$ 417.08

**Waste Solutions of Iowa**

5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	33388
ACCOUNT #	1963
AMOUNT	\$ 384.58
DATE	Sep 17, 2025
DUE DATE	Oct 7, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** B58D6

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963032 - RO - 500 Campus Dr - Ryan - 500 campus dr Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/17/25	30 Yard RO Swap	006777000	1	\$ 304.00 each	304.00
09/17/25	Roll Off Disposal C&D	006777000	1.26	\$ 55.00 per ton	69.30
	Fuel Surcharge				11.28
Site Total					\$ 384.58

INVOICE TOTAL **\$ 384.58**

To find individual job backup, please follow the below path in OneDrive-Ryan (Sharepoint)		
One-Ryan -> Construction -> Documents -> zz_Yard		
September 2025 DES MOINES YARD		
Invoice # 092025DESYARD		
NXS# 101 - 147178		
Job #	Cost Code	Total
006777000	11420.014020	180.00
006777000	11420.015012	2120.00

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 16
PERIOD TO: 09/23/25
CONTRACT FOR: 000736560S
CONTRACT DATE: 01/09/25
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
All American Scaffold
51 Washington Avenue
Des Moines, Iowa 50314

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

\$ 11,939.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 11,939.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 10,661.07

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 10,661.07

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 9,997.88

8. CURRENT PAYMENT DUE

\$ 663.19

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 1,277.93

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: All American Scaffold

By: Jodi Preston

Date: September 12, 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

\$ 663.19

(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.: 16

APPLICATION DATE: 09/14/25

PERIOD TO: 09/23/25

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	Scaffold Stair Tower	11,939.00	9,997.88	663.19	0.00	10,661.07	89.3%	1,277.93	0.00
	GRAND TOTAL	\$11,939.00	\$9,997.88	\$663.19	\$0.00	\$10,661.07	89.3%	\$1,277.93	\$0.00

Rental Invoice

PLEASE REMIT PAYMENT TO:

PO BOX 734443

Chicago, IL 60673-4443

ACH/Wire : ABA 021000021 Acct 316238036



Company: Resolute Industrial LLC
Mobile Air and Power Rentals
298 Messner Drive
Wheeling IL 60090

Invoice Number: 188501

Invoice Date: 9/15/2025

Due Date: 10/15/2025

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: 12

Bondurant Emergency-Cooling
500 CAMPUS DRIVE SE
Bondurant IA 50035
USA

Contract Quantity	Service Type	Customer PO	Terms
MIN3602591	Rental	6777-000	Net 30 Days
1.00	1 RT-AC-1.0T 1 TON AIR COOLED AIR CONDITIONER	R14403	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
1.00	2 RT-AC-1.0T-HP 1 TON AIR COOLED AIR CONDITIONER W HP	R10366	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
1.00	3 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19211	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
1.00	4 RT-AC-1.0T-HP 1 TON HEAT PUMP	R18119	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
1.00	5 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19213	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
1.00	6 RT-AC-1.0T-HP 1 TON HEAT PUMP	R19212	
	1 Billing Period	9/10/2025	--- 10/7/2025 680.00
6.00	7 RT-ACC-DUCT-CLGKIT-12 CEILING KIT 12" 4220-0000		
	1 Billing Period	9/10/2025	--- 10/7/2025 180.00
1.00	8 ENVIRO SERV		

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
ENVIRONMENTAL SERVICE CHARGE				
1	Billing Period	9/10/2025	---- 10/7/2025	170.40

Invoice Sale Amount:	4,430.40
Discount Amount:	0.00
Net Amount:	4,430.40
Sales Tax:	298.20
Prepaid Amount:	0.00
Invoice Total:	4,728.60



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	31045
ACCOUNT #	1963
AMOUNT	\$ 1,340.10
DATE	Aug 27, 2025
DUE DATE	Sep 16, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 3B443

Ryan Company US, Inc.

533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963027 - PT - 500 Campus Dr - Ryan Company - 500 Campus Ct NE Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
08/27/25 - 09/23/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
08/27/25 - 09/23/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
08/27/25 - 09/23/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
08/27/25 - 09/23/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
08/27/25 - 09/23/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
08/27/25 - 09/23/25	Women's SPR-Waste Sewer Sludge Removal		1	\$ 218.00 per 4 week	218.00
Tax					\$ 2.10
Site Total					\$ 1,340.10

INVOICE TOTAL \$ 1,340.10



Waste Solutions of Iowa
5554 NE 14th St
Des Moines, IA 50313-1605

INVOICE #	34248
ACCOUNT #	1963
AMOUNT	\$ 1,340.10
DATE	Sep 24, 2025
DUE DATE	Oct 14, 2025

Pay Online

<https://wastesoliowa-portal.navusoft.net/> login
or use **QUICK PAY CODE** 96F32

Ryan Company US, Inc.
533 S 3rd St
100
Minneapolis, MN 55415

Pay By Check PO Box 938
Des Moines IA 50304

Site 1963027 - PT - 500 Campus Dr - Ryan Company - 500 Campus Ct NE Bondurant, IA 50035 PO# 006777000

DATE	DESCRIPTION	PO #	QTY	RATE	TOTAL
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	Rental Fee	006777000	1	\$ 5.00 per 4 week	5.00
09/24/25 - 10/21/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
09/24/25 - 10/21/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
09/24/25 - 10/21/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
09/24/25 - 10/21/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
09/24/25 - 10/21/25	SPR-Waste Sewer Sludge Removal	006777000	1	\$ 218.00 per 4 week	218.00
09/24/25 - 10/21/25	Women's SPR-Waste Sewer Sludge Removal		1	\$ 218.00 per 4 week	218.00
Tax					\$ 2.10
Site Total					\$ 1,340.10

INVOICE TOTAL \$ 1,340.10



Iowa Concrete Cutting, Inc.

Accounting Office
120 W 72nd St, Suite 200
Kansas City, MO 64114-5702

Web: www.sawconcrete.com

Phone: (515) 289-1714
Fax: (515) 289-2660

Invoice #: I76044

Invoice Date: 08/29/2025
Our Ticket No: 975
PO No:
Jbb/ Req. No: 006777000
Quote No:
Terms: Net 30 Days
Due By: 09/28/2025

Cust ID: IRYA01

PO No:
Job Name: BONDURANT FIRE STATION

Bill To: RYAN COMPANY INC
111 EAST GRAND AVE
STE 200
DES MOINES, IA 50309

BONDURANT, IA

Cust Add'l Info:

Qty	Dt of Srv WO No.	Service/ Item	Description	Unit Price	Taxable	Total
1	08/28/2025	CHAIN SAW Length: 27 inch x 55 inch sq Depth: 7" Material: SLAB DISTANCE: 200'		@ 1,000.00		\$ 1,000.00
1	08/28/2025	HAND SAW Length: 30 inch x 55 inch sq ft Depth: 8" Material: SLAB DISTANCE: 200'		@ 1,000.00		\$ 1,000.00
4	08/28/2025	CHAIN SAW Length: Corners Depth: 8" Material: SLAB DISTANCE: 200'				\$ 0.00
*** PLEASE VISIT OUR WEBSITE @ www.sawconcrete.com ***				Nontaxable Subtotal		\$ 2,000.00
THANKS FOR YOUR BUSINESS!				Taxable Subtotal		\$ 0.00
				Tax (6.000%)		\$ 0.00
Billing Office Email: ar@sawconcrete.com Phone: 816-523-2131				Total Invoice		\$ 2,000.00

(Please detach and return remittance with payment)

RYAN COMPANY INC
111 EAST GRAND AVE
STE 200
DES MOINES, IA 50309

Cust ID	Invoice Date	Invoice No	Invoice Amt	Paid / Credit
IRYA01	08/29/2025	I76044	\$ 2,000.00	\$ 0.00

Amt Due \$ 2,000.00

Due By 09/28/2025

Remit To:

Enclosed Amt

Iowa Concrete Cutting, Inc.
P.O. Box 87-2738
Kansas City, MO 64187-2738

You may pay online at <https://sawconcrete.com/pay/iowa>



Thanks for going paperless. We are setup to send invoices and statements to ap@ryancompanies.com.



Invoice

Date	Invoice #
9/4/2025	374264

515-981-0631
accounting@norwalkreadymix.com

Bill To
Ryan Companies 111 E Grand Ave Suite 200 Des Moines, IA

Ship To
Pleasant st & Courtyard Dr Se Bondurant IA

P.O. No.	Terms	Due Date
	Due by 10th	10/10/2025

Quantity	Description	Rate	Amount
1	Hauling Charge	50.00	50.00
1	Short Load Trip Charge	110.00	110.00
1	C-4WR Limestone	108.00	108.00
	Tickets: 50033354		

Subtotal	\$268.00
Sales Tax (7.0%)	\$7.56
Total	\$275.56
Payments/Credits	\$0.00
Balance Due	\$275.56

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 000722530S
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Core Construction Services LLC
3093 NW Prairie Ln
Des Moines, Iowa 50313

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 730,000.00

2. Net Change by Change Orders

\$ 159,710.30

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 889,710.30

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 740,462.30

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 37,023.12

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 37,023.12

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 703,439.18

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 472,305.79

8. CURRENT PAYMENT DUE

\$ 231,133.39

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 186,271.12

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$170,343.30	\$0.00
Total approved this Month	\$0.00	\$(10,633.00)
TOTALS	\$170,343.30	\$(10,633.00)
NET CHANGES by Change Order		\$ 159,710.30

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

CONTRACTOR: Core Construction Services LLC

By: Mike Boyle

Date: September 22, 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 \$ 231,133.39

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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)		
	General Conditions	2,913.00	63,812.00	8,750.00	0.00	72,562.00	92.8%	5,669.00	3,628.10
	Rough Carpentry L	62,103.00	62,103.00	0.00	0.00	62,103.00	100.0%	0.00	3,105.15
	Rough Carpentry M	19,970.00	19,970.00	0.00	0.00	19,970.00	100.0%	0.00	998.50
	Wood Decking M	100,076.00	100,076.00	0.00	0.00	100,076.00	100.0%	0.00	5,003.80
	casework labor	31,200.00	4,680.00	23,400.00	0.00	28,080.00	90.0%	3,120.00	1,404.00
	casework Material	82,266.00	0.00	17,322.00	0.00	17,322.00	39.3%	49,951.00	1,615.75
	FRP Labor	520.00	0.00	520.00	0.00	520.00	100.0%	0.00	26.00
	FRP Material	400.00	0.00	400.00	0.00	400.00	100.0%	0.00	20.00
	Access Doors	26.00	0.00	0.00	0.00	0.00	0.0%	26.00	0.00
	Door Frames Labor	27,845.00	26,311.00	536.00	0.00	26,847.00	96.4%	998.00	1,342.35
	Door Hardware M	44,370.00	44,370.00	0.00	0.00	44,370.00	100.0%	0.00	2,218.50
	Doors & HW Labor	19,422.00	2,913.00	4,855.00	0.00	7,768.00	40.0%	11,654.00	388.40
	HM Door & Frame M	38,324.00	38,324.00	0.00	0.00	38,324.00	100.0%	0.00	1,916.20
	Sound Door Material	25,210.00	25,210.00	0.00	0.00	25,210.00	100.0%	0.00	1,260.50
	Wood Door Material	6,311.00	6,311.00	0.00	0.00	6,311.00	100.0%	0.00	315.55
	OFCI Labor	1,920.00	0.00	0.00	0.00	0.00	0.0%	1,920.00	0.00
	Specialties Labor	17,322.00	0.00	12,883.00	0.00	12,883.00	74.4%	4,439.00	644.15

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	VDB Material	18,801.00	18,801.00	0.00	0.00	18,801.00	100.0%	0.00	940.05
	Toilet Partitions M	3,737.00	3,737.00	0.00	0.00	3,737.00	100.0%	0.00	186.85
	Coner Guard Material	312.00	312.00	0.00	0.00	312.00	100.0%	0.00	188.90
	Toilet Access. M	11,034.00	11,034.00	0.00	0.00	11,034.00	100.0%	0.00	551.70
	AED Cabinet	200.00	0.00	200.00	0.00	200.00	100.0%	0.00	10.00
	Emergency Key Cabine	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	25.00
	FEC Materail	331.00	1,071.00	300.00	0.00	1,371.00	100.0%	0.00	68.55
	Metal Lockers M	32,300.00	9,200.00	23,100.00	0.00	32,300.00	100.0%	0.00	1,615.00
	Locker Install	15,600.00	0.00	0.00	0.00	0.00	0.0%	15,600.00	0.00
	Plam Clad Locker M	20,600.00	0.00	20,600.00	0.00	20,600.00	100.0%	0.00	1,030.00
	Flagpoles Materail	3,625.00	0.00	3,625.00	0.00	3,625.00	100.0%	0.00	181.25
	Window Shades L	7,566.00	0.00	5,052.00	0.00	5,052.00	66.8%	2,514.00	252.60
	Saunas Labor	4,800.00	4,800.00	0.00	0.00	4,800.00	100.0%	0.00	240.00
	Window Shades M	22,695.00	0.00	22,695.00	0.00	22,695.00	100.0%	0.00	1,134.75
	Saunas Material	12,798.00	12,798.00	0.00	0.00	12,798.00	100.0%	0.00	639.90
	Benches Material	5,255.00	5,255.00	0.00	0.00	5,255.00	100.0%	0.00	262.76
	Bike Racks M	1,850.00	1,850.00	0.00	0.00	1,850.00	100.0%	0.00	92.50
	Site Furnishing L	240.00	0.00	0.00	0.00	0.00	0.0%	240.00	0.00
	Waste Receptacle M	6,240.00	6,240.00	0.00	0.00	6,240.00	100.0%	0.00	312.00
001000001	Per ITC #005 add 10 lockers t	9,953.00	4,800.00	5,153.00	0.00	9,953.00	100.0%	0.00	497.65
002000001	Per Core proposal dated 02.19.	1,980.00	0.00	1,980.00	0.00	1,980.00	100.0%	0.00	99.00
003000001	Per Core proposal dated 02.04.	3,888.00	3,888.00	0.00	0.00	3,888.00	100.0%	0.00	194.40
004000001	Provide permanent cores for al	1,846.00	1,846.00	0.00	0.00	1,846.00	100.0%	0.00	92.30
004000002	Provide door closers at doors	2,885.00	2,554.00	331.00	0.00	2,885.00	100.0%	0.00	144.25

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					
004000003	Revised hardware for openings	3,115.00	0.00	3,115.00	0.00	3,115.00	100.0%	0.00	155.75
004000004	Install additional hardware no	2,160.00	0.00	2,160.00	0.00	2,160.00	100.0%	0.00	108.00
004000005	Subcontractor mark-up for hard	1,151.00	0.00	1,151.00	0.00	1,151.00	100.0%	0.00	57.55
004000006	Per Core proposal dated 02.19.	1,339.00	0.00	533.00	0.00	533.00	39.8%	806.00	26.65
005000001	Per Core proposal dated 5/23/2	18,530.00	0.00	18,530.00	0.00	18,530.00	100.0%	0.00	926.50
005000002	Per Core proposal dated 5/23/2	23,100.00	0.00	11,550.00	0.00	11,550.00	50.0%	11,550.00	577.50
005000003	Per Core proposal dated 5/23/2	99,800.00	10,932.00	38,968.00	0.00	49,900.00	50.0%	49,900.00	2,495.00
005000004	Per RFI #91 supply and instal	596.30	0.00	596.30	0.00	596.30	100.0%	0.00	29.81
006000001	Per owner request revise oven	(10,633.00)	0.00	0.00	0.00	0.00	0.0%	(10,633.00)	0.00
	GRAND TOTAL	\$889,710.30	\$497,164.00	\$243,298.30	\$0.00	\$740,462.30	83.2%	\$149,248.00	\$37,023.12

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

APPLICATION NO: 16
PERIOD TO: 09/23/25
CONTRACT FOR: 00071834OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Skold Door & Floor Company Inc
5730 NE 17th Street
Des Moines, Iowa 50317

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 482,200.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 482,200.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 474,700.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 23,735.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 23,735.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 450,965.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 301,530.00

8. CURRENT PAYMENT DUE

\$ 149,435.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 31,235.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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

CONTRACTOR: Skold Door & Floor Company Inc

By: 

Date: September 12, 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 \$ 149,435.00

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

ARCHITECT:

By: 

Date:

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



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 16

APPLICATION DATE: 09/14/25

PERIOD TO: 09/23/25

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	Overhead Doors	482,200.00	317,400.00	157,300.00	0.00	474,700.00	98.4%	7,500.00	23,735.00
	GRAND TOTAL	\$482,200.00	\$317,400.00	\$157,300.00	\$0.00	\$474,700.00	98.4%	\$7,500.00	\$23,735.00

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:

Elite Glass & Metal
4945 NW 57th Ave, Suite 1
Johnston, Iowa 50131

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 16

PERIOD TO: 09/30/25

CONTRACT FOR: 00071804OS

CONTRACT DATE: 08/21/24

PROJECT NOS: 006777000

Distribution to:

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 812,667.00
2. Net Change by Change Orders	\$ 49,585.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 862,252.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 844,743.05
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 42,237.15
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 42,237.15
6. TOTAL EARNED LESS RETAINAGE	\$ 802,505.90
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 733,809.86
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 68,696.04
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 59,746.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$49,585.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$49,585.00	\$0.00
NET CHANGES by Change Order		\$ 49,585.00

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

CONTRACTOR: Elite Glass & Metal

By: Nate Burghod

Date: September 22, 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 \$ **68,696.04**

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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					
008000001	Glass & Glazing	812,667.00	746,050.43	49,107.62	0.00	795,158.05	97.8%	17,508.95	39,757.90
001000001	Per ITC #006 revise TWS-1 to	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
002000001	Per Elite proposal dated 02.20	4,201.00	0.00	4,201.00	0.00	4,201.00	100.0%	0.00	210.05
003000001	Per Elite proposal dated 04.25	1,725.00	1,725.00	0.00	0.00	1,725.00	100.0%	0.00	86.25
004000001	Per Elite proposal dated 06.04	3,479.00	3,479.00	0.00	0.00	3,479.00	100.0%	0.00	173.95
004000001	Per Ryan Co direction cut dow	3,483.00	3,483.00	0.00	0.00	3,483.00	100.0%	0.00	174.15
004000002	Per Ryan Co direction additon	8,075.00	8,075.00	0.00	0.00	8,075.00	100.0%	0.00	403.75
004000003	Per Ryan Co direction cutting	4,888.00	4,888.00	0.00	0.00	4,888.00	100.0%	0.00	244.40
004000004	Per Ryan Co direction furnish	4,731.00	4,731.00	0.00	0.00	4,731.00	100.0%	0.00	236.55
005000001	Per Ryan Co direction furnish	19,003.00	0.00	19,003.00	0.00	19,003.00	100.0%	0.00	950.15
	GRAND TOTAL	\$862,252.00	\$772,431.43	\$72,311.62	\$0.00	\$844,743.05	98.0%	\$17,508.95	\$42,237.15

 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: 16 PERIOD TO: 09/30/25 CONTRACT FOR: 00071800OS CONTRACT DATE: 08/21/24 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: PERFORMANCE CONTRACTING, INC. 11145 Thompson Ave. Lenexa, Kansas 66219	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	\$ 526,905.00
2. Net Change by Change Orders	\$ 35,115.61
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 562,020.61
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 553,001.23
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 27,650.06
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 27,650.06
6. TOTAL EARNED LESS RETAINAGE	\$ 525,351.17
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 502,429.20
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 22,921.97
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 36,669.44

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$27,645.61	\$0.00
Total approved this Month	\$7,470.00	\$0.00
TOTALS	\$35,115.61	\$0.00
NET CHANGES by Change Order	\$ 35,115.61	

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: PERFORMANCE CONTRACTING, INC.

By: <u>Alia Ternary</u>	Date: <u>September 15, 2025</u>
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	\$ 22,921.97
<i>(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.)</i>	

ARCHITECT:

By: _____	Date: _____
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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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Mobilization	14,000.00	14,000.00	0.00	0.00	14,000.00	100.0%	0.00	700.00
000000002	Submittals/shop drawings/Engineering/deposits	22,089.00	20,984.56	0.00	0.00	20,984.56	95.0%	1,104.44	1,049.23
000000003	ExtFrmg/Sheathing/Sprayfoam/airbarrier mat	42,199.00	42,199.00	0.00	0.00	42,199.00	100.0%	0.00	2,109.95
000000004	ExtFrmg/Sheathing/SprayFoam/Airbarrier Lbr	59,485.00	59,485.00	0.00	0.00	59,485.00	100.0%	0.00	2,974.26
000000005	Interior Layout and Framing Material	42,192.00	42,192.00	0.00	0.00	42,192.00	100.0%	0.00	2,109.60
000000006	Interior Layout and Framing Labor	68,840.00	68,840.00	0.00	0.00	68,840.00	100.0%	0.00	3,441.99
000000007	Gyp Board intall/Taping/Sealants Materials	60,648.00	60,648.00	0.00	0.00	60,648.00	100.0%	0.00	3,032.40
000000008	Gyp Board install/Taping/Sealants Labor	75,640.00	75,640.00	0.00	0.00	75,640.00	100.0%	0.00	3,782.00
000000009	Acoustical/Specialty Ceilings/Wall Panels Material	65,145.00	59,998.55	5,146.45	0.00	65,145.00	100.0%	0.00	3,257.25
000000010	Acoustical/Specialty Ceilings/Wall Panels Labor	27,919.00	20,347.36	7,571.63	0.00	27,918.99	100.0%	0.01	1,395.94
000000011	Composite Wall Panels Material	33,149.00	33,149.00	0.00	0.00	33,149.00	100.0%	0.00	1,657.45
000000012	Composite Wall Panels Labor	15,599.00	3,743.76	3,940.31	0.00	7,684.07	49.3%	7,914.93	384.21
001000001	Per ITC 07 revised parapet bl	4,171.00	4,171.00	0.00	0.00	4,171.00	100.0%	0.00	208.55
002000001	Per proposal dated 04.16.25 f	13,892.00	13,892.00	0.00	0.00	13,892.00	100.0%	0.00	694.60

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					
006000004	Per PCI proposal dated 05.13.2	1,219.00	1,219.00	0.00	0.00	1,219.00	100.0%	0.00	60.95
004000001	Per PCI proposal dated 04.25.2	1,216.61	1,216.61	0.00	0.00	1,216.61	100.0%	0.00	60.83
003000003	Per PCI proposal dated 05/27/2	3,543.00	3,543.00	0.00	0.00	3,543.00	100.0%	0.00	177.15
003000004	Per RFI 55 and PCI proposal da	2,740.00	2,740.00	0.00	0.00	2,740.00	100.0%	0.00	137.00
003000005	Per RFI 86 and PCI proposal da	864.00	864.00	0.00	0.00	864.00	100.0%	0.00	43.20
004000001	Per RFI #90 and Elite proposal	393.00	0.00	393.00	0.00	393.00	100.0%	0.00	19.65
005000001	Per proposal dated 07.18.25 m	1,557.00	0.00	1,557.00	0.00	1,557.00	100.0%	0.00	77.85
006000001	Per RFI #87 revise framing fo	24.70	0.00	504.00	0.00	504.00	100.0%	0.00	25.20
006000002	Per RFI #105 furnish and inst	1,826.00	0.00	1,826.00	0.00	1,826.00	100.0%	0.00	91.30
006000003	Per Ryan Co direction rework	1,003.00	0.00	1,003.00	0.00	1,003.00	100.0%	0.00	50.15
006000004	Per Ryan Co direction replace	1,323.00	0.00	1,323.00	0.00	1,323.00	100.0%	0.00	66.15
006000005	Per Ryan Co direction patch	494.00	0.00	494.00	0.00	494.00	100.0%	0.00	24.70
006000006	Per Ryan Co direction drywall	370.00	0.00	370.00	0.00	370.00	100.0%	0.00	18.50
	GRAND TOTAL	\$562,020.61	\$528,872.84	\$24,128.39	\$0.00	\$553,001.23	98.4%	\$9,019.38	\$27,650.06

 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: 16 PERIOD TO: 09/23/25 CONTRACT FOR: 00071803OS CONTRACT DATE: 08/21/24 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: Ideal Floors, Inc. 2216 George Flagg Pkwy Des Moines, Iowa 50321	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	\$ 168,655.00
2. Net Change by Change Orders	\$ 11,958.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 180,613.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 160,655.00
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 8,032.75
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 8,032.75
6. TOTAL EARNED LESS RETAINAGE	\$ 152,622.25
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 84,246.95
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 68,375.30
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 27,990.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$11,958.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$11,958.00	\$0.00
NET CHANGES by Change Order	\$ 11,958.00	

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: Ideal Floors, Inc.

By: Ellen Drunkheller Date: September 12, 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 \$ **68,375.30**

(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.: 16

APPLICATION DATE: 09/14/25

PERIOD TO: 09/23/25

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	Ceramic Tile Materials	38,669.00	0.00	38,669.00	0.00	38,669.00	100.0%	0.00	1,933.45
000000002	Ceramic Tile Labor	33,305.00	0.00	33,305.00	0.00	33,305.00	100.0%	0.00	1,665.25
000000003	Resilient Materials	19,581.00	19,581.00	0.00	0.00	19,581.00	100.0%	0.00	979.05
000000004	Resilient Labor	4,500.00	0.00	0.00	0.00	0.00	0.0%	4,500.00	0.00
000000005	Carpet Materials	40,000.00	40,000.00	0.00	0.00	40,000.00	100.0%	0.00	2,000.00
000000006	Carpet Labor	3,500.00	0.00	0.00	0.00	0.00	0.0%	3,500.00	0.00
000000005	Polished Concrete Materials	15,500.00	15,500.00	0.00	0.00	15,500.00	100.0%	0.00	775.00
000000005	Polished Concrete Labor	13,600.00	13,600.00	0.00	0.00	13,600.00	100.0%	0.00	680.00
001000001	Per ITC #006 add ~108 SF of c	688.00	0.00	0.00	0.00	0.00	0.0%	688.00	0.00
002000001	Per Ideal Floors proposal date	11,270.00	0.00	0.00	0.00	0.00	0.0%	11,270.00	0.00
	GRAND TOTAL	\$180,613.00	\$88,681.00	\$71,974.00	\$0.00	\$160,655.00	88.9%	\$19,958.00	\$8,032.75

 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:
Jarnagin Painting, Inc.
6395 NW Beaver Dr., PO Box 408
Johnston, Iowa 50131

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035
VIA ARCHITECT:

APPLICATION NO: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 000718020S
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 94,923.00

2. Net Change by Change Orders

\$ 21,809.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 116,732.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 112,652.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 5,632.60

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 5,632.60

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 107,019.40

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 58,988.35

8. CURRENT PAYMENT DUE

\$ 48,031.05

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 9,712.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$21,809.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$21,809.00	\$0.00
NET CHANGES by Change Order	\$ 21,809.00	

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: Jarnagin Painting, Inc.

By: Mandy Simon

Date: September 24, 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

\$ 48,031.05

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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)		
	Office Paint - Material	10,203.00	8,303.00	1,900.00	0.00	10,203.00	100.0%	0.00	510.15
	Office Paint - Labor	50,820.00	42,840.00	5,500.00	0.00	48,340.00	95.1%	2,480.00	2,417.00
	Apparatus Bay Paint - Material	3,150.00	0.00	3,150.00	0.00	3,150.00	100.0%	0.00	157.50
	Apparatus Bay paint - Labor	19,200.00	0.00	18,200.00	0.00	18,200.00	94.8%	1,000.00	910.00
	Exterior Paint - Material	3,733.00	3,733.00	0.00	0.00	3,733.00	100.0%	0.00	186.65
	Exterior Paint - Labor	7,817.00	7,217.00	0.00	0.00	7,217.00	92.3%	600.00	360.85
001000001	Per ITC #001 field paint unde	19,813.00	0.00	19,813.00	0.00	19,813.00	100.0%	0.00	990.65
002000001	Per ITC 08 painting of added	533.00	0.00	533.00	0.00	533.00	100.0%	0.00	26.65
003000001	Per RFI #065 and proposal date	1,463.00	0.00	1,463.00	0.00	1,463.00	100.0%	0.00	73.15
	GRAND TOTAL	\$116,732.00	\$62,093.00	\$50,559.00	\$0.00	\$112,652.00	96.5%	\$4,080.00	\$5,632.60

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 00071754OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Fire Protection Professionals, LLC
983 E. Hillcrest Ave.
Polk City, Iowa 50125

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

\$ 99,669.00

2. Net Change by Change Orders

\$ 0.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 99,669.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 95,669.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 4,783.45

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,783.45

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 90,885.55

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 88,985.55

8. CURRENT PAYMENT DUE

\$ 1,900.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 8,783.45

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: Fire Protection Professionals, LLC

By:

Don Fawcett

Date: September 15, 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 \$ 1,900.00

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

ARCHITECT:

By:

Date:

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



Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Fire Protection	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
1	Design and Permitting	10,000.00	10,000.00	0.00	0.00	10,000.00	100.0%	0.00	500.00
2	Materials	49,283.00	49,283.00	0.00	0.00	49,283.00	100.0%	0.00	2,464.15
3	Labor	40,386.00	34,386.00	2,000.00	0.00	36,386.00	90.1%	4,000.00	1,819.30
	GRAND TOTAL	\$99,669.00	\$93,669.00	\$2,000.00	\$0.00	\$95,669.00	96.0%	\$4,000.00	\$4,783.45

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 000718770S
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	\$ 15,190.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 991,590.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 971,963.00
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 48,598.15
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 48,598.15
6. TOTAL EARNED LESS RETAINAGE	\$ 923,364.85
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 883,611.15
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 39,753.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 68,225.15

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$7,450.00	\$0.00
Total approved this Month	\$7,740.00	\$0.00
TOTALS	\$15,190.00	\$0.00
NET CHANGES by Change Order	\$ 15,190.00	

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: September 24, 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 \$ **39,753.70**
(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	3,725.00	0.00	0.00	3,725.00	50.0%	3,725.00	186.25
002000001	Per RFI 96 re-route the 4" do	7,740.00	0.00	7,740.00	0.00	7,740.00	100.0%	0.00	387.00
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	129,914.00	0.00	0.00	129,914.00	100.0%	0.00	6,495.70
04	Sanitary Sewer Above Grade Labor	55,702.00	55,702.00	0.00	0.00	55,702.00	100.0%	0.00	2,785.10
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
05	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
06	Domestic Water Material	142,752.00	142,752.00	0.00	0.00	142,752.00	100.0%	0.00	7,137.60
08	Domestic Water Labor	63,202.00	63,202.00	0.00	0.00	63,202.00	100.0%	0.00	3,160.10
09	Plumbing Fixtures Material	215,225.00	215,225.00	0.00	0.00	215,225.00	100.0%	0.00	10,761.25
10	Plumbing Fixtures Labor	43,902.00	13,000.00	15,000.00	0.00	28,000.00	63.8%	15,902.00	1,400.00
11	Airlines Compressors Material	102,592.00	92,288.00	10,304.00	0.00	102,592.00	100.0%	0.00	5,129.60
12	Airlines Compressors Labor	8,802.00	0.00	8,802.00	0.00	8,802.00	100.0%	0.00	440.10
13	Insulation	50,360.00	50,360.00	0.00	0.00	50,360.00	100.0%	0.00	2,518.00
14	Mobilization	26,000.00	26,000.00	0.00	0.00	26,000.00	100.0%	0.00	1,300.00
	GRAND TOTAL	\$991,590.00	\$930,117.00	\$41,846.00	\$0.00	\$971,963.00	98.0%	\$19,627.00	\$48,598.15

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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: 16 PERIOD TO: 09/30/25 CONTRACT FOR: 000719270S CONTRACT DATE: 08/16/24 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: Brockway Mechanical & Roofing Co Inc 1101 Osborn Street, PO Box 1190 Burlington, Iowa 52601	VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 1,196,722.00
2. Net Change by Change Orders	\$ 667.15
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 1,197,389.15
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 1,174,517.33
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 58,725.87
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 58,725.87
6. TOTAL EARNED LESS RETAINAGE	\$ 1,115,791.46
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 1,077,138.23
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 38,653.23
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 81,597.69

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$667.15	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$667.15	\$0.00
NET CHANGES by Change Order		\$ 667.15

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: September 20, 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 \$ **38,653.23**

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	37,103.00	2,897.00	0.00	40,000.00	100.0%	0.00	2,000.00
	HVAC Controls	190,000.00	177,558.18	8,500.00	0.00	186,058.18	97.9%	3,941.82	9,302.91
	Hydronic Piping-Labor	114,459.00	109,655.00	4,804.00	0.00	114,459.00	100.0%	0.00	5,722.95
	Hydronic Pumps-Labor	35,955.00	33,900.00	2,055.00	0.00	35,955.00	100.0%	0.00	1,797.75
	HVAC Water Treatment-Labor	2,400.00	0.00	2,400.00	0.00	2,400.00	100.0%	0.00	120.00
	Ductwork-Labor	74,336.00	72,461.00	1,875.00	0.00	74,336.00	100.0%	0.00	3,716.80
	Grilles Registers-Labor	8,400.00	6,318.00	2,082.00	0.00	8,400.00	100.0%	0.00	420.00
	Power Ventilators-Labor	2,800.00	2,800.00	0.00	0.00	2,800.00	100.0%	0.00	140.00
	Air Destrat Fans-Labor	240.00	2,520.00	1,280.00	0.00	240.00	100.0%	0.00	190.00
	Kitchen Hoods-Labor	4,800.00	4,335.00	465.00	0.00	4,800.00	100.0%	0.00	240.00
	Electric Boiler-Labor	16,810.00	15,050.00	1,760.00	0.00	16,810.00	100.0%	0.00	840.50
	Energy Recov Units-Labor	8,800.00	8,800.00	0.00	0.00	8,800.00	100.0%	0.00	440.00
	Split System AC Units-Labor	5,500.00	3,000.00	2,500.00	0.00	5,500.00	100.0%	0.00	275.00
	Heat Pumps-Labor	48,577.00	48,577.00	0.00	0.00	48,577.00	100.0%	0.00	2,428.85

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Blower Coil Units-Labor	1,840.00	1,840.00	0.00	0.00	1,840.00	100.0%	0.00	92.00
	Radiant Heat Piping-Labor	18,320.00	16,531.00	1,789.00	0.00	18,320.00	100.0%	0.00	916.00
000000001	Mobilization	23,925.00	23,707.54	217.46	0.00	23,925.00	100.0%	0.00	1,196.25
001000001	Furnish VF-1 motorized damper.	667.15	0.00	667.15	0.00	667.15	100.0%	0.00	33.36
Material	Hydronic Piping	82,574.00	82,574.00	0.00	0.00	82,574.00	100.0%	0.00	4,128.70
Material	Hydronic Pumps	42,000.00	42,000.00	0.00	0.00	42,000.00	100.0%	0.00	2,100.00
Material	HVAC Water Treatment	6,500.00	0.00	6,500.00	0.00	6,500.00	100.0%	0.00	325.00
Material	Ductwork	168,475.00	168,475.00	0.00	0.00	168,475.00	100.0%	0.00	8,423.75
Material	Grilles Registers	10,800.00	10,800.00	0.00	0.00	10,800.00	100.0%	0.00	540.00
Material	Power Ventilators	21,620.00	21,620.00	0.00	0.00	21,620.00	100.0%	0.00	1,081.00
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	19,870.00	0.00	0.00	19,870.00	100.0%	0.00	993.50
Material	Energy Recov Units	19,818.00	19,818.00	0.00	0.00	19,818.00	100.0%	0.00	990.90
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	100,000.00	0.00	0.00	100,000.00	100.0%	0.00	5,000.00
Material	Blower Coil Units	22,610.00	22,610.00	0.00	0.00	22,610.00	100.0%	0.00	1,130.50
Material	Radiant Heat Piping	28,500.00	27,604.00	896.00	0.00	28,500.00	100.0%	0.00	1,425.00
	GRAND TOTAL	\$1,197,389.15	\$1,133,829.72	\$40,687.61	\$0.00	\$1,174,517.33	98.1%	\$22,871.82	\$58,725.87

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:

Van Maanen Electric, Inc.
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:
APPLICATION NO: 16

PERIOD TO: 09/23/25

CONTRACT FOR: 00071755OS

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 G703TM, is attached.

1. ORIGINAL CONTRACT SUM	\$ 2,297,000.00
2. Net Change by Change Orders	\$ 223,923.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 2,520,923.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 1,741,364.87
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 87,068.24
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 87,068.24
6. TOTAL EARNED LESS RETAINAGE	\$ 1,654,296.63
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 1,187,450.90
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 466,845.73
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 866,626.37

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$223,923.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$223,923.00	\$0.00
NET CHANGES by Change Order	\$ 223,923.00	

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: September 12, 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 \$ **466,845.73**

(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.: 16
APPLICATION DATE: 09/14/25
PERIOD TO: 09/23/25
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	1,213,777.87	466,026.37	0.00	1,679,804.24	73.1%	617,195.76	83,990.21
001000001	Per ITC #003 provide CT cabin	16,757.00	5,211.15	11,378.28	0.00	16,589.43	99.0%	167.57	829.47
001000002	Per ITC #004 add 4" conduit o	16,895.00	15,606.45	0.00	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
002000001	Per RFI #026 and Van Maanen pr	1,779.00	355.80	889.50	0.00	1,245.30	70.0%	533.70	62.27
002000002	Per Van Maanen proposal dated	187,463.00	14,997.04	13,122.41	0.00	28,119.45	15.0%	159,343.55	1,405.97
	GRAND TOTAL	\$2,520,923.00	\$1,249,948.31	\$491,416.56	\$0.00	\$1,741,364.87	69.1%	\$779,558.13	\$87,068.24

 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: 16
PERIOD TO: 09/23/25
CONTRACT FOR: 000714870S
CONTRACT DATE: 07/23/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Kline Electric Inc
6355 NE 14th St
Des Moines, Iowa 50313

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 304,510.00

2. Net Change by Change Orders

\$ 3,989.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 308,499.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 308,499.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 15,424.95

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 15,424.95

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 293,074.05

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 131,787.72

8. CURRENT PAYMENT DUE

\$ 161,286.33

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 15,424.95

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,989.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,989.00	\$0.00
NET CHANGES by Change Order	\$ 3,989.00	

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:

Tabitha Eatock

Date: September 11, 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 \$ 161,286.33

(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.: 16

APPLICATION DATE: 09/14/25

PERIOD TO: 09/23/25

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	138,723.92	165,786.08	0.00	304,510.00	100.0%	0.00	15,225.50
001000001	Per Kline Electric quote dated	3,839.00	0.00	3,839.00	0.00	3,839.00	100.0%	0.00	191.95
002000001	Per Kline Electric proposal da	150.00	0.00	150.00	0.00	150.00	100.0%	0.00	7.50
	GRAND TOTAL	\$308,499.00	\$138,723.92	\$169,775.08	\$0.00	\$308,499.00	100.0%	\$0.00	\$15,424.95

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:

Sandstone Management LTD
20 Vine Street, PO Box 547
CARLISLE, Iowa 50047

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:
APPLICATION NO: 16

PERIOD TO: 09/30/25

CONTRACT FOR: 000717560S

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	\$ 889,022.00
2. Net Change by Change Orders	\$ 102,571.68
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 991,593.68
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 970,225.68
5. RETAINAGE:	
a. 5.0% of Completed Work	
(Column D + E on G703)	\$ 48,511.28
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 48,511.28
6. TOTAL EARNED LESS RETAINAGE	\$ 921,714.40
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 824,671.43
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 97,042.97
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 69,879.28

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$102,571.68	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$102,571.68	\$0.00
NET CHANGES by Change Order	\$ 102,571.68	

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: Sandstone Management LTD

By: Brandon Van Vleet

Date: September 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 \$ **97,042.97**

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Earthwork	889,022.00	774,134.00	94,320.00	0.00	868,454.00	97.7%	20,568.00	43,422.70
001000001	Temporary access road from Co	36,644.00	36,644.00	0.00	0.00	36,644.00	100.0%	0.00	1,832.20
001000002	Temporary access roads between	9,731.00	8,931.00	0.00	0.00	8,931.00	91.8%	800.00	446.55
001000003	Temporary rock at temporary co	1,089.00	1,089.00	0.00	0.00	1,089.00	100.0%	0.00	54.45
002000001	Per Sandstone proposal dated N	10,913.09	10,913.09	0.00	0.00	10,913.09	100.0%	0.00	545.65
003000001	Per ITC #004 add rip-rap at f	3,308.00	3,308.00	0.00	0.00	3,308.00	100.0%	0.00	165.40
003000002	Per Sandstone proposal dated 0	8,048.00	8,048.00	0.00	0.00	8,048.00	100.0%	0.00	402.40
003000002	Per Sandstone proposal dated 0	1,655.00	1,655.00	0.00	0.00	1,655.00	100.0%	0.00	82.75
000000001	Per Sandstone proposal dated A	6,732.09	6,732.09	0.00	0.00	6,732.09	100.0%	0.00	336.60
005000002	Per Sandstone proposal dated A	16,621.00	16,621.00	0.00	0.00	16,621.00	100.0%	0.00	831.05
000000001	Per Sandstone proposal dated J	7,830.50	0.00	7,830.50	0.00	7,830.50	100.0%	0.00	391.53
	GRAND TOTAL	\$991,593.68	\$868,075.18	\$102,150.50	\$0.00	\$970,225.68	97.8%	\$21,368.00	\$48,511.28

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:

Jordison Construction, Inc.
12014 Ridgemont Drive
Urbandale, Iowa 50323

PROJECT:

Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:
APPLICATION NO: 16

PERIOD TO: 09/30/25

CONTRACT FOR: 000725230S

CONTRACT DATE: 08/21/24

PROJECT NOS: 006777000

Distribution to:

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	606,900.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$	606,900.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	598,893.50
5. RETAINAGE:		
a. 5.0% of Completed Work		
(Column D + E on G703)	\$	29,944.68
b. 0.0% of Stored Material		
(Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	29,944.68
6. TOTAL EARNED LESS RETAINAGE	\$	568,948.82
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	172,624.02
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	396,324.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	37,951.18

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: Jordison Construction, Inc.

By: Annice Gaster Date: September 24, 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 \$ **396,324.80**

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Site Concrete	606,900.00	181,709.50	417,184.00	0.00	598,893.50	98.7%	8,006.50	29,944.68
	GRAND TOTAL	\$606,900.00	\$181,709.50	\$417,184.00	\$0.00	\$598,893.50	98.7%	\$8,006.50	\$29,944.68

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 00071898OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Thorpe Contracting, LLC
PO Box 220
Adel, Iowa 50003

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

\$ 302,249.00

2. Net Change by Change Orders

\$ 3,500.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 305,749.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 305,749.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 15,287.45

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 15,287.45

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 290,461.55

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 276,828.10

8. CURRENT PAYMENT DUE

\$ 13,633.45

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 15,287.45

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,500.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$3,500.00	\$0.00
NET CHANGES by Change Order	\$ 3,500.00	

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: Thorpe Contracting, LLC

By:

Tommy Thorpe

Date: September 24, 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 \$ 13,633.45

(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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	Geothermal Systems	302,249.00	287,898.00	14,351.00	0.00	302,249.00	100.0%	0.00	15,112.45
001000001	Per Thorpe Contracting proposa	3,500.00	3,500.00	0.00	0.00	3,500.00	100.0%	0.00	175.00
	GRAND TOTAL	\$305,749.00	\$291,398.00	\$14,351.00	\$0.00	\$305,749.00	100.0%	\$0.00	\$15,287.45

 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: 16
PERIOD TO: 09/30/25
CONTRACT FOR: 000716830S
CONTRACT DATE: 08/13/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
Bishop Engineering
3501 104th Street
Des Moines, Iowa 50322

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

\$ 16,600.00

2. Net Change by Change Orders

\$ 2,025.00

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 18,625.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 15,422.00

5. RETAINAGE:

a. 5.0% of Completed Work

(Column D + E on G703)

\$ 771.11

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 771.11

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 14,650.89

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 12,294.89

8. CURRENT PAYMENT DUE

\$ 2,356.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 3,974.11

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$2,025.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$2,025.00	\$0.00
NET CHANGES by Change Order	\$ 2,025.00	

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: September 16, 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 \$ 2,356.00

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

ARCHITECT:

By:

Date:

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



Document 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.: 16

APPLICATION DATE: 09/23/25

PERIOD TO: 09/30/25

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	10,917.00	2,480.00	0.00	13,397.00	80.7%	3,203.00	669.86
001000001	Per ITC #004 provide construc	1,200.00	1,200.00	0.00	0.00	1,200.00	100.0%	0.00	60.00
002000001	Per Bishop proposal dated 03.0	825.00	825.00	0.00	0.00	825.00	100.0%	0.00	41.25
	GRAND TOTAL	\$18,625.00	\$12,942.00	\$2,480.00	\$0.00	\$15,422.00	82.8%	\$3,203.00	\$771.11

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 11/20/25

If you have questions regarding the
charges on your receipt, please
email us at:
ALTOfrontend@menards.com



Sale Transaction

WEATHER STATION		
2051222	2 @36.99	73.98
6"X 25' FLEX ASPHALT TAP		
4364508		36.99
AA 24PK ENERGIZER MAX		
5755821		13.99
AAA 16PK ENERGIZER MAX *		
5755912		8.98
TEMP&HUMUDITY STATION		
2051221	4 @19.99	79.96
TOTAL		213.90
TAX ALTOONA-IA 7%		14.97
TOTAL SALE		228.87
VISA CREDIT 7587		228.87

PO #
Auth Code:071819
Chip Inserted
a0000000031010
TC - 0bcdaf1c28c03855

TOTAL SAVINGS 1.91

TOTAL NUMBER OF ITEMS = 9

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3725

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, Natalie

44860 01 9923 08/22/25 03:57PM 3153



GVS is a certified WBE
Women's Business Enterprise



GOLDEN VALLEY SUPPLY

36 Clark Street | Des Moines, IA 50314
www.goldenvalleysupply.com
P: (515) 262-9206
F: (515) 265-6652

INVOICE

Page: 1

Invoice Number: I101508-IN
Invoice Date: 8/28/2025
Order Number: I110414
Ship Date: 8/27/2025
Salesperson: Quotes @ GVS
Client Number: 20-0006017

Sold To:

Ryan Companies US, Inc.
NXS# 115015- Property ID
533 South 3rd St, Suite 100
Minneapolis, MN 55415

Ship To:

Bondurant Fire Station 00677
MN

Customer P.O.	Ship VIA	F.O.B.	Terms
Bondurant Fire Station 00677	WC		1% 10 days, net 30

Effective 7/1/2025, GVS will impose a credit card processing fee of 2.0% on all credit card. ACH or debit card options at no fee.

Item Number	Description	Ordered	Shipped	Back Order	Price	Amount
M 20	1inx2in 10' Wall Angle*WHITE	2	2	0	7.468	14.94

WE APPRECIATE YOUR BUSINESS! THANK YOU!

A finance charge of 1.5% (18% annual) will be charged to all past due accounts.
Deduct \$0.15 if paid by 9/7/2025 Net due 9/27/2025
Discount terms do not apply for credit card payments.

Net Invoice: 14.94
Freight: 0.00
Sales Tax: 1.05

INVOICE TOTAL: 15.99

REMIT TO: GOLDEN VALLEY SUPPLY COMPANY
1000 Zane Avenue North
Minneapolis, MN 55422

Acoustical & Specialty Ceilings | FRP | Acoustical Sound Panels | Sound Consulting | Bathroom Partitions & Accessories





US LBM Holdings, LLC
2150 E Lake Cook Road; Suite 1010
Buffalo Grove, IL 60089

PLEASE REMIT PAYMENT TO
Gilcrest/Jewett Lumber
Company
PO Box 850066
Minneapolis MN 55485-0066

INVOICE

Account Number	1008165-040
Invoice Number	676295-040
Invoice Date	08/14/2025
Due Date	09/10/2025
Branch	Altoona
Job	111 East Grand, Suite 200
Order Number	3306260
Order Date	08/13/2025

BILL TO:

Ryan Companies Us, Inc
111 East Grand, Suite 200
Des Moines, IA 50309

AMOUNT DUE: \$594.74

SHIP TO:

Ryan Companies Us, Inc
7525 NE 80TH ST
BONDURANT, IA

For billing questions, contact 515-987-3600 or ar@gilcrestjewett.com

Customer P.O. #		Sales Rep	Taken By	Contact		
PO 6777000		Riley	Stephanie Brumbaugh			
Quantity	U/M	Description		Price U/M	Price	Amount
11.00	EA	CDXFIR3448 - Cdx Yp/Fir 3/4"4X8 Shtg (23/32)		MSF	1579.05	555.83

This document is subject to, and governed by US LBM, LLC Terms and Conditions, which are available for review at <https://uslbm.com/termsandconditionsofsales> (the "Terms and Conditions"), and the Terms and Conditions are incorporated by reference into this document. The Terms and Conditions are subject to change, with the updated versions being available at the foregoing link, and you agree and intend to be bound by the Terms and Conditions. If you cannot access the link or prefer to receive the Terms and Conditions in another format, please contact assist@uslbm.com.

MERCHANDISE	555.83
OTHER	
FREIGHT	0.00
TAX	38.91
TOTAL	594.74

Transaction Date	Expense Type	Vendor Name	Payment Type	Business Purpose	Amount
September 5th, 2025 (5FDFBEDEB7884C3A8C17)					
Aldrich, Nicholas P (163340)					

8/5/2025	Personal Car Mileage		Cash	BESF Schedule Meeting	\$21.00
Allocations					
	100.00%	\$21.00	006777000.11420.512015		

8/22/2025	Personal Car Mileage		Cash	BESF Control Meeting	\$21.00
Allocations					
	100.00%	\$21.00	006777000.11420.512015		

8/26/2025	Personal Car Mileage		Cash	BESF OAC	\$21.00
Allocations					
	100.00%	\$21.00	006777000.11420.512015		

9/4/2025	Personal Car Mileage	Cash	BESF Schedule / Site Visit	\$21.00
Allocations				
100.00%	\$21.00	006777000.11420.512015		

Transaction Date	Expense Type	Vendor Name	Payment Type	Business Purpose	Amount
September 20th, 2025 (3964A4D5C9F64CA0BD47)					
Aldrich, Nicholas P (163340)					

9/11/2025	Personal Car Mileage		Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00% \$21.00 006777000.11420.512015

9/15/2025	Personal Car Mileage		Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00% \$21.00 006777000.11420.512015

9/16/2025	Personal Car Mileage		Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00% \$21.00 006777000.11420.512015

9/17/2025	Personal Car Mileage	Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00%	\$21.00	006777000.11420.512015
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9/18/2025	Personal Car Mileage	Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00%	\$21.00	006777000.11420.512015
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9/19/2025	Personal Car Mileage	Cash	Site Visit / Schedule	\$21.00
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Allocations

100.00%	\$21.00	006777000.11420.512015
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.t.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving pay request no. 10 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$13,415.90

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #10 in the amount of \$13,415.90 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 September 30th, 2025. The Project has met substantial completion. There are a few minor punch list items and that need to be completed yet.

FUNDING SOURCE: CIP Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-303
2. Pay Request No. 10

CITY OF BONDURANT
RESOLUTION NO. 251020-303

RESOLUTION APPROVING PAY REQUEST NO. 10 TO BAL TEAM LLC FOR THE
BONDURANT CITY PARK RECONSTRUCTION PHASE 2 PROJECT IN THE
AMOUNT OF \$13,415.90

WHEREAS the Bondurant City Park Reconstruction Project Pay Request No. 10 was submitted on October 9th, 2025; AND

WHEREAS the pay request no. 10 is for work completed through September 30th, 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. 10 to Ball Team LLC in the amount of \$13,415.90 is hereby approved.

Passed this 20th day of October 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 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: 10

Distribution to:

☐	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

PERIOD TO: 09/30/25

Owner Contract No:

Contract Date: 12/10/24

FROM CONTRACTOR:

Ball Team, LLC
10550 New York Ave. Suite 200
Urbandale, IA 50322

VIA ARCHITECT: RDG

301 Grand Ave
Des Moines, IA 50309

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.

CONTRACTOR:

By:

Date:

State of Iowa

Subscribed and sworn to before me this

County of: Polk

day of October

Notary Public

My Commission expires:

Karen Hansen

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 \$ 13,415.90

(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

RDG Planning & Design

By:

Date:

10/09/2025

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.

1. ORIGINAL CONTRACT SUM	\$	1,600,000.00
2. Net change by Change Orders	\$	106,153.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,706,153.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,706,153.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	85,307.65
b. 5 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	85,307.65
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,620,845.35
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,607,429.45
8. CURRENT PAYMENT DUE	\$	13,415.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	85,307.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$106,153.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$106,153.00	\$0.00
NET CHANGES by Change Order	\$106,153.00	

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: 10
APPLICATION DATE: 10/8/25
PERIOD TO: 09/30/25
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 COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions	\$ 239,339.00	236,946.00	\$ 2,393.00	\$ -	\$ 239,339.00	100%	\$ -	\$ 11,966.95
2	Survey & Layout	6,900.00	6,900.00		0.00	6,900.00	100%	0.00	345.00
3	Temp Fence	10,217.00	10,217.00		0.00	10,217.00	100%	0.00	510.85
4	Site Demo & Grading	56,200.00	56,200.00		0.00	56,200.00	100%	0.00	2,810.00
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	2,225.00		0.00	2,225.00	100%	0.00	111.25
7	Storm Drainage	22,625.00	22,625.00		0.00	22,625.00	100%	0.00	1,131.25
8	Erosion Control	6,000.00	6,000.00		0.00	6,000.00	100%	0.00	300.00
9	Landscaping	25,236.00	16,015.00	9,221.00	0.00	25,236.00	100%	0.00	1,261.80
10	Concrete - Water Building Footing, Wall, & Sla	53,250.00	53,250.00		0.00	53,250.00	100%	0.00	2,662.50
11	Concrete - Spray Ground Footing & Wall	34,000.00	34,000.00		0.00	34,000.00	100%	0.00	1,700.00
12	Concrete - Spray Ground Slab	39,000.00	39,000.00		0.00	39,000.00	100%	0.00	1,950.00
13	Concrete - Sidewalks	22,275.00	22,275.00		0.00	22,275.00	100%	0.00	1,113.75
14	Concrete - Misc.	6,850.00	6,850.00		0.00	6,850.00	100%	0.00	342.50
15	Masonry - CMU	18,775.00	18,775.00		0.00	18,775.00	100%	0.00	938.75
16	Masonry - Stone	14,775.00	14,775.00		0.00	14,775.00	100%	0.00	738.75
17	Rough Carpentry Materials - Glu-lams	22,950.00	22,950.00		0.00	22,950.00	100%	0.00	1,147.50
18	Rough Carpentry Materials	44,148.00	44,148.00		0.00	44,148.00	100%	0.00	2,207.40
19	Carpentry Installation (Div 6 Rough, Div 8, Div	22,340.00	22,340.00		0.00	22,340.00	100%	0.00	1,117.00
20	Finish Carpentry Materials & Installation	7,228.00	7,228.00		0.00	7,228.00	100%	0.00	361.40
21	Gutter & Downspouts	4,150.00	4,150.00		0.00	4,150.00	100%	0.00	207.50
22	Sofit & Fascia	8,000.00	8,000.00		0.00	8,000.00	100%	0.00	400.00
23	Exterior Trim	2,280.00	2,280.00		0.00	2,280.00	100%	0.00	114.00
24	Siding	16,000.00	16,000.00		0.00	16,000.00	100%	0.00	800.00
25	Roofing	15,750.00	15,750.00		0.00	15,750.00	100%	0.00	787.50
26	Air Barrier, Weather Barrier, Floor Sealer & Sea	12,500.00	12,500.00		0.00	12,500.00	100%	0.00	625.00
27	Doors, Frames, Windows, & Louvers Materials	32,049.00	32,049.00		0.00	32,049.00	100%	0.00	1,602.45
28	Glass & Glazing	3,095.00	3,095.00		0.00	3,095.00	100%	0.00	154.75
29	Drywall / Synthetic Plaster Finish System	35,050.00	35,050.00		0.00	35,050.00	100%	0.00	1,752.50
30	Painting	8,565.00	8,565.00		0.00	8,565.00	100%	0.00	428.25
31	Specialties Materials	1,450.00	1,450.00		0.00	1,450.00	100%	0.00	72.50
32	Mechanical - Mobilization	20,000.00	20,000.00		0.00	20,000.00	100%	0.00	1,000.00
33	Mechanical - Underground Process	77,419.00	77,419.00		0.00	77,419.00	100%	0.00	3,870.95
34	Mechanical - Perimeter Drain	20,000.00	20,000.00		0.00	20,000.00	100%	0.00	1,000.00

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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: 10
APPLICATION DATE: 10/8/25
PERIOD TO: 09/30/25
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		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)		
35	Mechanical - Feature Embeds	30,000.00	30,000.00		0.00	30,000.00	100%	0.00	1,500.00
36	Mechanical - Spray Features	255,000.00	255,000.00		0.00	255,000.00	100%	0.00	12,750.00
37	Mechanical - Interior Plumbing	18,000.00	18,000.00		0.00	18,000.00	100%	0.00	900.00
38	Mechanical - Sprayground Filter Equipment	45,000.00	45,000.00		0.00	45,000.00	100%	0.00	2,250.00
39	Mechanical - HVAC	6,000.00	4,000.00	2,000.00	0.00	6,000.00	100%	0.00	300.00
40	Electrical - Sitework Materials	17,815.00	17,815.00		0.00	17,815.00	100%	0.00	890.75
41	Electrical - Sitework Labor	7,410.00	7,410.00		0.00	7,410.00	100%	0.00	370.50
42	Electrical - Gear	89,796.00	89,796.00		0.00	89,796.00	100%	0.00	4,489.80
43	Electrical - Materials	22,600.00	22,600.00		0.00	22,600.00	100%	0.00	1,130.00
44	Electrical - Labor	32,904.00	32,904.00		0.00	32,904.00	100%	0.00	1,645.20
45	Electrical - Lighting Materials	62,130.00	62,130.00		0.00	62,130.00	100%	0.00	3,106.50
46	Electrical - Lighting Labor	27,775.00	27,775.00		0.00	27,775.00	100%	0.00	1,388.75
47	Electrical - Sitework Materials	3,195.00	3,195.00		0.00	3,195.00	100%	0.00	159.75
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	4,752.00	48.00	0.00	4,800.00	100%	0.00	240.00
50	Contractor Fee	46,000.00	45,540.00	460.00	0.00	46,000.00	100%	0.00	2,300.00
51	CO#1 - COR No. 1: Change Gear Package Enclosure from NEMA 4X to NEMA 3R CO#1 - COR No. 4: Per CMT Inspection - Over Excavate 18" of Poor Soil & Replace with Rock	(29,568.00)	(29,568.00)			(29,568.00)	100%	0.00	(1,478.40)
52	CO#1 - COR No. 5: ASI#3 - Civil - Add Precast Concrete Manhole for Blding Drain Tile & Sump Pump	1,595.00	1,595.00			1,595.00	100%	0.00	79.75
53	CO#1 - COR No. 6: PR 02 - Add Swing Play Area (Swings, Play Surface & Concrete)	4,570.00	4,570.00			4,570.00	100%	0.00	228.50
	CO#1 - COR No. 7: PR 03 - Add Woodford Model 67C HB-1 Hose Bib for Water Building	82,329.00	82,329.00			82,329.00	100%	0.00	4,116.45
	CO#1 - COR No. 8: PR 01 - Upgrade Chem Controller	647.00	647.00			647.00	100%	0.00	32.35
	CO#2 - COR No. 9: Electrical work for water building - draining tile sump pump	1,657.00	1,657.00			1,657.00	100%	0.00	82.85
		1,895.00	1,895.00			1,895.00	100%	0.00	94.75

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: 10
APPLICATION DATE: 10/8/25
PERIOD TO: 09/30/25
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		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)		
	CO#2 - COR No. 11: Glass Change (clear to satin etched)	1,484.00	1,484.00			1,484.00	100%	0.00	74.20
	CO#2 - COR No. 12: PR 05 - 80 gal water heater, PVC insulation jacket	9,340.00	9,340.00			9,340.00	100%	0.00	467.00
	CO#2 - COR No. 13: Transformer location change	15,059.00	15,059.00			15,059.00	100%	0.00	752.95
	CO#2 - COR No. 14: PR 07 - Add 1 12" empty PVC electrical conduit	2,823.00	2,823.00			2,823.00	100%	0.00	141.15
	CO#2 - COR No. 15: Street patch for water con	948.00	948.00			948.00	100%	0.00	47.40
	CO#3 - COR No. 16: Furnish LV wiring / cabling to Lumiflow LED Lights & Bollard Activator	3,362.00	3,362.00			3,362.00	100%	0.00	168.10
	CO#3 - COR No. 17: Add sidewalk at Water Building & change seed to sod per PR08.	10,012.00	10,012.00			10,012.00	100%	0.00	500.60
	GRAND TOTALS	\$ 1,706,153.00	\$ 1,692,031.00	\$ 14,122.00	\$ -	\$ 1,706,153.00	100%	\$ -	\$ 85,307.65

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. 6.u.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution Approving Purchase of New Snowplow Truck Chassis for FY27

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY27 CIP Public Works staff will be budgeting \$307,540 for the replacement of a current snowplow truck being used in the Public Works Department. Staff sent a request to Ascendance Trucks Midwest to get a chassis on order as this is very long lead time item that delayed our last replacement by almost 2 years.

The purpose of the early request for approval for the chassis is due to the amount of lead time required for manufacturing and installation of this type of equipment. Staff need to lock in a production spot to ensure we will have the equipment on the ground and ready to go for the winter season of 2026. Staff recommend approval of the purchase of 2026 Model HV507 SFA Snowplow Vehicle from Ascendance Trucks Midwest in an amount of \$114,437.00.

Staff will work with equipment suppliers directly to outfit this truck with the plow equipment and will follow-up with a resolution for that at a later date.

FUNDING SOURCE: FY27 Capital Equipment Replacement Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-304
2. City of Bondurant FY27

CITY OF BONDURANT
RESOLUTION NO. 251020-304

RESOLUTION APPROVING PURCHASE OF NEW SNOWPLOW TRUCK CHASSIS IN
THE AMOUNT OF NOT TO EXCEED \$114,437.00 FROM ASCENDENCE TRUCKS
MIDWEST

WHEREAS, on October 10th, 2025, the City of Bondurant received the quote; AND

WHEREAS, the City of Bondurant accepts the quote for purchase of:

2026 Model HV507 SFA Snowplow Truck and related equipment from Ascendence Trucks Midwest in the amount of \$114,437.00

WHEREAS, the City Council approves the competitive quote for purchase; AND

WHEREAS, payments are to be made to Ascendence Trucks Midwest: AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2026 Snowplow Chassis purchase is awarded to Ascendence Trucks Midwest in the amount of not to exceed \$114,437.00 and the purchase is hereby approved.

Passed this 20th day of October 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				

Prepared For:

CITY OF BONDURANT
John Horton
City Hall
Bondurant, IA 50035-
(515)967 - 0646
Reference ID: N/A

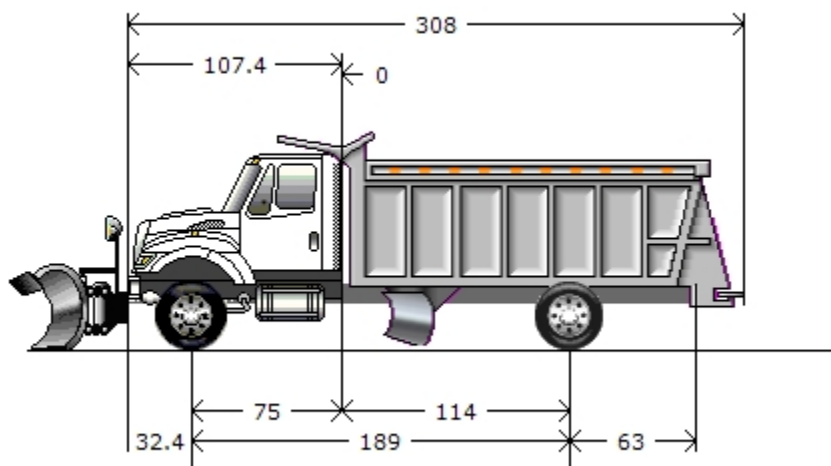
Presented By:

Ascendance Trucks Midwest
Shane Broderick
3311 ADVENTURELAND DRIVE
ALTOONA IA 50009 -
(515)967-3300

John,

Here is the pricing for a new International HV507 4x2 using the National Sourcwell pricing program. This pricing includes 5 year 100,000 mile extended engine and after treatment warranty coverage. It also includes the current steel and aluminum tariff charge.

\$114,437.00 International HV507 4x2



Model Profile
2026 HV507 SFA (HV507)

AXLE CONFIG:	4X2
APPLICATION:	Front Plow and Underbelly Scraper with Spreader
MISSION:	Requested GVWR: 39000. Calc. GVWR: 36220. Calc. GCWR: 80000
DIMENSION:	Wheelbase: 189.00, CA: 114.00, Axle to Frame: 63.00
ENGINE, DIESEL:	{Cummins L9 300} EPA 2024, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor RS-23-161} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.63
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive
TIRE, REAR:	(4) 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Multileaf Springs
PAINT:	Cab schematic 100WK Location 1: 9219, Winter White (Std) Chassis schematic N/A

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
HV50700	Base Chassis, Model HV507 SFA with 189.00 Wheelbase, 114.00 CA, and 63.00 Axle to Frame.	5957/3683	9640

AXLE CONFIGURATION

1ANA	AXLE CONFIGURATION 4x2	0/0	0
	<u>Notes</u> : Pricing may change if axle configuration is changed.		

ENGINE

12EYW	ENGINE, DIESEL {Cummins L9 300} EPA 2024, 300HP @ 2200 RPM, 860 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 300 Peak HP (Max)	532/32	564
12VKC	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2025	0/0	0
12XCS	CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty	0/0	0
12WZE	CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations	0/0	0
12WVG	EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood	0/0	0
10UAV	VEHICLE REGISTRATION IDENTITY ID for Non-CARB Omnibus and/or Non-ACT Adopting State or Exempt Vehicle. Not for use on vehicles registering in CA/MA / OR/NJ/NY/WA. Contains non-mitigated legacy engine & cannot be registered in CA unless exempt. You may be held liable under state law for failure to properly register vehicle.	0/0	0
	<u>Notes</u> : CANNOT BE REGISTERED IN CA. For vehicles that will be registered in States other than CA.		
12UWZ	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 SqIn, with 1167 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler	23/-5	18
	<u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber		
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed	0/0	0
	<u>Includes</u> : FAN Nylon		
12VAL	AIR CLEANER Dual Element, with Integral Snow Valve and In-Cab Control	6/0	6
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection	0/0	0
12VYP	ENGINE CONTROL, REMOTE MOUNTED No Provision for Remote Mounted Engine Control	0/0	0
12851	PTO EFFECTS, ENGINE FRONT Less PTO Unit, Includes Adapter Plate on Engine Front Mounted	10/0	10

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
12VXV	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Mobile, Variable Speed; (Range 2 to 20 MPH) Mounted on Steering Wheel	2/0	2
TRANSMISSION			
13BDR	TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway	211/72	283
13WYH	TRANSMISSION TCM LOCATION Located Inside Cab	0/0	0
13WUC	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223	0/0	0
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released	0/0	0
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission	0/0	0
13WDZ	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, S1 Performance in Primary and Fixed Programming in Secondary	0/0	0
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints	0/0	0
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission	1/0	1
CLUTCH			
11001	CLUTCH Omit Item (Clutch & Control)	0/0	0
REAR AXLES, SUSPENSIONS			
14ASK	AXLE, REAR, SINGLE {Meritor RS-23-161} Single Reduction, 23,000-lb Capacity, 200 Wheel Ends . Gear Ratio: 5.63	0/240	240
14SAL	SUSPENSION, REAR, SINGLE 31,000-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Multileaf Springs	0/207	207
FRONT AXLES			
2ARV	AXLE, FRONT NON-DRIVING {Meritor MFS-14-143A} Wide Track, I-Beam Type, 14,000-lb Capacity	60/0	60
FRONT SUSPENSIONS			
3ADD	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 14,000-lb Capacity, with Shock Absorbers	44/0	44
3770	SPRINGS, FRONT AUXILIARY Rubber	10/0	10
CABS, COWLS, BODIES			
16030	CAB Conventional, Day Cab	0/0	0
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab	0/0	0
16BAM	AIR CONDITIONER with Integral Heater and Defroster	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
16WBY	ARM REST, RIGHT, DRIVER SEAT	3/0	3
16VKB	CAB INTERIOR TRIM Classic, for Day Cab	0/0	0
	<u>Includes</u> : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap		
16WSK	CAB REAR SUSPENSION Air Bag Type	0/0	0
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood	0/0	0
16GEG	GAUGE CLUSTER Premium Level; English with English Electronic Speedometer	0/0	0
	<u>Includes</u> : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/ Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)		
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission	1/0	1
16XJP	INSTRUMENT PANEL Wing Panel	0/0	0
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	0/0	0
16SNU	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Bright Heads, Black Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width	3/6	9
	<u>Notes</u> : Mirror Dimensions are Rounded to the Nearest 0.5"		
16SJX	MIRROR, CONVEX, HOOD MOUNTED {Lang Mekra} (2) Right and Left Sides, Bright, Heated, 7.5" Sq.	9/0	9
16VLV	MONITOR, TIRE PRESSURE Omit	-9/-2	-11
16KCA	SEAT, DRIVER {National 2000 195} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 8" Adjuster, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, 6-23 Degree Seat Back Angle Adjust, Dual Shocks	2/0	2
16SMN	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl	15/8	23
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature	0/0	0
16VSL	WINDSHIELD Heated, Single Piece	0/0	0
16XWJ	WINDSHIELD WIPER BLADES Winter Type	2/0	2

FRAMES

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL	168/372	540
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty	0/0	0
1MEJ	FRAME DIMPLE Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline	0/0	0
1WDS	FRAME EXTENSION, FRONT Integral; 20" In Front of Grille	138/-33	105
1570	TOW HOOK, FRONT (2) Frame Mounted	8/0	8
1WEV	WHEELBASE RANGE 146" (370cm) Through and Including 195" (495cm)	217/-217	0

BRAKES

4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications <u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6	0/0	0
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control	0/0	0
4GBM	BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake	1/0	1
4XDP	BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity	-23/0	-23
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn	2/0	2
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic	14/0	14
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes	10/0	10
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle	0/52	52
4EVH	BRAKE CHAMBERS, REAR AXLE {MGM TR3030LP3TSHD} 30/30 SqIn Spring Brake	0/9	9
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic	0/16	16
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes	0/10	10
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM	0/0	0
4EBD	AIR DRYER {Wabco System Saver 1200} with Heater	8/3	11
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab	14/7	21
4VCL	AIR TANK LOCATION (2) Mounted Back of Cab, Outside Right Rail, with Ground Clearance	3/37	40
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank	0/0	0

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
4619	TRAILER CONNECTIONS Four-Wheel, with Hand Control Valve and Tractor Protection Valve, for Straight Truck	2/0	2
	Notes : When electronic stability control is ordered with trailer connections on a 4x2 truck, please check the operator manual for trailer weight restrictions.		

STEERING

5PSA	STEERING GEAR {Sheppard M100} Power	0/0	0
5710	STEERING COLUMN Tilting and Telescoping	16/3	19
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black	0/0	0

DRIVELINES

6DGG	DRIVELINE SYSTEM {Dana Spicer} 1710, for 4x2/6x2	5/23	28
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EXHAUST SYSTEMS

7BMB	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab, for Improved Ground Clearance	124/40	164
7BEV	AFTERTREATMENT COVER Steel, Black	10/3	13
7WCM	EXHAUST HEIGHT 8' 10"	14/10	24
7WBS	MUFFLER/TAIL PIPE GUARD (1) Bright Stainless Steel	15/10	25
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position	2/0	2
7WAZ	TAIL PIPE (1) Turnback Type	6/4	10

ELECTRICAL SYSTEMS

8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered	0/0	0
12VYL	ACCESSORY WIRING, SPECIAL for Road Speed Wire Coiled Under Instrument Panel for Customer Use	0/0	0
8WXD	ALARM, PARKING BRAKE Electric Horn Sounds in Repetitive Manner When Vehicle Park Brake is "NOT" Set, with Ignition "OFF" and any Door Opened	0/0	0

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
8GGG	ALTERNATOR {Delco Remy 36SI} Brushless, 12 Volt, 165 Amp Capacity, Pad Mount, with Remote Sense	7/0	7
8RPR	ANTENNA for Increased Roof Clearance Applications	1/0	1
8THJ	AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications	2/0	2
8WEJ	BATTERY BOX Steel, with Fiberglass Cover, 2-4 Battery Capacity, Mounted Left Side Perpendicular to Frame Rail, 35" Back of Cab	-42/19	-23
8TNR	BATTERY CABLES with 36" of Extra Length Coiled and Strapped Near Battery Box	2/0	2
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud	26/27	53
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn	2/0	2
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses	0/0	0
8518	CIGAR LIGHTER Includes Ash Cup	1/0	1
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade	0/0	0
8XNY	HEADLIGHTS Halogen	0/0	0
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn On if Windshield Wipers are Turned On	0/0	0
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord	3/0	3
8541	HORN, ELECTRIC (2) Disc Style	1/0	1
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm	0/0	0
8XPk	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB-A Port and USB-C Port, Located in the Instrument Panel	0/0	0
8RPT	RADIO AM/FM/WB/Clock/USB Input/Auxiliary Input	3/0	3
8RPB	RADIO, STEERING WHEEL CONTROLS Mounted in Steering Wheel, Radio Function Control Switch, Includes Volume Up/Down, Mute, Forward/Back and Bluetooth Answer/Disconnect	8/2	10
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars	5/3	8
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection	8/1	9
8TKB	STOP, TURN, TAIL & B/U LIGHTS {Truck Lite} Super 44, with LED Lights for Stop, Turn & Tail Lights, Truck Lite Super 40 for Backup Lights, with Power Module, "International" Termination and Less Junction Box, Includes Incandescent License Plate Light	0/5	5
8VZR	SWITCH, BODY CIRCUITS, MID with Remote Power Module Mounted in Cab Behind Driver Seat, Up to 6 Outputs & 6 Inputs, Max 20 amp per Channel, Max 80 amp Total, Includes 1 Switch Pack with Momentary Switches	1/0	1

Code	Description	F/R Wt (lbs)	Tot Wt (lbs)
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights	0/0	0
8TMG	TRAILER CONNECTION SOCKET {Phillips} 7-Way, Mounted at Rear of Frame, Wired for Turn Signals Combined with Stop, Compatible with Trailers with Combined Stop, Tail, Turn Lamps	0/7	7
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender	0/0	0
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time	0/0	0

FRONT END

9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV	0/0	0
9HBM	GRILLE Stationary, Chrome	0/0	0
9HBN	INSULATION, SPLASH PANELS for Sound Abatement	2/0	2
9HAN	INSULATION, UNDER HOOD for Sound Abatement	10/0	10
9AAB	LOGOS EXTERIOR Model Badges	0/0	0
9AAE	LOGOS EXTERIOR, ENGINE Badges	0/0	0

SPEEDOMETER, TOOLS, MISC

10021	CHASSIS COATING Corrosion Resistant E-Coat Primer Coating for Single Frame Rails	0/0	0
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360	1/0	1
10JPA	CUSTOMER IDENTITY for Sourcewell	0/0	0
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100	0/0	0
	<u>Includes</u> : PAINT SCHEMATIC ID LETTERS "WK"		
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	0/0	0
10SLV	PROMOTIONAL PACKAGE Government Silver Package	0/0	0

FUEL TANKS

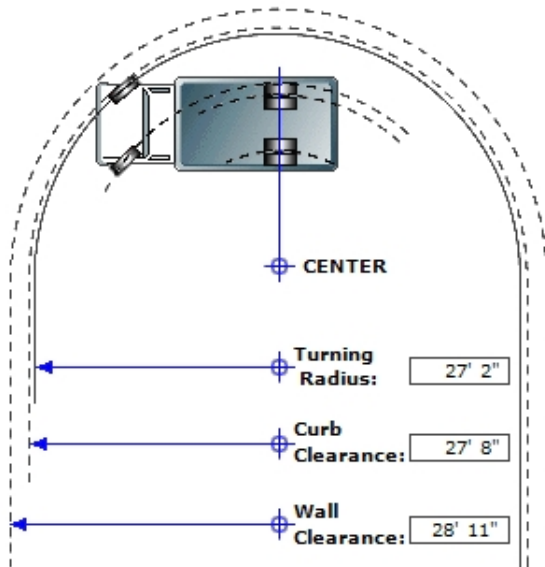
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab	23/3	26
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab	0/0	0
15LNR	FUEL/WATER SEPARATOR {Racor 400 Series} with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine	0/0	0

WHEELS, TIRES - FRONT

27DUK	WHEELS, FRONT {Accuride 29169} DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	12/0	12
7482133264	(2) TIRE, FRONT 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive	0/0	0

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
WHEELS, TIRES - REAR			
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	0/24	24
7482133264	(4) TIRE, REAR 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive	0/8	8
WHEELS MISC OPTIONS			
29WAP	WHEEL GUARDS, FRONT {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts Mounted Between Hub and Wheel	0/0	0
29WAR	WHEEL GUARDS, REAR {Accuride} for Metric Hub Piloted Wheels with Flanged Mounting Nuts, Mounted Between Hub & Wheel and Between Dual Wheels	0/0	0
Services Section:			
WARRANTY			
40128	WARRANTY Standard for HV507/HV509, HV50B, HV607/HV609 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A	0/0	0
40YZL	SRV CONT, EXT CUMMINS ENG/AFTR To 60-Month/100,000 Miles (160,000 km), Extended Cummins L9 Engine Coverage, Protection Plan 1 and Aftertreatment, (Truck Application Only)	0/0	0
Total Component Weight:		7712/4689 (lbs)	12401 (lbs)
		(lbs)	(lbs)

The weight calculations included in this proposal are an estimate of future vehicle weight. The actual weight as manufactured may be different from the estimated weight. Navistar, Inc. shall not be liable for any consequences resulting from any differences between the estimated weight of a vehicle and the actual weight.



Series: HV
Model: HV507
Description: HV507 SFA
Model Year: 2026

Calculation Factors

Wheelbase: 189
Front Axle: 0002ARV
Description: AXLE, FRONT NON-DRIVING, {Meritor MFS-14-143A}
Wide Track, I-Beam Type, 14,000-lb Capacity
Front Wheel: 0027DUK
Description: WHEELS, FRONT, {Accuride 29169} DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
Front Tire: 07482133264
Description: TIRES, 11R22.5 Load Range H XDN2 (MICHELIN), 497 rev/mile, 75 MPH, Drive
Steering Gear: 0005PSA
Description: STEERING GEAR, {Sheppard M100} Power

Turning Radius StatisticsGeneral Information

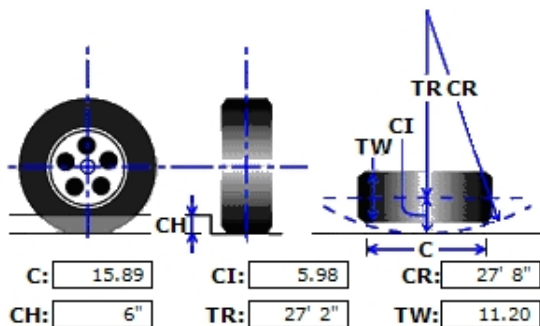
Inside Turn Angle: 45 Degrees
Radial Overhang: 21

Axle Information

KingPin Inclination: 6.25 Degrees
KingPin Center: 71.5

Turning Radius - Curb View

C - Curb Contact Length: 15.89
CI - Curb Clearance Increment: 5.98
CR - Curb Clearance Radius: 27'8"
CH - Curb Height: 6"
TR - Turning Radius: 27'2"
TW - Tire Width: 11.20



* All Measurements are in inches, unless otherwise specified.

This information is based on engineering information available at this time. Actual figures may vary. Navistar, Inc. cannot accept liability for consequences due to this variance.



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

Item No. 6.v.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving competitive quote from Legacy Construction in the amount of \$96,575 for the Wolf Creek Basketball Court/Pickleball Court Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves the competitive quote submitted by Legacy Construction in the amount of \$96,575 for the Wolf Creek Basketball/Pickleball Court Project. The project includes construction of a new 60'x60' paved multi-use court area at Wolf Creek Park (3207 Wolf Creek Road SW), designed by Shive-Hattery, Inc., with associated grading, fencing, sidewalk connection, and court markings in accordance with SUDAS and City of Bondurant standards. In 2025, the City Council authorized staff to release a Request for Competitive Quotes to construct the facility, consistent with the City's 2024 Parks, Trails, & Greenways Master Plan, which identifies the development of this court as a short-term implementation priority aimed at expanding recreational amenities for residents of all ages. Following the competitive quote process outlined in the City's procurement policies, staff reviewed all submissions and determined that Legacy Construction was the lowest responsive and responsible quote of Legacy Construction in the amount of \$96,575.00. For reference, Shive-Hattery's estimated project cost was \$112,333.28. Approval of this quote will allow construction to proceed during the 2025 construction season, with substantial completion anticipated by May 31, 2026.

This project is recommended by the Parks and Recreation Board.

FUNDING SOURCE: Capital Fund supported by Local Option Sales and Services Tax, Grants, GO Debt Service Levy, and TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-305
2. Competitive Quote
3. Wolf Creek Basketball Bid Tab

CITY OF BONDURANT
RESOLUTION NO. 251020-XXX

A RESOLUTION APPROVING COMPETITIVE QUOTE FROM LEGACY
CONSTRUCTION IN THE AMOUNT OF \$96,575 FOR THE WOLF CREEK
BASKETBALL COURT/PICKLEBALL COURT PROJECT

WHEREAS the City of Bondurant has identified the development of a multi-use basketball and pickleball court at Wolf Creek Park (3207 Wolf Creek Road SW) as a short-term implementation priority within the City's 2024 Parks, Trails, & Greenways Master Plan, aimed at expanding recreational amenities for residents of all ages; AND

WHEREAS the project includes construction of a new 60'x60' paved multi-use court area, with associated grading, fencing, sidewalk connection, and court markings designed by Shive-Hattery, Inc., and constructed in accordance with the 2025 Iowa Statewide Urban Design and Specifications (SUDAS) and City of Bondurant standards; AND

WHEREAS in 2025, the City Council authorized staff to release a Request for Competitive Quotes for the Wolf Creek Basketball/Pickleball Court Project in accordance with the City's procurement policies; AND

WHEREAS multiple quotations were received and reviewed by City staff, and it was determined that Legacy Construction submitted the lowest responsive and responsible quote in the amount of \$96,575.00; AND

WHEREAS the engineer's estimated project cost, as prepared by Shive-Hattery, Inc., was \$112,333.28, and staff recommends award to Legacy Construction based on competitive pricing and compliance with the project specifications; AND

WHEREAS approval of this quote will allow construction to proceed during the 2025 construction season, with substantial completion anticipated by May 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the competitive quote from Legacy Construction in the amount of \$96,575.00 for the Wolf Creek Basketball Court/Pickleball Court Project is hereby approved, and the Mayor and City Clerk are authorized to execute all necessary documents on behalf of the City.

Passed this 20th day of October 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				



REQUEST FOR COMPETITIVE QUOTATIONS

Wolf Creek Basketball / Pickleball Court Project

I. Description of Public Improvement Work

The City of Bondurant is seeking competitive quotes for the construction of a combined basketball and pickleball court facility at Wolf Creek Park, located at [3207 Wolf Creek Road SW](#), as shown in Exhibit A. The project includes site preparation, grading, and installation of a new 60' x 60' paved court area, with associated improvements as outlined below:

- **Court Surface:** Install new asphalt pavement for the basketball and pickleball court area as shown in Exhibit A.
- **Connection to Sidewalk:** Construct 5-inch PCC pavement connecting the new court to the existing sidewalk as specified in Exhibit A.
- **Court Markings:** Apply painted playing lines in accordance with dimensions and specifications shown in Exhibit A.
- **Equipment:** Install owner-provided basketball hoop systems, mounted per manufacturer's specifications with reinforced post footings.
- **Fencing:** Install 6-foot black chain-link fencing to fully enclose the court area.
- **Site Work:** Perform earthwork and grading to establish positive drainage, construct doweled isolation joints, and tie in to existing grades.
- **Erosion Control:** Implement best management practices for erosion and sediment control in accordance with SUDAS requirements.
- **General Standards:** All work shall conform to the 2025 Iowa Statewide Urban Design and Specifications (SUDAS) and City of Bondurant standards unless otherwise noted.
- **Project Schedule:** Construction may commence in calendar year 2025 if weather and site conditions allow for asphalt and PCC placement in accordance with SUDAS and City of Bondurant standards. Regardless of the start date, all work must be substantially completed no later than May 31, 2026.

Note: Phase 2 improvements shown on Sheet C202 of Exhibit A are for reference only and are not included in this project.

2. Time, Place, and Manner for Filing Competitive Quotations

Quotes for construction of the public improvement work described above must be submitted by email to John Horton, Public Works Director, at jhorton@cityofbondurant.com no later than 4:30 p.m. on Wednesday, October 15, 2025. Quotes submitted by any other means, including in-person delivery, U.S. mail, or fax, will not be accepted.

3. Questions and Clarifications

All questions regarding this Request for Competitive Quotations must be submitted in writing by email to John Horton, Public Works Director, at jhorton@cityofbondurant.com.

4. Required Quotation Format

Quotes shall be filed on the Competitive Quote Form provided by the City and included with this quote packet. Quotes that are filed in any other form shall be determined to be non-responsive and may be rejected by the City.

5. Quote Supplied Must Include

Interested contractors are required to include in their quotes the price for labor, materials, equipment and supplies required to perform the work.

6. Insurance Requirements

Each contractor submitting a quote pursuant to this Competitive Quotations request shall be required to commit to provide to the City, at the time of the award and execution of the contract, a certificate or certificates of insurance, evidencing insurance with coverages in amounts as required by the City, as set forth in the competitive quotation form.

7. Sales Tax Exemption

The City will issue special sales tax exemption certificates to the contractor and its subcontractors pursuant to Iowa Code §§422.42 and 422.47. Contractors shall use these certificates when procuring materials and equipment for the project and shall not include sales tax in their quotations. The City will not reimburse or seek refunds for any sales tax paid in error by the contractor or its subcontractors.

8. Evaluation of Competitive Quotes

If a quoting contractor does not submit its quotation on the form required, or does not provide all information or documentation or make all commitments required, or does not

cause said form to be executed as required, said quotation may be determined to be non-responsive and shall be rejected.

The contract will be awarded to the lowest responsive, responsible quoter, subject to the right of the City to reject any or all quotes.

9. Bond Requirement

Performance/payment bonds are required for this project.

COMPETITIVE QUOTATION FORM

Wolf Creek Basketball / Pickleball Court Project

Article 1 - Quote Recipient

This quote shall be submitted via email only to John Horton, Public Works Director, at jhorton@cityofbondurant.com.

Article 2 – Quoting Contractor’s Acknowledgements

The submitting party acknowledges the right of the City to:

- a) Reject any or all quotes and to waive informality or irregularity in any proposal received and to award each item to different submitting parties or all items to a single submitter. In addition, the submitting party recognizes the right of the City to reject a quote if the submitter fails to furnish any required data required by the RFQ, or if the quote is in any way incomplete or irregular. The City shall be the sole judge of compliance with the specifications and reserves the right to accept or reject any or all proposals or parts thereof.
- b) Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof.

Article 3 – Quoting Contractor’s Agreement

By submitting a quote, the Contractor agrees to the following:

- a) **Contract Execution:** If selected, to enter into a contract with the City to perform the work described in the Request for Competitive Quotations Document/Exhibit A.
- b) **Insurance:** To provide and maintain insurance in the form and limits required by the City, as described below:
 - i. The City retains the option to approve variations from the limits specified.
 - ii. The Contractor shall secure and maintain insurance from a company authorized to write casualty insurance in the State of Iowa and acceptable to the City, covering the Contractor, subcontractors, and the City against claims for bodily injury, death, or property damage arising from operations under this Contract. The City and subcontractors shall be listed as “additional insured.”

- iii. Work may not commence until all required insurance certificates or certified copies of policies have been filed with the City. Each insurance policy shall include a clause stating that it will not be canceled without thirty (30) days' prior written notice to the City.
- iv. Commercial General Liability coverage shall include Explosion, Collapse, and Underground Hazards (XCU Coverage).
- v. Insurance types and minimum limits shall be as follows:

Worker's Compensation and Employees' Liability	As required by State Law
General Aggregate Limit	\$1,000,000
Products' complete Operations Aggregate Limit	\$500,000
Personal and Advertising Injury Limit	\$500,000
Each Occurrence Limit	\$500,000
Automobile Liability – Combined Single Limit	\$500,000
Excess Liability - Umbrella	\$1,000,000

- c) **Project Completion:** To complete the work within three (3) weeks of the Notice to Proceed, subject to weather and site conditions that allow for proper installation of asphalt and PCC pavement, and to achieve substantial completion no later than May 31, 2026.
- d) **Scope of Work:** To perform the work as shown Exhibit A.
- e) **Sales Tax:** To exclude sales tax from the Competitive Quotation, with the understanding that the City will issue a sales tax exemption certificate for materials incorporated into the project.
- f) **Review of Documents:** To have examined and carefully studied the Request for Competitive Quotations Document/Exhibit A and all referenced data and materials.

Article 4 - Quoting Contractor's Price

The quoting contractor agrees to perform all work necessary to complete the project, as summarized above and shown in Exhibit A, for and in consideration of the City's payment of the **total lump sum amount** below. This lump sum shall include all labor, materials, equipment, supervision, supplies, and related work required to perform the work and complete the improvements in accordance with the Contract

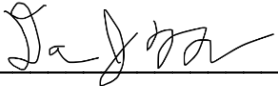
Total Lump Sum Bid (in words and figures) Ninety-six thousand, five hundred, seventy-five dollars, no cents.
Dollars (\$96,575.00)

Article 5 – Bid Submittal

Quoting Contractor's Name: Legacy Construction LLC

Address: 3323 Linden Dr SW

City, State, Zip: Bondurant, IA, 50035

By (signature):  Date: 10/14/25

Printed Name: Daniel Moore

Bidder's License Number, issued by the Iowa Commissioner of Labor as required by
Section 91C.5 of the Iowa Code: C147836 -

EXHIBIT A: PLANS

CITY OF BONDURANT - COURT IMPROVEMENTS

3207 WOLF CREEK RD SW, BONDURANT, IA 50035



LOCATION MAP

1"=200'

OWNER REPRESENTATIVE

CITY OF BONDURANT
ATTN: MAGGIE MURRAY
200 2ND STREET NE PO BOX 37
BONDURANT, IA 50035
EMAIL:
PHONE: 515-630-6985

ENGINEER

SHIVE-HATTERY, INC.
ATTN: BRENT STRAUCH
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
EMAIL:BSTRAUCH@SHIVE-HATTERY.COM
PHONE: 515-223-8104

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C001	CONSTRUCTION NOTES
C002	EXISTING CONDITIONS
C101	SITE PLAN
C201	GRADING PLAN
C202	SITE AND GRADING PLAN - PHASE 2 (FOR REFERENCE ONLY)
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS

CIVIL ENGINEER

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW 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.	
	Signature:	Date: 09/29/2025
	Printed or typed name: BRENT M. STRAUCH	
	License Number: 24125	
	My License Renewal Date is: DECEMBER 31, 2023	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL 'C' SHEETS		

THE 2025 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS AND DES MOINES METRO DESIGN STANDARDS AND ADDENDUMS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CITY OF BONDURANT - COURT IMPROVEMENTS

CONSTRUCTION
ISSUE DATE: 09/29/2025

C000

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

CITY OF BONDURANT
3207 WOLF CREEK RD SW, BONDURANT, IA 50035

PROJECT NUMBER: 2240015530

4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
515.223.8104 | SHIVE-HATTERY.COM

\\p01wch102\02020015530\dwg\shivehattery\CA0000 COVER SHEET.dwg
Printed: 10/20/2025 9:01:52 AM

	A	B	C	D	E	F
1	<u>GENERAL NOTES:</u> 1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP (PUBLIC OR PRIVATE) SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IOWA STATEWIDE URBAN AND DESIGN AND SPECIFICATIONS (SUDAS) AS AMENDED BY THE CITY OF BONDURANT, UNLESS OTHERWISE NOTED ON THE DRAWINGS. 2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCY CODES, STANDARDS AND SPECIFICATIONS. 3. 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 TO BE ALLOWED FOR THE COMPLETION OF THIS WORK. 4. 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 THE ENGINEER, AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE ENGINEER, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR. 5. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY. 6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT. 7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE GOVERNING AUTHORITIES. 8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES, ELEVATIONS, SETBACKS, AND EASEMENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED. 9. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE. 10. PROTECT ALL EXISTING FEATURES (INCLUDING BUT NOT LIMITED TO WALLS, TREES, LANDSCAPING, DRIVEWAYS, SIDEWALKS, CURBS, PAVEMENT, UTILITIES, ETC.) NOT SPECIFICALLY NOTED FOR REMOVAL. FEATURES NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER. 11. CONTRACTOR SHALL ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION. 12. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS. 13. 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. 14. CONTRACTOR SHALL SCHEDULE A UTILITY LOCATING SERVICE AND/OR NOTIFY ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION AND HORIZONTAL AND VERTICAL ELEVATION OF UNDERGROUND UTILITIES AND PROPOSED POINTS OF CONNECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. IF CONFLICTS ARE FOUND, NOTIFY THE ENGINEER. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING PUBLIC AND PRIVATE UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES MARKED PRIOR TO CONSTRUCTION. 15. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS PRIOR TO EACH STAGE OF CONSTRUCTION. NOTIFY THE APPROPRIATE PUBLIC AND PRIVATE UTILITY OWNER A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ON ANY FACILITIES OWNED OR OPERATED BY THAT UTILITY. 16. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND CITY OF BONDURANT REGARDING OUTAGES, RELOCATION, ADJUSTMENT, CONNECTIONS, OR TEMPORARY SUPPORT OF THEIR FACILITIES. COORDINATE ALL UTILITY OUTAGES WITH PROVIDER OF UTILITY A MINIMUM OF 12 BUSINESS DAYS IN ADVANCE. 17. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. AT NO TIME WILL EITHER THE CITY OF BONDURANT OR THE ENGINEER TAKE RESPONSIBILITY FOR EITHER THE MEANS OF THE WORK OR THE SAFETY OF THE CONTRACTOR'S EMPLOYEES. 18. ALL OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH REGULATORY REQUIREMENTS. 19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION. ANY DAMAGE CAUSED BY A FAILURE TO MAINTAIN POSITIVE DRAINAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. 20. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING RIGHT-OF-WAY, TEMPORARY CONSTRUCTION EASEMENTS, OR LIMITS OF THE PROJECT AS INDICATED ON THE PLANS. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE USE OF THE PROPERTY. 21. ALL EMERGENCY ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES. 22. SITE CLEAN-UP TO BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. WITHIN AND ADJACENT TO PROJECT LIMITS SHALL BE KEPT CLEAN AT ALL TIMES. ALL COSTS FOR CLEANING SHALL BE INCIDENTAL TO THE CONTRACT. 23. ALL INSPECTIONS REQUIRED FOR PUBLIC OR PRIVATE IMPROVEMENTS SHALL BE FACILITATED BY THE CONTRACTOR. 24. CONTACT THE CITY OF BONDURANT FOR PROCEDURES FOR HANDLING CONTAMINATED SOILS IF LOCATED ON SITE. 25. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE REVIEWED AND APPROVED BY THE CITY OF BONDURAN AND MUNICIPALITY ENGINEER. THE CONTRACTOR SHALL GUARANTEE THEIR WORK FOR A PERIOD OF 12 (TWELVE) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE. 26. ALL TRAFFIC AND PEDESTRIAN CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND THE CITY OF BONDURANT STANDARDS. 27. WHEN PERFORMING WORK WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY ENGINEER AT LEAST SEVEN (7) DAYS PRIOR TO STARTING WORK. IF THE AUTHORITY HAVING JURISDICTION REQUIRES ADDITIONAL TRAFFIC CONTROLS, IT SHALL BE INCIDENTAL TO THE PROJECT. 28. ALL PROPERTY MARKERS AND SURVEY REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITNESSED OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR. 29. 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. 30. ALL CONSTRUCTION STAKING, LAYOUT, SCHEDULING, AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.			<u>PAVEMENT GENERAL NOTES:</u> 1. ALL DIMENSIONS AND CURB RADII SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. 2. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. 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 ADJUSTMNETS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY. 3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER SUDAS SECTION 7030. 4. ALL PROPOSED PCC PAVEMENT SHALL BE PROTECTED ACCORDING TO SUDAS SECTION 7010-3.04. <u>EROSION CONTROL NOTES:</u> 1. USE ALL AVAILABLE MEANS TO MINIMIZE THE AMOUNT OF SOIL EROSION CAUSED BY THE WORK OF THE PROJECT. THIS INCLUDES RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL DEVICES INDICATED. 2. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER. 3. CONTROL DUST FROM ALL WORK AND STAGING AREAS. 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED. 5. STABILIZE ALL DISTURBED AREAS IMMEDIATELY IF THEY REMAIN INACTIVE FOR 14 DAYS OR MORE WITH A TEMPORARY SEED MIX PER SUDAS SPECIFICATION 9010. TEMPORARY SEEDING SHALL BE INCIDENTAL TO THE PROJECT. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION/MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES. EROSION CONTROL DEVICES SHALL BE CHECKED ONCE PER WEEK AND AFTER EACH RAINFALL TO ENSURE WORKING ORDER.		
2						
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CONSTRUCTION NOTES	DRAWN BY	EF
	APPROVED BY	BMS
	ISSUED FOR	CONSTRUCTION
	ISSUE DATE	09/29/2025
	PROJECT NUMBER	2240015530
	FIELD BOOK	1

CITY OF BONDURANT - COURT IMPROVEMENTS						

SHIVE-HATTERY ARCHITECTURE+ENGINEERING	4125 WESTOWN PARKWAY - SUITE 100
	WEST DES MOINES, IA 50266
	515.223.8104 SHIVE-HATTERY.COM

CITY OF BONDURANT	3207 WOLF CREEK RD SW, BONDURANT, IA 50035

C001

CITY OF BONDURANT - COURT IMPROVEMENTS

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ARCHITECTURE+ENGINEERING

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WEST DES MOINES, IA 50266
515.223.8104 | SHIVE-HATTERY.COM

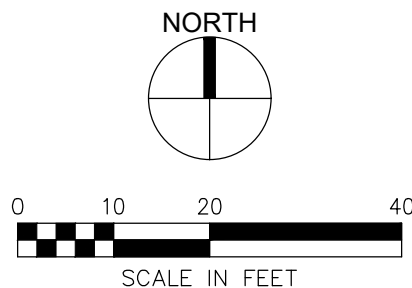
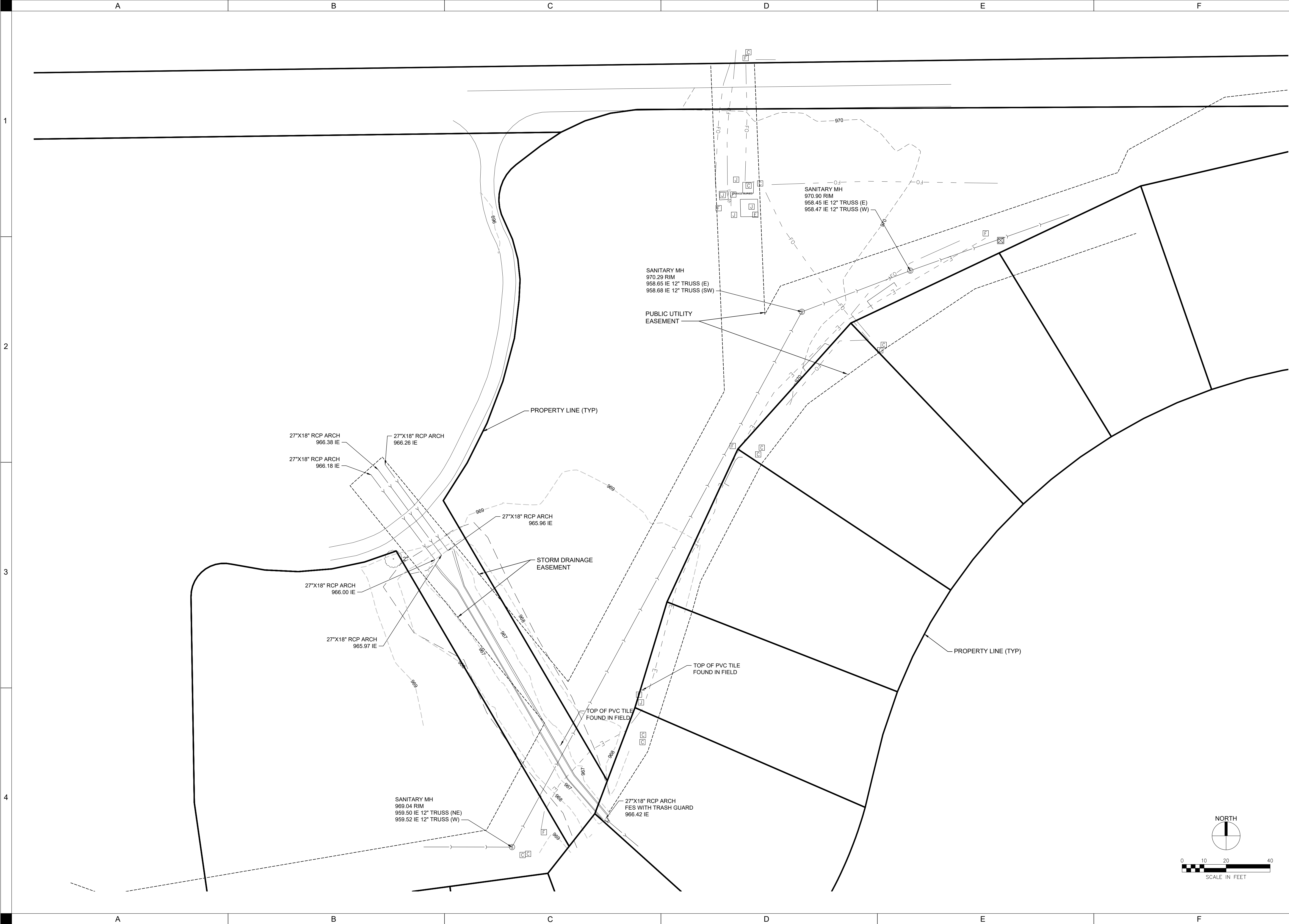
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CONSTRUCTION NOTES

C001

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EXISTING
CONDITIONS

C002

CITY OF BONDURANT - COURT
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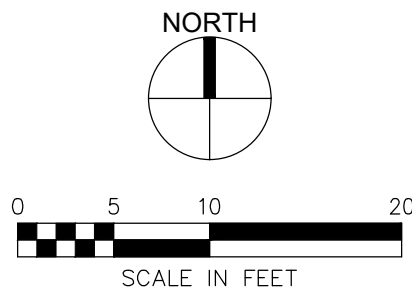
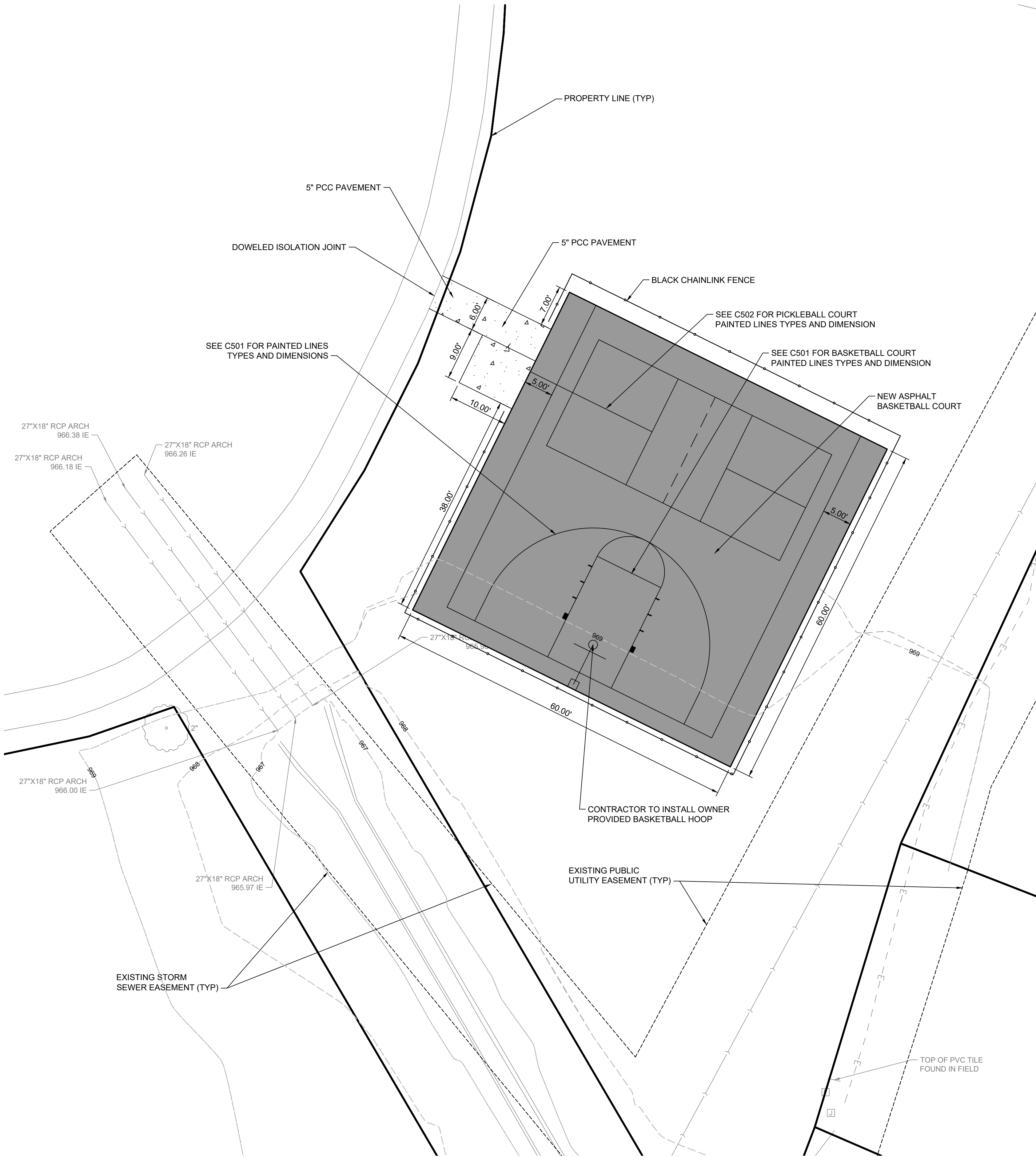
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SITE PLAN

CITY OF BONDURANT - COURT
IMPROVEMENTS

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ISSUED FOR	CONSTRUCTION
ISSUE DATE	09/29/2025
PROJECT NUMBER	2240015530
FIELD BOOK	--

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CITY OF BONDURANT
3207 WOLF CREEK RD SW, BONDURANT, IA 50035

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NOTE: PHASE 2 IMPROVEMENTS
ARE SHOWN FOR REFERENCE ONLY

27"x18" RCP ARCH
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27"x18" RCP ARCH
966.26 IE

27"x18" RCP ARCH
966.18 IE

27"x18" RCP ARCH
966.00 IE

27"x18" RCP ARCH
966.96 IE

EXISTING STORM SEWER
EASEMENT (TYP)

MATCH EXISTING
GRADING

PROPERTY LINE (TYP)

GRADING LIMITS
(TYP)

EXISTING PUBLIC UTILITY
EASEMENT (TYP)

SANITARY MH
970.29 RIM
958.65 IE 12" TRUSS (E)
958.68 IE 12" TRUSS (SW)

SANITARY MH
970.90 RIM
958.45 IE 12" TRUSS (E)
958.47 IE 12" TRUSS (W)

SEE C501 FOR PAINTED LINE
TYPES AND DIMENSIONS

SEE C501 FOR PAINTED LINE
TYPES AND DIMENSIONS

PROPERTY LINE (TYP)

SITE AND
GRADING PLAN -
PHASE 2

C202

DRAWN BY	EF
APPROVED BY	BMS
ISSUED FOR	CONSTRUCTION
ISSUE DATE	09/29/2025
PROJECT NUMBER	2240015530
FIELD BOOK	--

CITY OF BONDURANT - COURT
IMPROVEMENTS

CITY OF BONDURANT
3207 WOLF CREEK RD SW, BONDURANT, IA 50035

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
515.223.8104 | SHIVEHATTERY.COM

Wolf Creek Basketball Bid Tab

Engineers's Es

Contractor	Lump Sum Quote
TVM Vermeer Group	\$115,000
Legacy Construction LLC.	\$96,575.00
Grimes Asphalt& Paving Corp.	\$117,913.00
Minturn Inc.	\$149,750.00

timate \$112,333.28



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

Item No. 7.a.
For Meeting of 10/20/2025
Public Hearing

TITLE: Public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS:

Now is the time and place for a public hearing on the Mud, Camp, and Spring Creeks Greenway Master Plan.

This plan was prepared by Confluence on behalf of the Mud, Camp, and Spring Creeks Watershed Management Authority (WMA) and Polk County Public Works. The Watershed Management Authority is a collaborative entity established under Iowa law that allows multiple jurisdictions, including cities, counties, and soil and water conservation districts, to work together on watershed-scale challenges such as flood mitigation, water quality, habitat preservation, and stormwater management. The WMA has no taxing or regulatory authority but serves as a forum for joint planning, resource sharing, and project coordination across local governments.

The Mud, Camp, and Spring Creeks Greenway Master Plan outlines a vision for interconnected greenway corridors throughout the watershed, designed to integrate flood risk reduction, water quality protection, ecological restoration, recreation, and community connectivity. Within Bondurant, Mud Creek and portions of Spring Creek flow through the community, making this plan particularly relevant for guiding efforts to protect local stream corridors and connect them to regional greenway systems. The plan identifies opportunities for riparian buffers, wetland restoration, trail linkages, and green infrastructure projects. While the recommendations are conceptual in nature, they offer important guiding principles that can be considered by each participating community. For Bondurant, the plan is not a City-prepared document but is intended to complement the City's own long-range planning documents.

The watershed planning area includes portions of several municipalities, including Bondurant, Altoona, Pleasant Hill, Mitchellville, and Runnells, as well as unincorporated

areas of Polk County. Because the creeks cross municipal boundaries, the plan emphasizes regional coordination to achieve watershed-scale benefits. As this is not a City of Bondurant plan, but a regional document prepared for the WMA and Polk County Public Works, no formal review or recommendation from the Planning and Zoning Commission is required. The plan is being presented directly to the City Council as a non-binding guidance document that aligns with existing City of Bondurant plans and may help inform future planning initiatives.

FUNDING SOURCE: N/A to adopt

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Compressed MCS Watershed Master Plan (Final 7-8-2025)



MUD CAMP SPRING CREEKS GREENWAY MASTER PLAN

A REGIONAL PLAN FOR ALIGNING DEVELOPMENT +
RESOURCES IN POLK COUNTY

ACKNOWLEDGMENTS:

This plan was prepared by Confluence for the Mud Camp Spring Watershed Management Authority and Polk County Public Works.

TECHNICAL ADVISORY TEAM

John Swanson, Polk County Public Works
Cassandra Druhl, Polk County Public Works
Amanda Brown, Polk County Conservation
Jennifer Welch, Polk Soil & Water Conservation District

STEERING COMMITTEE MEMBERS

Karen Oppelt, City of Altoona
John Shaw, City of Altoona
John Horton, City of Bondurant
Isaac Pezley, City of Bondurant
Madeline Sturms, City of Pleasant Hill
Michael James, Polk Soil & Water Conservation District

APPRECIATION TO STAKEHOLDER ORGANIZATIONS FOR PARTICIPATION AND CONTRIBUTIONS:

The Nature Conservancy
Neal Smith National Wildlife Refuge
Polk County Conservation
Jasper County Conservation
Iowa Natural Heritage Foundation
Iowa Department of Natural Resources
Des Moines Area Metropolitan Planning Organization
Central Iowa Trail Association
City of Altoona
City of Bondurant
City of Mitchellville
City of Pleasant Hill
City of Runnells



CONFLUENCE

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SECTION 1:

INTRODUCTION

INTRODUCTION AND KEY OBJECTIVES

The Mud, Camp, and Spring Creek Watersheds (MCS watersheds) are in the eastern portion of Polk County (**Figure 1**). They also extend into western Jasper and northwest Marion Counties. Mud Creek Watershed has a drainage area of 27,350 acres, of which 92% are rural and 8% are urban. Camp Creek Watershed includes 26,063 acres, which are 97% rural and 3% urban. Spring Creek has the smallest drainage area at 11,049 acres, of which 86% is rural and 14% is urban. Urbanization is occurring at a rapid rate, particularly in the Mud and Spring Creek Watersheds. This increases stormwater runoff in these watersheds, which results in increased flooding, nutrient pollution, and streambank erosion, which are all primary concerns.

The Mud, Camp, and Spring Creek Watershed Management Authority was formed in January 2014 and is made up of the jurisdictions of Polk County, Jasper County, Marion County, City of Altoona, City of Bondurant, City of Pleasant Hill, City of Mitchellville, City of Runnells, Polk Soil & Water Conservation District, Marion Soil & Water Conservation District, and Jasper Soil & Water Conservation District. This includes 100% of the jurisdictions eligible for the Watershed Management Authority.

The Mud, Camp, and Spring Creek watersheds represent a diverse environment traversing through urbanized and unurbanized, agricultural territory. The purpose of this master plan is to build upon the existing Watershed Management Plan, adopted in 2016, to identify specific properties and connected corridors that can be preserved as natural space to both the benefit on the long-term health of the watersheds and provide passive recreation space for our community members.



Image Credit: Polk County Conservation



KEY OBJECTIVES

The key objectives of this Master Plan are:

- 1 IMPLEMENTATION**
of recreation and connectivity improvements
- 2 PRESERVATION**
and creation of wildlife
- 3 STREAM**
and watershed protection
- 4 REDUCTION**
of the impacts from flooding

INTRODUCTION

MASTER PLANNING PROCESS

MASTER PLANNING PROCESS OVERVIEW

The development of this master plan was led by a Steering Committee with representatives from each municipality. Planning support and review was provided by a Technical Committee consisting of staff from Polk County and Polk Soil and Water Conservation District. Input for the development of this plan was further sought from the community stakeholders and residents. A summary of the public input can be found in **Appendix C**.

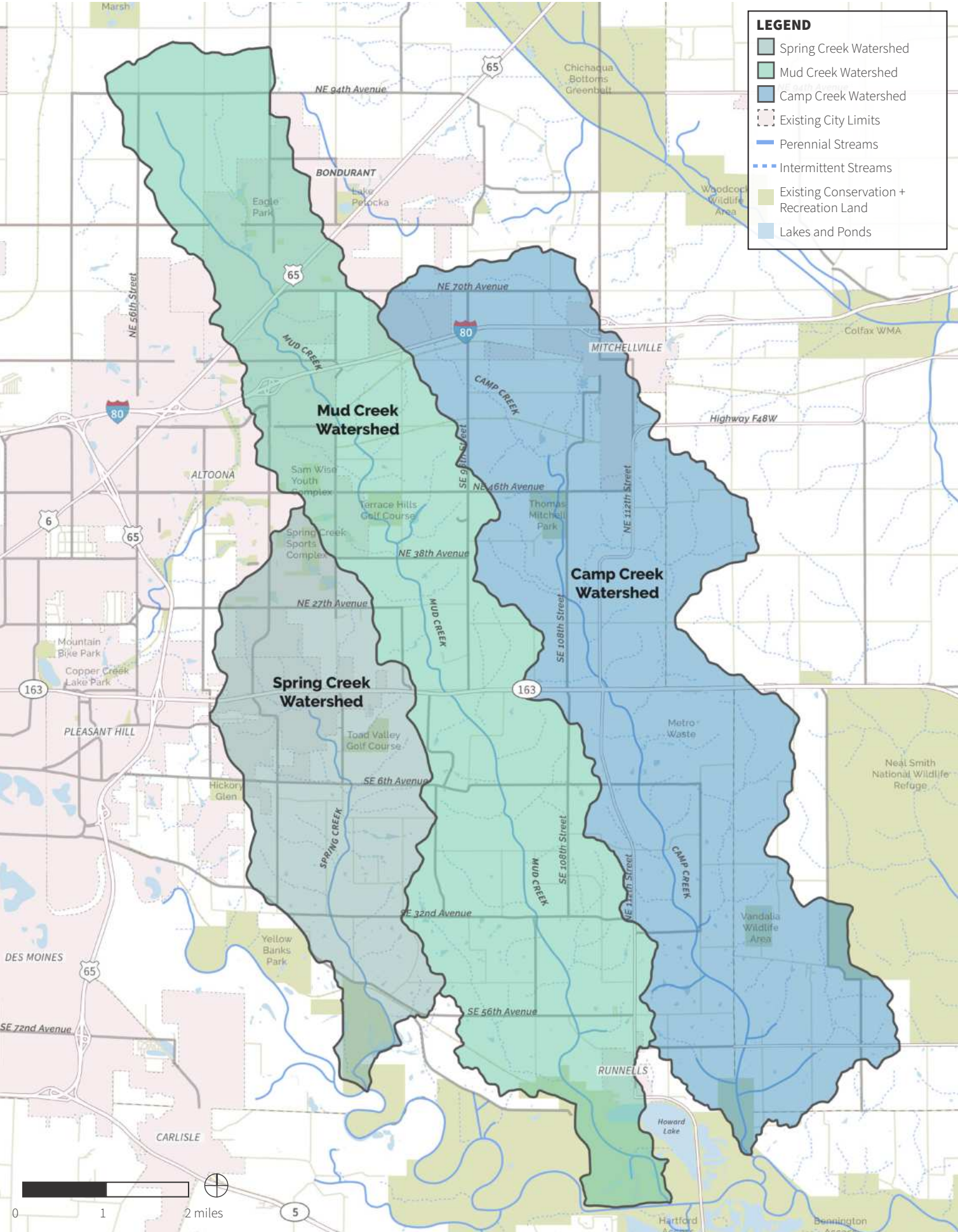
Analysis and input of the Steering Committee and public led to the following vision for this master plan:

Greenways of open space along major creeks – providing wildlife habitat and natural recreation space while reducing impacts from flooding.

- » Enhanced recreation, particularly trails that connect regional attractions and communities.
- » A regional green infrastructure system that detains runoff from urban areas.
- » Stream channels that are stable and functionally able to pass the flows coming to them, particularly within and downstream of urban areas.
- » High quality natural and cultural resource remnants protected from future development.
- » Habitat corridors linking major natural resource hubs.
- » Flooding reduction in urban areas.

Included within Section 3, 4, and 5 of this report are specific Priorities and Actions to implement the vision of this master plan. Tool options are included for certain Actions.

Figure 1 Mud, Camp, & Spring (MCS) Watersheds



SECTION 2:

THE REGIONAL LANDSCAPE

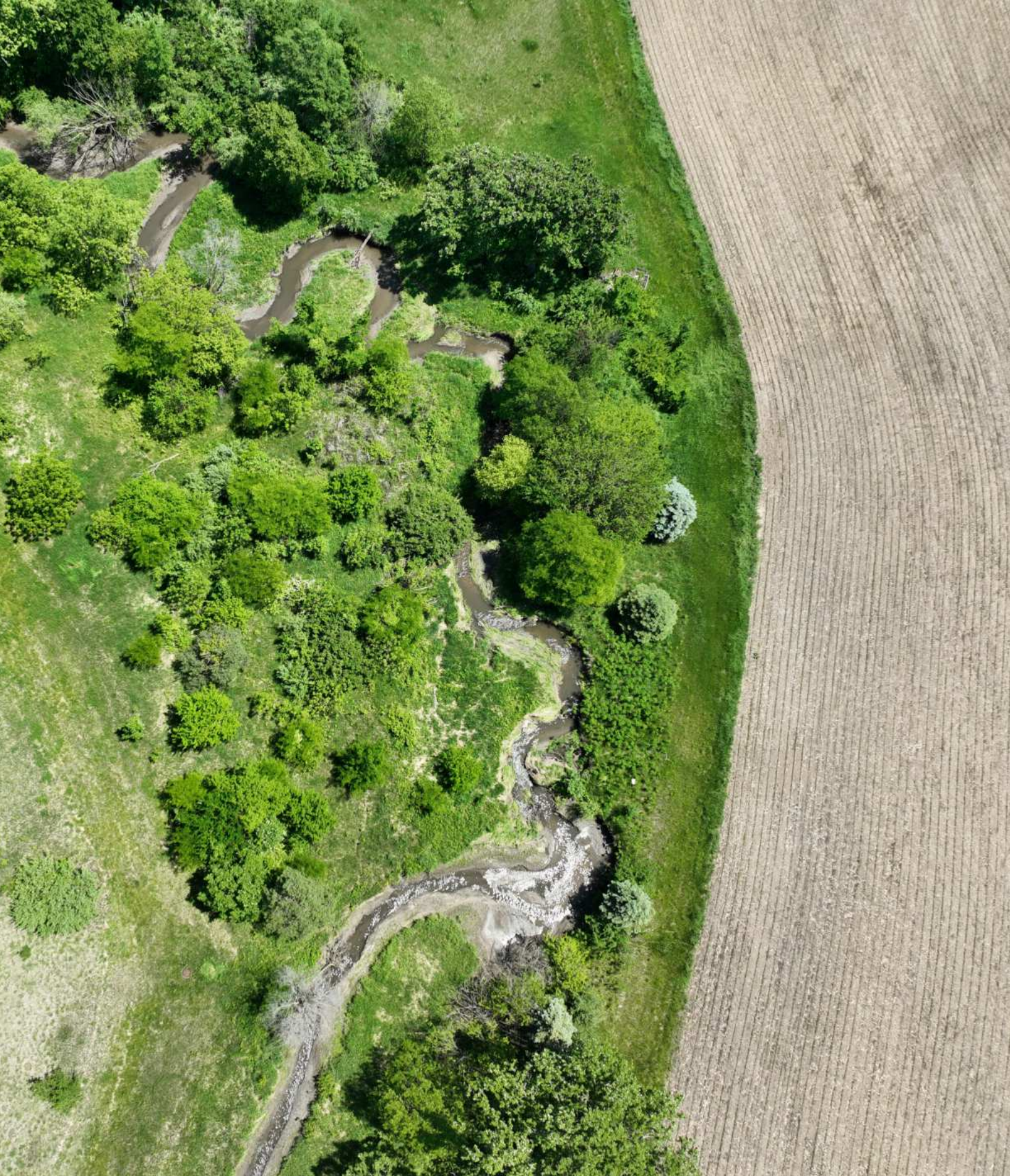
INTRODUCTION AND KEY OBJECTIVES

The regional landscape is a key consideration when greenway planning because while the greenway may only cover a small portion of the watershed, it is inherently impacted by the natural features and development patterns of the greater region. The Mud, Camp, and Spring Creek Watershed encompasses a diverse range of land use features and development type. This section reviews several key features, including:

- » Geology and Geomorphology
- » Streams Conditions
- » History and Culture
- » Land Use + Urban Growth
- » Landcover + Habitat



Image Credit: Polk County Public Works



THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Geology and Geomorphology

The watersheds for Mud, Camp, and Spring Creeks are located on portions of two separate landform regions: the Des Moines Lobe and the Southern Iowa Drift Plain (**Figure 2**). Differences in physical appearance between the two landforms are stark, as are how water moves on the land, land use, stream conditions, and the native vegetation communities. The Des Moines Lobe landform is the land area where the most recent lobe of glaciation stagnated and melted approximately 13,000 years ago. The Southern Iowa Drift Plain, to the south, is hundreds of thousands of years older than the Des Moines Lobe and it is capped with loess deposits.

The Bemis Moraine is the place where the glacier stopped advancing, stayed in place and slowly melted approximately 13,000 years ago. The moraine is a distinct ridge on the landscape.

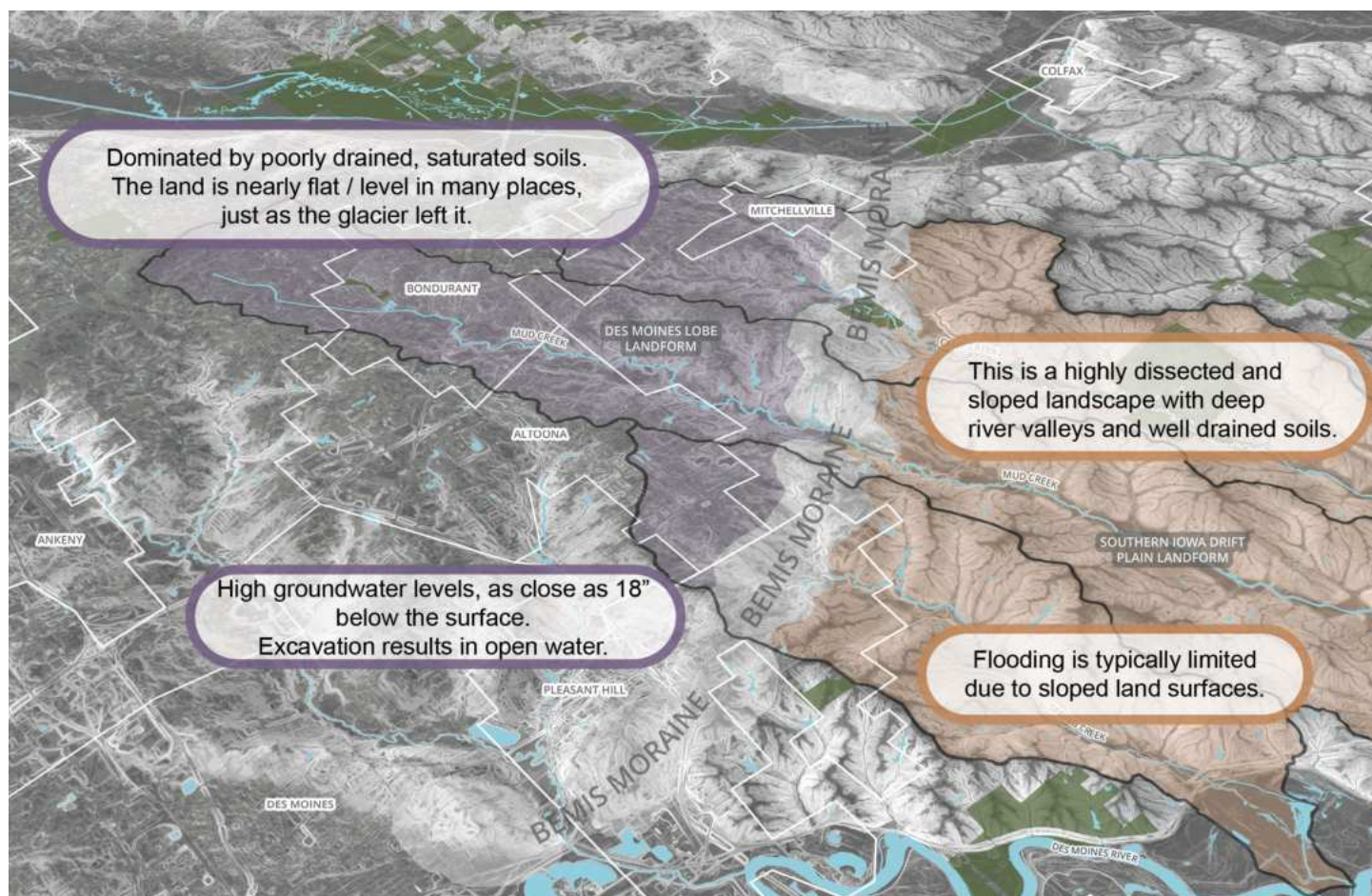


Figure 2 Landforms along the Des Moines Lobe and the Southern Iowa Drift Plan

THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Stream Conditions

Current stream condition data is not available for the Mud, Camp, Spring watershed area. The most recent assessment was completed by Polk County in 2016. At that time, assessment characterized downcutting and laterally migrating stream channels, particularly south of the Bemis Moraine. Long stretches of high bank erosion were identified as well as mass slumping following high precipitation events. These conditions are fairly typical of Iowa in general. Eroded and downcutting stream conditions are commonly found on the edge of new urban development. Stormwater runoff patterns are significantly altered when land is converted from agricultural to urban land uses due to stormwater infrastructure. Runoff from both urban and rural areas in the watershed is known to carry eroded sediment, nutrients, and bacteria downstream.

History and Culture

Native Americans lived in Iowa since the last glacier was receding in the Des Moines Lobe landform. Tundra and forests covered the land at this time. This brief cultural history of Iowa summarizes information presented in *The Archaeological Guide to Iowa* by Whittaker et al. (2015). Paleoindians were present at this time (13,000-10,500 years ago) although little physical evidence remains. Paleoindians were small game hunters and foraged wild plants for food. Subsequent Indian populations relied more and more on agriculture and living in villages. What is known about cultural sites in and near this watershed are related to the Woodland culture (800 B.C.–A.D. 1250) up through the Protohistoric period (A.D. 1600–1800). The Woodland period is known for domestic plants, pottery, and mounds, and for increasing numbers of more settled communities occupying defined territories. The shift away from hunting and gathering to agriculture was slow, and wild foods would always remain important to prehistoric Iowans.

The Oneota cultures (during the Protohistoric period between A.D. 1600-1800) were the first observed by European explorers and traders. Indians began to acquire European goods, and large population shifts occurred because of disease and migration during the protohistoric period, so called because it typically lacks the written accounts of the later historic period. Some sites have documented habitation by both Indian and early European settlers. European settlement began in the mid to late 1700's. The United States obtained Iowa as part of the Louisiana Purchase in 1803. The Lewis and Clark expedition occurred shortly after to explore the territory. The United States government began to assert control over the region, pushing out Indian people generally from east to west. Forts were built to protect newly arriving European settlers and dissuade occupation by other groups.

THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Land Use + Urban Growth

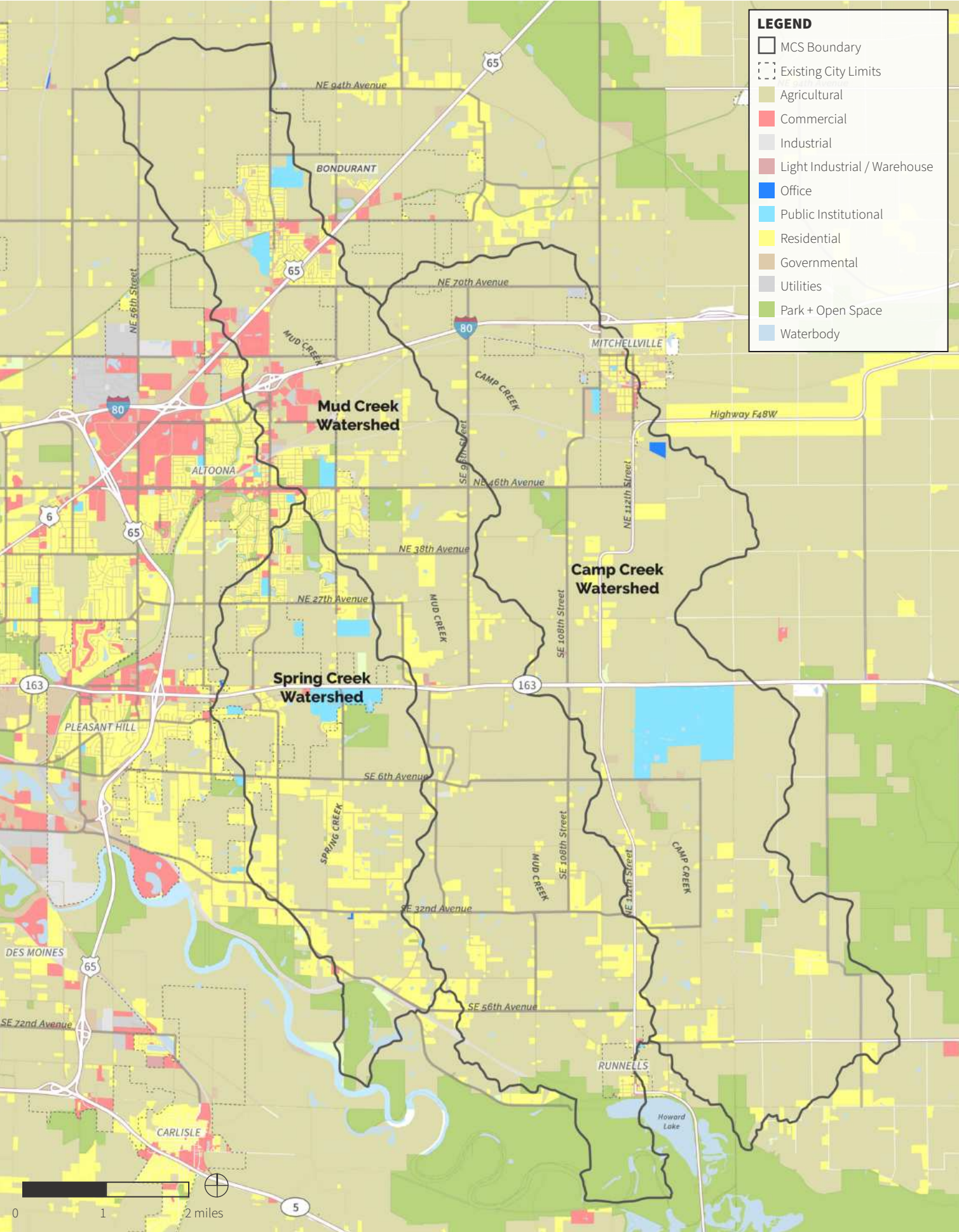
The Mud, Camp, and Spring Creek watersheds are located within the current city limits and growth boundaries of the Cities of Altoona, Bondurant, Pleasant Hill, Mitchellville, and Runnells. Of note, Altoona, Bondurant, and Pleasant Hill have been experiencing rapid growth and development over the last few decades and the pace of this development and expansion of their corporate limits is anticipated to continue. With this development comes increased pressure on the watersheds including higher stormwater runoff volumes and loss of natural vegetation. Although each community has rules in place requiring the management of stormwater, we are experiencing an increase in the rate of stormwater flow into our streams. See **Figure 3** for map of existing land use within the watersheds.

On a positive note for the watersheds, over the last 5 years, both Bondurant and Pleasant Hill have adopted stream buffer ordinances to restrict how close development can get to an existing stream. All member cities are further expanding their parks and recreation spaces and trails providing us with some new opportunities to interconnect our communities with trails and greenways.



Image Credit: Polk County Public Works

Figure 3 MCS Watershed Existing Land Use Map



THE REGIONAL LANDSCAPE

KEY ATTRIBUTES

KEY ATTRIBUTES

Landcover and Habitat

Understanding the landcover of a region, and how it is changing, is valuable information for planning. Landcover is also a critical piece of understanding the habitat potential in a region. To understand existing vegetation patterns in the MCS watershed, we mapped existing land cover types using the most recent data available (2022 USDA Iowa Cropland Data Layer) which has a ground resolution of 30 meters. Data for urban areas, trees and forest cover, perennial vegetation, and annual row crop vegetation were extracted from 2022 data (**Table 1, Figure 4**). Outside of urban areas, the MCS watershed included 64% (41,123 acres) of annual row crop vegetation and 27% perennial vegetation. Urban landcover occupied 8% of the watershed.

Multiple significant public natural areas are located just outside the watershed boundary and serve as important habitat cover. These include Chichaqua Bottoms Greenbelt, Neal Smith National Wildlife Refuge, the Des Moines River floodplain, and the Fourmile Creek Greenbelt. Within the watershed public natural areas owned by county, state and federal agencies include Yellow Banks Parks, Thomas Mitchell Park, and the Red Rock Wildlife Management Area.

Historically, watershed landcover included a variety of landcover types based on the landform region. Areas south of the Bemis Moraine, the Southern Iowa Drift Plain landform region, were comprised of tallgrass prairie and areas of oak-hickory forest. North of the Bemis Moraine, in the Des Moines Lobe landform region, the land was comprised of wet prairies, wetlands, and tallgrass prairie.

Table 1 MCS Watershed Landcover and Habitat (2022)

Type	Acres	Total Acres	%
Trees and Forest Vegetation		4,114	6%
Deciduous Forest	3,261		
Evergreen Forest	40		
Mixed Forest	813		
Perennial Vegetation		11,511.5	18%
Grassland/Herbaceous	578		
Pasture/Hay	10,933		
Wetlands		1,931	3%
Woody Wetlands	877		
Emergent (Perennial) Wetlands	1,054		
Annual Row Crop Vegetation		41,123	64%
Urban Landcover		5,398	8%

Figure 4 MCS Watershed Landcover and Habitat Map (2022)



SECTION 3:

RECREATIONAL OPPORTUNITIES

INTRODUCTION AND KEY OBJECTIVES

This plan organizes existing and future planned major destinations and recreational amenities within the watershed and just outside its boundaries. These amenities are considered hubs and related to the location of the following types of amenities:

- » Existing and Planned Significant Parks
- » Natural Resources / Open Spaces
- » School Campuses
- » Sports Complexes

Most hubs are located inside the watershed, but several significant Natural Resource Hubs lie just outside the boundary and are discussed later in this plan. This plan identifies 45 miles of recommended new regional trail between the Recreation Hubs, the cities, and other regional trails in the area (**Figure 8 and Table 3**).





RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

RECREATIONAL ANALYSIS

Figure 5 shows the location of existing recreational areas within or nearby to the MCS watershed. This includes 41 public parks or recreation areas identified in the watershed including municipal, county, state and federal. **Table 2** summarizes a range of day use activity types present according to public data sources. The most common uses included playgrounds, benches, picnic shelters, and restrooms. The least common uses included winter sports such as sledding, skiing and snowshoeing as well as birdwatching. Only one urban bow hunting site is available, and no instances of public equestrian trails were identified.

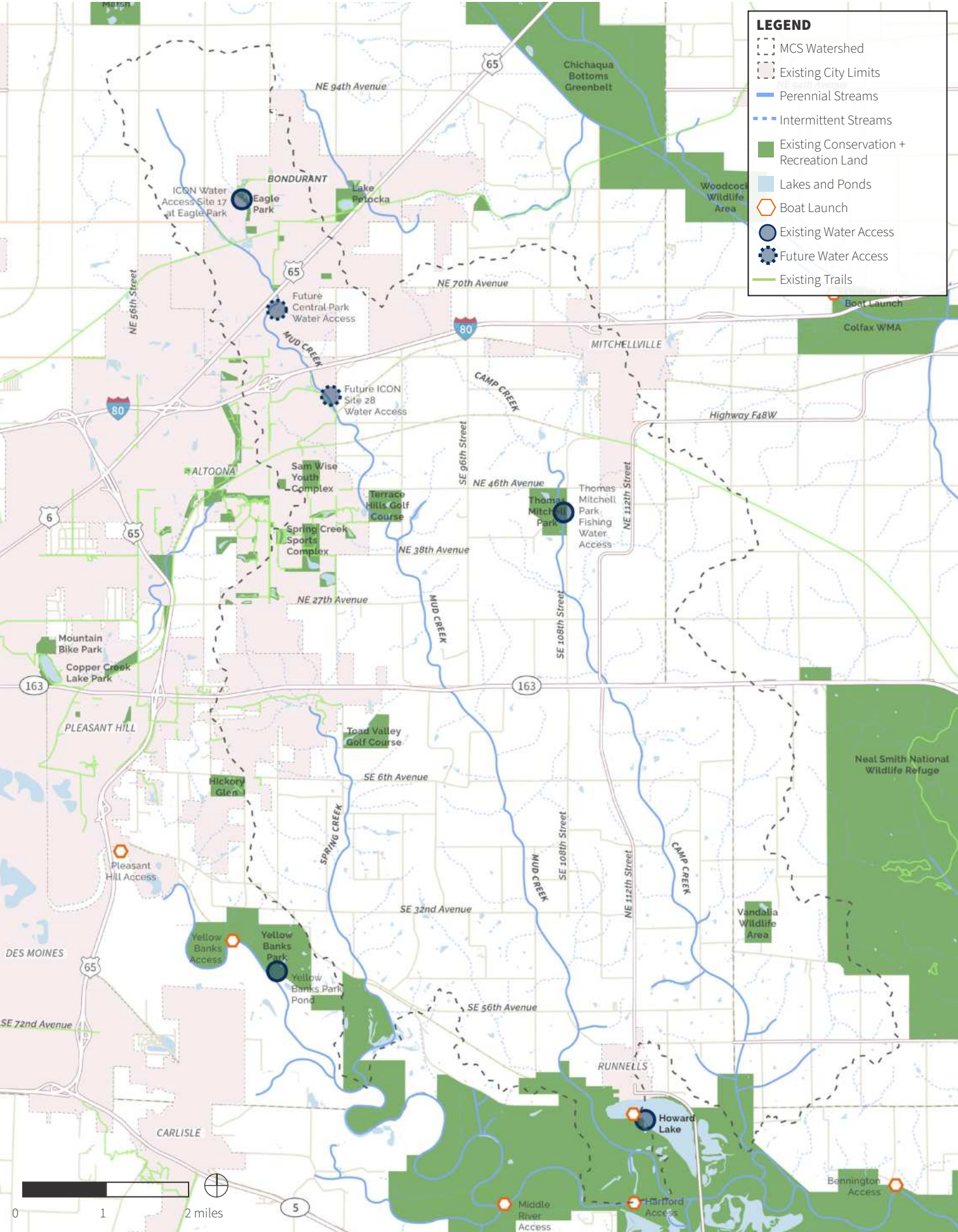
This plan recommends supporting development of additional urban bow hunting sites, equestrian trails, bird watching, and winter sports generally, although areas for these activities were not identified in this plan.

Table 2 Day Use Park Activities in the MCS Watershed

Element	Quantity
Playground	22
Picnic Shelter	20
Benches	19
Restroom	19
Pond / Lake	13
Fishing	11
Boat Access	3
Sledding	2
Canoe / Kayak	2
Hunting	2
Birdwatching	2
Skiing	2
Urban Bow Hunting	1
Snowshoeing	1



Figure 5 MCS Watershed Existing Recreation Land + Amenities



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

EXISTING RECREATIONAL HUBS

Figure 6 shows the location of key existing recreational hubs in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Thomas Mitchell Park / Mitchellville, IA

A 197-acre Polk County Conservation managed park with fishing, camping, and hiking. Accessible walkways connect a playground, restroom, horseshoe pits, shelters, ball field, and creek.

2 Eagle Park / Bondurant, IA

Eagle Park is an 39-acre open greenspace with native plantings, butterfly gardens, trails, and access to Mud Creek. The Mud Creek access point is part of the ICON Iowa Confluence Water Trails project.

3 Spring Creek Park + Sports Complex / Altoona, IA

Spring Creek Park has a kayak/canoe launch, fishing dock, boat ramp, and restrooms. The 80-acre sports complex has multiple soccer fields and a football field.

4 Sam Wise Sports Complex / Altoona, IA

A large baseball/softball sports complex with 7 baseball fields, 8 softball fields, and 5 practice fields.

5 Chichaqua Bottoms Greenbelt / Maxwell, IA

A 8,388+ acre Polk County Conservation managed wildlife area in northeast Polk County with wetlands, prairies, woodlands, and oxbows. Hiking, camping, hunting, picnicking, and bird watching also available.

6 Neal Smith National Wildlife Refuge / Prairie City, IA

A large, 6,000+ acre U.S. Fish & Wildlife managed wildlife refuge area with 4,000 acres of tallgrass prairie, a large visitor/education center, five walking trails, bike trail, auto tour, and numerous programming options.

7 Yellow Banks Park / Pleasant Hill, Iowa

A large Polk County Conservation managed park located along the Des Moines River with camping, picnic areas, hiking trails, and open air shelters.

8 Copper Creek Lake Park and Fourmile Mountain Bike Park / Pleasant Hill, IA

Copper Creek Lake Park includes a 40-acre lake surrounded by 1.22 miles of trail. Park also includes fishing, playground, picnicking, and other amenities. North of the park is the 50-acre plus mountain bike park that also has green infrastructure and other trails.

9 Hickory Glen Park / Pleasant Hill, IA

A large community park with many existing and planned amenities being constructed over phases. These include a reservoir, dog park, soccer fields, trails, butterfly garden, playground, splash pad, and classroom space.

10 Lake Petocka Park / Bondurant, IA

Lake Petocka Park includes a large lake surrounded by a 0.71 mile trail with connections to the Chichaqua Valley Trail. Also has a shelter, playground, and volleyball court.

11 Southeast Polk Jr High/High School / Pleasant Hill, IA

The schools, located along University Avenue in Pleasant Hill, serve the communities of Pleasant Hill, Altoona, Mitchellville, Runnells, and Des Moines.

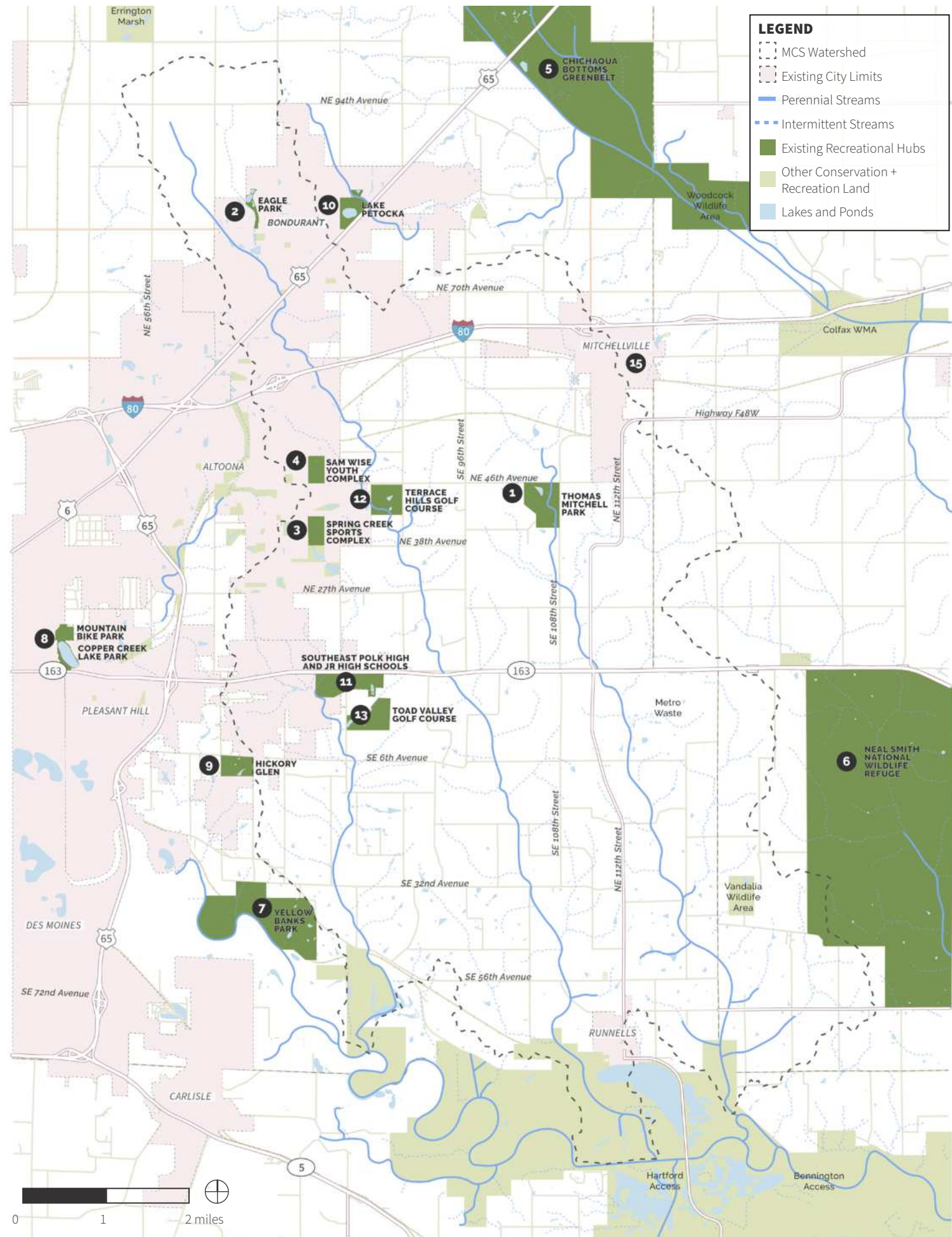
12 Terrace Hills Golf Course / Altoona, IA

A public, 18-hole championship course with driving range and short-game practice area. There is a brand new clubhouse and event venue.

13 Toad Valley Golf Course / Pleasant Hill, IA

A public, 18-hole golf course with a driving range, golfers lounge, and rentable event center.

Figure 6 MCS Watershed Existing Recreational Hubs



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

EXISTING RECREATIONAL HUB OPPORTUNITIES

Figure 7 shows the location of key existing recreational hubs in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Grain District / Bondurant, Iowa

The City of Bondurant has a Grain District Downtown Redevelopment Plan that proposes extending Downtown Bondurant into the former Landus Co-Op site along 2nd Street NE. The Chichaqua Valley Trail is planned to extend into the redevelopment along with a dynamic mixed-use development.

2 Central Park / Bondurant, Iowa

The City of Bondurant has a Central District Stormwater Improvements Master Plan, adopted in 2021, which envisions a large regional park that will use a large retention facility to help control and improve water quality along Mud Creek and serve as a community amenity. The master plan proposes a 36-acre basin south of Grant Street and east of Highway 65.

3 ICON Water Trail Site 28 / Altoona, Iowa

The ICON Iowa Confluence Water Trails plan proposes a Site 28 along Mud Creek in Altoona north of Adventure Land Drive NE. The plan proposes step-down access to Mud Creek and will include interpretive signage and respite seating.

4 Metro Waste Authority Environmental Learning Center / Runnells, Iowa

The Metro Waste Authority East Land Fill has an Educational Learning Center on the south side of the landfill in Mitchellville, Iowa. The site contains 500 acres of restored prairie, wetland, and woodland, and is available for field trips and other outreach efforts.

5 Spring Creek Diversion Wetland / Polk County, Iowa

There is a proposed large diversion wetland planned along Spring Creek near the Des Moines River southeast

of Yellow Banks Park. This wetland project could help to improve water quality and flood control in this area.

6 Howard Lake / Runnells, Iowa

Howard Lake is a diversion wetland located along Mud Creek near its confluence with the Des Moines River. Currently, the wetland is used in the fall for waterfowl hunting only. There is a long-term opportunity or goal is to expand recreational uses and opportunities for other recreational activities.

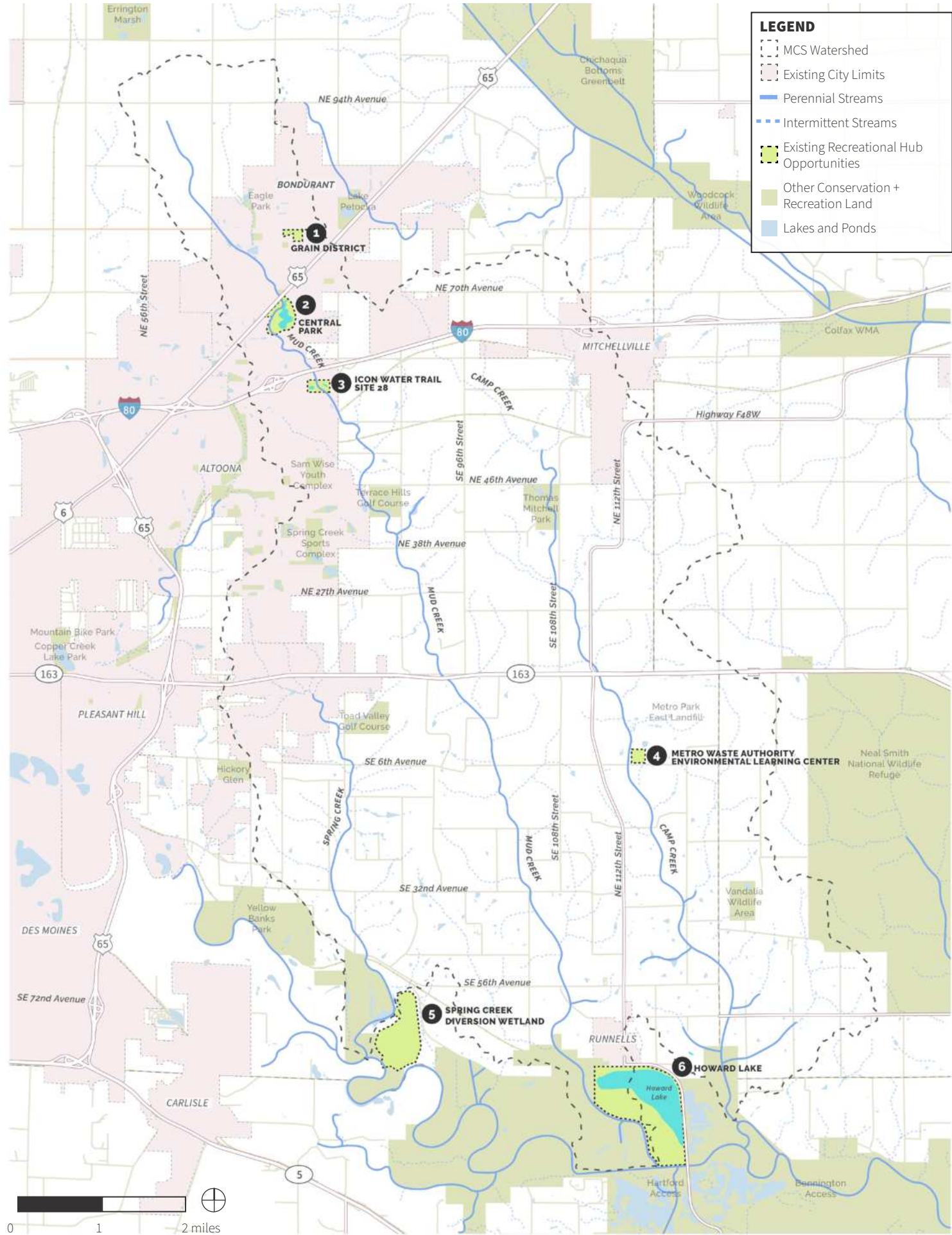


Image Credit: City of Bondurant, Iowa



Image Credit: City of Bondurant, Iowa

Figure 7 MCS Watershed Existing Recreational Hub Opportunities



RECREATIONAL OPPORTUNITIES

RECREATIONAL ANALYSIS

KEY EXISTING RECREATIONAL LINKS

Figure 8 shows the location of key existing recreational links in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

1 Chichaqua Valley Trail

The Chichaqua Valley Trail is a 26-mile long regional trail that spans from Berwick to Baxter, Iowa. A large portion of the region trail cuts through the MCS watershed boundary in Bondurant. Bondurant has a major regional trailhead along the Chichaqua Valley Trail, which is a popular destination for recreation enthusiasts.

2 Gay Lea Wilson Trail

The second regional trail located within the MCS watershed boundary is the Gay Lea Wilson Trail, that runs through Pleasant Hill and Altoona. The Gay Lea Wilson Trail connects to Ankeny, Iowa, where it connects to the Neal Smith and High Trestle Trail. Pleasant Hill and Altoona both have trailheads in their communities.

Table 3 MCS Proposed Regional Trail Segment Status

Trail Status (2024)	Miles
Existing Trail Miles	43
Future — Planned	4
Future — Proposed	12
New MCS Trail	45
Total Regional Trail Miles Proposed	104

KEY RECREATIONAL LINK OPPORTUNITIES

The MCS Greenway Master Plan proposed two additional regional trail loops to connect key recreation hubs within the MCS watershed boundary. A brief description of each is provided below. Numbers correspond to map.

3 North Regional Trail Loop

The North Regional Trail Loop would provide a loop to connect the Chichaqua Valley Trail segment near the Chichaqua Bottoms to a major proposed connection between the Gay Lea Wilson Trail spur that extends north into Altoona to the Neal Smith Wildlife Refuge. Additionally, there are proposed missing segments in the Pleasant Hill area proposed.

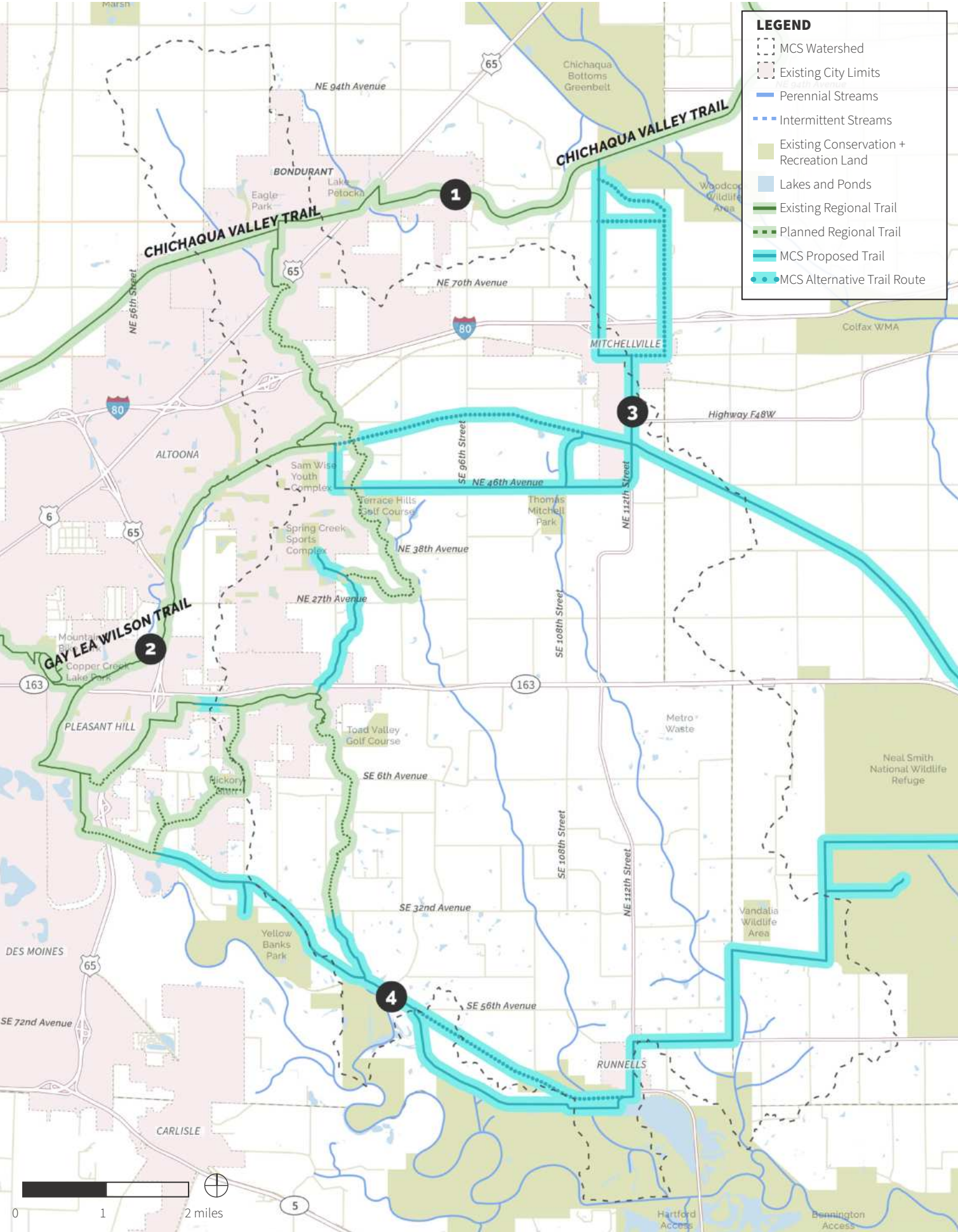
4 South Regional Trail Loop

The South Regional Trail Loop would connect Pleasant Hill and the Gay Lea Wilson Trail to Yellow Banks Park and the Des Moines River flats/Howard Creek near Runnells. Additionally, it would extend east to the Neal Smith National Wildlife Refuge located in Jasper County. Within the Neal Smith National Wildlife Refuge there would be a planned connection between the north and south regional loop to connect the entire system.



Image Credit: Polk County Public Works

Figure 8 MCS Watershed Existing + Proposed Regional Trails Map



RECREATIONAL OPPORTUNITIES

RECREATIONAL VISION AND PRIORITIES

Many outdoor recreation opportunities exist in the MCS watershed including a well-developed municipal trail system. The plan focuses on enhancing the regional connections between municipalities and within the watershed (**Figure 9**) and recommending support for additional amenity types.

RECREATIONAL VISION AND PRIORITIES

Significant recreational opportunities exist in this watershed region, including developing municipal trail networks. Current recreational development is typically focused within individual municipalities, rather than contemplated on a regional scale.

RECREATION PRIORITIES

PRIORITY

Create New Regional Links

- ACTION:** Host an annual regional trail connections meeting.
- ACTION:** Construct a South Connection Regional Trail (Vandalia).
- ACTION:** Construct a North Connection Regional Trail.

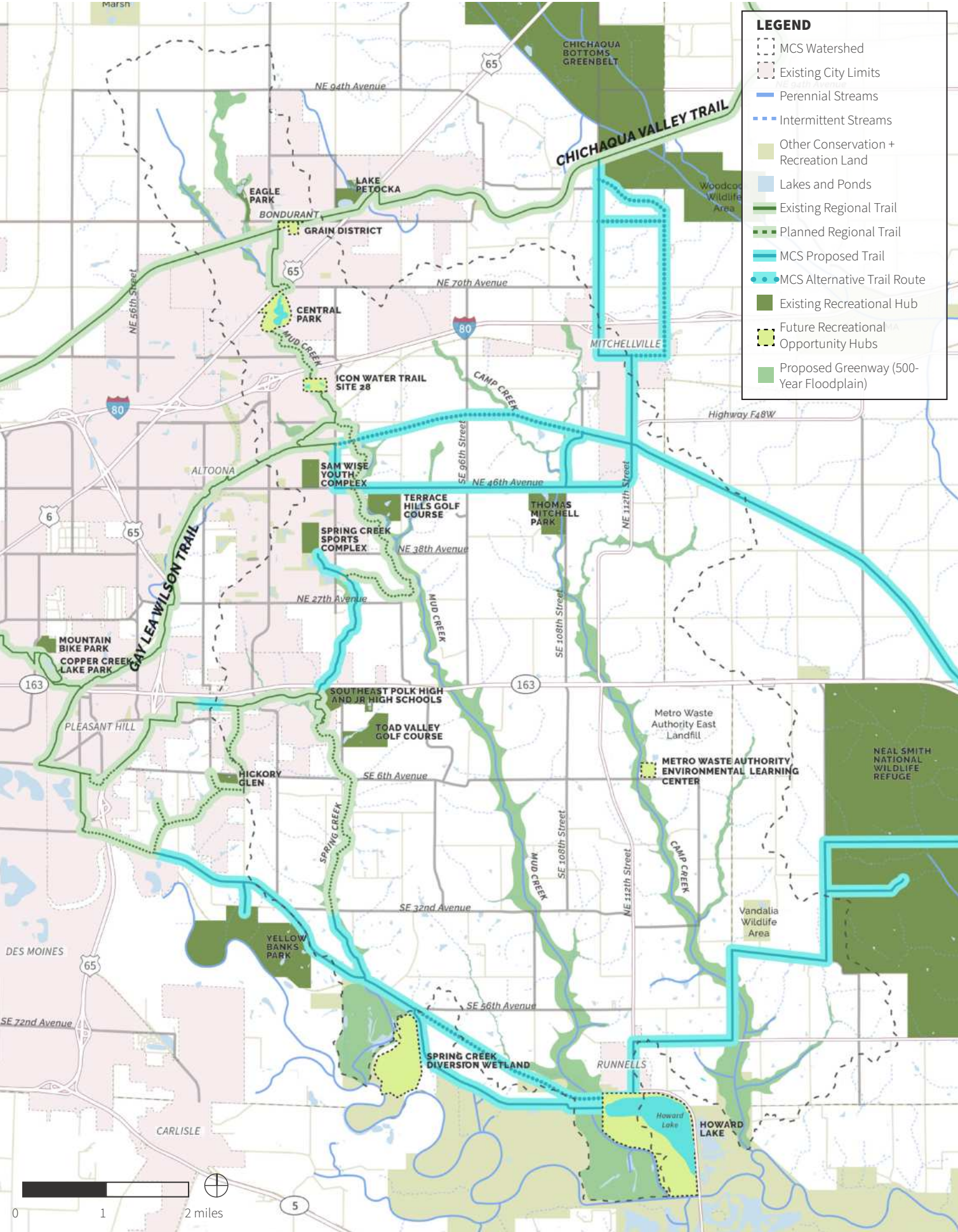
PRIORITY

Improve and Develop Recreational Hubs

- ACTION:** Further develop the Des Moines River Flats- expanding Howard Lake and construct recreational wetland along Spring Creek
- ACTION:** Develop opportunities to expand underserved recreational activities.



Figure 9 MCS Watershed Recommended Recreation Plan Map



SECTION 4:

GREEN INFRASTRUCTURE

INTRODUCTION AND KEY OBJECTIVES

How water moves across the landscape and reaches the Des Moines River was a critical consideration of this Master Plan. The patterns and volume of that flow from the upper watershed through tributaries to Mud, Camp and Spring Creeks are known to directly impact downstream channel stability, water quality, and aquatic habitat. Current and consistent stream assessment data is not available for this watershed, and past evaluations are out of date and may not have included current standards for evaluation. Generally, though, stream conditions throughout the three watersheds are understood to be degraded by lateral migration, channel downcutting, and streambank erosion. In some instances, the perennial and woody riparian buffer has been replaced by agriculture and development.

Overall, there are two ways to look at greenways from a green infrastructure perspective: as individual engineered practices or as part of a greater land use management system in which we think holistically about how water moves across a greater region. This plan identifies strategies to approach greenway planning for green infrastructure through both lenses.

Further, this plan organizes green infrastructure analysis and recommendations based on land use, with urban and suburban areas of the watershed separated from rural areas.



This green infrastructure pond in Pleasant Hill, Iowa, uses che...



ock dams made of stones to slow stormwater and allow sediment settling. Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

OVERVIEW

DEFINING GREEN INFRASTRUCTURE

In urban areas, green infrastructure includes a system of interconnected practices that filter and slow stormwater runoff as it collects through a city and is discharged into a water body. For example, Altoona and Pleasant Hill have created a series of urban detention ponds to collect, slow, and discharge stormwater runoff in newer parts of their cities. Stormwater is routed to these basins via drainage swales in between houses as well as storm sewer systems. These structures are primarily used to control the volume of water that results from large storms, preventing neighborhood flooding. However, these systems can be retrofitted to also manage water quality by installing outlet structures that control the release of stormwater from the basins.

In addition to large detention basins, several communities have implemented rebate programs to encourage homeowners to install Rainscaping (green infrastructure on a residential scale), such as rain gardens, rain barrels, and native landscaping. These practices can work in conjunction with larger efforts to hold and treat stormwater.

There are many benefits to using green infrastructure in combination with traditional gray infrastructure. GI practices can save developers, cities, and homeowners money in the long-term, since the impact on gray infrastructure is significantly reduced when connected to green infrastructure. For example, they ensure less polluted stormwater runoff enters Iowa's waterways. Other benefits include fewer localized flooding events and a decrease in streambank erosion.

As communities within the Mud Camp Spring Watershed continue to pursue new development opportunities, it is in their best interest to consider incorporating green infrastructure into their plans. Additionally, it would be beneficial for neighboring communities to work together to connect this infrastructure on a regional scale, further increasing the benefits to the greater watershed.



Tuscany Pond in Altoona, Iowa. Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

GREEN INFRASTRUCTURE VISION AND PRIORITIES

How water moves across the region impacts flooding, the land people can use and develop, and downstream resources. **The vision for this master plan includes enhancing conditions for cities related to flooding in general by creating a regional approach to stormwater management.** Working regionally to leverage external funding will produce competitive applications to implementation. **Another aspect of the vision is to address streambank erosion using regional standards for sizing and engineering design as development occurs.**

In the northern section of the region, the Des Moines Lobe landform, flooding is a serious concern due to the near-level landscape, high water table, and soils that do not infiltrate. Water management in the southern section of the region, in the Southern Iowa Drift Plain landform, flooding is not a concern as nearly all areas drain to a local stream and these soils infiltrate water effectively. Soil erosion is an issue particularly on streambanks but also on steeper land slopes.

Across each community lies areas that were developed prior to stormwater detention requirements. These areas prove to be some of the most impactful areas to retrofit with stormwater management practices, reducing flows and improving downstream stream conditions. In this section, potential regional detention areas have been identified for each urban area. Communities and watershed coordinators are encouraged to target areas of urban development without stormwater management, to target retrofit projects such as stormwater wetlands, bioretention cells, soil quality restorations, and other best management practices.



Image Credit: Polk County Public Works

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

URBAN GREEN INFRASTRUCTURE IMPROVEMENTS

There are several targeted green infrastructure improvements identified for the urban areas of the MCS Greenway. Overall, there are three main categories of improvements identified, each of which is described below and visualized in **Figure 10**.

Recommended Regional Detention

Locations for future regional stormwater detention were identified near each municipality. This included planning for traditional detention with watershed to lake ratios between 20:1 and 50:1 for areas within the Southern Iowa Drift Plain Landform. These resulted in watershed drainage areas of approximately 250 acres or less. **Table 4** summarizes basin specifics by Basin ID, which can be found in **Figure 10**.

Prairie Pothole Restorations

Traditional detention is not feasible for the area draining into the north side of Bondurant because of low slope and shallow groundwater, both of which are typical of the Des Moines Lobe landform. This plan recommends a series of restored prairie pothole wetlands in these areas as well as changes to the tile drainage system. This is discussed in greater detail on the following page.

Other Potential Projects

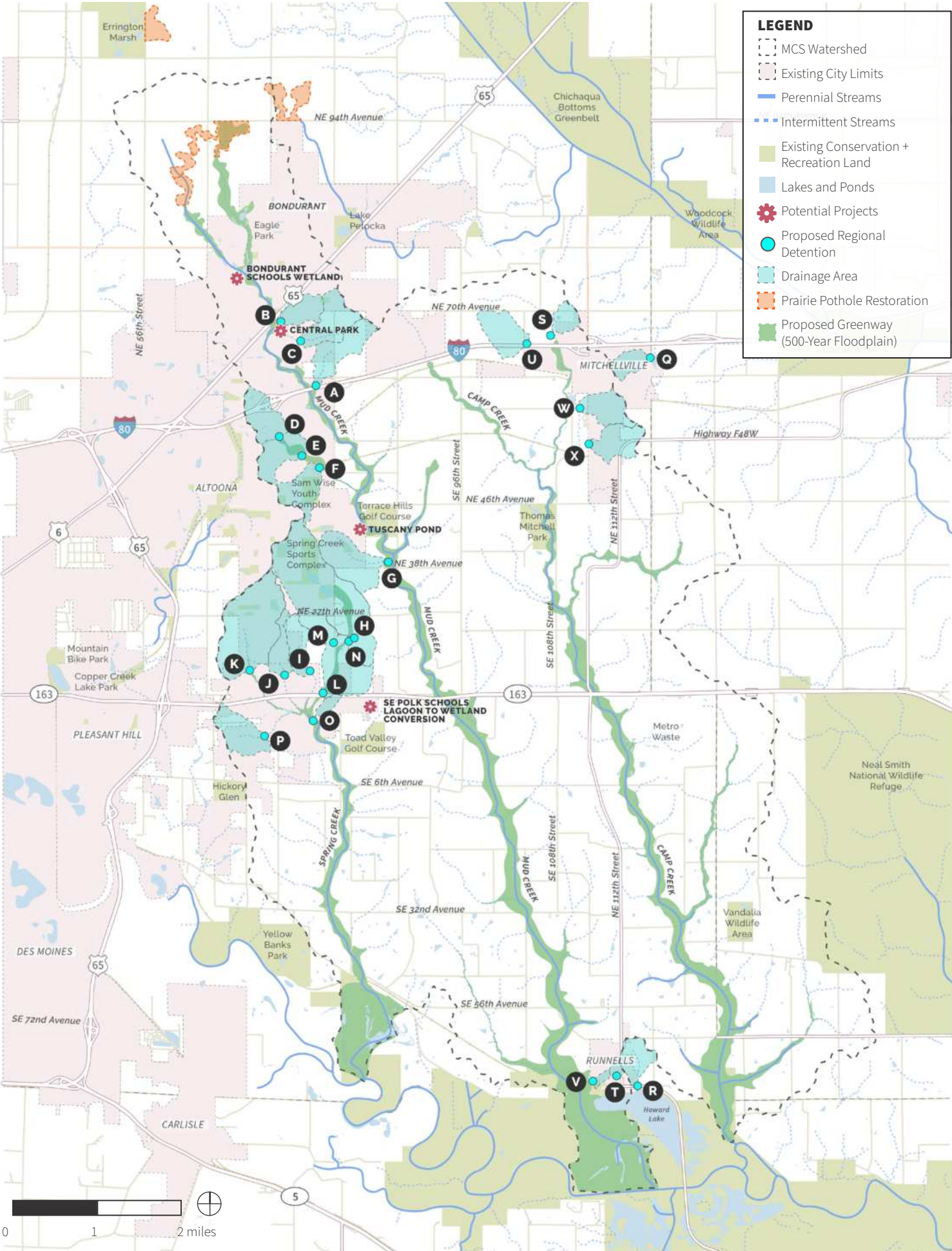
There are several potential green infrastructure projects identified within the urban areas of the MCS Greenway. This includes:

- » Bondurant Schools Wetland
- » Central Park in Bondurant
- » Tuscany Pond in Altoona
- » SE Polk Schools Lagoon to Wetland Conversion

Table 4 Proposed Regional Detention Basin Specifics

Basin ID	Jurisdiction	Drainage Area (ac)	Water at 30:1 Ratio (ac)
A	Bondurant	273	9.1
B	Bondurant	161	5.4
C	Bondurant	275	9.2
D	Altoona	236	7.9
E	Altoona	233	7.8
F	Altoona	222	7.4
G	Altoona	285	9.5
H	Altoona	304	10.1
I	Altoona	168	5.6
J	Altoona	138	4.6
K	Altoona	314	10.5
L	Altoona	345	11.5
M	Altoona	120	4.0
N	Altoona	114	3.8
O	Pleasant Hill	46	1.5
P	Pleasant Hill	254	8.5
Q	Mitchellville	115	3.8
R	Runnells	175	5.8
S	Mitchellville	100	3.3
T	Runnells	24	0.8
U	Mitchellville	240	8.0
V	Runnells	24	0.8
W	Mitchellville	198	6.6
X	Mitchellville	221	7.4

Figure 10 MCS Watershed Urban Green Infrastructure Map



GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

URBAN GREEN INFRASTRUCTURE IMPROVEMENTS

Prairie Pothole Restoration in the Bondurant Headwaters

Traditional detention structures are not feasible for the majority of the area draining into the City of Bondurant and its future growth areas due to the low slope topography and shallow groundwater of the Des Moines Lobe landform. The entire Mud Creek watershed north of Bondurant drains through the city. The City's 2020 Stormwater Master Plan assessed the capacity of the City's existing storm drain infrastructure to convey 100-Year flows. Flooding concerns were identified in several areas. Future land use included in Bondurant's 2022 Comprehensive Plan shows long term growth in much of the upstream watershed including a mixture of low, medium and high density residential and neighborhood commercial. **Figure 11** illustrates Bondurant and its upstream watershed with 100-Year flood depth grids from current flood modeling conditions (Iowa DNR BLE Flood Data, 2024).

The City's Stormwater Master Plan identifies upstream detention as one important practice to reduce flooding in the city. It also recommends designing future upstream development so runoff is detained and not discharged immediately into Mud Creek and its tributaries. The plan recommends the use of ditch plugs, or earthen berms, on Mud Creek upstream of Bondurant to detain stormwater and create shallow detention pools. **Figure 12** illustrates that the locations identified for these shallow basins are also drained wetlands that have been resistant to drainage according to soils interpretation from Iowa State University (Miller et al. 2009).

Rather than plugging Mud Creek, this plan recommends a series of restored pothole wetlands in these areas as well as changes to the tile drainage system. Restored wetlands in the purple areas would store stormwater from overland flow as well as tile drain discharge. This is similar to the concept of an earthen berm structure but, differently from an earthen berm, wetlands would also provide water quality enhancement, habitat opportunities, and desirable future neighborhood features. Tile drainage in the area would discharge into these wetlands for long term storage rather than immediately emptying into Mud Creek and moving downstream to Bondurant. These interconnected wetlands would serve as an extension to the Mud Creek Greenway.



Figure 11 Iowa DNR Baseline Elevation Flood Data (2024)

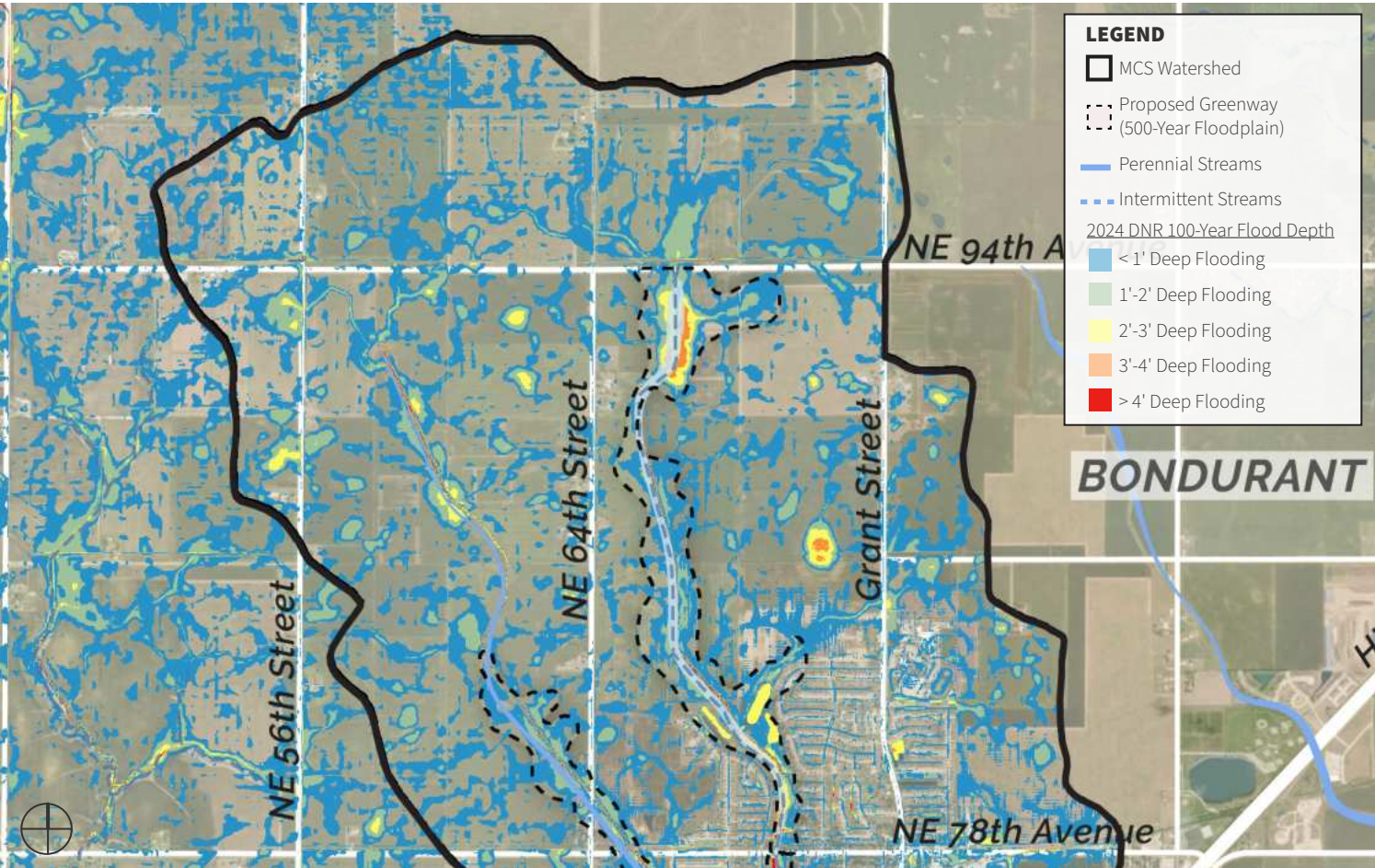
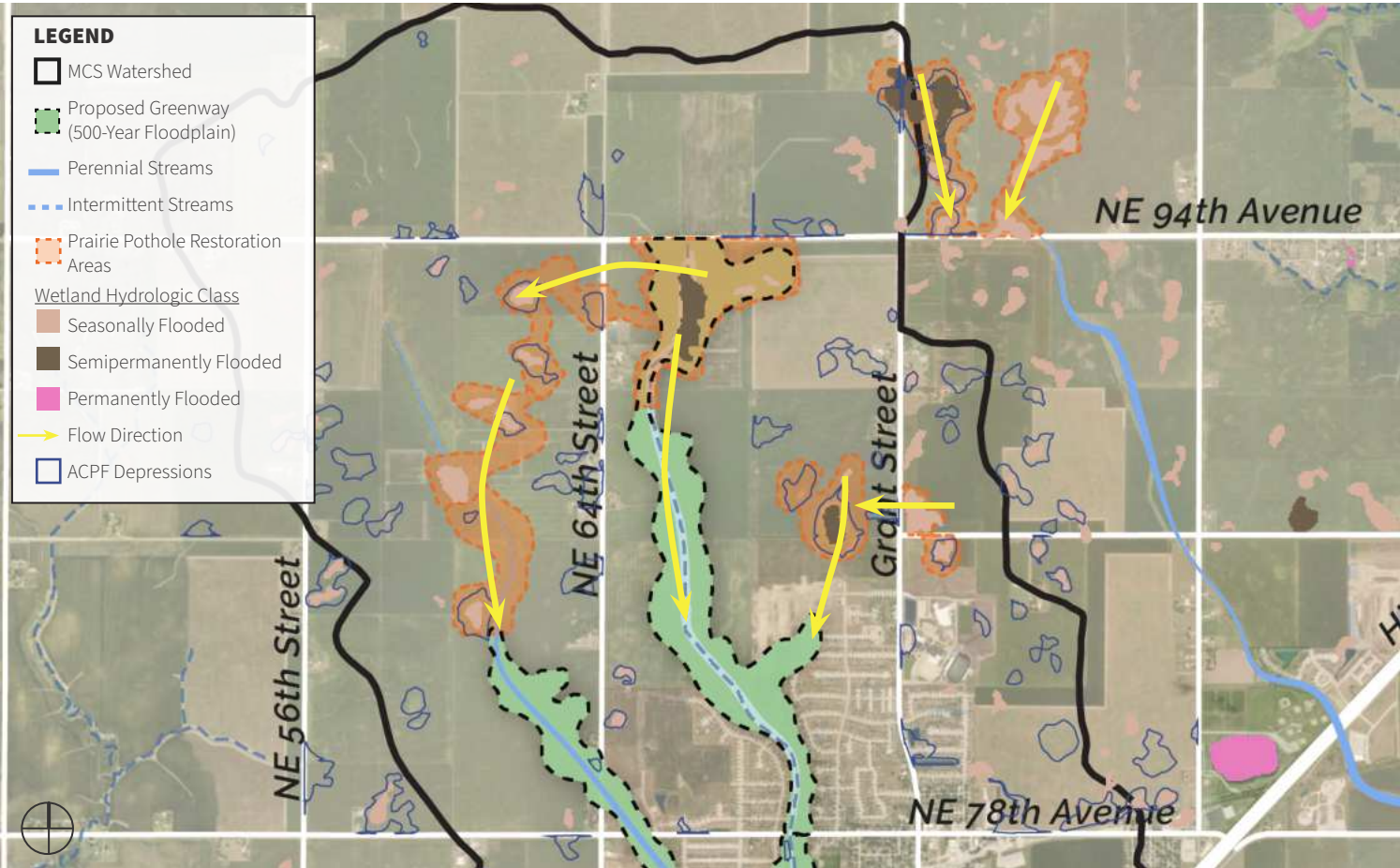


Figure 12 Flow Path of Wetlands - Prairie Pothole Restoration Area



GREEN INFRASTRUCTURE

OVERVIEW

RURAL GREEN INFRASTRUCTURE IMPROVEMENTS

As the water leaves the urban landscape it stretches through large swaths of rural lands. These areas provide different opportunities to engage with agricultural partners to improve water quality through the installation of conservation practices. Polk Soil & Water Conservation District, Polk County, and the Natural Resources Conservation Service are key organizations to lead efforts on rural lands. Several opportunities have been mapped in **Figure 13** for future targeted implementation including:

Agricultural Conservation Planning Framework (ACPF)

An Agricultural Conservation Planning Framework (ACPF) modeling was conducted approximately five years ago by the Lake Red Rock group at US Army Corps of Engineers. The following location-specific proposed conservation practices were added to this Master Plan from these data: Ponds and Nutrient Reduction Wetlands.

Oxbow Restorations + Constructed Wetlands and Ponds

Oxbow Restorations improve historic wetlands residing adjacent to stream channels, providing habitat benefits, improved water quality, and flood storage. Wetland and pond construction can improve water quality, reduce erosion, and reduce flooding. Numerous opportunities were mapped across the watersheds. One notable opportunity that was identified during plan development, was the potential conversion of the lagoons at Southeast Polk High School that are no longer in use. These lagoons could potentially be converted into wetlands, providing a unique opportunity to improve rural water quality.

Diversions Wetlands

A large wetland diversion, named Howard Lake, has been constructed along lower Mud Creek, near the town of Runnells, to create a migratory bird habitat and public hunting opportunities each fall. The plan recommends this area be further investigated to quantify management alterations for water quality improvements. Additional opportunities for similar wetlands are identified along Camp and Spring Creeks.

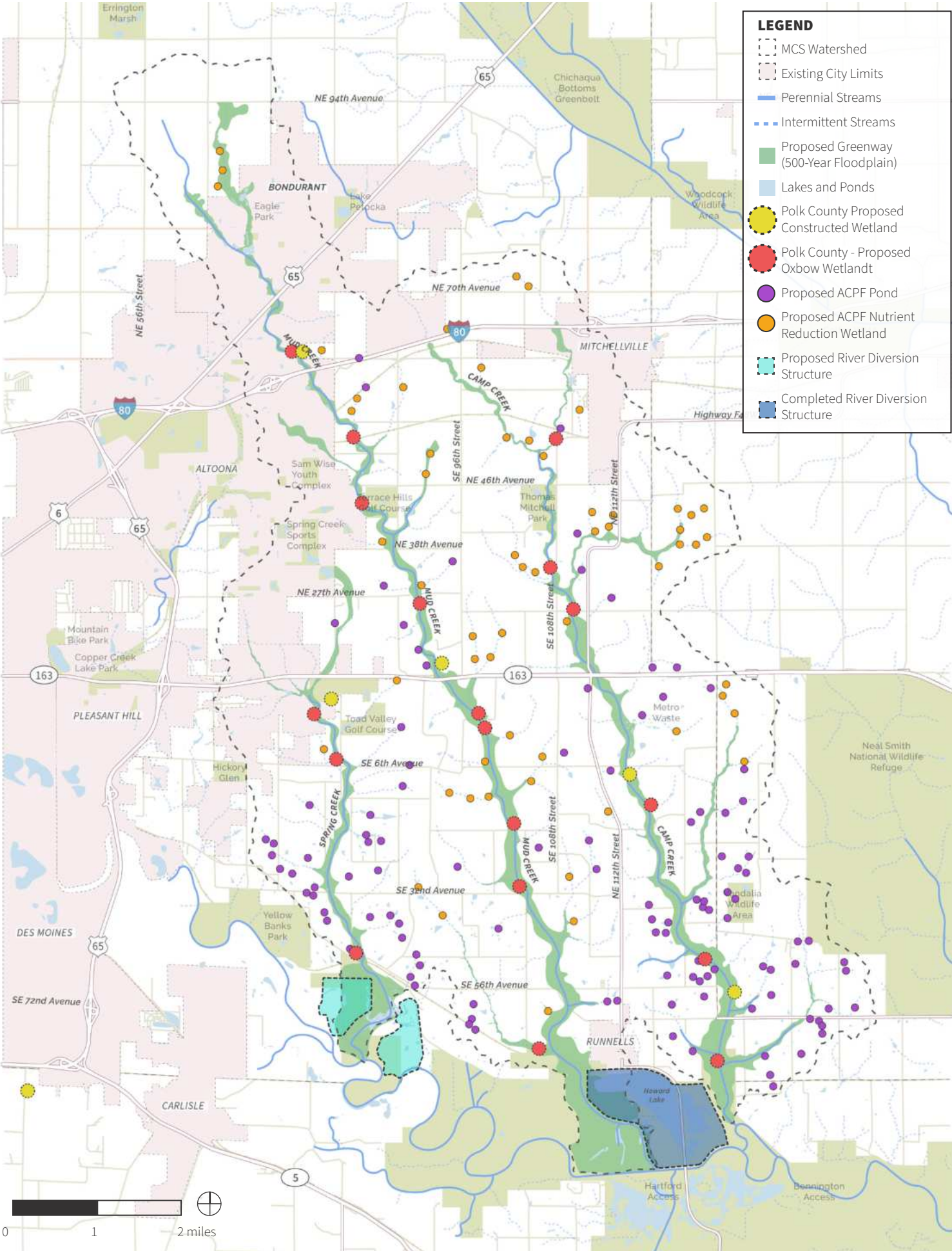
Livestock Exclusions

Livestock access to creeks is a common occurrence in the watershed, causing negative environmental impacts including increased stream bank erosion and water quality concerns. Local conservation organization have not targeted livestock ranchers in these watersheds in many years, the plan recommends developing a new program to target the exclusion of livestock from access to streams in the watersheds. Similar programs statewide incorporate exclusion fences, alternate water sources, and pasture conversions.



Image Credit: Polk County Public Works

Figure 13 MCS Watershed Rural Green Infrastructure Map



GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

RURAL GREEN INFRASTRUCTURE IMPROVEMENTS

Des Moines River Flats

The Des Moines River Flats area is located at the bottom and southern end of the watershed where Mud, Camp and Spring creeks drain into the Des Moines River. This area of the Des Moines River is included in the Red Rock Dam and Lake Red Rock flowage easement lands. The easement lands are a combination of public and private ownership up to the 760-foot elevation. The easement lands were established in the 1960's for the purpose of temporarily storing flood waters and are a combination of public and private lands. This area is a favorite destination for anglers, hunters, kayakers, and bird watchers.

Analysis of this area of the watershed focused on measures that could reduce sediment contributions from the MCS watershed to the Des Moines River as well as from the Flowage Easement Area itself. Sediment reduction recommendations include:

- » Reducing annual cropland on public land in the flowage easement: Landcover includes a combination of annual cropland and perennial vegetation that is not replanted every year. **Figure 14** illustrates the flowage easement and public land boundaries as well as the 2023 landcover within the flowage easement. Sixty-nine percent of landcover in the flowage easement is annual cropland.
- » Constructing river diversion structures on Spring and Camp creeks: Similar to the river diversion structure on Mud Creek, diversions are recommended for the two remaining streams. The Mud Creek structure creates what is known as Howard Lake. Diversion structures are a typical wildlife management practice that back up water into a shallow basin over vegetation before discharging it to the Des Moines River. They operate in the fall to provide habitat for migrating waterfowl. The structures also provide water quality benefits by collecting sediment from the Mud Creek watershed before releasing the water into the Des Moines River.

Figure 15 illustrates the future recommended condition including annual cropland vegetation identified for conversion to perennial vegetation.



Image Credit: Polk County Public Works

Figure 14 Des Moines River Flats Flowage Easements and Landcover

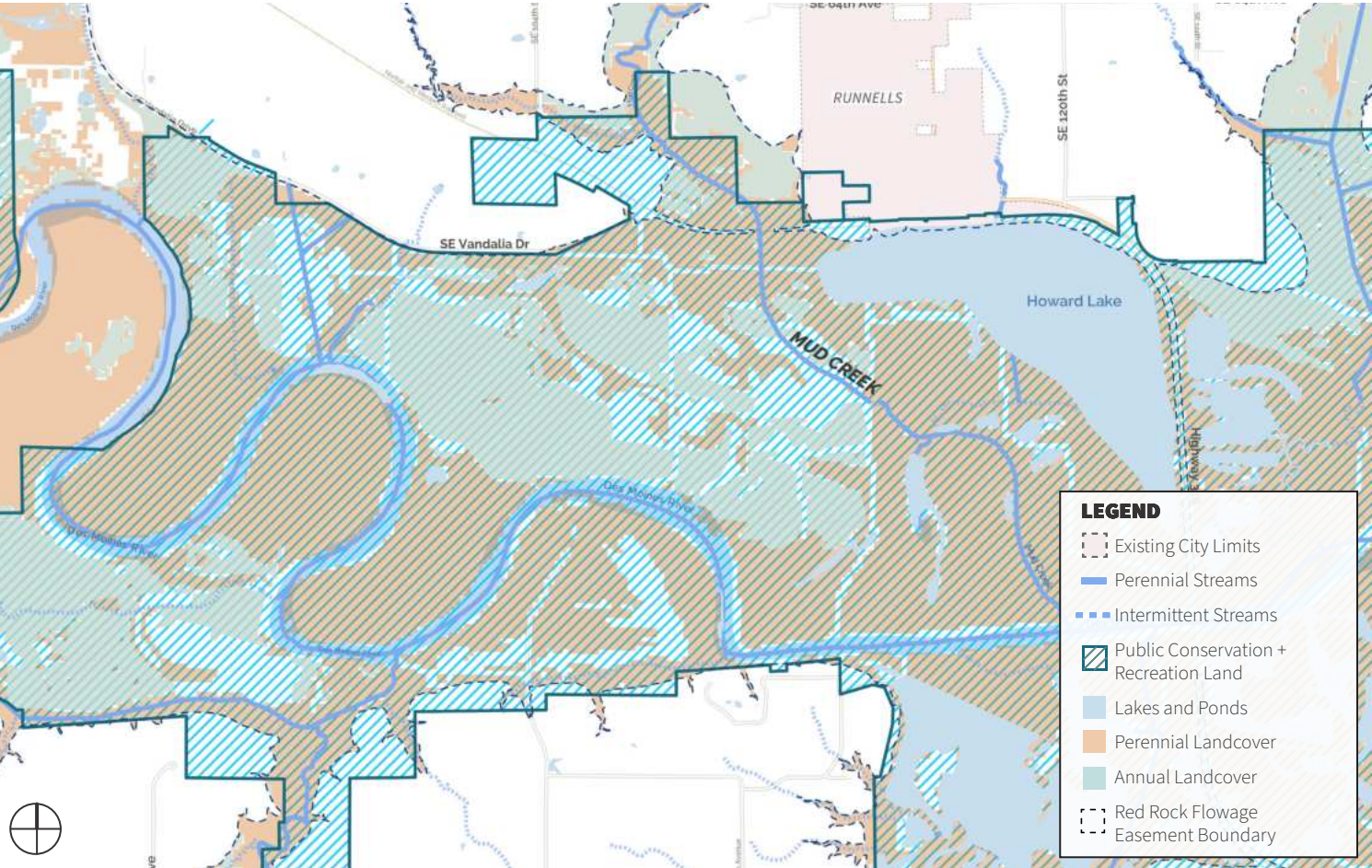
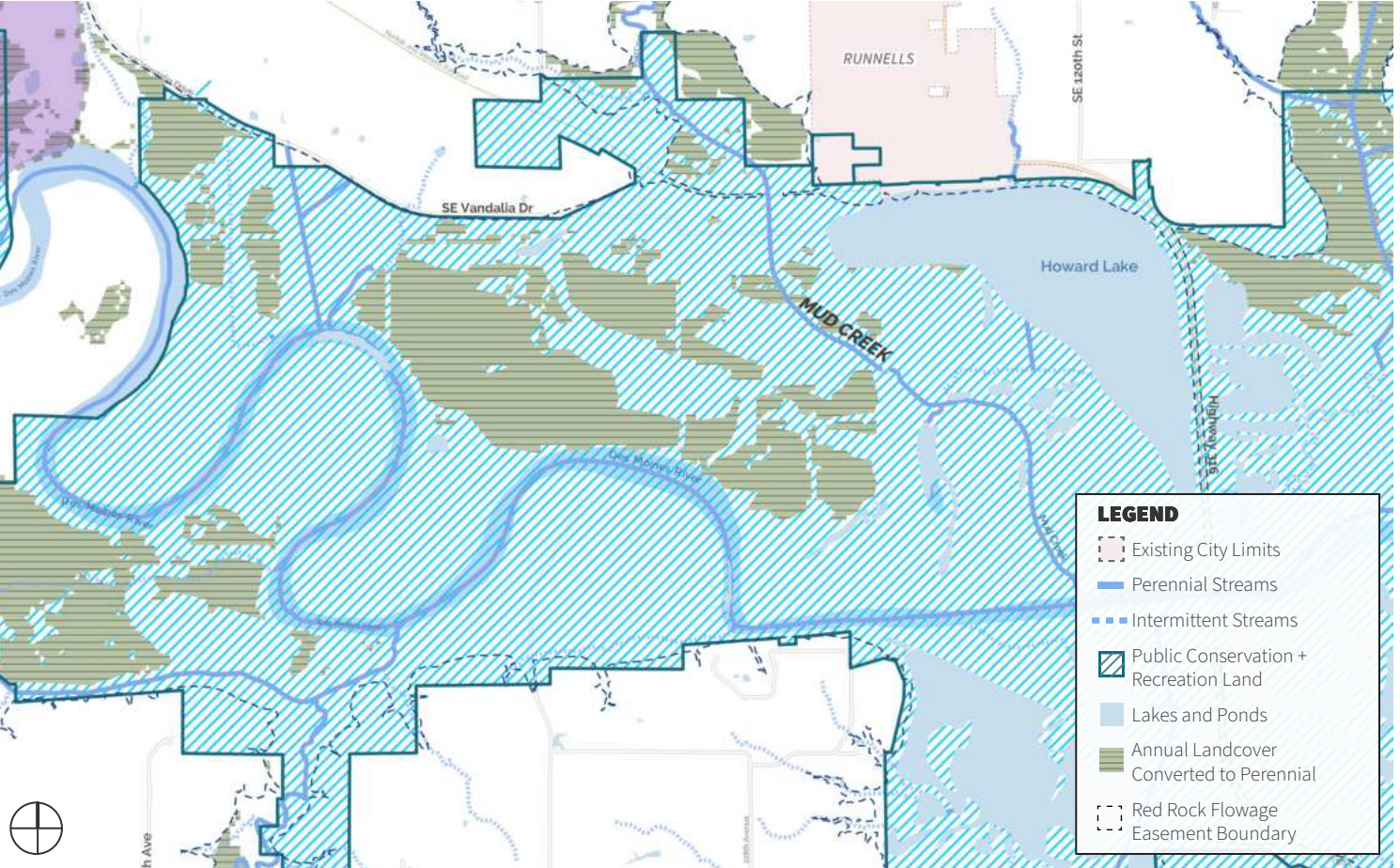


Figure 15 Annual Cropland Vegetation Conversion and River Diversion Map



GREEN INFRASTRUCTURE OVERVIEW

GREEN INFRASTRUCTURE SPOTLIGHT PROJECTS

Central Park Plan / Bondurant, Iowa

The City of Bondurant completed a Regional Commercial Master Plan in 2020 to plan for a key growth area in the community that included portions of Mud Creek. In this plan, a large regional park was identified as a goal for the area. In 2022, the City began working on a Central District Stormwater Improvements Master Plan, which included a master plan for the now named Central Park to be constructed in this area. The Central Park Master Plan will alleviate flooding associated with Mud Creek and create a new 116-acre recreational destination in the community. The park is set to connect to the Gay Lea Wilson Trail and is located just south of the Chichaqua Valley Trail that runs through Bondurant.

Once completed, Central Park is be a great example of how stormwater improvements can serve as a community amenity. By constructing a 36-acre stormwater management basin, Bondurant will help reduce flooding and improve water quality in the Mud Camp Spring watershed.

Basin Retrofit at Tuscany Pond / Altoona, Iowa

In 2024, the City of Altoona completed the reconstruction of Tuscany Pond. This project demonstrated the opportunity to retrofit a wet detention structure with an updated outlet structure to maximize benefits. In addition to improved stormwater management, the project improved public recreational opportunities and will serve as a source for water harvesting for the adjacent golf course.

Successful regional detention can combine stormwater management, park land development, and recreation. Throughout the engagement process, communities shared an interest in better understanding the opportunities to locate potential regional detention locations. Within this section regional detention basins were identified for communities to integrate into their future development planning.

The prairie pothole region at the headwaters of Mud Creek was another priority identified by stakeholders. This region offers unique challenges, with a flat topography and interconnected drained pothole wetlands, urban development and stormwater management may not be able to follow traditional standards. Rather an approach may be taken to utilize natural topography and protect overflow paths to achieve regional detention benefits. Vital to future development, the protection and creation of overland flowpaths will be key to avoiding future flood issues.



Image Credit: Polk County Public Works



Image Credit: Clean Water Iowa

GREEN INFRASTRUCTURE

GREEN INFRASTRUCTURE VISION AND PRIORITIES

GREEN INFRASTRUCTURE PRIORITIES

PRIORITY

Improve Urban Stormwater Management

- ACTION:** Improve stormwater management within the greenway.
TOOL: Utilize the plan to target neighborhoods that do not currently have stormwater management. Investigate stormsewer outlets into the greenway for the installation of practices.
- ACTION:** Promote regional detention for future growth to improve water quality and reduce flooding.
TOOL: Conduct engineering studies for the identified preliminary detention locations.
- ACTION:** Target "Prairie Pothole" detention in the Mud Creek Headwaters region.
TOOL: Utilize pothole mapping to target natural detention areas and protected flow paths.

PRIORITY

Improve Rural Water Quality

- ACTION:** Construct agricultural BMP's —oxbows, wetlands, and edge-of-field practices.
TOOL: Utilize the Agricultural Conservation Planning Framework (ACPF) GIS tool to target practices within and adjacent to the greenway.
TOOL: Partner with Central Iowa Land Stewardship Program through Polk Soil & Water Conservation District to engage key landowners.
- ACTION:** Review and Analyze existing and additional wetland diversion structures near the Des Moines River Confluences.

PRIORITY

Improve Efficiency of the 500 Year Floodplain to Improve Water Quality

- ACTION:** Work with area farmers to limit livestock access to streams
- ACTION:** Encourage and support the establishment of perennial vegetation to the 500 year floodplain.

SECTION 5:

GREENWAY + NATURAL RESOURCES

INTRODUCTION AND KEY OBJECTIVES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

A continuous greenway along Mud, Camp, and Spring creeks from the bottom of the watershed to the top was the earliest consensus element in this Master Plan. Establishment of the Greenway was driven by the desire to maintain permanent open space near streams, particularly as development expands from west to east in the watershed. An additional concern identified and addressed included the impact to streams that occurs with the land is converted from rural to urban.

Defining an open space corridor ensures that recreation and important resources will co-exist with future development and will serve as amenities to residents and visitors.

Protection of the greenway is envisioned as a combination of public ownership and private lands with permanent conservation easements. This plan recommends a regional approach to acquisition and management of the Greenway as detailed in Section 6, Regional Collaboration.

The Greenway will act as a physical connection between many public recreation and conservation areas. Trails will be developed in some sections while others may have no public access. Beyond the Greenway itself, other land areas that may contain significant natural or cultural resources have been identified for possible future permanent protection.





GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

GREENWAY BOUNDARIES

The recommended Greenway boundaries for Mud, Camp, and Spring creeks utilizes the 2024 mapped 500-Year Floodplain boundary within the watershed (**Figure 16**). This boundary also overlaps with several other established designations related to separate conservation efforts in the lower end of the watershed near the confluences with the Des Moines River. These include the Lake Red Rock Flowage Easement boundary and a TNC (The Nature Conservancy) Priority Floodplain-Wetland System for Restoration.

The combined Greenway for all three streams includes 6,379 acres of floodplain land (**Table 5**), the vast majority of which (92%) is located in the 2024 unincorporated areas of the watershed.

Ninety-four percent of land within the Greenway boundary is undeveloped. Vegetative landcover (2023 Cropland Data Layer USDA NASS) within the Greenway was nearly evenly split between perennial and annual cover types. Forty-five percent was annually cultivated cropland and fifty-five percent in various types of perennial vegetation (**Table 6**). Wetland landcover, including woody wetland and herbaceous wetland, totaled 30% of the vegetative cover.

Table 5 Acreage of Proposed Greenway

Greenway Area	MUD (ac)	CAMP (ac)	SPRING (ac)	TOTAL (ac)
By Individual Stream / HUC 12	3,275	1,952	1,153	6,379
Within Municipal Boundaries	401	32	78	512
Unincorporated Areas	2,873	1,919	1,075	5,868

Table 6 Proposed Greenway Landcover (2022)

Cover Type/Class	Ac	Total Ac
Annual		2,730
 Cultivated	2,730	
Perennial		3,289
 Forest Land		597
Deciduous Forest	454	
Evergreen Forest	1	
Mixed Forest	141	
 Wetlands		1,817
Emergent Herbaceous Wetlands	1,018	
Woody Wetlands	799	
 Herbaceous		875
Grassland	83	
Pasture / Hay	792	
Total Greenway Vegetated Land Cover		6,019

Figure 16 MCS Watershed Greenway Master Plan



GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

EXISTING GREENWAY LANDCOVER

Unincorporated Greenway Areas

Portions of the Greenway in unincorporated areas are envisioned as a combination of public and private lands. Tracts with private ownership would not have public access while most public tracts likely would have. It's possible that some publicly owned sections could have limited access, such as during certain hunting seasons, due to conservation conditions.

The following recommendations relate to the long-term management of the Unincorporated Greenway:

- » Distinguish / prioritize sections of the greenway by effort /type of vegetation management expected & resources:
 - Habitat Preserve: contains existing remnant of native plant community, has interpretive potential, has benign surrounding uses; buffer or contains natural waters; top priority habitat restoration/management,
 - Habitat Corridor: second priority habitat management; connects habitat preserves, adequate width to sustain native plant ground layer, grades allow for rainwater infiltration, buffers natural waters
 - Natural Landscapes -- managed as a natural, low-maintenance landscape, not necessarily native vegetation; lowest landscape investment
 - Managed Urban Landscapes -- high financial investment; limited habitat value, relatively small
- » Exclude buildings and other impervious surface development within the Greenway system.
- » Work to exclude annual vegetation within the Greenway system. Currently, 45% of the Greenway acres are cultivated.
- » Provide off-stream watering access for livestock in the watershed. Mapping in 2024 by Polk County identified 36 pastures, for a total of 1,292 acres, where livestock currently have direct access to Mud, Camp, or Spring creeks or their tributaries.



Image Credit: Polk County Public Works

Municipal Greenway Areas

Portions of the Greenway within municipalities are envisioned as public land for open space, stormwater management, and trails. Each municipality will determine the type of landcover and level of maintenance of its greenway areas.

GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

BEST PRACTICES FOR GREENWAY MANAGEMENT

Prioritize Stream Channel Stabilization with Development

Current stream assessment data does not exist for this watershed; however, streams are generally understood to be incised and unstable throughout the watershed. Streams in developing parts of the watershed are particularly impacted as drainage patterns change with the construction of storm drain systems. The plan recommends a shift in how streams are addressed. This plan recommends a regional collaborative model to address the needed modifications in streams at the time of development along with the other drainage engineering as detailed in Section 8, Regional Collaboration for a Regional Greenway.

Build Resilience into Stream & Riparian Management

Stream buffer ordinances are a critical tool in maintaining open space around drainageways. Generally, the ordinances require vegetative buffers of varying widths and restrict buildings and other structures on specific stream segments and sometimes smaller drainageways. Polk County is one of only a few Iowa counties with a stream buffer ordinance for the county's unincorporated areas. Polk County's ordinance utilizes a meander belt width standard to define the width of the buffer, which is the preferred mechanism, because it establishes the width that each segment of the stream needs as a buffer to naturally migrate laterally without causing damage to adjacent structures. Some but not all municipalities in the watershed have also adopted some form of stream buffer ordinance but there are inconsistencies between ordinances. This plan recommends a regional approach to development and adoption of a uniform buffer ordinance in the watershed as detailed in Section 8, Regional Collaboration.



Image Credit: Polk County Public Works

GREENWAY + NATURAL RESOURCES

NATURAL RESOURCE ANALYSIS

EXISTING NATURAL RESOURCE HUBS

Natural Resource Hubs represent existing, significant, public conservation areas. These hubs contain valuable vegetation and hydrology that support water quality and habitat for thousands of birds, mammals, fish, insects, and amphibian species. **Figure 17** shows the location of key existing natural resource hubs.

1 *Paul Errington Marsh WMA*

The Paul Errington Marsh Wildlife Management Area is a 305-acre marshland located in the northwest corner of the planning boundary. The WMA allows for non-toxic shot hunting of pheasant, waterfowl, and doves.

2 *Chichaqua Bottoms Greenbelt*

The Chichaqua Bottoms Greenbelt is a nearly 8,400-acre Polk County Conservation managed wildlife area in northeast Polk County with wetlands, prairies, woodlands, and oxbows. Hiking, camping, hunting, picnicking, and bird watching also available.

3 *Colfax Wildlife Management Area (WMA)*

The Colfax Wildlife Management Area (WMA) is part of the over 41,000 acres of public recreation land managed by the Iowa Department of Natural Resources to provide habitat for Iowa's native wildlife species. It is home to deer, squirrel, and waterfowl.

4 *Thomas Mitchell Park*

Thomas Mitchell Park is a 197-acre park that provides opportunity for camping, fishing, and hiking. There are accessible walkways that connect a playground, restroom, horseshoe pits, shelters, ball fields, and access to Camp Creek. Plentiful tree cover surrounds the park.

5 *Metro Waste Authority East Landfill*

The Metro Waste Authority East Landfill is located adjacent to Camp Creek just south of University Avenue/ Highway 163 in Mitchellville. The MWA maintains an environmental learning center that allows students and other visitors access to 500 acres of prairie, wetlands, woodlands, and oak savannas.

6 *Neal Smith National Wildlife Refuge*

Neal Smith National Wildlife Refuge was established in 1990 with the purpose to protect, restore and reconstruct and manage native ecosystems of tallgrass prairie, oak savanna and sedge meadow. The U.S. Fish & Wildlife refuge protects 6,000 acres of wildlife habitat and provides visitors, students, researchers and local landowners with educational, recreational and volunteer opportunities to learn about and enjoy their native tallgrass prairie heritage.

7 *Yellow Banks Park*

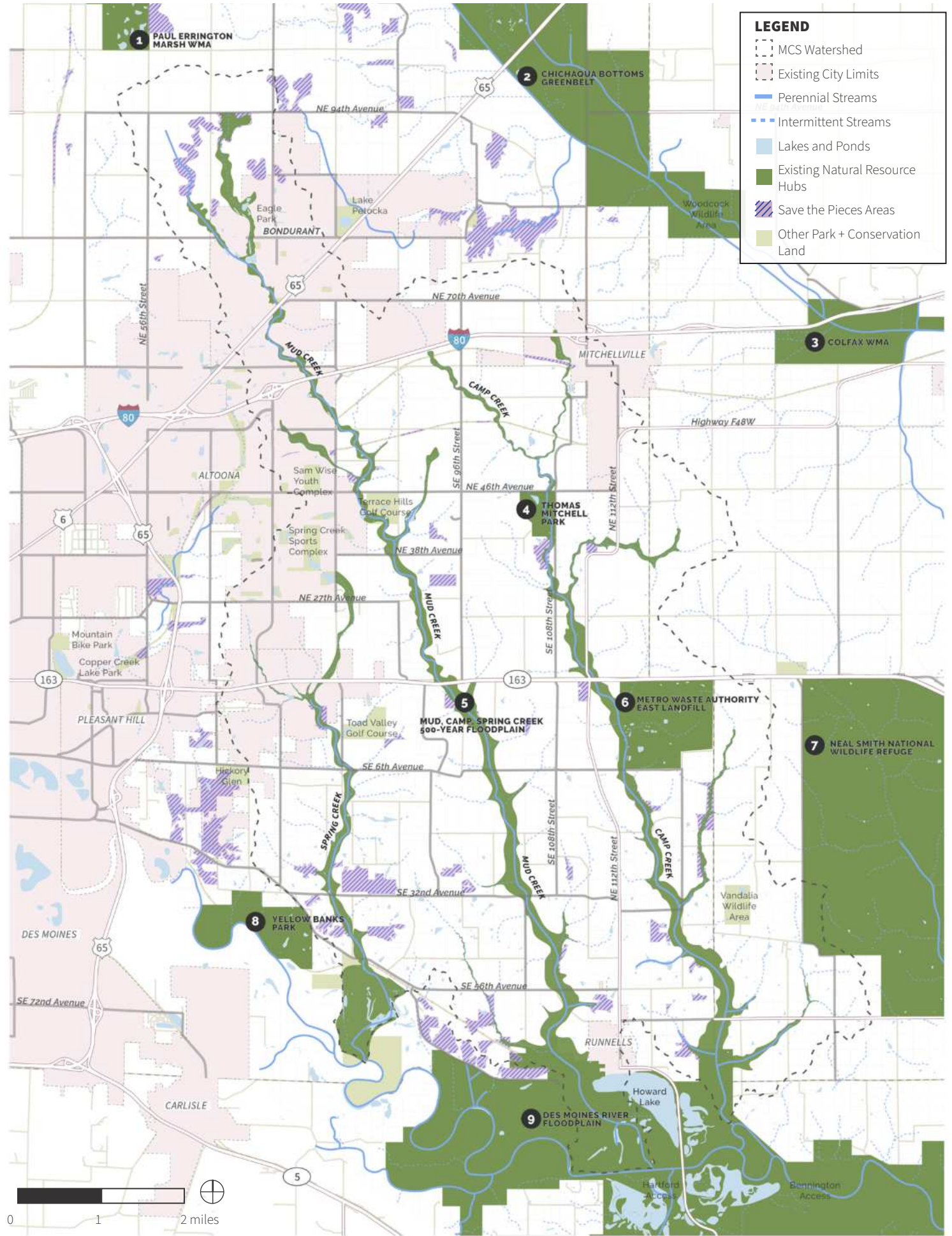
Yellow Banks Park is a large 576-acre park southeast of Pleasant Hill. The park offers camping, picnicking, shelters, hiking, playgrounds, fishing, ball fields, and two boat ramps for pond and river access.

8 *Des Moines River Floodplain*

The Des Moines River Floodplain provides numerous natural resources benefits. Covering a large area that includes existing wetlands, prairies, and woodlands. Providing a natural resources corridor stretching across Central Iowa. Currently land ownership in the Mud Camp Spring Creek area is split between private (including significant land enrolled into permanent conservation easements), county-owned, and federal-owned land.

Figure 17 also shows the location of Save the Pieces locations. **Save the Pieces** is a dataset initiated by Polk County Conservation staff over 20 years ago to identify potential remnants of quality native vegetation communities and cultural resource sites. The dataset lacks detailed value descriptions and most have not been field verified in the past 10 years. Landowners are typically unaware if their land is included. These Save the Pieces tracts are included as potential natural resource areas in this Master Plan potentially worthy of protection because of natural or cultural resources. Landowner discussions and field checking are required to determine their actual resource value and the owner's willingness to permanently protect them.

Figure 17 MCS Watershed Existing Natural Resource Hubs



GREENWAY + NATURAL RESOURCES

NATURAL RESOURCE ANALYSIS

FUTURE NATURAL RESOURCE LINKS

Natural Resource Links represent priority future physical land connection routes between existing parks, natural areas, and Natural Resource Hubs. Identified Links are conceptual routes rather than explicit desired parcels. Links were identified to aid planners working to purchase land or easements for other conservation-related easements.

Figure 18 shows the location of key natural resource links in the MCS Greenway boundary. A brief description of each is provided below. Numbers correspond to map.

There are five main missing link types:

1 ***Providing East to West Connections between Mud, Camp, and Spring Creeks***

The streams currently offer good connectivity running north and south, but providing connections between the watersheds will provide additional wildlife benefits.

2 ***Camp Creek to Neal Smith National Wildlife Refuge***

Stronger connections are needed between Camp Creek and the Neal Smith National Wildlife Refuge to connect these two key natural resource areas.

3 ***Mud/Camp Creeks to Chichaqua Bottoms Greenbelt***

A stronger link between Mud and Camp Creek and the Chichaqua Bottoms Greenbelt could be strengthened with the use of the Chichaqua Valley Trail.

4 ***Mud Creek to Errington Marsh***

The headwaters of the Mud Creek are farmed prairie potholes that are highlighted in the plan for several reasons. If restored these potholes would also provide connection the Errington Marsh.

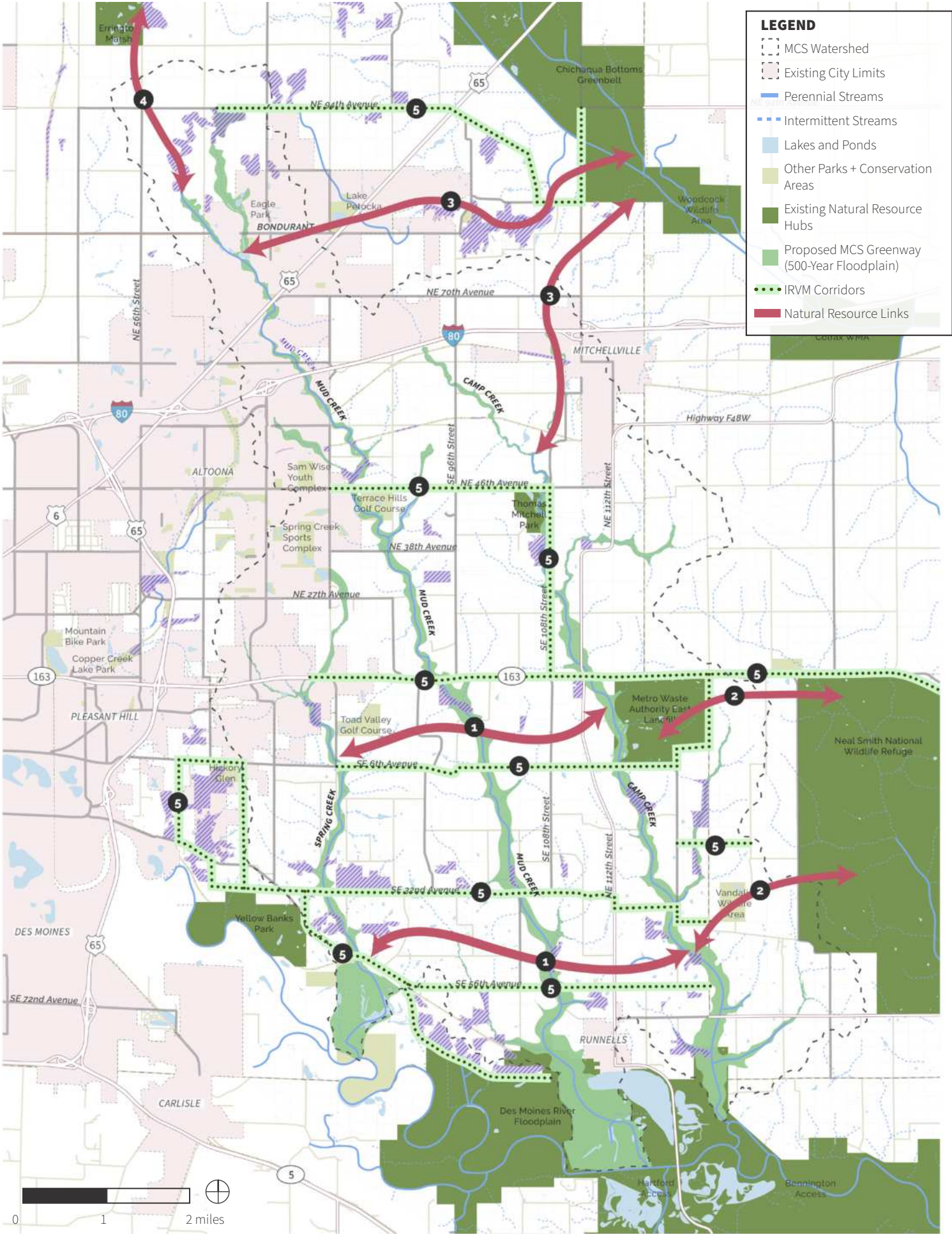
5 ***Integrated Roadside Vegetation Management (IRVMCorridors)***

Polk County has recently restarted their Integrated Roadside Vegetation Management (IRVMCorridors) work, which identifies and plans physical land connections between Natural Resource Hubs, Greenways, and other habitat areas. IRVMcorridors are road corridors where native herbaceous vegetation is reestablished and managed in lieu of the traditional, non-native and cool season grasses. Native vegetation communities in these corridors can provide critical habitat links across the watershed and beyond. If restored these potholes would also provide connection the Errington Marsh.



Image Credit: Polk County Public Works

Figure 18 MCS Watershed Future Natural Resource Links



GREENWAY + NATURAL RESOURCES

GREENWAY AND NATURAL RESOURCES VISION AND PRIORITIES

GREENWAY AND NATURAL RESOURCES PRIORITIES

PRIORITY

Protect and Expand Natural Resources Hubs

- ACTION:** Target, assess, and expand mapped ecological resources and sensitive areas (save the pieces).
TOOL: Central Iowa Land Stewardship Project (Polk SWCD).
- ACTION:** Prioritize and target the acquisition and protection of key natural resources adjoining existing hubs.
TOOL: REAP grants.
- ACTION:** Restore wetlands.
TOOL: The Nature Conservancy priority mapping tool and ACPF.

PRIORITY

Develop Natural Resources Links

- ACTION:** Restore vegetation in road and Trail ROW.
TOOL: Polk County Integrated Roadside Vegetation Management Program.
- ACTION:** Restore prairie potholes in the Mud Creek headwaters.

PRIORITY

Promote Sustainable Urban Growth that Protects and Preserves Key Natural Resources

- ACTION:** Complete a review of sensitive areas layers prior to approval of development plans
TOOL: Save the Pieces assessment and cultural resources assessment
- ACTION:** Adoption of Stream Buffer Ordinance by all communities

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SECTION 6:

REGIONAL COLLABORATION

INTRODUCTION AND KEY OBJECTIVES

OVERVIEW

The MCS Greenway system will physically touch all five cities in the watershed, connecting the Des Moines River with the headwaters areas for Mud, Camp, and Spring creeks. Due to the scale of the corridor system, regional support will be critical to its success. Regional support from Polk County and collaboration with all cities in the watershed is recommended. Regional collaboration recommendations include the development and adoption of policies to define improvement obligations and the timing of improvements:

- » Permanent Protection / Acquisition of the Greenway System / 500-Year Floodplain
- » Regional Streambank Stabilization
- » Stream Buffer Ordinance Fine Tuning

Each of these recommended strategies are outlined in greater detail on the following two pages.





REGIONAL COLLABORATION

REGIONAL WMA APPROACH

REGIONAL COLLABORATION RECOMMENDATIONS

Permanent Protection / Acquisition of the Greenway System / 500-Year Floodplain

- » Work with each member community to adopt the greenway boundary developed through this master planning process along with a set of landcover / land use restrictions.
- » Develop proposed Greenway Ownership/Management plan map – Create a parcel map identifying which greenway areas should be dedicated to a public agency versus those remaining in private ownership and preserved by easement or agreement.
- » Greenway Dedication in New Developments – Establish a uniform requirement and credit (such as a credit towards meeting a parkland dedication requirement) for the fee title dedication of priority stream buffers as part of the development review and approval process.
- » Regional Greenbelt Management – Identify Polk County as the agency that will own and manage selected priority Greenway parcels and lead oversight for Greenway acquisition or preservation by easement or agreement.

Regional Streambank Stabilization

- » Formally adopt municipal policy that requires stream stabilization and resizing at the time of development utilizing uniform standards that are overseen by Polk County Water Resources.
- » Develop policies to define improvement obligations, timing of improvements, and options for cost sharing between adjoining property owners and the relevant public agency.
- » Establish uniform regulations requiring, as part of the development review and approval process, analysis of existing streams and construction of stream improvements that may be necessary to convey the altered drainage conditions that will occur due to urbanization in order to prevent or limit the erosion of stream banks and drainageways due to development.
- » As a region, apply for funding for analysis, design and construction of this stream stabilization that would cover at least 50% of the cost. Make this funding available to developers.

REGIONAL COLLABORATION

REGIONAL WMA APPROACH

REGIONAL COLLABORATION RECOMMENDATIONS

Stream Buffer Ordinance Fine Tuning

- » Develop policies to define improvement obligations, timing of improvements. This plan recommends fine tuning of the stream buffers in the watershed including the following elements:
 - Work with each member community to adopt or alter their individual ordinances to create a uniform ordinance in this watershed-perhaps taking the landform regions into account, including both the stream and drainageway buffer types included in the original ordinance.
 - Create an official, calculated buffer limits boundary in GIS and distribute to all public agencies for application; include in comprehensive plans, land use maps, development permitting staff and departments, etc.
 - This plan recommends revisiting the stream buffer ordinance to create one uniform version for the watershed region.

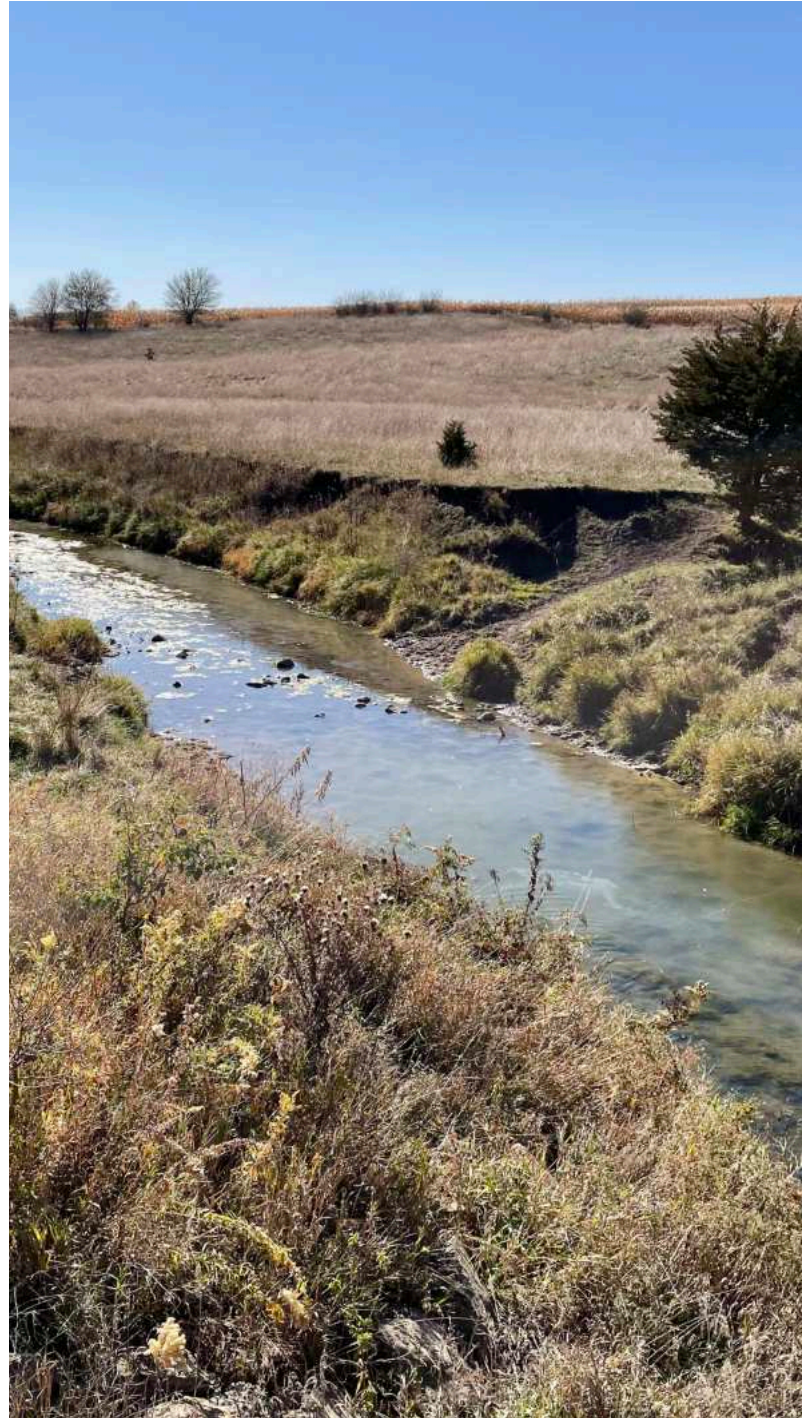


Image Credit: Polk County Public Works

SECTION 7:

IMPLEMENTATION PLAN

INTRODUCTION AND KEY OBJECTIVES

This section summarizes the priorities and actions identified in the prior sections along with timelines, high level cost estimates along with potential funding sources.

Planning for acquisition and development of Master Plan recommendations requires collaboration between agency and municipal staff stakeholders.





IMPLEMENTATION PLAN

KEY STEPS AND STRATEGIES

1. Save Our Pieces Follow Up and Targeting

- A. Polk SWCD- CILS Project.
- B. Targeted Outreach.
- C. Complete property assessment and protection/restoration plan.

2. Remove Livestock Access to Streams

- A. Develop a new livestock program, providing fencing and alternate water source.

3. IRVM Nature Corridors

- A. Develop a # year plan to convert targeted roads to natives.

4. Nature Links- Prioritize connection from Camp Creek to Neal Smith

- A. Identify and prioritize 10 priority acquisition or restoration properties.
- B. Investigate wildlife federation RCPP.

5. Municipal Greenway Acquisition

- A. Complete Field Investigation.
- B. Strategic Spring migration diversion.
- C. Meet with DNR.

6. Municipal Greenway Acquisition

- A. Complete Field Investigation.
- B. Strategic Spring migration diversion.
- C. Meet with DNR.

7. Regional Trail Connections

- A. North and South Regional Trails
- B. June annual eastern Polk County trail meeting

8. Mud Creek Headwaters- Flood Reduction and Wetland Restoration Plan

- A. Work session with Bondurant.

9. Regional Detention

- A. Prioritize and target installations
- B. Report out to each City

10. Spring Creek Diversion Wetland



Image Credit: Polk County Public Works

APPENDIX A

STREAM BUFFER ORDINANCES

POLK COUNTY ORDINANCE

Article 7. Natural Resource Protection
Section 2. Streams

Section 2. Streams

(A) Intent and Purpose

The intent of this Section is to establish regulations and procedures that govern all land uses and related development activities adjacent to streams. The streams covered by this Section are identified on FEMA FIRM Flood Insurance Rate Maps (FIRMs), for Polk County and Incorporated Areas dated February 1, 2019, and later as revised as mapped floodplain. These regulations shall require undisturbed buffers and impervious surface setbacks adjacent to streams.

The purpose of undisturbed buffers and impervious surface setbacks are:

- to protect, restore and maintain the chemical, physical and biological integrity of streams and their water resources;
- to remove pollutants delivered in urban storm water;
- to protect public water supplies;
- to maintain base flow of streams;
- to minimize erosion and control sedimentation;
- to provide infiltration for storm water runoff;
- to minimize impervious surfaces close to streams; and
- to provide riparian wildlife habitats and promote desirable aquatic habitat.

(B) Protection Criteria

(1) Buffer Requirements

- (a) No Floodway - Mapped streams in all watersheds within unincorporated Polk County with no floodway identified on the effective FIRM maps shall require a minimum 50-foot undisturbed buffer on each side of the stream's belt width, which is the stream flows measured between the outsides of opposing meander bends. "Iowa Department of Natural Resources (IDNR) Method."
- (b) Floodway - Mapped streams in all watersheds within unincorporated Polk County with floodway identified on effective FIRM maps shall require a minimum 50-foot undisturbed buffer on each side of the floodway boundary, measured from the edge of the floodway boundary, or using the method described above for No Floodway (a), whichever creates that largest stream buffer.

(2) Setback Requirements

- (a) Septic tanks and septic tank drain fields are prohibited within the undisturbed buffer area;
- (b) An additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious surfaces shall be prohibited. Storm water retention or detention facilities are permitted within this setback but prohibited within the stream channel.
- (c) New hazardous waste treatment or disposal facilities are prohibited within the stream buffer and setback.



APPENDIX A

STREAM BUFFER ORDINANCES

Article 7. Natural Resource Protection Section 2. Streams

(C) Applicability

This article shall apply to all land development activity on property containing a stream or near a stream. The Protection areas as defined above shall be met. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State Code.

(D) Exemptions

Exemption of these activities does not constitute an exemption for any other activity proposed on a property:

- (1) Any existing use that does not change use, zoning district or size is exempt from the requirements but shall meet the requirements for compliance for any new additions, structures or grading on the property.
- (2) A perpendicular stream crossing by a driveway, street, or utility lines;
- (3) A street or driveway where buffer intrusion is the only option to provide access to a property;
- (4) Paved and unpaved trails and paths for public use;
- (5) Public water supply intake or public wastewater outfall structures;
- (6) Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
- (7) Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover as necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
- (8) Land development activities within a dedicated street right-of-way existing as of the effective date of this ordinance.
- (9) Forestry activities on land that is zoned for forestry or agricultural uses and are not incidental to other land development activity.
- (10) Minor land-disturbing activities for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for health, safety and welfare; post storm; or other disaster relief)

(E) Variance Procedures

No variance shall be granted to the undisturbed buffer and/or setback requirements contained in this section unless a hardship exists and relief, if granted, meets the general purpose and intent of this article. Variance requests shall only be considered if the public or private project with buffer and/or setback intrusion can demonstrate that the completed project will result in maintained and/or improved water quality downstream; and yields no increase in storm water runoff.

(F) Liability

Neither the approval of a plan or issuance of a permit for any regulated activity under the provisions of this ordinance, or compliance with the provisions of this article shall relieve



Article 7. Natural Resource Protection
Section 2. Streams

any person from responsibility or liability for:

- (1) Any damage to any person, property, tributary or other water body; or
- (2) Noncompliance with any other local, State or Federal ordinances, statutes, rules or regulations.



Section 3. Drainageways

Watercourses which are defined either by soil type or by the presence of intermittent or perennial streams or topography which indicates a swale where surface sheet flows join. The following areas are drainageways, which were not identified as streams referenced above:

- (1) The land, except where areas are designated as floodplain, on either side of and within fifty (50) feet of the centerline of any intermittent or perennial stream shown on the U.S. Geological Service's 7 1/2 minute Quadrangle sheets covering the unincorporated areas of Polk County.
- (2) The land, except where areas are designated as floodplain, on either side of and within twenty-five (25) feet of the centerline of any swale identified by topography draining a minimum of five (5) acres of upstream area.
- (3) The land included within the following soil classes as mapped in the Polk County Soil Maps provided by the Soil Conservation Service: Alluvial land (Ac), Colo silty clay loam (Cn), Colo silty clay loam, channeled (Co), Colo loam, loamy subsoil variant (Cp), Colo-Judson-Nodaway complex (Cr), Colo-Terril complex (Cs), Dorchester silt loam, moderately shallow over sand (Df), Huntsville sandy loam (Hf), channeled (He), Huntsville silt loam (Nb), Riverwash (Ra), Storden-Colo complex (Sk), and the Wabash-Gravity-Nodaway complex (Wc).

(A) Determination

Drainageway areas shall be determined by reference to the following sources in the order indicated below.

- (1) USGS Topographic Maps or other topographic maps.
- (2) Soil Maps provided in the Polk County Soil Survey.
- (3) Orthographic Photos, with field verification.

(B) Design Standards

New developments shall be designed so that there is a continuous strip of open space along the course of the drainageway. Since the purpose of this protection is to preserve the natural storm drainage system, it is logical that drainage improvements and retention or detention structures would be located in these areas. In order to permit this, the open space portions of the drainageway areas may be disturbed, but only if such construction is part of an approved stormwater system that meets the following criteria:

- (1) The time of concentration of stormwater flows remains unchanged or is lengthened;
- (2) Stormwater storage capacity is unchanged or increased;
- (3) Vegetation is installed;
- (4) The resultant new drainageway has less velocity than preexisted or reduces stream bank erosion through the provision of erosion control measures;
- (5) Additional water is not backed up onto adjoining properties.



APPENDIX A

STREAM BUFFER ORDINANCES

CITY OF PLEASANT HILL

CHAPTER 104 STREAM BUFFER PROTECTION AND MANAGEMENT

Contents:

- 104.01 PURPOSE.
- 104.02 DEFINITIONS.
- 104.03 APPLICABILITY.
- 104.04 STREAM BUFFER DESIGN.
- 104.05 BUFFER MANAGEMENT AND MAINTENANCE.
- 104.06 STREAM BUFFER MANAGEMENT PLAN.
- 104.07 ENFORCEMENT.
- 104.08 EXCEPTIONS.

(Ord. No. 853, 05/01/2019)

104.01 PURPOSE.

1. The purpose of this chapter is to establish minimum requirements for the design of **buffers** to protect the streams, **wetlands**, and floodplains of Pleasant Hill; to protect the water quality of **watercourses**, reservoirs, lakes, and other significant water resources within Pleasant Hill; to protect Pleasant Hill's riparian and aquatic ecosystems; and to provide for the environmentally sound use of Pleasant Hill's land resources.
2. Buffers adjacent to stream systems provide numerous environmental protection and resource management benefits that can include the following:
 - A. Restoring and maintaining the chemical, physical, and biological integrity of the water resources.
 - B. Reducing pollutants delivered from urban stormwater.
 - C. Reducing erosion and sediment entering the stream.
 - D. Allow for stabilization of **stream banks**.
 - E. Providing infiltration of stormwater runoff.
 - F. Maintaining base flow of streams.
 - G. Contributing the organic matter that is a source of food and energy for the aquatic ecosystem.
 - H. Providing tree canopy to shade streams and promote desirable aquatic organisms.
 - I. Providing riparian wildlife habitat.
 - J. Furnishing scenic value and recreational opportunity.
 - K. Protecting the public from flooding, **property** damage and loss.
 - L. Providing sustainable, natural vegetation.
3. It is the desire of the **City** to protect and maintain the **native vegetation** in riparian and wetland areas by implementing specifications for the establishment and protection of vegetation along all stream systems within our jurisdictional authority.

104.02 DEFINITIONS.

Active Channel is the area of the stream channel that is subject to frequent flows (approximately once per one and a half years) and that includes the portion of the channel below the floodplain.

APPENDIX A

STREAM BUFFER ORDINANCES

Best Management Practices (BMP's) means a schedule of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa Stormwater Management Manual and SUDAS. The BMPs covered are not meant to be a comprehensive list of acceptable BMPs.

Buffer is a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, or reservoir area. Alteration of this natural area is strictly limited.

Iowa DNR Method is a 50-foot-wide undisturbed buffer on each side of the near-stream zone (the stream's belt width), which is defined as the corridor where the stream flows measured between the outsides of opposing meander bends. (Reference: Drawing 1. Riparian Buffering, on page 7 of the River Restoration Toolbox Practice Guide 3: Riparian Buffering, dated April 2018, and prepared by the Iowa Department of Natural Resources.)

Floodway are mapped streams within the boundaries of the City of Pleasant Hill that are identified as 'floodway' on the City's Flood Insurance Rate Map.

Native Vegetation refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.

No Floodway are mapped streams within the boundaries of the City of Pleasant Hill with no floodway identified on the effective Flood Insurance Rate Maps or as may be officially established by a licensed engineer.

Streams are perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows:

1. Type I Streams are defined as perennial streams shown as solid blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.
2. Type II Streams are defined as intermittent streams shown as dashed blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.
3. Type III Streams are defined as intermittent streams or natural channels which are not shown on the United States Geological Survey seven and one-half minutes series topological map as either blue or dashed blue lines which have drainage areas of greater than 50 acres.

Stream Bank is the area between the stream channel and the break in the stream bank slope or the highest point of the stream channel.

Stream Channel is part of the watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:

1. Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks.
2. Flowing water not directly related to a storm event.
3. Historical records of a local high groundwater table, such as well and stream gauge records.

SUDAS means the current Standard Urban Design and Specifications Manual, as locally amended, that specifies the stormwater guidelines and stormwater controls deemed by SUDAS to meet the goals of the U.S. Environmental Protection Agencies NPDES permit program administered by the Iowa Department of Natural Resources.

Wetland is defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

104.03 APPLICABILITY.

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This chapter shall apply to proposed improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision on property containing a stream, near a stream, or drainage swale draining greater than 50 acres. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established by other regulatory avenues.

104.04 STREAM BUFFER DESIGN.

1. 1.
A stream buffer for a stream system shall consist of a native vegetative strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, or slopes. The stream buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.
2. 2.
The required base width for all buffers shall be determined based on the type of stream being protected, as specified in TABLE I of this chapter below:

104.04-1 Required Minimum Stream Buffer Width	
Stream	
Streams with Floodway	Floodway plus 50 feet on each side of floodway boundary
Type I or Type II Streams with No Floodway	Iowa DNR Method
Type III Streams	30 feet on each side of stream channel centerline

3. 3.
A comprehensive map of all existing stream buffer areas within the jurisdiction of the City of Pleasant Hill has been established and is on file with the City Clerk.
4. 4.
The Community Development Director or his/her designee may consider buffer design modifications in unique cases of topography or other hardship provided that the project can meet the goals outline in the purpose and intent of this chapter.
5. 5.
A stream buffer shall not be required for the portions of a stream that are less than 150 feet in length due to the stream having been previously enclosed within a pipe or box structure.
6. 6.
Impervious surfaces, septic systems and all associated equipment are prohibited within the buffer.
7. 7.
Dominant vegetation shall consist of existing or seeded/planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and the intended purpose. No single species shall make up more than 50% of the total number of species planted. Turf grass (lawn) is not permitted.
8. 8.
Overland flow through the stream buffer area will be maintained as sheet flow.

104.05 BUFFER MANAGEMENT AND MAINTENANCE.

1. The stream buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. All buffer areas should be left in a natural state and not mowed, trimmed, fertilized, or irrigated except to provide optimal plant establishment and maintenance. Weed control should be limited to legal requirements for eradication of noxious plants or for establishment of desirable plants.

APPENDIX A

STREAM BUFFER ORDINANCES

Maintenance shall normally consist of restoring natural or native plantings and following recommended practices of maintenance after establishment. Weeds and debris shall be removed as necessary. Fallen trees should be left to increase habitat for wildlife.

2. The City of Pleasant Hill will only be responsible for the management and maintenance of City-owned stream buffers.
3. Management and maintenance of privately-owned stream buffers shall be subject to drainage area and development goals and a management plan shall be developed by the owner. The requirements for a stream buffer management plan are outlined in Section 104.06.
4. At the full discretion of the City, any stream buffer may be required to be deeded to the City as part of the final plat or site plan approval process, and/or park land dedication requirement. In special circumstances, the City may accept a permanent easement for the purpose of protecting the land in and around the established stream buffer and impose any and all restrictions as determined in this chapter.
5. Temporary or permanent access easements may need to be developed during the site plan or subdivision process, if the buffer is not yet contiguous to another point of access or to otherwise ensure adequate access is provided to all areas of the buffer as necessary to perform maintenance.
6. Encroachment onto public lands is a form of trespass. The erection of structures or modifications to natural areas on public lands that have been set aside for natural resource conservation and/or public use are considered encroachments. The unauthorized placement of natural or manmade materials on or within City owned or managed property is prohibited. The unauthorized construction or placement of any structures or other "improvements" on or within City property and the unauthorized alteration (i.e. mowing) of City property in anyway is also prohibited.
7. The following structures, practices, and activities are permitted in the stream buffer, with specific design or maintenance features, subject to the review of the City of Pleasant Hill:
 - A. Roads, bridges, paths, and utilities:
 - the right-of-way should be the minimum width needed to allow for maintenance access and installation.
 - the angle of the crossing shall be as close to perpendicular as feasible to the stream or buffer in order to minimize clearing requirements.
 - B. Stream restoration projects, facilities and activities approved by the City of Pleasant Hill are permitted within the buffer.
 - C. Water quality monitoring and stream gauging are permitted within the stream buffer, as approved by the City of Pleasant Hill.
8. The following practices and activities are prohibited within the buffer, except with approval by the City of Pleasant Hill:
 - A. Clearing of existing vegetation.
 - B. Grading, stripping, or other soil disturbing practices.
 - C. Filling or dumping.
 - D. Draining the buffer area by ditching, underdrains, or other systems.
 - E. Use, storage, or application of pesticides, except for the spot spraying of noxious weeds or nonnative species consistent with recommendations of the Polk County Soil and Water Conservation District.
9. All plans prepared for recording and all right-of-way plans shall clearly:
 - A. Show the extent of any stream buffer on the subject property.
 - B. Label the stream buffer.

- C. Provide a note to reference any stream buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Pleasant Hill."
- 10. The dedication of a stream buffer area in any form to the City of Pleasant Hill shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

104.06 STREAM BUFFER MANAGEMENT PLAN.

1. A plan approved by the City of Pleasant Hill is required in all situations where the ownership of a stream buffer is private.
2. The plan shall contain an informative, conceptual, and schematic representation of the proposed development activity by means of maps, graphs, charts, or other written or drawn documents so as to enable an informed decision regarding the proposed development activity.
3. A buffer plan shall be submitted in conjunction with the required grading plan for any development, and the buffer should be clearly delineated on the final grading plan.
4. Boundary markers will be installed by the applicant prior to commencing clearing and grading operations. Markers will be placed at the outside edge of the buffer prior to the start of any activity adjacent to the buffer. Markers shall be clearly visible and shall be spaced at a maximum of 100 feet. The markers may be joined by marking tape or fencing.
5. The plan shall contain the following specific information:
 - A. A location or vicinity map to include maximum two feet contour intervals and scale of no greater than one-inch equals 100 feet.
 - B. Field delineated streams, springs, seeps, bodies of water, wetlands, and waterway buffer.
 - C. Stream buffer ownership information and information on the entity responsible for buffer maintenance.
 - D. The location and general measurements of established stream buffer and maintenance easements.
 - E. A list of prohibited activities, uses, or items within the buffer.
 - F. Language addressing the existing and planned vegetation maintenance within the buffer.
 - G. A general maintenance timeline of the stream buffer.
 - H. Information explaining the location and right of access for stream buffer maintenance including maintenance access points and routes.
 - I. Information on easement or access rights in and around stream buffer.
6. The plan shall be developed by an Iowa licensed Professional Engineer, Iowa licensed Landscape Architect, or representative from the Polk Soil & Water Conservation District.
7. The plan shall outline the maintenance procedures established by the owner, to ensure the proper management of the stream buffer.
8. If a maintenance procedure consists of a controlled burn, an approved burn plan for the native areas shall also be included in the management plan. The burn plan shall be approved by the City and Polk County Air Quality prior to any burning activities. If, at a later date, the owner of the management plan decides to use controlled burning as a management tool, they may develop a burn plan and seek City approval.

104.07 ENFORCEMENT.

1. The Community Development Director or his/her designee is authorized and empowered to enforce the requirements of this chapter in accordance with the procedures of this section.

2. If, upon inspection or investigation, the Director or his/her designee is of the opinion that any person has violated any provision of this chapter, he/she shall with reasonable promptness issue a notice of the violations identified while conducting an inspection or investigation. Each notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this chapter that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.
3. If the property owner fails to take corrective action, following notice prescribed for the service of civil process by the Iowa Rules of Civil Procedure, the City may do so by its own crews or by persons under its hire and assess against the property owner the City's cost therefore. The cost shall include the salaries and benefits earned by the City employees during such corrective action, a charge for City machinery used and such other costs and expenses as the City actually incurred. To the extent allowed by Iowa law, such costs and expenses may be assessed against the property owner and collected in the same manner as a property tax.
4. Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall be subject to a civil penalty as set forth in the Schedule of Civil Penalties in [CHAPTER 4](#) of this Code of Ordinances.
5. Each day that a municipal infraction occurs and/or is permitted to exist constitutes a separate offense.

104.08 EXCEPTIONS.

Exemption of these activities does not constitute an exemption of any other activity proposed on a property:

1. 1.
Any existing use that does not change use, zoning district or size is exempt from requirements but shall meet the requirements for compliance for any new development requiring a site plan or subdivision.
2. 2.
A perpendicular stream crossing by a driveway, street, or utility lines.
3. 3.
A street or driveway where buffer intrusion is the only option to provide access to a property.
4. 4.
Paved and unpaved trails and paths for public use.
5. 5.
Public water supply intake or public wastewater outfall structures.
6. 6.
Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks.
7. 7.
Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
8. 8.
Land development activities within a dedicated street right-of-way existing as of the effective date of this chapter.
9. 9.

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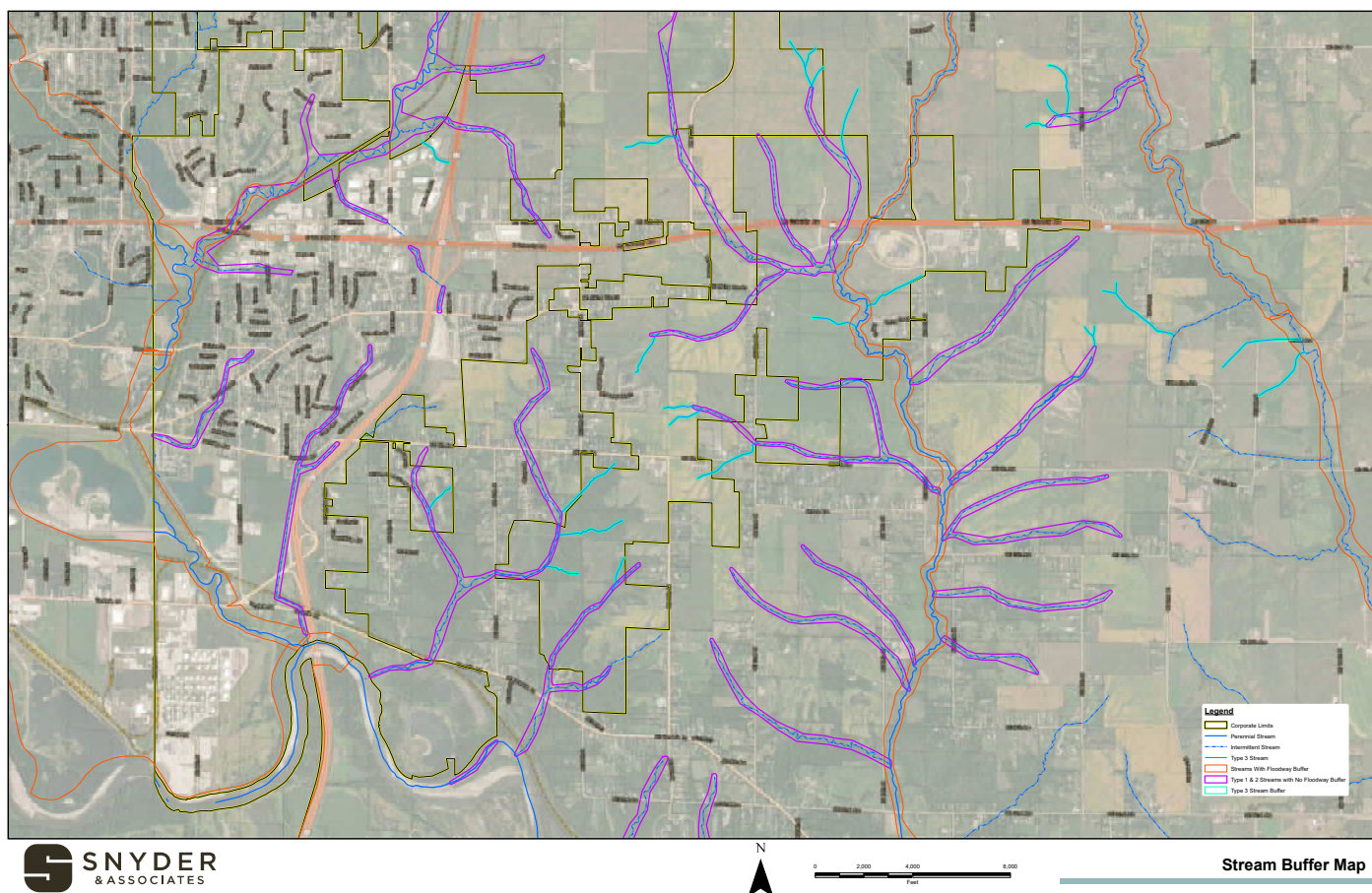
STREAM BUFFER ORDINANCES

Minor land disturbing for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for health, safety and welfare; post storm; or other disaster relief) if City of Pleasant Hill is notified about the activity and the disturbance area is less than 5,000 square feet.

Effective on: 12/31/2019

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CITY OF BONDURANT

CHAPTER 167

STREAM BUFFER PROTECTION AND MANAGEMENT

167.01 Purpose	167.05 Buffer Management and Maintenance
167.02 Definitions	167.06 Stream Buffer Management Plan
167.03 Applicability	167.07 Enforcement
167.04 Stream Buffer Design	167.08 Exemptions

167.01 PURPOSE. The purpose of this chapter is to establish minimum requirements for the design of buffers to protect the streams and creeks that are within the jurisdiction of the City of Bondurant, Iowa; to protect the water quality of the creeks, streams and other significant water resources that are within the City of Bondurant and those that are downstream as well; and to provide for the environmentally sound use of Bondurant’s land resources.

167.02 DEFINITIONS. Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter it’s most reasonable application.

1. “Active Channel” is the area of the stream channel that is subject to frequent flows (approximately once per one and half years) and that include the portion of the channel below the floodplain.
2. “Best Management Practices (BMP’S)” means a schedule of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa Stormwater Management Manual and SUDAS. The BMPs covered are not meant to be a comprehensive list of acceptable BMPs.
3. “Buffer” is a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system. Alteration of the natural area is strictly limited.
4. “Floodway” are mapped streams within the boundaries of the City of Bondurant that are identified as ‘floodway’ on the City’s Flood Insurance Rate Map.
5. “Iowa DNR Method” is a 5-0foot-wide undisturbed buffer on each side of the near-stream zone (the stream’s belt width), which is defined as the corridor where the stream flows measured between the outsides of opposing meander bends. (Reference: Drawing 1. Riparian Buffering, on Page 7 of the River Restoration Toolbox Practice Guide 3: Riparian Buffering, dated April 2018, and prepared by the Iowa Department of Natural Resources.
6. “Native Vegetation” refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.

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7. “Steams” are perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows. Streams not classified as a Type I Stream or a Type 2 Stream are not subject to Chapter 167.

A. Type I Streams are defined as perennial streams that show as solid blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area of greater than 50 acres.

B. Type II Streams are defined as intermittent streams as dashed blue lines on the United States Geological Survey seven and one-half minutes series topological map and have a drainage area greater than 50 acres.

8. “Stream Bank” is the area between the stream channel and the break in the stream bank slope or the highest point of the stream channel.

9. “Stream Channel” is part of the watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:

A. Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks.

B. Flowing water not directly related to a storm event.

C. Historical records of a local high groundwater table, such as well and stream gauge records.

10. “SUDAS” means the current Standard Urban Design and Specifications Manual, as locally amended, that specifies the stormwater guidelines and stormwater controls deemed by SUDAS to meet the goals of the U.S. Environmental Protection Agency NPDES permit program administered by the Iowa Department of Natural Resources.

11. “Wetland” is defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

167.03 APPLICABILITY. This chapter shall apply to proposed improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision on property containing a Type 1 or Type 2 stream or those lands subject to the required minimum stream buffer area. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established by other regulatory agencies.

167.04 STREAM BUFFER DESIGN.

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1. A stream buffer for a stream system shall consist of a native vegetative strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, or slopes. The stream buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes, or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.

2. The required base width for all buffers shall be determined on the type of stream being protected, as specified in the table below.

Table I. Required Minimum Stream Buffer Width	
Type 1 or Type 2 Streams with Floodway	Floodway plus 50 feet on each side of Floodway boundary
Type 1 or Type 2 Streams with No Floodway	Iowa DNR Method

3. A comprehensive map of all existing stream buffer areas within the jurisdiction of the City of Bondurant has been established and will be provided upon request.

4. The City Administrator or his/her designee may consider buffer design modifications in unique cases of topography or other hardship provided that the project can meet the goals outlined in the purpose and intent of this chapter.

5. Impervious surfaces, septic systems and all associated equipment are prohibited within the buffer.

6. Dominant vegetation shall consist of existing or seeded/planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and the intended purpose. No single species shall make up more than 50% of the total number of species planted. Turf grass (lawn) is not permitted.

7. Overland flow through the stream buffer area will be maintained as sheet flow.

167.05 BUFFER MANAGEMENT AND MAINTENANCE.

1. The stream buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. All buffer areas should be left in a natural state and not mowed, trimmed, fertilized, or irrigated except to provide optimal plant establishment and maintenance. Weed control should be limited to legal requirements for eradication of noxious plants or for establishment of desirable plants. Maintenance shall normally consist of restoring natural or native plantings and following recommended practices of maintenance after establishment. Weeds and debris shall be removed as necessary.

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2. The City of Bondurant will be responsible for the management and maintenance of the City-owned stream buffer areas or those areas where the City accepts a permanent easement instead of ownership as specified in Section 167.05.4.

3. Management and maintenance of privately-owned stream buffers shall be subject to drainage area and development goals and a management plan shall be developed by the owner. The requirements for a stream buffer management plan are outlined in Section 167.06.

4. At the full discretion of the City, any stream buffer may be required to be deed to the City as part of the final plat or site plan approval process. In special circumstances, the City may accept a permanent easement for the purpose of protecting the land in and around the established stream buffer and impose any and all restrictions as determined by this chapter.

(Ordinance No. 210907-212)

5. Temporary or permanent access easements may need to be developed during the site plan or subdivision process, if the buffer is not yet contiguous to another point of access.

6. Encroachment onto public lands is a form of trespass. The erection of structures or modifications to natural areas on public lands that have been set aside for natural resource conservation and/or public use are considered encroachments. The unauthorized placement of natural or manmade materials on or within City owned or managed property is prohibited. The unauthorized construction or placement of any structures or other “improvements” on or within City property and the unauthorized alteration (i.e. mowing) of City property in any way is also prohibited.

7. The following structures, practices, and activities are permitted in the stream buffer, with specific design or maintenance features, subject to the review of the City of Bondurant:

A. Roads, bridges, paths, and utilities:

-the right-of-way should be the minimum width needed to allow for maintenance access and installation.

-the angle of the crossing shall be as close to perpendicular as feasible to the stream or buffer in order to minimize clearing requirements.

B. Stream restoration projects, facilities and activities approved by the City of Bondurant are permitted within the stream buffer.

C. Water Quality monitoring and stream gauging are permitted within the stream buffer, as approved by the City of Bondurant.

8. The following practices and activities are prohibited within the stream buffer area, except with the explicit approval of the City of Bondurant.

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- A. Clearing of existing vegetation.
- B. Grading, stripping, or other soil disturbing practices.
- C. Filling or Dumping.
- D. Draining the buffer area by ditching, underdrains, or other systems.

E. Use, storage, or application of pesticides, except for the spot spray of noxious weeds or nonnative species consistent with recommendations of the Polk County Soil and Water Conservation District.

9. All plans prepared for recording and all right-of-way plans shall clearly:

- A. Show the extent of any stream buffer on the subject property.
- B. Label the stream buffer.
- C. Provide a note to reference any stream buffer stating “There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the City of Bondurant.”

10. The dedication of a stream buffer area in any form to the City of Bondurant shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

167.06 STREAM BUFFER MANAGEMENT PLAN.

1. A plan approved by the City of Bondurant is required in all situations where the maintenance of a stream buffer is private.

2. The plan shall contain an informative, conceptual, and schematic representation of the proposed development activity by means of maps, graphs, charts, or other written or drawn documents so as to enable an informed decision regarding the proposed development activity.

3. A buffer plan shall be submitted in conjunction with the required grading plan for any development subject to a site plan or preliminary plat review, and the buffer should be clearly delineated on the grading plan.

4. Boundary markers will be installed by the applicant prior to commencing clearing and grading operations. Markers will be placed at the outside edge of the buffer prior to the start of any activity adjacent to the buffer. Markers shall be clearly visible and shall be spaced at a maximum of 100 feet. The markers may be joined by marking tape or fencing.

5. The plan shall contain the following specific information:

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A. A location or vicinity map to include maximum two feet contour intervals and scale of no greater than one inch equals 100 feet.

B. Field delineated streams, springs, seeps, bodies of water, wetlands, and waterway buffer.

C. Stream buffer ownership information and information on the entity responsible for buffer maintenance.

D. The location and general measurements of established stream buffer and maintenance easements.

E. Language addressing the existing and planned vegetation within the buffer consistent with the requirements set forth in Section 167.04.6.

F. A general maintenance timeline of the stream buffer.

G. Other items as specified in Section 167.05.9.

6. The plan shall be developed by an Iowa licensed Professional Engineer, Iowa licensed Landscape Architect, or representative from the Polk Soil & Water Conservation District.

7. The plan shall outline the maintenance procedures established by the owner, to ensure the proper management of the stream buffer.

8. If a maintenance procedure consists of a controlled burn, an approved burn plan for the native areas shall also be included in the management plan. The burn plan shall be approved by the City and Polk County Air Quality prior to any burning activities. If, at a later date, the owner of the management plan decides to use controlled burning as a management tool, they may develop a burn plan and seek City approval.

(Ordinance No. 230821-221)

167.07 ENFORCEMENT.

1. The City Administrator or his/her designee is authorized and empowered to enforce the requirements of this chapter in accordance with the procedures of this section.

2. If, upon inspection or investigation, the Administrator or his/her designee is of the opinion that any person has violated any provision of this chapter, he/she shall with reasonable promptness issue a notice of the violations identified while conducting an inspection or investigation. Each notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this chapter that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.

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3. If the property owner fails to take corrective action, following notice prescribed for the service of civil process by the Iowa Rules of Civil Procedure, the City may do so by its own crews or by persons under its hire and assess against the property owner the City's cost therefore. The cost shall include the salaries and benefits earned by the City employees during such corrective action, a charge for City machinery used and such other costs and expenses as the City actually incurred. To the extent allowed by Iowa law, such costs and expenses may be assessed against the property owner and collected in the same manner as a property tax.

4. Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall be subject to a civil penalty as set forth in Chapter 4 of this Code of Ordinances.

5. Each day that a municipal infraction occurs and/or is permitted to exist constitutes a separate offense.

167.08 EXEMPTIONS.

Exemption of these activities does not constitute an exemption of any other activity proposed on a property:

1. Any existing use that does not change use, zoning district or size is exempt from requirements but shall meet the requirements for compliance for any new development requiring a site plan or subdivision.
2. A perpendicular stream crossing by a driveway, street, or utility lines.
3. A Street or driveway where buffer intrusion is the only option to provide access to a property.
4. Paved and unpaved trails and paths for public use.
5. Public water supply intake or public wastewater outfall structures.
6. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks.
7. Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
8. Land development activities within a dedicated street right-of-way existing as of the effective date of this chapter.
9. Minor land disturbing for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for

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health, safety and welfare/ post storm/ or other disaster relief) if City of Bondurant is notified about the activity and the disturbance area is less than 5,000 square feet.

(Ordinance No. 18-221)

APPENDIX B

OTHER PLANS

Conclusions and recommendations from the following existing plans guided and informed development of the MCS Watershed Master Plan:

- » CONNECT: Central Iowa Bicycle and Pedestrian Transportation Action Plan 2020. An Action Plan for Projects, Programs, and Policies. 2009. Des Moines Area Metropolitan Planning Organization. [connect-august-5-2009-final.pdf \(dmampo.org\)](#)
- » IOWA IN MOTION 2050: Iowa DOT State Transportation Plan. 2022. Iowa Department of Transportation. [Iowa in Motion 2050 \(iowadot.gov\)](#)
- » Bondurant Stormwater Master Plan Draft. 2020. City of Bondurant, Iowa.
- » Bondurant Central District Stormwater Improvements Master Plan. 2022. City of Bondurant
- » Mud-Camp-Spring Creek Watershed Management Plan. 2016. Mud, Camp, Spring Creek Watershed Management Authority, Ankeny, Iowa
- » Iowa Senate File SF 455, an Act relation to the regulation of topsoil and storm water at construction sites. [SF455_GovLetter.pdf](#)
- » Miller, B.A., W.G. Crumpton, and A.G. van der Valk. 2009. Spatial distribution of historical wetland classes on the Des Moines Lobe, Iowa. Wetlands 29(4):1146-1152. doi:10.1672/08-158.1.
- » Climate Resilient Communities: Iowa Impact Report 2023. The Nature Conservancy
- » Polk County “Save the Pieces” Data
- » Green Infrastructure: Linking Landscapes and Communities. 2006. Mark A. Benedict and Edward T. McMahon. Washington: Island Press

APPENDIX C

STAKEHOLDER INPUT SUMMARY

STAKEHOLDER INTERVIEWS:

Dave McCloney, President	Central Iowa Trail Association
John Shaw & Natalie Jacobson	City of Altoona
Devin Gaudette, Mayor Pro-Tem	City of Runnells
Dylan Mullenix	Des Moines Metro Planning Organization
Jeff Cook	Friends of Chichaqua Valley Trail
Andy Kellner	IDNR — Wildlife Biologist
Todd Gosselink	IDNR — Biologist
Joe McGovern, President	Iowa Natural Heritage Foundation
Paul Gibbins	ISU Extension & Polk SWCFD
Keri Van Zante, Director	Jasper County Conservation
Andrew Diallesandro	Neil Smith Wildlife Refuge
Rich Leopold, Director	Polk County Conservation
Adam Fendrick, Parks Planner	Polk County Conservation
Doug Sheeley	Polk County Conservation
Dirk Halupnik, Superintendent	SE Polk Community School District
Josh Spies	The Nature Conservancy, Iowa
Karen Wilke	The Nature Conservancy, Iowa
Amber Markha	The Nature Conservancy, Iowa

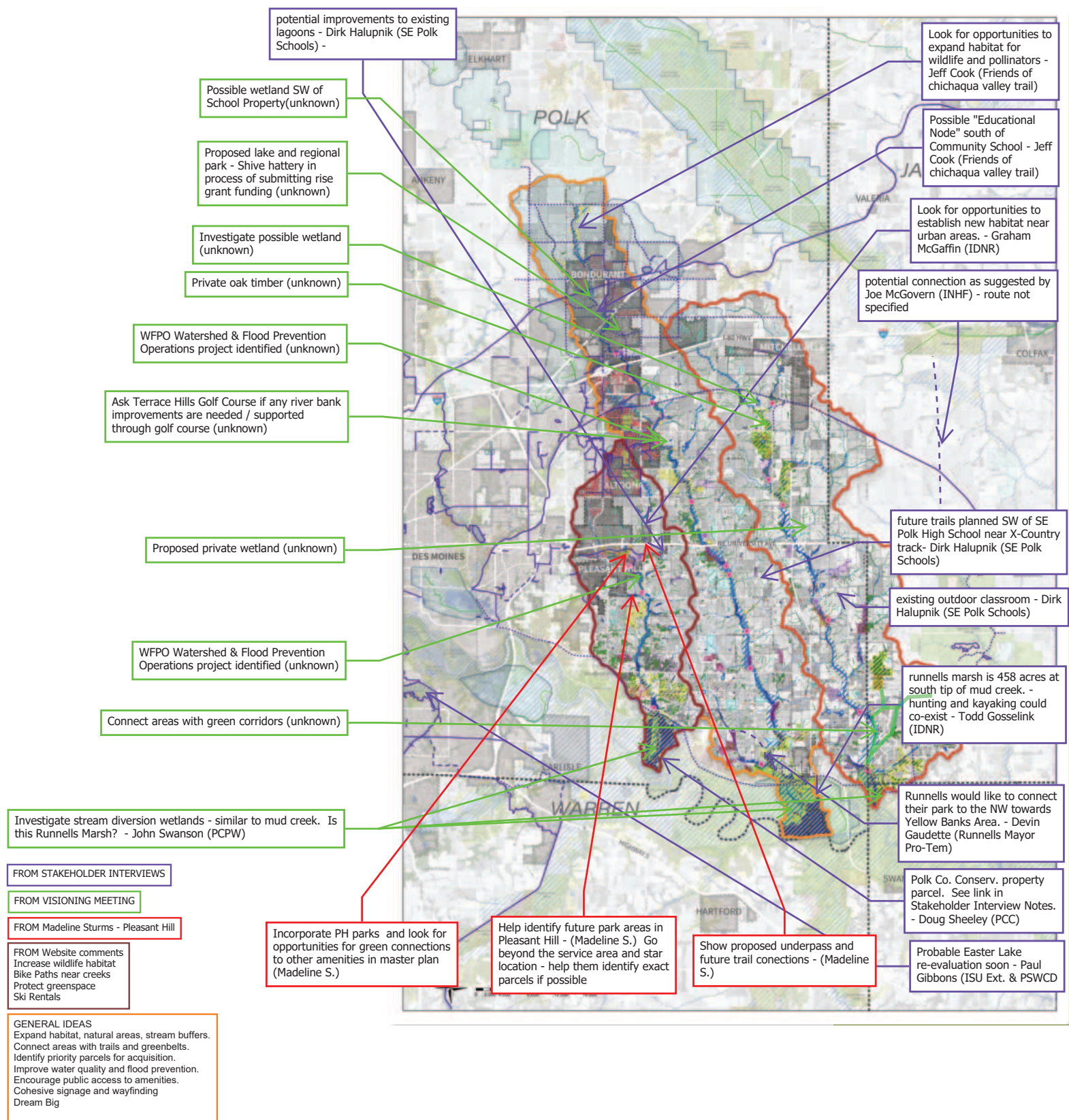
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STAKEHOLDER INPUT SUMMARY

STAKEHOLDER INPUT FROM SOCIAL PINPOINT PROJECT WEB PAGE:

Date Submitted	Please submit any general comments, ideas and questions here.
February 10, 2024, 09:33 AM	Giving us access to the areas where water is year round so we can explore. In areas where it dries up in the summer, keep the grasses long to keep erosion to a minimum.
February 10, 2024, 08:12 PM	Thank you for all the work you do. Green spaces are so important, particularly with all the growth Bondurant is experiencing.
February 9, 2024, 06:59 PM	It'd be nice to connect the trails in Altoona which are not yet connected! And connect Mud, Camp, and Spring to each other with one connector hooking up to another trail in Altoona.
February 9, 2024, 05:29 PM	You need to stop flowing more water in both of them. The amount of land that has been swept away in my property at Mud Creek runs through is a lot. Never had a problem until you altered running the storm sewers into it and all the building that has taken place. It floods frequently.

Figure 19 Stakeholder Input Map





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

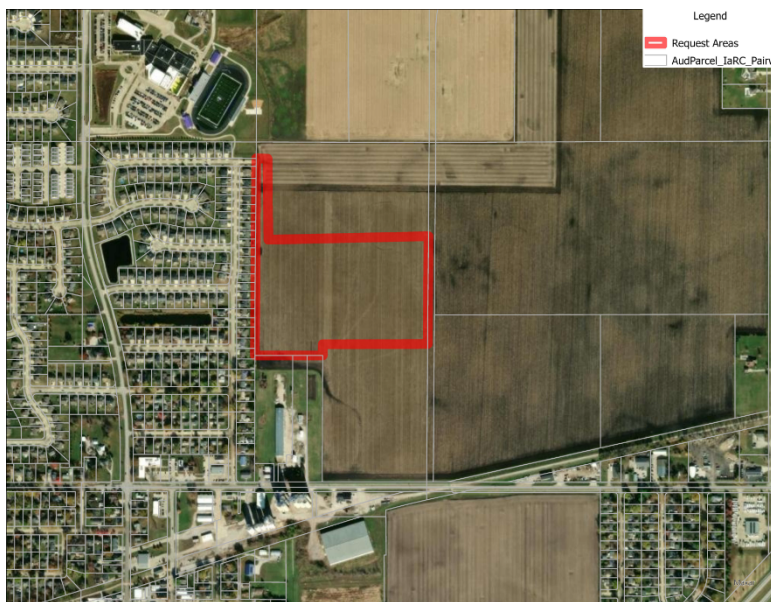
Item No. 8.a.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: For review by the City Council is the Bondurant-Farrar Elementary Plat 1 Preliminary Plat. The preliminary plat developer is the Bondurant-Farrar Community School District. The plats were submitted by Bishop Engineering. The Bondurant-Farrar Elementary Plat 1 Preliminary Plat development proposes 3 total lots. Lot 1 will be the location of the future Bondurant-Farrar Community School District's Elementary School, Outlot X will be used for parkland and a detention area, and Lot A will be reserved for future street right-of-way. The Bondurant-Farrar Elementary Plat 1 Preliminary Plat development area is highlighted below.

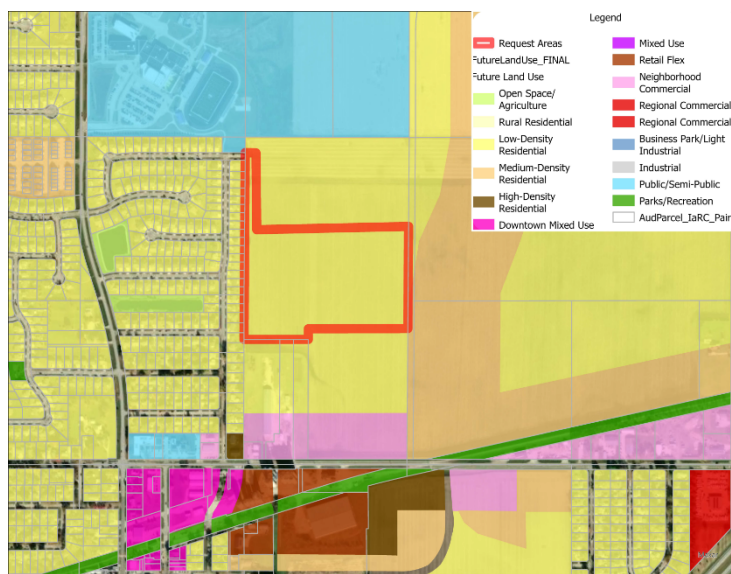


When considering preliminary plat requests, the City Council should take into account

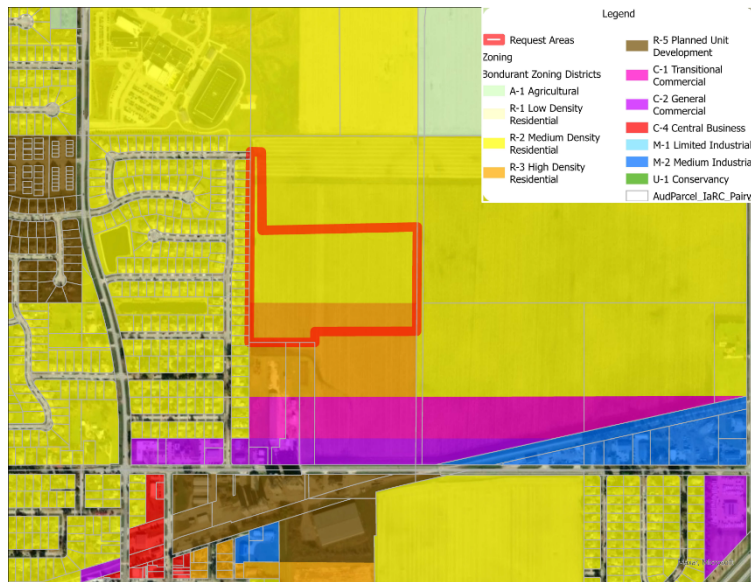
the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

When considering preliminary plat 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 elementary school use is consistent with the 2022 Future Land Use Map. The Bondurant-Farrar Elementary Plat 1 is outlined below on the 2022 Future Land Use Map.



Zoning – The Bondurant-Farrar Elementary Plat 1 area is currently zoned R-2 Medium Density Residential and R-3 High Density Residential. The Bondurant-Farrar Elementary Plat 1 is highlighted below on the City's Zoning Map.



Parkland Dedication – Outlot X is being preserved for stormwater detention and parkland dedication. The detention ponds proposed for Outlot X will also be utilized as public fishing ponds. The City plans on installing a playground area, accessible from Lincoln Street NE, and pedestrian trails throughout Outlot X.

Streets – the Bondurant-Farrar Elementary Plat 1 area will be accessible from the future Truman Drive NE. Lot A will be preserved as future right-of-way for Aspen Drive NE.

Pedestrian Connections – Pedestrian trails will be extended throughout Outlot X.

Utilities - A 8" water main is extended onto the property from Truman Drive NE. A sanitary sewer line is extended onto the property from the west. Storm sewer lines are shown on the north and south sides of the elementary school and depositing west into the detention ponds located on Outlot X.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

Below is a summary of comments received:

- City Engineering – no comments have been received at this time.
- Public Works – no comments have been received at this time.
- Emergency Services – No comments have been received at this time.

The attached resolution approves the Preliminary and Final Plat. Planning and Zoning

Commission voted 7-0 to recommend approval of the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plat at their October 7, 2025, meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-306
2. FINAL PLAT (2025.09.04)

CITY OF BONDURANT
RESOLUTION NO. 251020-306

RESOLUTION APPROVING THE BONDURANT-FARRAR ELEMENTARY PLAT 1
PRELIMINARY AND FINAL PLAT

WHEREAS ISG submitted the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plat; AND

WHEREAS the owner/developer is the Bondurant-Farrar Community School District; AND

WHEREAS this is a subdivision within Bondurant's city limits described as follows:

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 NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S 00°14'52"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CRUVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48"E, A DISTANCE OF 1176.06 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 832.05 FEET; THENCE N89°48'45"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 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.

WHEREAS the preliminary and final plat area are zoned R-2 Medium Density Residential.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plat is hereby approved

Passed this 20th day of October 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				

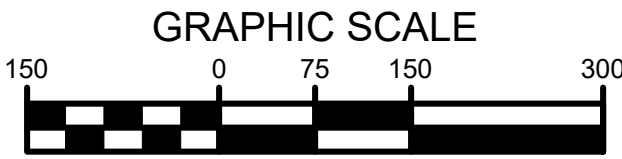
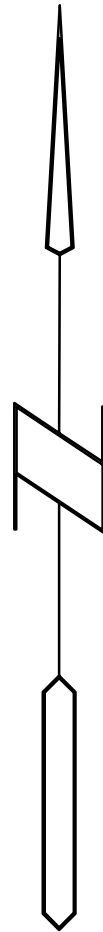
BONDURANT-FARRAR ELEMENTARY PLAT 1
FINAL PLAT

INDEX LEGEND

LOCATION:
E 1/2 SW 1/4 SEC 30-80-22

OWNER / PREPARED FOR:
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST SW
BONDURANT, IA 50035-9221

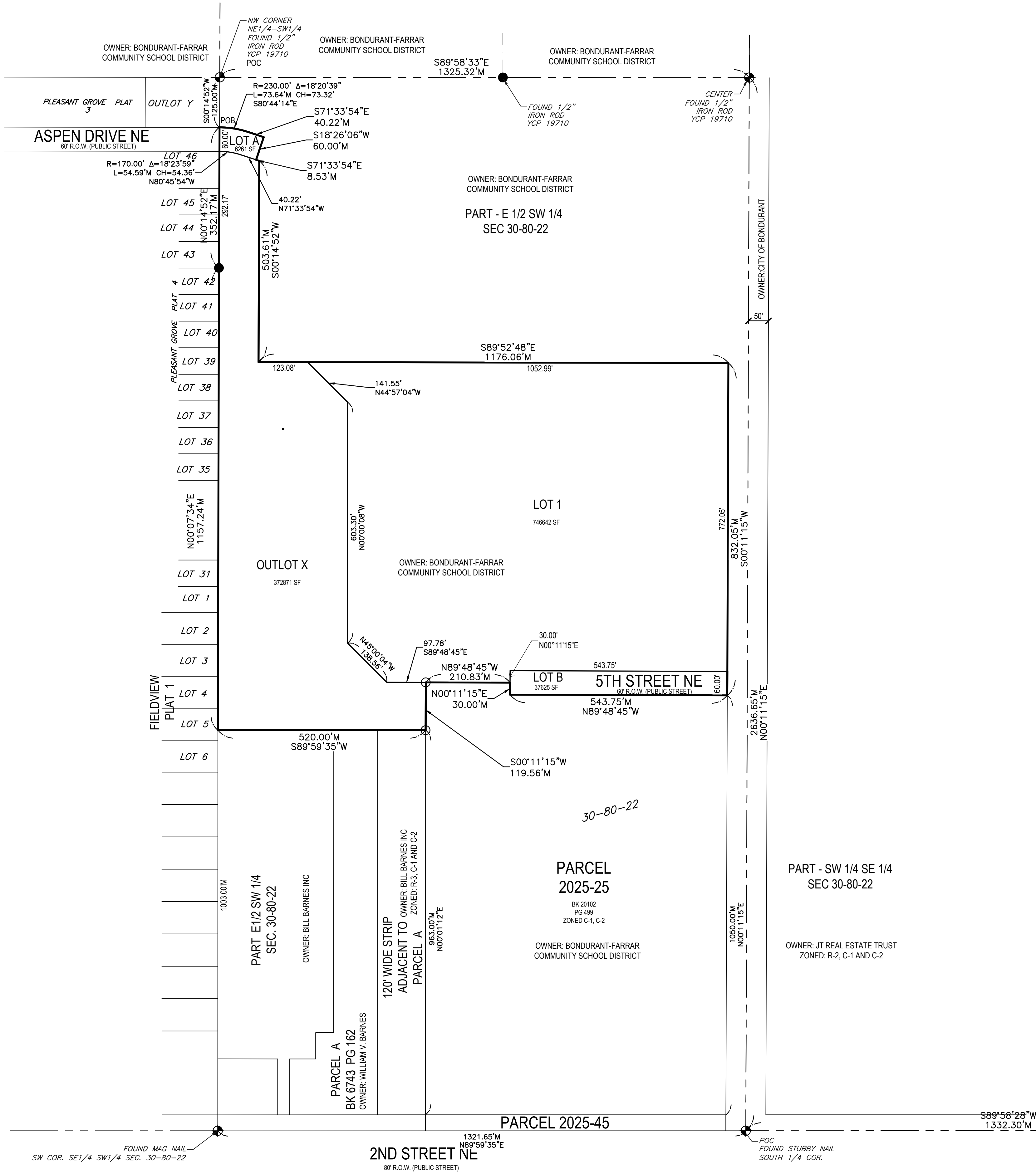
PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322



- LEGEND:
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - ✕ CUT "X" IN PAVEMENT
 - ADDRESS

ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

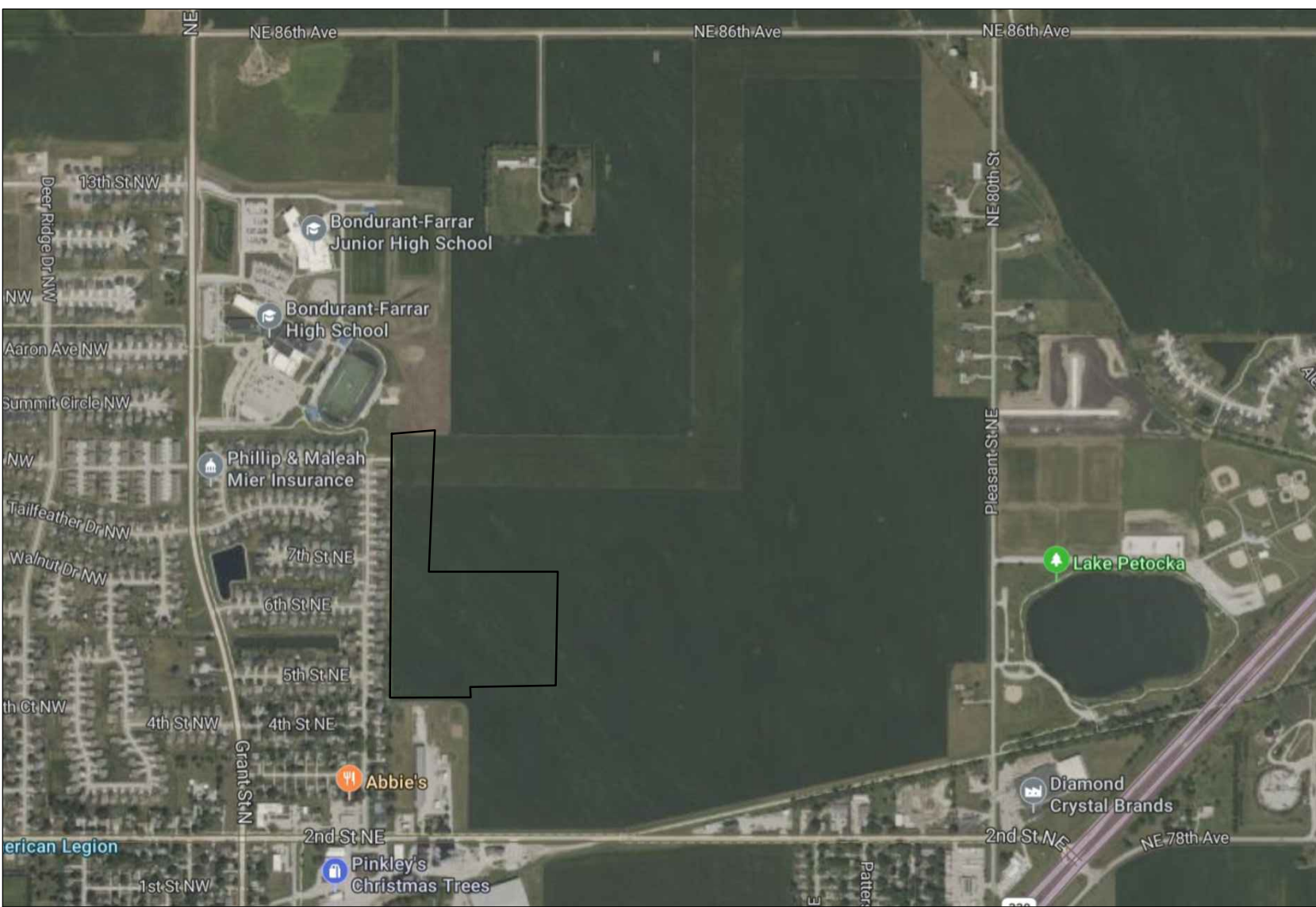


PLAT DESCRIPTION:
A RECTANGULAR SHAPED PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°14'52"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A 230.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 73.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80°44'14"E AND A CHORD LENGTH OF 73.32 FEET; THENCE S71°33'54"E, A DISTANCE OF 40.22 FEET; THENCE S18°26'06"W, A DISTANCE OF 60.00 FEET; THENCE S71°33'54"E, A DISTANCE OF 8.53 FEET; THENCE S00°14'52"W, A DISTANCE OF 503.61 FEET; THENCE S89°52'48"E, A DISTANCE OF 1176.06 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 832.05 FEET; THENCE N89°48'45"W, A DISTANCE OF 543.75 FEET; THENCE N00°11'15"E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF PARCEL 2025-25 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20102 AT PAGE 499; THENCE N89°48'45"W ALONG THE NORTH LINE OF SAID PARCEL 2025-25, A DISTANCE OF 210.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-25; THENCE S00°11'15"W ALONG THE WEST LINE OF SAID PARCEL 2025-25, A DISTANCE OF 119.56 FEET; THENCE S89°59'35"W ALONG THE NORTH LINE OF THE SOUTH 1003.00 FEET OF THE WEST 520.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 520.00 FEET TO THE EAST LINE OF FIELDVIEW PLAT 1, AN OFFICIAL PLAT; THENCE N00°07'34"E ALONG THE EAST LINE OF SAID FIELDVIEW PLAT 1 AND ALONG THE EAST LINE OF PLEASANT GROVE PLAT 4, AN OFFICIAL PLAT, A DISTANCE OF 1157.24 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID PLEASANT GROVE PLAT 4; THENCE N00°14'52"E ALONG THE EAST LINE OF SAID PLEASANT GROVE PLAT 4, A DISTANCE OF 352.17 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 .

NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE.
ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOTS A AND B ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF BONDURANT, IA.





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

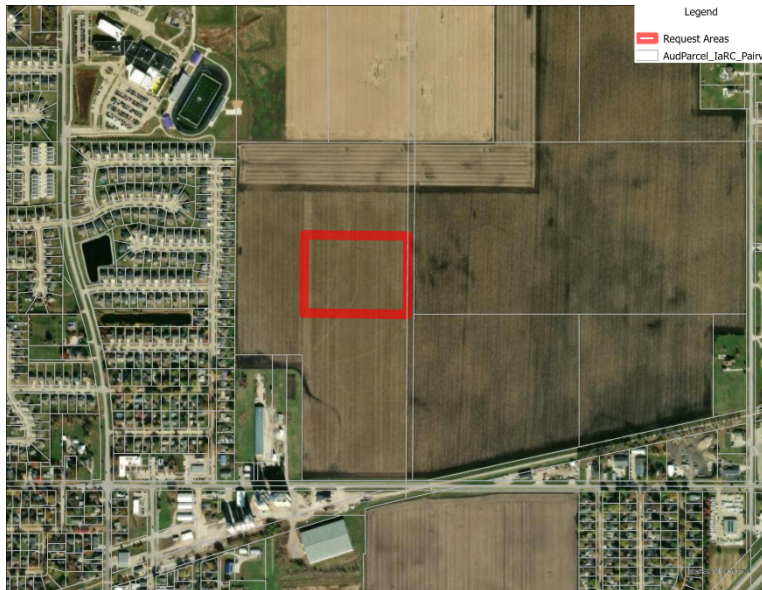
Item No. 8.b.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving the Bondurant-Farrar Community School District Elementary School Site Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

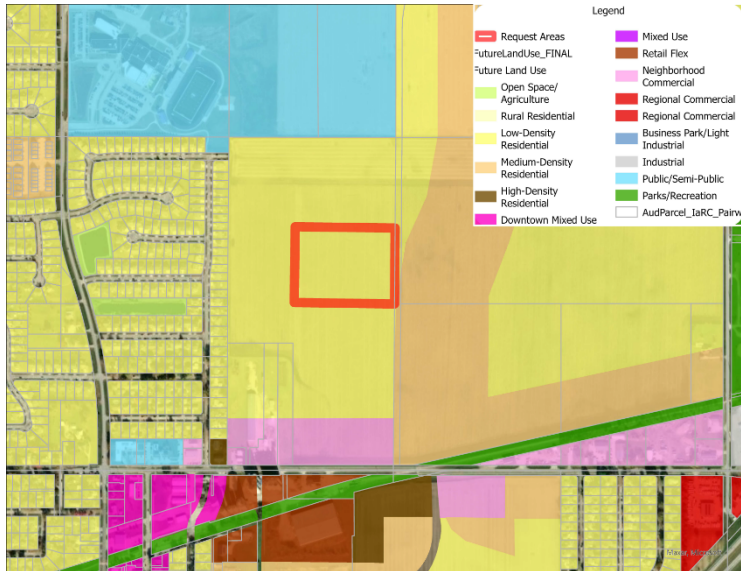
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for a new Bondurant-Farrar Community School District Elementary School. The site plan applicant and property owner is Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing a new elementary school on previously undeveloped agricultural land. This property is zoned as being within the City's Medium Density Residential (R-2) District. The property in question is outlined below in red.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:

A R-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Industrial at this location.



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50' front yard setback, a 50' rear yard setback along the rear property line and 50' side yard setbacks.
- These setbacks are labeled for non-residential uses located within the Medium Density Residential (R-2) Districts.
- The site plan currently shows outdoor storage areas located behind the existing structures. These outdoor storage areas are labeled at least 35' from all property lines.

Parking/Drive Areas

- Two access points to the site are proposed from the future Truman Drive NE.
- The southern access point will be from a street and provide access to a parking lot and pick-up/drop-off area
 1. It has not been determined if the proposed street will be private or public
- The northern access point will lead directly into a parking lot.
- The site plan shows one new elementary school building.
- The site plan shows two parking/drive/loading areas.
- The site plan shows the three different types of PCC Pavement proposed for the site. This is shown on pages 23-26 of the site plan.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer submitted one outstanding comment that shall be addressed before the site plan is released.
- This property is located within the Truman Drive NE, 2nd Street NE to 16th Street NE Sanitary Sewer Connection Fee District. An invoice will be sent to the applicant
- This property is located within the Truman Drive NE, 2nd Street NE to 16th Street NE Water Connection Fee District. An invoice will be sent to the applicant.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff and appear to meet the architectural design standards. The submitted architectural elevations do not include a percentage breakdown of proposed building materials. The site plan shall be updated to include this breakdown.

Other Site Plan Features

- A landscaping plan has been submitted to staff and appears to meet City Code requirements.
- Provided landscaping plan along the future Truman Drive NE right-of-way meets code requirements.
- Provided landscaping plan shows sufficient parking lot island trees.
- If a public street is proposed along the southern property line, the required street trees will increase and an updated landscaping plan will be required.

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 no comments have been received at this time.
3. Fire Department - reviewed and no comments have been received at this time.

The Planning and Zoning Commission voted 7-0 to recommend approval of the site plan at their October 7, 2025, meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-307
2. 2025-10-03_City Resubmittal Bondurant Elementary

CITY OF BONDURANT
RESOLUTION NO. 251020-307

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR THE
BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT ELEMENTARY SITE
PLAN

WHEREAS Confluence, on behalf of the applicant Bondurant-Farrar Community School District, has submitted the site plan for a new elementary school on property described as follows;

-EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162- E ½ SW ¼ LESS RD SEC 30-80-22.

WHEREAS the zoning for the property is Medium Density Residential (R-2) and public elementary school use is a permitted use per Sections 178.03.1. of the Zoning Code;

WHEREAS the Planning and Zoning Commission reviewed and voted 7-0 to recommend approval of the submitted site plan at their October 7, 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 recommendation items;

1. Site Plan shall be updated to reflect any comments submitted from the Community Development Department.
2. Site Plan shall be updated to reflect any comments received from Engineering, Public Works or Emergency Services.

Passed this 20th day of October 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				

BFCSD NEW ELEMENTARY SCHOOL

Bondurant - Farrar Community School District

600 Truman Drive NE
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

STREET TREE REQUIREMENT:

1 TREE PER 50 LINEAR FEET OF STREET FRONTAGE
760 LF ALONG TRUMAN/ 50 LF = **15.2 STREET TREES REQUIRED**
16 STREET TREES PROVIDED

500 LF ALONG 5TH STREET NE/ 50 LF = **10 STREET TREES REQUIRED**
10 STREET TREES REQUIRED

GENERAL TREE REQUIREMENT:

1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES
141 SPACES X 1 TREES / 6 SPACES = **23.5 TREES REQUIRED**
25 TREES PROVIDED

PARKING LOT ISLANDS:

1 TREE PER 18 PARKING SPACES
85 SPACES X 1 TREES / 18 SPACES = **4.72 OVERSTORY TREE/ISLAND REQUIRED**
6 OVERSTORY TREE/ISLAND PROVIDED

PARKING REQUIREMENTS:

SCHOOLS:

- A. 1 STALL FOR EACH 8 SEATS IN A PRINCIPAL AUDITORIUM.
- B. WHEN NO AUDITORIUM IS INVOLVED, 1 SPACE FOR EVERY 2 EMPLOYEES.

TOTAL PARKING STALLS PROVIDED: **85 STALLS (6 ADA, 3 ARE VAN ACCESSIBLE)**
TOTAL BUS LOADING SPACES PROVIDED: **12 SPACES**
TOTAL PARENT LOADING SPACES PROVIDED: **44 SPACES**

ACCESSIBLE STALLS REQUIRED: **4**
ACCESSIBLE STALLS PROVIDED: **6 (3 ARE VAN ACCESSIBLE)**

BIKE PARKING REQUIREMENTS:

1 BIKE PARKING SPACE FOR EVERY 20 PARKING SPACES PROVIDED
85 TOTAL PARKING SPACES PROVIDED

85 PARKING SPACES / 20 = **4.25 BIKE PARKING SPACES REQUIRED.**
5 BIKE PARKING SPACES PROVIDED, MINIMUM.

PROPOSED BUILDING MAXIMUM HEIGHT = 32'-0"
PROPOSED SITE PLAN TOTAL AREA = 746,645 SF
IMPERVIOUS SURFACE AREA = 196,807 SF

LEGAL DESCRIPTION

-EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162- E ½ SW ¼ LESS RD SEC 30-80-22

ZONING AND LAND USE

EXISTING ZONING: R-2 MEDIUM DENSITY RESIDENTIAL & R3 HIGH DENSITY RESIDENTIAL
EXISTING LAND USE: VACANT

SETBACK REQUIREMENTS

FRONT YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
SIDE YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
REAR YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS
MAXIMUM HEIGHT: 35' PRINCIPAL BUILDINGS. 12' ACCESSORY BUILDINGS
MAXIMUM STORIES: 3 STORIES FOR PRINCIPAL BUILDINGS. 1 STORY FOR ACCESSORY BUILDINGS

APPLICANT/PREPARER OF SUBMITTAL

CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: JDOBESH@THINKCONFLUENCE.COM
CONTACT: JARED DOBESH

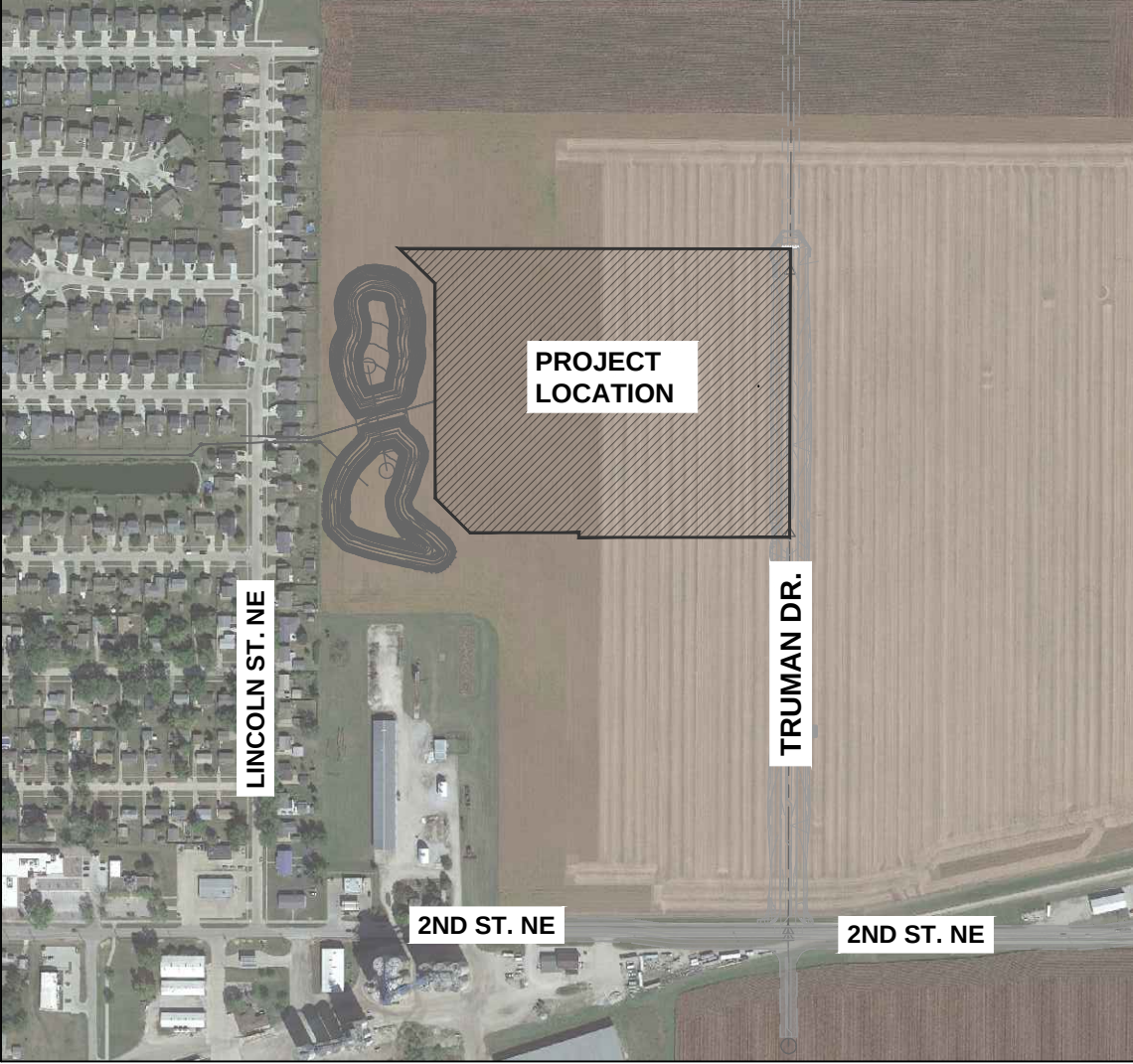
OWNER/APPLICANT

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
300 GARFIELD ST. SW
BONDURANT, IA 50035
515-967-7819

SHEET INDEX

SHEET NO.	SHEET TITLE
L000	COVER SHEET
CIVIL SHEETS	
C0.00	CIVIL COVER SHEET
C1.00	OVERALL GRADING PLAN
C1.01 - C1.04	GRADING PLAN
C1.05	BID ALTERNATE GRADING PLAN
C2.00	OVERALL UTILITY PLAN
C2.01 - C2.04	UTILITY PLAN
C3.01	CIVIL DETAILS
C4.00	OVERALL EROSION CONTROL PLAN
C4.01 - C4.04	EROSION CONTROL PLAN
C5.01 - C5.02	PUBLIC IMPROVEMENT PLAN
LANDSCAPE SHEETS	
L001	GENERAL NOTES
L100	OVERALL LAYOUT PLAN
L101-L104	LAYOUT PLANS
L105	LAYOUT PLAN ALTERNATE
L200	OVERALL PLANTING PLAN
L201-L204	PLANTING PLANS
L300 - L301	SITE DETAILS
L302	SIGNAGE DETAILS
L303	LANDSCAPE DETAILS
ARCHITECTURAL SHEETS	
AS1.11	ARCHITECTURAL SITE PLAN AND SITE DETAILS
AS1.12	ENLARGED PLAN AND ELEVATIONS - DUMPSTER ENCLOSURE
A1.11	OVERALL FIRST FLOOR PLAN
A2.01	EXTERIOR ELEVATIONS
ELECTRICAL SHEETS	
E0.00	SITE PHOTOMETRICS PLAN
ME0.11	SITE PLAN

VICINITY MAP



ISSUED FOR
SITE PLAN
APPROVAL

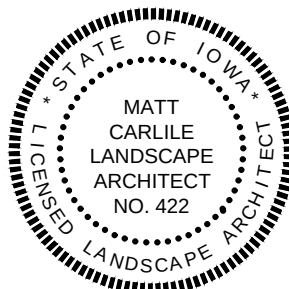


COVER SHEET

CONFLUENCE PROJECT # 24213

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I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATT CARILLE REGISTRATION #422 DATE MY REGISTRATION DATE IS: JUNE 30, 2026

SHEETS COVERED BY THIS SEAL: L000 - L303

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LANDSCAPE ARCHITECT
CONFLUENCE

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DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com

ARCHITECT
INVISION

900 MULBERRY STREET
DES MOINES, IA 50309
PH: (515) 633-2941

CIVIL ENGINEER
BISHOP ENGINEERING

3501 104TH STREET
URBANDALE, IA 50322
PH: (515) 276-0467

MEP ENGINEER
MODUS ENGINEERING

130 EAST 3RD STREET, SUITE 300
DES MOINES, IA 50309
PH: (515) 251-7280

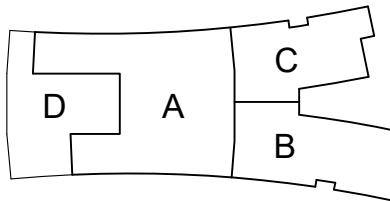
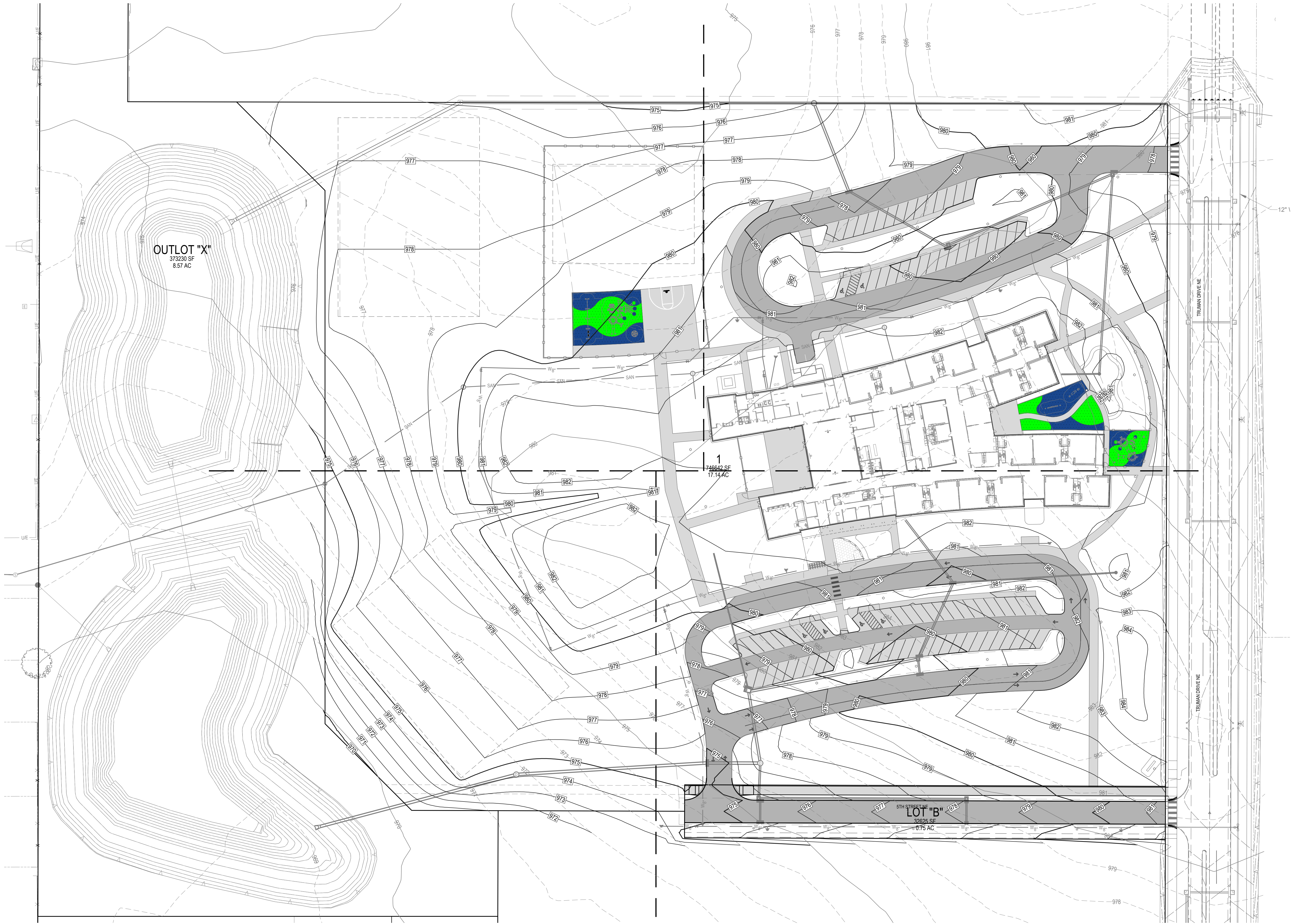
STRUCTURAL ENGINEER
RAKER RHODES
ENGINEERING

4717 GRAND AVE.
DES MOINES, IA 50312
PH: (515) 277-0275

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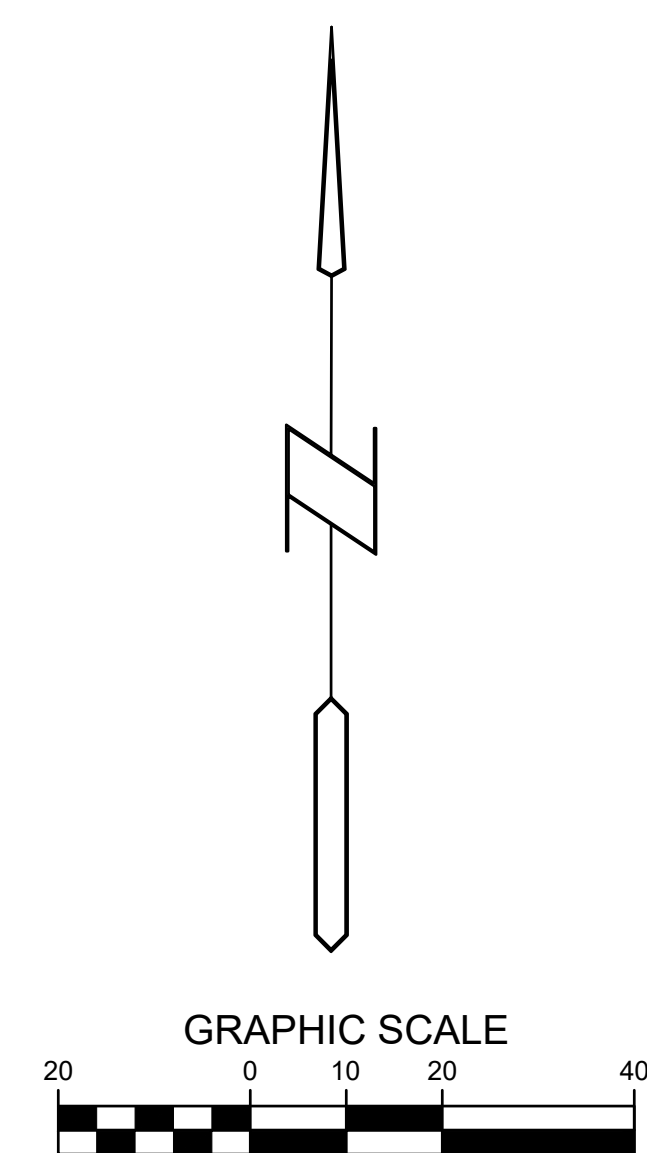
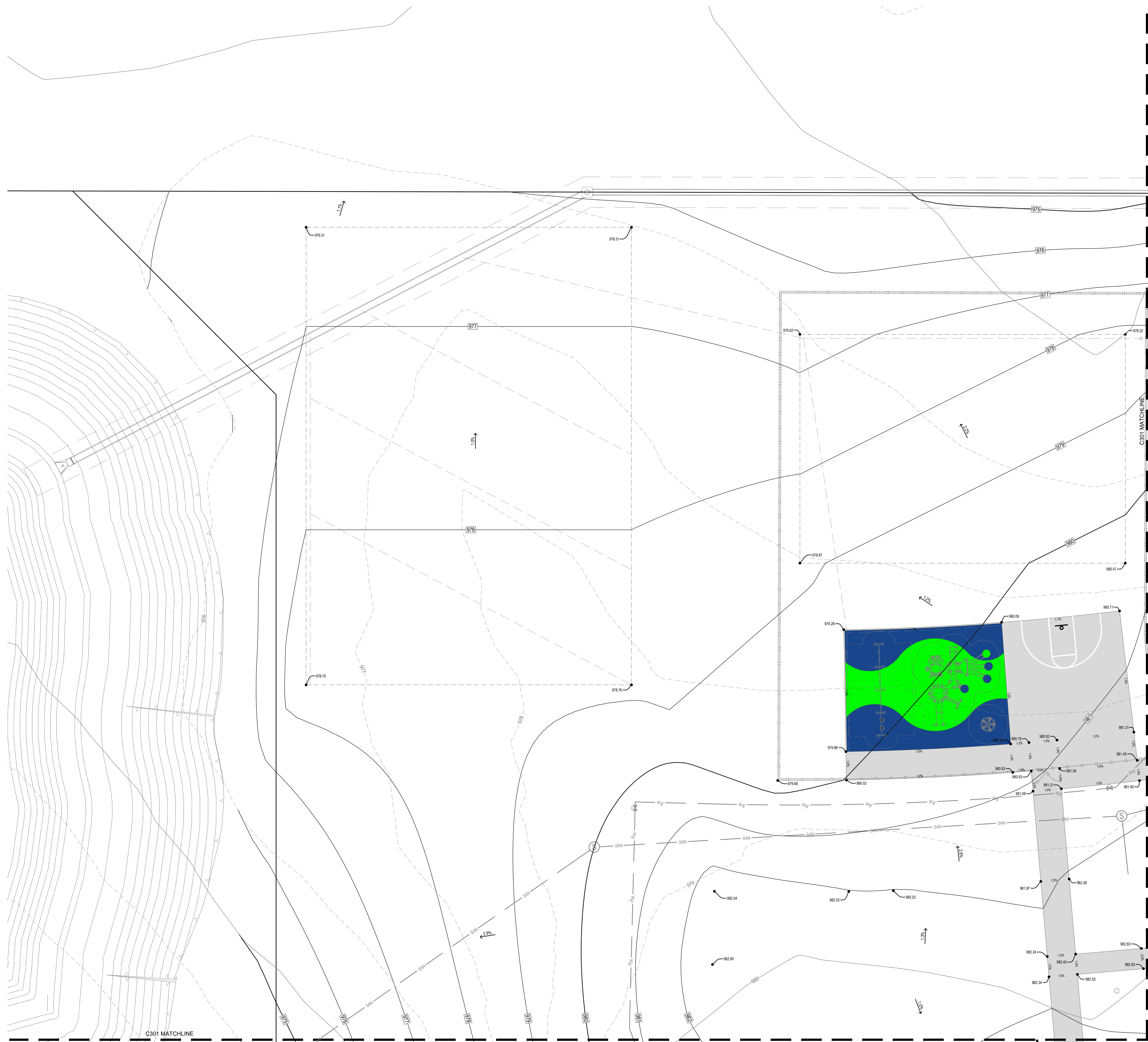
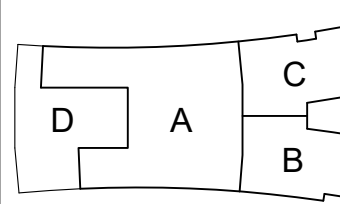
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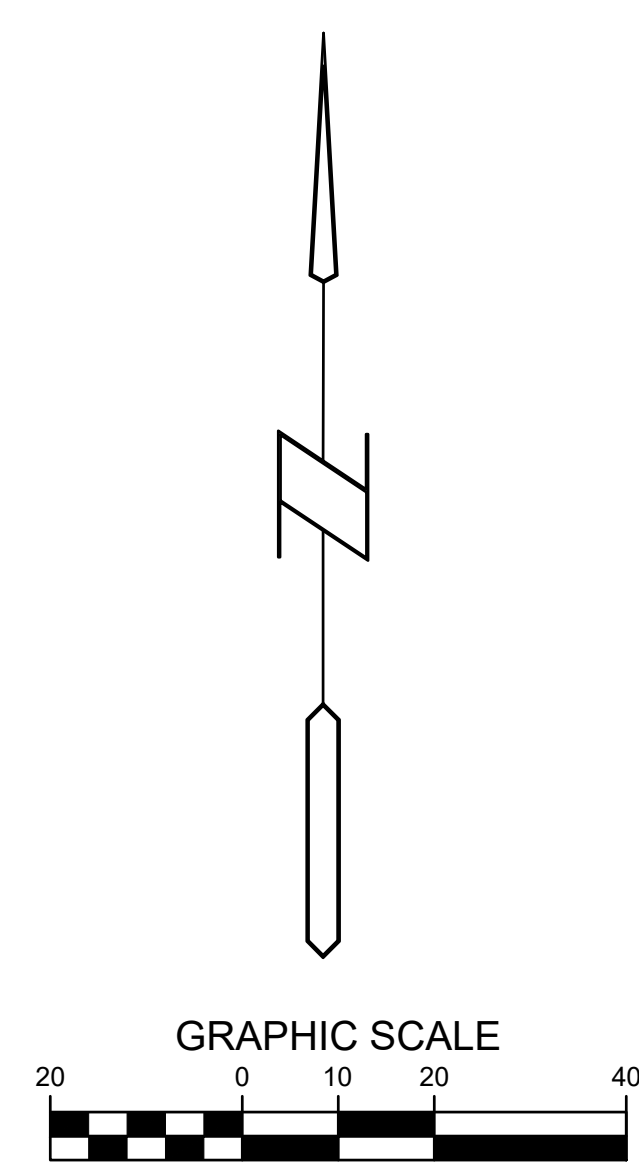
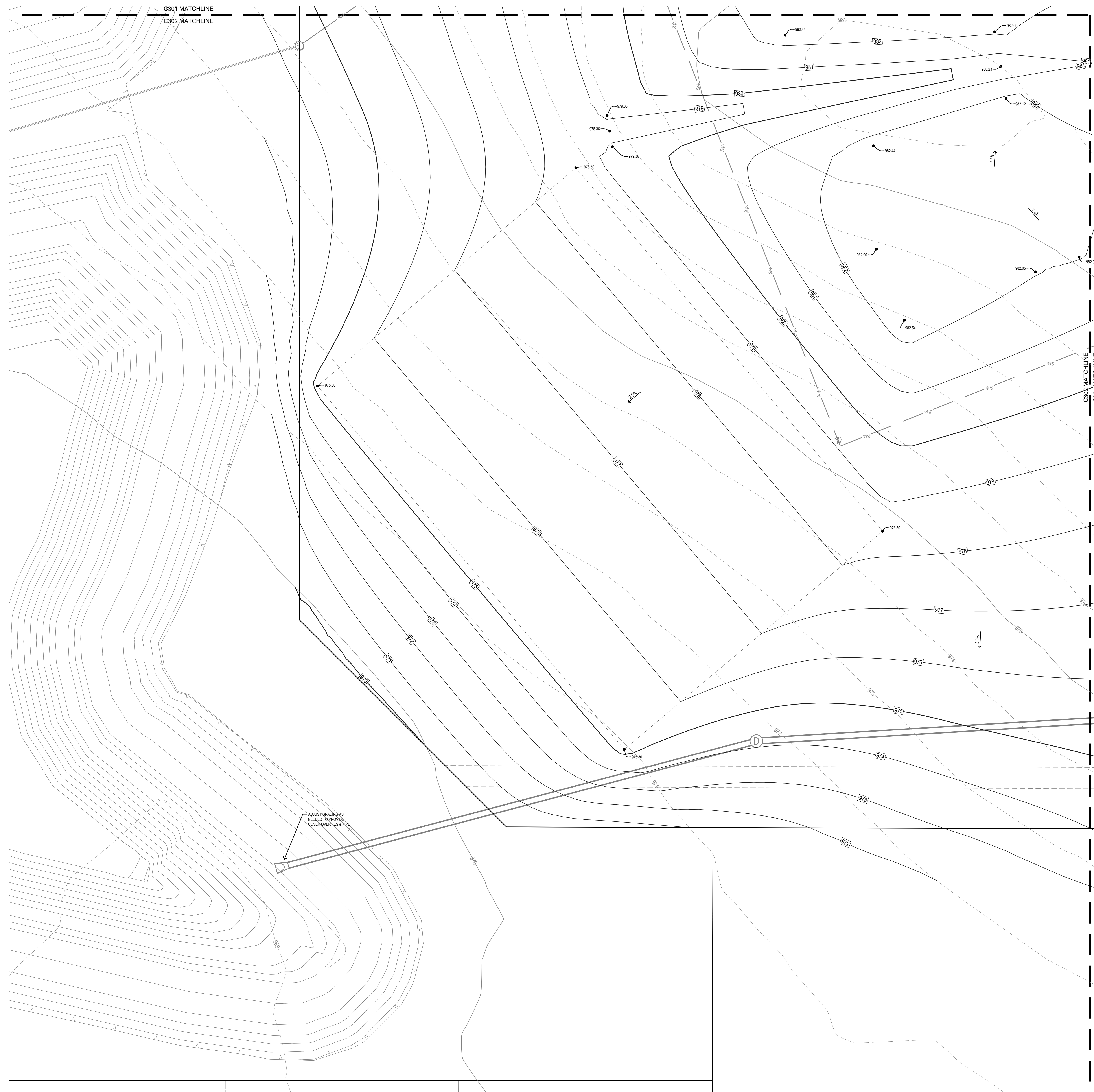
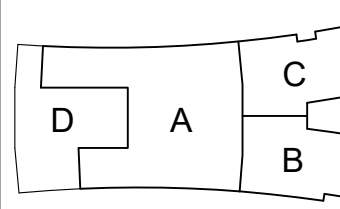
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BISHOP ENGINEERING

LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING
RAKER RHODES
ENGINEERING
MEPT ENGINEERING
MODUS

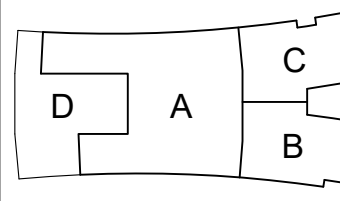
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CLEVINGER
ASSOCIATES

REVISIONS:

DESCRIPTION DATE

OWNER SIGN-OFF:

NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL

PROJECT NO:
24098

DATE:
10-03-2025

SHEET SET:
CITY SUBMITTAL
DOCUMENTS

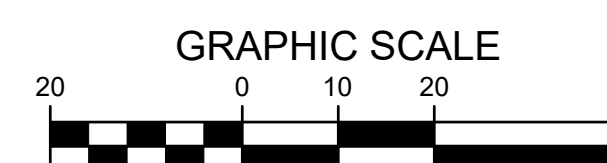
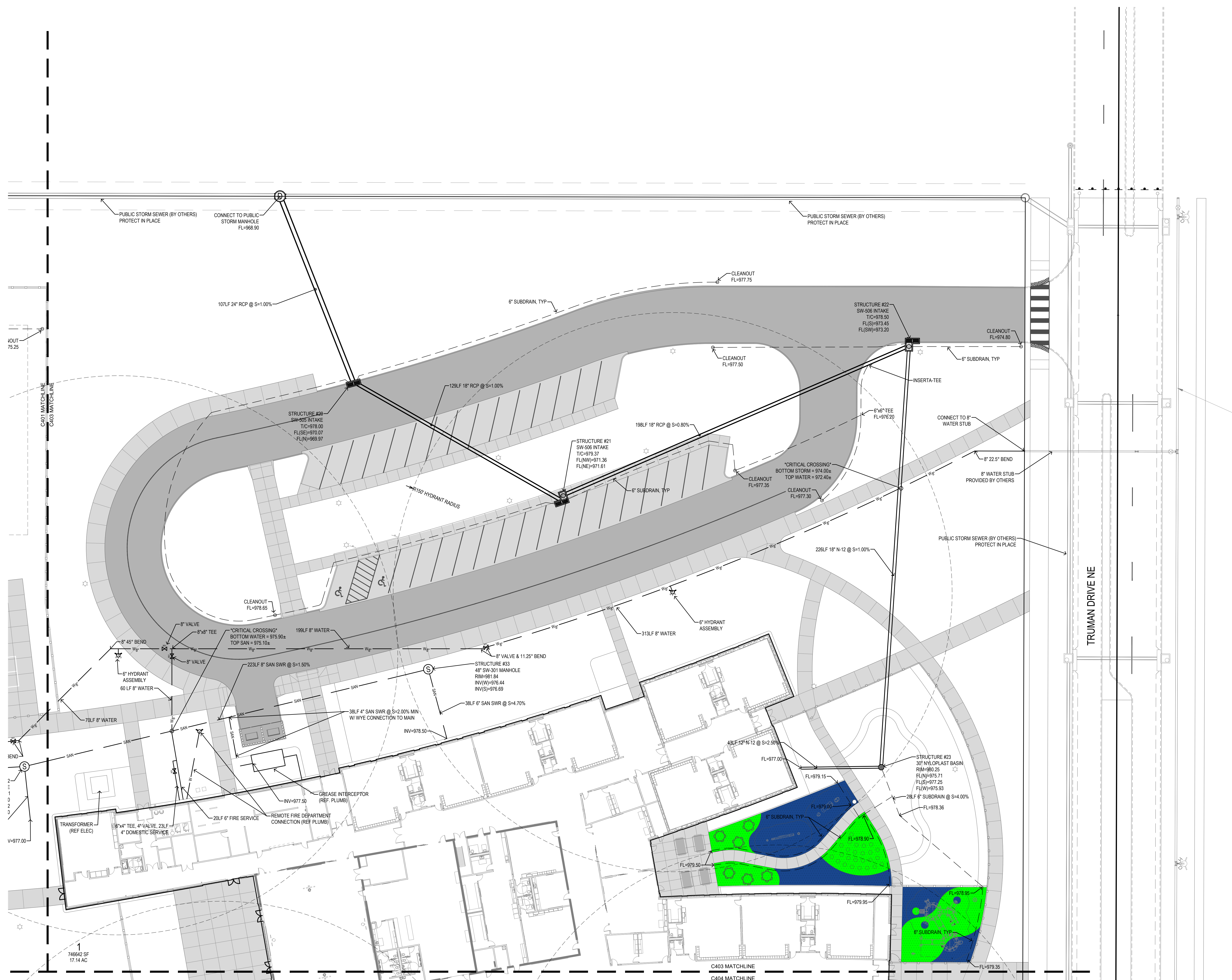
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GRADING PLAN

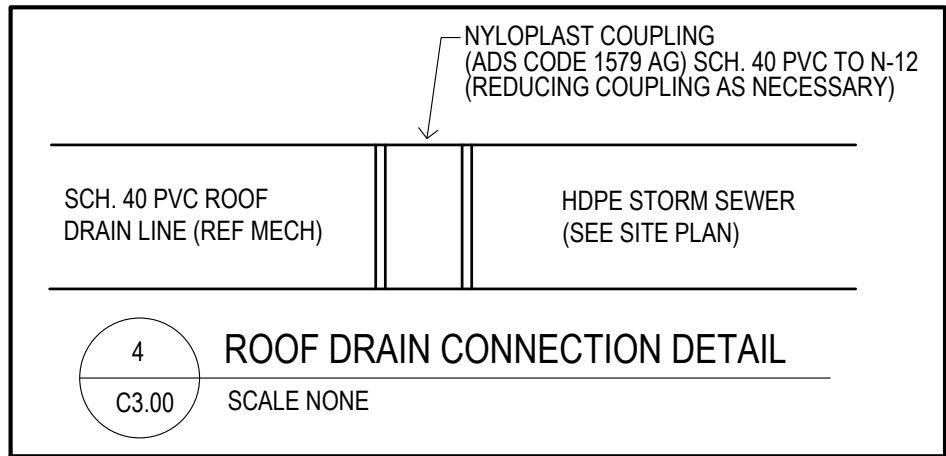
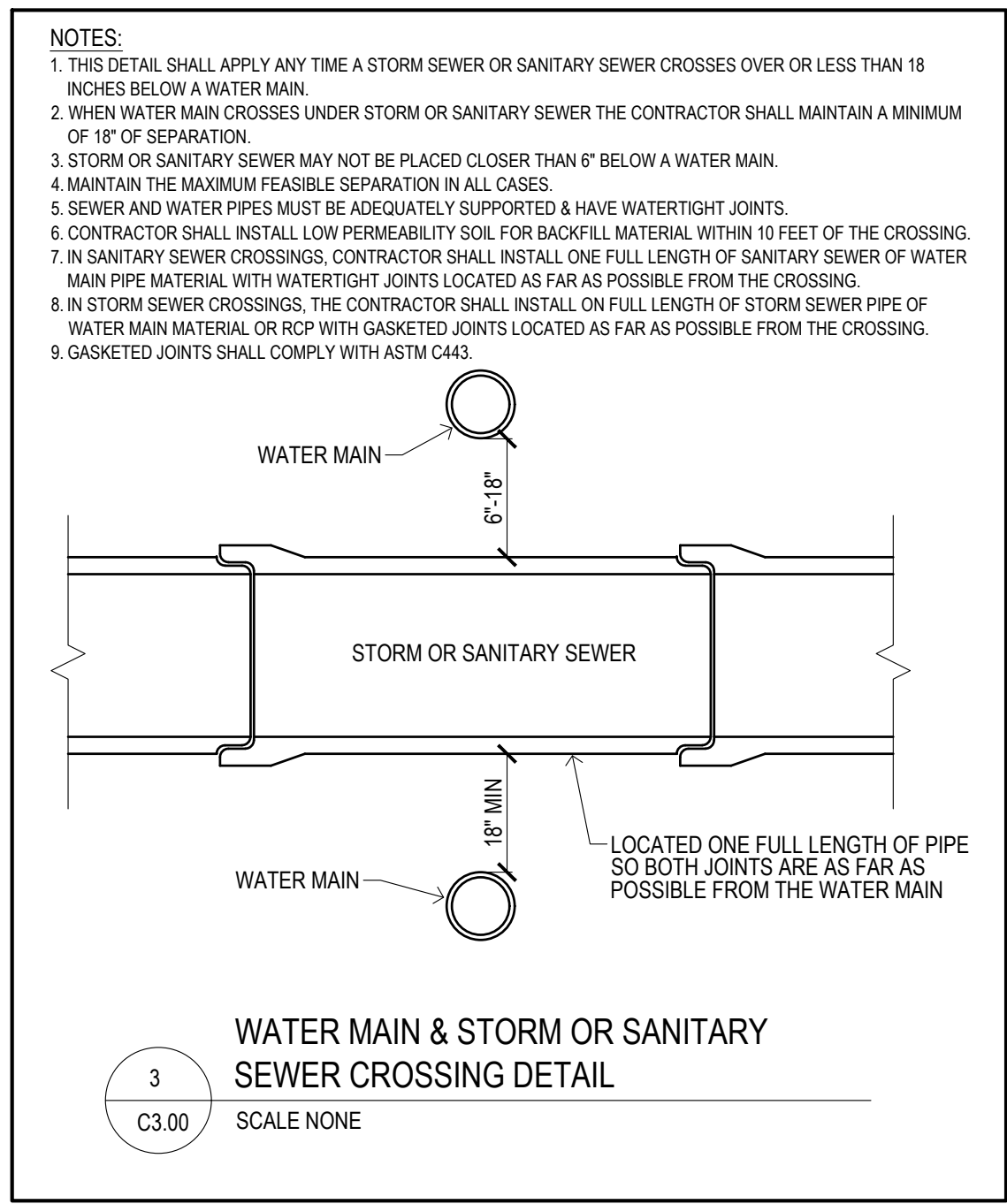
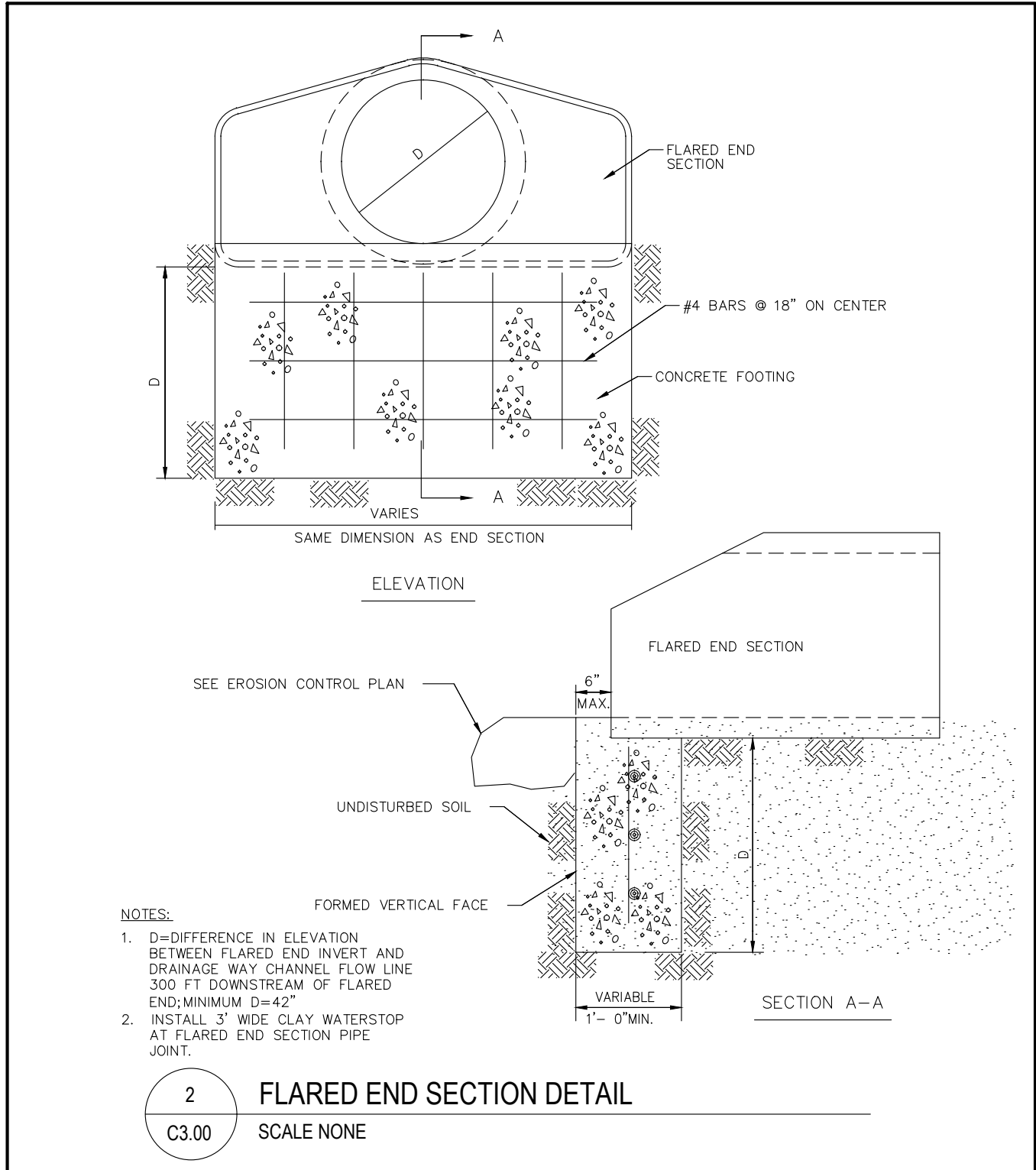
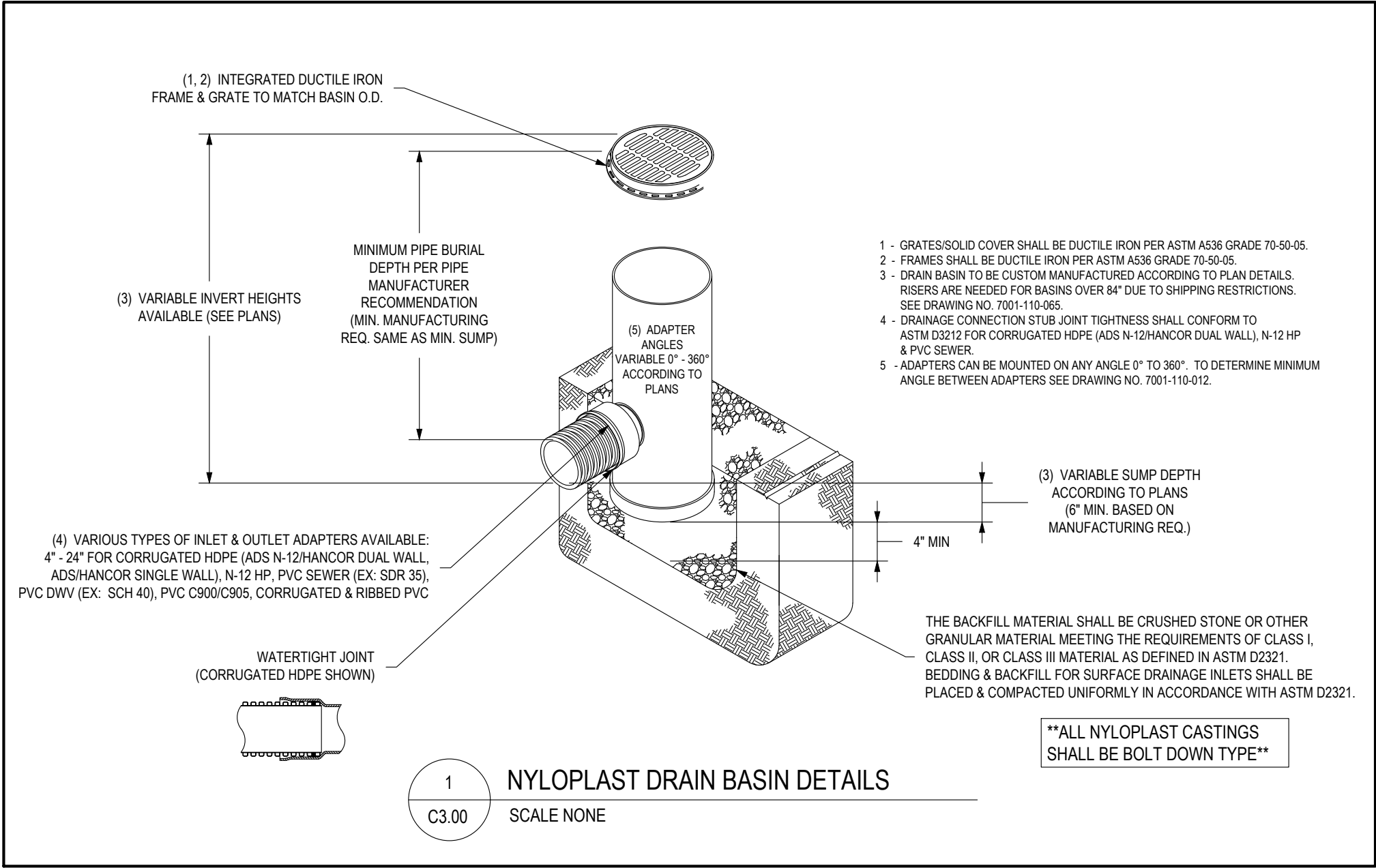
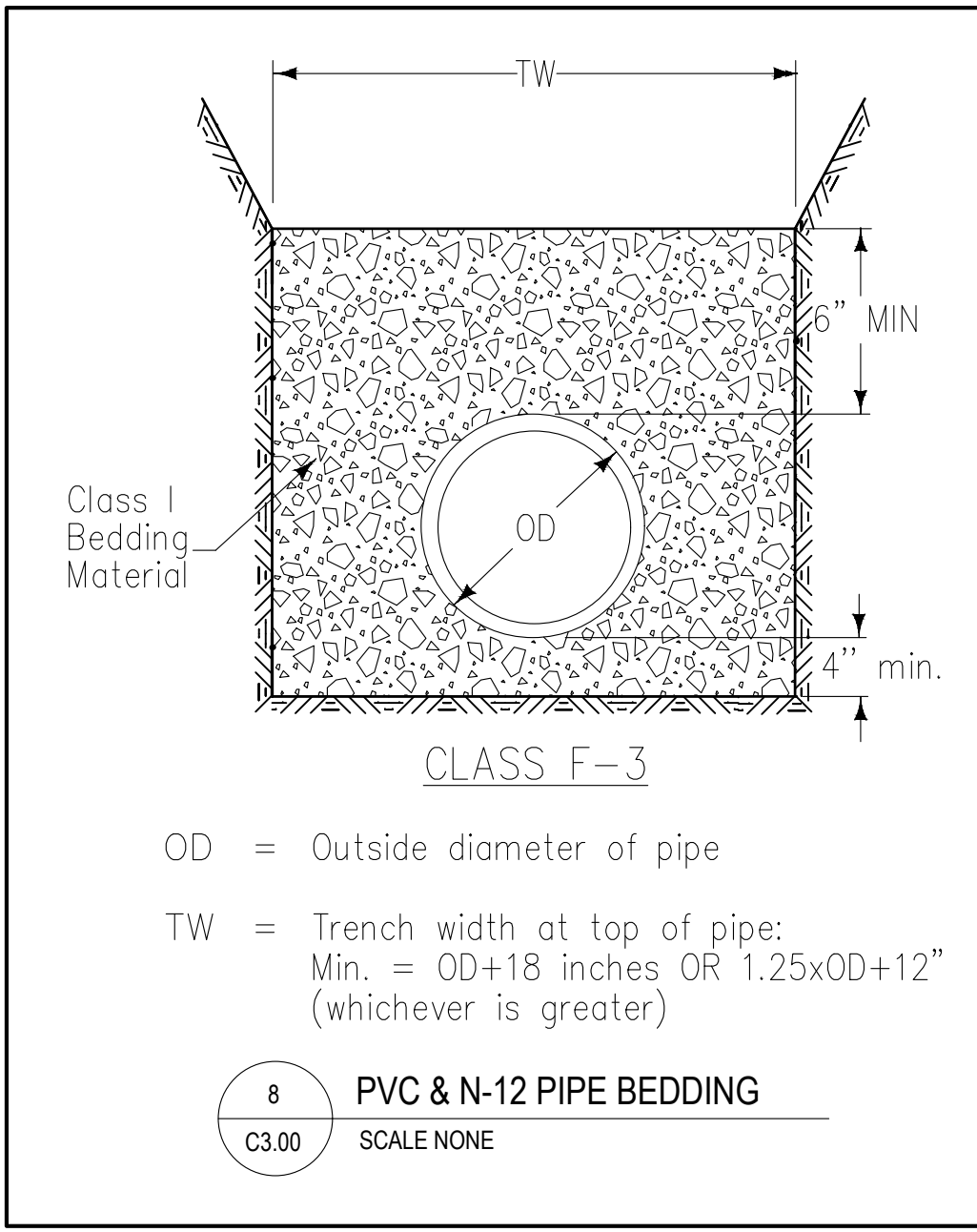
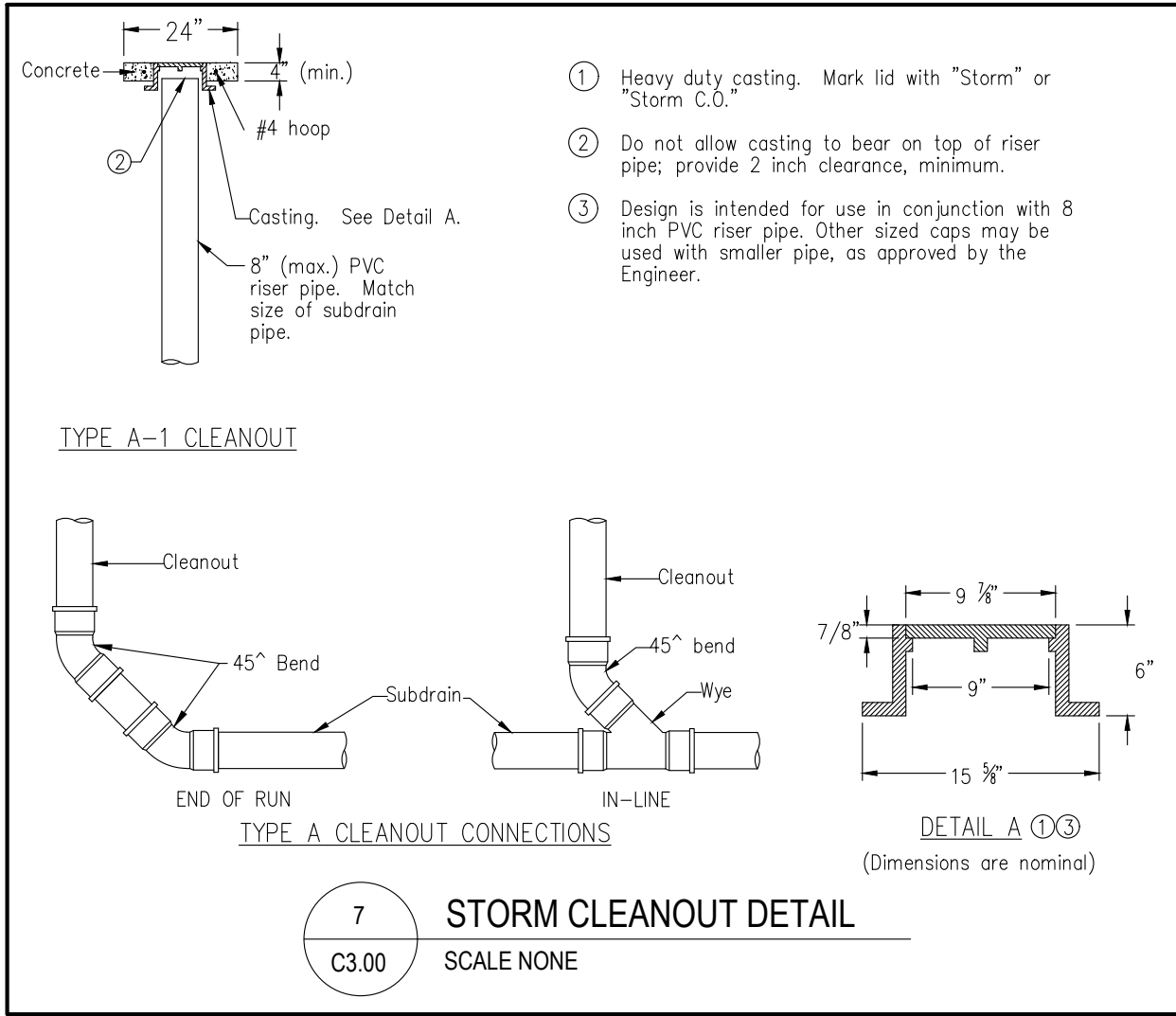
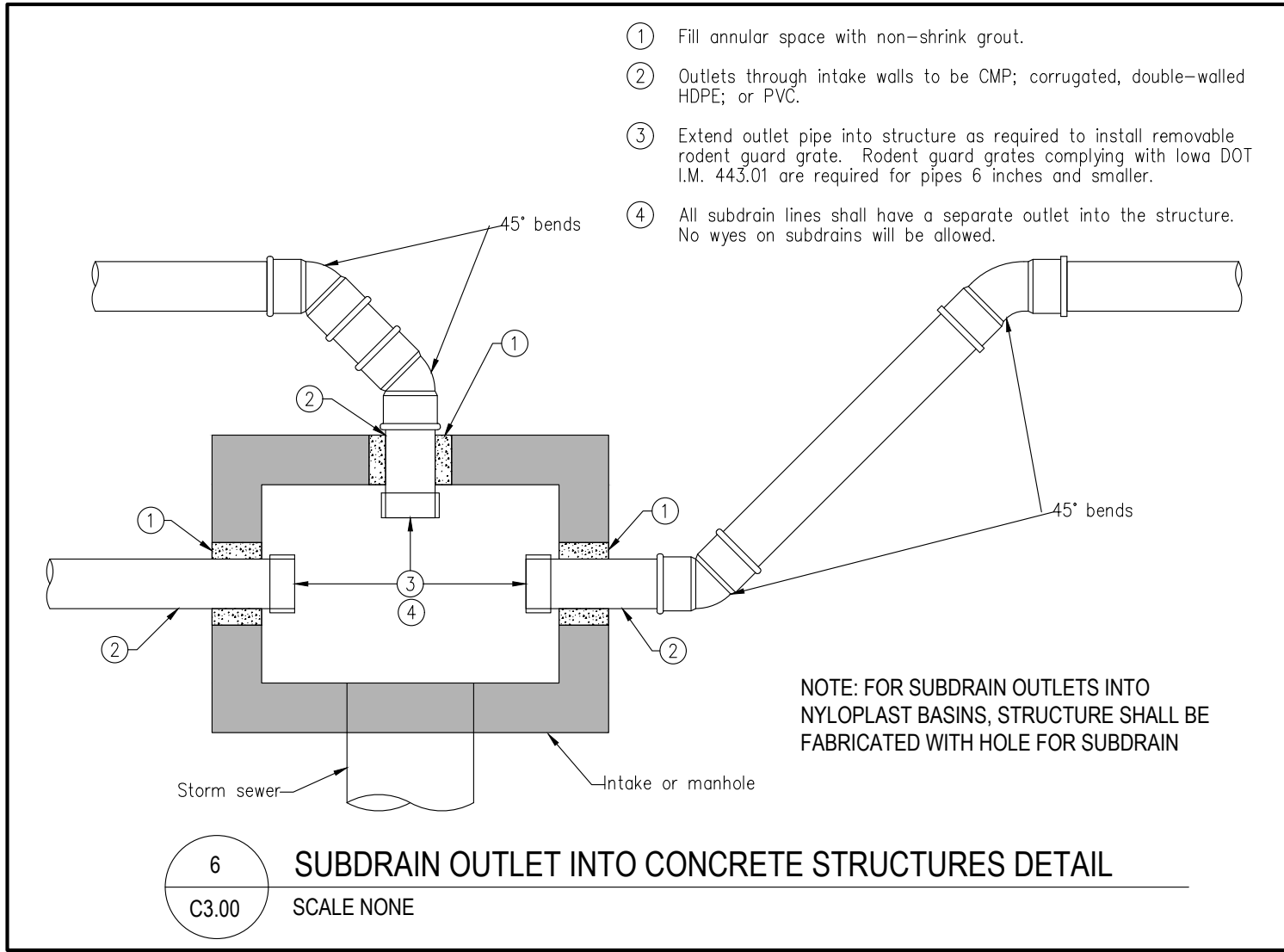
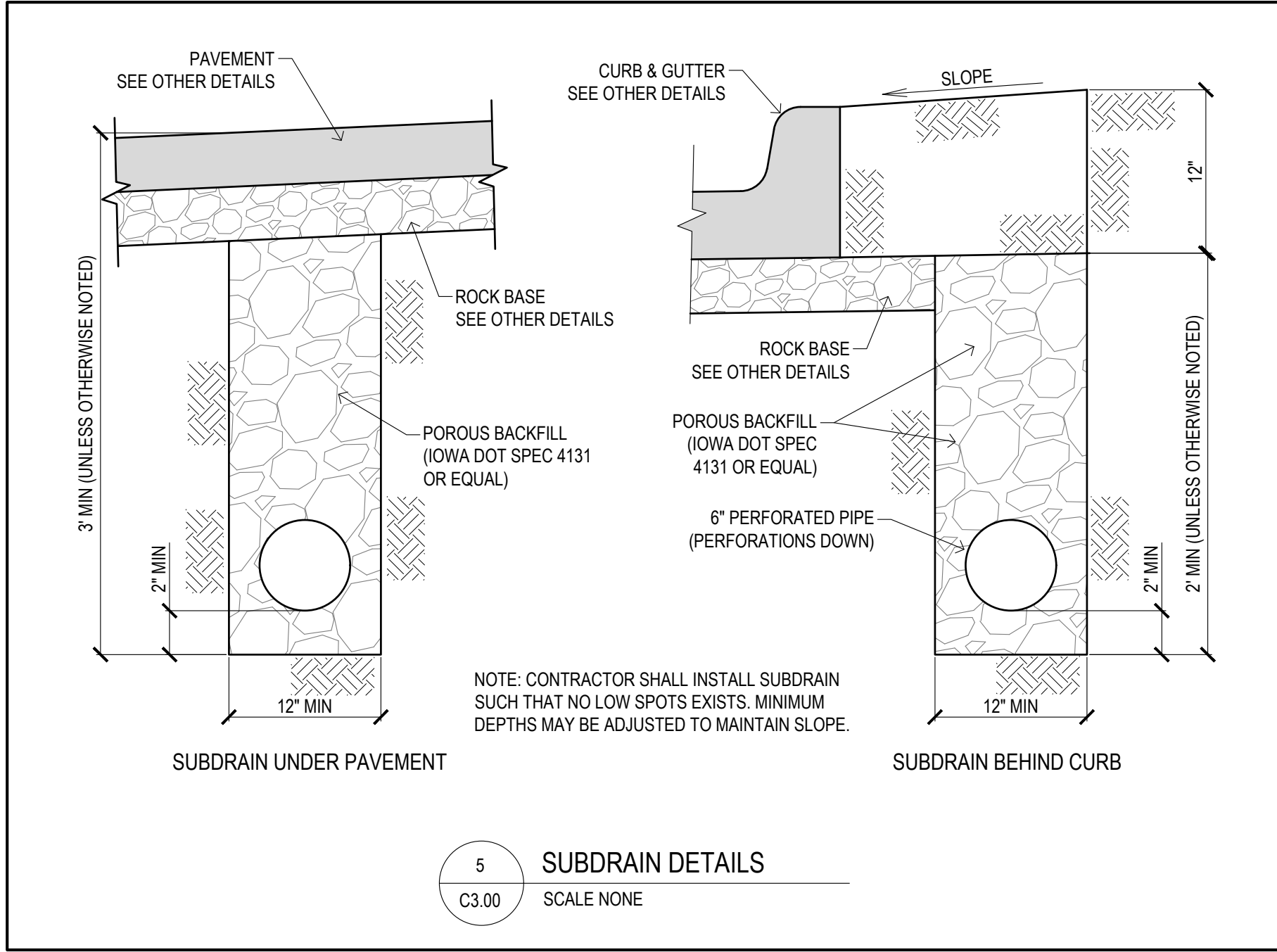
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600 TRUMAN DRIVE NE, BONDURANT, IA 50035





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MODUS
FOOD SERVICE
CLEVENGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE

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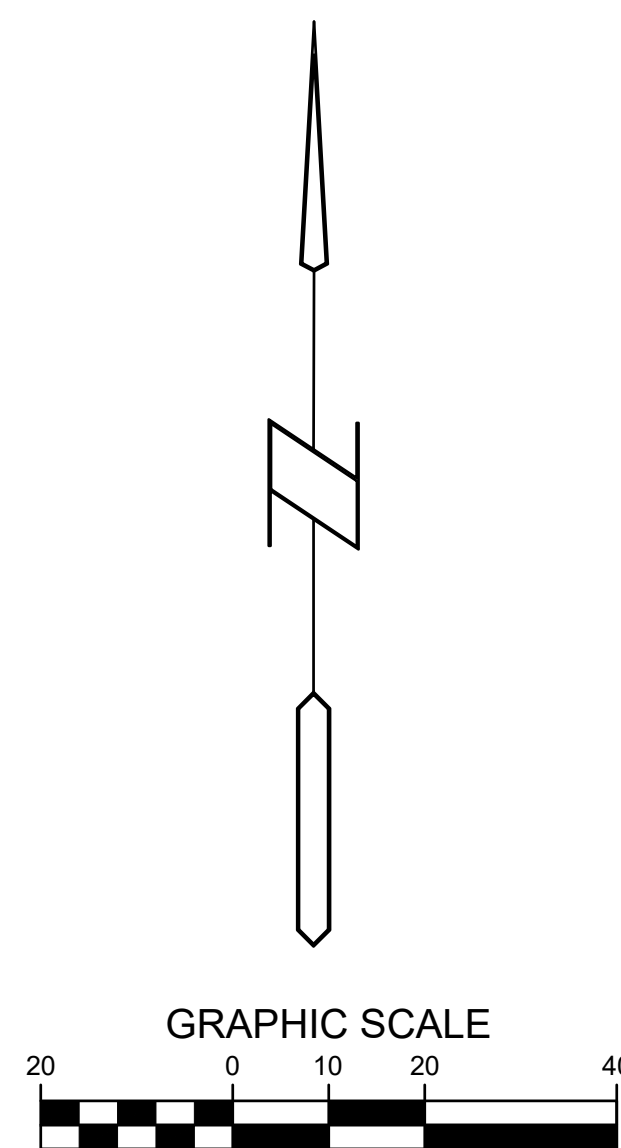
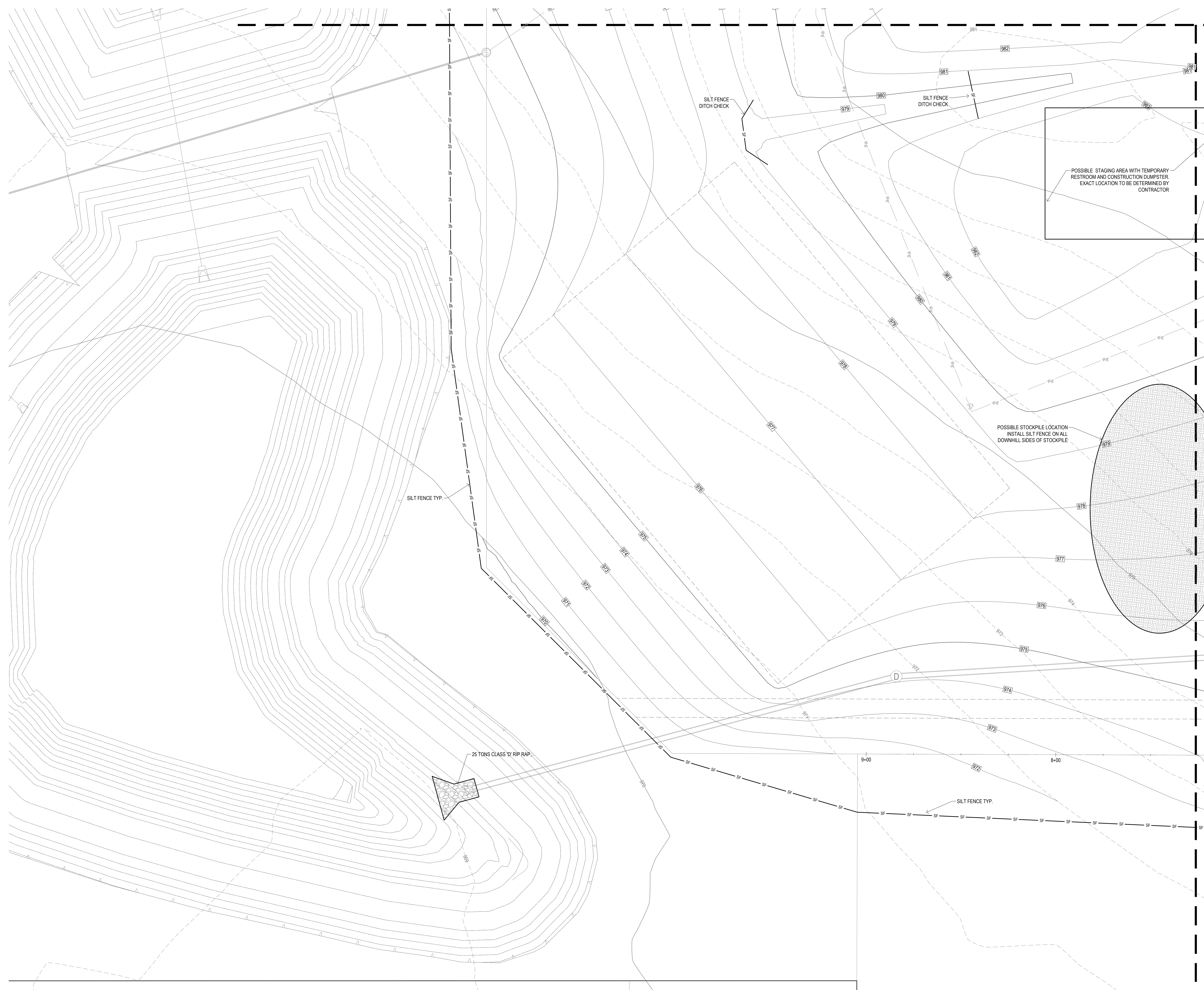
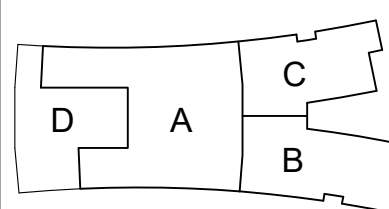
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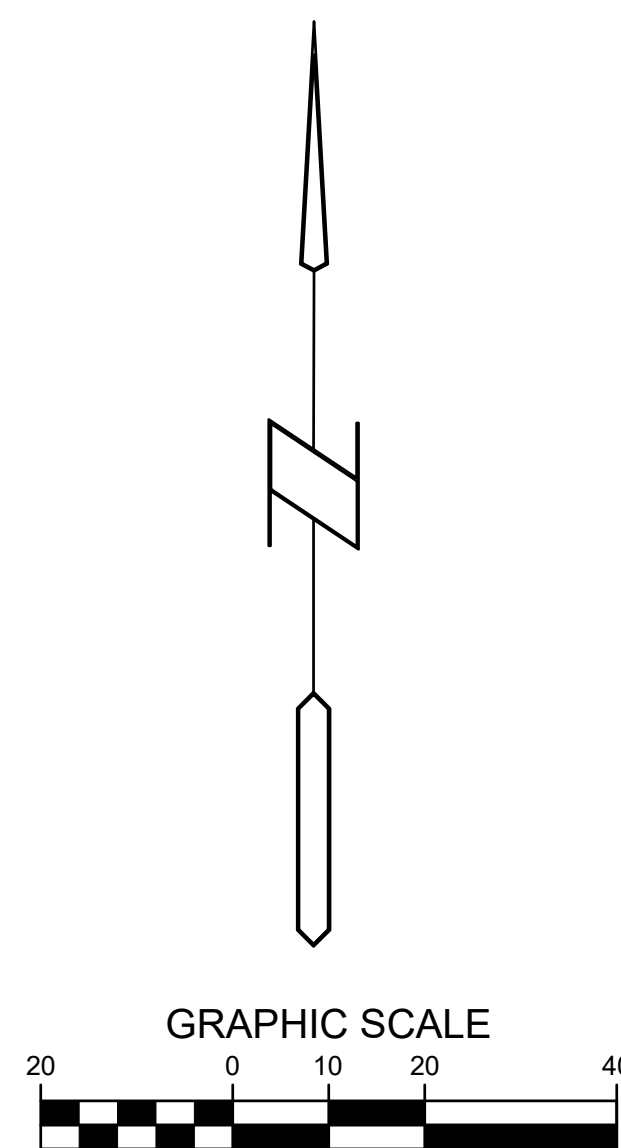
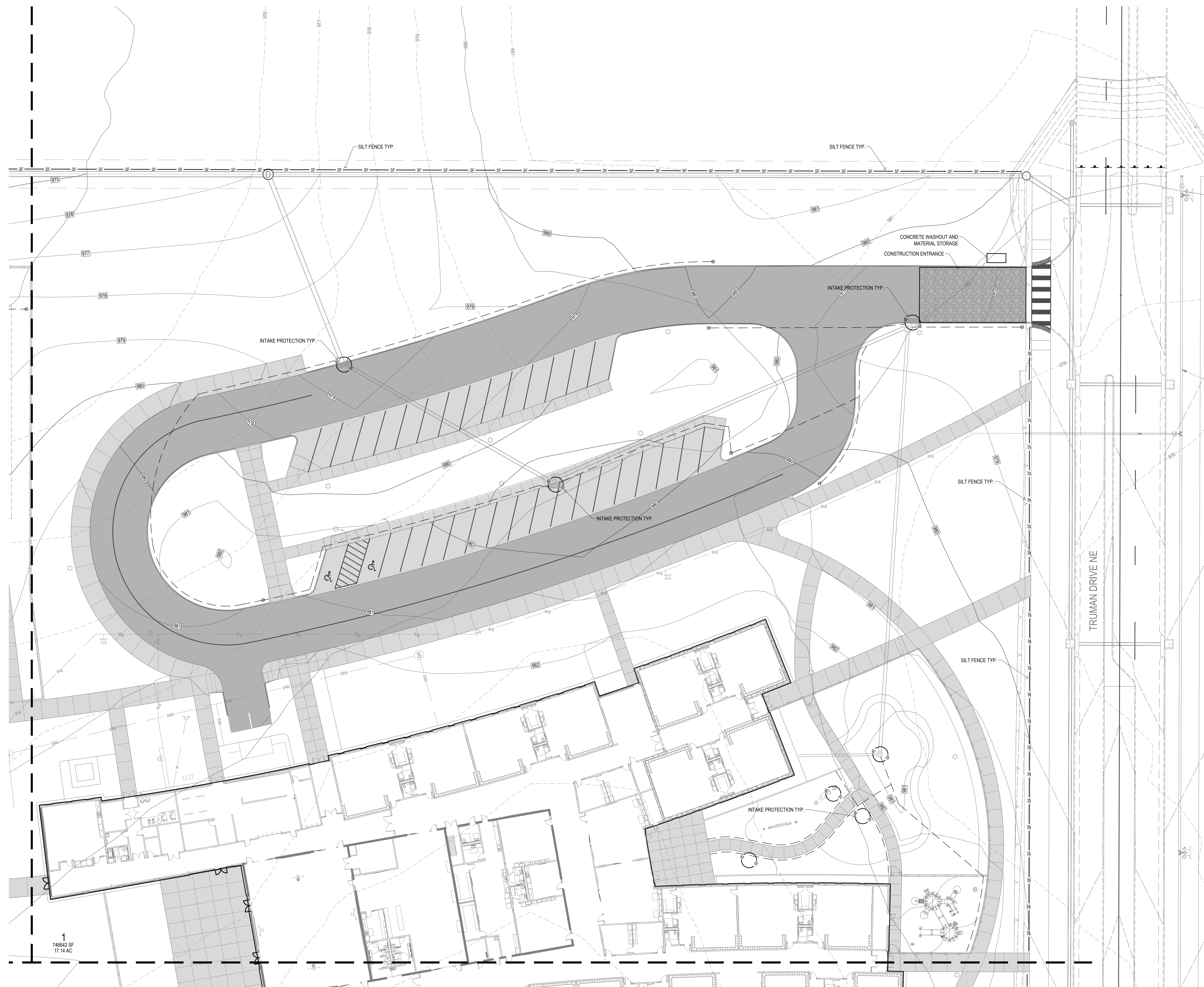
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B

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
600 TRUMAN DRIVE NE, BONDURANT, IA 50035

PROJECT NO:
24098
DATE:
10-03-2025
SHEET SET:
CITY SUBMITTAL
DOCUMENTS
SHEET NAME:
CIVIL DETAILS
SHEET:
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GENERAL NOTES:

- PAVING NOTES:

- ### UTILITY NOTES:

- ## STORM & SANITARY TELEVISING NOTES:

- UTILITY CONFLICT NOTES:

- SWPPP NOTES:

-

BONDING NOTES:

1. CONTRACTOR SHALL PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY OF BONDURANT AND SUDAS REQUIREMENTS.

SEEDING NOTES:

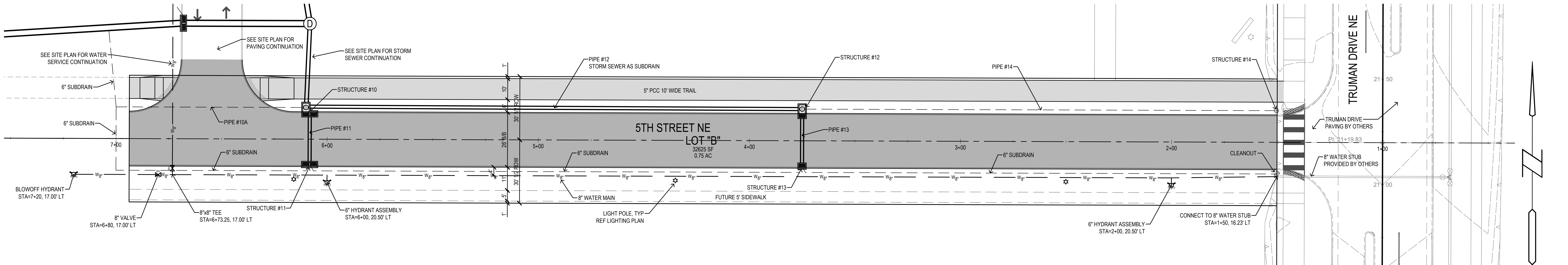
1. SEE LANDSCAPE PLAN SHEETS FOR SEEDING INFORMATION

REQUIRED AS-BUILT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILTS TO THE CITY OF BONDURANT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE DITCHES/SWALES, DRAINAGE OVERFLOWS, AND ALL ADA RAMPS AND LANDINGS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR TIMING OF AS-BUILTS.

STAKING NOTES:

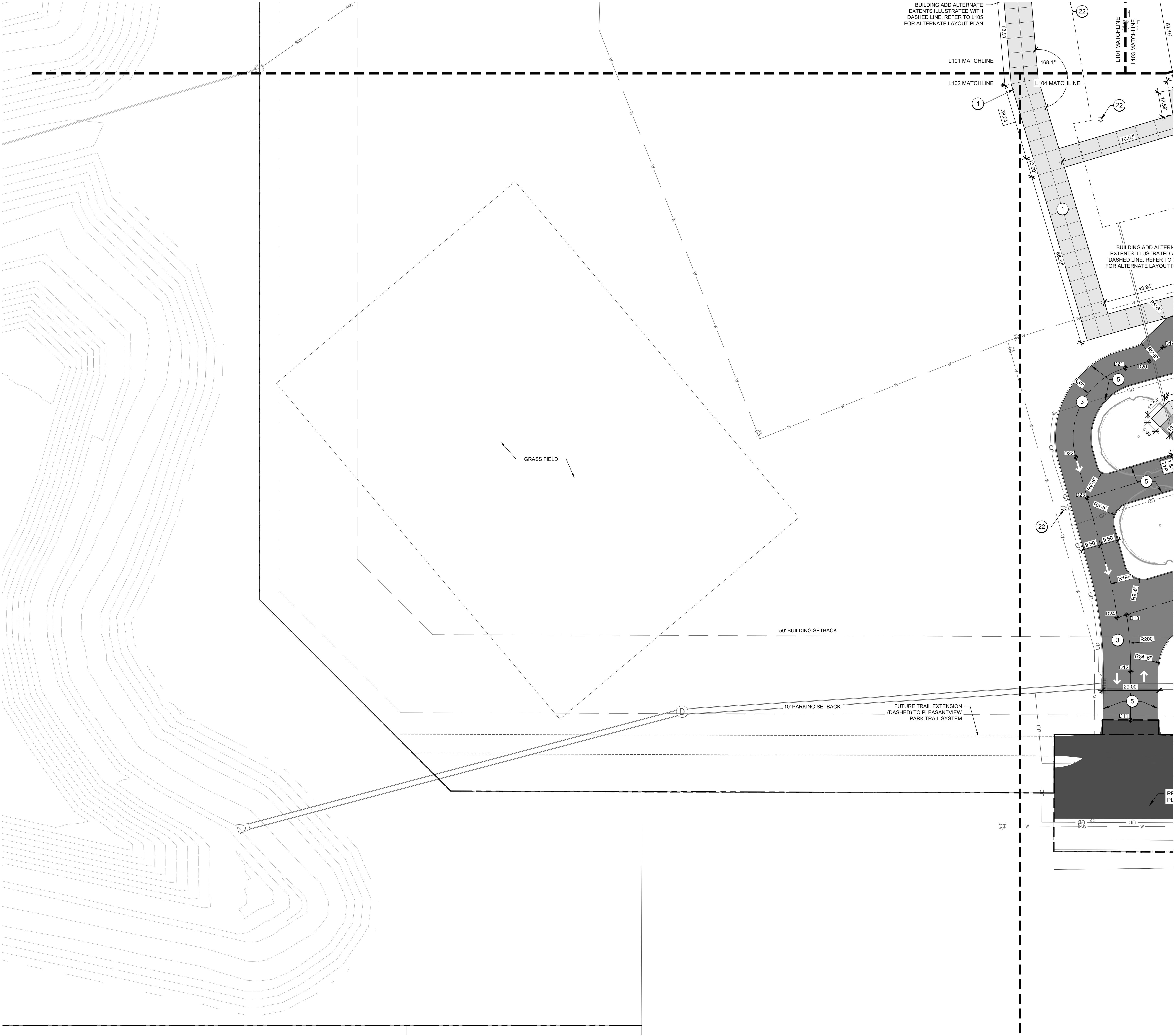
- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING, INCLUDING ALL PEDESTRIAN FACILITIES, DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN



THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

- 1 TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L300
- 2 TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L300
- 3 TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L300
- 4 STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
- 5 STANDARD PCC CURB AND GUTTER, RE: 05/L300
- 6 INTEGRAL PCC CURB AT WALK, RE: 06/L300
- 7 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L300
- 8 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L300
- 9 PARALLEL CURB RAMP, RE: 09/L300
- 10 ADA PARKING SIGNAGE - STANDARD, RE: 16/L300
- 11 ADA PARKING SIGNAGE - VAN, RE: 16/L300
- 12 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- 13 PLAYGROUND SYNTHETIC TURF, RE: 06/L301 & 07/L301
- 14 DECOMPOSED GRANITE SURFACING, RE: 20/L300
- 15 STONE MAINTENANCE STRIP, RE: 09/L303
- 16 STEEL EDGER, RE: 10/L303
- 17 PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE: 01/L301
- 18 PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 02/L301
- 19 PVC COATED CHAINLINK SINGLE SWING GATE W/ PANIC BAR, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L301
- 20 PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 03/L301
- 21 STANDARD MOW STRIP, RE: 04/L301
- 22 AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.
- 23 SYNTHETIC TURF PERIMETER CURB, RE: 08/L301

SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: ZACH BETERMAN: ZACH@INVISIONARCH.COM



01
L102 LAYOUT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

- ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- PVC COATED CHAINLINK FENCING, BLACK, 6FT HEIGHT, SEE PLANS

KEYNOTES:

- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L300
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L300
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L300
- STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
- STANDARD PCC CURB AND GUTTER, RE: 05/L300
- INTEGRAL PCC CURB AT WALK, RE: 06/L300
- PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L300
- PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L300
- PARALLEL CURB RAMP, RE: 09/L300
- ADA PARKING SIGNAGE - STANDARD, RE: 16/L300
- ADA PARKING SIGNAGE - VAN, RE: 16/L300
- PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- PLAYGROUND SYNTHETIC TURF, RE: 06/L301 & 07/L301
- DECOMPOSED GRANITE SURFACING, RE: 20/L300
- STONE MAINTENANCE STRIP, RE: 09/L303
- STEEL EDGER, RE: 10/L303
- PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE: 01/L301
- PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 02/L301
- PVC COATED CHAINLINK SINGLE SWING GATE W/ PANIC BAR, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L301
- PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 03/L301
- STANDARD MOW STRIP, RE: 04/L301
- AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.
- SYNTHETIC TURF PERIMETER CURB, RE: 08/L301

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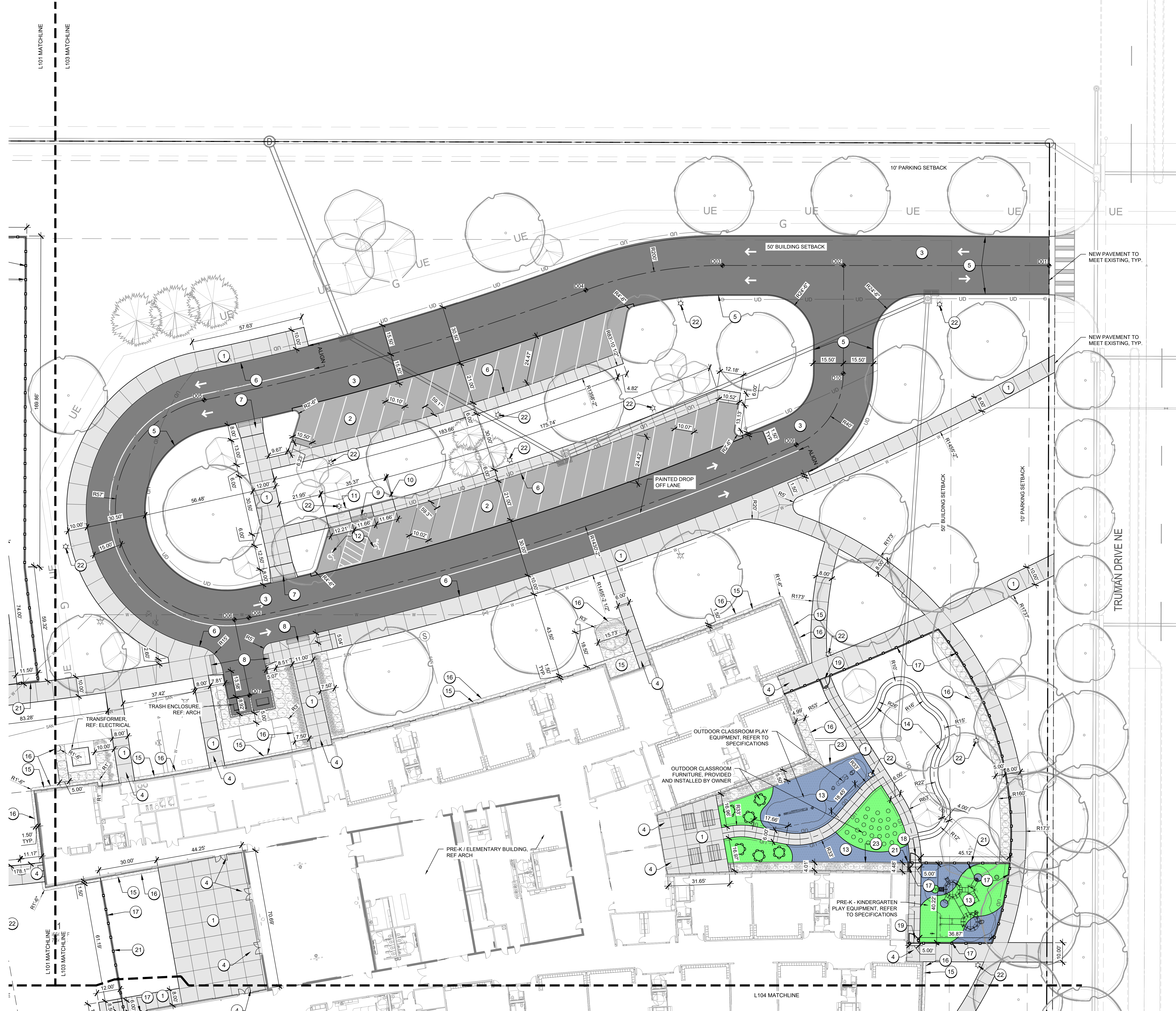
CLEVENGER

ASSOCIATES

REVISIONS:

DESCRIPTION DATE

SHEET INSTRUCTIONS: CLICK ON THE HYPERLINKS IN THE REVIT SHEET PROPERTIES
PROJECT MANAGER: ZACH BETERMAN; ZACH@INVISIONARCH.COM



01 L103 LAYOUT PLAN

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GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

- ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 36" O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

SITE PLAYGROUND NOTES

- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR UNLOADING OF PLAY EQUIPMENT, STORAGE, PERMITS, FEES, GROUND PREPARATION, CONCRETE CURB BORDERS, UNLOADING OF LOOSE FILLED SURFACING, DUMPSTER/DISPOSAL OF TRASH/SPILLS AND SALES TAX.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OF CONCRETE AND DIRT SPOILS AS A RESULT OF PLAY EQUIPMENT INSTALLATION.

LEGEND (SITE):

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- PVC COATED CHAINLINK FENCING, BLACK, 6FT HEIGHT, SEE PLANS

KEYNOTES:

- TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L300
- TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L300
- TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L300
- STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
- STANDARD PCC CURB AND GUTTER, RE: 05/L300
- INTEGRAL PCC CURB AT WALK, RE: 06/L300
- PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L300
- PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L300
- PARALLEL CURB RAMP, RE: 09/L300
- ADA PARKING SIGNAGE - STANDARD, RE: 16/L300
- ADA PARKING SIGNAGE - VAN, RE: 16/L300
- PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- PLAYGROUND SYNTHETIC TURF, RE: 06/L301 & 07/L301
- DECOMPOSED GRANITE SURFACING, RE: 20/L300
- STONE MAINTENANCE STRIP, RE: 09/L303
- STEEL EDGER, RE: 10/L303
- PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE:01/L301
- PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:02/L301
- PVC COATED CHAINLINK SINGLE SWING GATE W/ PANIC BAR, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:05/L301
- PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L301
- STANDARD MOW STRIP, RE: 04/L301
- AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.
- SYNTHETIC TURF PERIMETER CURB, RE: 08/L301

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RAKER RHODES

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MEPT ENGINEERING

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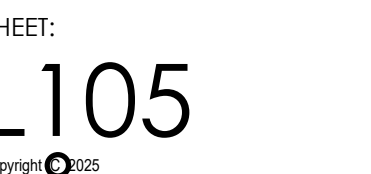
FOOD SERVICE

CLEVELANGER

ASSOCIATES

REVISIONS:

DESCRIPTION DATE



- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB, ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURBS UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL JOINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL JOINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND AISC ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS, COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS, UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 30' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

— — LIMIT OF WORK LINE

TYPE 1 PCC PAVEMENT: PEDESTRIAN,
RE: 01/L500

TYPE 2 PCC PAVEMENT: PARKING STALL,
RE: 02/L500

TYPE 3 PCC PAVEMENT: DRIVE LANE,
RE: 03/L500

PVC COATED CHAINLINK FENCING, BLACK
6FT HEIGHT, SEE PLANS

1	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L300
2	TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L300
3	TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L300
4	STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
5	STANDARD PCC CURB AND GUTTER, RE: 05/L300
6	INTERGRAL PCC CURB AT WALK, RE: 06/L300
7	PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L300
8	PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L300
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13	PLAYGROUND SYNTHETIC TURF, RE: 06/L301 & 07/L301
14	DECOMPOSED GRANITE SURFACING, RE: 20/L300
15	STONE MAINTENANCE STRIP, RE: 09/L303
16	STEEL EDGER, RE: 10/L303
17	PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE:01/L301
18	PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:02/L301
19	PVC COATED CHAINLINK SINGLE SWING GATE W/ PANIC BAR, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:05/L301
20	PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L301
21	STANDARD MOW STRIP, RE: 04/L301
22	AREA LIGHTING, RE: ELECTRICAL PLANS, DETAILS, AND SCHEDULES.
23	SYNTHETIC TURF PERIMETER CURB, RE: 08/L301

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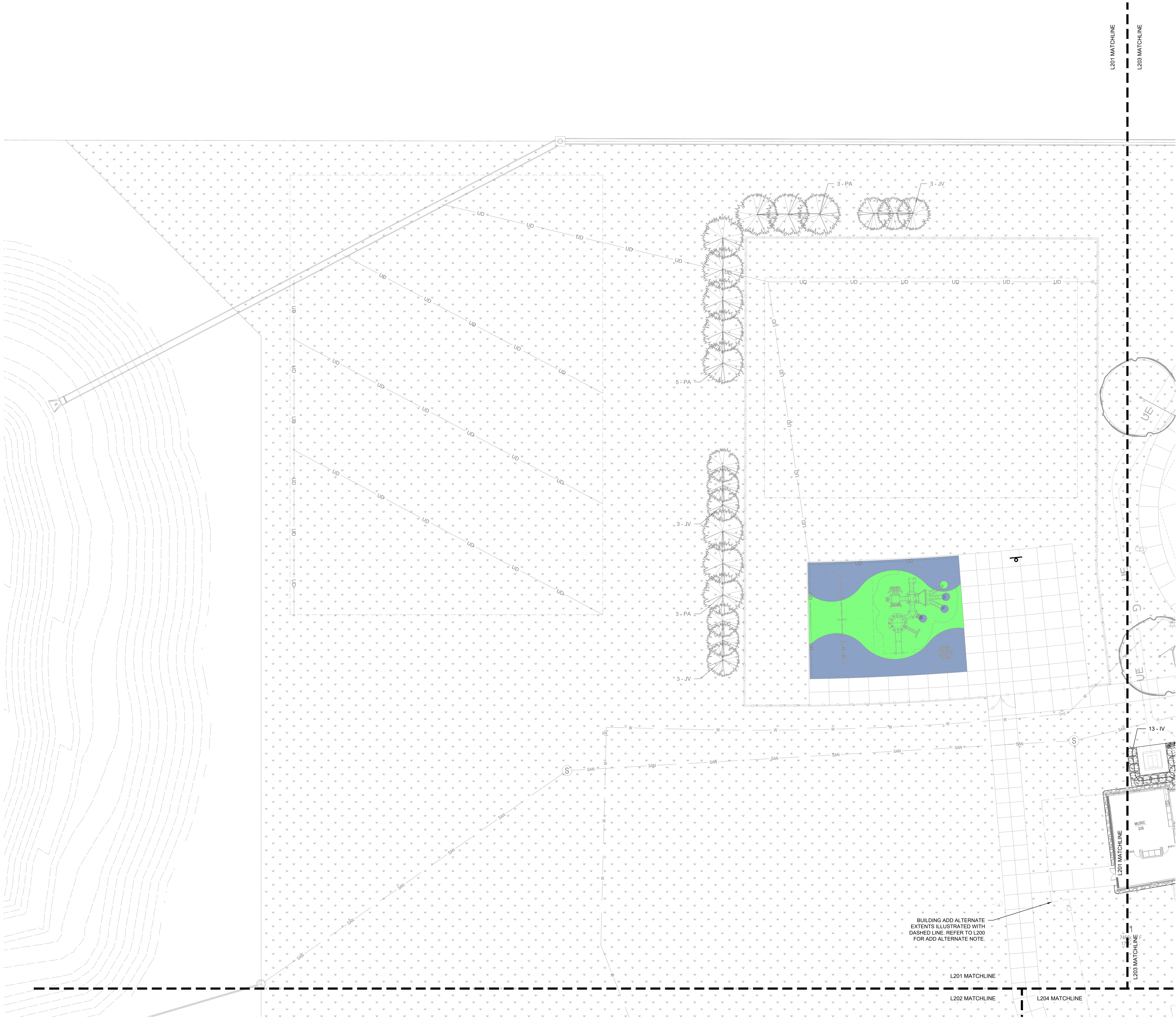
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PROJECT MANAGER: ZACH BETERMAN: ZACH@INVISIONARCH.COM

01
L201 PLANTING PLAN

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GENERAL NOTES

- BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-270-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PLANTING NOTES

- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT. SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANTING LEGEND:

- LAWN SEED, RE: 01/L303
- LOW-GROW GRASS MIX, RE: SPECIFICATIONS
- PLANTING BED, RE: 02/L303
- STONE MAINTENANCE STRIP, RE: 09/L303
- OVERSTORY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS AND GRASSES
- FUTURE TREES, SHOWN FOR REFERENCE ONLY. NOT IN CONTRACT

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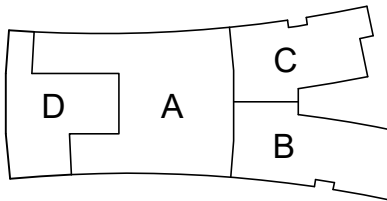
LANDSCAPE ARCHITECTURE
CONFLUENCE

STRUCTURAL ENGINEERING
RAKER RHODES
ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES

REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL

600 TRUMAN DRIVE NE

PROJECT NO:
24098

DATE:
09-25-2025

SHEET SET:
50%

CONSTRUCTION
DOCUMENTS

SHEET NAME:
PLANTING PLAN

SHEET:
L201

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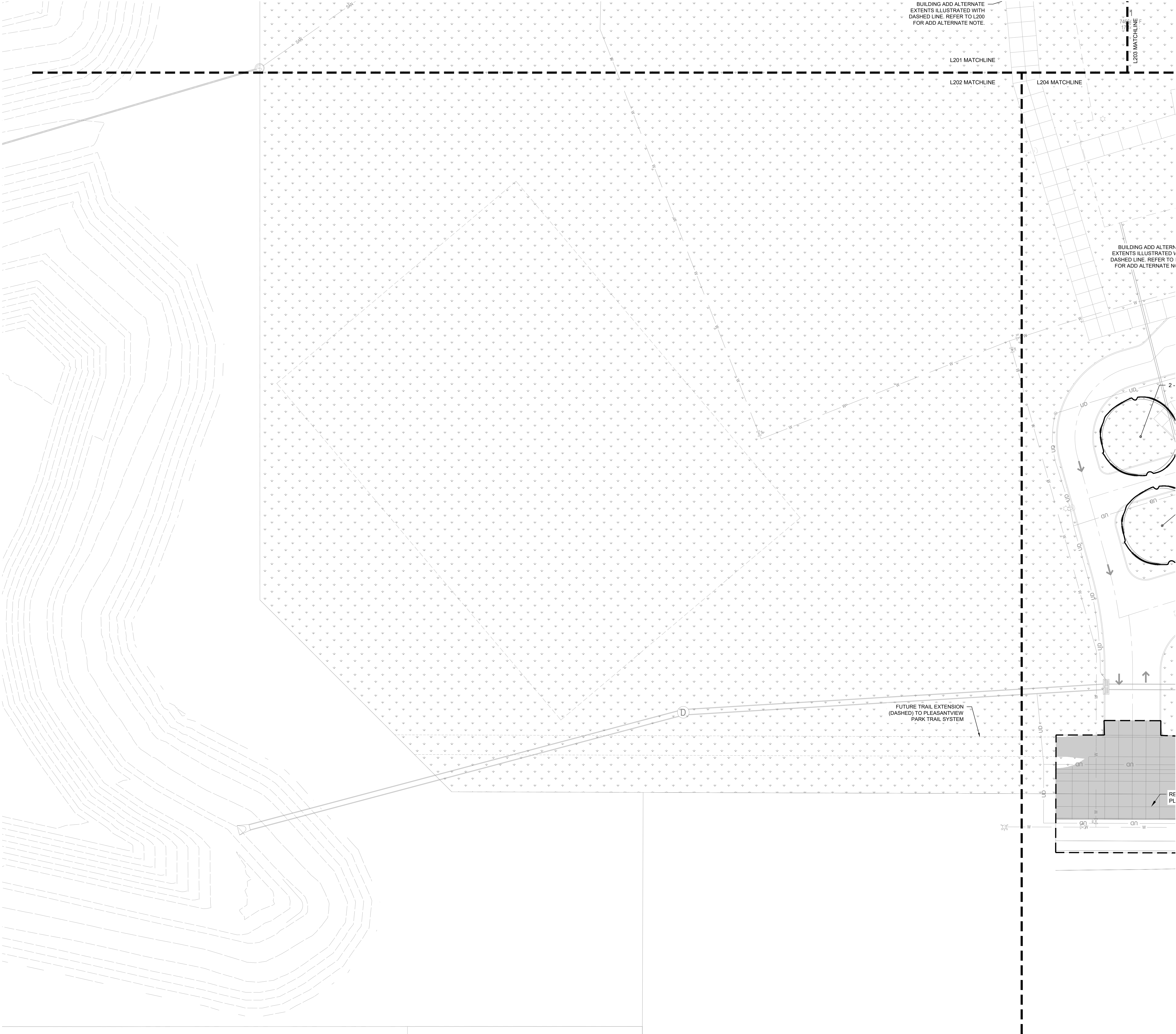
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01
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GENERAL NOTES

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PLANTING NOTES

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- SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANTING LEGEND:

- LAWN SEED, RE: 01/L303
- LOW-GROW GRASS MIX, RE: SPECIFICATIONS
- PLANTING BED, RE: 02/L303
- STONE MAINTENANCE STRIP, RE: 09/L303
- OVERSTORY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
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- FUTURE TREES, SHOWN FOR REFERENCE ONLY. NOT IN CONTRACT

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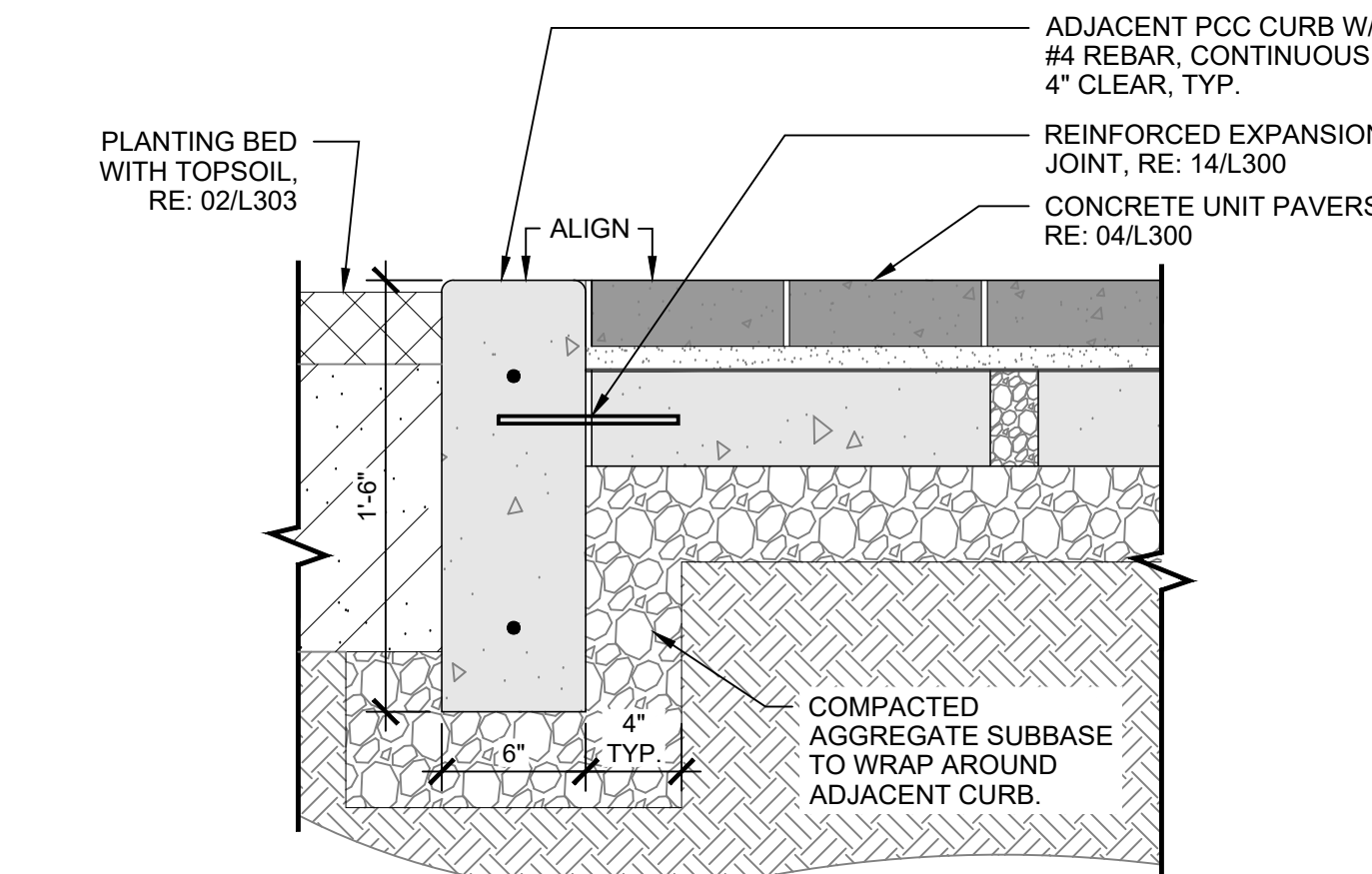
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OWNER SIGN-OFF:
NAME DATE

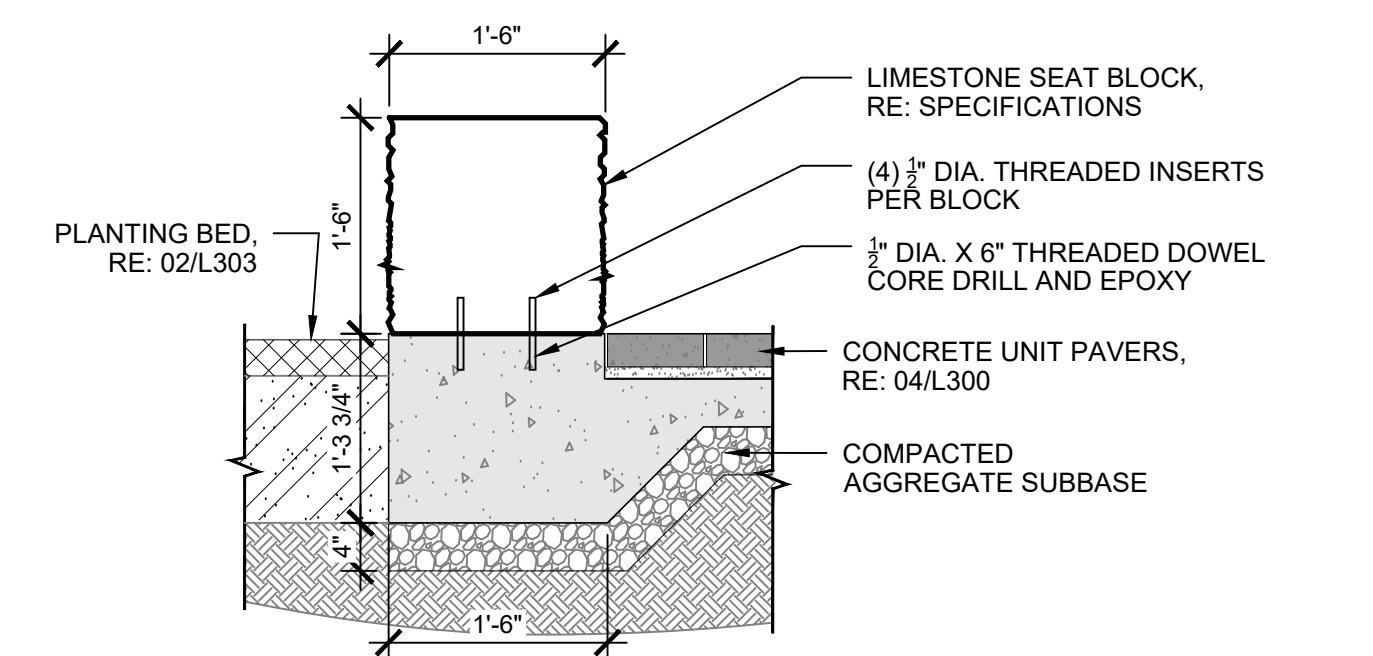
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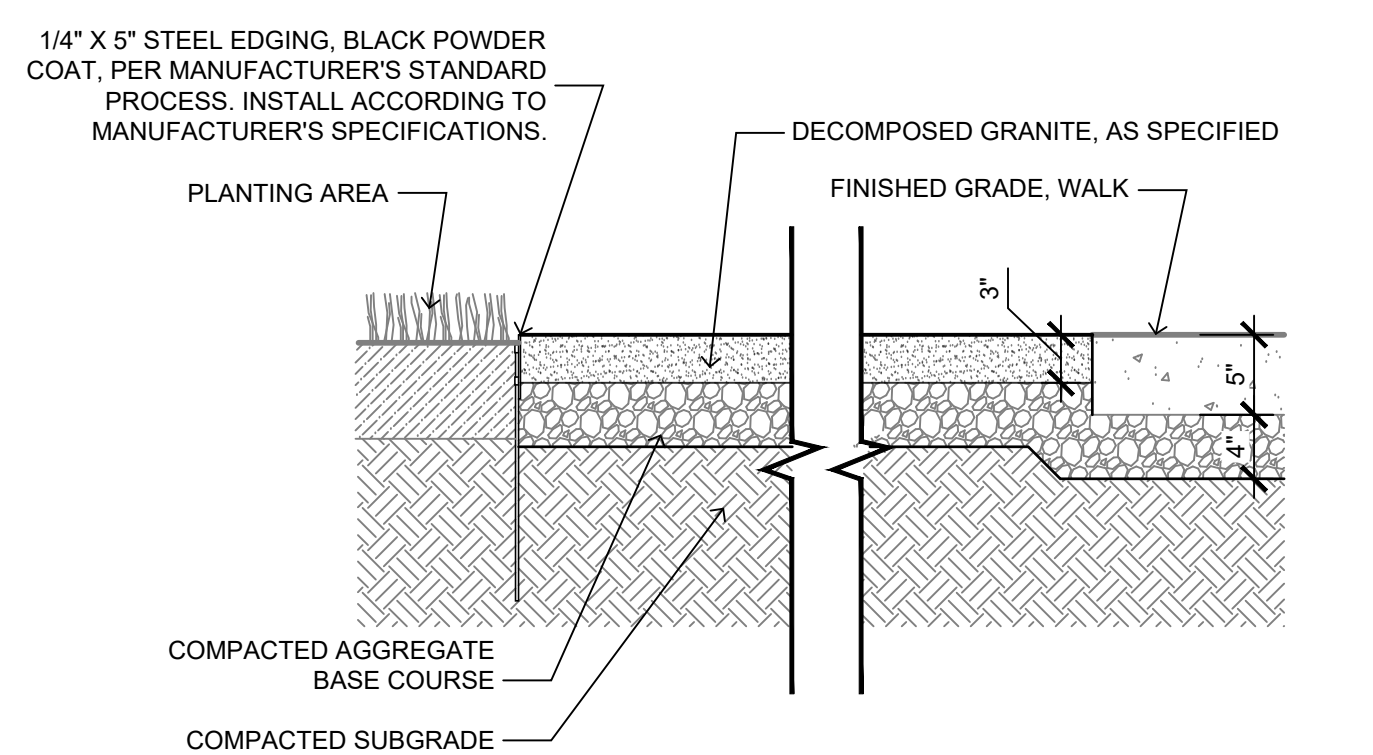
17 L300 UNIT PAVERS @ PCC WALK



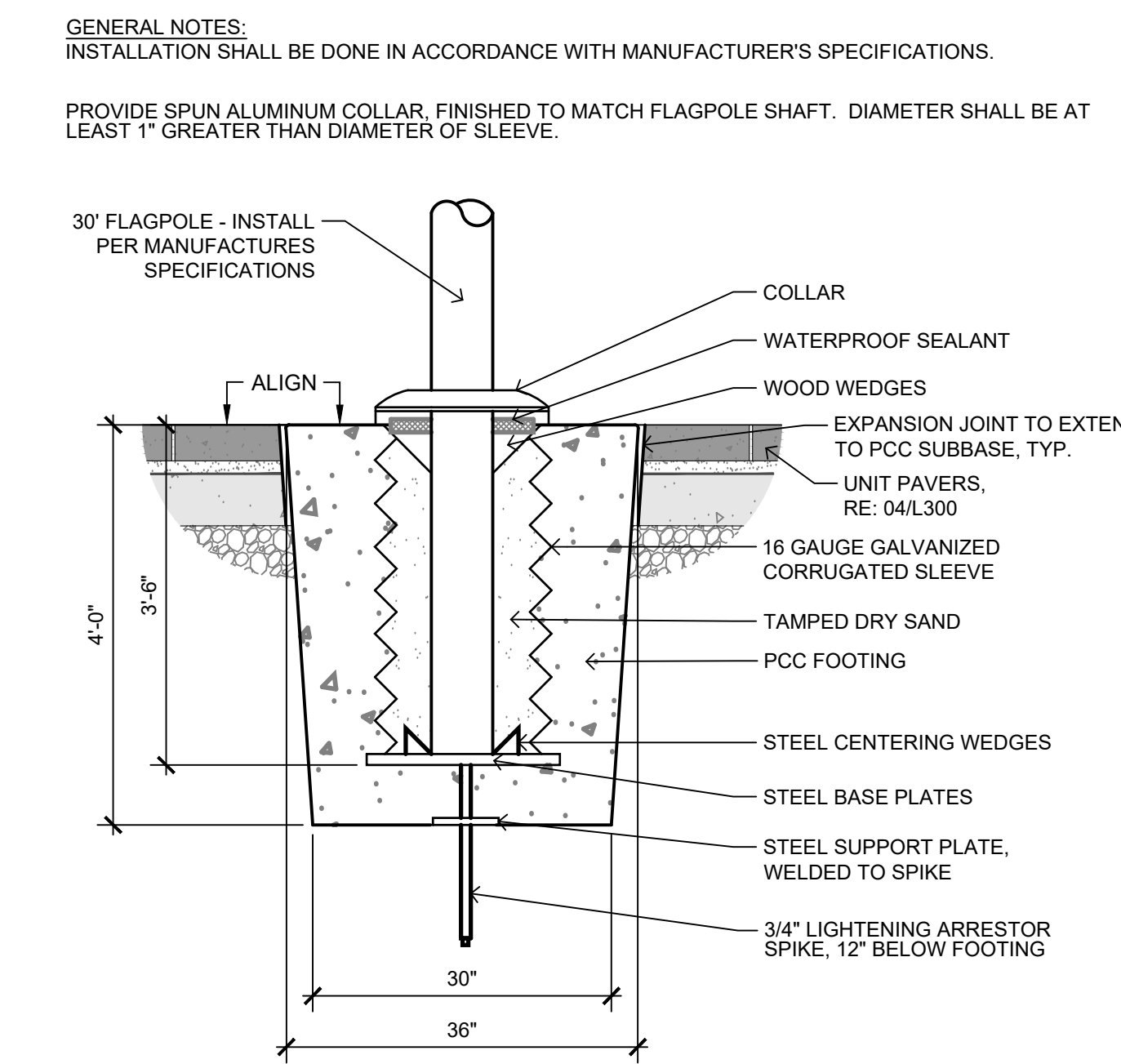
18 L300 UNIT PAVERS @ PCC CURB



19 L300 LIMESTONE SEAT BLOCK

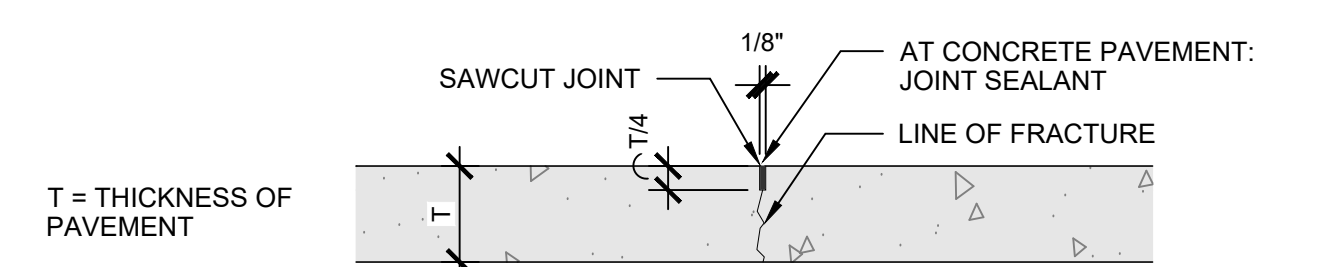


20 L300 SECTION: DECOMPOSED GRANITE, TYP.

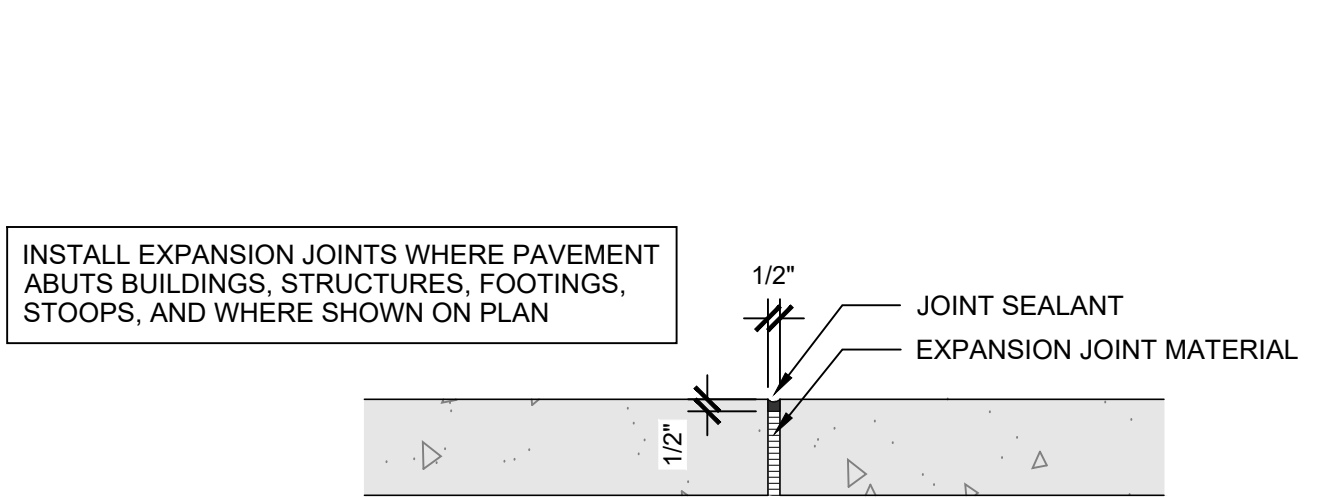


21 L300 SECTION: FLAGPOLE, TYP.

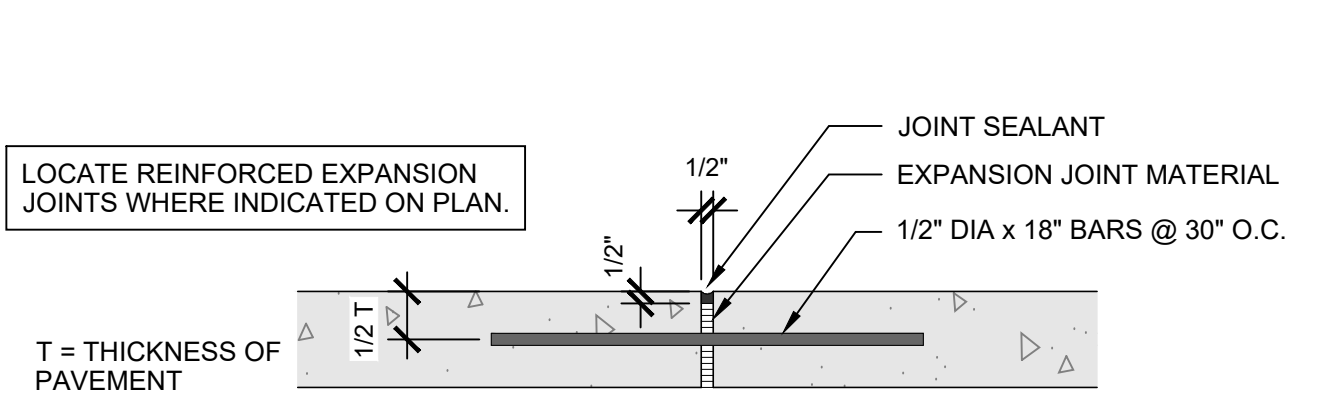
11 L300 DETECTABLE WARNING PANELS



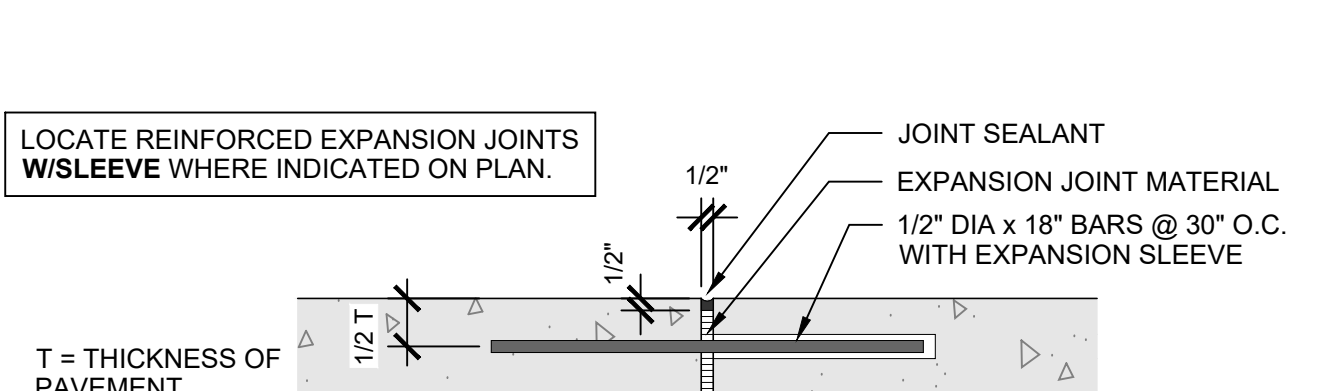
12 L300 CONTROL JOINT



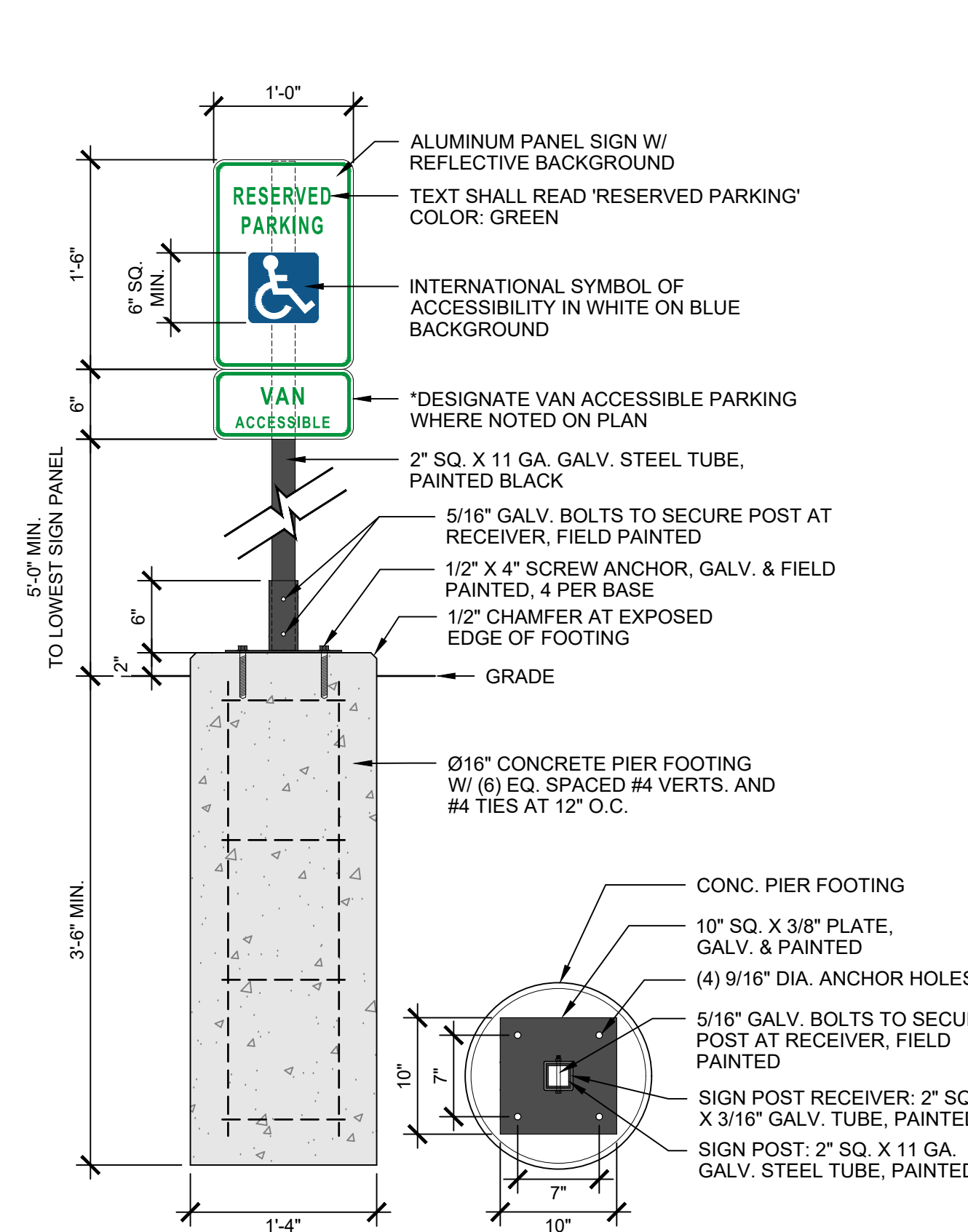
13 L300 EXPANSION JOINT



14 L300 REINFORCED JOINT



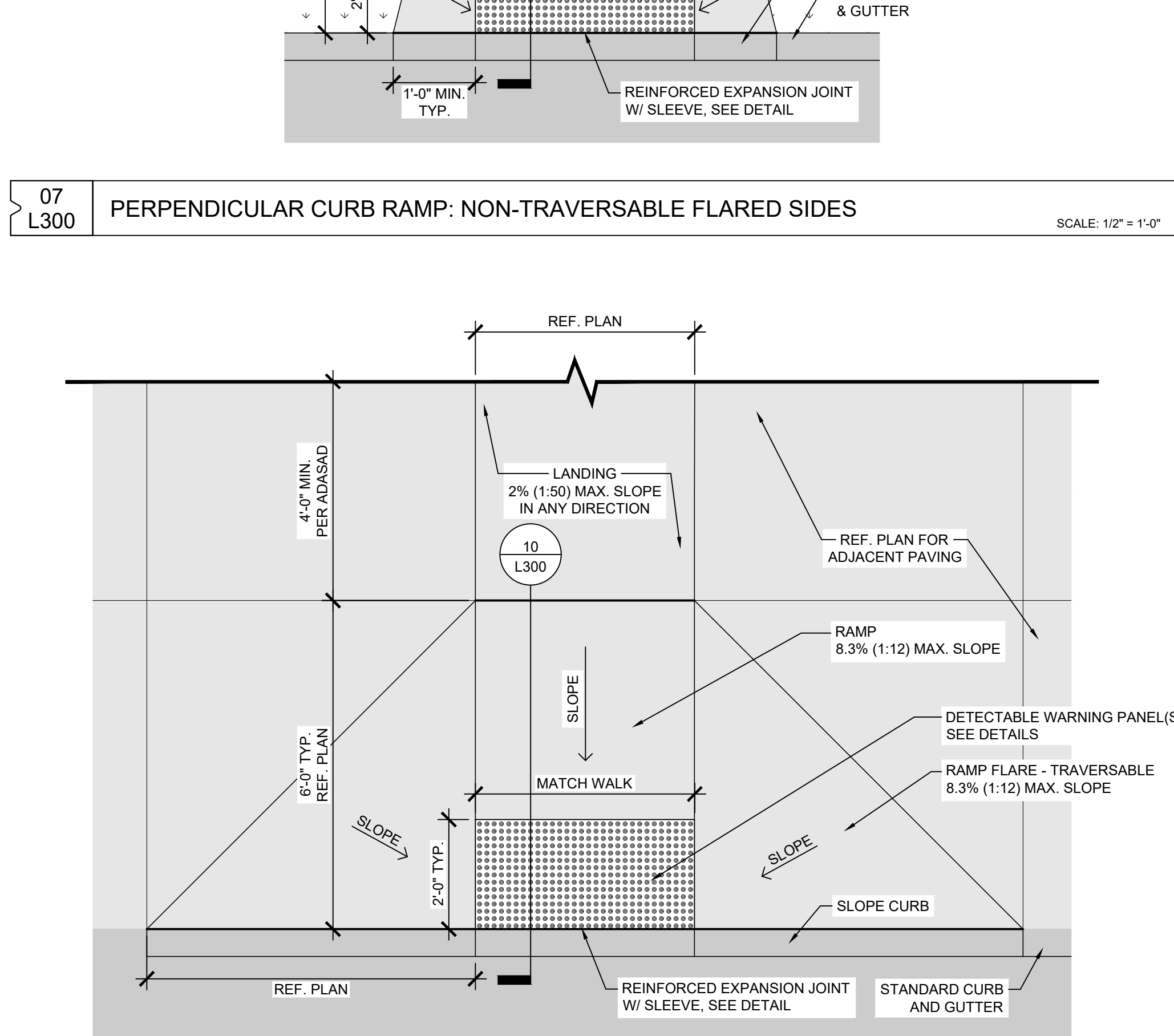
15 L300 REINFORCED EXPANSION JOINT W/SLEEVE



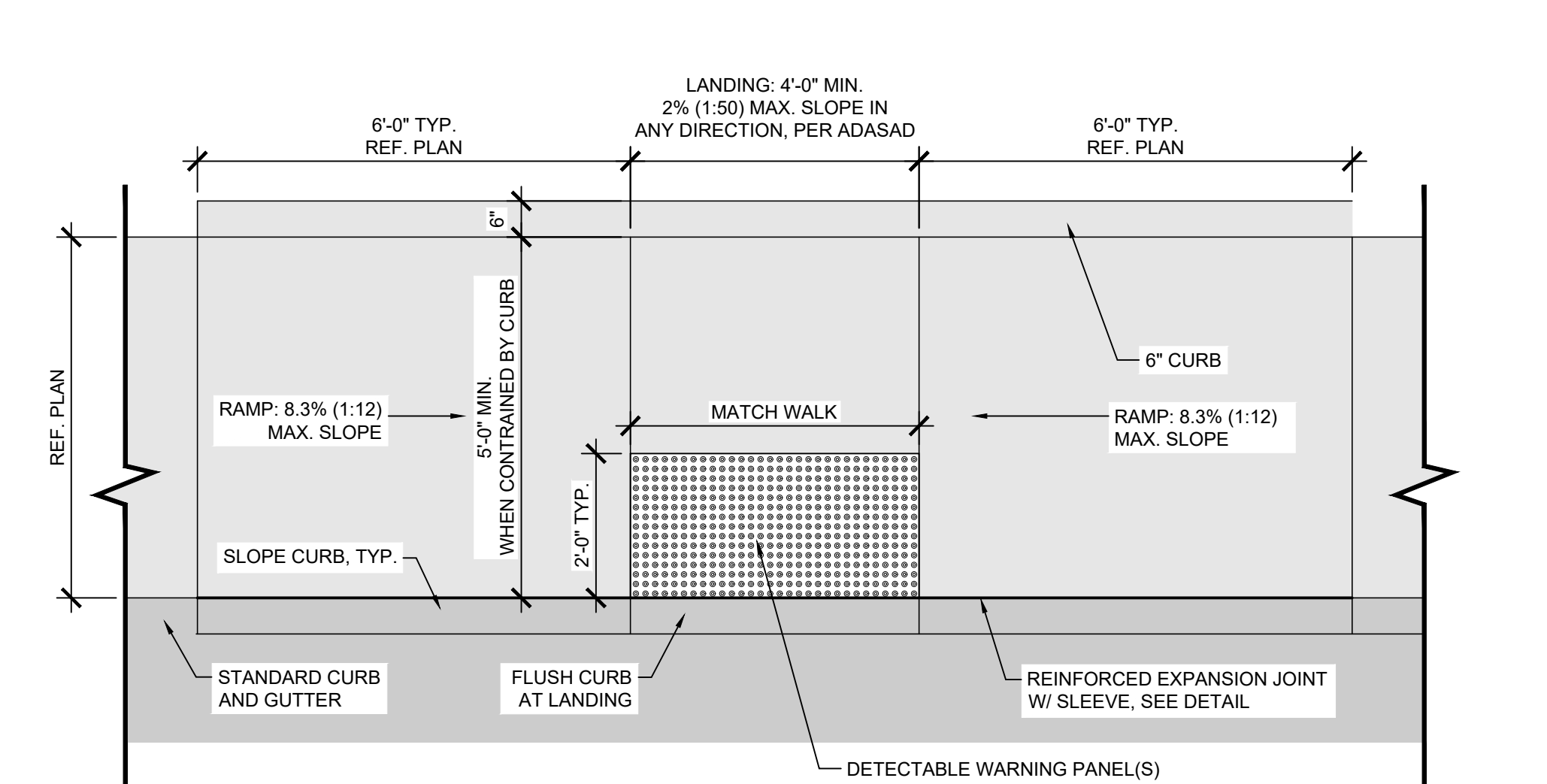
16 L300 ADA PARKING SIGNAGE

SCALE: 1" = 1'-0"

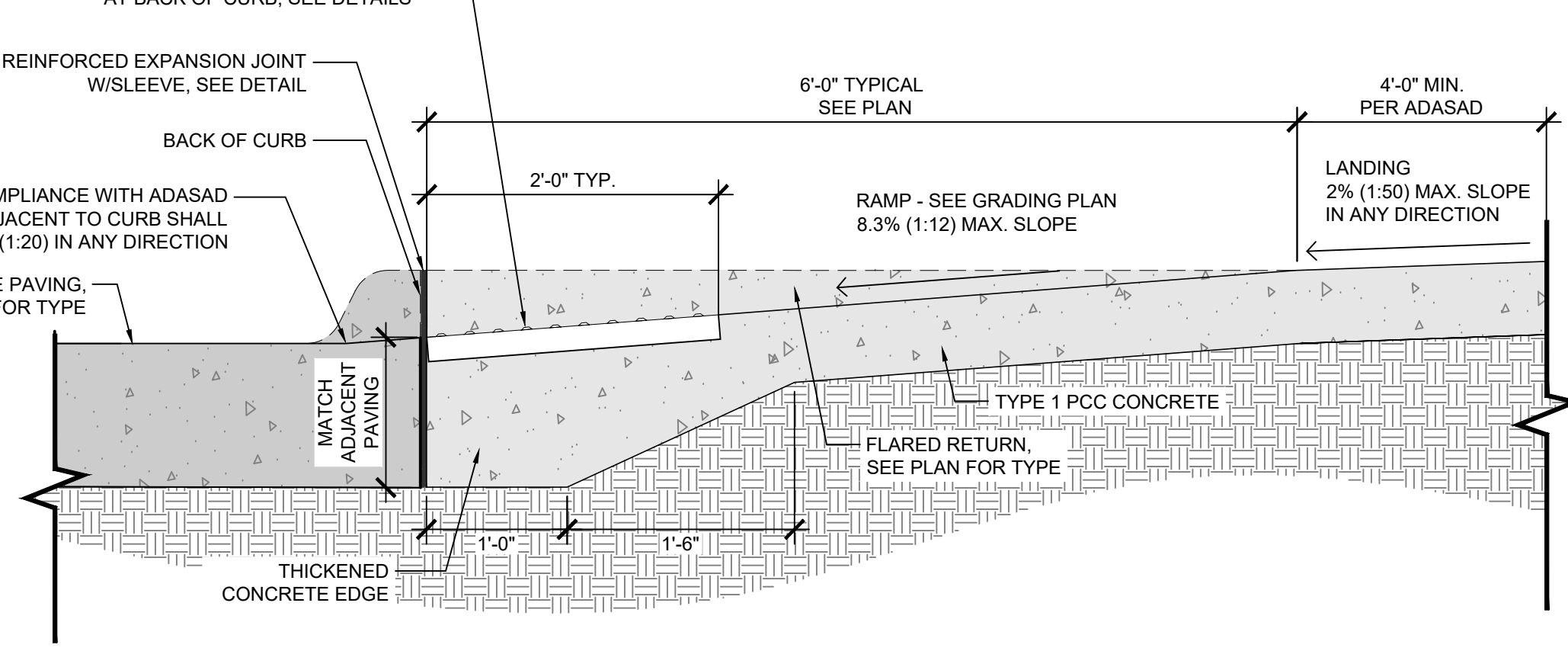
07 L300 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES



08 L300 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES



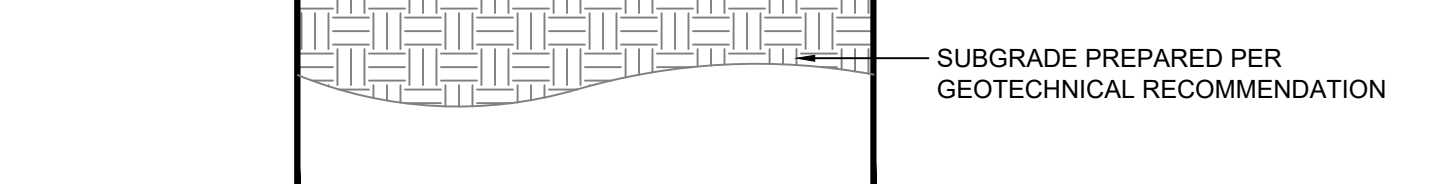
09 L300 PARALLEL CURB RAMP



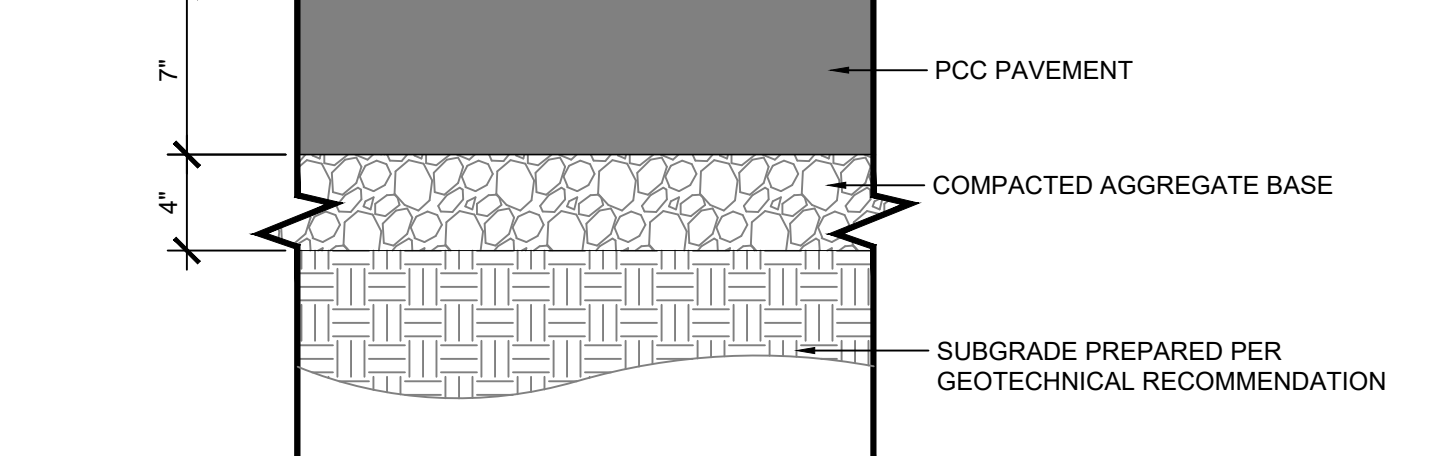
10 L300 STANDARD CURB RAMP: SECTION

SCALE: 1" = 1'-0"

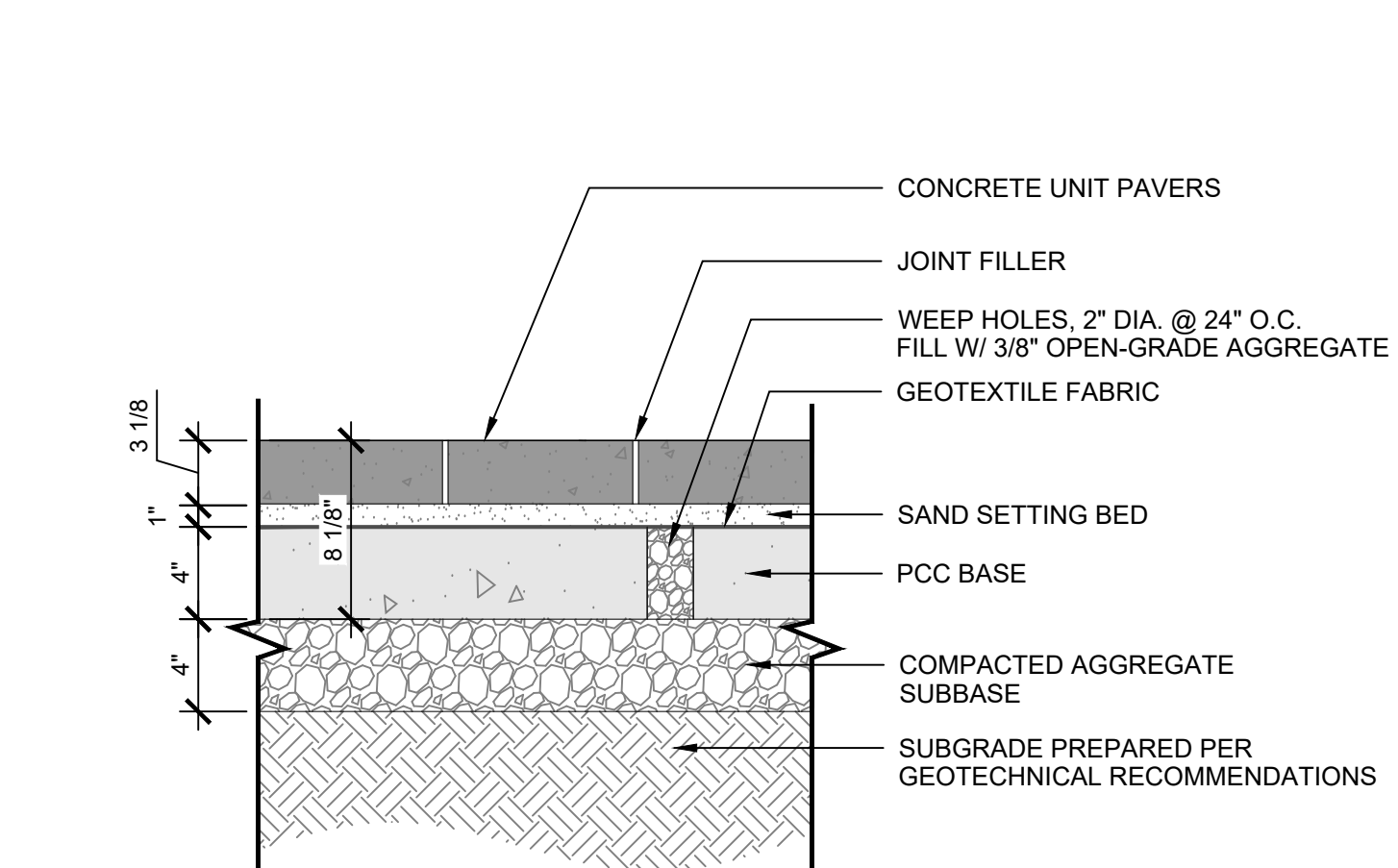
01 L300 TYPE 1 PCC PAVEMENT: PEDESTRIAN



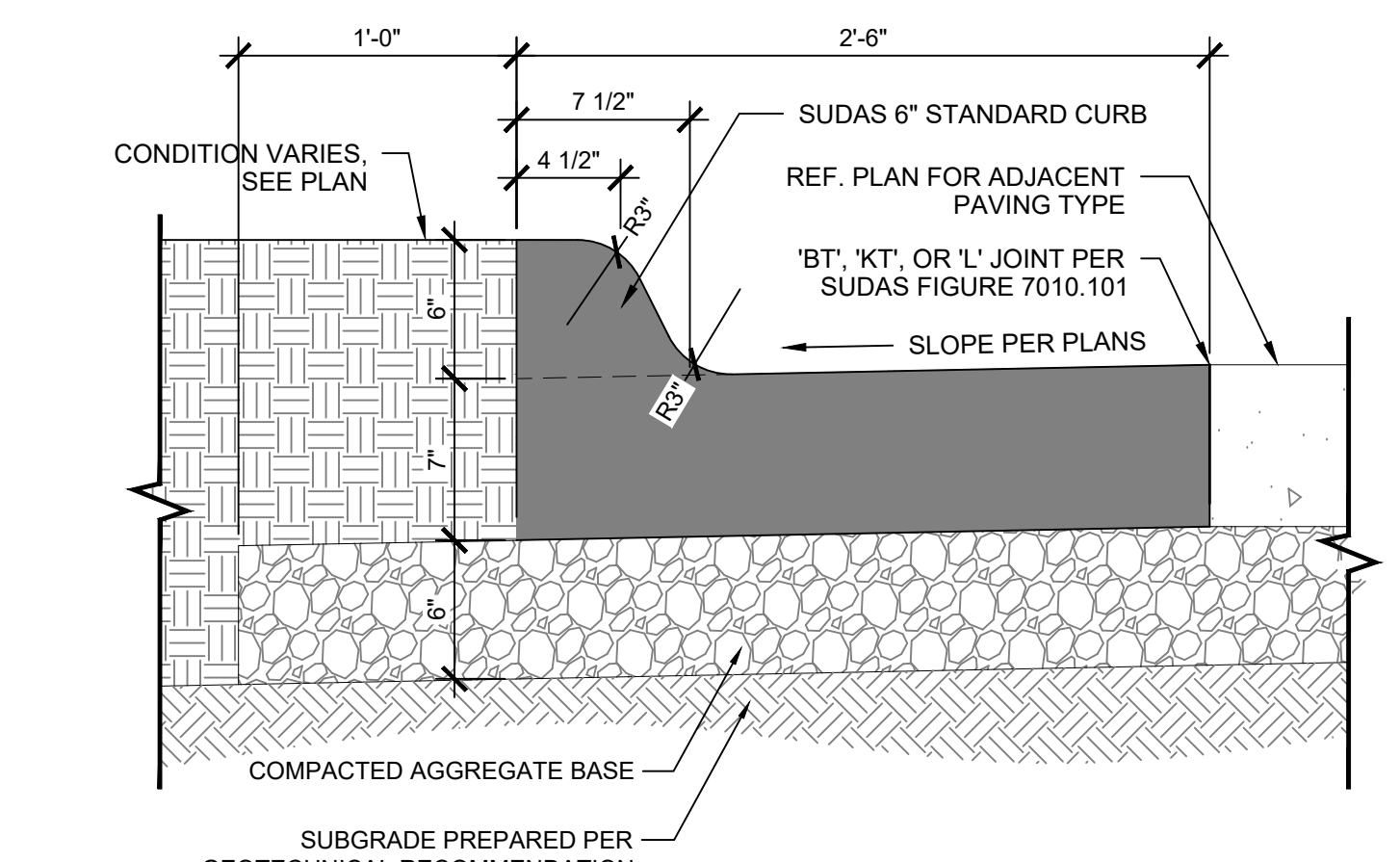
02 L300 TYPE 2 PCC PAVEMENT: PARKING STALL



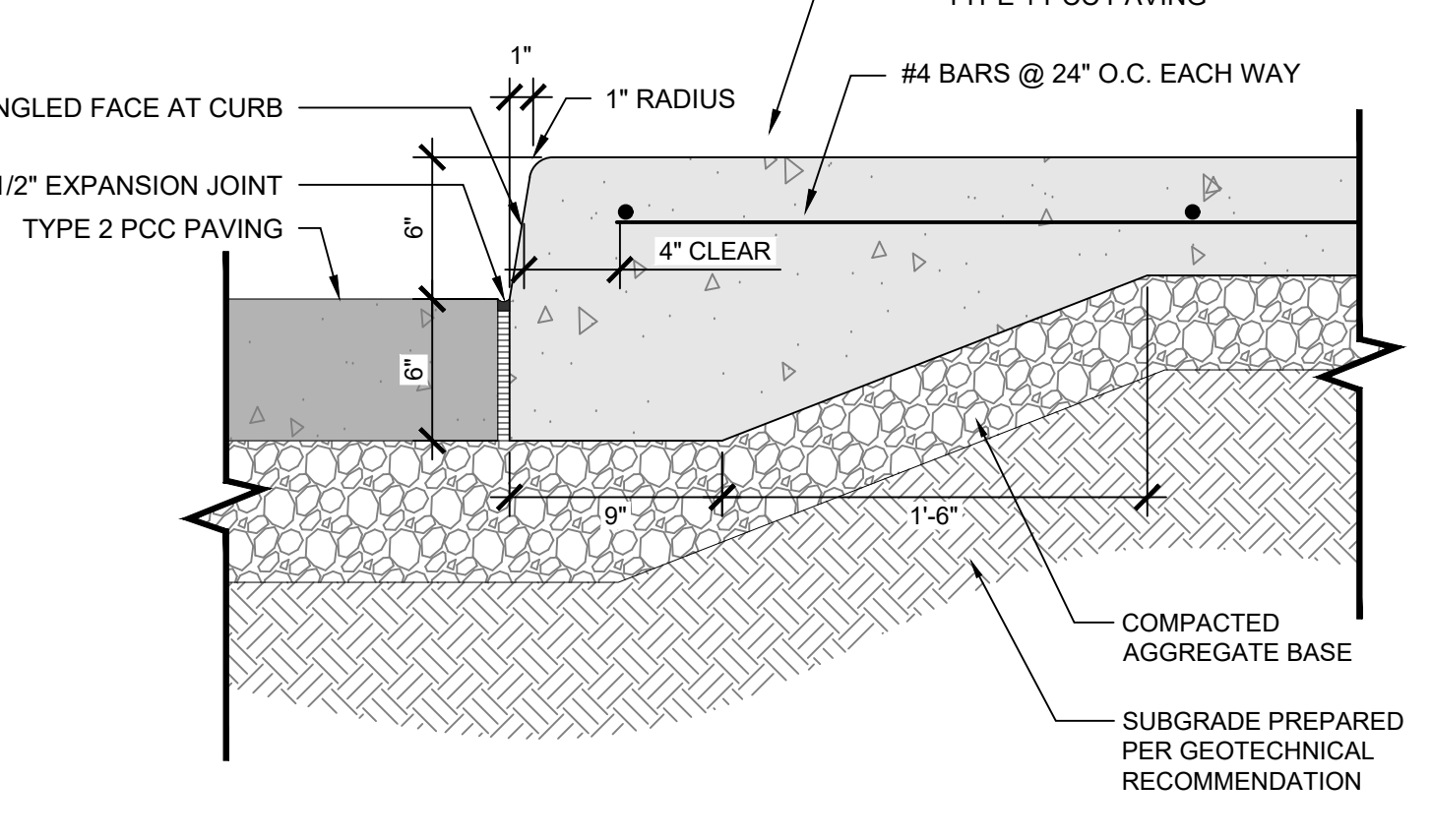
03 L300 TYPE 3 PCC PAVEMENT: DRIVE LANE



04 L300 UNIT PAVERS



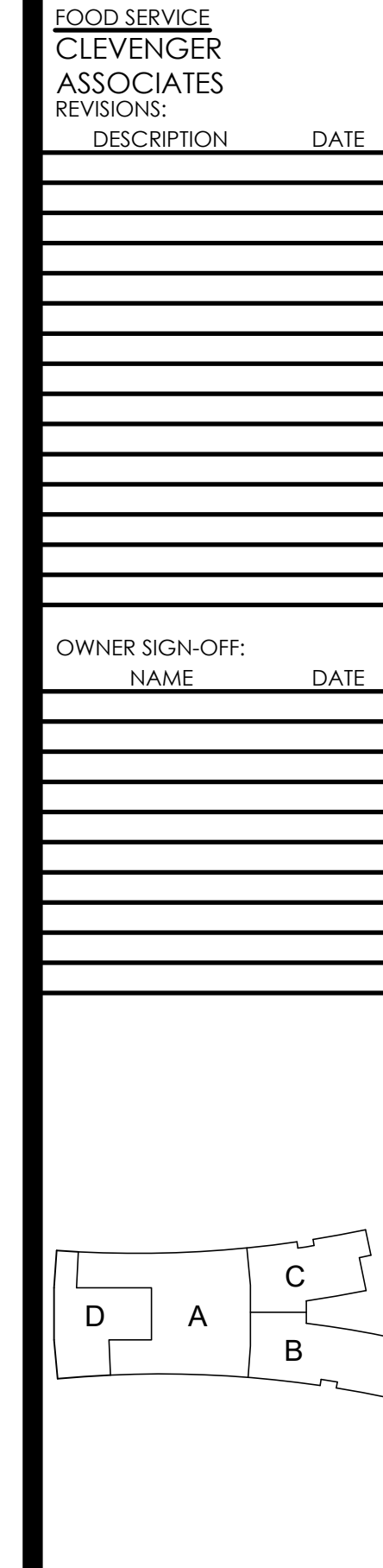
05 L300 STANDARD CURB & GUTTER



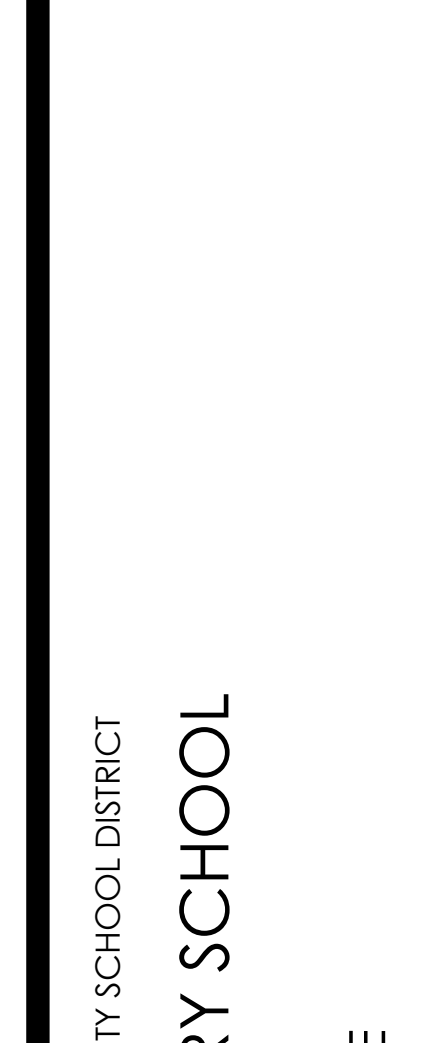
06 L300 INTEGRAL CURB AT WALK

SCALE: 1" = 1'-0"

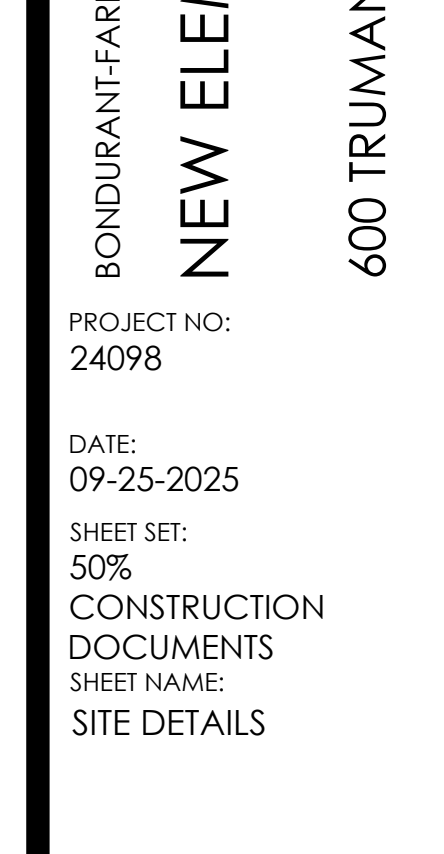
07 L300 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES



08 L300 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES



09 L300 PARALLEL CURB RAMP



10 L300 STANDARD CURB RAMP: SECTION

SCALE: 1" = 1'-0"

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CLEVENGER
ASSOCIATES
REVISIONS:
DESCRIPTION
DATE

OWNER SIGN-OFF:
NAME
DATE

D
A
C
B

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
600 TRUMAN DRIVE NE

PROJECT NO:
24098
DATE:
09-25-2025
SHEET SET:
60%
CONSTRUCTION DOCUMENTS
SHEET NAME:
SITE DETAILS
SHEET:
L300
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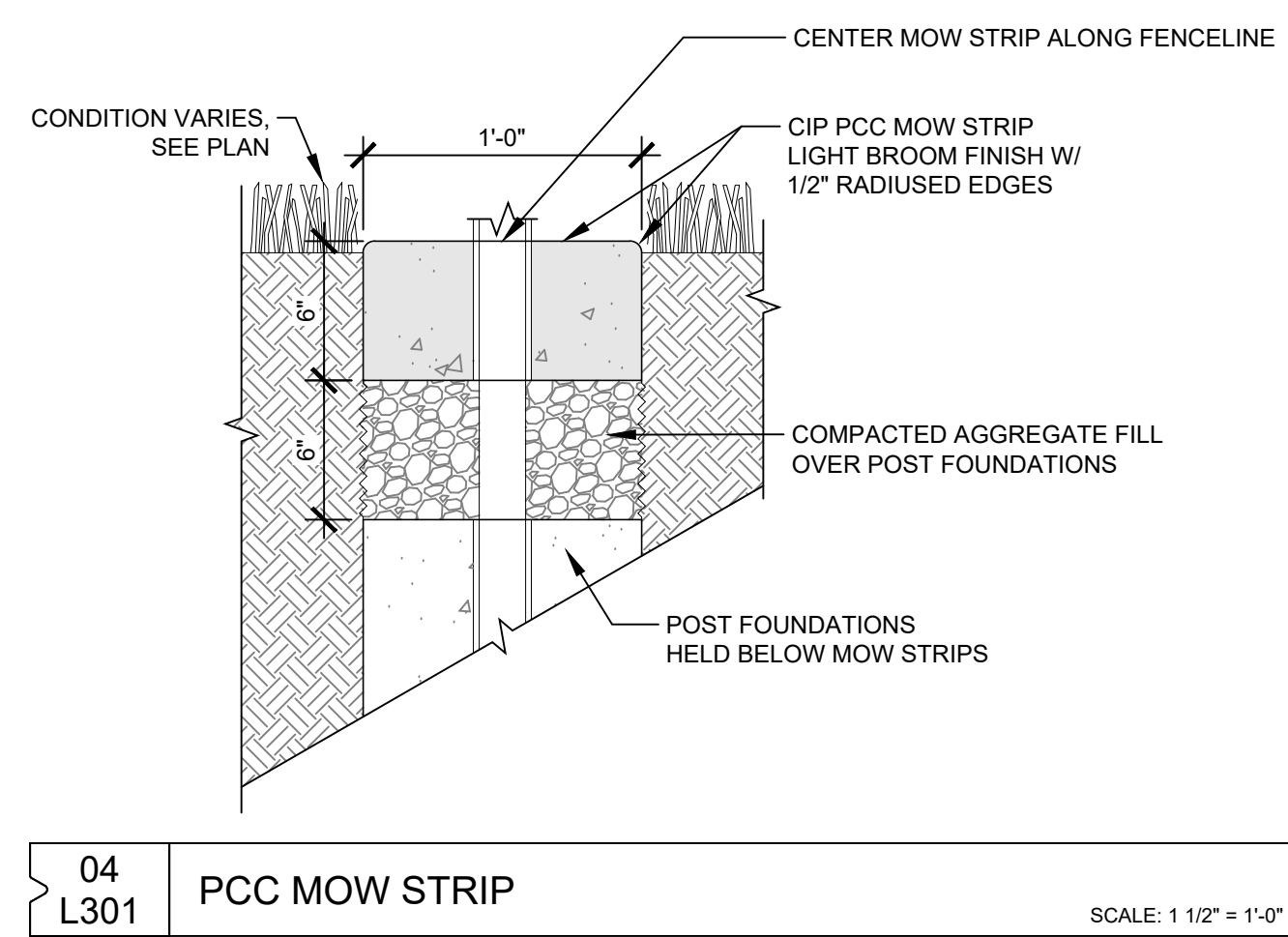
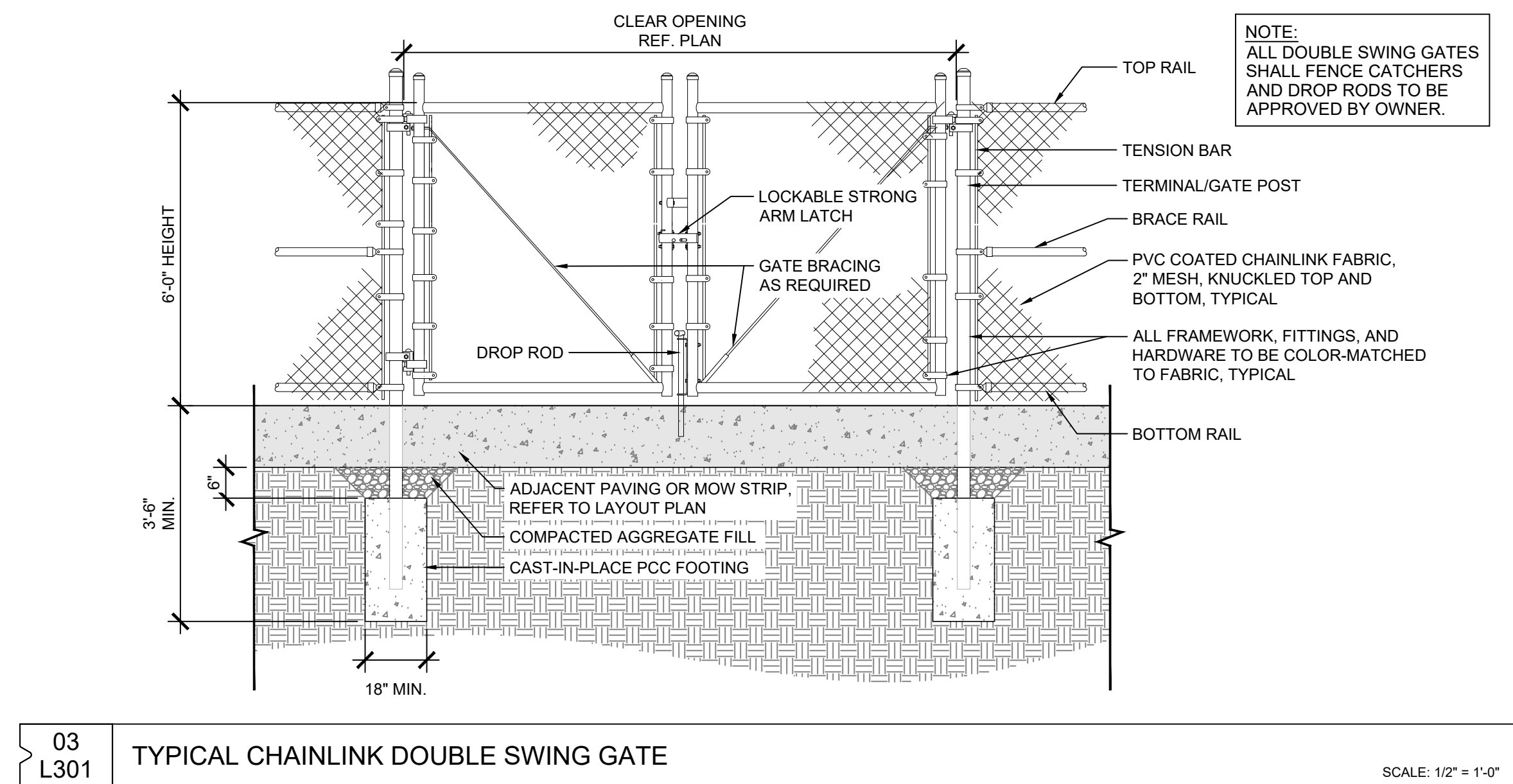
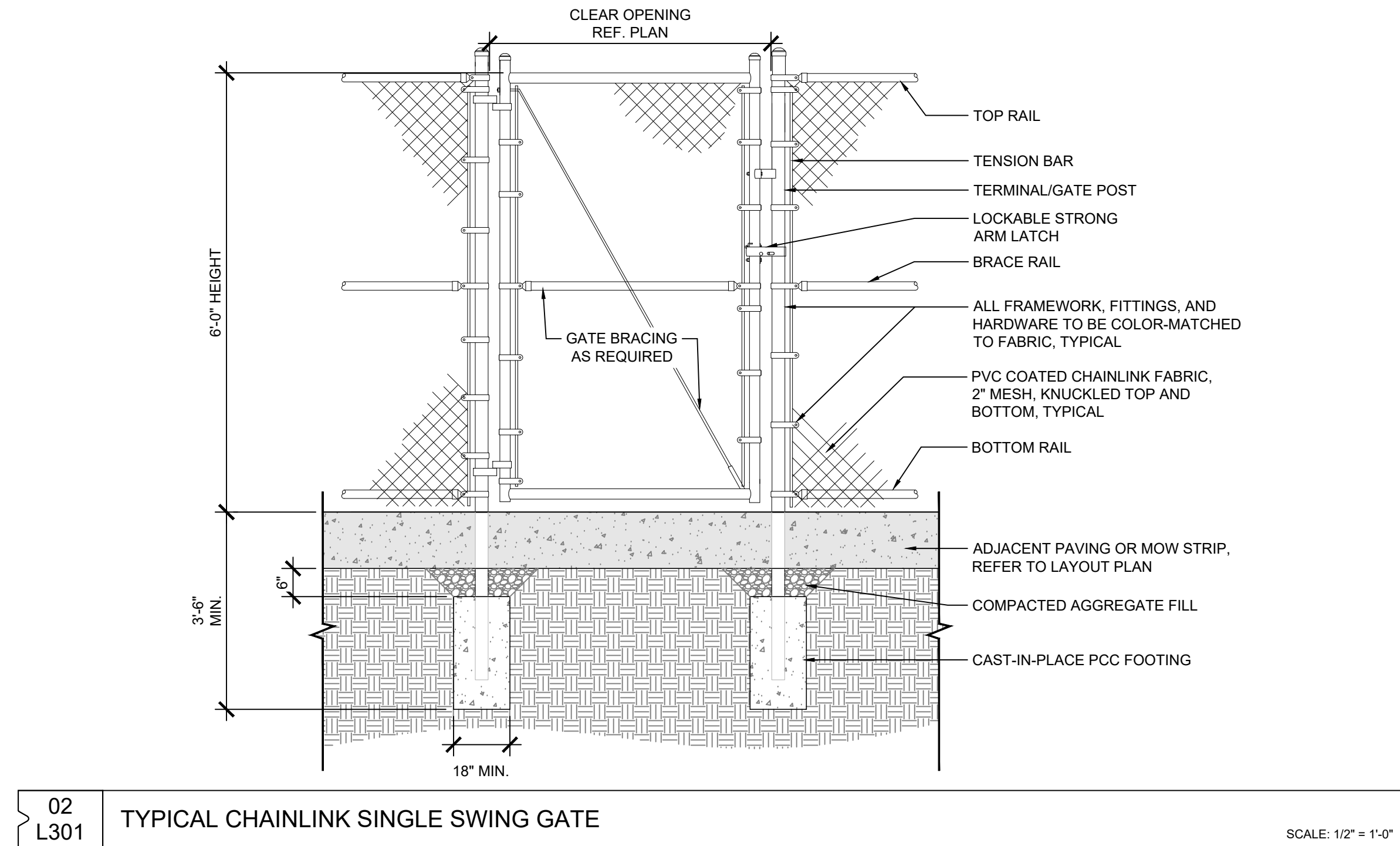
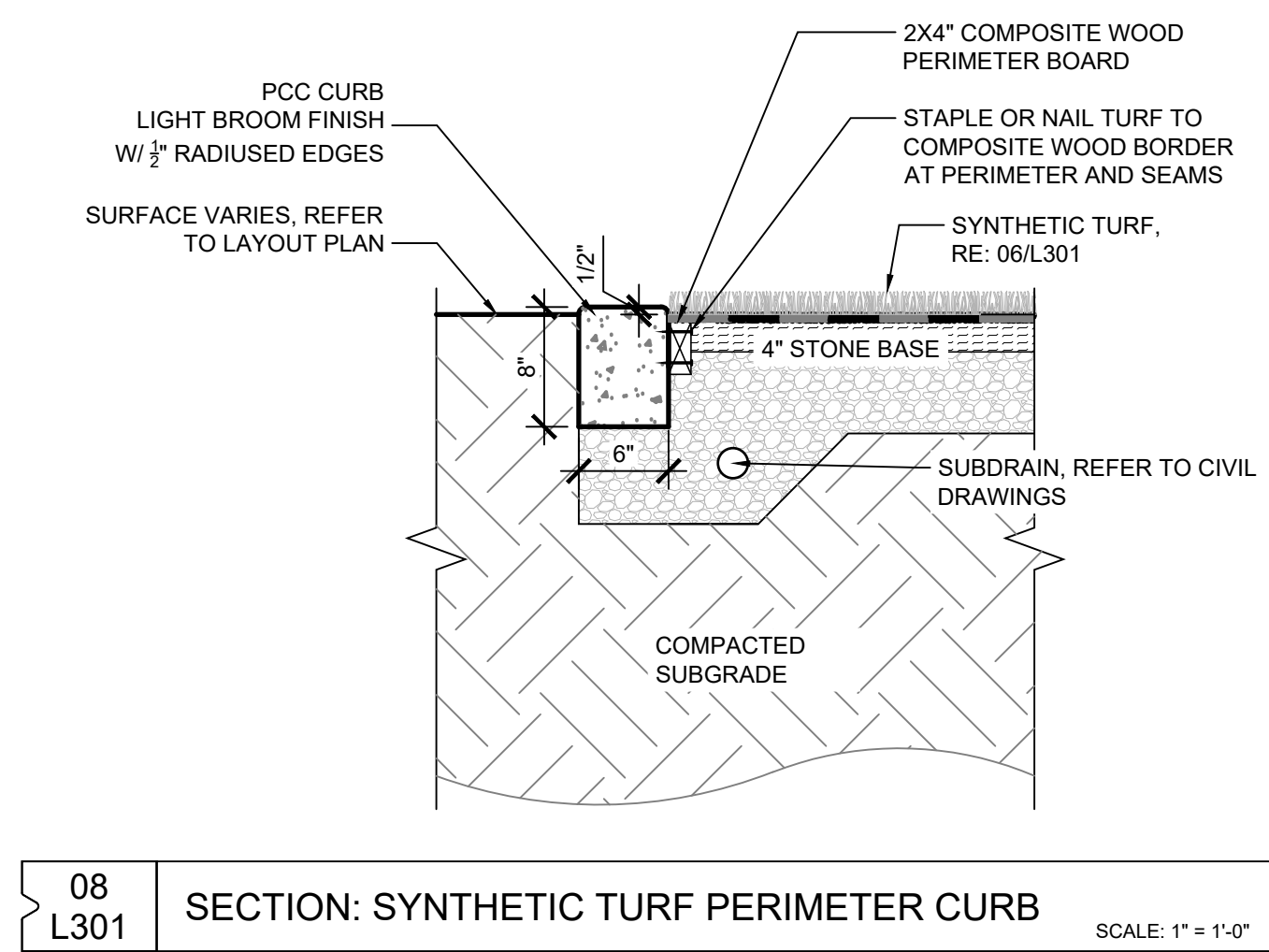
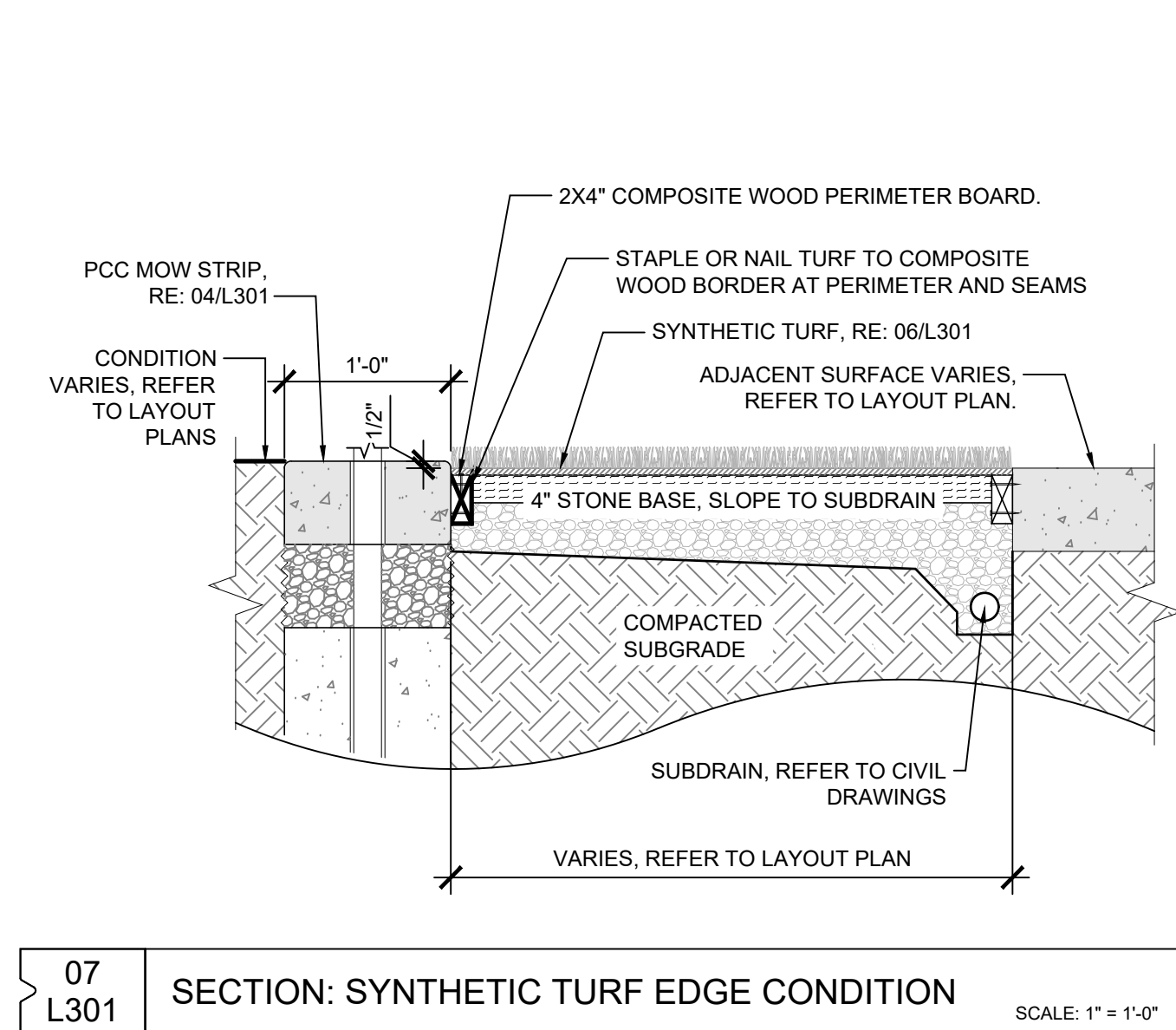
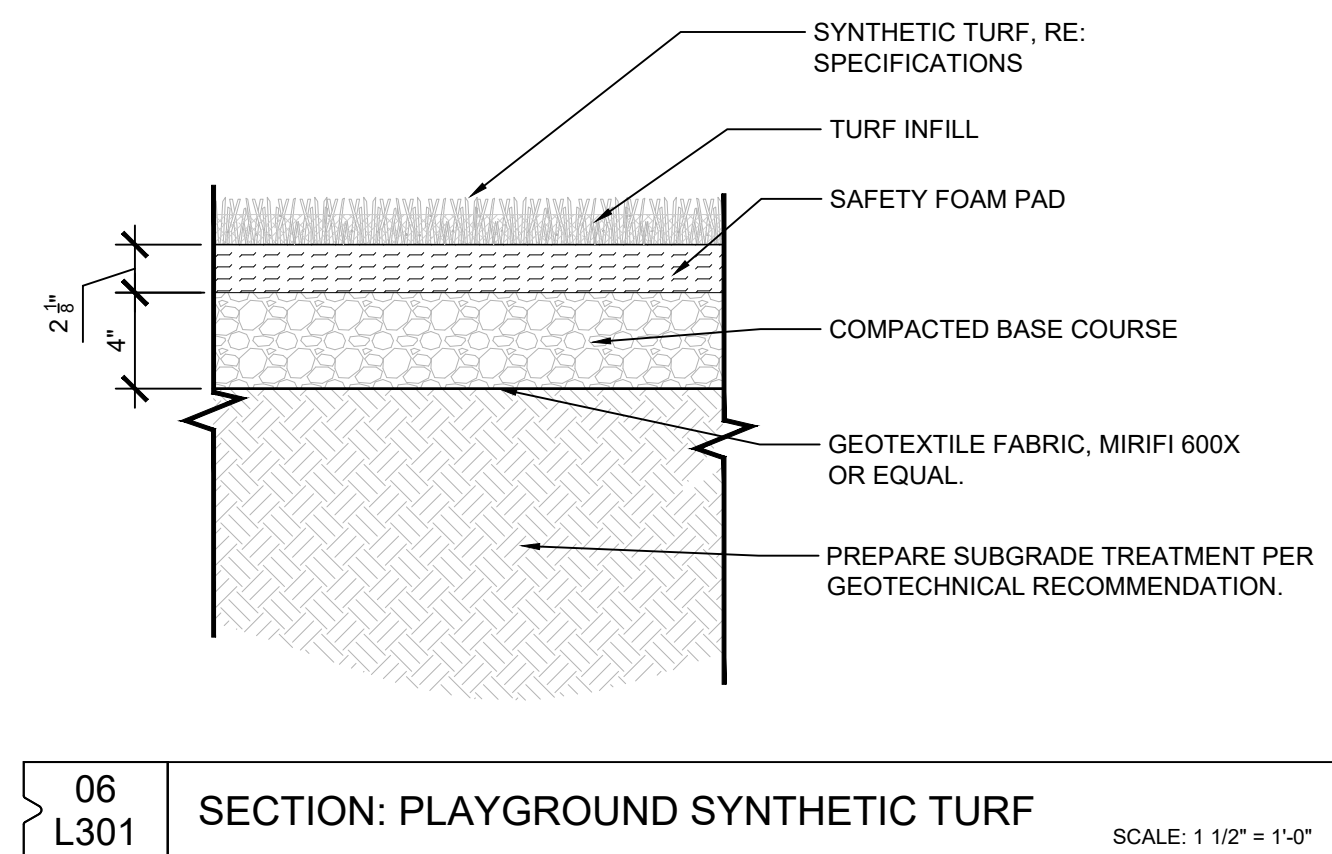
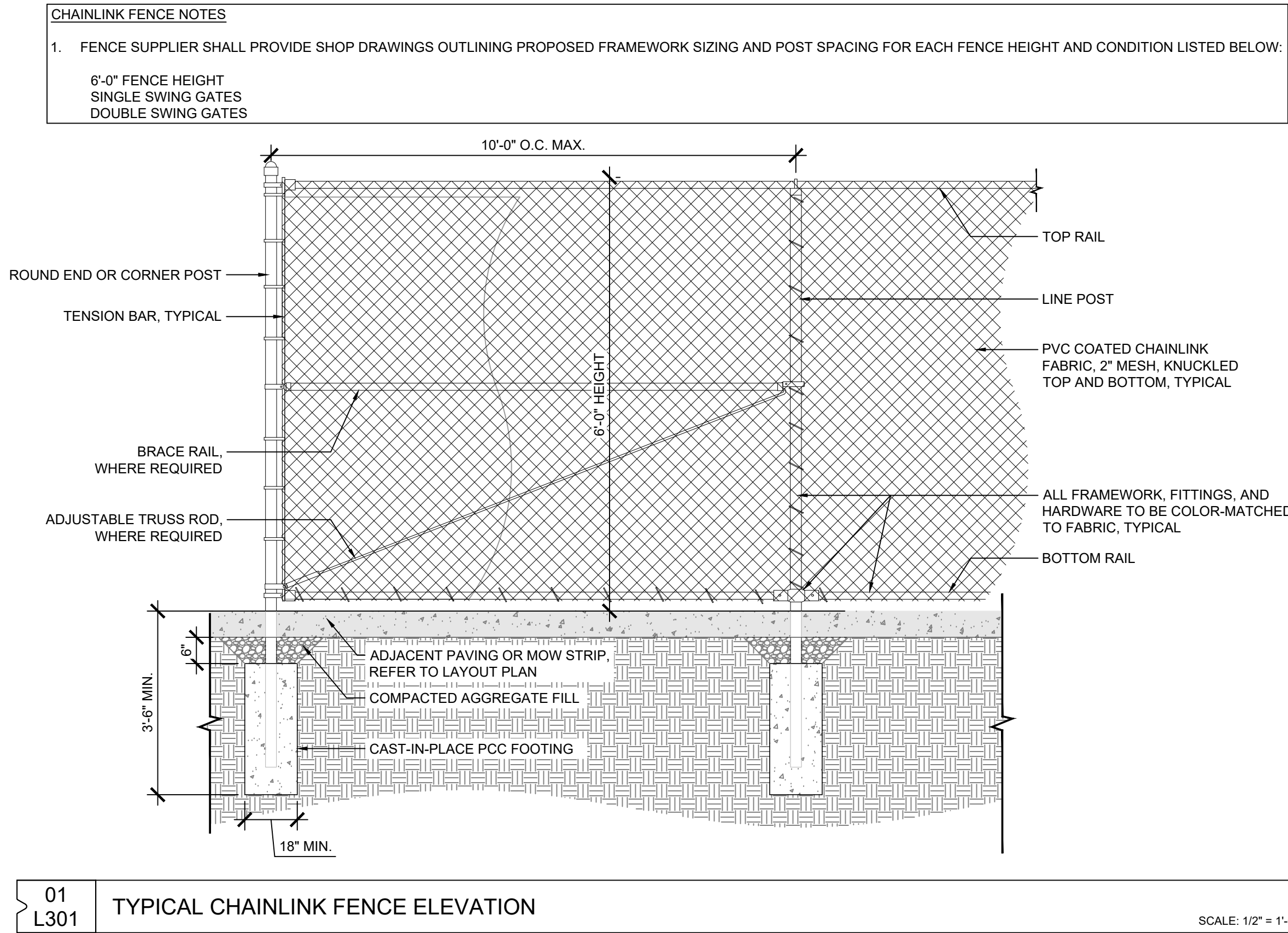
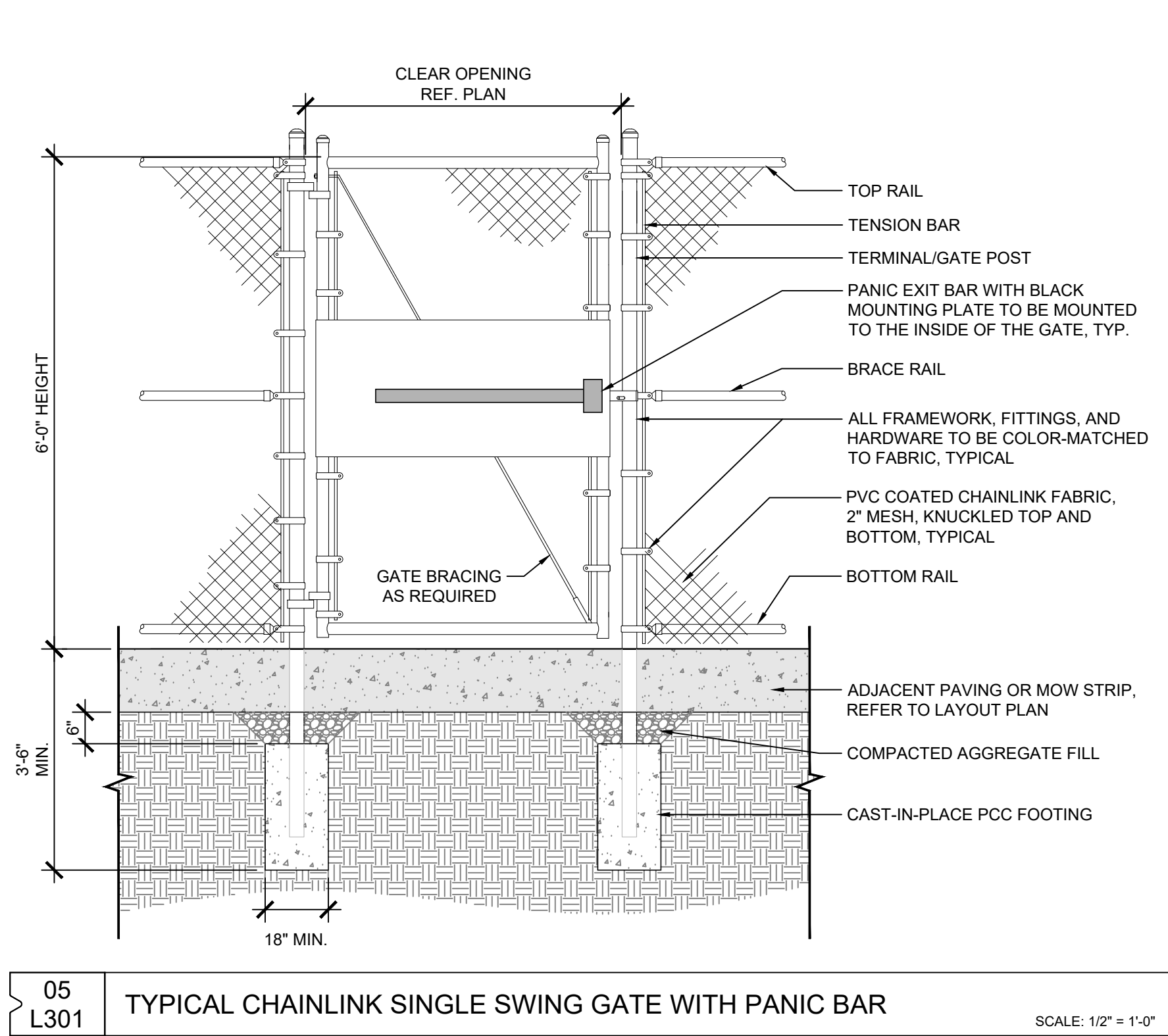
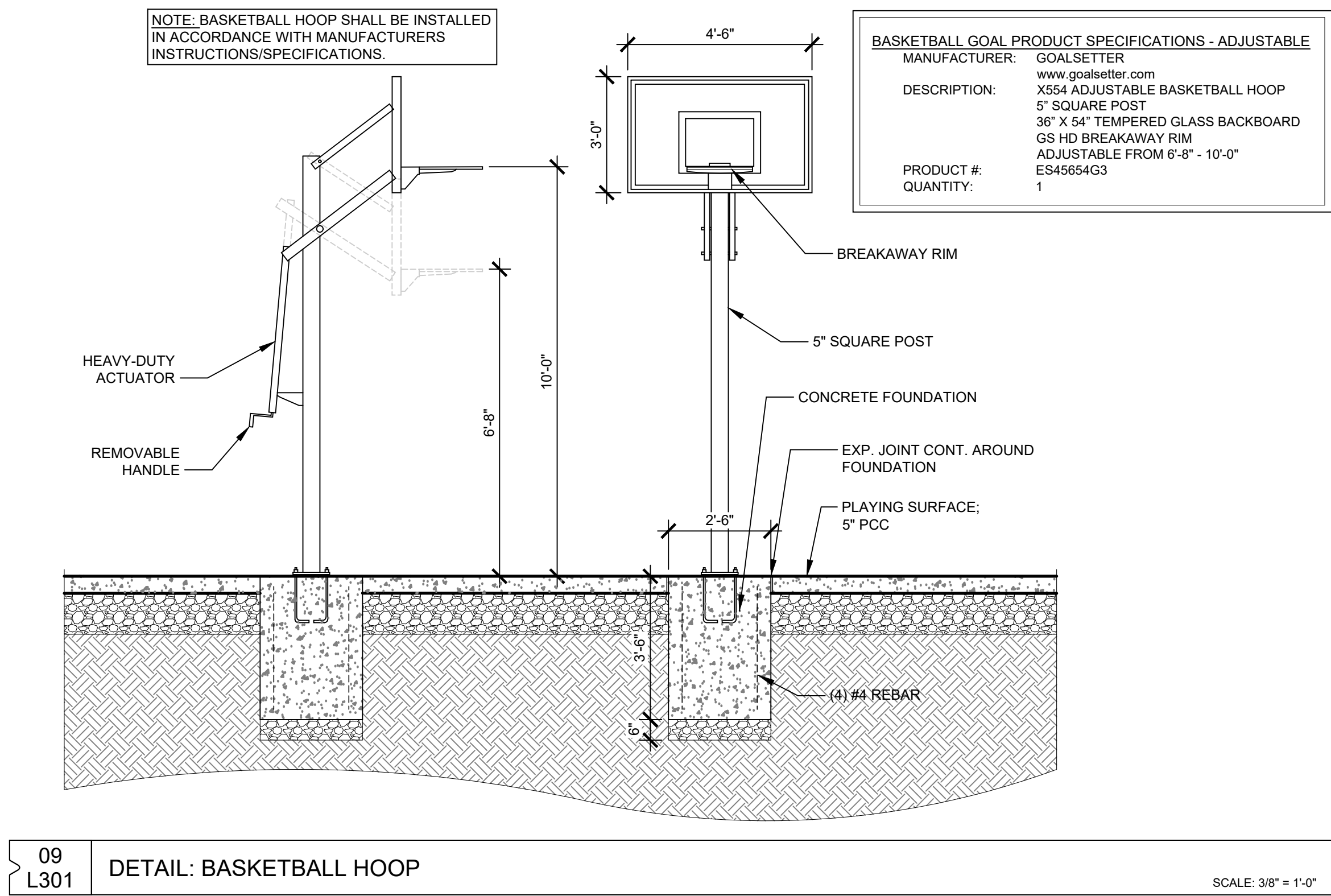
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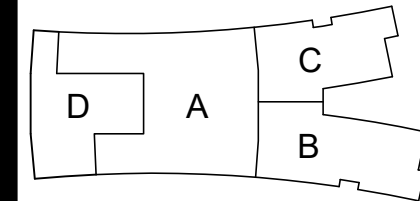
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ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVENGER
ASSOCIATES
REVISIONS:

DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL

600 TRUMAN DRIVE NE

PROJECT NO:
24098

DATE:
09-25-2025

SHEET SET:
50%

CONSTRUCTION
DOCUMENTS
SHEET NAME:
SITE DETAILS

SHEET:

L301

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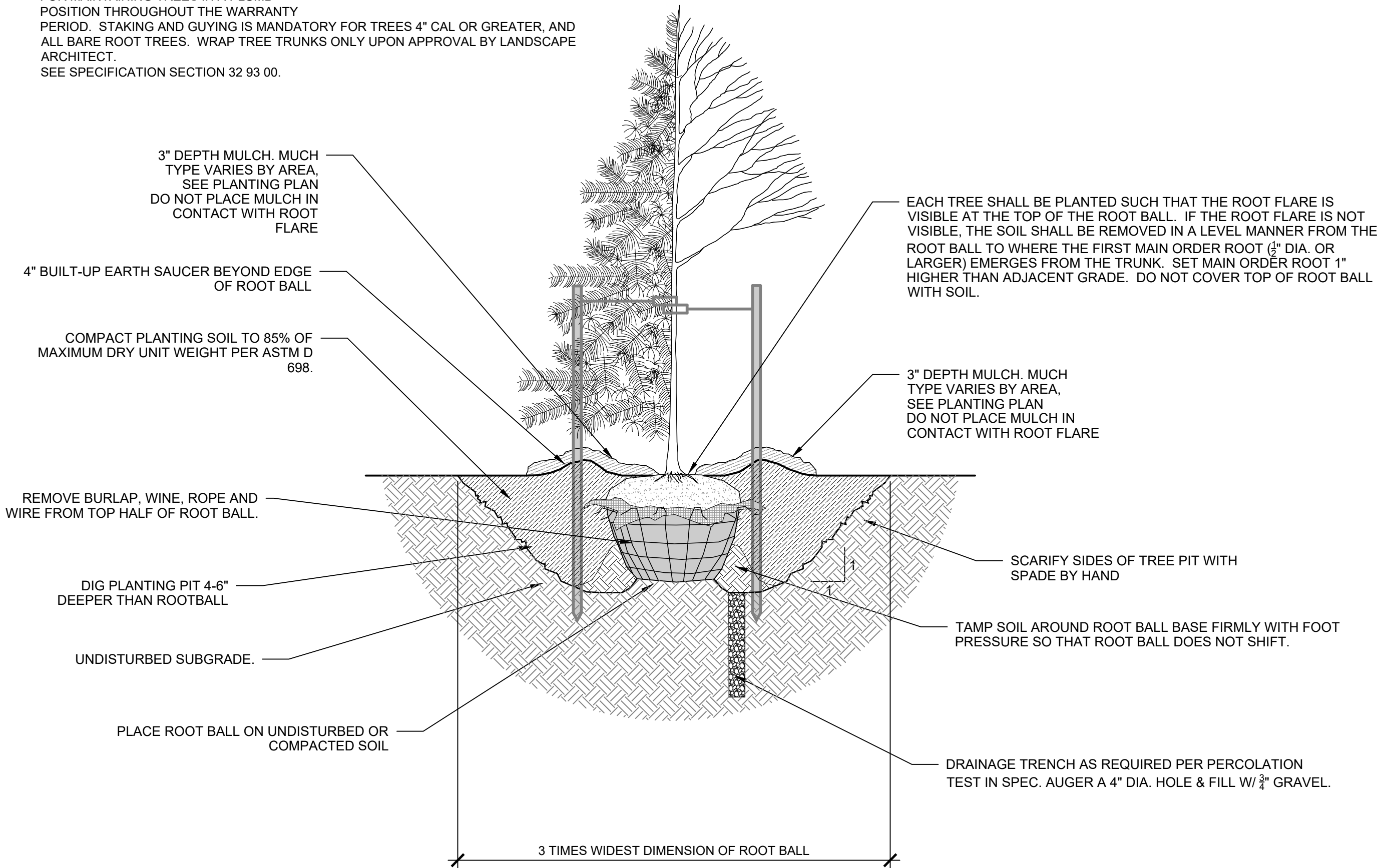
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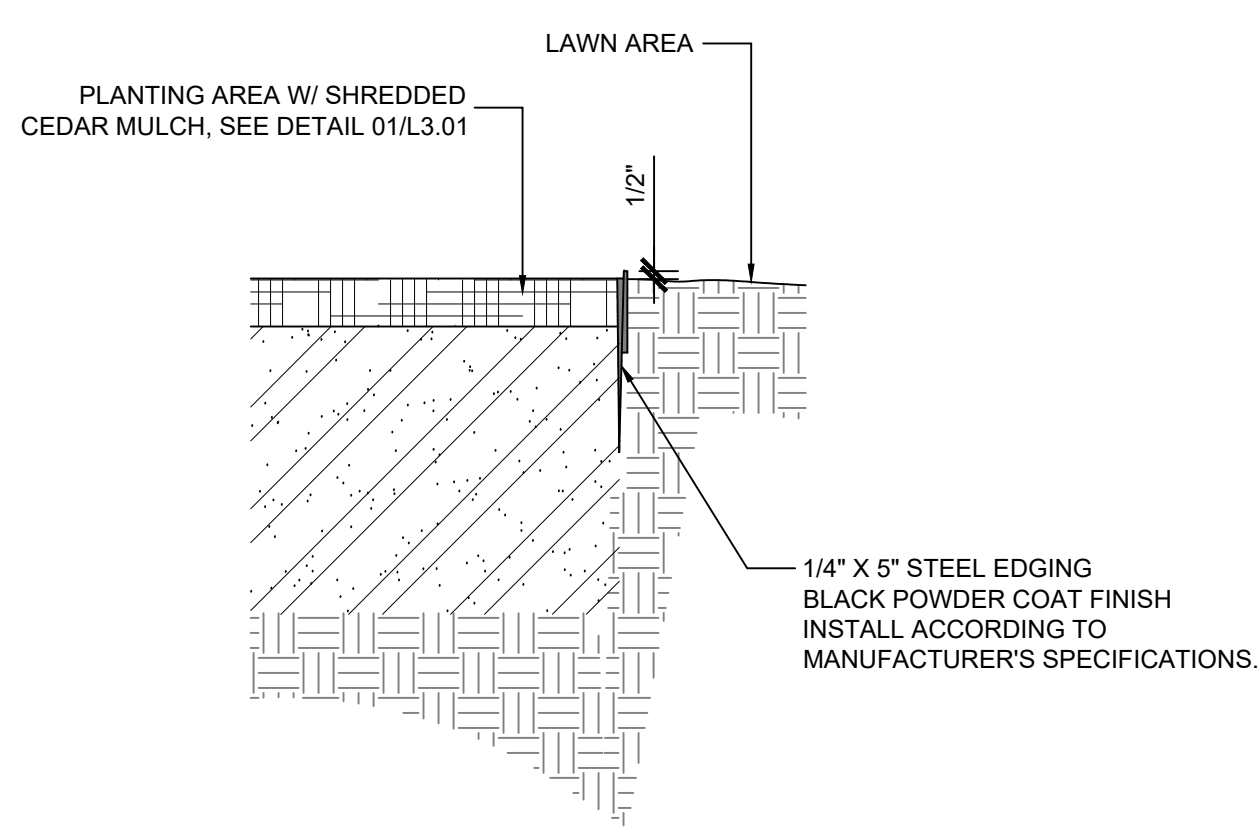
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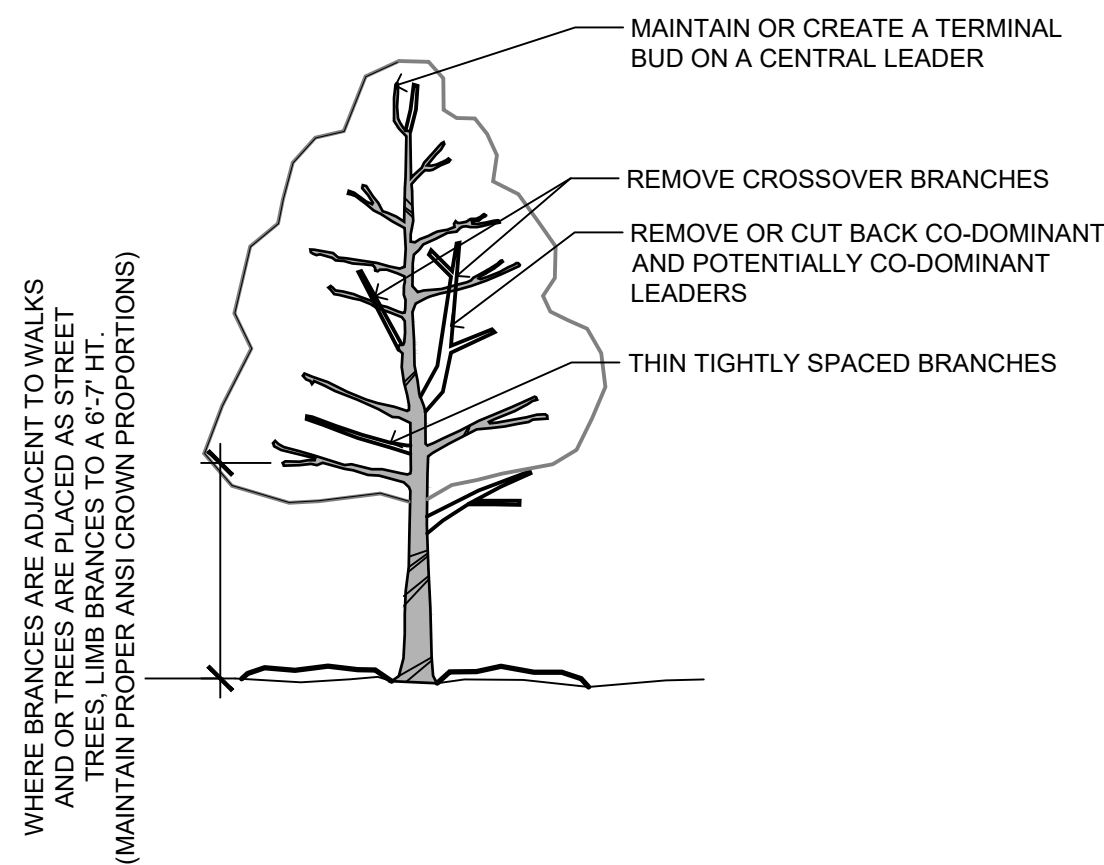
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE
FOR MAINTAINING TREES IN A PLUMB
POSITION THROUGHOUT THE WARRANTY
PERIOD. STAKING AND GUYING IS MANDATORY FOR TREES 4" CAL OR GREATER, AND
ALL BARE ROOT TREES. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE
ARCHITECT.
SEE SPECIFICATION SECTION 32 93 00.



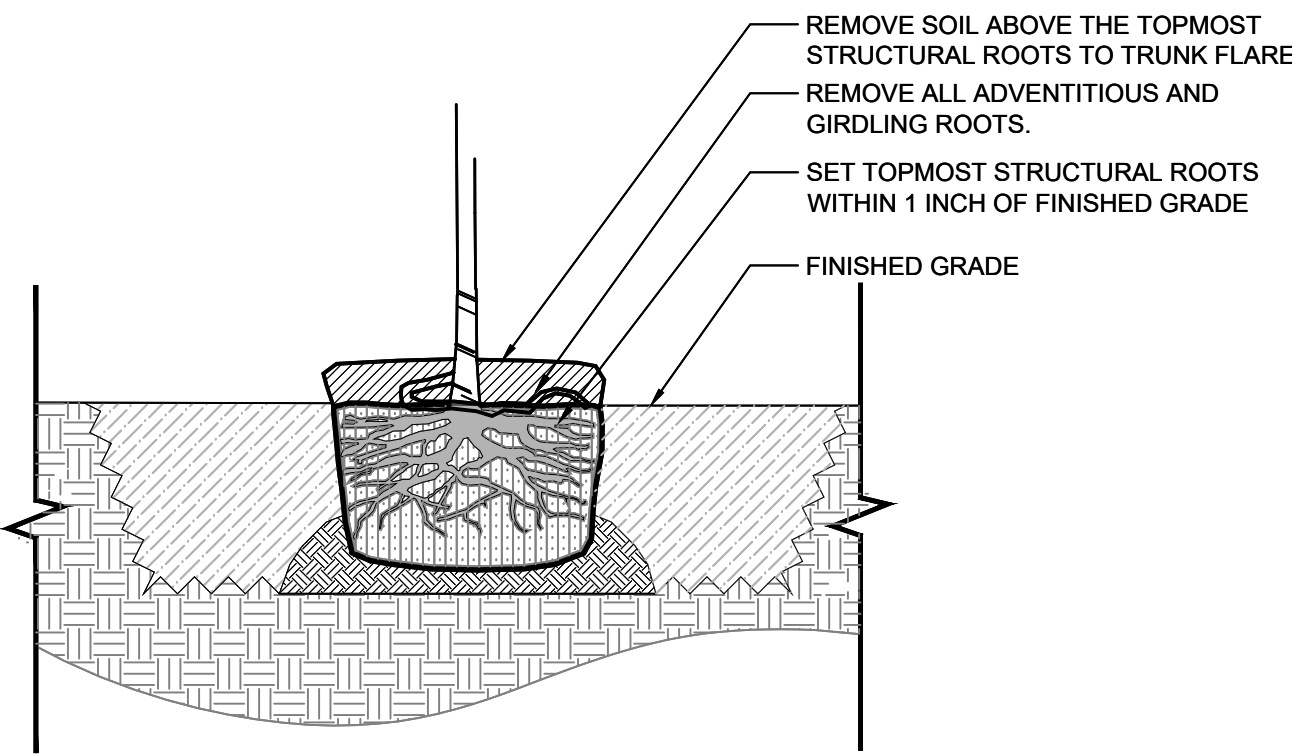
06 L301 TREE PLANTING (TYP.) N.T.S.



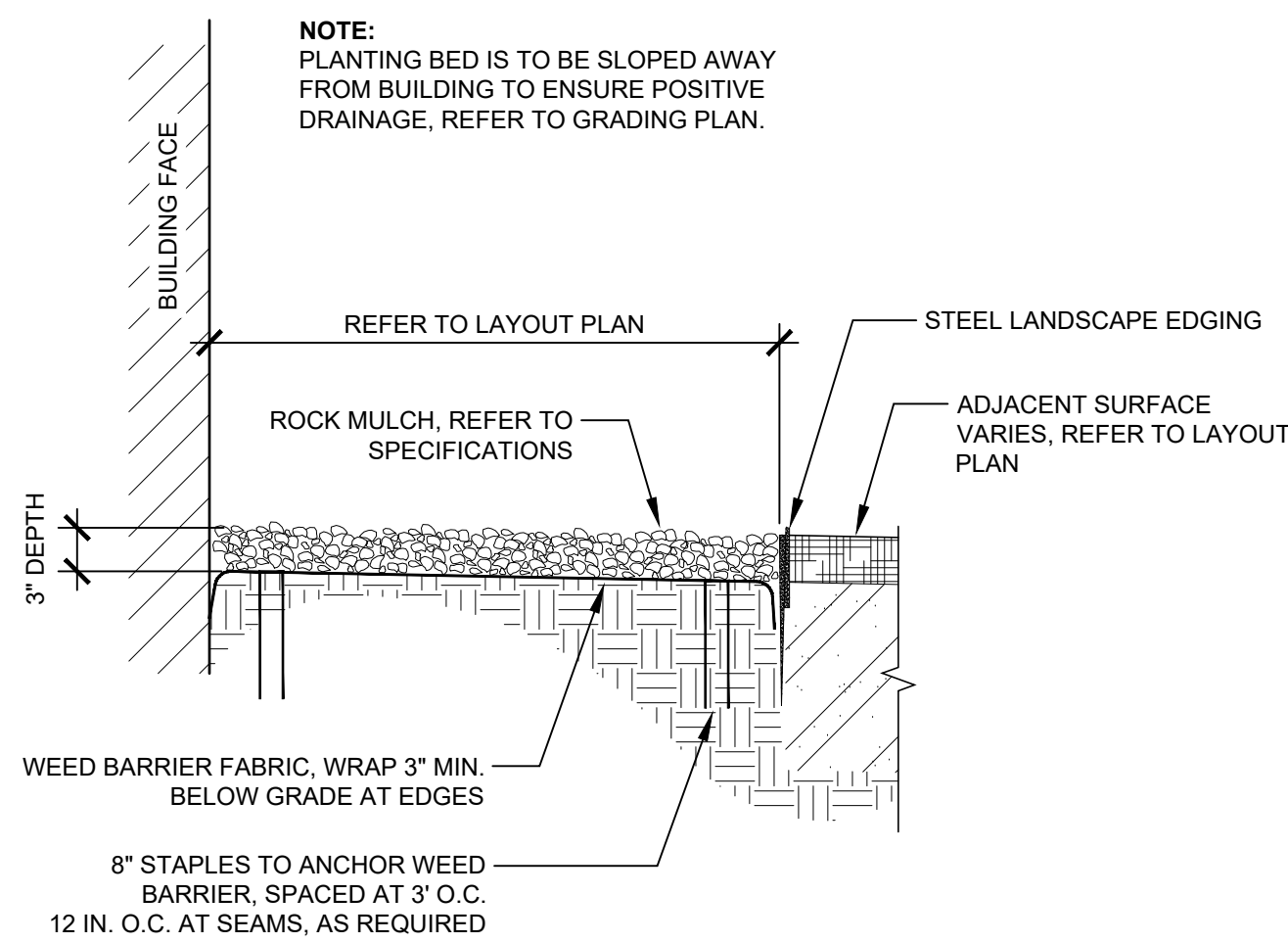
11 L303 STEEL LANDSCAPE EDGING, (TYP.) N.T.S.



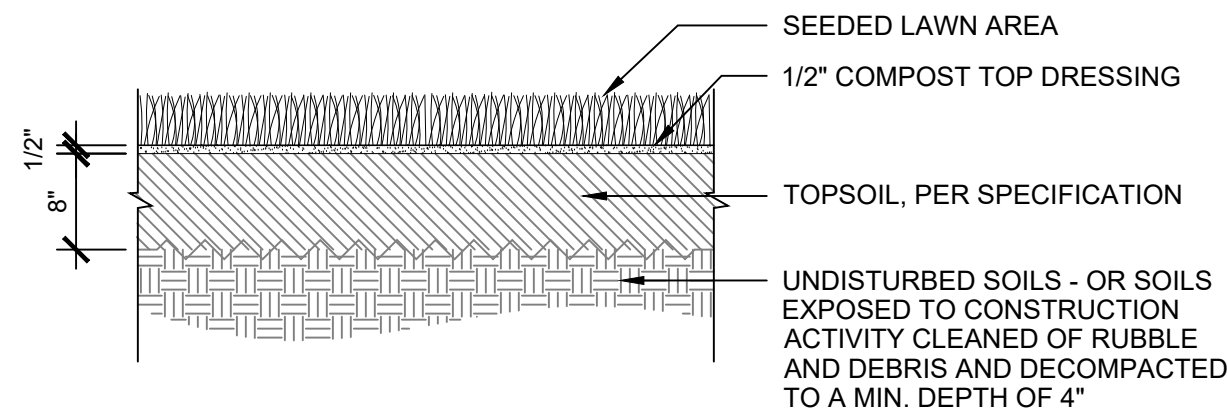
07 L303 TREE PRUNING SCALE: 3/4" = 1'-0"



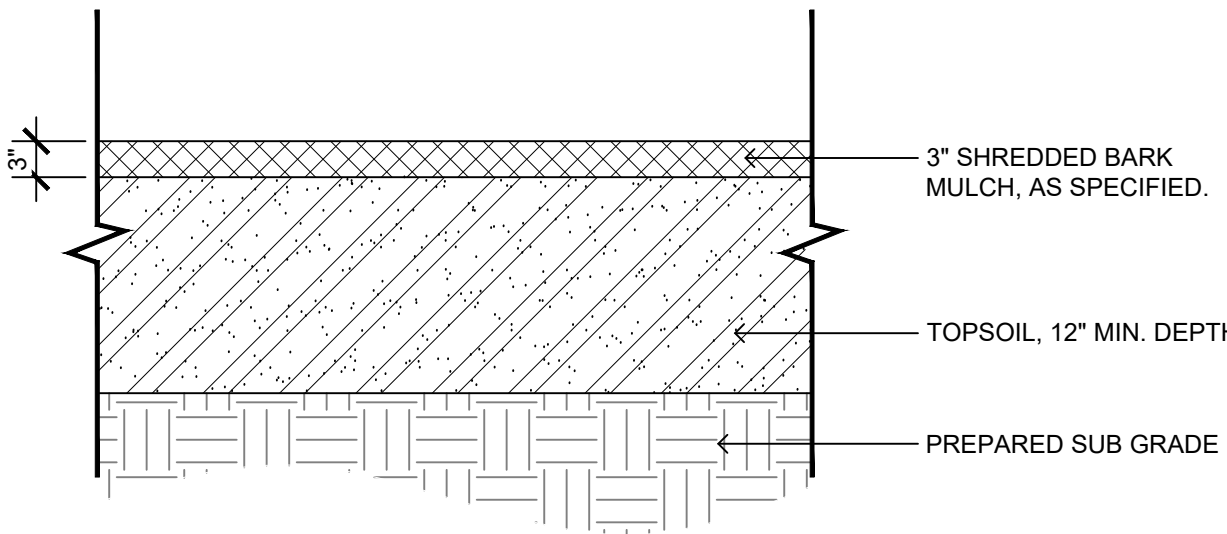
08 L303 ROOT BALL TREATMENT SCALE: 3/4" = 1'-0"



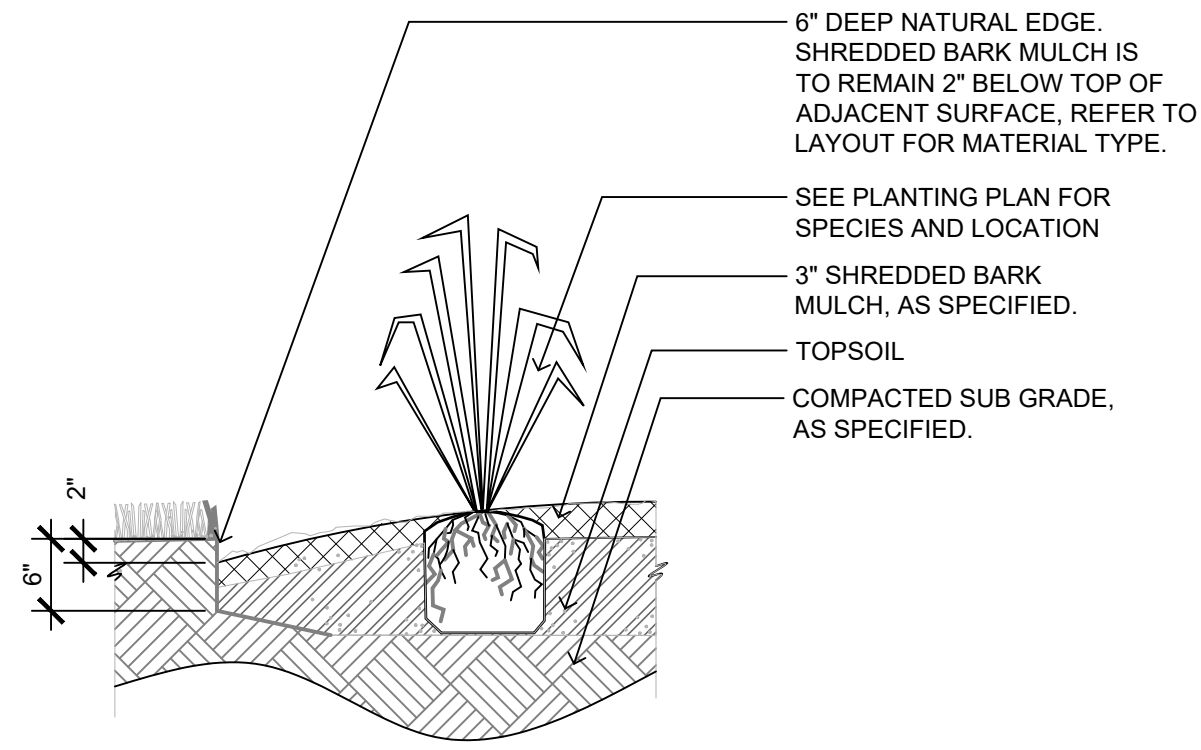
09 L303 STONE MAINTENANCE STRIP N.T.S.



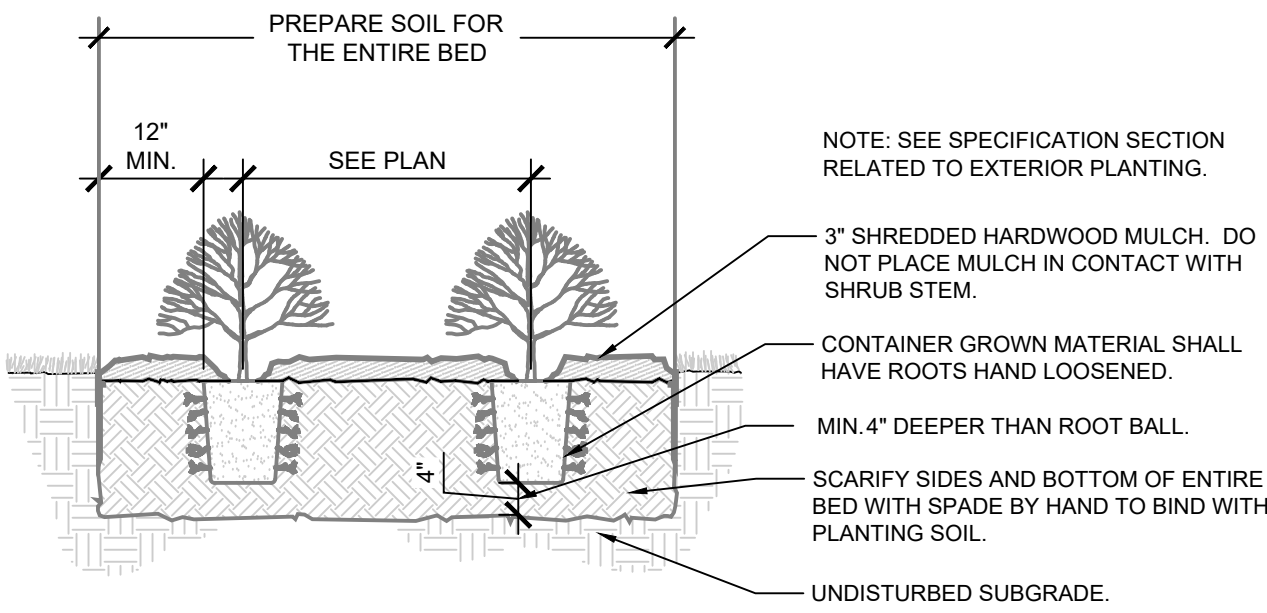
01 L303 SEEDING LAWN AREA N.T.S.



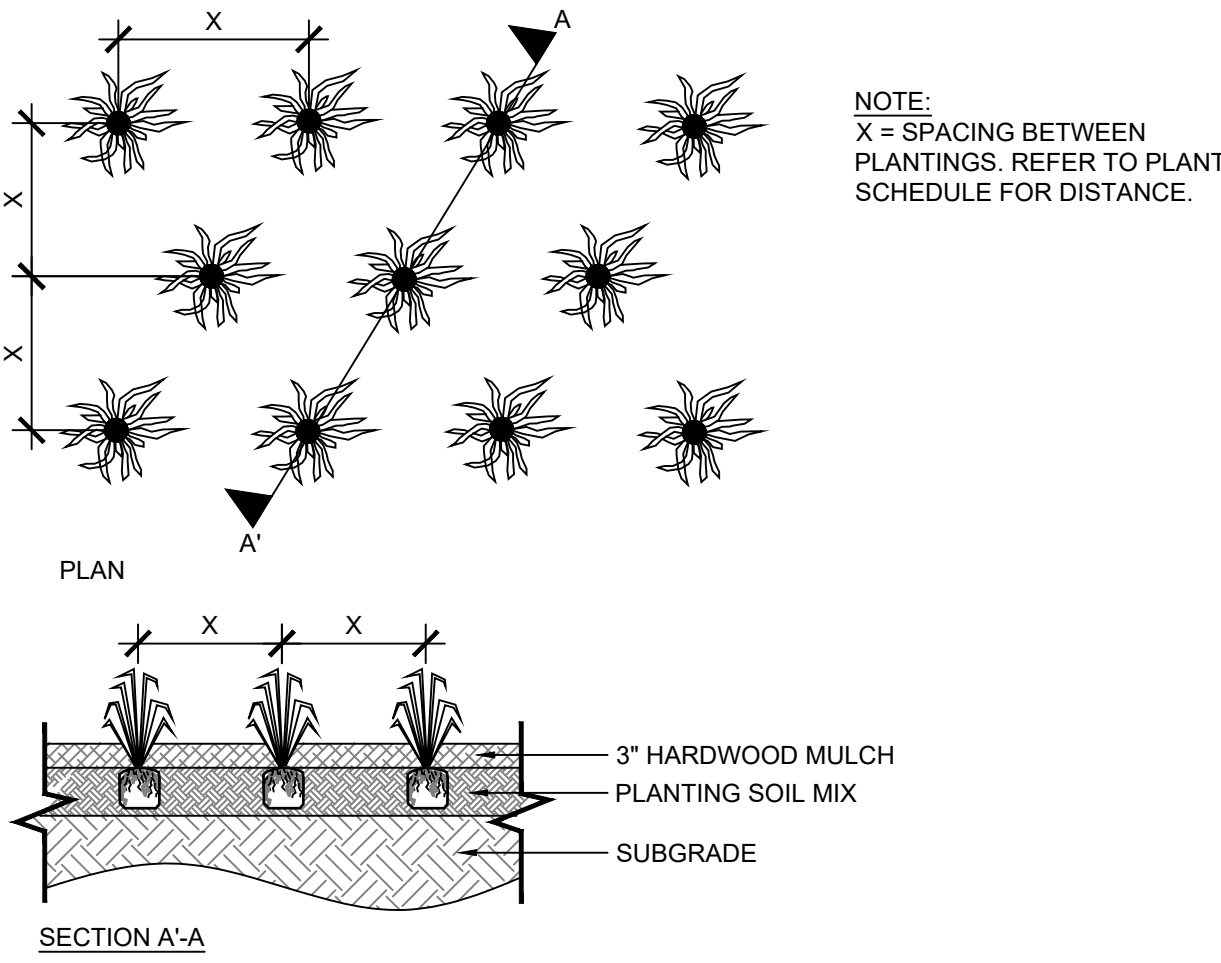
02 L303 SECTION: PLANTING BED SCALE: 3/4" = 1'-0"



03 L303 SECTION: SPADE CUT EDGE SCALE: 3/4" = 1'-0"



04 L303 SECTION: SHRUB PLANTING SCALE: 1/2" = 1'-0"



05 L303 DETAIL: PERENNIAL PLANTING SCALE: 1/2" = 1'-0"

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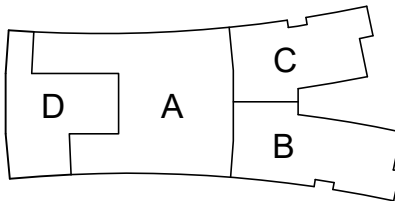
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CONFLUENCE

STRUCTURAL ENGINEERING
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ENGINEERING
MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE

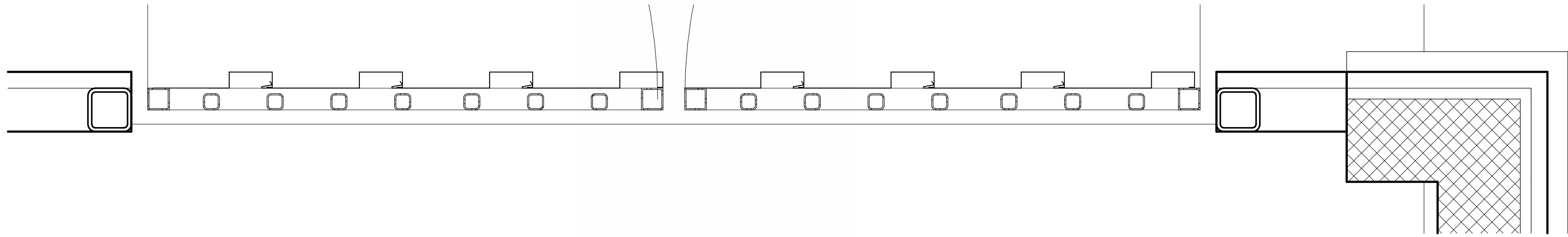


BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
600 TRUMAN DRIVE NE

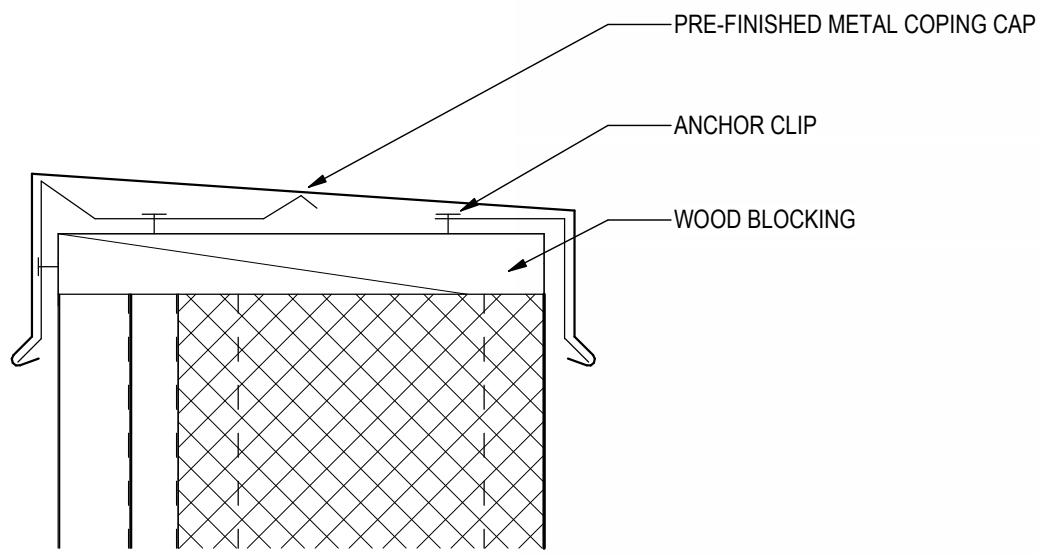
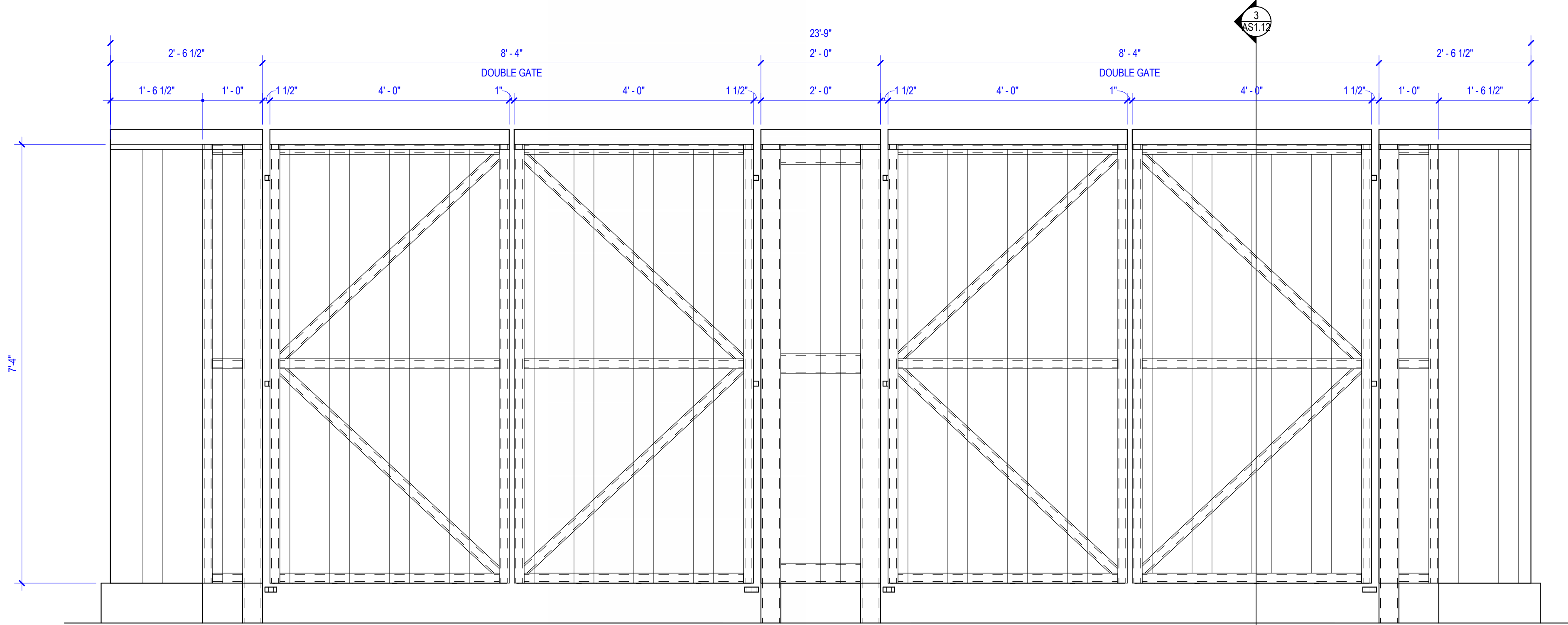
PROJECT NO:
24098
DATE:
09-25-2025
SHEET SET:
50%
CONSTRUCTION
DOCUMENTS
SHEET NAME:
LANDSCAPE DETAILS

SHEET:
L303

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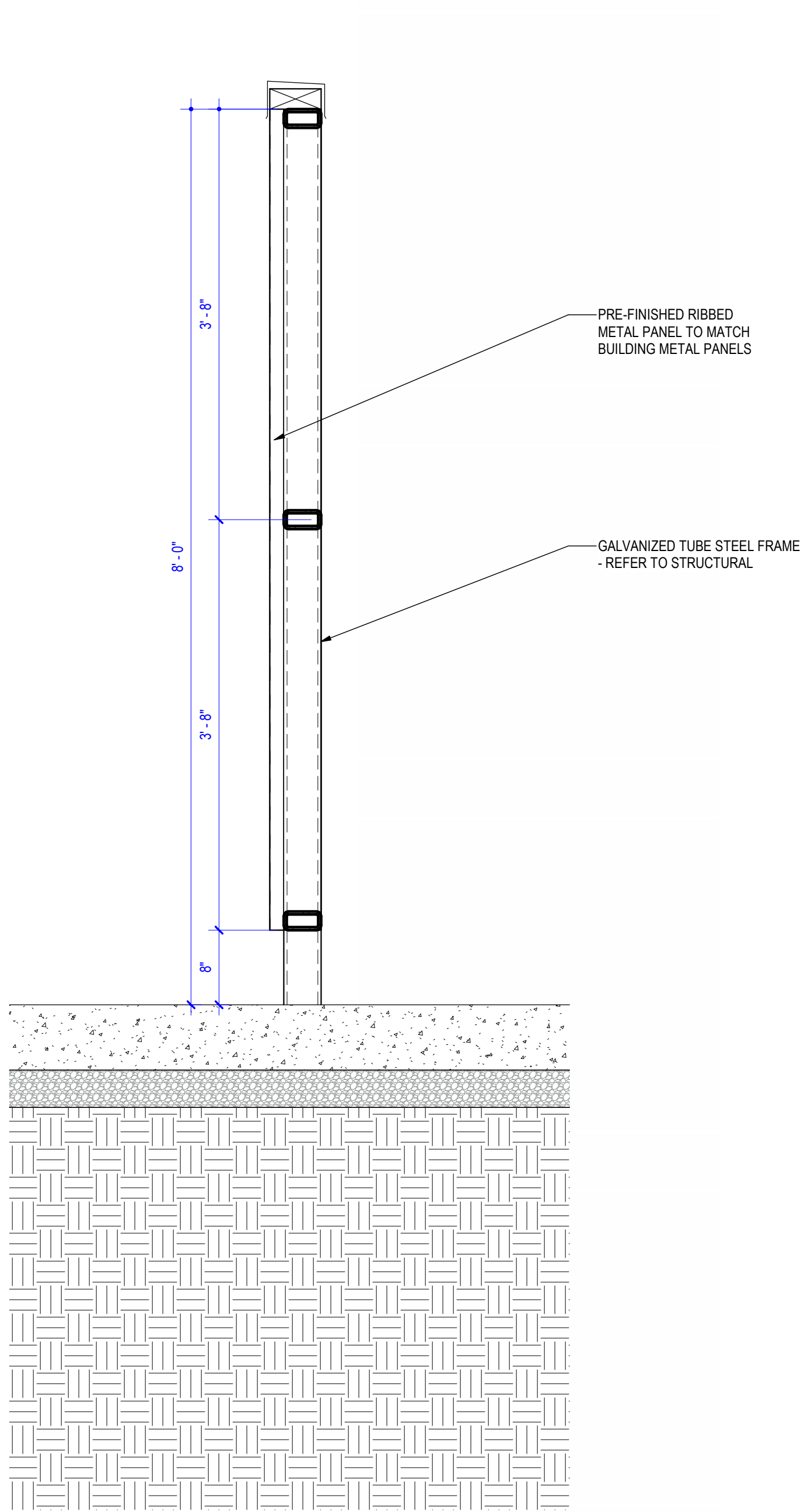


6 PLAN DETAIL - DUMPSTER ENCLOSURE GATE
1 1/2" = 1'-0"

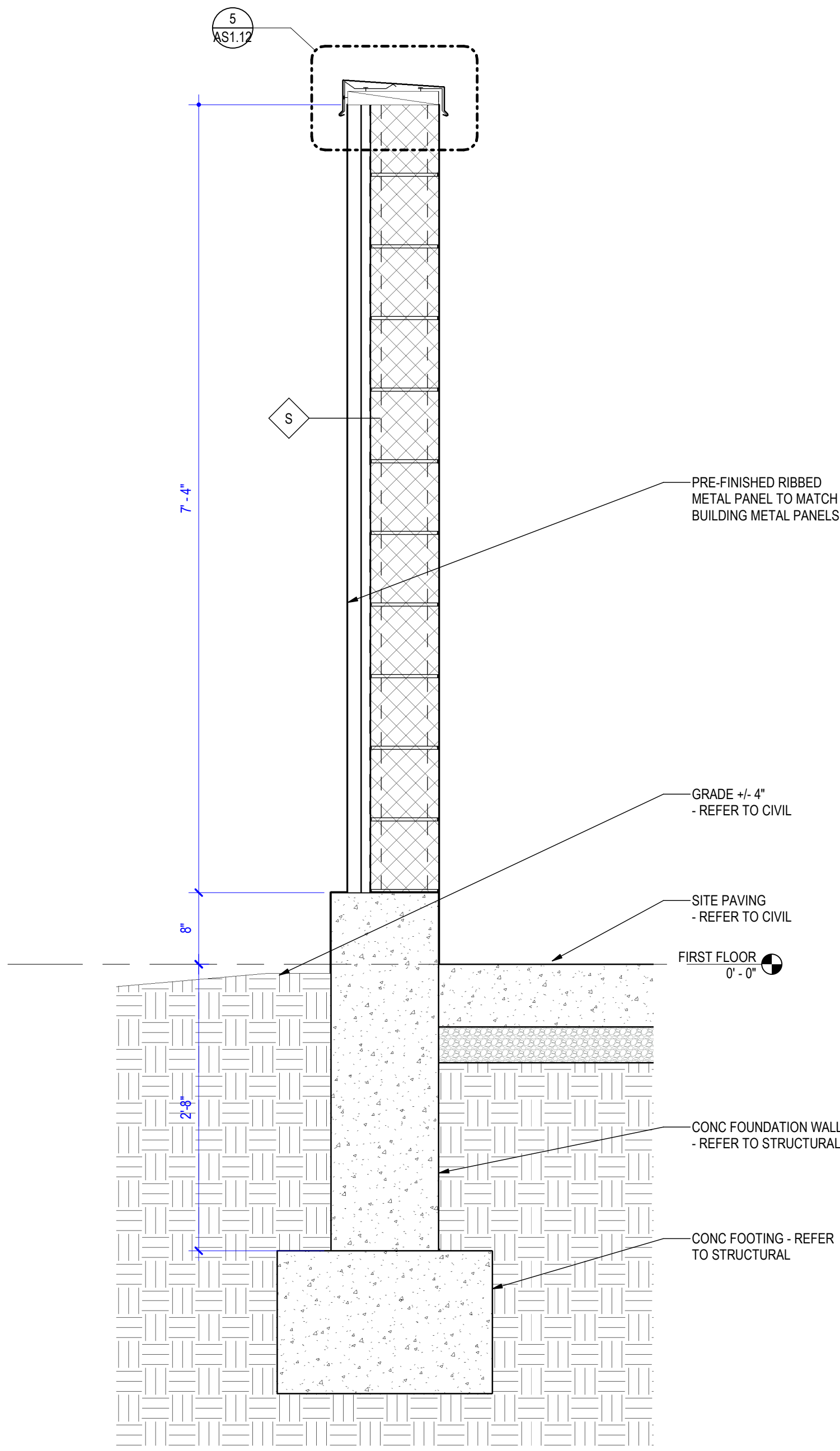


5 TYPICAL WALL CAP @ DUMPSTER ENCLOSURE
3" = 1'-0"

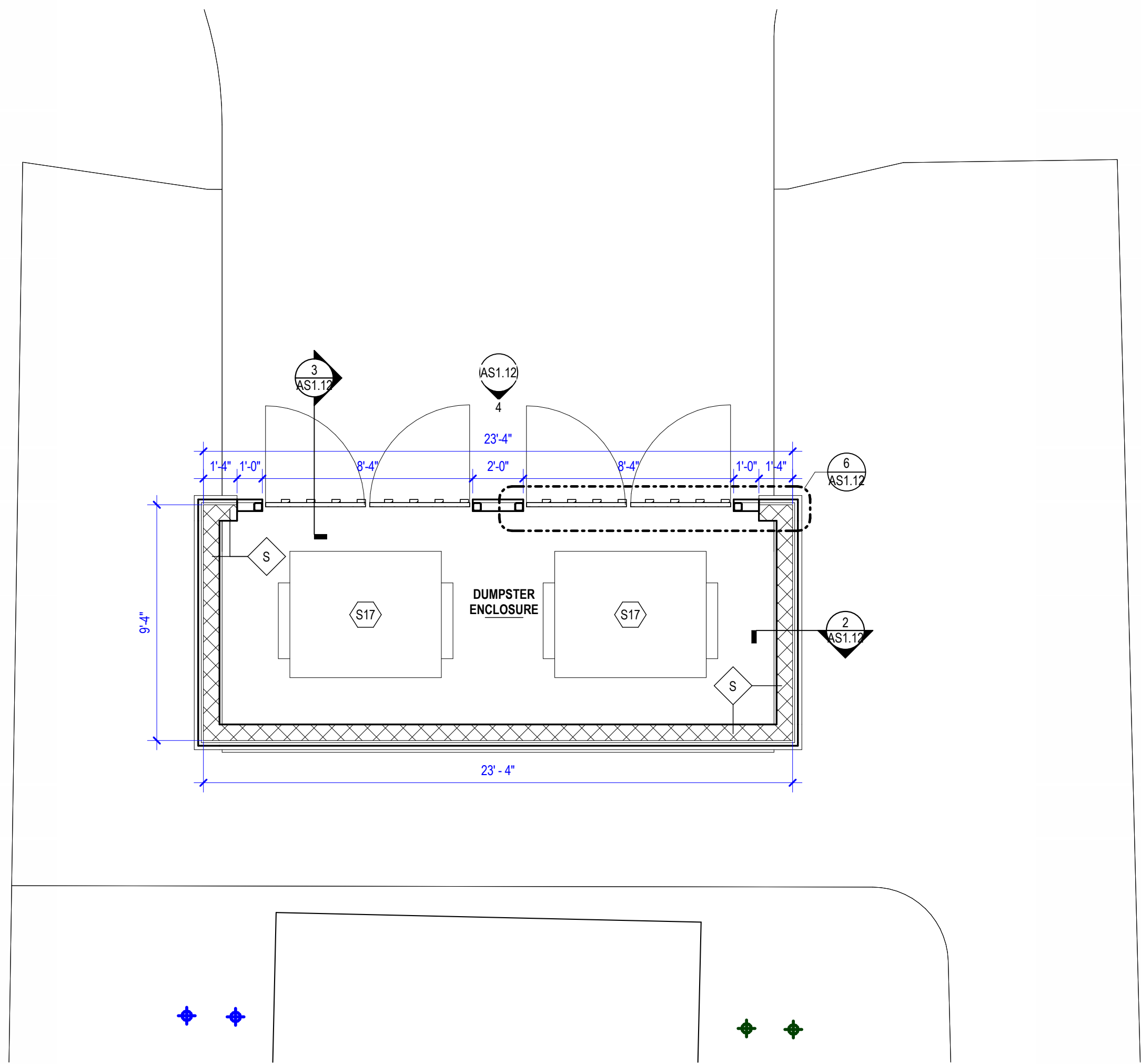
4 DUMPSTER ENCLOSURE - NORTH
3/4" = 1'-0"



3 SECTION - GATE @ DUMPSTER ENCLOSURE
1" = 1'-0"



2 SECTION - EXT WALL @ DUMPSTER ENCLOSURE
1" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"

GENERAL ARCHITECTURAL SITE NOTES:

- FIELD VERIFY ALL EXISTING SITE CONDITIONS, UNDERGROUND UTILITIES, ABOVE GRADE UTILITY STRUCTURES, EXTENT OF PAVING AND CURBS, AND VEGETATION. CONTACT IOWA ONE CALL FOR UTILITY LOCATES PRIOR TO ANY SITE PREPARATION OR DEMOLITION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR IS TO REMOVE OR REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SITE LIGHTING AND BASES, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURBS AND GUTTER, STREETS, DRIVES, AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. PCC PAVEMENT SHALL BE REMOVED AND REPLACED TO NEAREST JOINT.
- CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DUE TO OPERATION OF HEAVY EQUIPMENT. EXPOSURE AND LACK OF SUPPORT. HAND EXCAVATION WILL BE REQUIRED WHEN EXPOSING EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT OR SHORING FOR ALL EXPOSED EXISTING UTILITIES TO PREVENT DAMAGE.
- ALL LANDSCAPING INCLUDING TREES, SHRUBS, PERENNIAL PLANTS AND GRASS OR TURF, NOT CALLED OUT TO BE REMOVED ON THE DRAWINGS SHALL BE REPLACED WHERE DAMAGED DURING CONSTRUCTION. WHERE TREES, SHRUBS AND PERENNIAL PLANTS CANNOT, OR ARE NOT PROTECTED, OR ARE OTHERWISE DESTROYED OR DAMAGED BY THE CONTRACTOR, THE TREES, SHRUBS AND PERENNIAL PLANTS SHALL BE REPLACED WITH NEW PLANTS OF THE SAME VARIETY AND SIZE AS THE PLANT DAMAGED OR DESTROYED. WHERE GRASS OR TURF IS DESTROYED, OR DAMAGED DURING CONSTRUCTION, SURFACE SHALL BE RESTORED TO THE CONDITION THAT EXISTED PRIOR TO CONSTRUCTION. REPORT DAMAGE TO EXISTING VEGETATION TO OWNERS REPRESENTATIVE PRIOR TO REPAIR. PERFORM EXCAVATION WITHIN DRIP-LINE OF LARGE TREES TO REMAIN BY HAND, AND PROTECT THE ROOT SYSTEM FROM DAMAGE OR DRY OUT TO THE GREATEST EXTENT POSSIBLE. MAINTAIN MOIST CONDITION FOR ROOT SYSTEM AND COVER EXPOSED ROOTS WITH BURLAP. PAINT ROOT CUTS OF 1" DIAMETER AND LARGER WITH EMULSIFIED ASPHALT TREE PAINT.
- SEE CIVIL FOR ADDITIONAL SITE FENCING LOCATIONS NOT SHOWN ON THIS SHEET.
- ALL ROADWAYS AND DRIVES SHALL BE KEPT OPEN AT ALL TIMES. THE CONTRACTOR MUST PERFORM THE WORK IN A MANNER THAT WILL MAINTAIN UN-INTERRUPTED VEHICULAR AND PEDESTRIAN TRAFFIC.
- WHERE A SECTION OF PAVEMENT, CURB AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT. CONTRACTOR AND OWNER'S REPRESENTATIVE ARE TO DOCUMENT (OR PHOTO) ALL CRACKED PCC PAVEMENT OR DAMAGED ACC PAVEMENT PRIOR TO CONSTRUCTION. IF NEW CRACKS IN PCC PAVEMENT OR IF ACC PAVEMENT IS DAMAGED DUE TO CONSTRUCTION TRAFFIC (EXTENDS BEYOND CONSTRUCTION LIMITS), CONTRACTOR IS TO REPLACE DAMAGED AREA AT NO ADDITIONAL COST TO THE PROJECT.
- CLEANUP OF ADJACENT PAVED AREAS SHALL BE PERFORMED ON A DAILY BASIS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST. PAVEMENT IS TO BE SCRAPPED CLEAN OF DEBRIS AND MUD. MUD TRACKS ARE TO BE REMOVED AT THE END OF THE DAY. SURROUNDING ROADS ARE TO BE KEPT FREE OF DEBRIS AND MUD. ALL PEDESTRIAN SIDEWALKS MUST BE KEPT CLEAN & FREE FROM MUD, DIRT & DEBRIS AT ALL TIMES.
- CONTRACTOR IS TO PARK ONLY WITHIN CONSTRUCTION LIMITS, WHERE APPLICABLE. NO PARKING IS ALLOWED ON SURROUNDING ROADS OR PARKING LOTS.
- IN THE EVENT THAT PEDESTRIAN LIGHTING CIRCUITS ARE DISRUPTED INTENTIONALLY OR NON-INTENTIONALLY THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A TEMPORARY SPLICE TO REESTABLISH THE CIRCUIT.
- TYPICAL SAWCUT JOINTS TO BE AT LEAST ONE QUARTER THE DEPTH OF THE SLAB THICKNESS. JOINTS TO BE 10'-0" OC UNLESS OTHERWISE NOTED.
- PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDINGS WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.
- SPOT ELEVATIONS, CONTOUR LINES AND UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY - SEE CIVIL.
- INSTALL ALL CONSTRUCTION FENCING, GATES, AND OTHER CONSTRUCTION AREA SAFETY MEASURES.
- INSTALL TREE PROTECTION AROUND ALL TREES REQUIRING PROTECTION FENCING. VERIFY THAT TREES DESIGNATED TO BE RELOCATED BY THE FACILITY HAVE BEEN MOVED, IF APPLICABLE.

SITE KEYNOTES

#	DESCRIPTION
S01	NEW FLAGPOLE W/ POLE MOUNTED ACCENT LIGHTING - REFER TO ELEC
S02	BIKE RACK - REFER TO CIVIL
S03	NEW SIDEWALK PAVING - REFER TO CIVIL
S04	NEW SITE PAVEMENT - REFER TO CIVIL
S05	NEW CHAIN-LINK FENCE - REFER TO CIVIL
S06	NEW PLAYGROUND AND EQUIPMENT
S07	NEW DUMPSTER ENCLOSURE
S08	NEW MONUMENT SIGNAGE WITH AREA LIGHTING - REFER TO LANDSCAPE & ELEC
S09	5TH STREET NE - REFER TO CIVIL
S10	NEW LIGHTING POLE - REFER TO CIVIL & ELEC
S11	NEW 1-STORY BUILDING
S12	POSSIBLE ALTERNATE AREA
S13	PARENT DROP OFF
S14	BUS DROP OFF
S15	ENTRY SIGNAGE
S16	TRUMAN ROAD NE
S17	5 YARD DUMPSTER

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MEET ENGINEERING
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FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL

PROJECT NO:
24098

DATE:
10-23-2025

SHEET SET:
BID DOCUMENTS

SHEET NAME:
ENLARGED PLAN AND
ELEVATIONS - DUMPSTER
ENCLOSURE

SHEET:
AS1.12

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600 TRUMAN DR NE, BONDURANT, IA 50035

10/27/2025 12:54:19 PM Autodesk Docs\724098_Bondurant-Farrar-New Elementary-Farrar-New Elementary_Building_R25.rvt PROJECT MANAGER: ZACH DETERMAN; ZACH@INVISIONARCH.COM

- metal panel
- precast
- brick
- glazing
- stone

GENERAL ELEVATION NOTES:

- SEE ARCHITECTURAL FLOOR PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS.
- PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, ETC) ARE DIMENSIONED TO CENTERLINE OF ITEM.
- HATCHED AREA IS FOR REFERENCE ONLY.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- ELEVATIONS MAY BE SKEWED DUE TO CURVED WALLS

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MEPT ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES

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DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
600 TRUMAN DR. NE

PROJECT NO:

24098

DATE:

10-23-2025

SHEET SET:

BID DOCUMENTS

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET:

A2.01

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902
756
108

1,417
1,259 88.4%
164 11.6%

9 SOUTH ELEVATION - 3
1/16" = 1'-0"

1512
1,207 79.8%
150 9.9%
80 5.3%

7 NORTH ELEVATION - 2
1/16" = 1'-0"

2,015
1,578 78.3%
240 11.9%
128 6.4%

4 SOUTH ELEVATION - 2
1/16" = 1'-0"

5 NORTH ELEVATION - 3
1/16" = 1'-0"

11,818
2,370 20.1%
2,335 19.8%
3,226 27.3%
2,054 17.4%
384 3.2%

2 NORTH ELEVATION - 1
1/16" = 1'-0"

12,048
1,449 12%
2,331 19.3%
3,825 31.7%
2,690 22.3%
432 3.6%

1 SOUTH ELEVATION - 1
1/16" = 1'-0"

3,800
3,206 84%
122 3.2%
366 9.6%

8 ALTERNATE WEST ELEVATION
1/16" = 1'-0"

4,070
640 15.7%
587 14.4%
2,065 50.7%
497 12.2%

6 EAST ELEVATION
1/16" = 1'-0"

3,718
989 26.6%
2,229 60.0%
61 1.6%
400 10.8%

3 WEST ELEVATION
1/16" = 1'-0"

THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY



GENERAL NOTES:

- A. UTILITIES SHOWN ARE INDICATED SCHEMATICALLY. CONTRACTORS SHALL VERIFY ALL DEPTHS AND ALL LOCATIONS/ DIMENSIONS PRIOR TO EXCAVATING. ALL UTILITIES MAY NOT BE SHOWN.
- B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE UTILITIES.
- C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON EXISTING AND NEW SITE CONDITIONS.
- D. ALL UNDERGROUND UTILITIES, PIPING, ETC. SHALL BE LOCATED EXACTLY BEFORE DIGGING.
- E. ANY BACKFILL SHALL BE TAMPED AND COMPACTED TO PREVENT FUTURE SETTLING. ALL EXCESS DIRT SHALL BE CLEARED FROM THE AREA AND DISPOSED OF.
- F. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL REPAIR ALL DISTURBED SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, GRASS, AND CONCRETE. REPLACED SURFACES SHALL MATCH EXISTING.
- G. INVERT ELEVATIONS ARE FOR REFERENCE ONLY. CONTRACTOR TO CALCULATE REQUIRED INVERTS.
- H. COORDINATE ALL EXTERIOR SITE LIGHTING FIXTURES WITH DESIGN TEAM PRIOR TO INSTALLATION.
- I. CONTRACTOR IS RESPONSIBLE FOR DOING ALL WORK PER LOCAL RESPECTIVE UTILITY REQUIREMENTS.
- J. VERIFY EXACT LOCATIONS OF UTILITY CONNECTIONS, PRIOR TO START OF WORK.
- K. ALL CIRCUITS SHALL BE ROUTED TO RELAY PANEL ADJACENT TO PANEL LISTED.
- L. ALL EXISTING SITE LIGHTING SHALL BE REMOVED. ABANDONED WIRES SHALL BE PULLED OUT WHERE POSSIBLE.

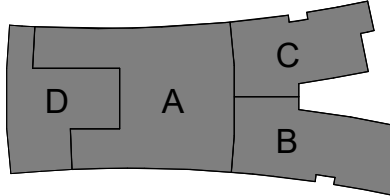
REFERENCED NOTES

ONLY REFERENCED NOTES USED ON PAGE ARE SHOWN BELOW.

CALCULATION STATISTICAL DATA

SITE ILLUMINANCE (FC)
AVERAGE=1.10
MAXIMUM=8.4
MINIMUM=0.0
AVG/MIN=N/A
MAX/MIN=N/A

SITE (VALUES OF 0 FC REMOVED)
ILLUMINANCE (FC)
AVERAGE=1.11
MAXIMUM=8.4
MINIMUM=0.1
AVG/MIN=11.10
MAX/MIN=84.00

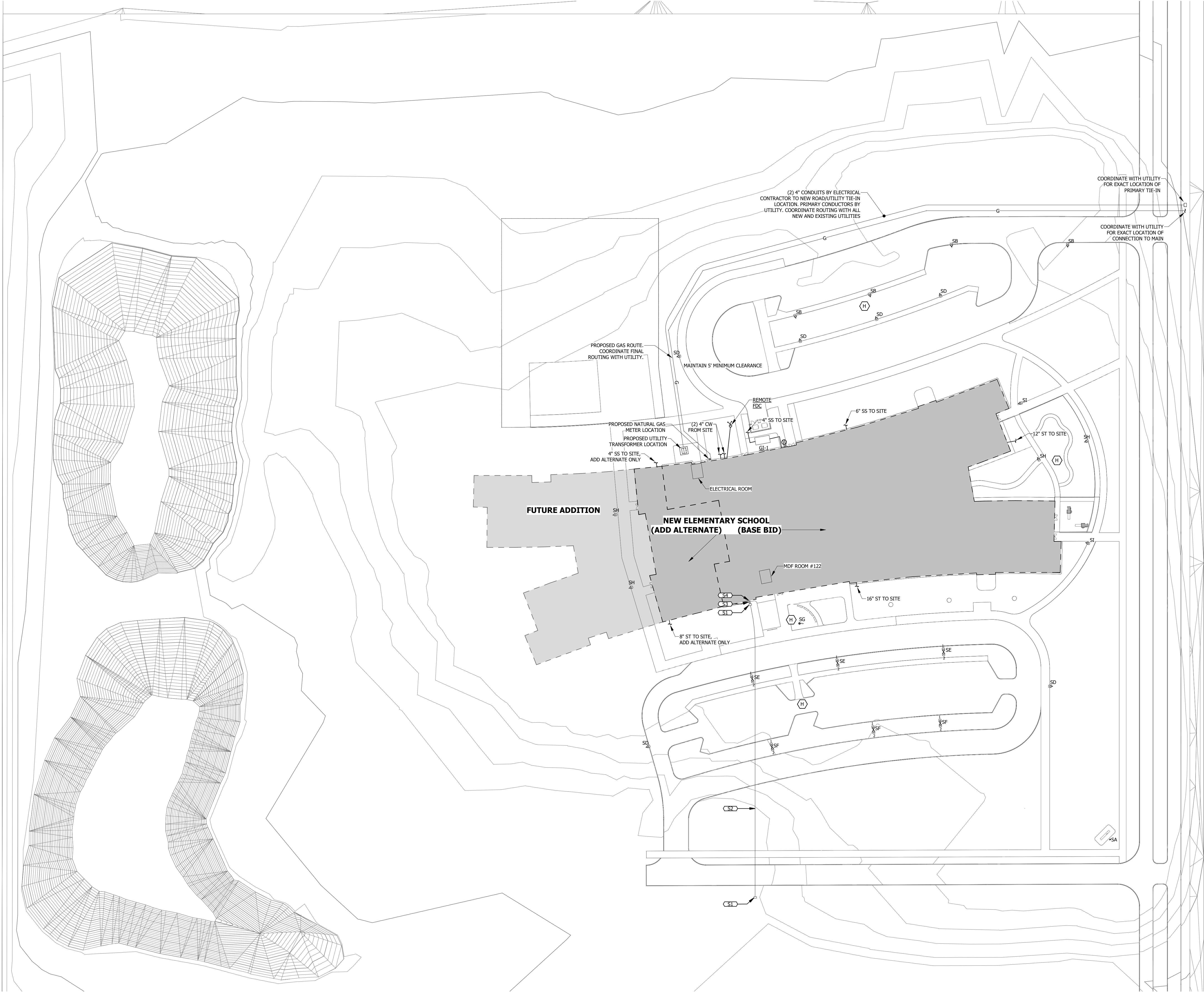


1 SITE PLAN
1" = 50'-0"

PRELIMINARY NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

25-003 BONDURANT-FARRAR CSD ELEMENTARY



- GENERAL NOTES:**
- UTILITIES SHOWN ARE INDICATED SCHEMATICALLY. CONTRACTORS SHALL VERIFY ALL DEPTHS AND ALL LOCATIONS/ DIMENSIONS PRIOR TO EXCAVATING. ALL UTILITIES MAY NOT BE SHOWN.
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 - ALL EXISTING SITE LIGHTING SHALL BE REMOVED. ABANDONED WIRES SHALL BE PULLED OUT WHERE POSSIBLE.

- REFERENCED NOTES**
- ONLY REFERENCED NOTES USED ON PAGE SHALL BE SHOWN BELOW
- ELECTRICAL CONTRACTOR PROVIDED 24" X 36" HANDHOLE FOR OWNER FURNISHED OWNER INSTALLED FIBER SERVICE. SEE LOW VOLTAGE DETAIL/SL QUAZITE BOX FOR FURTHER INFORMATION.
 - ELECTRICAL CONTRACTOR PROVIDED (2) 2" CONDUITS FOR OWNER FURNISHED OWNER INSTALLED FIBER SERVICE.
 - ELECTRICAL CONTRACTOR PROVIDED (3) 2" CONDUITS SERVING COMMUNICATION CABLING. SEE LOW VOLTAGE ENLARGED VIEWS - TELECOM ROOMS FOR FURTHER INFORMATION.
 - ELECTRICAL CONTRACTOR SHALL CORE DRILL CONDUIT PENETRATIONS IN FOUNDATION WALL. COORDINATE WITH STRUCTURAL SEAL CONDUIT PENETRATIONS USING LINK-SEAL SEALANT OR EQUAL.

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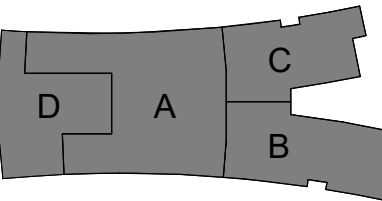
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ENGINEERING
MEET ENGINEERING
MODUS

FOOD SERVICE
CLEVINGER
ASSOCIATES
REVISIONS:
DESCRIPTION DATE

OWNER SIGN-OFF:
NAME DATE



BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL
ADDRESS TBD

PROJECT NO:
24098

DATE:
08-21-2025
SHEET SET:
50% CONSTRUCTION
DOCUMENTS

SHEET NAME:
SITE PLAN

SHEET:
ME0.11
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 8.c.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution adopting the Mud, Camp, Spring Creeks Greenway Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS:

Earlier on the agenda was a public hearing on the Mud, Camp, and Spring Creeks Greenway Master Plan.

This plan was prepared by Confluence on behalf of the Mud, Camp, and Spring Creeks Watershed Management Authority (WMA) and Polk County Public Works. The Watershed Management Authority is a collaborative entity established under Iowa law that allows multiple jurisdictions, including cities, counties, and soil and water conservation districts, to work together on watershed-scale challenges such as flood mitigation, water quality, habitat preservation, and stormwater management. The WMA has no taxing or regulatory authority but serves as a forum for joint planning, resource sharing, and project coordination across local governments.

The Mud, Camp, and Spring Creeks Greenway Master Plan outlines a vision for interconnected greenway corridors throughout the watershed, designed to integrate flood risk reduction, water quality protection, ecological restoration, recreation, and community connectivity. Within Bondurant, Mud Creek and portions of Spring Creek flow through the community, making this plan particularly relevant for guiding efforts to protect local stream corridors and connect them to regional greenway systems. The plan identifies opportunities for riparian buffers, wetland restoration, trail linkages, and green infrastructure projects. While the recommendations are conceptual in nature, they offer important guiding principles that can be considered by each participating community. For Bondurant, the plan is not a City-prepared document but is intended to complement the City's own long-range planning documents.

The watershed planning area includes portions of several municipalities, including Bondurant, Altoona, Pleasant Hill, Mitchellville, and Runnells, as well as unincorporated areas of Polk County. Because the creeks cross municipal boundaries, the plan

emphasizes regional coordination to achieve watershed-scale benefits. As this is not a City of Bondurant plan, but a regional document prepared for the WMA and Polk County Public Works, no formal review or recommendation from the Planning and Zoning Commission is required. The plan is being presented directly to the City Council as a non-binding guidance document that aligns with existing City of Bondurant plans and may help inform future planning initiatives.

FUNDING SOURCE: N/A to adopt

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-308

CITY OF BONDURANT
RESOLUTION NO. 251020-308

RESOLUTION ADOPTING THE MUD, CAMP, AND SPRING CREEKS GREENWAY
MASTER PLAN

WHEREAS the Mud, Camp, and Spring Creeks Watershed Management Authority (WMA), in collaboration with Polk County Public Works, prepared the Mud, Camp, and Spring Creeks Greenway Master Plan through consultant Confluence; AND

WHEREAS the plan outlines a regional vision for interconnected greenway corridors that promote flood mitigation, water quality improvement, ecological restoration, recreation, and community connectivity; AND

WHEREAS Mud Creek and portions of Spring Creek flow through Bondurant, making the plan relevant to local stream protection and future greenway linkages; AND

WHEREAS the Watershed Management Authority does not possess taxing or regulatory authority, but serves as a forum for joint planning and project coordination across municipal boundaries to achieve watershed-scale benefits; AND

WHEREAS the plan serves as a non-binding guidance document, complementing the City's adopted plans and supporting coordinated watershed management among multiple jurisdictions; AND

WHEREAS a public hearing was held to receive comments on the proposed plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Mud, Camp, and Spring Creeks Greenway Master Plan is hereby adopted as a non-binding guidance document to inform future planning and regional collaboration efforts.

Passed this 20th day of October 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. 8.d.
For Meeting of 10/20/2025
Ordinance

TITLE: - (First Reading) Ordinance amending Chapter 47, Park Regulations

CONTACT PERSON:

Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

Staff have developed updated rules for neighborhood parks and specific park amenities, including volleyball, basketball, and pickleball courts. These updates are intended to promote safety, provide clear guidance for park users, and ensure consistent management of recreational facilities throughout the City. These rules are necessary as we grow the City's park amenities.

Neighborhood parks are designed to serve nearby residents with smaller-scale amenities such as picnic shelters, playgrounds, and open play areas. Similarly, the volleyball, basketball, and pickleball court rules are being established to govern appropriate use, supervision, and conduct. These rules reflect standard best practices for municipal park management and align with the City's commitment to maintaining safe and enjoyable public spaces.

Summary of Ordinance:

Ordinance No. 251020-XXX amends Chapter 47 of the Bondurant Code of Ordinances by adding three new sections:

- **Section 47.14 – Neighborhood Park Rules:** Establishes general use rules including park hours, permitted activities, and conduct expectations.
- **Section 47.15 – Volleyball Court Rules:** Defines appropriate use, supervision requirements, and time limits for play.
- **Section 47.16 – Basketball/Pickleball Court Rules:** Outlines similar use and behavior standards for multi-sport courts.

The ordinance also includes standard repealer, severability, and effective date clauses.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Parks and Recreation Board will discuss the draft ordinance at its October 16, 2025, meeting. Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 251020-226

CITY OF BONDURANT
ORDINANCE NO. 251020-226

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, BY AMENDING CHAPTER 47, PARK REGULATIONS

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. SECTION AMENDED. Chapter 47 of the City's Code is hereby amended by adding the following sections:

Section 47.14 NEIGHBORHOOD PARK RULES

Neighborhood Parks are smaller neighborhood parks that have basic park amenities for the local neighborhood to enjoy. These amenities can include an open shelter with picnic tables, play equipment, sidewalks, benches, and trash receptacles.

- Park Hours: Sunrise - Sunset
- Play at your own risk.
- Use the equipment and facilities in the way that they were designed.
- Refrain from drug, tobacco, alcohol and vape use.
- No amplified music without a proper permit.
- No littering. Please keep the park facilities clean and in working order.
- Disorderly and disruptive behavior is prohibited.
- Recreational electric scooters and motorized equipment are only allowed on perimeter sidewalks.
- Skates/Skateboards are only allowed on perimeter sidewalks.
- All pets must be leashed and cleaned up after.
- Fires and/or camping are not allowed.
- No glass containers allowed.
- All general park rules and regulations apply.

Section 47.15 VOLLEYBALL COURT RULES

- Play at your own risk. Adult supervision is required for kids under the age of 10 years old.
- Play is first come, first served - if a group is waiting to play, court time is limited to 1 hour. No reservations allowed.
- Valid shelter reservation does not reserve the volleyball court.
- Use proper equipment and use the courts in a manner for which they are designed.
- Refrain from drug, tobacco, alcohol and vape use.
- No amplified music without a proper permit.
- No littering. Please keep the park and restroom facilities clean and in working order.
- Disorderly and disruptive behavior is prohibited.

- All pets must be leashed and cleaned up after.
- Fires and/or camping are not allowed.
- No glass containers allowed.
- All general park rules and regulations apply.

Section 47.16 BASKETBALL/PICKLEBALL COURT RULES

- Play at your own risk. Adult supervision is required for kids under the age of 10 years old.
- Recreational electric scooters prohibited.
- Play is first come, first served - if a group is waiting to play, court time is limited to 1 hour. No reservations allowed.
- Use proper equipment and use the courts in a manner for which they are designed.
- Refrain from drug, tobacco, alcohol and vape use.
- No amplified music without a proper permit.
- No littering. Please keep the park facilities clean and in working order.
- Disorderly and disruptive behavior is prohibited.
- All pets must be leashed and cleaned up after.
- Fires and/or camping are not allowed.
- No glass containers allowed.
- All general park rules and regulations apply.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY CLAUSE. If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. EFFECTIVE DATE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Bondurant City Council on the 20th day of October 2025.

CITY OF BONDURANT, POLK COUNTY, IOWA

Doug Elrod, Mayor

Attest:

Shelby Hagan, City Clerk

(SEAL)

First Consideration:

Second Consideration:

Third Consideration:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. 250721-223 was published as required by law on the XX day of XX 2025.

Shelby Hagan, City Clerk



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

Item No. 8.e.
For Meeting of 10/20/2025
Resolution

TITLE: - Resolution approving Bondurant Soccer Club Lease

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

The Bondurant Soccer Club has expressed interest in investing in a new irrigation system at the City's soccer complex. Given this significant investment, the Club requested an extension to its existing lease agreement to ensure a longer-term commitment to the facilities. The current lease was set to expire in the upcoming year.

City staff reviewed the existing agreement and suggested that rather than extending the current lease, it would be appropriate to update and execute a new lease that reflects current operational practices and responsibilities. The Parks and Recreation Board has discussed the proposal of developing a new lease and supports entering into a longer-term agreement with the Bondurant Soccer Club.

Overview of Agreement:

The new agreement establishes a five-year initial term with an automatic renewal for an additional five years, unless either party provides written notice of non-renewal at least 90 days prior to expiration. The Bondurant Soccer Club will lease the premises for \$1.00 per year and will continue to be responsible for all aspects of soccer programming, field maintenance, and daily operations. The City will retain responsibility for maintenance of underground utilities, parking lots, storm shelter evaluation, and related infrastructure. The agreement also includes provisions for insurance, capital improvements, and termination.

Please note that the Soccer Club would like to have the following language stricken. The language was added to encourage collaboration with other organizations. Ultimately, the Soccer Club could still say "No" if the schedule and field conditions do not allow for play on the fields at the time. The Club sent over their currently field usage policy, which is attached for your information.

20. Make the fields available for sublease to other Bondurant organizations, as scheduling and field condition permits, ~~with active collaboration required to ensure consistent and shared utilization.~~

FUNDING SOURCE: NA

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251020-309
2. 20251016 Draft Soccer Club Lease
3. BSC Policy 5 Field Usage

CITY OF BONDURANT
RESOLUTION NO. 251020-309

A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF
BONDURANT AND THE BONDURANT SOCCER CLUB FOR USE OF THE CITY
SOCCER COMPLEX

WHEREAS, the Bondurant Soccer Club has expressed interest in investing in a new irrigation system at the City's soccer complex, representing a significant financial investment in the facility; and

WHEREAS, to support this investment and ensure a long-term commitment, the Bondurant Soccer Club has requested an extension of its existing lease agreement with the City; and

WHEREAS, City staff reviewed the existing agreement and determined that it would be appropriate to develop and execute a new lease agreement to better reflect current operational practices and responsibilities; and

WHEREAS, the Parks and Recreation Board has reviewed the proposal and supports entering into a longer-term agreement with the Bondurant Soccer Club; and

WHEREAS, the proposed lease agreement establishes a five-year initial term with an automatic renewal for an additional five-year term unless either party provides written notice of non-renewal at least ninety (90) days prior to expiration; and

WHEREAS, under the terms of the new agreement, the Bondurant Soccer Club will lease the premises for \$1.00 per year and will continue to be responsible for soccer programming, field maintenance, and daily operations, while the City will retain responsibility for underground utilities, parking lots, storm shelter evaluation, and related infrastructure; and

WHEREAS, the agreement also provides terms for insurance, capital improvements, and termination, ensuring mutual accountability and clarity of responsibilities; and

WHEREAS, the Soccer Club has requested that the following clause be stricken from the proposed agreement:

"Make the fields available for sublease to other Bondurant organizations, as scheduling and field condition permits, with active collaboration required to ensure consistent and shared utilization."

The clause was originally included to promote collaboration among local organizations, but the Soccer Club retains authority to decline requests based on scheduling or field conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the **Lease Agreement between the City of Bondurant and the Bondurant Soccer Club** for the City Soccer Complex is hereby approved, subject to the agreed modifications.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the agreement and any related documents on behalf of the City.

Passed this 20th day of October 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				

AGREEMENT between CITY OF BONDURANT and BONDURANT

SOCCER CLUB for Use of the City Soccer Fields and Facilities

This Agreement made and entered into this ____ day of _____, ____ between the CITY OF BONDURANT, IOWA, a municipal corporation of the State of Iowa (hereinafter the "CITY"), through its City Council;

AND

THE BONDURANT SOCCER CLUB (hereinafter "CLUB").

WHEREAS the CITY acknowledges CLUB as a soccer program and;

WHEREAS the CITY wishes to enter into an agreement with CLUB for the use of CITY facilities for programming;

NOW, THEREFORE, in consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, CITY and CLUB agree as follows:

ARTICLE 1 PURPOSE

The purpose of the agreement is to establish terms and conditions by which the CITY will make available facilities for use by CLUB for programming for participants 4-19 years of age, at CITY facilities in accordance with the terms outlined herein. The CLUB shall be responsible for all aspects of the CLUB without recourse to the CITY. The CITY will make the following fields and facilities available under this agreement:

--Bondurant Recreation Sports Complex ("BRSC") AKA Bondurant East Soccer Complex located at Lake Petocka

--Collison Soccer Park located behind the American Legion.

ARTICLE II - TERM & RATE

The effective date of this Agreement shall be when the last party executes and dates same. The term of this Agreement shall be for a five (5) year period with an automatic renewal for a successive five (5) year term, unless one party gives written notice at least 90 days in advance that they object to renewal. The CLUB shall lease the premises at the cost of \$1.00 per year, with said amount to be paid to the CITY prior to November 1 each year.

ARTICLE III CLUB RESPONSIBILITIES

CLUB shall be responsible for all aspects related to the organization, management, coordination and operation of the Bondurant Soccer Club program as specified herein:

1. Use premises in a careful and proper manner.
2. Use premises only for lawful purposes and will conform to and obey all present and future laws, ordinances, all rules and regulations of governmental authorities or agencies respecting the use and occupation of the premises.
3. No alcohol, tobacco or other drugs are allowed.
4. Not assign the lease without the written consent of the CITY.
5. CLUB will make no major alterations or capital improvements without prior written permission from the CITY. Approval of any such Improvements or alterations must be granted or rejected within 30 days of receiving written notice from CLUB or the work may proceed as if such approval was received. Approval of such work will not be unreasonably withheld. CLUB shall obtain all required permits for any improvements or alterations. Any such improvements shall be the sole responsibility of CLUB including paying for materials and labor. All improvements permanently attached to the land will become the property of the CITY at the end of this or any subsequent lease. The CLUB must submit any CITY capital funding requests to the CITY during its normal budgeting process. Requests for the following fiscal year (beginning July 1) must be submitted prior to August 31 of the prior year.
6. Permit the CITY to enter said premises at any time to examine the condition of said premises.
7. Conduct ordinary day to day maintenance and repair necessary to keep both the interior and exterior of the premises in a good state of repair and acceptable condition including but not limited to maintenance of all soccer fields and structures located on the

premises, mowing, weed control, fertilization, lining of fields, maintaining tile, cleaning permanent restrooms, cleaning up trash, etc. Furthermore, CLUB shall also be responsible for adhering to all obligations created under this paragraph.

8. Maintain a tax-exempt status.
9. Not discriminate against any person on the basis of race, creed, gender, or religion.
10. Leave premises in as good condition as received except for reasonable wear and tear.
11. Have the authority to close the fields to everyone when CLUB deems it necessary to preserve the good condition of the fields. Examples would include when the fields are too soft due to rain or snow melt.
12. CLUB will have authority to ban and enforce ban of adults or youth who damage fields or fail to conform to the reasonable conduct policies of CLUB.
13. CLUB shall respond to and correct any deficiencies in performance of the services as identified by the CITY. Deficiencies shall be corrected within the time limits agreed upon with CITY based on the complexity of the corrective action.
14. CLUB shall be responsible for upkeep and responsible for any damage to any equipment loaned on occasion to CLUB by CITY. CLUB shall furthermore be responsible for equipment needed to maintain the soccer fields.
15. CLUB understands and agrees that in scheduling CLUB games or tournaments, they shall make reasonable efforts to give teams from Bondurant first preference when possible.
16. CLUB shall be wholly responsible for all concessions, concessions equipment, labor, the receipt of revenues and the payment of expenses. CLUB shall also be responsible for all licenses required for concession operation, and for maintaining all health standards required by law to operate. CLUB shall have full autonomy in their operations of concessions at the park, if necessary.
17. The CLUB will provide restrooms for its patrons.
18. The CLUB will pay for any domestic water used for irrigation.
19. Provide CITY with an annual report. This report shall include a registration summary, fees, number of participants, including percentage of participants who reside within Bondurant city limits, proof of ongoing insurance coverage, and the most recent annual tax return.
20. Make the fields available for sublease to other Bondurant organizations, as scheduling and condition permits, with active collaboration required to ensure consistent and shared utilization.
21. Use of portable lights is permitted with the requirement that the lights must shine down so as not to disrupt adjacent properties and only within the hours of 8:00 a.m. to 10:00 p.m.
22. Actively collaborate with the CITY on grant applications.

ARTICLE IV - CITY RESPONSIBILITIES

1. Monitor CLUB performance and compliance with the terms of the Agreement.
2. CITY shall be responsible for paying for repair and maintenance of underground domestic water and sanitary sewer utilities located on the premises and will pay for water used for public restrooms.
3. Any repairs and maintenance needed in parking lot.
4. CITY shall be responsible for winterizing plumbing fixture and posting a freeze notice to be posted after winterizing.
5. CITY shall provide training for CLUB employees or volunteers regarding safety room equipment.
6. Evaluate the storm shelter annually, and when requested by the authority having jurisdiction, in compliance with Section 113.3 of the storm shelter code. The evaluation shall include:
 - a. Visual observation of the storm shelter envelope to ensure walls and roofs are intact and undamaged.
 - b. Evaluation of impact-protective systems for compliance with the manufacturer's operational and maintenance requirements.
 - c. Review of storm shelter critical support systems evaluation, maintenance, and repair records.
7. Maintain storm shelters in operational condition at all times, repairing or replacing structural elements, impact-protective systems, and critical support systems as needed, in compliance with Section 113.4.
8. Maintain records of storm shelter evaluations, repairs, or replacements as required by Section 113.5.

ARTICLE V MODIFICATION OF AGREEMENT TERMS

The terms of this agreement may be modified by mutual consent to increase or decrease the scope of work, adjust prices in subsequent agreement periods, or for such other purposes as shall become necessary during the conduct of the agreement period. Such amendments shall be accomplished in writing as an addendum to the Agreement.

ARTICLE VI MISCELLANEOUS

6.1 TERMINATION

This Agreement may be terminated by either party for cause upon twenty (20) days' notice, or by the CITY for convenience, upon one hundred twenty (120) days' written notice from the

terminating party to other party. In the event that CLUB abandons this Agreement or causes it to be terminated by CITY, CLUB shall indemnify CITY against any loss pertaining to this termination. In any event, CLUB or CITY shall not have the right to terminate this Agreement and have termination effective during the season, except for if breaching party commits an illegal act or if the CLUB abandons all obligations under this Agreement for a period of ten (10) or more days during the season.

For purposes of this Agreement, termination by CITY for cause includes, but is not limited to, the following:

1. CLUB'S failure to keep, perform and observe each and every provision of this Agreement and such failure continues for a period of more than seven (7) days after delivery to CLUB of a written notice of such breach or default; and/or
2. CLUB'S abandonment of the work and its obligations under this Agreement for period of ten (10) days or more during the course of a season. Such days need to be consecutive and CLUB shall have opportunity to show that they have not abandoned their obligations if they receive such a notice from CITY under this provision;
3. Any material misrepresentation, written or oral, made by the CLUB to the CITY;
4. Failure by the CLUB to timely perform and/or observe any or all of the covenants, rules, regulations, guidelines or terms and conditions of this Agreement;
5. Insolvency, bankruptcy, and/or suggestion of bankruptcy on the part of the CLUB;
6. Failure by the CLUB to restore CITY property to their original condition after use.

All CITY facilities, equipment, materials, and supplies provided to CLUB during the course of the work shall be returned in good condition (except for normal wear and tear) upon termination.

6.2 ASSIGNMENT

This Agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered by CLUB, under any circumstances, without the prior written consent of CITY.

6.3 INDEMNIFICATION OF CITY

CLUB shall at all times hereafter, indemnify, hold harmless, and defend CITY, its agents, and employees from and against any claim, demand, or cause of action of any kind or nature arising out of error, omission or negligent act of CLUB, its agents, or employees in the performance of services under this Agreement.

CLUB further agrees, at all times hereafter, to indemnify, hold harmless and defend CITY, its agents, and employees from and against any claim, demand or cause of action of any kind or nature arising out of any conduct or misconduct of CLUB resulting from the performance of services under this Agreement for which CITY, its agents, or employees are alleged to be liable.

CLUB acknowledges and agrees that CITY would not enter into this Agreement without this indemnification of CITY by CLUB, and that CITY'S entering into this Agreement shall constitute good and sufficient consideration for this indemnification. These provisions shall survive the expiration or earlier termination of this Agreement. Nothing in this Agreement shall be construed to affect in any way the CITY'S rights, privileges, and immunities as set forth under Iowa law.

6.4 INSURANCE

Notwithstanding the indemnification and defense obligations of the CLUB, CLUB shall purchase and maintain such insurance described in this provision and Provision 6.4.1 below and will provide protection from any and all covered claims which may arise out of or caused or alleged to have been caused in any manner from CLUB'S activities under the terms of this Agreement, whether it is to be performed or furnished by CLUB or anyone directly or indirectly employed or directed by CLUB to perform or furnish any of the activities under the Agreement.

CLUB shall provide, pay for, and maintain in force at all times during the term of this agreement, such insurance as required for Comprehensive General Liability Insurance.

Such policy or policies shall be issued by an A rated (or better) property and casualty insurance company that is authorized to do business in the State of Iowa, and having agents upon whom service of process may be made in the State of Iowa. CLUB shall specifically protect CITY by naming the CITY OF BONDURANT, as an additional insured under the insurance policies hereinafter described.

6.4.1 Comprehensive General Liability Insurance with minimum limits of Two Million Dollars (\$2,000,000.00) per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability, and \$2,000,000 for General Aggregate. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

- Premises and/or Operations.

- Broad Form Property Damage for the premises and to cover CITY's commercial property, except that property damage coverage shall not need to be acquired for the specific equipment referenced in Article IV, Paragraph 7
- Broad Form Contractual Coverage applicable to this specific Agreement.

The CITY OF BONDURANT is to be named as additional insured with CLUB to liability arising out of operations performed for CITY, by or on behalf of CLUB, or acts or omissions of CLUB in connection with such operation.

Notice of Cancellation and/or Restriction: The policy(ies) must be endorsed to provide CITY with sixty (60) days' notice of cancellation and/or restriction.

CLUB shall provide to CITY, prior to the effective date of this Agreement, a Certificate of Insurance or a copy of all insurance policies required by this Section 6.4, including any subsection there under. CITY reserves the right to require a certified copy of such policies upon request. All endorsements and certificates shall state that CITY shall be given thirty (30) days notice prior to expiration or cancellation of the policy.

6.5 LAWS AND REGULATIONS

It is further understood by the parties that CLUB will, in carrying out the duties and responsibilities under this Agreement, abide by all federal, state, and local laws.

6.6 CONTRACT COORDINATOR

The CITY'S CLUB Coordinator during the performance of services pursuant to this Agreement shall be the City Administrator, telephone number, (515) 967-2418.

6.7 GOVERNING LAW AND VENUE

This agreement shall be governed by the laws of the State of Iowa. Any and all legal action necessary to enforce the Agreement will be held in Polk County, and the Agreement will be interpreted according to the laws of Iowa. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be

cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other of further exercise thereof.

6.8 AUTHORITY TO ENGAGE IN BUSINESS

CLUB hereby represents and warrants that it has and will continue to maintain its approvals required to conduct business as a tax-exempt entity, and that it will at all times conduct its business activities in a reputable manner. Proof of such approvals shall be submitted to the CITY'S representative upon request.

6.9 SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this Agreement, or the occurrence of any event rendering any portion or provision of this Agreement void, shall in no way affect the validity or enforceability of any other portion or provision of the Agreement. Any void provision shall be deemed severed from the Agreement and the balance of the Agreement shall be construed and enforced as if the Agreement did not contain the particular portion or provision held to be void. The parties further agree to reform the Agreement to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision.

The provisions of this section shall not prevent the entire Agreement from being void should a provision which is of the essence of the Agreement be determined to be void.

6.10 NOTICES

Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR CITY OF BONDURANT:

Bondurant City Administrator
200 2nd Street NE
Bondurant, IA 50035

FOR CLUB:

President of Bondurant Soccer Club
PO Box 5
Bondurant, IA 50035
Email: President@bondurantsoccerclub.com

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals this day of _____, ____.

_____, Shelby Hagan, City Clerk

CITY OF BONDURANT

A Municipal Corporation of the State of Iowa.

_____, Doug Elrod, Mayor

BONDURANT SOCCER CLUB

By: _____, _____, President Bondurant Soccer Club

Opportunities for a refund of volunteer fee and registration costs are outlined below:

One-time club support:

One \$25 volunteer fee will be refunded at the end of the season, per sign-up completed.

[example- if you have 3 children and would like all 3 volunteer fees refunded, you must work 3 shifts]

- Any family member over the age of 16 may volunteer for the various one-time club support needs.
- Time commitment: typically, 1-2 hours per season.
- One time support needs include but are not limited to: field day setup, concession stand, bathroom cleaner, field clean up and shut down.

Seasonal club support:

Your \$25 volunteer fee + ONE child's registration will be refunded at the end of the season.

- ****AGE LIMIT - 18+**
- Time commitment: typically, 1-2 hours per week.
- Seasonal club support includes but is not limited to bathroom opener + closer, goal and net repair, irrigation sprinkler operator, field painter, field mower

If a shift must be cancelled it must be done within five days before the shift.

All volunteer and registration fees will be refunded back to the card used during registration payment.

Volunteer opportunities may be added throughout the season as needs arise.

5. Field Usage

5.1. Bondurant Soccer Club Use

The Collison Soccer Park and Bondurant Recreational Sports Complex (BRSC) are leased facilities under the direct control of the Bondurant Soccer Club. The primary use of the fields is for the Bondurant Soccer Club players practice and competition. Any other use by another Club or individual must be approved in writing. **All drills shall be ran outside the penalty area. Use of the penalty area is restricted to scrimmage and specific set piece practice which require the penalty area markings.**

5.2 Third Party Field Rental

All rentals by a third party must have a written agreement and be approved by the BSC Board of Directors. After the Board of Directors has approved the agreement the City of Bondurant must approve the agreement per the City Lease. Rental rates shall be charged as listed in the table below.

Area Rented	Practice (1.5 Hrs)	Game (2 Hrs)	
½ U10/U12 Field	\$30		
U10/U12 Field	\$60	\$80	
½ Full Size Field	\$60		
Full Size Field	\$120	\$160	



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

Item No. 9.a.
For Meeting of 10/20/2025
Discussion Item

TITLE: Water Wheeling Agreement

CONTACT PERSON:

Jene Jess, Finance Director

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

Brief History

In 2020, the City of Bondurant entered into a *Water Wheeling Agreement* with Des Moines Water Works (DMWW). This agreement authorizes DMWW to deliver water to customers located in DMWW's rural service area east of Bondurant by wheeling that water through a portion of Bondurant's distribution system along NE Morgan Drive. Under the agreement, DMWW is the direct provider to its customers, while Bondurant allows the use of its water mains to convey DMWW's water.

The agreement establishes the framework for proportional cost recovery, requiring DMWW to pay its fair share of operating and maintenance (O&M) expenses associated with the Bondurant Booster Station. However, the agreement does not specifically define how the City should recover costs related to the use of its broader water distribution infrastructure. As DMWW's use of Bondurant's system has continued, it has become necessary to formalize a comprehensive and equitable method for recovering both operational and capital costs associated with the wheeling service.

In response, the City evaluated its current accounting practices, system inventory, and infrastructure valuation to establish a defensible and transparent cost recovery framework. This analysis builds upon the principles outlined in the Water Wheeling Agreement and the cost-of-service methodology used by DMWW in its own 2025 Cost of Service Study.

Analysis

Bondurant currently operates on a cash-basis accounting system, where its adopted water rate of \$9.19 per 1,000 gallons reflects the City's actual O&M costs—such as labor, purchased water, repairs, utilities, and routine system maintenance—without including depreciation of assets.

To ensure a fair allocation of costs to DMWW, Bondurant applied a dual-basis approach, combining:

1. **Operating and Maintenance Cost Recovery:** Based on the prior year's metered volume of DMWW water wheeled through Bondurant's system (71,978,559 gallons in 2024) multiplied by the current rate of \$9.19 per 1,000 gallons. This produced a total operational cost of \$661,482.95, which was then prorated to reflect the portion of Bondurant's system used by DMWW (38,845 linear feet of mains out of 300,887.26 total, or 12.91%). The resulting annual O&M charge is \$85,398.45.
2. **Capital Depreciation Recovery:** Bondurant's water distribution system, valued at \$106.9 million in replacement cost, depreciates at approximately \$1,780,995 per year using a 60-year straight-line method. Applying the same 12.91 percent proportional-use factor results in a depreciation allocation of \$229,929.11.

When combined, the two components yield a total annual cost recovery of \$315,327.56 for FY2025.

This method mirrors DMWW's own cost-of-service framework, which separates operational and capital cost components to reflect the true cost of providing service. The proportional-use method ensures that Bondurant only charges DMWW for the portion of its infrastructure necessary to support the wheeling arrangement, maintaining fairness and transparency.

The proposed approach will be reviewed and updated annually based on:

- The prior year's metered DMWW wheeling volume;
- The current Bondurant water rate;
- Any change in the portion of system infrastructure used by DMWW; and
- Updates to Bondurant's asset valuations or cost assumptions.

FUNDING SOURCE:

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the proposed annual cost recovery charge of **\$315,327.56** to Des Moines Water Works for FY2025 under the Water Wheeling Agreement.

This amount reflects the combination of operating and capital cost recovery based on DMWW's proportional use of Bondurant's infrastructure and ensures that Bondurant's ratepayers are not subsidizing external use of the city's water system.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Wheeling Agreement Cost Recovery

Wheeling Agreement: Annual Cost Recovery



20 November 2025

*Jené Nichelle Jess, MPA, ICMA-CM, SHRM-CP, CPFO
Assistant City Administrator*

City of Bondurant Annual Cost Recovery for DMWW “Wheeling” Use of Bondurant’s Distribution System - FY2025 Basis

Purpose

To document a clear, uniform method for recovering Bondurant’s costs when Des Moines Water Works (DMWW) wheels water through Bondurant’s distribution mains to serve DMWW customers. The method has two components: (1) Operating (volumetric) and (2) Capital (annual depreciation), each prorated by the share of Bondurant pipe used by DMWW relative to the total system. The proportionality concept mirrors the Wheeling Agreement’s approach to O&M allocation at the booster station of DMWW’s core network.

Agreement Summary

The 2020 Water Wheeling Agreement between the City of Bondurant and Des Moines Water Works (DMWW) authorizes DMWW to deliver water to customers in its rural service area east of Bondurant through Bondurant’s water mains. The agreement allows DMWW to use a portion of Bondurant’s distribution system along NE Morgan Drive to convey water to DMWW customers near 1220 NE Morgan Drive. DMWW is the direct seller to those end users, while Bondurant only provides the conveyance of water through its infrastructure.

Under the agreement, DMWW owns, operates, and maintains the connection to Bondurant’s system, the master meter, and all associated facilities serving DMWW’s customers. Bondurant continues to own and maintain the mains, valves, and pumping equipment that make the wheeling possible. DMWW is responsible for designing, constructing, and paying for the connection facilities, which must meet Bondurant’s specifications.

The agreement also recognizes that DMWW must pay a fair share of the operational and maintenance (O&M) costs associated with the Bondurant Booster Station. These costs are calculated proportionally, based on the amount of water wheeled for DMWW’s customers compared to Bondurant’s own consumption. To ensure equitable recovery, the volume of water delivered to DMWW through the connection is deducted from Bondurant’s total consumption before Bondurant’s share of O&M costs is determined. This structure establishes a clear precedent that Bondurant is entitled to recover its costs for infrastructure used by DMWW.

Importantly, this same proportional principle extends logically to Bondurant’s broader system. While the agreement specifically addresses cost sharing at the booster station, it does not restrict Bondurant from recovering other costs tied to the use of its infrastructure. The agreement grants Bondurant full ownership and responsibility for the mains and pumping stations that facilitate the wheeling arrangement, making it both reasonable and consistent with the intent of the contract for Bondurant to recover the operational, maintenance, and capital depreciation costs associated with the use of its distribution system by DMWW.

The agreement runs through March 31, 2045, to coincide with the termination date of the Wholesale Water Service Master Agreement and renews annually thereafter unless either party provides one year's written notice. It also preserves Bondurant's right to annex and serve the wheeled area in the future. Should Bondurant annex the entire service area, the wheeling arrangement automatically terminates.

In summary, the agreement provides a strong contractual foundation for Bondurant to recover its costs where its infrastructure is used by DMWW. This includes direct O&M expenses, fair compensation for wear and capacity use, and a proportionate share of system depreciation. The cost recovery methodology established by Bondurant for FY2025 aligns with the intent and structure of the wheeling agreement, ensuring the city remains financially whole while continuing to cooperate with DMWW in serving regional water needs.

Justification for the Dual-Basis Cost Recovery Approach

Bondurant's approach to cost recovery for Des Moines Water Works (DMWW) use of its distribution mains is intentionally designed to mirror the same "Base-Extra Capacity" framework employed by DMWW in its 2025 Cost of Service Study. This ensures that both organizations apply consistent and industry-recognized methods to determine how operational and capital costs are allocated among users.

The dual-basis method, using the prior year's consumption and a weighted combination of operating and capital recovery components, reflects how DMWW structures its revenue requirements. In the DMWW model, total costs are divided into three categories: operations and maintenance (O&M), depreciation expense, and return on rate base. Together, these represent the daily cost of operations, the recovery of asset value over time, and the financial return associated with invested capital.

Bondurant's operating component directly parallels DMWW's O&M cost recovery. It uses the previous year's actual metered flow as a test-year equivalent and applies the current rate per thousand gallons to determine the operating cost recovery. This ensures that Bondurant's cost recovery remains grounded in actual system use, in the same way that DMWW bases its allocations on annual consumption, maximum day, and maximum hour usage by customer class.

The capital component, Bondurant's annual depreciation share, follows the same logic DMWW applies to recognize depreciation and rate-base recovery as distinct cost categories. In DMWW's framework, capital and capacity costs are allocated proportionally based on "total capacity" and "extra-capacity" service units, reflecting the level of demand each customer class places on system infrastructure. Bondurant applies this same principle by assigning a proportional share of its system depreciation based on the portion of Bondurant's infrastructure used by DMWW, calculated at 12.91 percent of the total system length.

By combining these two elements, annual system usage to recover operational costs and infrastructure depreciation to recover capital wear, Bondurant's dual-basis model ensures that DMWW's use of the city's system is treated equitably and in a manner consistent with DMWW's own cost-of-service methodology.

This dual-basis approach offers several advantages. It produces a stable and predictable cost recovery based on measurable system use rather than speculative estimates. It maintains parity with DMWW's own allocation logic, ensuring that Bondurant's methodology is transparent and defensible. It aligns with the American Water Works Association's M1 Manual of Water Supply Practices, which DMWW follows in developing its rate structures and cost allocations. And most importantly, it ensures that Bondurant recovers both the operational expenses associated with day-to-day service and the capital depreciation that reflects the long-term consumption of system assets.

In summary, Bondurant's dual-basis cost recovery approach uses the same structure and rationale as DMWW's rate design. This alignment prevents inconsistencies between the two utilities and provides a fair, balanced, and industry-standard method for determining annual cost recovery associated with DMWW's wheeling use of Bondurant's infrastructure.

Proportioning Method for Assigning Costs to DMWW

This section explains how the proportion used to assess costs to Des Moines Water Works (DMWW) was calculated. The objective is to allocate only the share of Bondurant's distribution system that is actually used to convey DMWW's wheeled water, using a transparent and repeatable method.

Approach overview

1. Establish total system length. We used the latest Water Main Report inventory showing Bondurant's total distribution main length of 300,887.26 linear feet.
2. Identify the logical flow path used by DMWW. Operations and GIS mapping were reviewed to determine the most logical path of flow from Bondurant's supply/booster through the mains used to reach the DMWW connection at NE Morgan Drive and into the service territory. This continuous path totaled 38,845 linear feet.
3. Compute the proportion. The ratio is the length of the DMWW flow path divided by Bondurant's total system length:
$$\text{Proportion} = 38,845 \text{ ft} \div 300,887.26 \text{ ft} = 0.1291015, \text{ or } 12.91\%$$

This 12.91 percent factor is then applied to the operating cost basis and to the annual depreciation amount to determine DMWW's proportional share for the wheeling agreement.

Why linear feet is appropriate

The agreement structure allocates costs proportionally where Bondurant facilities are used, and linear footage directly represents the extent of main that must be available,

pressurized, and maintained to enable DMWW's flow. DMWW's own cost-of-service method uses "pipe units" (inch-miles of main) to allocate distribution O&M, which is a length-based allocator that recognizes infrastructure exposure to service. Using a length-based allocator for Bondurant's mains keeps the methodology aligned in spirit with DMWW's approach while remaining simple to verify with our inventory.

How the logical flow path was selected

Start and end points: from the Bondurant supply/booster hydraulically feeding the DMWW connection to the master meter near 1220 NE Morgan Drive. Continuity: the path is traced along connected mains actually needed to convey the DMWW flow; non-contributing branches and dead-ends were excluded. No double counting: parallel or redundant mains not required for this flow were not included. Conservatism: where routing options exist, the shortest hydraulically reasonable path was chosen to avoid overstating the share.

Quality checks and annual updates

Inventory tie-out: the 300,887.26-foot total comes directly from the current Water Main Report (by size and material), ensuring the denominator is auditable. Map trace file: the 38,845-foot path will be saved as a GIS trace layer and attached to the annual calculation packet.

Optional refinement (if requested by DMWW)

If a diameter-weighted approach is preferred to more closely mirror DMWW's inch-mile allocator, Bondurant can convert both the total system and the DMWW path to inch-feet or inch-miles and use that ratio instead. This alternative would likely yield a similar result because the DMWW path is primarily along 8-inch distribution mains, but the option is available for added precision.

Resulting factor for FY2025

Proportion of Bondurant mains used by DMWW = 12.91%

This factor is applied to the operating cost basis derived from prior-year wheeled consumption and to the system's annual depreciation to determine DMWW's prorated charges.

Approach to Determining Bondurant's Operating and Maintenance Costs

Bondurant's current rate structure and cost methodology are grounded in a cash-basis accounting system, meaning the City recovers only its direct operating and maintenance (O&M) costs through its water rates. Depreciation, while included in projections for future planning, is not recognized in the City's actual rate base under current accounting practices.

The City's actual water rate, \$9.19 per 1,000 gallons, was established to recover the full cost of operating the water system, including the purchase of wholesale water from Des Moines Water Works (DMWW), day-to-day labor, repairs, utilities, and contract services. The rate is calculated from the Water Enterprise Fund Cashflow Analysis prepared by

PFM Financial Advisors LLC, which models expected revenues and expenditures based on historical audits and projected growth assumptions.

Basis of calculation

The City's operating expenses include the following key categories:

Salaries, benefits, and pension contributions for water department staff.

Purchased water costs paid to DMWW, which represent a significant portion of total expenses (more than \$900,000 in FY2023-24).

Utilities, repair and maintenance costs, supplies, and contract services required to operate and maintain the water system.

Administrative and professional fees associated with billing, regulatory compliance, and oversight.

According to the cashflow analysis, total annual operating expenses for FY2023-24 are projected at \$1,493,855, growing to approximately \$1,968,873 by FY2024-25 as inflation, system expansion, and supply costs increase. These expenses are fully funded through user rates and fees without inclusion of non-cash costs like depreciation.

How the operating rate is determined

The rate of \$9.19 per 1,000 gallons was derived by dividing the system's total cash-funded operating and maintenance costs by the total volume of water sold, as reflected in recent usage trends (about 192 million gallons in FY2023-24). This approach ensures that the City's operating revenue, approximately \$2.6 million annually, is sufficient to meet its direct O&M obligations, pay for wholesale water purchases, and maintain a reserve balance consistent with the City's financial policy.

Relationship to the Wheeling Cost Recovery

Because Bondurant's current rate includes only O&M costs and not depreciation, it represents the cash-funded cost of system operation. For the wheeling cost recovery, this rate is used as the operating component in the annual calculation. Depreciation and asset recovery are then added as a separate, capital-based component to provide a more complete measure of total system cost. This dual-basis approach allows Bondurant to remain consistent with its current accounting practices while fairly allocating the long-term wear and capacity impact of DMWW's use of Bondurant's infrastructure.

Future considerations

As the City transitions toward a more comprehensive cost-recovery framework, including depreciation, the \$9.19 rate will serve as the operational baseline. Future rate adjustments may incorporate capital recovery factors, similar to the depreciation

treatment in the cost-of-service analysis, to ensure that both operational and long-term infrastructure costs are sustainably funded.

Approach to Assessing Value of Bondurant's System-Wide Water Infrastructure

To ensure a transparent and consistent approach to determining the value of Bondurant's water distribution system, the City undertook a system-wide asset valuation based on engineering data, material composition, and current replacement costs. This valuation provides a realistic representation of the system's overall worth and supports financial planning, depreciation calculations, and equitable cost-recovery assessments, including those related to the Des Moines Water Works (DMWW) wheeling agreement.

1. Establishing the total infrastructure inventory

Bondurant's infrastructure valuation begins with a verified inventory of its water distribution system. The City's 2025 Water Main Report identifies a total system length of 300,887.26 linear feet (approximately 57 miles) of water main. The inventory categorizes pipe segments by material type and size, including:

- PVC mains ranging from 6-inch to 16-inch diameter, totaling 80,941.94 feet.
 - TTE (trenchless or HDPE) pipe totaling 2,697.96 feet.
 - Legacy or unknown material mains totaling 217,247.35 feet.
- This data forms the foundation for calculating system value and ensures that every major infrastructure component is accounted for using consistent engineering documentation.

2. Assigning unit replacement costs by size and material

Replacement costs were derived from current 2024–2025 construction cost benchmarks used by public utilities across the Midwest, including AWWA (American Water Works Association) and RSMeans data. These benchmarks reflect the cost per linear foot for each pipe type and diameter, inclusive of installation, materials, labor, and restoration. The following representative rates were applied:

- PVC 6-inch mains at approximately \$225 per linear foot.
- PVC 8-inch mains at approximately \$275 per linear foot.
- PVC 10-inch mains at approximately \$325 per linear foot.
- PVC 12-inch mains at approximately \$375 per linear foot.
- Larger 16-inch mains at approximately \$500 per linear foot.
- TTE 8-inch mains at approximately \$350 per linear foot.
- Older or unknown material mains at \$300–\$400 per linear foot, depending on size and assumed condition.

3. Calculating total replacement asset value (RAV)

By multiplying each segment's total linear footage by its corresponding unit cost, Bondurant's system-wide replacement asset value (RAV) is estimated at approximately \$106.9 million. This figure represents the cost required to fully replace the entire distribution system with new mains of equivalent capacity and serviceability.

4. Determining depreciated (book) value for financial reporting

For planning and rate-setting purposes, the City applies a straight-line depreciation model with an assumed useful life of 60 years, consistent with AWWA M1 accounting practices for municipal water utilities. Given an estimated average system age of 20 years, the depreciated book value is approximately \$71.2 million (or two-thirds of replacement value). This provides a realistic measure of the system's remaining service life and capital position.

5. Using infrastructure value in cost allocation

The replacement and depreciated values are used in several key financial functions:

- To establish the capital recovery component of Bondurant's cost-recovery structure, particularly in the wheeling charge to DMWW.
- To inform long-range capital improvement planning, rate-setting, and debt capacity modeling.
- To support compliance with GASB (Governmental Accounting Standards Board) reporting standards as the City transitions toward full accrual accounting for its utility fund.

Allocation of Capital Asset Depreciation to Des Moines Water Works

The allocation of capital asset depreciation to Des Moines Water Works (DMWW) is based on the principle of proportional use of Bondurant's water distribution infrastructure. This approach ensures that DMWW's use of Bondurant's system for "wheeling" water to its customers is treated equitably, reflecting the share of system capacity and infrastructure made available for DMWW's benefit. The method is consistent with accepted public utility cost-of-service practices and mirrors the framework that DMWW itself uses in its 2025 Cost of Service Study.

1. Basis for depreciation calculation

Bondurant's total annual system depreciation was determined from the citywide replacement asset valuation (RAV) of \$106.9 million, which represents the estimated cost to replace the entire water distribution system with equivalent new infrastructure. Using a standard 60-year straight-line depreciation schedule, consistent with AWWA M1 guidance, the annual system-wide depreciation equals \$1,780,995 per year. This figure represents the City's total annual capital cost recovery requirement for infrastructure wear and capacity consumption.

2. Establishing the proportional factor for allocation

To determine the share of this system depreciation allocable to DMWW, Bondurant calculated the proportion of its water system utilized for wheeling service.

- Total system length: 300,887.26 linear feet.
- Length of mains used by DMWW's flow: 38,845 linear feet (based on the most logical hydraulic path from Bondurant's booster to the DMWW master meter connection on NE Morgan Drive).

- Proportional use factor: $38,845 \div 300,887.26 = 12.91\%$.

This 12.91 percent factor reflects the portion of Bondurant's physical system that must remain operational, pressurized, and maintained to provide transmission capacity for DMWW.

3. Applying the proportional factor to annual depreciation

The annual capital depreciation charge applicable to DMWW is derived by multiplying the total annual system depreciation by the 12.91 percent proportional-use factor:

Annual Depreciation (System-wide) = $\$1,780,995 \times 12.91\%$ (System Share Used by DMWW) = $\$229,929.11$

This value represents DMWW's equitable portion of Bondurant's annual infrastructure wear and capital recovery associated with the use of its distribution mains for wheeling.

4. Rationale and consistency with cost-of-service standards

This allocation method reflects how public utilities commonly distribute depreciation and capital recovery across customer classes, using capacity-related measures (such as main length, inch-feet, or equivalent capacity units) to represent physical utilization of assets. DMWW employs a similar allocation logic in its cost-of-service model, where capital and depreciation costs are assigned to customers and service types based on capacity and system demand rather than total consumption alone. By adopting this structure, Bondurant's methodology remains transparent, reasonable, and comparable to DMWW's internal cost-allocation framework.

Proposed Annual Cost Recovery to Des Moines Water Works

This section presents the proposed annual cost recovery to Des Moines Water Works (DMWW) for its use of Bondurant's distribution system under the 2020 Water Wheeling Agreement. The proposal combines two cost components, Operating and Maintenance (O&M) and Capital Depreciation, reflecting both the short-term operational expenses and the long-term wear of Bondurant's infrastructure used to convey DMWW's water.

The combined approach ensures that Bondurant recovers the full cost of providing system access and service capacity to DMWW. It is consistent with utility cost-of-service standards and mirrors the methodology used by DMWW in its own 2025 Cost of Service Study, which divides total costs between operating and capital categories.

1. Operating and Maintenance Cost Component

The O&M component is based on Bondurant's actual system rate of \$9.19 per 1,000 gallons, which reflects the City's cash-based cost of operating its water system. This rate covers all direct operating costs, including the purchase of wholesale water, labor, repairs, utilities, and contract services.

DMWW's annual wheeled volume for 2024 totaled 71,978,559 gallons, as recorded by the Bondurant master meter. Using the current rate of \$9.19 per 1,000 gallons results in an annual operating cost basis of \$661,482.95.

Because DMWW uses only a portion of Bondurant's total infrastructure for wheeling service, this total cost is prorated by the proportion of mains used (38,845 feet out of 300,887.26 total feet, or 12.91 percent). Applying this factor yields an annual operating charge of \$85,398.45.

2. Capital Depreciation Component

Bondurant's citywide asset valuation establishes the replacement value of its distribution mains at approximately \$106.9 million. Using a 60-year straight-line depreciation schedule, the total annual depreciation for the system equals \$1,780,995 per year.

Applying the same proportional use factor of 12.91 percent to represent the portion of system capacity used by DMWW results in an annual depreciation allocation of \$229,929.11. This figure represents DMWW's share of the long-term capital recovery associated with the use of Bondurant's distribution system for wheeling water.

3. Total Proposed Annual Cost Recovery

Combining both components provides a comprehensive cost recovery total that captures the full financial impact of DMWW's use of Bondurant's system:

Cost Component	Calculation	Amount
O&M (Operating)	$\$661,482.95 \times 12.91\%$	\$85,398.45
Depreciation (Capital)	$\$1,780,995 \times 12.91\%$	\$229,929.11
Total Annual Cost Recovery —		\$315,327.56

4. Policy Basis and Justification

This proposed cost recovery of \$315,327.56 per year represents a fair, transparent, and proportional charge for the use of Bondurant's infrastructure by DMWW. The methodology aligns with:

- The proportionality principle outlined in the 2020 Water Wheeling Agreement, which allows cost recovery based on relative system use.
- The City's current operating rate structure, which captures actual O&M costs on a cash basis.
- Standard public utility practice as reflected in DMWW's own cost-of-service model, which distinguishes between operational and capital components in allocating total system costs.

5. Recommendation

Bondurant proposes that DMWW's annual cost recovery under the Water Wheeling Agreement be set at \$315,327.56 for FY2025, calculated as described above. This charge should be reviewed annually and updated to reflect:

- The prior year's metered wheeling volume,
- The current Bondurant rate in effect,
- Any changes to the proportion of Bondurant's system used by DMWW, and
- Adjustments to Bondurant's infrastructure valuation as the system expands or is rehabilitated.

This structure ensures both fairness and fiscal responsibility, maintaining consistency between the two utilities' financial frameworks while protecting Bondurant's ratepayers from subsidizing infrastructure use by external customers.