

**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/84455942471>*

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
NOVEMBER 3, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 3, 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
 - a. Adoption Month Proclamation
 - b. ISU Presentation Regarding Mayors' Design Studio Recommendations
 - c. DART Presentation
 - d. WRA Presentation
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 20, 2025, City Council Meeting Minutes
 - b. Claims List
 - c. R-251103-310- Resolution adopting a Public Art Initiation & Selection Policy
 - d. R-251103-311- Resolution of an Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Civic Campus Improvements area
 - e. O-251020-226 - (Second Reading) Ordinance amending Chapter 47, Park Regulations
 - f. R-251103-312- Resolution approving pay request no. 11 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$366,353.09
 - g. R-251103-313 - Resolution approving pay request no. 11 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the

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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amount of \$21,700.16

- h. R-251103-314- Resolution approving pay request no. 3 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$259,975.68
- i. R-251103-315- Resolution releasing a Request for Proposals seeking a commercial tenant for a City-owned building/site at 401 2nd Street NE
- j. R-251103-316- Resolution authorizing staff to seek competitive quotes for the Eagle Park Parking Lot Project
- k. R-251103-317- Resolution approving pay request no. 7 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$375,916.79
- l. R-251103-318- Resolution approving pay request no. 3 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$389,755.70

7. **Public Hearing**

- a. Public Hearing for the BFSD Public Infrastructure Storm Sewer Facilities Project
- b. Public Hearing on the plans and specifications, form of contract, and estimated cost for the Boardwalk at Lake Petocka project (AKA the Garden project)
- c. 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
- d. 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
- e. Public Hearing to consider adoption of the Pleasantview Park Master Plan

8. **Action Items**

- a. R-251103-319- Resolution approving the Future Land Use Map Amendment for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential
- b. O-251103-227 - (First Reading) Ordinance rezoning land from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020
- c. R-251103-320- Resolution adopting the Pleasantview Park Master Plan
- d. R-251103-321- Resolution rejecting all bids for The Garden Project

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9. Discussion Items -
 - a. Update on Water Treatment Plant Development
 - b. Discussion regarding Physicals and Drug Testing
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

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

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

Item No. 5.a.
For Meeting of 11/3/2025
Presentation

TITLE: Adoption Month Proclamation

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Bondurant Celebrates Adoption Month 2025

Whereas, the City of Bondurant, Iowa recognizes the importance of giving children permanent, safe and loving families through adoption; and

Whereas, over 77,000 children in the United States foster care system are waiting for permanency with a family that can help them thrive; and

Whereas, more than 15,000 teens will be transitioning to adulthood this year have an especially urgent need for adoptive families or permanent connections to caring adults; and

Whereas, November is a special time of thanks and public awareness for adoptive families and the Iowa Department of Health and Human Services, Four Oaks Family and Children's Services, and the numerous individuals, public organizations and private agencies who work diligently to make sure every child has a safe and stable home; and

Whereas, every successful adoption is a success story in which all Bondurant residents can share; and

Whereas, the City of Bondurant's future depends on our commitment to helping all children develop to their full potential;

Now, therefore, I, Doug Elrod, by virtue of the authority vested in me as Mayor of Bondurant, Iowa, do hereby proclaim November 2025 as Adoption Month in the City of Bondurant and urge all citizens to learn more about ways we can positively support youth in our community.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: This is a proclamation.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 2025 Bondurant Adoption Month Proclamation

Proclamation

BONDURANT CELEBRATES ADOPTION MONTH

Whereas, the City of Bondurant, Iowa recognizes the importance of giving children permanent, safe and loving families through adoption; and

Whereas, over 77,000 children in the United States foster care system are waiting for permanency with a family that can help them thrive; and

Whereas, more than 15,000 teens will be transitioning to adulthood this year have an especially urgent need for adoptive families or permanent connections to caring adults; and

Whereas, November is a special time of thanks and public awareness for adoptive families and the Iowa Department of Health and Human Services, Four Oaks Family and Children's Services, and the numerous individuals, public organizations and private agencies who work diligently to make sure every child has a safe and stable home; and

Whereas, every successful adoption is a success story in which all Bondurant residents can share; and

Whereas, the City of Bondurant's future depends on our commitment to helping all children develop to their full potential.

Now, therefore, I, Doug Elrod, by virtue of authority, vested in me as Mayor of Bondurant, Iowa, do hereby proclaim November 2025 as Adoption Month in the City of Bondurant and urge all citizens to learn more about ways we can positively support youth in our community.



Doug Elrod, Mayor

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
October 20, 2025
Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:13 PM and declared a
quorum.

3. Abstentions declared

Council Member Driscoll will abstain from item #8e.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

None.

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

**A virtual meeting was offered.*

- 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 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

**A virtual meeting was offered.*

- 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 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
Motion by Pfeffer, seconded by Cox, to Approve the Consent Agenda. Roll Call: Ayes: Cox, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

7. **Public Hearing**

- a. Public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan

**A virtual meeting was offered.*

Council Member Sillanpaa departed at 06:27 PM.

Mayor Elrod opened the public hearing at 06:29 PM.

The plan, prepared by Confluence on behalf of the Watershed Management Authority (WMA) and Polk County Public Works, provides a regional framework for addressing watershed-scale challenges such as flood mitigation, water quality, habitat preservation, and recreation connectivity. City Administrator Oliver noted that while the plan is not a City-prepared document, it complements Bondurant's existing long-range plans and offers valuable guidance for future greenway and stormwater initiatives.

Mayor Elrod closed the public hearing at 06:36 PM.

8. Action Items

- a. R-251020-306- Resolution approving the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats
Motion by Cox, seconded by Driscoll, to Approve R-251020-306. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- b. R-251020-307- Resolution approving the Bondurant-Farrar Community School District Elementary School Site Plan
Motion by Cox, seconded by Driscoll, to Approve R-251020-307. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- c. R-251020-308- Resolution adopting the Mud, Camp, Spring Creeks Greenway Master Plan
Motion by Driscoll, seconded by Cox, to Approve R-251020-308. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- d. O-251020-226 - (First Reading) Ordinance amending Chapter 47, Park Regulations
Motion by Driscoll, seconded by Pepper, to Approve the first reading of O-251020-226. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- e. R-251020-309- Resolution approving Bondurant Soccer Club Lease

Due to Council Member Sillanpaa needing to depart early and Council Member Driscoll abstaining, this item was moved up on the agenda for consideration immediately following the consent agenda.

**A virtual meeting was offered.*

Motion by Cox, seconded by Pepper, to Approve R-251020-309. Roll Call:
Ayes: Cox, Pepper, Sillanpaa. Nays: None. Abstain: Driscoll. Absent:
McKenzie. Motion carried 3-0.

9. Discussion Items -

a. Water Wheeling Agreement

Assistant City Administrator Jess provided an overview of the Water Wheeling Agreement with Des Moines Water Works (DMWW) and the City's proposed cost recovery framework. The agreement allows DMWW to deliver water through a portion of Bondurant's distribution system, and the updated approach formalizes a fair and transparent method for recovering both operational and capital costs associated with the service. The analysis establishes an annual cost recovery of \$315,327.56 for FY2025, based on proportional system use and depreciation. The method will be reviewed and updated annually to reflect changes in usage, rates, and system valuation.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Bluejay Landing Park comments.

b. Council Members

Driscoll - Bondu Spooktacular comments, BRAVO update, school addition, Developer Conference this week.

Cox - Business Safe Trick or Treat next week, the next Coffee & Conversation event, and the upcoming Strategic Planning meeting, WRA meeting tomorrow.

Pepper - Absent next meeting.

c. Administrator

Bondu Spooktacular comments, DART update.

d. Directors

Jess - Department update.

Murray - Department update.

Horton - Department update.

Kreuder - Department update.

Hagan - Department update.

Klinker-Feld - Department update.

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

Motion by Driscoll, seconded by Cox, to Move into Closed Session at 07:14 PM. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 07:52 PM.

**A virtual meeting was offered.*

12. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:52 PM. Vote on Motion 3-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on October 20, 2025, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Item No. 6.b.
For Meeting of 11/3/2025
Motion

TITLE: Claims List

CONTACT PERSON:

Jene Jess, Finance Director

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

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Check Register

Packet: APPKT02723 - 10/16/2025 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						
0342	POLK COUNTY PUBLIC WORKS	10/16/2025	Regular	0.00	1,290.00	65088
0387	TREASURER - STATE OF IOWA	10/09/2025	Bank Draft	0.00	12,339.04	DFT0004252
0387	TREASURER - STATE OF IOWA	10/09/2025	Bank Draft	0.00	2,121.89	DFT0004253
2433	WEX BANK	10/08/2025	Bank Draft	0.00	4,466.19	DFT0004254
1069	FIRST NATIONAL BANK OMAHA	10/07/2025	Bank Draft	0.00	1,219.27	DFT0004255

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	1	0.00	1,290.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	4	4	0.00	20,146.39
EFT's	0	0	0.00	0.00
	7	5	0.00	21,436.39

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	21,436.39
			<u>21,436.39</u>



Check Register

Packet: APPKT02726 - 10/21/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	10/21/2025	AP Automation	0.00	89.10	APA001272
2705	AMAZON CAPITAL SERVICES	10/21/2025	AP Automation	0.00	2,083.11	APA001273
0969	AMERICAN PLUMBING SUPPLY CO	10/21/2025	AP Automation	0.00	72.90	APA001274
2905	ARMOR EQUIPMENT	10/21/2025	AP Automation	0.00	628.79	APA001275
2687	AT&T MOBILITY	10/21/2025	AP Automation	0.00	1,056.70	APA001276
3014	BEAR CREEK ARCHEOLOGY, INC	10/21/2025	AP Automation	0.00	19,417.39	APA001277
1537	BOUND TREE MEDICAL LLC	10/21/2025	AP Automation	0.00	2,503.09	APA001278
0577	CAPITAL CITY EQUIPMENT	10/21/2025	AP Automation	0.00	184.05	APA001279
1228	CINTAS CORPORATION #762	10/21/2025	AP Automation	0.00	75.32	APA001280
1321	CONSTRUCTION & AGGREGATE PRO	10/21/2025	AP Automation	0.00	137.00	APA001281
2075	CORE & MAIN LP	10/21/2025	AP Automation	0.00	225.00	APA001282
2525	DINGES FIRE COMPANY	10/21/2025	AP Automation	0.00	1,250.00	APA001283
0459	GALLS LLC	10/21/2025	AP Automation	0.00	94.36	APA001284
1525	GANNETT MEDIA CORP	10/21/2025	AP Automation	0.00	1,985.46	APA001285
0193	HAWKEYE TRUCK EQUIPMENT	10/21/2025	AP Automation	0.00	1,083.00	APA001286
2111	HEIMAN FIRE EQUIPMENT	10/21/2025	AP Automation	0.00	1,909.00	APA001287
2931	HENRY ROBERT VEENSTRA JR.	10/21/2025	AP Automation	0.00	4,650.00	APA001288
2388	HOTSY CLEANING SYSTEMS	10/21/2025	AP Automation	0.00	432.00	APA001289
2754	HR GREEN, INC.	10/21/2025	AP Automation	0.00	25,370.15	APA001290
0230	IOWA ONE CALL	10/21/2025	AP Automation	0.00	177.50	APA001291
1062	IOWA PRISON INDUSTRIES	10/21/2025	AP Automation	0.00	33.60	APA001292
2223	IMAGE 360	10/21/2025	AP Automation	0.00	115.00	APA001293
2125	IMS ALLIANCE	10/21/2025	AP Automation	0.00	20.50	APA001294
2937	INGRAM LIBRARY SERVICES	10/21/2025	AP Automation	0.00	2,373.50	APA001295
0904	INTERSTATE BATTERY	10/21/2025	AP Automation	0.00	157.95	APA001296
2619	KONICA MINOLTA PREMIER FINANCI	10/21/2025	AP Automation	0.00	233.35	APA001297
2619	KONICA MINOLTA PREMIER FINANCI	10/21/2025	AP Automation	0.00	300.53	APA001298
2957	LANDSCAPE TECHNOLOGIES LLC	10/21/2025	AP Automation	0.00	2,315.00	APA001299
0277	MARTIN MARIETTA MATERIALS	10/21/2025	AP Automation	0.00	776.42	APA001300
0842	MENARDS - ALTOONA	10/21/2025	AP Automation	0.00	411.48	APA001301
2409	MERCY NORTH PHARMACY	10/21/2025	AP Automation	0.00	131.06	APA001302
1019	MUNICIPAL EMERGENCY SERVICES	10/21/2025	AP Automation	0.00	245.90	APA001303
0251	MICROBAC LABORATORIES, INC	10/21/2025	AP Automation	0.00	175.00	APA001304
0599	MICROMARKETING LLC	10/21/2025	AP Automation	0.00	161.20	APA001305
2100	MIDWEST TAPE, LLC	10/21/2025	AP Automation	0.00	604.88	APA001306
0308	MUNICIPAL SUPPLY, INC.	10/21/2025	AP Automation	0.00	4,594.60	APA001307
1457	OREILLY AUTO PARTS	10/21/2025	AP Automation	0.00	211.81	APA001308
0325	P & P SMALL ENGINES	10/21/2025	AP Automation	0.00	373.98	APA001309
2930	PATRIOT CRITICAL POWER LLC	10/21/2025	AP Automation	0.00	11,919.21	APA001310
0332	PLUMB SUPPLY	10/21/2025	AP Automation	0.00	171.33	APA001311
1612	QUALITY STRIPING INC	10/21/2025	AP Automation	0.00	29,850.00	APA001312
1628	QUICK SUPPLY CO.	10/21/2025	AP Automation	0.00	207.75	APA001313
2835	RELIANT FIRE APPARATUS, INC.	10/21/2025	AP Automation	0.00	1,230.02	APA001314
0564	STOREY KENWORTHY/MATT PARRO	10/21/2025	AP Automation	0.00	84.00	APA001315
1301	STOREY-KENWORTHY COMPANY	10/21/2025	AP Automation	0.00	41.60	APA001316
1534	STRATUS BUILDNG SOLUTIONS IOW.	10/21/2025	AP Automation	0.00	851.56	APA001317
2936	THE PENWORTHY COMPANY LLC	10/21/2025	AP Automation	0.00	174.68	APA001318
2661	THE REINALT - THOMAS CORPORATI	10/21/2025	AP Automation	0.00	987.84	APA001319
2310	TITAN MACHINERY	10/21/2025	AP Automation	0.00	92.00	APA001320
2406	UNIQUE	10/21/2025	AP Automation	0.00	23.30	APA001321
0525	US CELLULAR	10/21/2025	AP Automation	0.00	306.53	APA001322
2595	VENDNOVATION, LLC	10/21/2025	AP Automation	0.00	50.00	APA001323
2231	VERIZON WIRELESS	10/21/2025	AP Automation	0.00	1,798.92	APA001324

Check Register

Packet: APPKT02726-10/21/25 AUTOMATED PAYMENTS

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2887	WOODYS AUTO REPAIR SERVICE BO	10/21/2025	AP Automation	0.00	757.06	APA001325

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	109	54	0.00	125,205.48
	109	54	0.00	125,205.48

AP Automation	109	54	0.00	125,205.48
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	125,205.48
			<u>125,205.48</u>



Check Register

Packet: APPKT02857 - 10/24/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1715	A KINGS THRONE LLC	10/24/2025	AP Automation	0.00	240.00	APA001326
1488	BONDURANT MEN'S CLUB	10/24/2025	AP Automation	0.00	2,000.00	APA001327
0073	BRICK GENTRY P.C.	10/24/2025	AP Automation	0.00	6,720.00	APA001328
0097	CITY OF DES MOINES	10/24/2025	AP Automation	0.00	75,747.30	APA001329
2229	CIVICPLUS, LLC	10/24/2025	AP Automation	0.00	3,675.00	APA001330
0939	OCCUPATIONAL HEALTH CTR OF SW	10/24/2025	AP Automation	0.00	362.00	APA001331
1022	DORSEY & WHITNEY LLP	10/24/2025	AP Automation	0.00	4,029.00	APA001332
2326	EMBARK IT, INC	10/24/2025	AP Automation	0.00	385.00	APA001333
0936	FEH ASSOCIATES, INC.	10/24/2025	AP Automation	0.00	15,479.74	APA001334
1525	GANNETT MEDIA CORP	10/24/2025	AP Automation	0.00	659.18	APA001335
2362	GOVERNMENT FINANCE OFFICERS A	10/24/2025	AP Automation	0.00	380.00	APA001336
2931	HENRY ROBERT VEENSTRA JR.	10/24/2025	AP Automation	0.00	4,550.00	APA001337
2670	HOLIDAY INN DES MOINES AIRPORT	10/24/2025	AP Automation	0.00	237.43	APA001338
2765	I & S GROUP, INC.	10/24/2025	AP Automation	0.00	28,612.55	APA001339
0210	IMWCA	10/24/2025	AP Automation	0.00	8,653.00	APA001340
2805	I-THEE LLC	10/24/2025	AP Automation	0.00	7,500.00	APA001341
0286	METRO WASTE AUTHORITY	10/24/2025	AP Automation	0.00	96,799.06	APA001342
2192	OMNI EMS	10/24/2025	AP Automation	0.00	1,055.35	APA001343
2629	OPN ARCHITECTS	10/24/2025	AP Automation	0.00	17,221.18	APA001344
2691	POLK COUNTY SHERIFF	10/24/2025	AP Automation	0.00	73,616.25	APA001345
0564	STOREY KENWORTHY/MATT PARRO	10/24/2025	AP Automation	0.00	103.50	APA001346
1534	STRATUS BUILDNG SOLUTIONS IOW	10/24/2025	AP Automation	0.00	475.00	APA001347
2227	TYLER TECHNOLOGIES INC	10/24/2025	AP Automation	0.00	693.95	APA001348
1813	UNITYPOINT CLINIC-OCCUPATI MED	10/24/2025	AP Automation	0.00	126.00	APA001349
2706	VALEO NETWORKS	10/24/2025	AP Automation	0.00	3,640.72	APA001350
2706	VALEO NETWORKS	10/24/2025	AP Automation	0.00	15,213.83	APA001351
1161	VEENSTRA & KIMM, INC.	10/24/2025	AP Automation	0.00	245,711.78	APA001352

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	44	27	0.00	613,886.82
	44	27	0.00	613,886.82

AP Automation	44	27	0.00	613,886.82
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	613,886.82
			<u>613,886.82</u>



Payroll Check Register

Checks

Pay Period: 10/6/2025-10/19/2025

Packet: PYPKT00755 - 10/06-10/19/25 PAID ON 10/24/25
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: 10/6/2025-10/19/2025

Packet: PYPKT00755 - 10/06-10/19/25 PAID ON 10/24/25
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	10/24/2025	228.43	107052
ADAMS, CASSANDRA	3148	10/24/2025	228.44	107052
ADKISSON, JENNIFER	3145	10/24/2025	1,184.19	107053
AGANS, PAYTON	1602	10/24/2025	2,017.66	107054
BAAS, JAMIE	4147	10/24/2025	227.34	107055
BAILEY, BOYCE E	7104	10/24/2025	1,356.16	107056
BERGESON, JOHN W	7121	10/24/2025	2,098.72	107057
BRIGGS, ASHTON S	1511	10/24/2025	903.37	107058
CARPENTER, JOHN C	5129	10/24/2025	1,718.10	107059
CASKEY, PARKER	1607	10/24/2025	59.62	107060
CASKEY, PARKER	1607	10/24/2025	139.12	107060
CLAMAN, CATHERINE JO	3146	10/24/2025	393.61	107061
CLAMAN, CATHERINE JO	3146	10/24/2025	262.40	107061
COLLISON, PATRICK F	5103	10/24/2025	2,422.71	107062
CORY, JOHN P	7120	10/24/2025	1,772.14	107063
CRITTENDEN, MATTHEW	1567	10/24/2025	1,695.32	107064
DE LOS SANTOS, JUAN DAVID	7128	10/24/2025	1,614.41	107065
DENHAM, DARIN	7129	10/24/2025	1,518.67	107066
DENNY, KOLE	1585	10/24/2025	327.55	107067
ELLIOTT, KYLE	1568	10/24/2025	336.69	107068
GILSON, DUSTY ALAN	7124	10/24/2025	1,645.60	107069
HAGAN, SHELBY L	5118	10/24/2025	2,884.65	107070
HIGGINS, DAVID P.	7105	10/24/2025	1,639.07	107071
HORTON, JOHN C	7112	10/24/2025	3,867.50	107072
HORTON, JOHN C	7112	10/24/2025	100.00	107072
HUFF, TIMOTHY J	1559	10/24/2025	330.00	107073
HUFF, TIMOTHY J	1559	10/24/2025	1,977.64	107073
ISKE, BLAKE	1600	10/24/2025	604.68	107074
JESS, JENE' N	5123	10/24/2025	3,780.87	107075
KENT, RONALD D	7115	10/24/2025	1,152.43	107076
KING, CHRISTINA M	3143	10/24/2025	629.66	107077
KLINKER-FELD, MICHELL M	3135	10/24/2025	2,755.25	107078
KLUS, KATIE	5134	10/24/2025	1,895.55	107079
KOBER, ANDREW M	1557	10/24/2025	706.74	107080
KREUDER, AARON M	1441	10/24/2025	4,006.61	107081
KRUSE, OSCAR	1586	10/24/2025	742.80	107082
LEINEN, DAVID	1608	10/24/2025	917.59	107083
LIPPERT, COLTON J	1605	10/24/2025	2,602.35	107084
LUING, TIFFANY A	5133	10/24/2025	2,134.60	107085
LUNDQUIST, BRADLEY D	1555	10/24/2025	1,222.62	107086
MARSHMAN, CRAIG A	5125	10/24/2025	2,144.56	107087
MASON, KYLE	1598	10/24/2025	707.98	107088
MATTSON, ELAINE	5135	10/24/2025	1,460.50	107089
MERRILL, SARAH J	1590	10/24/2025	2,623.04	107090
MEYERES, KYLEIGH	1601	10/24/2025	735.49	107091
MILLER, BRODY E	1582	10/24/2025	1,968.04	107092
MURRAY, MARGARET	5126	10/24/2025	3,488.44	107093
OLIVER, MARKETA S	8403	10/24/2025	4,195.24	107094
OLIVER, MARKETA S	8403	10/24/2025	300.00	107094
PEZLEY, ISAAC J	5132	10/24/2025	2,605.35	107095
RAUTERBERG, ANTHONY	1599	10/24/2025	2,954.82	107096

Employee	Employee #	Date	Amount	Number
RETZLAFF, ADAM M	1609	10/24/2025	1,910.67	107097
REYNOLDS, RAY A	1537	10/24/2025	932.00	107098
RICCIO, ANTHONY F	1583	10/24/2025	847.08	107099
SCHINCKE, MEGAN	3137	10/24/2025	1,623.04	107100
SCHINCKE, MEGAN	3137	10/24/2025	100.00	107100
SEXTON, WILLIAM M	7125	10/24/2025	250.00	107101
SEXTON, WILLIAM M	7125	10/24/2025	1,209.47	107101
SIEVE, BENJAMIN JOSHUA	1606	10/24/2025	2,467.96	107102
SIMONI, ANDREW	1604	10/24/2025	300.00	107103
SIMONI, ANDREW	1604	10/24/2025	2,209.32	107103
SOCKNESS TEEPLE, MEGAN E	3147	10/24/2025	250.00	107104
SOCKNESS TEEPLE, MEGAN E	3147	10/24/2025	2,127.76	107104
SPOERRY, DANIELLE M	1527	10/24/2025	1,444.78	107105
SUHR, CARLENE E.F.	3144	10/24/2025	1,532.58	107106
SUMMERS, AANNA N	1575	10/24/2025	2,171.15	107107
SUMMERS, ALAN C	1534	10/24/2025	1,680.79	107108
WELTHA, CLAYTON	1566	10/24/2025	1,234.24	107109



Payroll Check Register Report Summary

Pay Period: 10/6/2025-10/19/2025

Packet: PYPKT00755 - 10/06-10/19/25 PAID ON 10/24/25
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	101,575.16
Total	68	101,575.16



Refund Check Register

Refund Check Detail

UBPKT07497 - 010348606 REFUND DOUBLE PMT

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-03486-06	NICOLE GRAY	10/27/2025	65089	185.13			185.13	Deposit
Total Refunds: 1		Total Refunded Amount:		185.13				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	185.13
Revenue Total:	185.13

General Ledger Distribution

Posting Date: 10/27/2025

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-185.13	Yes
	600-050-2141	APPLIED CREDITS	185.13	
	600 Total:		0.00	
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-185.13	
	999-050-2300	DUE TO OTHER FUNDS	185.13	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Check Register

Packet: APPKT02858 - 10/28/2025 MANUAL PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2705	AMAZON CAPITAL SERVICES	10/28/2025	Regular	0.00	2,313.12	65090
	Void	10/28/2025	Regular	0.00	0.00	65091
0223	IOWA DEPT OF NATURAL RESOURCE	10/28/2025	Regular	0.00	230.00	65092
0343	POLK COUNTY RECORDER	10/28/2025	Regular	0.00	3.00	65093
3018	S.M. HENTGES & SONS INC.	10/28/2025	Regular	0.00	10.00	65094
2404	STORY CONSTRUCTION	10/28/2025	Regular	0.00	100.00	65095
0965	MANATT'S INC.	10/20/2025	Bank Draft	0.00	268,929.39	DFT0004256
3009	STERNQUIST CONSTRUCTION, INC.	10/17/2025	Bank Draft	0.00	384,417.79	DFT0004257
2412	ALLIANCE CONSTRUCTION GROUP	10/20/2025	Bank Draft	0.00	569,328.72	DFT0004258
2336	RYAN COMPANIES US INC.	10/16/2025	Bank Draft	0.00	1,244,614.57	DFT0004259
0965	MANATT'S INC.	10/17/2025	Bank Draft	0.00	377,638.41	DFT0004260
3009	STERNQUIST CONSTRUCTION, INC.	10/01/2025	Bank Draft	0.00	85,606.82	DFT0004261
0144	DES MOINES WATER WORKS	10/27/2025	Bank Draft	0.00	80,986.12	DFT0004262
0144	DES MOINES WATER WORKS	10/27/2025	Bank Draft	0.00	33,809.33	DFT0004263
0416	POSTMASTER	10/02/2025	Bank Draft	0.00	675.32	DFT0004264
2757	GOOGLE LLC	10/06/2025	Bank Draft	0.00	26.71	DFT0004265
1069	FIRST NATIONAL BANK OMAHA	10/16/2025	Bank Draft	0.00	779.45	DFT0004266
0416	POSTMASTER	10/17/2025	Bank Draft	0.00	103.70	DFT0004267
3008	GLOBALPAYMENTS INTEGRATED	10/02/2025	Bank Draft	0.00	23.60	DFT0004268
2254	TCM BANK NA	10/22/2025	Bank Draft	0.00	1,324.84	DFT0004285
2336	RYAN COMPANIES US INC.	10/24/2025	Bank Draft	0.00	2,002,397.56	DFT0004286
2538	IOWA LAND RECORDS	10/22/2025	Bank Draft	0.00	15.00	DFT0004287
1340	KONICA MINOLTA	10/20/2025	Bank Draft	0.00	576.09	DFT0004288
2254	TCM BANK NA	10/22/2025	Bank Draft	0.00	2,165.70	DFT0004290
0291	MIDAMERICAN ENERGY	11/04/2025	Bank Draft	0.00	9,611.45	DFT0004291

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	5	0.00	2,656.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	19	19	0.00	5,063,030.57
EFT's	0	0	0.00	0.00
	26	25	0.00	5,065,686.69

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2025	5,056,075.24
999	POOLED CASH	11/2025	9,611.45
			5,065,686.69



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

Item No. 6.c.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution adopting a Public Art Initiation & Selection Policy

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Katie Klus, Communication & Events Coordinator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The attached resolution adopts the accompanying Public Art Initiation & Selection Policy, which establishes a consistent and transparent process for initiating, reviewing, and approving public art projects in the City of Bondurant.

The City has actively advanced its cultural and placemaking initiatives in recent years, guided by the adopted [Art, Culture, & Wayfinding Plan](#). That plan emphasizes the importance of public art in strengthening community identity, enhancing public spaces, and fostering cultural vibrancy throughout Bondurant. As new developments and infrastructure projects continue to shape the community, the Plan recommends establishing clear policies and procedures to guide how public art is initiated and selected.

The proposed policy directly responds to this need by creating a framework for evaluating public art opportunities. It outlines how projects may be initiated, whether through City Council strategic planning, staff identification, or community partnerships, and establishes fair processes for artist selection through RFQs and RFPs. It also formalizes the Parks & Recreation Board's role in reviewing submissions and making recommendations, ensuring alignment with community values and long-range planning documents before final approval by the City Council.

The Parks & Recreation Board reviewed the proposed policy and voted to recommend approval to the City Council.

FUNDING SOURCE: N/A to approve policy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-310
2. Policy - Public Art Initiation & Selection Policy

CITY OF BONDURANT
RESOLUTION NO. 251103-310

RESOLUTION ADOPTING A PUBLIC ART INITIATION & SELECTION POLICY

WHEREAS the City of Bondurant has actively advanced its cultural and placemaking initiatives in recent years, guided by the adopted Art, Culture, & Wayfinding Master Plan, which emphasizes the importance of public art in strengthening community identity, enhancing public spaces, and fostering cultural vibrancy; AND

WEHREAS the Art, Culture, & Wayfinding Master Plan recommends establishing clear policies and procedures to guide how public art is initiated and selected to ensure projects are consistent, transparent, and aligned with community values and long-range planning documents; AND

WHEREAS the proposed Public Art Initiation & Selection Policy establishes a framework for evaluating public art opportunities, outlining processes for project initiation, artist selection, review, recommendation, approval, and implementation; AND

WHEREAS the Policy defines pathways for project initiation through City Council strategic planning, staff identification, and community partnerships, and provides fair and transparent methods for artist selection through Requests for Qualifications (RFQs), Requests for Proposals (RFPs), or direct engagement where appropriate; AND

WHEREAS the Policy formalizes the Parks & Recreation Board's role as the initial review committee to evaluate proposals and make recommendations to the City Council, ensuring that public art projects are thoughtfully integrated into Bondurant's public spaces and consistent with adopted planning documents; AND

WHEREAS the Parks & Recreation Board reviewed the proposed Public Art Initiation & Selection Policy during its meeting on September 11, 2025, and voted to recommend approval to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Public Art Initiation & Selection Policy is hereby adopted as an official policy of the City of Bondurant.

Passed this 3rd day of November,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



CITY OF BONDURANT

PUBLIC ART INITIATION & SELECTION POLICY

ADOPTED BY RESOLUTION NO. 201006-___ ON OCTOBER 6, 2025

Purpose

The purpose of this policy is to establish a clear and consistent procedure for initiating, selecting, and approving public art projects that reflect the goals and strategies outlined in the City's Art, Culture & Wayfinding Plan. As Bondurant continues to grow its public art collection, this policy will provide clear direction to ensure that projects are thoughtfully developed, aligned with community values, and managed in a transparent manner. This policy ensures creative placemaking, community identity, and consistent aesthetics, while guiding staff, artists, and decision-making bodies through a transparent process. In addition, other long-range planning documents of the City may be referenced, where applicable, to further support the initiation and installation of public art projects.

For the purposes of this policy, Public Art is defined as creative works displayed in public spaces that are intended to enhance the cultural and aesthetic value of the community, encourage development, and contribute to the City's cultural landscape. Public art may take many forms, including but not limited to murals, sculptures, integrated design features, or temporary installations, and is accessible to the public either on City-owned property or through a public art easement.

This policy applies exclusively to the initiation, approval, and installation of public art projects located in spaces where the City has ownership, control, or a formal easement. It does not apply to private art installations located solely on private property without a public access component.

I. Initiation of Public Art Projects

1.1 Alignment with the Master Plan and Other Long-Range Planning Documents

All proposed public art projects must support the guiding principles and implementation opportunities of the City's Art, Culture & Wayfinding Plan or other long-range planning

documents, such as the Comprehensive Plan, Parks & Recreation Master Plan, or Downtown Redevelopment strategies. Projects should contribute to creative placemaking and enhanced public spaces, and may be initiated in response to new developments, infrastructure projects, or community-driven cultural initiatives.

1.2 Pathways for Project Initiation

Public Art is included in the strategic planning process undertaken by the City Council. This provides direction to staff in identifying opportunities for new public art. City staff are then responsible for evaluating potential projects, including identifying available funding sources that may help move a project forward.

In some cases, City staff may pursue external grant funding as part of project development. When required for a grant application, the City Council may be asked to adopt a preliminary resolution of endorsement to demonstrate community support. These resolutions are noncommittal in nature, occurring prior to the review committee process, and serve only to strengthen the City's ability to secure funding. The formal review and approval process outlined in this policy will still take place at a later date when the project is nearing implementation.

While City Council plays the primary role in strategic planning and project initiation, this policy also recognizes that opportunities may arise through recommendations from advisory boards or commissions, proposals from community organizations or neighborhood groups, partnerships with private organizations, and collaborations with regional or state arts and cultural organizations. Even when potential projects are first identified by outside organizations, City staff will seek feedback and direction from the City Council prior to initiating a formal process, ensuring consistency with City priorities and alignment with established planning documents.

2. Artist Selection (RFQ / RFP Process)

Once a public art project has reached the initiation stage and City Council has provided direction to proceed, the next step is to identify the artist or artist team who will carry out the work. Because public art projects vary widely in scale, complexity, and purpose, the City of Bondurant recognizes the importance of selecting artists through a process that is fair, transparent, and appropriate to the needs of each project. The method of artist selection will be determined by City staff in consultation with the project scope, budget, and intended outcomes.

2.1 Determining Solicitation Method. The City of Bondurant recognizes that public art projects vary in scope, scale, and complexity. To ensure a fair and transparent process,

the City will determine the most appropriate method of artist selection based on the needs of each project.

- A Request for Qualifications (RFQ) may be used when the City seeks to identify a pool of qualified artists based on their past work, experience, and interest. This approach is often the most efficient method for producing a shortlist of artists who are well-suited to the project's goals.
- A Request for Proposals (RFP) may be used when the City wishes to solicit specific concepts or designs from artists, such as a sculpture proposal or mural theme. This method is most appropriate when a project requires a more detailed artistic vision to be considered early in the review process.
- For smaller-scale projects, pilot initiatives, or time-sensitive opportunities, the City may engage directly with a qualified artist without conducting a formal RFQ or RFP process. Direct engagement may be appropriate for temporary installations, neighborhood-level projects, or initiatives with limited budgets. In these cases, staff will ensure that the project scope, funding source, and selection rationale are documented to maintain transparency and accountability.

3. Review & Recommendation

3.1 Initial Review Committee Role

After a public art project has been formally initiated and City staff have received one or more artist proposals, the Parks & Recreation Board will serve as the initial review committee (selection panel), consistent with the process outlined in the Art, Culture, & Wayfinding Plan. The Board will evaluate submissions using clearly defined criteria, which generally include:

- Quality and originality;
- Site integration;
- Consistency with the Art, Culture, & Wayfinding Plan and other supporting long-range planning documents;
- Budget and timeline;
- Feasibility, durability, and quality of execution.

These criteria are intended to serve as a general framework for evaluation. They may be refined or supplemented as needed to address the unique goals, site conditions, or funding requirements of specific projects.

Following review, the Parks & Recreation Board will make a recommendation of finalist(s) for consideration by the City Council. Recommendations will be accompanied by a staff

report describing the project's alignment with the City's planning documents, anticipated community impact, and cost estimates.

For public art projects located on the grounds of the Bondurant Community Library, the Library Board of Trustees will serve as the initial review committee in place of the Parks & Recreation Board. This ensures that site-specific context, facility use, and library programming are appropriately considered before advancing recommendations to the City Council.

4. Approval & Implementation

4.1 City Council Approval. After receiving the recommendation of the Parks & Recreation Board (or Library Board, as applicable), along with the accompanying staff report and funding plan, the City Council will review the proposed project. The Council will consider the project's alignment with adopted planning documents, anticipated community impact, and financial feasibility. Upon approval, the City Council will authorize City staff to finalize a contract with the selected artist or artist team.

4.2 Contracting & Installation. Following Council approval, City staff will work with the selected artist to execute a contract. The contract will clearly outline the scope of work, deliverables, schedule, insurance and liability requirements, installation procedures, maintenance obligations, and intellectual property rights, along with any other relevant provisions necessary for successful project completion. Once the contract is executed, the artist will begin work according to the agreed-upon timeline. The project is expected to be completed within the specified time frame and budget, with City staff providing oversight and coordination to ensure that milestones are achieved.

4.3 Maintenance and Conservation. Each approved project must include a maintenance and conservation plan that identifies routine care needs, potential conservation requirements, and strategies for ensuring the longevity of the installation. City staff will verify that maintenance responsibilities are clearly assigned and that resources are available to support the ongoing stewardship of the artwork in accordance with best practices in public art management.

5. Conclusion

By following this process, the City of Bondurant ensures that public art projects are thoughtfully planned, fairly selected, and responsibly maintained, creating lasting works that strengthen community identity and enrich the cultural and aesthetic fabric of the City. This policy is intended to be a living document and may be updated as needed to reflect evolving best practices, community priorities, and long-range planning goals.



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

Item No. 6.d.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution of an Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Civic Campus Improvements area

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve an easement in the Civic Campus area. MidAmerican Energy Company is working to improve their network in the Civic Campus area and will be placing new underground feeder across Hwy 65 and down 2nd St. NE. This is an underground easement across city owned ROW in the SW corner of 2nd St. NE and Hwy 65 in front of A3 Auto. Staff worked with MidAmerican to ensure that there would not be any conflict with our new signal equipment being installed or the area of the gateway signage that will be replaced in the near future.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-311
2. City of Bondurant Easement
3. EASEMENT EXHIBIT

CITY OF BONDURANT
RESOLUTION NO. 251103-311

RESOLUTION APPROVING GRANTING AN EASEMENT TO MIDAMERICAN
ENERGY COMPANY FOR UNDERGROUND ELECTRIC IN THE CIVIC CAMPUS
IMPROVEMENTS AREA

WHEREAS MidAmerican Energy Company is requesting an easement for underground electrical utilities across City-owned right-of-way in the Civic Campus area; AND

WHEREAS the easement agreement was submitted by MidAmerican Energy Company to the City on October 17, 2025; AND

WHEREAS the easement agreement is necessary to help facilitate the upgrades that MidAmerican Energy Company is undertaking in this area in conjunction with the Civic Campus/Certified Site Area Improvements; AND

WHEREAS this easement agreement will not interfere with any of the operation or functionality of city infrastructure; AND

WHEREAS City Staff have reviewed the proposed easement agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the requested MidAmerican Energy Company easement agreement is hereby approved.

Passed this 3rd day of November 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 by and return to: Aaron O'Boyle 515-281-2579
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No. 129092
Work Req. No. 3220424
Project No. DGV213

State of Iowa
County of Polk
Section 32
Township 80 North
Range 22 West of the 5th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this ____ day of _____, _____, by and between City of Bondurant, Iowa, a municipal corporation ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

A parcel of land located in the NW ¼ of Section 32, T80N, R22W of the 5th P.M., Polk County Iowa. Said parcel is described as follows: Beginning at a point on the north section line of said Sec. 32, 162.0 feet east of the NW corner of said Sec 32, thence N 90°00'E 170.17 ft. along said north line, thence S46°57'E 75.2 ft. thence S43°03'W 184.0 ft. thence N46°57'W 108.4 ft. thence S43°00'W 28.35 ft. thence N00°19' West 132.9 ft. to the point of beginning; containing 0.47 acres, exclusive of the present established roads (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on **Exhibit A** attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and other reasonably necessary equipment incident thereto

(collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages,

losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this Easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Easement, it is agreed between the parties that the law of the jurisdiction and location where this Easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.
15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

IN WITNESS WHEREOF, this Easement is executed as of the date first above written.

City of Bondurant, Iowa, a municipal corporation

Signed: _____

Printed: _____

Title: _____

Attest:
Signed: _____

Printed: _____

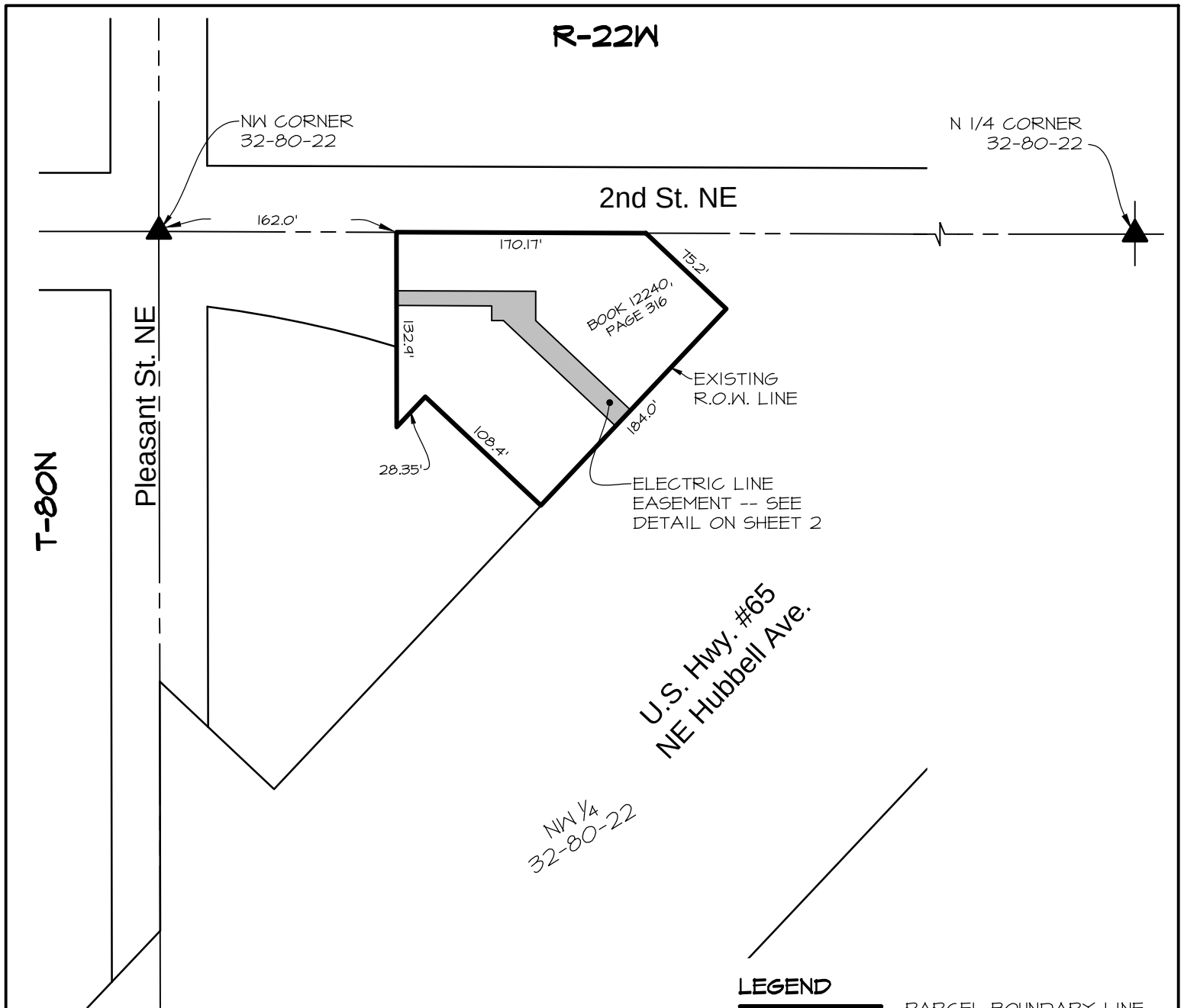
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 2025,
by _____ as _____ of City of
Bondurant, Iowa, a municipal corporation and by _____ as _____
_____ of City of Bondurant, Iowa, a municipal corporation.

Signature of Notary Public



EASEMENT AREA
0.06± ACRE
(2707 SQUARE FEET)

NORTH



LEGEND

- PARCEL BOUNDARY LINE
- SECTION, 1/4 SECTION, & LOT LINE
- 1/4, 1/4 SECTION LINE
- ELECTRIC EASEMENT
- LAND CORNER
- P.O.B. POINT OF BEGINNING

NOTE: SEE SHEET 2 OF 2 FOR PROPERTY & EASEMENT DESCRIPTIONS

DRAWN BY: MMD
CHECKED: PJS
APPROVED:
DATE: 09-08-2025
SCALE: 1" = 100'
APPROVED:

OWNER(S): CITY OF BONDURANT

**POLK COUNTY
SECTION 32,
T-80N, R-22W**

**MIDAMERICAN
ENERGY COMPANY.**

EXHIBIT "A"
SHEET 1 OF 2

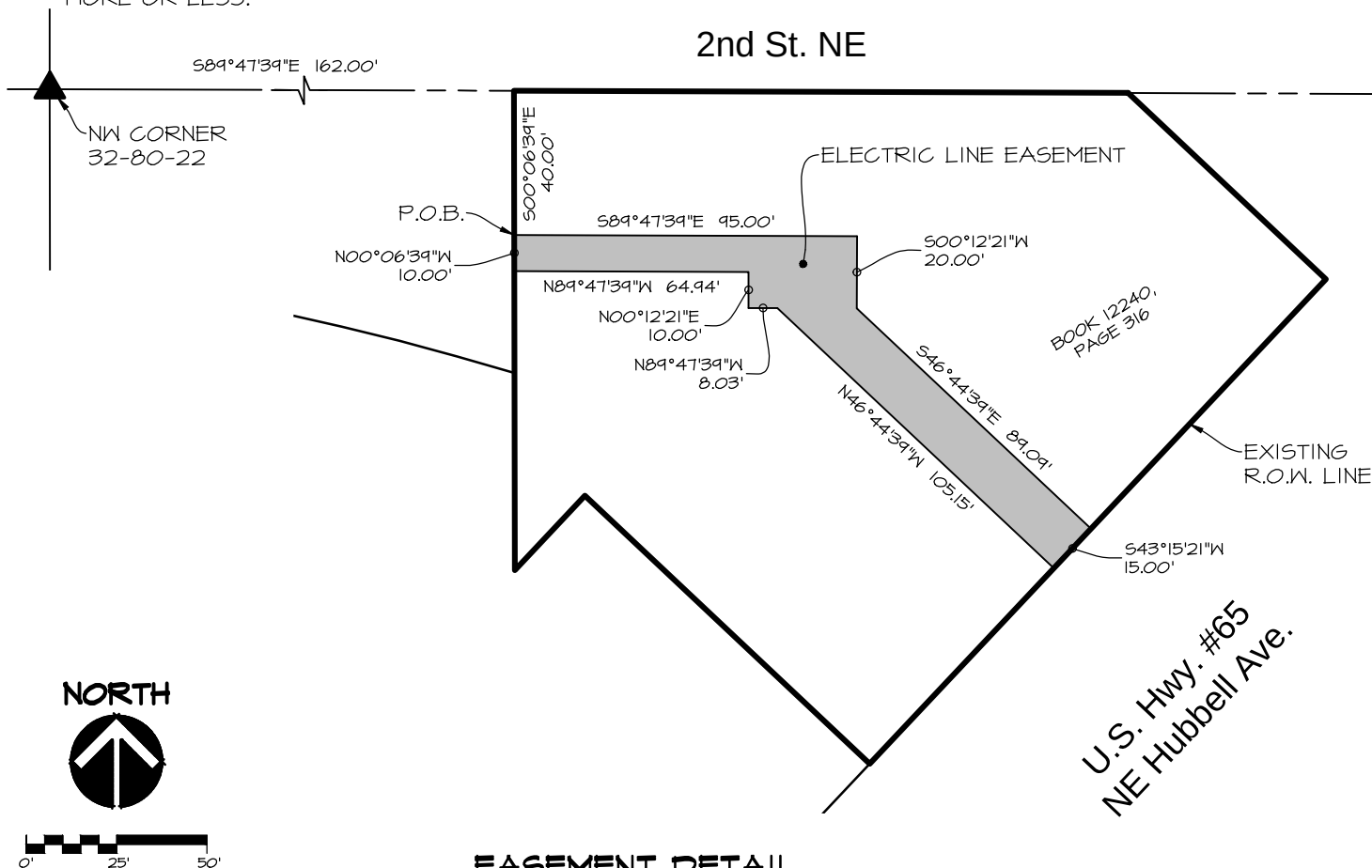
**TRACT NO.
POL-001.000**

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 32, T80N, R22W OF THE 5TH P.M, POLK COUNTY, IOWA. SAID PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SEC. 32, 162.0 FEET EAST OF THE NW CORNER OF SAID SEC. 32, THENCE N90°00'E 170.17 FT. ALONG SAID NORTH LINE, THENCE S46°57'E 75.2 FT. THENCE S43°03'W 184.0 FT. THENCE N46°57'W 108.4 FT. THENCE S43°00'W 28.35 FT. THENCE N00°19'WEST 132.9 FT. TO THE POINT OF BEGINNING; CONTAINING 0.47 ACRES, EXCLUSIVE OF THE PRESENT ESTABLISHED ROADS.

ELECTRIC EASEMENT DESCRIPTION (EASEMENT AREA)

A PIECE OF LAND LOCATED IN THE NW 1/4 OF SECTION 32, T-80N, R-22W OF THE 5TH P.M, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AS A POINT OF REFERENCE AT THE NW CORNER OF SAID SECTION 32; THENCE S89°47'39"E, 162.00 FEET ALONG THE NORTH LINE OF SAID SECTION 32 TO THE NW CORNER OF THE PARCEL DESCRIBED IN BOOK 12240, PAGE 316 OF THE POLK COUNTY RECORDERS OFFICE; THENCE S00°06'39"E, 40.00 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING; THENCE S89°47'39"E, 95.00 FEET TO A POINT; THENCE S00°12'21"W, 20.00 FEET TO A POINT; THENCE S46°44'39"E, 89.09 FEET TO A POINT ON THE NW RIGHT-OF-WAY OF IOWA HIGHWAY #65; THENCE S43°15'21"W, 15.00 FEET ALONG SAID NW RIGHT-OF-WAY TO A POINT; THENCE N46°44'39"W, 105.15 FEET TO POINT; THENCE N89°47'39"W, 8.03 FEET TO A POINT; THENCE N00°12'21"E, 10.00 FEET TO A POINT; THENCE N89°47'39"W, 64.94 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL; THENCE N00°06'39"W, 10.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 0.06 ACRE OR 2707 SQUARE FEET, MORE OR LESS.



DRAWN BY:	MMD
CHECKED:	PJS
APPROVED:	
DATE:	09-08-2025
SCALE:	1" = 50'
APPROVED:	

OWNER(S): CITY OF BONDURANT

POLK COUNTY
SECTION 32,
T-80N, R-22W

MIDAMERICAN
ENERGY COMPANY.

EXHIBIT "A"

SHEET 2 OF 2

TRACT NO.
POL-001.000



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

Item No. 6.e.
For Meeting of 11/3/2025
Ordinance

TITLE: - (Second 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. This is the second reading of the ordinance. The Parks and Recreation Board reviewed the ordinance and had no changes to recommend.

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. 6.f.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving pay request no. 11 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$366,353.09

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to the Council the approval of the attached resolution to approve pay app #11 in the amount of \$366,353.09 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from October 1st through October 24th for the project. All street paving east of the highway has been completed. Trail and sidewalk work is substantially complete. We are waiting on utility conflicts to get moved before that can be completed. Finish grading and seeding is about 75% complete. Work on Stage 3 has begun and paving work in the Hwy 65 median will begin in the next few weeks. Signal work will happen in conjunction with paving.

The project is approximately 82% completed.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-312
2. Pay Request No. 11

CITY OF BONDURANT
RESOLUTION NO. 251103-312

RESOLUTION APPROVING PAY APPLICATION #11 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$366,353.09

WHEREAS the Civic Campus Improvements Phase 2 Pay Application #11 was submitted on October 24th, 2025; AND

WHEREAS the pay application #11 is for work completed October 1st through October 24th, 2025, for the Civic Campus Phase 2 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #11 to Alliance Construction Group LLC in the amount of \$366,353.09 hereby approved.

Passed this 3rd day of November 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				

**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 11****PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2****Contractor: Alliance Construction Group LLC****Date: 10/23/2025****Original Contract Amount: \$5,251,693.65****Pay Period: Oct 1, 2025 to Oct 23, 2025****BID ITEMS**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	EARTHWORK						
2.01	Clearing and Grubbing	LS	1	1	1	\$9,400.00	\$9,400.00
2.02	Topsoil	CY	22,025	22,025	19,822	\$4.80	\$95,145.60
2.03	Class 10 Excavation	CY	19,620	19,620	18,639	\$7.30	\$136,064.70
2.04	Obliterate Old Roadbed	STA	15.0	15.0	15.0	\$1,200.00	\$18,000.00
2.05	Below Grade Excavation (Core Out)	CY	928	928		\$3.75	\$0.00
2.06	Subgrade Preparation	SY	27,812	27,812	26,421.0	\$2.80	\$73,978.80
2.07	Granular Stabilization	TONS	1,753.0	1,753.0		\$47.75	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,782	2,782		\$2.50	\$0.00
2.09	Modified Subbase	SY	27,812	27,812	22,249.0	\$7.20	\$160,192.80
2.10	Compaction Testing	LS	1	1	1.00	\$14,081.00	\$14,081.00
	SEWERS AND DRAINS						
4.01	Sanitary Sewer, Trenched, 8" PVC, CO1	LF	974	774	744.0	\$50.00	\$37,200.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	1,797	1,797	1,789.5	\$51.50	\$92,159.25
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	826	826	829.0	\$73.00	\$60,517.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	1,857	1,857.0	\$55.00	\$102,135.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	1	1	\$725.00	\$725.00
4.06	Sanitary Sewer Service Stub, 6" PVC, CO1	LF	420	370	339.0	\$41.00	\$13,899.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	2,230	2,230	2,246.1	\$61.00	\$137,012.10
4.08	Storm Sewer, Trenched, RCP, 18"	LF	440	440	440.0	\$62.00	\$27,280.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	543	543	543.0	\$75.00	\$40,725.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	405	405	405.0	\$110.00	\$44,550.00
4.11	Storm Sewer, Trenched, RCP, 42", CO2	LF	1,614	1,606	1,606.0	\$150.00	\$240,900.00
4.12	Pipe Apron, Concrete, 15"	EA	2	2	3	\$2,163.00	\$6,489.00
4.13	Pipe Apron, Concrete, 24"	EA	2	2	2	\$3,030.00	\$6,060.00
4.14	Removal of Culverts	LF	256	256	256.0	\$10.00	\$2,560.00
4.15	Subdrain, Type 1, PVC, 6"	LF	8,446	8,446	7,256.0	\$13.00	\$94,328.00
4.16	Subdrain Cleanouts	EA	7	7		\$450.00	\$0.00
4.17	Subdrain Outlet	EA	72	72	55	\$200.00	\$11,000.00
4.18	Field Tile Repair	LF	400	400	515.0	\$20.00	\$10,300.00
4.19	Beveled Pipe and Guard, 24"	EA	1	1	1	\$2,650.00	\$2,650.00
	WATER MAINS AND APPURTENANCES						
5.01	Water Main, 4" PVC, Trenched, CO3	LF	2,785	2,803	2,803.0	\$21.00	\$58,863.00
5.02	Water Main, 12" PVC, Trenched	LF	4,982	4,982	4,988.0	\$52.50	\$261,870.00
5.03	Gate Valve, 4", CO3	EA	2	6	6	\$1,200.00	\$7,200.00
5.04	Gate Valve, 12"	EA	10	10	10	\$3,600.00	\$36,000.00
5.05	Tapping Sleeve and Valve, 12"	EA	1	1	1	\$6,550.00	\$6,550.00
5.06	Water Service Stubs, 1.5", CO1, CO2	EA	6	4	5	\$1,700.00	\$8,500.00
5.07	Water Service Stubs, 8"	EA	2	2	3	\$3,250.00	\$9,750.00
5.08	Water Service Stubs, 1.5", CO1, CO2	LF	355	240	265.0	\$31.00	\$8,215.00
5.09	Water Service Stubs, 8"	LF	100	100	100.0	\$31.50	\$3,150.00
5.10	Hydrant Assembly	EA	16	16	16	\$6,600.00	\$105,600.00
5.11	Blowoff Assembly	EA	3	3	3	\$1,680.00	\$5,040.00
5.12	Connection to Existing, CO3	EA	2	4	4	\$630.00	\$2,520.00
5.13	Water Main Abandonment	LS	1	1	1	\$450.00	\$450.00

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$5,251,693.65	\$4,096,242.37
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Pleasant St Sanitary and Water Revisions	-\$10,942.23	\$0.00
2	Weston Water Service, 42" Apron	\$9,150.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		-\$1,792.23	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$5,249,901.42	\$4,096,242.37
			Total Completed
Total Materials Stored			\$233,735.83
Total Completed Plus Materials Stored			\$4,329,978.20
Previously Held Retainage @ 5% Prior to July 1, 2025 (based on \$1,489,555.36)			\$74,477.77
Retainage on Work Completed After July 1, 2025 (3%)			\$85,212.69
Total Earned Less Retainage			\$4,170,287.74
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	November 26, 2024 to December 10, 2024	\$31,587.50	
2	December 11, 2024 to January 7, 2025	\$170,649.31	
3	January 8, 2025 to February 7, 2025	\$67,419.36	
4	February 8, 2025 to March 27, 2025	\$505,428.70	
5	March 28, 2025 to April 25, 2025	\$170,057.17	
6	April 26, 2025 to May 21, 2025	\$469,935.55	
7	May 22, 2025 to June 30, 2025	\$416,548.86	
8	July 1, 2025 to July 28, 2025	\$406,372.28	
9	July 29, 2025 to Aug 27, 2025	\$996,607.20	
10	Aug 28, 2025 to Sept 30, 2025	\$569,328.72	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$3,803,934.65
Amount Due This Request			\$366,353.09
Note: The amount \$366,353.09 is recommended for approval for payment in accordance with the terms of the Contract.			
		CONTRACT SUMMARY	
		ORIGINAL CONTRACT AMOUNT	\$5,251,693.65
		TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$5,249,901.42
		THIS PARTIAL PAYMENT	\$366,353.09
		TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$4,170,287.74
		BALANCE	\$1,079,613.68
		PERCENT COMPLETE	82.5%
Recommended By: Veenstra & Kimm, Inc.		Contractor: Alliance Construction Group LLC	
Approved by: City of Bondurant			
Signature		Signature	 Clint Carpenter (Oct 24, 2025 07:05:59 CDT)
Name	William Weber	Name	Clint Carpenter
Title	Project Manager	Title	Project Manager
Date	Oct 23, 2025	Date	Oct 24, 2025
Signature	 John Horton (Oct 24, 2025 07:38:10 CDT)	Signature	 John Horton (Oct 24, 2025 07:38:10 CDT)
Name	JOHN HORTON	Name	JOHN HORTON
Title	Public Works Director	Title	Public Works Director
Date	Oct 24, 2025	Date	Oct 24, 2025



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

Item No. 6.g.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving pay request no. 11 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$21,700.16

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to the Council the approval of the attached resolution to approve pay app #11 in the amount of \$21,700.16 related to the Civic Campus Improvements Phase 1 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from August 27th through October 24th, 2025, for the project. The contractor is working to finish out Phase 1. There is some grading that has to wait until Mid-American energy removes utility poles for a project they are working on.

Phase 1 of this project is now substantially complete about 95%

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-313 pay app #11 to McAninch Corp for Civic Campus Phase 1 Improvements-MO
2. 428119-1 Partial Payment No. 11 (Civic Campus Phs 1)_encrypted_

CITY OF BONDURANT
RESOLUTION NO. 251103-313

RESOLUTION APPROVING PAY APPLICATION #11 TO MCANINCH CORPORATION
FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN THE AMOUNT
OF \$21,700.16

WHEREAS the Civic Campus Improvements Phase 1 Pay Application #11 was submitted on October 24th, 2025; AND

WHEREAS the pay application #11 is for work completed August 27th through October 24th, 2025, on the Civic Campus Phase 1 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #11 to McAninch Corporation in the amount of \$21,700.16 is hereby approved.

Passed this 3rd day of November 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				



PARTIAL PAYMENT NO. 11

PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 1 - COURTYARD DRIVE

Date: 10/24/2025

Original Contract Amount:	\$1,627,374.45
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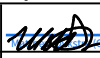
Pay Period: August 27, 2025 to October 24, 2025

BID ITEMS

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Page 61 of 184

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SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,627,374.45	\$1,955,096.91
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Water Main/Services and West Pond Excavation	\$92,795.80	\$0.00
2	West Pond #2 Excavation	\$66,528.28	\$0.00
3	Straw Mulch for Stabilization	\$7,300.50	\$0.00
4	Sanitary Sewer Alignment Adjustment to North of Road	\$259,141.80	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$425,766.38	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,053,140.83	\$1,955,096.91
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$1,955,096.91
Previously Held Retainage @ 5% Prior to July 1, 2025 (based on \$1,685,103.41)			\$84,255.17
Retainage on Work Completed After July 1, 2025 (3%)			\$8,099.81
Total Earned Less Retainage			\$1,862,741.93
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	June 3, 2024 to June 25, 2024	\$99,178.96	
2	June 26, 2024 to July 31, 2024	\$389,397.52	
3	Aug 1, 2024 to Aug 30, 2024	\$382,055.49	
4	Aug 31, 2024 to Oct 28, 2024	\$86,198.96	
5	Oct 29, 2024 to Dec 11, 2024	\$6,935.74	
6	Dec 12, 2024 to March 28, 2025	\$66,373.08	
7	March 29, 2025 to April 29, 2025	\$305,400.79	
8	April 30, 2025 to June 11, 2025	\$265,307.70	
9	June 12, 2025 to June 30, 2025	\$222,624.72	
10	July 1, 2025 to August 26, 2025	\$17,568.81	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$1,841,041.77
Amount Due This Request			\$21,700.16
Note: The amount \$21,700.16 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$1,627,374.45	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$2,053,140.83	
THIS PARTIAL PAYMENT		\$21,700.16	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$1,862,741.93	
BALANCE		\$190,398.90	
PERCENT COMPLETE		95.2%	
Recommended By: Veenstra & Kimm, Inc.		Contractor: McAninch Corporation	Approved by: City of Bondurant
Signature		Signature	 Oct 24, 2025 17:31:27 EDT
Name	William Weber	Name	Matt Dykstra
Title	Project Manager	Title	Executive VP
Date	Oct 24, 2025	Date	10/24/25
Signature		Signature	 John Horton (Oct 27, 2025 07:38:39 CDT)
Name		Name	JOHN HORTON
Title		Title	Public Works Director
Date		Date	Oct 27, 2025



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

Item No. 6.h.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving pay request no. 3 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$259,975.68

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #3 in the amount of \$259,975.68 related to the BFSD Truman Dr. Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from October 1st through October 24th for the project. Mass grading for the new roadway has been completed, and the underground infrastructure installation has been completed. Paving preparation should begin the week of October 27th.

FUNDING SOURCE: RUT Funds/Street Assessment

STAFF RECOMMENDATION: Staff would recommend approval of the resolution

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-314
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 251103-314

RESOLUTION APPROVING PAY APPLICATION #3 TO STERNQUIST
CONSTRUCTION FOR THE BFSB TRUMAN DR. PROJECT IN THE AMOUNT OF
\$259,975.68

WHEREAS the BFSB Truman Dr. Project Pay Application #3 was submitted on October 24th, 2025; AND

WHEREAS the pay application #3 is for work completed October 1st through October 24th, 2025, on the BFSB Truman Dr. Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #3 to Sternquist Construction in the amount of \$259,975.68 hereby approved.

Passed this 3rd day of November 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				

ESTIMATE OF CONSTRUCTION COMPLETED							
PARTIAL PAYMENT NO. 3							
PROJECT TITLE: BFSF PUBLIC INFRASTRUCTURE - TRUMAN DRIVE PROJECT							
Contractor: Sternquist Construction				Date: 10/24/2025			
Original Contract Amount:		\$2,213,451.84					
Pay Period: Oct 1, 2025 to Oct 24, 2025							
BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
DIVISION 2 - EARTHWORK							
2.01	Topsoil	CY	7,900	7,900	3950	\$10.20	\$40,290.00
2.02	Class 10 Excavation	CY	8,812	8,812	8812	\$4.08	\$35,952.96
2.03	Below Grade Excavation (Core Out)	SY	375	375		\$8.16	\$0.00
2.04	Subgrade Preparation	SY	11,252	11,252		\$2.81	\$0.00
2.05	Granular Stabilization	TONS	709	709		\$48.45	\$0.00
2.06	Subgrade Treatment, Geogrid	SY	1,125	1,125		\$2.03	\$0.00
2.07	Modified Subbase	SY	11,252	11,252		\$11.13	\$0.00
2.08	Compaction Testing	LS	1	1	0.66	\$5,100.00	\$3,366.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Sanitary Sewer Repair, #1	LS	1	1	1	\$6,669.78	\$6,669.78
4.02	Storm Sewer, Trenched, RCP, 15"	LF	1,285	1,285	1285	\$56.40	\$72,474.00
4.03	Storm Sewer, Trenched, RCP, 18"	LF	620	620	620	\$59.29	\$36,759.80
4.04	Storm Sewer, Trenched, RCP, 24"	LF	1,584	1,584	1156	\$86.93	\$100,491.08
4.05	Storm Sewer, Trenched, RCP, 30"	LF	400	400		\$105.08	\$0.00
4.06	Storm Sewer, Trenched, RCP, 36"	LF	286	286		\$143.35	\$0.00
4.07	Pipe Apron, Concrete, 24"	EA	1	1	1	\$3,191.58	\$3,191.58
4.08	Pipe Apron, Concrete, 36"	EA	1	1		\$4,215.66	\$0.00
4.09	Subdrain, Type 1, PVC, 6"	LF	3,820	3,820		\$17.95	\$0.00
4.10	Subdrain Cleanouts	EA	6	6		\$855.78	\$0.00
4.11	Subdrain Outlet	EA	38	38		\$204.00	\$0.00
4.12	Field Tile Repair	LF	400	400	110	\$30.67	\$3,373.70
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	333	333	252	\$81.99	\$20,661.48
5.02	Water Main, 12" PVC, Trenched	LF	1,961	1,961	1949	\$61.93	\$120,701.57
5.03	Gate Valve, 8"	EA	5	5	3	\$2,417.40	\$7,252.20
5.04	Gate Valve, 12"	EA	8	8	7	\$4,156.50	\$29,095.50
5.05	Hydrant Assembly	EA	7	7	6	\$8,221.20	\$49,327.20
5.06	Flushing Device (Blowoff)	EA	1	1	2	\$2,954.94	\$5,909.88
5.07	Connection to Existing	EA	1	1		\$8,320.14	\$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-401, 48" Dia	EA	3	3		\$4,499.22	\$0.00
6.02	Storm Sewer Manhole, SW-401, 60" Dia	EA	2	2	3	\$6,500.46	\$19,501.38
6.03	Storm Sewer Intake, SW-508	EA	16	16	16	\$5,801.76	\$92,828.16
6.04	Storm Sewer Intake, SW-509	EA	4	4	4	\$6,960.48	\$27,841.92
6.05	Storm Sewer Intake, SW-512, 24"	EA	1	1	1	\$2,872.32	\$2,872.32
6.06	Storm Sewer Intake, SW-513, 60"x60"	EA	1	1		\$11,242.44	\$0.00
6.07	Storm Sewer Manhole, Conflict Structure	EA	1	1	1	\$17,386.92	\$17,386.92

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$2,213,451.84	\$752,577.62
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Potholing/Clearing and Grubbing	\$7,700.00	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$7,700.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,221,151.84	\$752,577.62
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$752,577.62
Retainage (3%)			\$22,577.33
Total Earned Less Retainage			\$730,000.29
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	July 7, 2025 to Sept 2, 2025	\$85,606.82	
2	Sept 3, 2025 to Sept 30, 2025	\$384,417.79	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$470,024.61
Amount Due This Request			\$259,975.68
Note: The amount \$259,975.68 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$2,213,451.84	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$2,221,151.84	
THIS PARTIAL PAYMENT		\$259,975.68	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$730,000.29	
BALANCE		\$1,491,151.55	
PERCENT COMPLETE		33.9%	
Recommended By:		Contractor:	
Veenstra & Kimm, Inc.		Sternquist Construction	
Approved by:		City of Bondurant	
Signature		Signature	
Name	William Weber	Name	Nick Waterhouse
Title	Project Manager	Title	Estimator
Date	Oct 24, 2025	Date	Oct 24, 2025
Signature		Signature	
Name	John Horton	Name	John Horton
Title	Public Works Director	Title	Public Works Director
Date	Oct 27, 2025	Date	Oct 27, 2025



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

Item No. 6.i.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution releasing a Request for Proposals seeking a commercial tenant for a City-owned building/site at 401 2nd Street NE

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the release of the also-attached Request for Proposals (RFP) seeking a commercial tenant for the City-owned property at 401 2nd Street NE. The attached RFP is in draft form and will be finalized on November 4th prior to posting it on the City's website.



The site includes a 4,365-square-foot building on approximately an acre of land in the eastern portion of the Grain District. The property's reuse represents a key opportunity to activate a prominent gateway location and support nearby public and private investments, including Silo Commons and the Chichaqua Valley Trail extension.

Releasing this RFP is consistent with the City's long-range planning efforts. Chapter 7 of the Building Bondurant Comprehensive Plan identified the need for the Grain District Downtown Redevelopment Plan, which envisions an active use toward this eastern portion of the Grain District. The release of this RFP advances that vision by

encouraging adaptive reuse and new commercial activity that will strengthen downtown connectivity and economic vitality.

The RFP outlines a transparent process to identify a single tenant for a ten-year lease period. The selected tenant would be responsible for making all necessary building and site upgrades to bring the property into compliance with applicable codes and to prepare it for its proposed use. Proposals will be evaluated based on the following criteria: Business Compatibility & District Activation; Investment & Improvement Plan; Operational Plan; Collaboration & Community Partnerships; Experience & Qualifications; and Financial Proposal.

The City purchased 401 2nd Street NE in December 2023 to eliminate the former industrial use on the site and to provide the space necessary for the extension of the Chichaqua Valley Trail along the former railroad corridor south of the building. Staff believes retaining ownership of the property and leasing the site, rather than selling it, is in the City's best interest for several reasons: (1) a right of first refusal exists on the ground; (2) City ownership allows continued oversight of the tenant use to ensure it contributes to early activation of this key area of the Grain District; and (3) maintaining control positions the City to adapt the site in the future as the Grain District further develops. For example, the Grain District Downtown Redevelopment Plan identifies potential hotel and condominium development in the nearby six-pack silos where future parking needs will need to be evaluated.

FUNDING SOURCE: N/A to release RFP

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-315
2. 401 2nd Street, NE RFP

CITY OF BONDURANT
RESOLUTION NUMBER 251103-315

RESOLUTION RELEASING A REQUEST FOR PROPOSALS SEEKING A
COMMERCIAL TENANT FOR A CITY-OWNED BUILDING/SITE AT 401 2ND STREET
NE

WHEREAS the City of Bondurant owns the property located at 401 2nd Street NE, which includes a 4,365-square-foot building situated on land within the eastern portion of the Grain District; AND

WHEREAS the City Council finds that reactivating this property presents a key opportunity to support the implementation of the Grain District Downtown Redevelopment Plan, which envisions the eastern portion of the district as a vibrant area complementary to the nearby Silo Commons and Chichaqua Valley Trail extension; AND

WHEREAS Chapter 7 of the Building Bondurant Comprehensive Plan identified the need for the Grain District Downtown Redevelopment Plan, and releasing a Request for Proposals (RFP) for a commercial tenant at 401 2nd Street NE is consistent with this long-range planning framework; AND

WHEREAS the attached RFP outlines a transparent process to identify a single tenant to enter into a ten-year lease with the tenant responsible for making all necessary building and site upgrades; AND

WHEREAS, proposals will be evaluated based on the following criteria: Business Compatibility & District Activation; Investment & Improvement Plan; Operational Plan; Collaboration & Community Partnerships; Experience & Qualifications; and Financial Proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Request for Proposals (RFP) for a commercial tenant at 401 2nd Street NE is hereby approved for release, with proposals due no later than 4:30 p.m. on January 9, 2026.

BE IT FURTHER RESOLVED that City staff are authorized to distribute the RFP, receive and review submissions, and return to the City Council with a recommendation for lease approval following proposal evaluation.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of November 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				



REQUEST FOR PROPOSALS (RFP)
CITY OF BONDURANT
LEASE OPPORTUNITY FOR 401 2ND STREET NE

Introduction

The City of Bondurant is soliciting proposals from businesses interested in leasing the existing structure and site at 401 2nd Street NE, located approximately half a mile west of Highway 65 along 2nd Street NE, one of the City's primary east–west corridors that carries more than 3,000 vehicles per day. The City is seeking one commercial tenant to occupy and activate the 40,822 SF leasable site, which includes a 4,635 SF building that is currently vacant and was most recently used for industrial purposes. The property has a [Grain District Planned Unit Development \(PUD\) District](#) zoning designation as part of the City's efforts to implement the [Grain District Downtown Redevelopment Plan](#). The plan envisions transforming the former 25-acre farming cooperative site adjacent to Bondurant's core into a vibrant, mixed-use destination that brings together business, recreation, and community gathering spaces. The reuse of 401 2nd Street NE represents a key early step in realizing this vision.



Image Above, Left: Google Street View (October 2024) showing 401 2nd Street NE, looking south from 2nd Street NE.
Image Above, Right: Google Street View (September 2024) showing 401 2nd Street NE, from east looking west at Silo Commons.

Located at the northeastern edge of the Des Moines metropolitan area, Bondurant is a rapidly growing community of 9,393 residents as of 2024, reflecting an increase of 2,028 residents since 2020. The community has added more than 4,000 new jobs since 2017, strengthening its economic base and development momentum while expanding its

capacity to support additional commercial retail and services to meet growing local and regional demand.

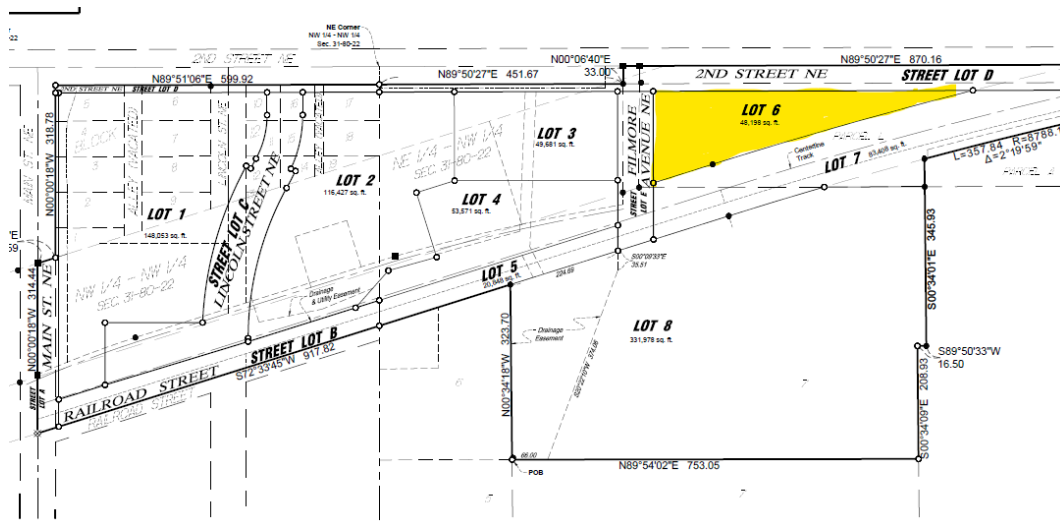


Image Above: Excerpt from Grain District Final Plat showing the location of 401 2nd Street NE.

Area Improvements

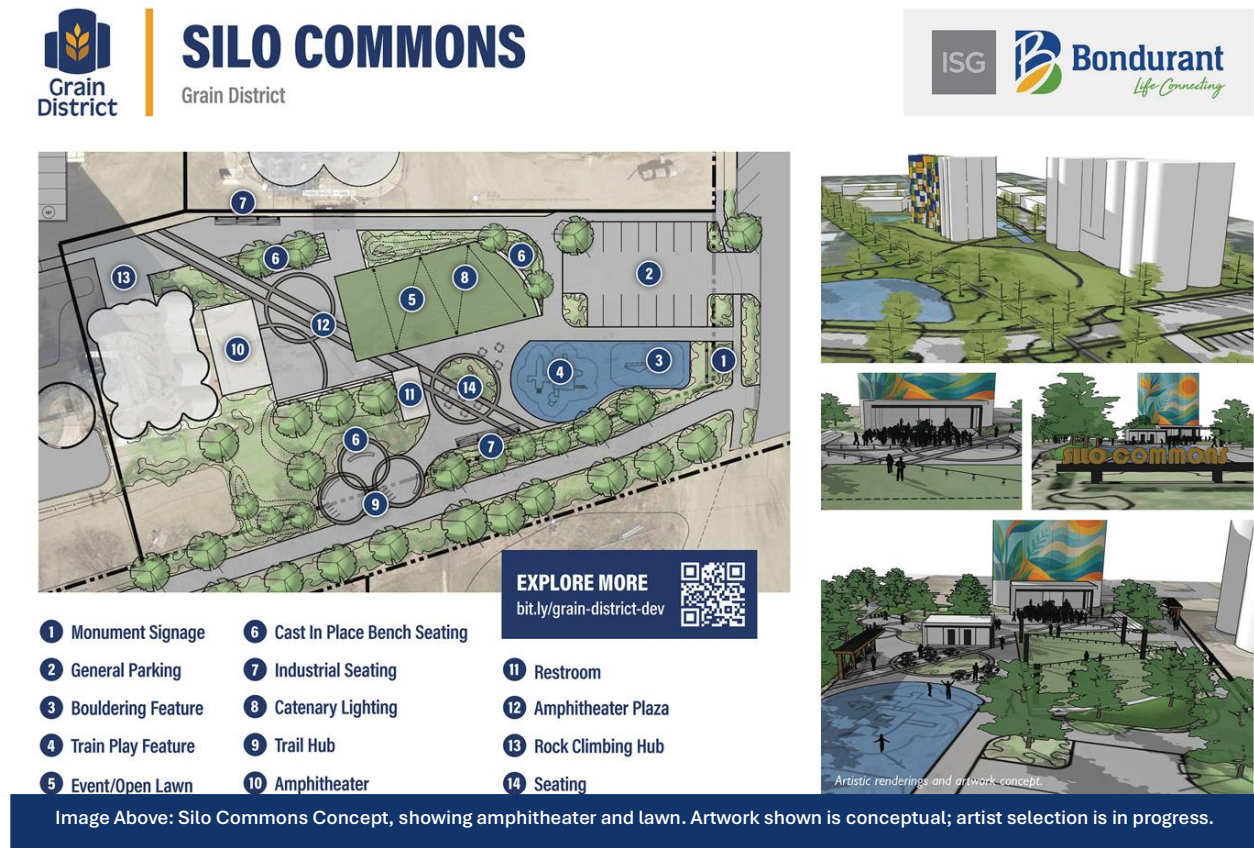
Strategically located within the Eastern Gateway of the Grain District, 401 2nd Street NE is positioned to support and enhance redevelopment throughout the Grain + Main area connecting the Grain District with downtown Bondurant. The site is easily accessed from the 2nd Street NE corridor and sits just north of the nearly complete Chichaqua Valley Trail extension. In 2026, the City will construct Filmore Avenue NE, a new north-south public roadway extending from 2nd Street NE to the trail, along the west side of the property. The project will include on- and off-street public parking spaces. These parking spaces will be available for public use and are intended to serve the broader Grain District area, including visitors to 401 2nd Street NE.

Image at Right:
Grain + Main
Area Map
showing
current and
planned
improvements
within the
Grain District
and downtown
areas.



The adjacent 2nd Street NE corridor will also undergo major improvements from May 2026 through May 2027 as part of the City's 2nd Street NE/Truman Drive NE project, which will serve the new elementary school opening in Fall 2027 along the Truman Drive NE corridor. During construction, one lane of traffic along 2nd Street NE adjacent to 401 2nd Street NE will remain open for the majority of the project, with limited periods of full closure. As part of this work, the City anticipates establishing a 10-foot-wide water main easement along the north property line of 401 2nd Street NE to accommodate new utility infrastructure along the northern extent of the site.

401 2nd Street NE lies just east of Silo Commons, a major public destination anchoring Bondurant's Grain District and scheduled for completion in May 2027. The project will transform the grain silo complex into a vibrant gathering space with an amphitheater, an event lawn for up to 850 attendees, and year-round programming such as concerts, festivals, and markets. Amenities will include a large east-facing mural serving as the amphitheater backdrop, a playground and bouldering area, trail connection, and vertical rock climbing on the north face of the silo. The City has begun the artist selection process for the mural, slated for installation in 2026. The mural will be lit with interactive lighting to enliven the space during both events and everyday use.



401 2nd Street NE is located approximately 400 feet east of [T12 Distillery](#), a key anchor of the Grain District set to open in 2026. As part of its development, T12 Distillery will repurpose the District's westernmost three concrete grain silos for its distillery operations and expand the site to include a welcome area, speakeasy, and patio space. A future phase of the T12 Distillery project envisions the addition of a dedicated event space.

Image at Right: Rendering of T12 Distillery, located about 400 feet west of 401 2nd Street NE. Opening in 2026, T12 will repurpose three historic grain silos for distillery operations and feature a welcome area, speakeasy, patio, and future event space.

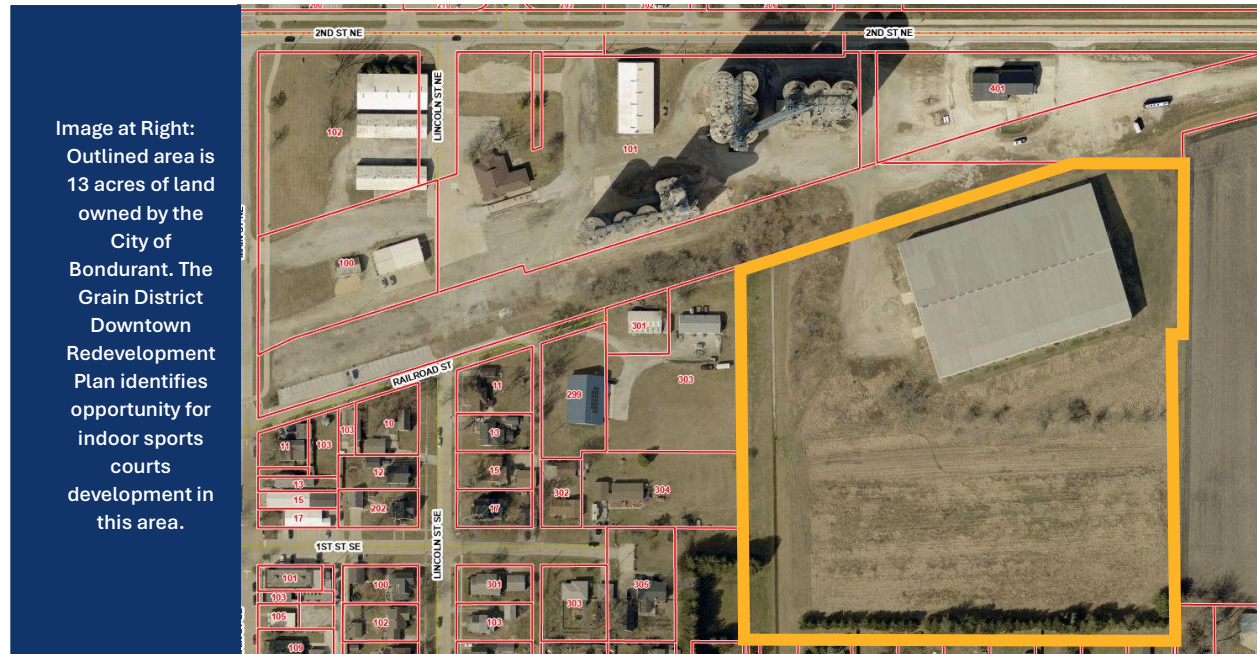


Immediately adjacent to the 401 2nd Street NE site along the Chichaqua Valley Trail extension project toward 2nd Street NE will be Moving Curiously, an interactive public sculpture by artist Joshua Wiener, measuring approximately 13 feet 6 inches high and 30 feet long. Scheduled for installation in 2026, the piece will serve as a visually engaging landmark, adding interest to the eastern gateway of the Grain District.



Image Above: Rendering of Moving Curiously, a large sculpture being installed in 2026 adjacent to 401 2nd St NE.

The City of Bondurant owns 13 acres of land south of the Chichaqua Valley Trail extension project south of 401 2nd Street NE, with access from the upcoming Filmore Avenue NE project. The Grain District Downtown Redevelopment Plan envisions this area as the future site of an indoor sports courts facility designed to attract athletes, spectators, and families to the district. The City plans to begin the developer search process in 2026.



Located within a quarter mile of 401 2nd Street NE along Main Street, The Station project is transforming the former fire station into a Parks and Recreation community event space. Designed to host more than 200 guests, the facility will accommodate City programs and private events such as weddings, parties, and graduations. Renovations are underway and scheduled for completion by June 2026. Its proximity to 401 2nd Street NE offers an opportunity for a nearby restaurant or food-based tenant to serve the growing event market through catering and event services.



Image Above, Left: Exterior rendering of The Station renovation project. The Station is scheduled to open in June 2026.
Image Above, Right: Interior rendering of The Station renovation project. The Station is scheduled to open in June 2026.

The projects highlighted in this section position 401 2nd Street NE at the center of Bondurant's vibrant and character-filled Grain District. With new public amenities, trail connections, established and emerging local businesses, and locally inspired destinations nearby, the site will enjoy steady foot traffic and a welcoming hometown feel. As additional infrastructure and entertainment projects come online, 401 2nd Street NE will offer an ideal opportunity for a tenant to build on the District's growing momentum.

Image at Right: Photo from the Splash Pad Ribbon Cutting on August 13, 2025, at City Park, located within a quarter mile of 401 2nd Street NE.



Image at Right: The Bondurant Farmers Market along Main Street in downtown Bondurant, held Wednesday evenings from May through October.

Grain District Planned Unit Development District

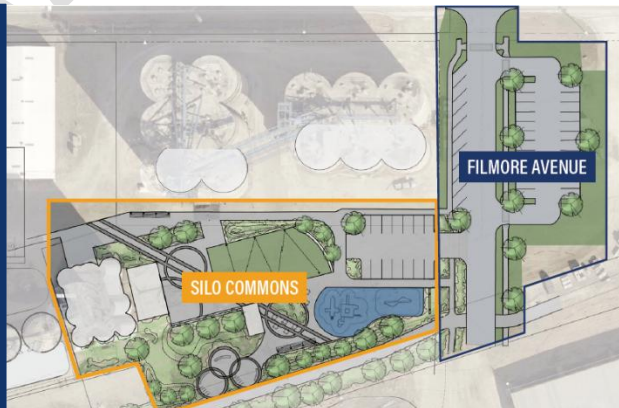
The following is a summary only of the Grain District Planned Unit Development District. The full ordinance and requirements can be found on the City's website here:

[grain_district_pud_ordinance.pdf](#).

- A. **Permitted Uses.** 401 2nd Street NE permits all uses allowed in the C-4 Central Business District ([Section 178.10](#)) and also Indoor Commercial Entertainment Facilities as described in the Grain District PUD.
- B. **Permitted Accessory Uses.** The Grain District PUD encourages the incorporation of outdoor dining as an accessory use wherever it can be feasibly accommodated for restaurants, breweries, Indoor Commercial Entertainment Facilities, and similar establishments. Additionally, outdoor accessory yard games, such as cornhole, bocce ball, horseshoes, etc. are permitted on private property when serving a permitted principal use when shown on a site plan and screening is achieved.
- C. **Bulk Regulations.** Shall comply with bulk regulations of the C-4 District ([Section 178.10](#)).
- D. **Parking – Vehicle & Bicycle Racks.** Parking requirements within the Grain District PUD for developments without upper-story housing are determined on a case-by-case basis, which applies to the 401 2nd Street NE property.

As part of the City's 2026 Filmore Avenue NE construction project, approximately 50 public parking spaces will be constructed along Filmore Avenue NE and on the public parking lots near the leasable area of the 401 2nd Street NE site. These public parking spaces will be available for public use and are intended to serve the broader Grain District area, including visitors to 401 2nd Street NE.

Image at Right: Preliminary concept plan illustrating the Filmore Avenue NE and Silo Commons projects, both scheduled for construction in 2026. The improvements will add approximately 50 public parking spaces along Filmore Avenue NE and in adjacent lots for use by Grain District visitors. 401 2nd Street NE is located immediately east of the Filmore Avenue NE project area.



If a business responding to this RFP would like to establish additional parking spaces on the leasable space at 401 2nd Street NE for exclusive use by the tenant at 401 2nd Street NE, such parking must be paved by the tenant and must be shown on a site plan. No existing gravel space on the leasable 401 2nd Street NE property can be used for parking or drive purposes.

Bicycle racks to be provided by the tenant are required under the Grain District PUD at 401 2nd Street NE. Regardless of code requirements, bike parking is a practical addition given the site's adjacency to the Chichaqua Valley Trail.

- E. **Open Space & Landscaping.** At least 10% of the leasable site will need to be open space. Open space is defined as: any area not covered by a building, structure, parking lot, loading area, driveway, or other similarly paved area. Open space may include sidewalks, trails, pedestrian plazas and patios, and landscaped parking lot islands. If the tenant is proposing additional on-site paved parking spaces, landscaping as detailed in the Grain District PUD will need to be provided.
- F. **Screening.** Trash enclosures shall be screened with opaque screening that is of a material cohesive with the building. See Grain District PUD for full screening requirements.
- G. **Accessory Structures.** See Grain District PUD for accessory building requirements.
- H. **Signage.** See Grain District PUD for signage requirements.
- I. **Building Design Regulations.** The existing building at 401 2nd Street NE is exempt from the Grain District's Eastern Gateway design standards. Visual improvements are encouraged.



Image Above, Left: Image taken during the July 2025 Grain District Groundbreaking Event celebrating the groundbreaking.
Image Above, Right: Image taken during the July 2025 Grain District Groundbreaking Event showing the crowd in attendance.

Details of Eventual Lease for Selected Tenant

The lease opportunity described in this 401 2nd Street NE RFP will be from March 3, 2026 through March 3, 2036, and will be awarded to one business only, with no ability for subleasing. Proposals must be submitted to Maggie Murray, Planning & Community Development Director, no later than 4:30 p.m. on January 9, 2026, via email at planning@cityofbondurant.com.

The selected business will enter into a separate lease agreement with the City of Bondurant, which will address, but is not limited to, the following key terms and responsibilities summarized below.

- **General:**
 - **Term:** 10 years (March 3, 2026 – March 3, 2036), with the potential for a mutually agreed upon extension at the end of the initial term.
 - **Ownership:** The City of Bondurant will retain ownership of the site and structure.
 - **Leasable Site & Structure:** Existing building is 4,635 SF and sits on a 48,198 SF site owned by the City of Bondurant, of which, 40,822 SF is considered as the Leasable Area.
 - **Single-Tenant Restriction:** Only one tenant will be awarded the lease. Subleasing is not permitted.
 - **Condition of Premises at Handover:** The building and site will be delivered in 'as-is' condition at the commencement of the lease. Note that the City has completed asbestos mitigation for the structure.
- **Tenant Responsibilities:**
 - **Code Compliance & Improvements:**
 - The tenant is responsible for all costs associated with bringing the building and site into compliance with applicable codes and for obtaining all required permits. The City of Bondurant has adopted the 2021 International Code Series.
 - The tenant is responsible for ensuring all applicable state and local laws are followed.
 - **Plans & Approvals:**
 - For the selected response: a professional site plan and building permit plans must be prepared by a qualified design professional and approved by the City prior to construction.
 - All improvements must meet City codes and pass all required inspections before occupancy.
 - **Utilities:** Tenant shall pay all utility costs, including electricity, gas, water, sewer, and waste disposal.
 - **Signage:** Tenant is responsible for all signage, including design, fabrication, permitting/fees, installation, maintenance, and removal at

lease end. All signage must comply with the Grain District PUD and City Code and receive City approval prior to installation.

- **Maintenance:** Tenant shall be responsible for:
 - Grounds maintenance, including mowing, landscaping, and snow removal within the Leasable Area
 - Routine building maintenance, repairs, and necessary upgrades to keep the building in safe and operable condition. This includes but is not limited to: structural upkeep (roof, walls, windows, doors); HVAC, plumbing, and electrical system maintenance; necessary interior renovations or modifications to comply with applicable codes; pest control and sanitation measures; ongoing fire and safety compliance in accordance with City regulations; and any repairs required due to damage caused by tenant operations.
- **Insurance & Liability:** The tenant must obtain and maintain general liability insurance for the duration of the lease at coverage levels as required by the City of Bondurant, naming the City as an additional insured and including a non-waiver of the City's governmental immunities provided under Chapter 670 of the Iowa Code. The tenant assumes all liability for business operations conducted on the leased premises, agrees to waive subrogation of any kind against the City, and must indemnify and hold the City harmless from any claims, damages, or expenses arising from its use of the space.
- **Rent:**
 - Anticipated base rent will align with market rates for comparable commercial properties; however, the City may consider temporary reductions during the tenant's renovation period or periods of adjacent public roadway improvements that materially impact access or operations. Rent adjustments may also be considered if the tenant makes a proportional, documented investment that adds long-term value to the property or supports the Grain District's redevelopment goals.
- **Adjacent Public Improvement Projects:**
 - Tenant acknowledges that parking constructed as part of the 2026 Filmore Avenue NE project will remain public parking for shared use within the Grain District.
 - Tenant also acknowledges the proximity of major public improvements—2nd Street NE (2026–2027), Filmore Avenue NE (2026), and Silo Commons (2026–2027), a major public gathering space capable of hosting up to 850 attendees—and agrees to coordinate operations as needed to maintain safe and efficient access during construction and event activity.

Proposal Submission

Those wanting to submit a response must include the following information:

1. **Business Information:** Name, contact details, and business description.
2. **Proposed Use of Building/Site:** Describe how your business will activate the site, energize the Grain District, and draw visitors to the surrounding Grain + Main area. Explain how the proposed use aligns with the Grain District PUD and advances the vision for a vibrant destination that fosters activity, connection, and community life.
3. **Improvement Plan:** Provide a clear description of proposed upgrades, planned investments, and a timeline for bringing the building and site up to code, including an anticipated opening date. Visuals, conceptual renderings, or preliminary site plans are encouraged to illustrate how the improvements will enhance the building and surrounding area. The selected response will be required to submit final professional building permit and exterior site plans for City review and approval prior to commencing renovation work.
4. **Operational Plan:** Describe how the business will operate once open, including hours, staffing, and daily site management. Explain how the use will comply with the “Details of Eventual Lease” summary. Also describe how the proposed use will fully utilize and enhance the improved building and site.
5. **Collaboration & Community Partnership:** Describe how the business will act as a team player within the Grain District, collaborating with local partners, neighboring businesses, and the City to support the district’s ongoing growth and success. Applicants should demonstrate a spirit of cooperation and shared purpose that contributes to a vibrant, connected community while acknowledging nearby public improvement projects. Applicants are also encouraged to share what drew them to this opportunity and how their business will complement the district’s evolving character and collective success.
6. **Experience & Qualifications:** Provide details on the applicant’s relevant background, prior business experience, and demonstrated ability to successfully establish and operate the proposed business. Include examples of comparable projects or operations that highlight the applicant’s capacity to deliver both a successful venture and the scope of improvements outlined in the proposed plan. Applicants should also disclose any previous lease defaults, business closures, or similar challenges, along with a brief explanation of lessons learned or corrective actions taken.
7. **Financial Proposal:** Provide the proposed lease rate, noting that base rent is expected to align with market rates for comparable commercial properties. The City may consider temporary rent reductions during the tenant’s renovation period or during adjacent public roadway improvements that materially impact access or operations. Additional rent adjustments may also be considered if the proposal includes a proportional, documented investment that adds long-term value to the property or supports the Grain District’s redevelopment goals.

Evaluation Criteria

Proposals will be reviewed by the RFP Scoring Committee, which will score and rank submissions before making a recommendation to the City Council. The City reserves the right to request additional information or to conduct interviews with one or more respondents prior to final selection. Final selection and approval of the lease agreement will rest solely with the Bondurant City Council.

Evaluation criteria include:

- **Business Compatibility & District Activation (25 points)**
- **Investment & Improvement Plan (25 points)**
- **Operational Plan (5 points)**
- **Collaboration & Community Partnerships (10 points)**
- **Experience & Qualifications (20 points)**
- **Financial Proposal (15 points)**

Review Timeline

The following is the anticipated RFP response review, selection, and lease timeline:

- **November 4, 2025:** City releases 401 2nd Street NE Lease Opportunity RFP.
- **November 19, 2025 at 10:00 a.m.:** On-site Question & Answer session hosted by the City at 401 2nd Street NE. Planning & Community Development Department Staff and Building Official Staff will be present to answer any code-related questions.
- **January 9, 2026 by 4:30 p.m.:** RFP response deadline.
- **January 20, 2026 (Tuesday meeting):** It is anticipated that the Bondurant City Council will hold a public hearing on this date to consider all proposals received, where the Council may consider a resolution selecting a proposal.
- **March 2, 2026:** Bondurant City Council considers resolution establishing a lease agreement with the selected business.
- **March 3, 2026:** Lease term begins.
- **March 3, 2036:** Lease term ends.

Questions & Inquiries

Questions regarding this Request for Proposals must be submitted in writing only via email to: Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Responses to all received questions will be posted on the City's [website](#).

Alternatively, those with questions may also attend the in-person Question & Answer session being hosted by the City on November 19, 2025 at 10:00 a.m. at 401 2nd Street NE. Planning & Community Development Department Staff and Building Official Staff will be present to answer any code-related questions.

Submission Deadline

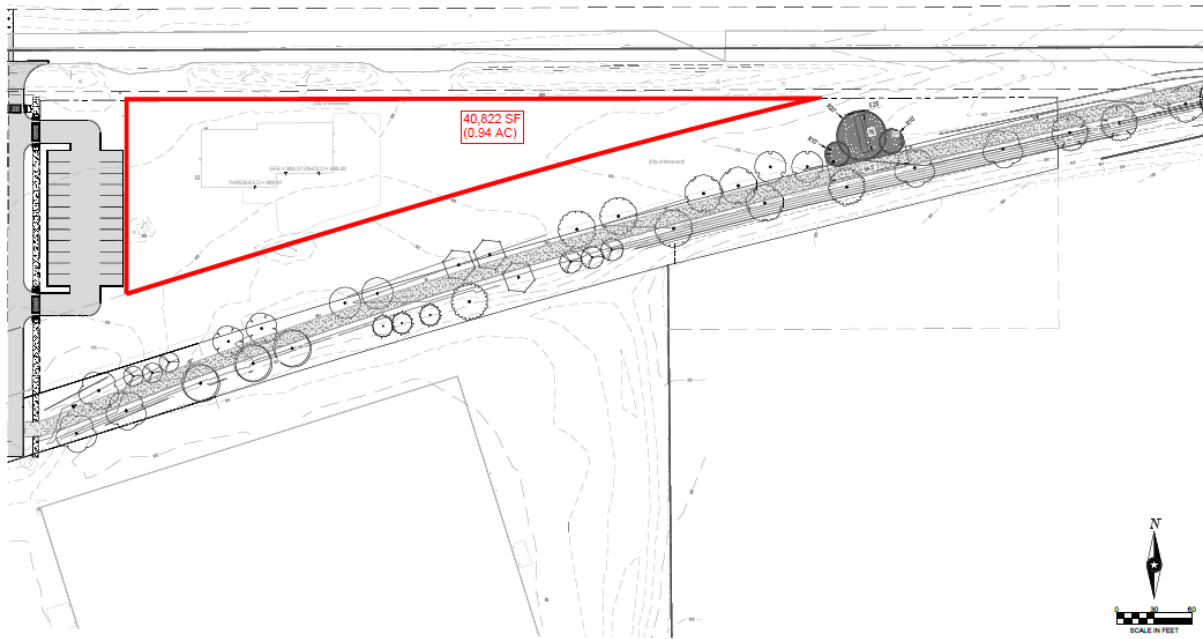
All proposals must be submitted via email on or before 4:30 p.m. on January 9, 2026: Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Late or incomplete submissions will not be considered.

Other General Information

The following general conditions apply to this Request for Proposals and govern all responses submitted to the City of Bondurant.

1. The City reserves the right to reject any or all responses received, to waive informalities or irregularities in any proposal, and to accept the proposal deemed most advantageous to the City.
2. The issuance of this RFP does not obligate the City to award a lease or enter into any agreement. The City reserves the right to cancel or modify this solicitation at any time.
3. Submission of a proposal constitutes acknowledgment that all information contained herein is understood and that the respondent agrees to comply with all terms, conditions, and requirements set forth in this RFP.
4. All materials submitted in response to this RFP become the property of the City of Bondurant and may be used for evaluation or public record purposes as permitted by law. Information submitted in response to this RFP is subject to disclosure under the Iowa Open Records Law (Iowa Code Chapter 22).
5. The City is not responsible for any costs incurred by respondents in preparing or submitting proposals or for any travel or presentation expenses associated with this RFP process.
6. By submitting a proposal, respondents acknowledge that the City of Bondurant may contact non-selected applicants following this RFP process to explore potential opportunities at other locations within the broader Grain + Main area.
7. The City looks forward to receiving proposals that contribute to the continued economic growth and vibrancy of the Grain District and the greater Bondurant community.

Exhibit A: Leasable Area (Red)



ISG

Architecture + Engineering + Environmental + Planning

GRAIN DISTRICT
BOKSHAM, IOWA - 10/26/2025
ISG PROJECT NO. 25-32109

ISGinc.com

Exhibit B: Exterior & Interior Site Photos

View from 401 2nd Street NE south of the building looking west toward Silo Commons, an outdoor amphitheater and lawn space scheduled for construction from 2026 to mid-2027.



View looking north toward the 401 2nd Street NE building.



Interior Image 1



Interior Image 2



Interior Image 3



Exhibit C: Polk County Assessor's Site Information

Location					
Address	401 2ND ST NE				
City	BONDURANT	Zip	50035	Jurisdiction	Bondurant
District/Parcel	231/00048-001-000	Geoparcels	8022-31-126-009	Status	Active
School	Bondurant-Farrar	Nbhd/Pocket	BN01/D	Tax Authority Group	BON-C-BOF-770004
Submarket	Northeast Des Moines	Appraiser	Braxton Peats, 515-286-3839		

Map and Current Photos - 1 Record

Use Cyclomedia Panorama - ☒

Click on parcel to get a new listing

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)

[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF BONDURANT	2023-12-21	19682/434

Legal Description and Mailing Address

-EX PARCEL M BOOK 14493 PAGE 751- & -EX .29 A RD- E 53 RDS NE 1/4 NW 1/4 N OF RY SEC 31-80-22	CITY OF BONDURANT POB 37 BONDURANT, IA 50035-0037
--	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2025 Value	Government	Full	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
M-2	Medium Industrial District		Industrial Heavy

City of Bondurant Website Veenstra & Kimm 515-225-8000 (2014-12-23)

Land

Square Feet	61,703	Acres	1.417	Topography	Blank
Shape	Triangular Apex Rear	Vacancy	Blank	Unbuildable	Blank

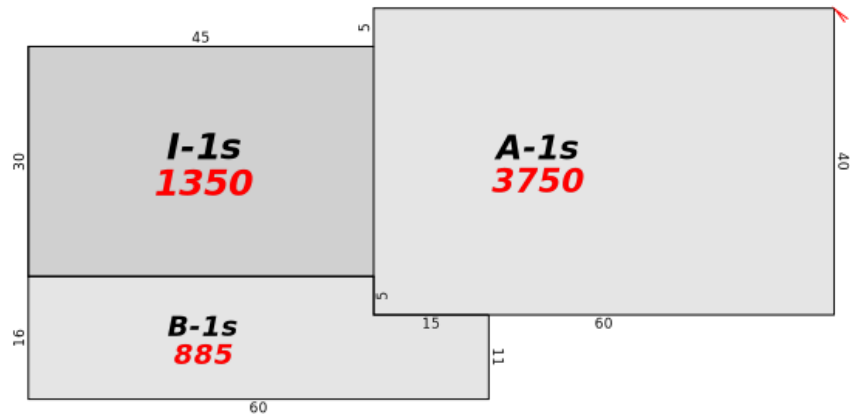
Commercial Summary					
Occupancy	Warehouse	Age, Weighted	1974	Total Story Height	1
Land Area	61,703	Gross Area	4,635	Finished Area	720
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Primary Group	Warehouse	Percent Primary Group	100	Grade, Weighted	5/5
Bldg Class, Weighted	5/Metal	Condition, Weighted	NM/Normal	Ground Floor Area	4,635
Perimeter	441	Unfinished Area	4,635	Interior Finished Area	720

Commercial Sections - 2 Records

Commercial Section # id=101					
Occupant	HUBER GRADING				
Section Multiplier	1	Occupancy	Warehouse	Foundation	Concrete
Exterior Wall	Metal	Roof	Gable	Roof Material	Metal
Automatic Overhead Square Foot	392	Wiring	Adequate	Plumbing	None
Total Story Height	1	Frame Type	Frame	Bldg Class	Metal
Total Section Area	3,750	Ground Floor Area	3,750	Perimeter	289
Grade	5+00	Year Built	1970	Condition	Below Normal
Comment	(2) 14 x 14 ohds				

Commercial Groups - 2 Records

Commercial Group # id=101 sid=1					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	2,400	Base Floor Area	2,400	Wall Height	16
Heating	Unit	Air Conditioning	None	Exhaust System	No
Condition	Normal				
Commercial Group # id=101 sid=2					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	1,350	Base Floor Area	1,350	Wall Height	12
Heating	Unit	Air Conditioning	None	Exhaust System	No
Condition	Normal				



Commercial Section # id=102

Section Multiplier	1	Occupancy	Warehouse	Exterior Wall	Metal
Roof	Gable	Roof Material	Metal	Wiring	Adequate
Plumbing	Adequate	Total Story Height	1	Frame Type	Frame
Bldg Class	Metal	Total Section Area	885	Ground Floor Area	885
Perimeter	152	Grade	5-05	Year Built	1993
Condition	Normal				

Commercial Groups - 2 Records					
Commercial Group # id=102 sid=1					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	885	Base Floor Area	885	Wall Height	10
Heating	Central	Air Conditioning	None	Exhaust System	No
Condition	Normal				
Commercial Group # id=102 sid=2					
Use Code	Interior Finish	Base Story	1	Number Stories	1
Total Group Area	720	Base Floor Area	720	Heating	Central
Air Conditioning	Yes	Exhaust System	No	Condition	Normal

Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
401 2ND STREET NE LLC	CITY OF BONDURANT	2023-12-18	\$638,374	Deed	19682/434 Multiple Parcels
BILL AND DONNA HUBER FAMILY TRUST	401 2ND STREET NE LLC	2013-04-01	\$130,000	Contract	14738/917 Multiple Parcels

Associated Recorded Documents

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
401 2ND STREET NE LLC	CITY OF BONDURANT	2023-12-18	2023-12-21	Warranty Deed	19682/434

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
HUBER, WILLIAM J (Trustee)	401 2ND STREET NE LLC	2017-01-12	2017-01-18	Trustee Warranty Deed	16348/568
HUBER, DONNA M (Trustee)					
BILL & DONNA HUBER FAMILY TRUST					

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2024	Assessment Roll	Government	Full	\$0	\$0	\$0
2023	Assessment Roll	Commercial	Full	\$41,700	\$123,300	\$165,000
2021	Assessment Roll	Commercial	Full	\$34,900	\$103,100	\$138,000
2019	Assessment Roll	Commercial	Full	\$31,700	\$70,300	\$102,000
2017	Assessment Roll	Commercial	Full	\$31,700	\$63,800	\$95,500
2015	Assessment Roll	Commercial	Full	\$26,400	\$61,600	\$88,000
2013	Assessment Roll	Commercial	Full	\$26,400	\$56,100	\$82,500

Exhibit D: Excerpt from December 8, 2022 Appraisal – Building Characteristics

This excerpt is from an appraisal completed on December 8, 2022, when the City of Bondurant purchased the property. It is provided solely to offer additional context regarding the building's characteristics. The City makes no representation or guarantee as to the current accuracy or condition of the information contained herein.

- COMMERCIAL APPRAISERS OF IOWA, INC. -

NARRATIVE DESCRIPTION OF IMPROVEMENTS

General

The property is improved with an industrial building. The gross building area, as obtained from public assessment records, is as follows:

	Area (SF)	Percent (%)
Finish	720	16%
Warehouse	3,915	84%
Total	4,635	100%

Photographs and maps of the improvements are included in this report and provide additional detail.

Detailed Description of Improvements

Foundation

The foundation walls and footings are poured and reinforced concrete.

Floor Structure

The floor consists of poured and reinforced concrete.

Framing and Exterior Walls

The building has a wood pole frame covered with corrugated metal siding. The walls and ceiling are insulated. The warehouse exterior wall height is approximately 12 to 18 feet at the eaves.

Roof

The east portion of the building has a gable roof consisting of wood trusses covered with plywood sheathing and corrugated metal panels. The remaining roof consists of rubber membrane over plywood sheathing and wood trusses. According to the owner, the roof and gutters were replaced over the last 5 years.

Windows and Exterior Doors

The office portion of the building has double pane, insulated glass windows in vinyl or aluminum frames.

The building has two 16' overhead doors on the south and west building elevations.

Interior Finish

The interior office finish primarily consists of painted wood panel walls, acoustical ceiling tiles in a suspended metal frame, and fluorescent light fixtures. The ceiling height is approximately 7.5 feet. The interior finish is also shown on the photographs included in this report.

The warehouse area has painted plywood walls and ceiling and exposed concrete floors. Lighting is primarily provided by exposed fluorescent fixtures.

Plumbing

The building is not sprinklered.

The building has one restroom with a floor-mounted commode, utility sink, and a standing shower unit.

Mechanical

The office area is heated and air conditioned. The warehouse area is heated with hanging gas units and a waste oil burner.

Exhibit E: Photo Inspiration

The photos in this exhibit, sourced from projects elsewhere, are provided solely for inspirational purposes to illustrate potential building and site activation ideas and are not intended to suggest or require similar improvements or uses at 401 2nd Street NE. The images are not of 401 2nd Street NE and were not taken by the City of Bondurant; photo sources are identified beneath each image.

Image 1 – Nite Hawk Bar & Grill in Slater, Iowa



<https://www.facebook.com/photo/?fbid=1582059916560894&set=a.392238958876335>

Image 2 – Flat Tire Loung in Madrid, Iowa



<https://www.traveliowa.com/11-patios-worth-the-pedaling/>

Image 3 – Big Grove Brewery in Cedar Rapids, Iowa



<https://biggrove.com/pages/cedar-rapids-private-events>

Image 4 – Either/Or in Des Moines, Iowa



<https://www.facebook.com/photo/?fbid=404930122645109&set=a.149608431510614>



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

Item No. 6.j.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution authorizing staff to seek competitive quotes for the Eagle Park Parking Lot Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Katie Klus, Communication & Events Coordinator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS:

The attached resolution authorizes staff to begin seeking competitive quotes for the Eagle Park Parking Lot Project. This project is consistent with the City's 2024 Parks, Trails, & Greenways Master Plan, which identifies the installation of a disc golf course at Eagle Park, including the creation of additional parking spaces, as a short-term implementation priority aimed at improving recreational access and expanding park amenities.

This project also builds upon the 2022 Eagle Park improvements, expanding facilities to better meet the growing demand generated by increased park usage and anticipated future activity following the installation of the new disc golf course. The disc golf course is scheduled for installation in 2025.

The project site is located at Eagle Park (320 2nd Street NW) and includes 14 new paved parking spaces (which could be implemented in two phases), ADA-accessible stall, bollards, and landscaping enhancements. The design plans, prepared by Shive-Hattery, Inc., outline grading, paving, and erosion control improvements in accordance with City standards and SUDAS specifications.

The total estimated project cost allows the City to seek competitive quotes.

FUNDING SOURCE: LOSST and Bonds, supported by TIF and General Obligation

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-316

CITY OF BONDURANT
RESOLUTION NO. 251103-XXX

RESOLUTION AUTHORIZING STAFF TO SEEK COMPETITIVE QUOTES FOR THE
EAGLE PARK PARKING LOT PROJECT

WHEREAS the City of Bondurant adopted the Parks, Trails, & Greenways Master Plan in 2024, which identifies the following as a short-term implementation need: installation of a disc golf course at Eagle Park, including the creation of additional parking spaces; AND

WHEREAS the City of Bondurant has received design services from Shive-Hattery, Inc. for the proposed Eagle Park parking lot expansion improvements; AND

WHEREAS the total estimated project cost falls within the range that allows the City to procure construction services through the competitive quote process in accordance with applicable procurement policies and procedures; AND

WHEREAS, the City of Bondurant anticipates substantial completion of the Eagle Park Parking Lot Project by July 15, 2026, to accommodate increased park activity and expanded recreational use during the 2026 summer season.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that City staff are hereby authorized to seek competitive quotes for the Eagle Park Parking Lot Project.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of November 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				



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

Item No. 6.k.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving pay request no. 7 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$375,916.79

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #7 in the amount of \$375,916.79 related to the 2nd St. NW Widening Project.

This pay application has been reviewed by City Staff and Engineers from HR Green for accuracy and is for work completed from September 28th through October 25th, for the project. The project is substantially complete on both phases. The contractor is working on finishing the punch list items in the next few weeks and then there will be another walk-through in the spring.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-317
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 251103-317

RESOLUTION APPROVING PAY APPLICATION #7 TO MANATT'S INC. FOR THE 2ND
STREET NW PROJECT IN THE AMOUNT OF \$375,916.79

WHEREAS the 2nd Street NW Project Pay Application #7 was submitted on October 30th, 2025; AND

WHEREAS the pay application #7 is for work completed September 28th through October 25th, 2025, on the 2nd Street NW Project; AND

WHEREAS City Staff and engineers from HR Green have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #7 to Manatt's Inc. in the amount of \$375,916.79 is hereby approved.

Passed this 3rd day of November 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				



Building Communities.
Improving Lives.

City of Bondurant

Detailed Payment

City of Bondurant - 2nd Street Widening

Description	J:\2024\2403363\Construction This project includes all materials, equipment, transportation and labor necessary for the reconstruction and widening of 2nd Street NW from Franklin Street to Fireside Drive. Base Bid project items include 9" thick PCC pavement (Option A) or 10" thick HMA pavement (Option B), dependant on option bid and selected. Other items include water main, storm sewer, sidewalk, driveways, traffic control, restoration, and associated work. Alternate 1 project items include additional project staging, traffic control, temporary traffic signals, extended completion dates and associated work to maintain traffic on 2nd Street NW.
Payment Number	7
Pay Period	09/28/2025 to 10/25/2025
Prime Contractor	MANATT'S, INC. 1775 OLD HIGHWAY 6 BROOKLYN, IA 52211-0535
Payment Status	Pending
Awarded Project Amount	\$2,006,212.00
Authorized Amount	\$1,909,033.25

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
A-1	A-1	UNIT	\$47.000	66.000	0.000	66.000	66.000	66.000	\$0.00	\$3,102.00
CLEARING AND GRUBBING										
A-2	A-2	CY	\$25.000	2,116.000	1,904.400	211.600	2,116.000	2,116.000	\$47,610.00	\$52,900.00
TOPSOIL OFF-SITE, 8"										
A-3	A-3	CY	\$9.000	5,770.000	0.000	6,163.000	6,163.000	6,163.000	\$0.00	\$55,467.00
EXCAVATION, CLASS 10										
A-4	A-4	CY	\$10.000	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BELOW GRADE EXCAVATION, (CORE OUT)										
A-5	A-5	SY	\$2.000	11,972.000	0.000	11,972.000	11,972.000	11,972.000	\$0.00	\$23,944.00
SUBGRADE PREPARATION										
A-6	A-6	TON	\$295.000	304.000	0.000	314.830	314.830	314.830	\$0.00	\$92,874.85
SUBGRADE TREATMENT, 6% CEMENT										
A-7	A-7	SY	\$11.000	1,777.000	0.000	1,777.000	1,777.000	1,777.000	\$0.00	\$19,547.00
SUBBASE, MODIFIED 4"										
A-8	A-8	SY	\$13.000	13,369.000	0.000	13,987.000	13,987.000	13,987.000	\$0.00	\$181,831.00
SUBBASE, MODIFIED 6"										
A-9	A-9	LS	\$4,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,000.00
COMPACTION TESTING										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-10	A-10	HR	\$350.000	4.000	0.000	5.000	5.000	5.000	\$0.00	\$1,750.00
EXPLORATORY EXCAVATION										
A-11	A-11	LS	\$4,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,000.00
TRENCH COMPACTION TESTING										
A-12	A-12	LF	\$30.000	567.000	0.000	567.000	567.000	567.000	\$0.00	\$17,010.00
STORM SEWER, TRENCHED, HDPE, 15"										
A-13	A-13	LF	\$50.000	215.000	0.000	215.000	215.000	215.000	\$0.00	\$10,750.00
STORM SEWER, TRENCHED, HDPE, 18"										
A-13-2	A-13-2	LF	\$58.000	53.000	0.000	53.000	53.000	53.000	\$0.00	\$3,074.00
STORM SEWER, TRENCHED, RCP, 15"										
A-14	A-14	LF	\$75.000	90.000	0.000	90.000	90.000	90.000	\$0.00	\$6,750.00
STORM SEWER, TRENCHED, RCP, 24"										
A-15	A-15	LF	\$260.000	607.000	0.000	607.000	607.000	607.000	\$0.00	\$157,820.00
STORM SEWER, TRENCHED, RCP, 48"										
A-16	A-16	LF	\$10.000	28.000	0.000	28.000	28.000	28.000	\$0.00	\$280.00
REMOVAL OF STORM SEWER, CMP, 15"										
A-17	A-17	LF	\$10.000	256.000	0.000	256.000	256.000	256.000	\$0.00	\$2,560.00
REMOVAL OF STORM SEWER, RCP, 15"										
A-18	A-18	LF	\$10.000	230.000	0.000	230.000	230.000	230.000	\$0.00	\$2,300.00
REMOVAL OF STORM SEWER, CMP, 18"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-19	A-19	LF	\$20.000	26.000	0.000	26.000	26.000	26.000	\$0.00	\$520.00
REMOVAL OF STORM SEWER, CMP, 24"										
A-20	A-20	LF	\$20.000	10.000	10.000	0.000	10.000	10.000	\$200.00	\$200.00
REMOVAL OF STORM SEWER, CMP, 30"										
A-21	A-21	LF	\$20.000	145.000	0.000	145.000	145.000	145.000	\$0.00	\$2,900.00
REMOVAL OF STORM SEWER, RCP, 30"										
A-22	A-22	EA	\$2,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,000.00
PLUG OF EXISTING STORM SEWER CONNECTION, 18"										
A-23	A-23	LF	\$100.000	7.000	7.000	0.000	7.000	7.000	\$700.00	\$700.00
PIPE CULVERT, CMP, 30"										
A-24	A-24	EA	\$1,200.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$2,400.00
PIPE APRONS, RCP, 15"										
A-25	A-25	EA	\$1,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,400.00
PIPE APRONS, RCP, 24"										
A-26	A-26	EA	\$1,450.000	2.000	2.000	0.000	2.000	2.000	\$2,900.00	\$2,900.00
PIPE APRONS AND APRON GUARDS, CMP, 30"										
A-27	A-27	EA	\$400.000	3.000	0.000	3.000	3.000	3.000	\$0.00	\$1,200.00
FOOTINGS FOR APRONS										
A-28	A-28	EA	\$400.000	2.000	1.000	1.000	2.000	2.000	\$400.00	\$800.00
PIPE APRON GUARD, 15"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-29	A-29	EA	\$500.000	1.000	1.000	0.000	1.000	1.000	\$500.00	\$500.00
PIPE APRON GUARD, 24"										
A-30	A-30	LF	\$15.250	2,770.000	1,657.000	1,113.000	2,770.000	2,770.000	\$25,269.25	\$42,242.50
SUBDRAIN, CASE B, TYPE 1, PVC, 6"										
A-31	A-31	EA	\$420.000	5.000	4.000	1.000	5.000	5.000	\$1,680.00	\$2,100.00
SUBDRAIN CLEANOUT, TYPE A-1,PVC, 6"										
A-32	A-32	EA	\$230.000	12.000	5.000	7.000	12.000	12.000	\$1,150.00	\$2,760.00
SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 6"										
A-33	A-33	LF	\$80.000	27.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN, TRENCHED, PVC, 8"										
A-34	A-34	LF	\$200.000	15.000	15.000	0.000	15.000	15.000	\$3,000.00	\$3,000.00
WATER MAIN, TRENCHED, PVC, 12"										
A-35	A-35	LF	\$200.000	110.000	110.000	0.000	110.000	110.000	\$22,000.00	\$22,000.00
WATER MAIN, TRENCHLESS, PVC, 12"										
A-36	A-36	LB	\$11.000	912.000	472.000	0.000	472.000	472.000	\$5,192.00	\$5,192.00
FITTINGS, DUCTILE IRON, MECHANICAL JOINT, BY WEIGHT										
A-37	A-37	LF	\$10.000	27.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER MAIN REMOVAL, 8"										
A-38	A-38	EA	\$4,500.000	1.000	1.000	0.000	1.000	1.000	\$4,500.00	\$4,500.00
VALVE, GATE, 12"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-39	A-39	EA	\$7,400.000	1.000	1.000	0.000	1.000	1.000	\$7,400.00	\$7,400.00
FIRE HYDRANT ASSEMBLY										
A-40	A-40	EA	\$250.000	3.000	2.000	1.000	3.000	3.000	\$500.00	\$750.00
VALVE BOX EXTENSION										
A-41	A-41	EA	\$1,500.000	1.000	1.000	0.000	1.000	1.000	\$1,500.00	\$1,500.00
FIRE HYDRANT ADJUSTMENT										
A-42	A-42	EA	\$3,300.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$19,800.00
STORM SEWER INTAKE, SW-505										
A-43	A-43	EA	\$8,500.000	6.000	0.000	6.000	6.000	6.000	\$0.00	\$51,000.00
STORM SEWER INTAKE, SW-506, MODIFIED										
A-44	A-44	EA	\$5,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,500.00
STORM SEWER INTAKE, SW-512, TYPE 1, 30"										
A-46	A-46	EA	\$1,200.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,200.00
MANHOLE ADJUSTMENT, MINOR										
A-47	A-47	EA	\$1,500.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$3,000.00
CONNECTION TO EXISTING 8'X8' RCB										
A-48	A-48	SY	\$58.500	399.000	0.000	398.600	398.600	398.600	\$0.00	\$23,318.10
PAVEMENT, PCC, 7"										
A-49	A-49	SY	\$54.000	7,656.000	1,154.610	6,501.590	7,656.200	7,656.200	\$62,348.94	\$413,434.80
PAVEMENT, PCC, 9"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-50	A-50	SY	\$51.000	659.000	0.000	676.200	676.200	676.200	\$0.00	\$34,486.20
TEMPORARY PCC/HMA PAVEMENT, 7"										
A-51	A-51	SY	\$107.250	14.000	0.000	14.000	14.000	14.000	\$0.00	\$1,501.50
CONCRETE MEDIAN, 6"										
A-52	A-52	LS	\$5,860.000	1.000	0.500	0.500	1.000	1.000	\$2,930.00	\$5,860.00
PCC PAVEMENT SAMPLES AND TESTING										
A-53	A-53	SY	\$60.500	2,853.000	1,997.000	873.200	2,870.200	2,870.200	\$120,818.50	\$173,647.10
PAVEMENT, HMA, 10", HIGH TRAFFIC, PG 58-28H										
A-54	A-54	LS	\$600.000	1.000	0.750	0.250	1.000	1.000	\$450.00	\$600.00
HMA PAVEMENT SAMPLES AND TESTING										
A-55	A-55	SY	\$8.000	114.000	0.000	167.300	167.300	167.300	\$0.00	\$1,338.40
REMOVAL OF SIDEWALK										
A-56	A-56	SY	\$10.000	505.000	0.000	505.400	505.400	505.400	\$0.00	\$5,054.00
REMOVAL OF DRIVEWAY										
A-57	A-57	LF	\$14.000	125.000	0.000	73.000	73.000	73.000	\$0.00	\$1,022.00
REMOVAL OF CURB										
A-58	A-58	SY	\$48.000	1,488.000	11.100	1,476.900	1,488.000	1,488.000	\$532.80	\$71,424.00
SHARED USE PATH, PCC 6"										
A-59	A-59	SY	\$43.000	299.000	53.300	269.700	323.000	323.000	\$2,291.90	\$13,889.00
SIDEWALK, PCC, 4"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-60	A-60	SY	\$51.500	109.000	109.000	12.000	121.000	121.000	\$5,613.50	\$6,231.50
SIDEWALK, PCC, 6"										
A-61	A-61	SF	\$45.000	270.000	130.000	160.000	290.000	290.000	\$5,850.00	\$13,050.00
DETECTABLE WARNING										
A-62	A-62	SY	\$53.250	568.000	0.000	568.000	568.000	568.000	\$0.00	\$30,246.00
DRIVEWAY, PAVED, PCC, 7"										
A-63	A-63	TON	\$40.000	10.000	10.000	0.000	10.000	10.000	\$400.00	\$400.00
DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE										
A-64	A-64	SY	\$7.000	7,588.000	0.000	10,554.900	10,554.900	10,554.900	\$0.00	\$73,884.30
PAVEMENT REMOVAL										
A-65	A-65	TON	\$29.000	472.000	233.000	88.000	321.000	321.000	\$6,757.00	\$9,309.00
GRANULAR SHOULDERS, TYPE B										
A-66	A-66	STA	\$115.000	70.000	41.700	28.300	70.000	70.000	\$4,795.50	\$8,050.00
PAINTED PAVEMENT MARKINGS, DURABLE										
A-67	A-67	EA	\$200.000	10.000	6.000	4.000	10.000	10.000	\$1,200.00	\$2,000.00
PAINTED SYMBOLS AND LEGENDS, DURABLE										
A-68	A-68	STA	\$85.000	52.000	42.000	10.000	52.000	52.000	\$3,570.00	\$4,420.00
GROOVES CUT FOR PAVEMENT MARKINGS										
A-69	A-69	EA	\$210.000	10.000	6.000	4.000	10.000	10.000	\$1,260.00	\$2,100.00
GROOVES CUT FOR SYMBOLS AND LEGENDS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-70	A-70	LS	\$13,500.000	1.000	0.250	0.750	1.000	1.000	\$3,375.00	\$13,500.00
TEMPORARY TRAFFIC CONTROL										
A-71	A-71	EA	\$250.000	11.000	0.000	7.000	7.000	7.000	\$0.00	\$1,750.00
REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY										
A-72	A-72	AC	\$2,695.000	3.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING, TYPE 1										
A-73	A-73	LS	\$2,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WARRANTY										
A-74	A-74	LS	\$1,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,400.00
SWPPP PREPARATION										
A-75	A-75	LS	\$4,200.000	1.000	0.085	0.915	1.000	1.000	\$357.00	\$4,200.00
SWPPP MANAGEMENT										
A-76	A-76	SY	\$10.000	61.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY ROLLED CONTROL PRODUCT, TYPE 2D										
A-77	A-77	LF	\$1.650	1,100.000	0.000	1,952.000	1,952.000	1,952.000	\$0.00	\$3,220.80
WATTLE, 9”										
A-78	A-78	LF	\$0.250	1,100.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATTLE, REMOVAL										
A-79	A-79	LF	\$1.650	4,800.000	0.000	2,282.000	2,282.000	2,282.000	\$0.00	\$3,765.30
SILT FENCE, INSTALLATION										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-80	A-80	LF	\$0.010	4,800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SILT FENCE, REMOVAL OF SEDIMENT										
A-81	A-81	LA	\$0.010	4,800.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SILT FENCE, REMOVAL OF DEVICE										
A-82	A-82	EA	\$125.000	24.000	0.000	24.000	24.000	24.000	\$0.00	\$3,000.00
INLET PROTECTION DEVICE, INSTALLATION, DROP-IN										
A-83	A-83	EA	\$125.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INLET PROTECTION DEVICE, INSTALLATION, SURFACE-APPLIED										
A-84	A-84	EA	\$20.000	28.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
INLET PROTECTION DEVICE, MAINTENANCE										
A-85	A-85	TON	\$68.000	15.000	15.000	0.000	15.000	15.000	\$1,020.00	\$1,020.00
REVTMENT, CLASS E										
A-86	A-86	LF	\$200.000	100.000	100.000	0.000	100.000	100.000	\$20,000.00	\$20,000.00
SAFETY RAIL, POWDER COATED BLACK										
A-87	A-87	LS	\$13,300.000	1.000	0.085	0.915	1.000	1.000	\$1,130.50	\$13,300.00
CONSTRUCTION SURVEY										
A-88	A-88	LS	\$95,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$95,000.00
MOBILIZATION										
A-89	A-89	EA	\$2,500.000	1.000	0.500	0.500	1.000	1.000	\$1,250.00	\$2,500.00
CONCRETE WASHOUT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-90	A-90	EA	\$17,750.000	1.000	1.000	0.000	1.000	1.000	\$17,750.00	\$17,750.00
RECTANGULAR RAPID FLASHING BEACON (RRFB) - 2 POSTS PER LOCATION										
A-91	A-91	EA	\$7,500.000	1.000	1.000	0.000	1.000	1.000	\$7,500.00	\$7,500.00
SOLAR POWERED SPEED FEEDBACK SIGN										
A-92	A-92	LS	\$225.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$225.00
RCTT Sign on Creekside Dr										
A-93	2599-9999005	EACH	\$7,917.250	1.000	0.000	1.000	1.000	1.000	\$0.00	\$7,917.25
('EACH' ITEM): Cast-In-Place Storm Structures										
A-94	2113-0001100	SY	\$3.250	250.000	0.000	250.000	250.000	250.000	\$0.00	\$812.50
SUBGRADE STABILIZATION MAT'L, POLYMER GRID										
A-95	2599-9999005	EACH	\$1,500.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,500.00
('EACH' ITEM): Steel Reinforcement at Gas Main										
C-1	C-1	SY	\$13.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SUBBASE, MODIFIED 6"										
C-2	C-2	SY	\$76.500	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY PCC/HMA PAVEMENT, 7"										
C-3	C-3	LS	\$16,500.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY TRAFFIC CONTROL										
C-4	C-4	EA	\$2,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
TEMPORARY TRAFFIC SIGNALS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
C-5	C-5	AC	\$1,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
END OF SEASON TEMPORARY EROSION CONTROL										
C-6	C-6	LS	\$69,950.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MOBILIZATION										
Section Totals:									\$395,701.89	\$1,921,051.10
Total Payments:									\$395,701.89	\$1,921,051.10

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Work shall be fully completed on or before 10/1/25 for the base bid. Liquidated damages of \$1,000 for each calendar day that the work remains incomplete will be issued.	10/01/2025	10/01/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Work shall be fully completed on or before 12/1/25 for Alternate 1. Liquidated damages of \$1,000 for each calendar day that the work remains incomplete will be issued.	12/01/2025	12/01/2025	N/A	\$0.00	N/A	37.0 Days	\$0.00
Work will start within 10 days of the date specified on the Notice to Proceed, work shall be substantially complete on or before 11/1/25 for Alternate 1. Liquidated damages of \$1,000 for each calendar day after.	11/01/2025	11/01/2025	N/A	\$0.00	N/A	7.0 Days	\$0.00
Work will start within 10 days of the date specified on the Notice to Proceed, work	09/01/	09/01/2025	N/A	\$0.00	N/A	0.0 Days	\$0.00
Total Damages:							\$0.00

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
shall be substantially complete on or before 9/1/25 for the base bid. Liquidated damages of \$1,000 for each calendar day after.	2025						
Total Damages:							\$0.00

Summary

Current Approved Work:	\$395,701.89	Approved Work To Date:	\$1,921,051.10
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$19,785.10	Retainage To Date:	\$96,052.56
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$375,916.79	Payments To Date:	\$1,824,998.54
Previous Payment:	\$377,638.41	Previous Payments To Date:	\$1,449,081.75

The work items shown herein are just and unpaid, and the requirement of SUDAS specifications for this project, all requirements as to maximum hours of labor and minimum wages have been complied with.

Matt Ullestad

Digitally signed by Matt Ullestad

DN: C=US, E=mattu@manatts.com, O=Manatt's Inc., CN=Matt Ullestad

Reason: I am approving this document

Date: 2025.10.28 12:57:43-05'00'

Manatt's, Inc.

(Date)

Tony Babcock

Digitally signed by Tony Babcock

DN: C=US, E=tbabcock@hrgreen.com, O="HR Green, Inc.", CN=Tony Babcock

Location: Bondurant - 2nd Street

Reason: Pay Estimate 07

Contact Info: tbabcock@hrgreen.com

Date: 2025.10.28 12:41:38-05'00'

10/28/25

Recommended by HR Green

(Date)

Approved by City of Bondurant

(Date)



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

Item No. 6.I.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving pay request no. 3 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$389,755.70

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #3 in the amount of \$389,755.70 related to the Grain District Lincoln St. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from September 27th through October 24th, for the project. All underground infrastructure except for some electrical conduit in placed and both Railroad and Lincoln St. will be partially paved by the council meeting. All other handwork on the streets will be done in the next few weeks and work on the CVT will begin after the roadway work is completed.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-318
2. 32109 Pay Application No. 3

CITY OF BONDURANT
RESOLUTION NO. 251103-318

RESOLUTION APPROVING PAY APPLICATION #3 TO MANATT'S INC. FOR THE
GRAIN DISTRICT LINCOLN STREET PUBLIC IMPROVEMENTS PROJECT IN THE
AMOUNT OF \$389,755.70

WHEREAS the 2nd Street NW Project Pay Application #3 was submitted on October 30th, 2025; AND

WHEREAS the pay application #3 is for work completed September 27th through October 24th, 2025, on the Grain Street and Lincoln Street Public Improvements Project; AND

WHEREAS City Staff and engineers from ISG have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay application #3 to Manatt's Inc. in the amount of \$389,755.70 is hereby approved.

Passed this 3rd day of November 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

Owner: <u>City of Bondurant</u>	Owner's Project No.: _____
Engineer: <u>I&S Group, Inc.</u>	Engineer's Project No.: <u>25-32109</u>
Contractor: <u>Manatts, Inc.</u>	Contractor's Project No.: _____
Project: <u>Grain District Public Improvements</u>	
Contract: <u>Grain District Public Improvements</u>	
Application No.: <u>3</u>	Application Date: <u>11/3/2025</u>
Application Period: From <u>9/27/2025</u> to <u>10/24/2025</u>	

1. Original Contract Price	\$ 1,950,334.85
2. Net change by Change Orders	\$ 87,785.91
3. Current Contract Price (Line 1 + Line 2)	\$ 2,038,120.76
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 827,261.55
5. Retainage	
a. <u>5%</u> X <u>\$ 803,415.91</u> Work Completed	\$ 40,170.80
b. <u>5%</u> X <u>\$ 23,845.64</u> Stored Materials	\$ 1,192.28
c. Total Retainage (Line 5.a + Line 5.b)	\$ 41,363.08
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 785,898.47
7. Less previous payments (Line 6 from prior application)	\$ 396,142.77
8. Amount due this application	\$ 389,755.70
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 1,210,859.21

Contractor's Certification

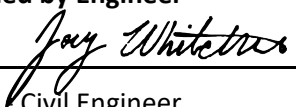
The undersigned Contractor certifies, to the best of its knowledge, the following:

(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: <u>Manatts Inc</u>	
Signature: <u>Matt Ullestad</u>  Digitally signed by Matt Ullestad DN: cn=Matt, o=Manatts Inc, ou=Manatts Inc, email=Matt@manatts.com, c=US	Date: <u>10/29/25</u>

Recommended by Engineer By: <u></u> Title: <u>ISG Civil Engineer</u> Date: <u>10/29/2025</u>	Approved by Owner By: _____ Title: _____ Date: _____
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-32109
Contractor:	Manatts, Inc.	Contractor's Project No.:	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.:	3	Application Period:	From ##### to 10/24/25	Application Date:	11/03/25
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	CLEARING AND GRUBBING	1	LS	\$7,500.00	7,500.00	1.00	7,500.00		7,500.00	100%	-
2	STRIP, SALVAGE, SPEAD TOPSOIL	100	CY	\$42.50	4,250.00	-	-		-	0%	4,250.00
3	OFF-SITE TOPSOIL, CONTRACTOR FURNISHED	800	CY	\$28.00	22,400.00	-	-		-	0%	22,400.00
4	EXCAVATION, CLASS 10	12820	CY	\$11.10	142,302.00	5,300.00	58,830.00		58,830.00	41%	83,472.00
5	SUBGRADE PREPARATION	6209	SY	\$2.50	15,522.50	6,209.00	15,522.50		15,522.50	100%	-
6	SUBBASE, MODIFIED, 4 INCH	3387	SY	\$5.75	19,475.25	-	-		-	0%	19,475.25
7	SUBBASE, MODIFIED, 6 INCH	6209	SY	\$7.75	48,119.75	6,209.00	48,119.75		48,119.75	100%	-
8	COMPACTION TESTING	1	LS	\$5,000.00	5,000.00	0.75	3,750.00		3,750.00	75%	1,250.00
9	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	500	LF	\$88.00	44,000.00	500.00	44,000.00		44,000.00	100%	-
10	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	6	EA	\$2,345.00	14,070.00	6.00	14,070.00		14,070.00	100%	-
11	STORM SEWER, TRENCHED, RCP, 15"	120	LF	\$67.00	8,040.00	531.00	35,577.00		35,577.00	443%	(27,537.00)
12	STORM SEWER, TRENCHED, RCP, 18"	687	LF	\$74.00	50,838.00	315.00	23,310.00		23,310.00	46%	27,528.00
13	STORM SEWER, TRENCHED, RCP, 24"	139	LF	\$92.00	12,788.00	94.00	8,648.00		8,648.00	68%	4,140.00
14	STORM SEWER, TRENCHED, CMP, 24"	216	LF	\$72.00	15,552.00	80.00	5,760.00		5,760.00	37%	9,792.00
15	STORM SEWER, TRENCHED, RCP, 30"	247	LF	\$123.00	30,381.00	240.00	29,520.00		29,520.00	97%	861.00
16	STORM SEWER, TRENCHED, RCP, 36"	73	LF	\$145.00	10,585.00	73.00	10,585.00		10,585.00	100%	-
17	STORM SEWER, TRENCHED, RCP, 48"	101	LF	\$195.00	19,695.00	93.00	18,135.00		18,135.00	92%	1,560.00
18	STORM SEWER, TRENCHED, RCP, 60"	67	LF	\$311.00	20,837.00	51.00	15,861.00		15,861.00	76%	4,976.00
19	PIPE APRON, RCP, 24"	1	EA	\$3,480.00	3,480.00	-	-		-	0%	3,480.00
20	PIPE APRON, CMP, 24"	2	EA	\$2,290.00	4,580.00	2.00	4,580.00		4,580.00	100%	-
21	PIPE APRON, RCP, 30"	1	EA	\$4,475.00	4,475.00	1.00	4,475.00		4,475.00	100%	-
22	PIPE APRON, RCP, 48"	1	EA	\$7,550.00	7,550.00	1.00	7,550.00		7,550.00	100%	-
23	PIPE APRON, RCP, 60"	2	EA	\$10,450.00	20,900.00	2.00	20,900.00		20,900.00	100%	-
24	SUBDRAIN, PVC TYPE 1, 6"	1948.9	LF	\$20.00	38,978.00	1,736.80	34,736.00		34,736.00	89%	4,242.00
25	SUBDRAIN CLEANOUT, A-1, 6"	3	EA	\$1,010.00	3,030.00	6.00	6,060.00		6,060.00	200%	(3,030.00)
26	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO	9	EA	\$357.00	3,213.00	11.00	3,927.00		3,927.00	122%	(714.00)
27	SUBDRAIN OUTLETS AND CONNECTIONS, CONNECTION TO	4	EA	\$276.00	1,104.00	-	-		-	0%	1,104.00
28	SUBDRAIN OUTLETS AND CONNECTIONS, CAP, 6"	1	EA	\$269.00	269.00	-	-		-	0%	269.00
29	WATER MAIN, TRENCHED, C900, 8 INCH	963	LF	\$39.00	37,557.00	950.50	37,069.50		37,069.50	99%	487.50
30	WATER MAIN, TRENCHED, C900, 12 INCH	76	LF	\$179.00	13,604.00	197.50	35,352.50		35,352.50	260%	(21,748.50)
31	FITTING, 11.25 DEGREE BEND, 8 INCH	2	EA	\$1,320.00	2,640.00	2.00	2,640.00		2,640.00	100%	-
32	FITTING, 22.5 DEGREE BEND, 8 INCH	3	EA	\$1,235.00	3,705.00	3.00	3,705.00		3,705.00	100%	-
33	FITTING, TEE, 8" INCH	1	EA	\$1,605.00	1,605.00	1.00	1,605.00		1,605.00	100%	-
34	FITTING, TEE, 12" X 8" INCH	2	EA	\$1,820.00	3,640.00	3.00	5,460.00		5,460.00	150%	(1,820.00)
35	WATER SERVICE STUB, COPPER, 3/4"	1	EA	\$1,570.00	1,570.00	2.00	3,140.00		3,140.00	200%	(1,570.00)
36	WATER SERVICE STUB, COPPER, 1"	1	EA	\$1,780.00	1,780.00	1.00	1,780.00		1,780.00	100%	-
37	WATER SERVICE STUB, PVC, 6 INCH	5	EA	\$4,275.00	21,375.00	5.00	21,375.00		21,375.00	100%	-

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-32109
Contractor:	Manatts, Inc.	Contractor's Project No.:	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.:	3	Application Period:	From	#####	to	10/24/25	Application Date:	11/03/25
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
38	WATER MAIN REMOVAL	380	LF	\$13.00	4,940.00	483.00	6,279.00		6,279.00	127%	(1,339.00)
39	VALVE, GATE, 8"	6	EA	\$3,210.00	19,260.00	6.00	19,260.00		19,260.00	100%	-
40	FIRE HYDRANT ASSEMBLY	1	EA	\$9,295.00	9,295.00	1.00	9,295.00		9,295.00	100%	-
41	MANHOLE, SW-301, 48"	4	EA	\$5,165.00	20,660.00	4.00	20,660.00		20,660.00	100%	-
42	MANHOLE, SW-401, 60"	1	EA	\$6,540.00	6,540.00	1.00	6,540.00		6,540.00	100%	-
43	MANHOLE, SW-401, 72"	1	EA	\$8,515.00	8,515.00	1.00	8,515.00		8,515.00	100%	-
44	MANHOLE, SW-402, 70"X70"	2	EA	\$17,340.00	34,680.00	-	-		-	0%	34,680.00
45	INTAKE, SW-501	5	EA	\$3,825.00	19,125.00	-	-		-	0%	19,125.00
46	INTAKE, SW-502	3	EA	\$4,320.00	12,960.00	4.00	17,280.00		17,280.00	133%	(4,320.00)
47	PAVEMENT, PCC, 7"	4461.8	SY	\$54.00	240,937.20	-	-	17,540.90	17,540.90	7%	223,396.30
48	PAVEMENT, PCC, 7", STAMPED AND COLORED	328.1	SY	\$136.50	44,785.65	-	-		-	0%	44,785.65
49	PAVEMENT, PCC, 7", PARKING LOT	1180	SY	\$54.00	63,720.00	-	-		-	0%	63,720.00
50	REMOVAL OF SIDEWALK	56.2	SY	\$18.00	1,011.60	-	-		-	0%	1,011.60
51	REMOVAL OF GRANULAR SURFACING	1245.7	SY	\$3.10	3,861.67	1,245.70	3,861.67		3,861.67	100%	-
52	SHARED USE PATH, 12', PCC, 6"	2902.8	SY	\$37.00	107,403.60	-	-		-	0%	107,403.60
53	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	3387	SY	\$4.50	15,241.50	-	-		-	0%	15,241.50
54	SIDEWALK, PCC, 6"	1527.8	SY	\$62.00	94,723.60	-	-		-	0%	94,723.60
55	DETECTABLE WARNING	440	SF	\$40.00	17,600.00	-	-		-	0%	17,600.00
56	DRIVEWAY, PCC, 6"	27	SY	\$53.00	1,431.00	-	-		-	0%	1,431.00
57	DRIVEWAY, GRANULAR, 6"	4	SY	\$116.00	464.00	-	-		-	0%	464.00
58	PAVEMENT REMOVAL	619.5	SY	\$11.15	6,907.43	2,058.20	22,948.93		22,948.93	332%	(16,041.50)
59	PAINTED PAVEMENT MARKINGS, WATERBORNE	20.5	STA	\$126.00	2,583.00	-	-		-	0%	2,583.00
60	PAINTED SYMBOLS AND LEGENDS	7	EA	\$75.00	525.00	-	-		-	0%	525.00
61	TYPE A SIGN, SHEET ALUMINUM, HANDICAP SIGN	7	EA	\$275.00	1,925.00	-	-		-	0%	1,925.00
62	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN	6	EA	\$500.00	3,000.00	-	-		-	0%	3,000.00
63	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN WITH STREET	2	EA	\$650.00	1,300.00	-	-		-	0%	1,300.00
64	TEMPORARY TRAFFIC CONTROL	1	LS	\$7,640.00	7,640.00	0.50	3,820.00		3,820.00	50%	3,820.00
65	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND	3.3	AC	\$5,000.00	16,500.00	-	-		-	0%	16,500.00
66	PLANTS WITH WARRANTY, DECIDUOUS TREES, 2.5" B&B	70	EA	\$525.00	36,750.00	-	-		-	0%	36,750.00
67	PLANTS WITH WARRANTY, EVERGREEN TREES, 8' B&B	9	EA	\$650.00	5,850.00	-	-		-	0%	5,850.00
68	PLANTS WITH WARRANTY, ORNAMENTAL TREES, 2", 8' B&B	18	EA	\$425.00	7,650.00	-	-		-	0%	7,650.00
69	PLANTS WITH WARRANTY, SHRUBS, #5 CONT	96	EA	\$67.00	6,432.00	-	-		-	0%	6,432.00
70	PLANTS WITH WARRANTY, PERENNIAL PLANT, #1 CONT	311	EA	\$16.00	4,976.00	-	-		-	0%	4,976.00
71	DOUBLE-SHREDDED HARDWOOD MULCH	17	CY	\$135.00	2,295.00	-	-		-	0%	2,295.00
72	SWPPP MANAGEMENT	1	LS	\$2,950.00	2,950.00	0.35	1,032.50		1,032.50	35%	1,917.50
73	WATTLE, STRAW, 9 INCH	3448	LF	\$1.70	5,861.60	610.00	1,037.00		1,037.00	18%	4,824.60
74	RIP RAP, CLASS E REVETMENT	750.6	TON	\$70.00	52,542.00	-	-		-	0%	52,542.00
75	STABILIZED CONSTRUCTION EXIT	75	SY	\$26.50	1,987.50	62.20	1,648.30		1,648.30	83%	339.20

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant					Owner's Project No.:					
Engineer:	I&S Group, Inc.					Engineer's Project No.:	25-32109				
Contractor:	Manatts, Inc.					Contractor's Project No.:					
Project:	Grain District Public Improvements										
Contract:	Grain District Public Improvements										

Application No.:	3	Application Period:	From	####	to	10/24/25	Application Date:	11/03/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
76	INLET PROTECTION DEVICE	11	EA	\$145.00	1,595.00	-	-		-	0%	1,595.00
77	MOBILIZATION	1	LS	\$67,000.00	67,000.00	0.50	33,500.00		33,500.00	50%	33,500.00
78	ELECTRICAL	1	LS	\$271,000.00	271,000.00	0.01	2,710.00	6,304.74	9,014.74	3%	261,985.26
79	SOIL AMENDMENTS	2000	CY	\$22.60	45,200.00	-	-		-	0%	45,200.00
80	CONCRETE WASHOUT	1	LS	\$4,300.00	4,300.00	-	-		-	0%	4,300.00
Original Contract Totals					\$ 1,950,334.85		\$ 691,930.65	\$ 23,845.64	\$ 715,776.29	37%	\$ 1,234,558.56

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant Engineer: I&S Group, Inc. Contractor: Manatts, Inc. Project: Grain District Public Improvements Contract: Grain District Public Improvements												Owner's Project No.: Engineer's Project No.: 25-32109 Contractor's Project No.:	
Application No.: 3 Application Period: From ##### to 10/24/25 Application Date: 11/03/25													
A	B	C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)						
Change Orders													
1001	LIGHT POLE AND LIGHT POLE BASE REMOVAL	1.00	LS	3,547.61	3,547.61	1.00	3,547.61		3,547.61	100%	-		
1002	CONCRETE FLUME REMOVAL	224.00	SY	15.40	3,449.60	224.00	3,449.60		3,449.60	100%	-		
1003	REMOVE AND DISPOSE OF POWER POLES AND RR TIES	1.00	LS	2,475.00	2,475.00	1.00	2,475.00		2,475.00	100%	-		
1004	TREE REMOVAL AT RAILROAD AND MAIN	1.00	LS	440.00	440.00	1.00	440.00		440.00	100%	-		
1005	EXPLORATORY HYDROEXCAVATION	10.00	HR	385.00	3,850.00	14.25	5,486.25		5,486.25	143%	(1,636.25)		
1006	LIVE TAP VALVE EXCAVATION AND SHORING	1.00	LS	11,550.00	11,550.00	1.00	11,550.00		11,550.00	100%	-		
1007	PIPE APRON, RCP, 15"	1.00	EA	3,575.00	3,575.00	1.00	3,575.00		3,575.00	100%	-		
1008	MANHOLE, SW-402, 72"X72", CAST-IN-PLACE	1.00	EA	22,275.00	22,275.00	1.00	22,275.00		22,275.00	100%	-		
1009	MANHOLE, SW-403, 72"X84", CAST-IN-PLACE	1.00	EA	33,874.50	33,874.50	0.50	16,937.25		16,937.25	50%	16,937.25		
1010	MANHOLE, SW-402, 72"X48", CAST-IN-PLACE	1.00	EA	24,675.20	24,675.20	0.25	6,168.80		6,168.80	25%	18,506.40		
1011	INTAKE, SW-501, CAST-IN-PLACE	4.00	EA	4,598.00	18,392.00	4.00	18,392.00		18,392.00	100%	-		
1012	INTAKE, SW-504, CAST-IN-PLACE	1.00	EA	12,925.00	12,925.00	0.75	9,693.75		9,693.75	75%	3,231.25		
1013	DISPOSAL OF UNSUITABLE MATERIAL	1,090.00	CY	5.50	5,995.00	1,090.00	5,995.00		5,995.00	100%	-		
1014	REMOVAL OF LIGHT POLE BASES AT FORMER GAS STATION	2.00	EA	750.00	1,500.00	2.00	1,500.00		1,500.00	100%	-		
					-		-		-		-		
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Existing Item Changes													
11	STORM SEWER, TRENCHED, RCP, 15"	417.00	LF	67.00	27,939.00		-		-	0%	27,939.00		
12	STORM SEWER, TRENCHED, RCP, 18"	(372.00)	LF	74.00	(27,528.00)		-		-	0%	(27,528.00)		
13	STORM SEWER, TRENCHED, RCP, 24"	(42.00)	LF	92.00	(3,864.00)		-		-	0%	(3,864.00)		
19	PIPE APRON, RCP, 24"	(1.00)	EA	3,480.00	(3,480.00)		-		-	0%	(3,480.00)		
44	MANHOLE, SW-402, 70"X70"	(2.00)	EA	17,340.00	(34,680.00)		-		-	0%	(34,680.00)		
45	INTAKE, SW-501	(5.00)	EA	3,825.00	(19,125.00)		-		-	0%	(19,125.00)		
					-		-		-		-		
					-		-		-		-		
Change Order Totals					\$ 87,785.91		\$ 111,485.26	\$ -	\$ 111,485.26	127%	\$ (23,699.35)		
Original Contract and Change Orders													
Project Totals					\$ 2,038,120.76		\$ 803,415.91	\$ 23,845.64	\$ 827,261.55	41%	\$ 1,210,859.21		

Stored Materials Summary
Contractor's Application for Payment

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-32109
Contractor:	Manatts, Inc.	Contractor's Project No.:	
Project:	Grain District Public Improvements		
Contract:	Grain District Public Improvements		

Application No.:		3		Application Period:		From		09/27/25		to		10/24/25		Application Date:		11/03/25	
A	B	C	D	E	F	G	H	I	J	K	L	M					
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)					
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)						
78	DM191054		Rebar and Sonitube (light pole bases)	Breton Electric	3	-	2,409.41	2,409.41			-	2,409.41					
78	S513623435		Conduit	On Site	3	-	3,895.33	3,895.33			-	3,895.33					
47	DM196572		Expansion, dowels, bars etc.	On Site	3	-	17,540.90	17,540.90			-	17,540.90					
								-			-	-					
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Totals						\$	-	\$	23,845.64	\$	23,845.64	\$	-	\$	-	\$	23,845.64



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

Item No. 7.a.
For Meeting of 11/3/2025
Public Hearing

TITLE: Public Hearing for the BFSD Public Infrastructure Storm Sewer Facilities Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On August 21st ,2023, City Council approved the professional services agreement with Veenstra and Kim for design work on the Truman Dr. Public infrastructure project site area. Staff and engineers from Veenstra & Kim have been working behind the scenes on coordination and design with the Bondurant-Farrar school District their design team. Plans have been finalized and are ready to go out for bidding.

This is a multiple-phase project as the new Truman Dr. NE that is under construction is the stormwater improvements that are needed for this area. The project scope is below.

Project scope: Construct BFSD Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork , PCC patching, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

Bids are due and will be opened on November 13th, at 10:00 am at the Bondurant City Hall Council Chambers 200 Second St. NE Bondurant, Iowa 50035. A contract is expected to be awarded by Council on November 17, 2025.

FUNDING SOURCE: Bond Funding/ Stormwater Utility Fund

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Notice to Bidders
2. Notice of Public Hearing

NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES FOR THE CITY OF BONDURANT, IOWA

Sealed proposals will be received by the City Clerk of the City of Bondurant, Iowa, at the City Hall, 200 Second Street NE, Bondurant, Iowa, before 10:00 A.M. on the 13th day of November 2025 for the construction of the BFSB Public Infrastructure Storm Sewer Facilities project, as described in the plans and specifications therefor, now on file in the office of the City Clerk. Proposals will be opened and the amount of the bids announced in said Council Chambers by the City Administrator and Project Engineers at the time and date specified above.

The location of the work to be done and the kinds and sizes of materials proposed to be used are as follows:

BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES

Construct BFSB Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork, PCC patching, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

All work and materials are to be in accordance with the proposed plans, specifications, form of contract and estimate of cost now on file in the office of the City Clerk of Bondurant, Iowa, and by this reference made a part thereof as though fully set out and incorporated herein.

All proposals and bids in connection therewith shall be submitted to the City Clerk of said City on or before the time herein set for said hearing. All proposals shall be made on official bidding blanks furnished by the City, and any alterations in the official form of proposal will entitle the Council, at its option, to reject the proposal involved from consideration. Each proposal shall be sealed and plainly identified.

Each proposal shall be made out on a blank form furnished by the municipality and must be accompanied by bid security, as follows: a certified or cashier's check, drawn on a solvent Iowa bank or a bank chartered under the laws of the United States or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to five percent (5%) of the bid, or a bid bond executed by a corporation authorized to contract as a surety in the State of Iowa in a penal sum of five percent (5%) of the bid.

NTB-1

428111-2

Notice to Bidders

The bid security should be made payable to the CITY OF BONDURANT, IOWA. The bid security must not contain any conditions either in the body or as an endorsement thereon. The bid security shall be forfeited to the City as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within 10 days after the award of contract and post bond satisfactory to the City insuring the faithful fulfillment of the contract and the maintenance of said work, if required, pursuant to the provisions of this notice and the other contract documents. Bidders will use the bid bond form included in the specifications.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes; provided that the award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid. Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid and to accept the bid which it deems to be to the best interest of the City. The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) calendar days from the date of hearing.

The successful bidder will be required to furnish a bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council and authorized to transact business in the State of Iowa and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work, and the maintenance of improvements in good repair for not less than four (4) years from the time of acceptance of the improvements by the City.

NTB-2

428111-2

Notice to Bidders

The work will commence within ten (10) calendar days as set out in written Notice to Proceed and shall be completed by October 31, 2026. Failure to complete the work under the specified schedule will result in liquidated damages of \$1,500.00 per consecutive calendar day until the project is complete, with due allowances for extensions of the contract period due to conditions beyond the control of the Contractor.

Payment for said improvements will be made in cash from sale of general obligation bonds or notes, water revenue bonds or notes, or from such funds as are legally available for said purposes. Any combination of the above methods of payment may be used at the discretion of the City Council.

Payment to the Contractor will be on the basis of monthly estimates equivalent to ninety-seven percent (97%) of the contract value of the work completed and material delivered to the site during the preceding calendar month less penalties. Payments made shall in no way be construed as an act of acceptance for any part of the work partially or totally completed.

A sales tax exemption certificate will be available for all material purchased for incorporation in the project.

Plans and specifications governing the construction of the proposed improvements, and the prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, for examination by bidders. Copies may be obtained from Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, Iowa 50266.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Doug Elrod, Mayor

ATTEST:
Marketa Oliver, City Administrator

NTB-3

428111-2

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES FOR THE CITY OF BONDURANT, IOWA

At 6:00 P.M. on the 3rd day of November 2025, the City Council of the City of Bondurant, Iowa will, in said Council Chambers at City Hall, 200 Second Street NE, Bondurant, Iowa, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the BFSB Public Infrastructure Storm Sewer Facilities project.

The description of the project is as follows:

BFSB PUBLIC INFRASTRUCTURE STORM SEWER FACILITIES

Construct BFSB Public Infrastructure Storm Sewer Facilities including all labor, materials, and equipment necessary to construct a detention pond with approximately 77,000 CY of cut, 1,200 lineal feet of 36-inch storm sewer, 150 lineal feet of 24-inch storm sewer, 500 lineal feet of 8-inch sanitary sewer, intakes, storm and sanitary manholes, earthwork, PCC patching, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Doug Elrod, Mayor

ATTEST:

Marketa Oliver, City Administrator



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

Item No. 7.b.
For Meeting of 11/3/2025
Public Hearing

TITLE: Public Hearing on the plans and specifications, form of contract, and estimated cost for the Boardwalk at Lake Petocka project (AKA the Garden project)

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

Now is the time and date for the public hearing for the Garden project.

In 2024, the Bondurant City Council engaged the services of Shive-Hattery, in coordination with the artist group i/thee, to lead schematic design and engineering for the Garden, a functional public art installation at the ARTocka Trail Loop. i/thee's concept envisions a meandering boardwalk that extends out over Lake Petocka. The design and development of The Garden has been shaped by community engagement and is a direct implementation of recommendations included in the City's Art, Culture, & Wayfinding Master Plan.

The Bondurant City Council previously approved a similar resolution in June 2025, with bids due in July 2025. However, no bids were received during that first round. Following this outcome, Shive-Hattery and i/thee made adjustments to the plans and timeline with the intent of attracting more bidders in the current round.

Bids for The Garden Project were opened on October 30, 2025. The City received 2 bids ranging from \$858,395 to \$1,100,035. The total estimated project cost determined by Shive-Hattery was \$543,090. A resolution under the Action Items section considers rejecting both bids.

FUNDING SOURCE: Bonds supported by LOSST and TIF as well as Grants

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.c.
For Meeting of 11/3/2025
Public Hearing

TITLE: 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

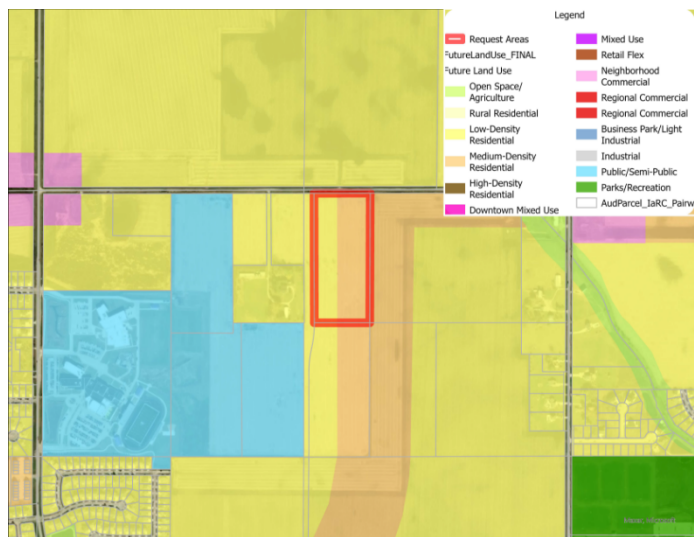
CONTACT PERSON:

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

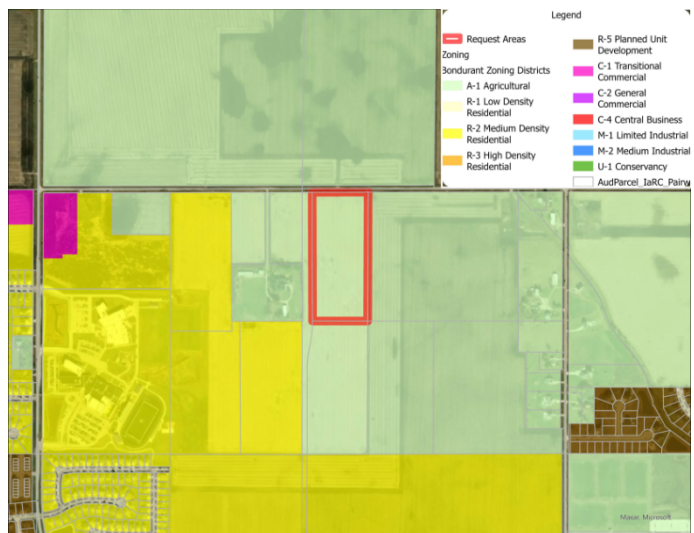
BRIEF HISTORY & ANALYSIS: Now is the time and place for a public hearing on a request from Paramount Land Company to amend the Future Land Use Map. The request would amend Parcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential. The request would allow for single-family 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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

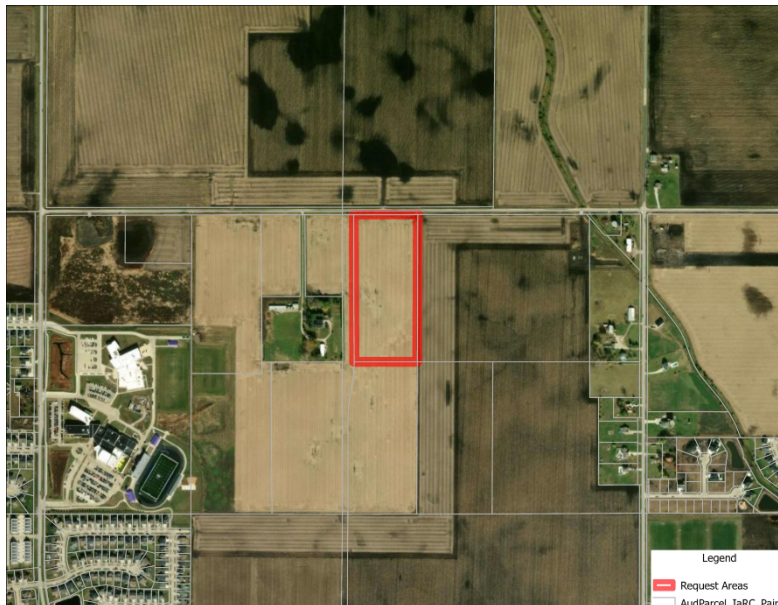
Item No. 7.d.
For Meeting of 11/3/2025
Public Hearing

TITLE: 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

CONTACT PERSON:

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

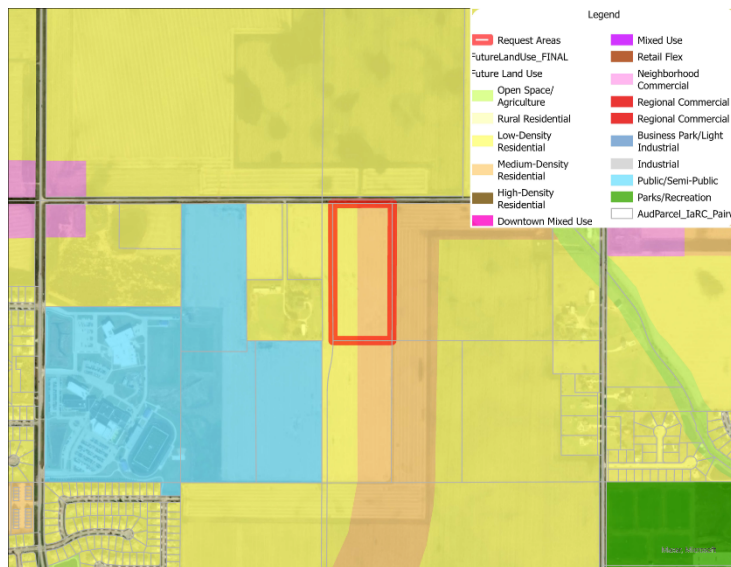
BRIEF HISTORY & ANALYSIS: Now is the time and place to consider a rezoning request. Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.020, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the zoning from A-1 Agricultural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



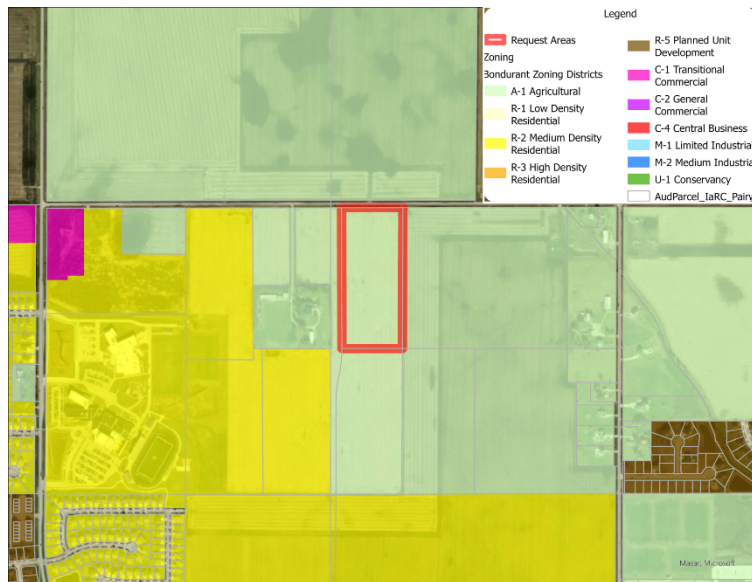
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities,

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 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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.e.
For Meeting of 11/3/2025
Public Hearing

TITLE: Public Hearing to consider adoption of the Pleasantview Park Master Plan

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

Now is a time and place for a public hearing 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

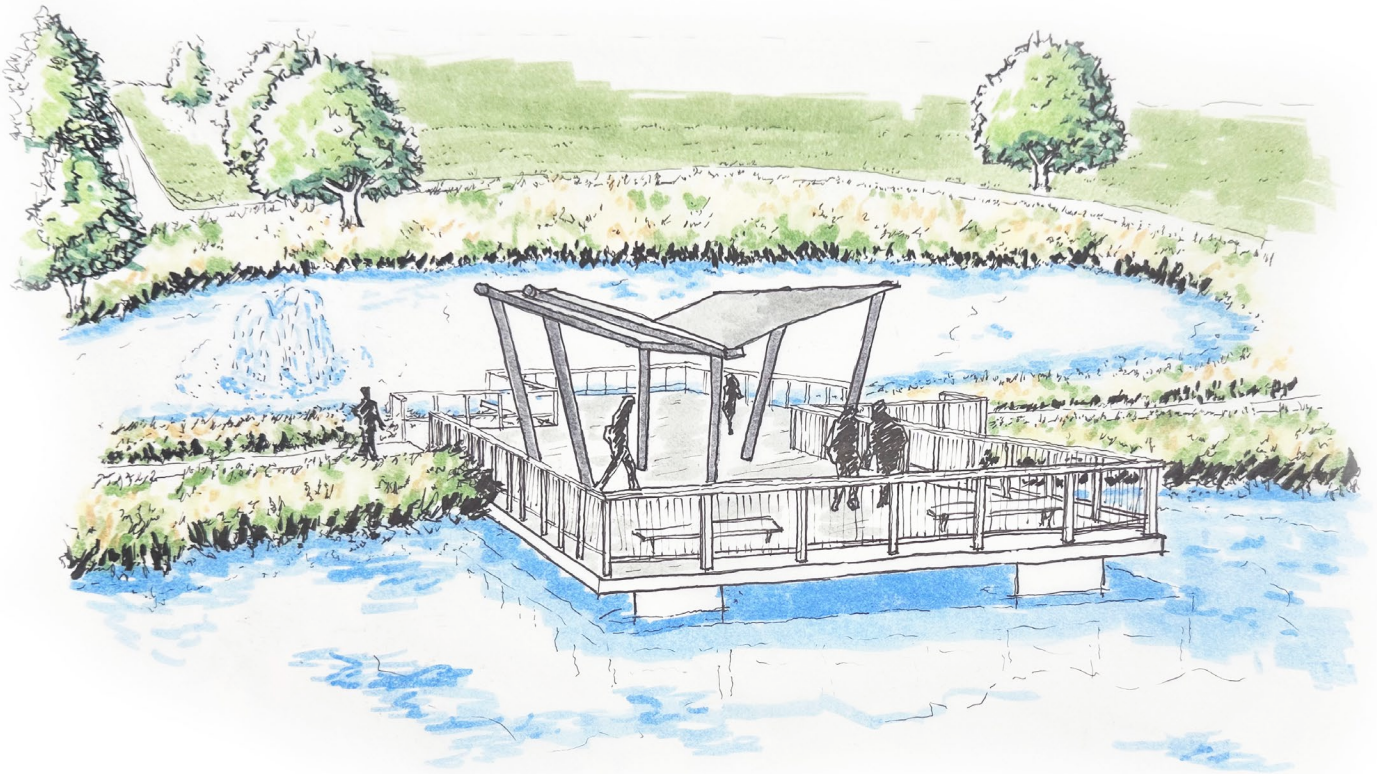
STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Pleasantview Park Master Plan

BONDURANT PLEASANTVIEW PARK MASTER PLAN



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



CONTENTS

1

PROJECT OVERVIEW

.P 04

- Summary
- Context Map
- Site Plan Graphic

2

DESIGN ELEMENTS

.P 08

- Plant Palette
- Playground
- Fishing Pier

3

IMPLEMENTATION

.P 14

- Phasing Strategy
- Opinion of Probable Cost

PROJECT OVERVIEW

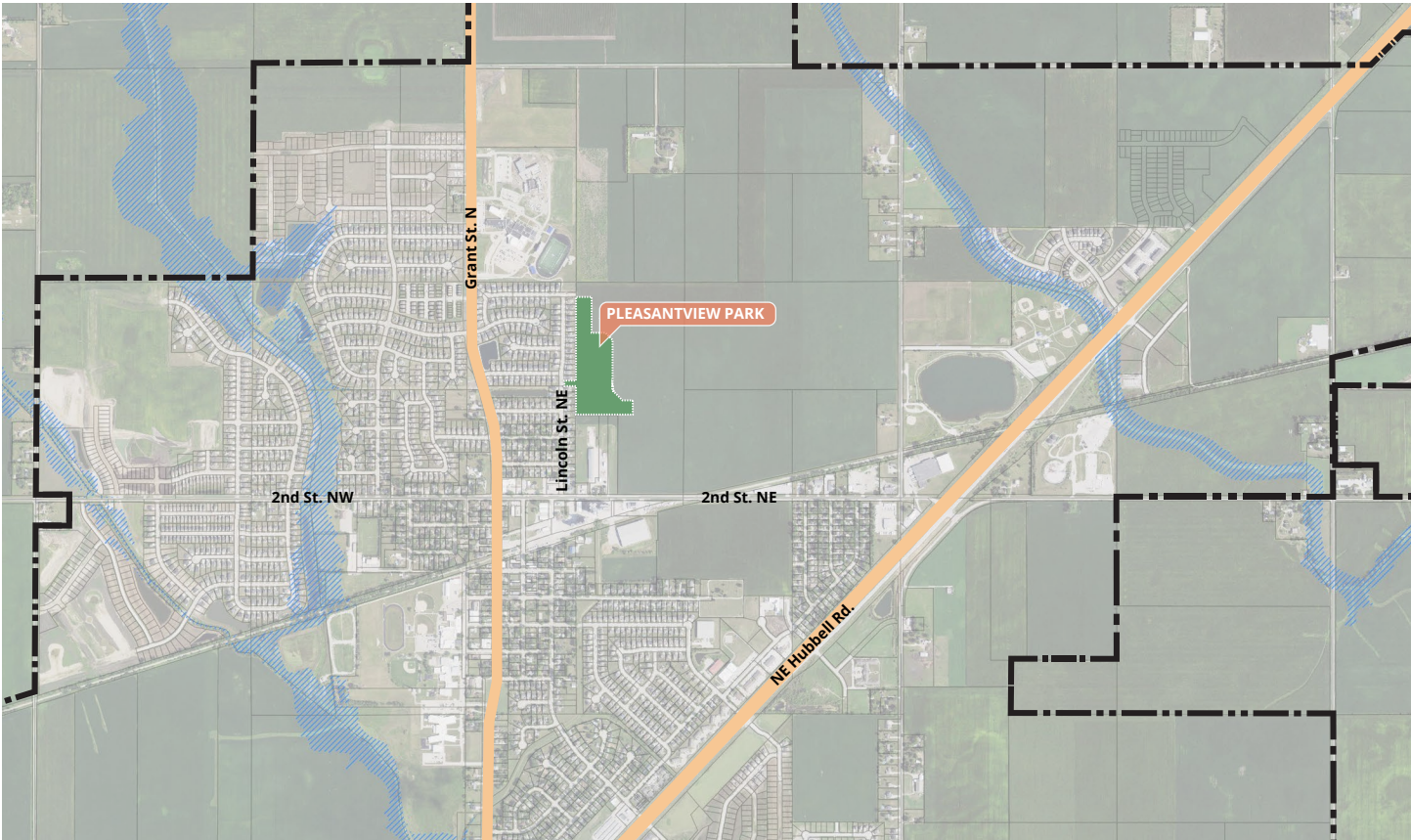
SUMMARY

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.

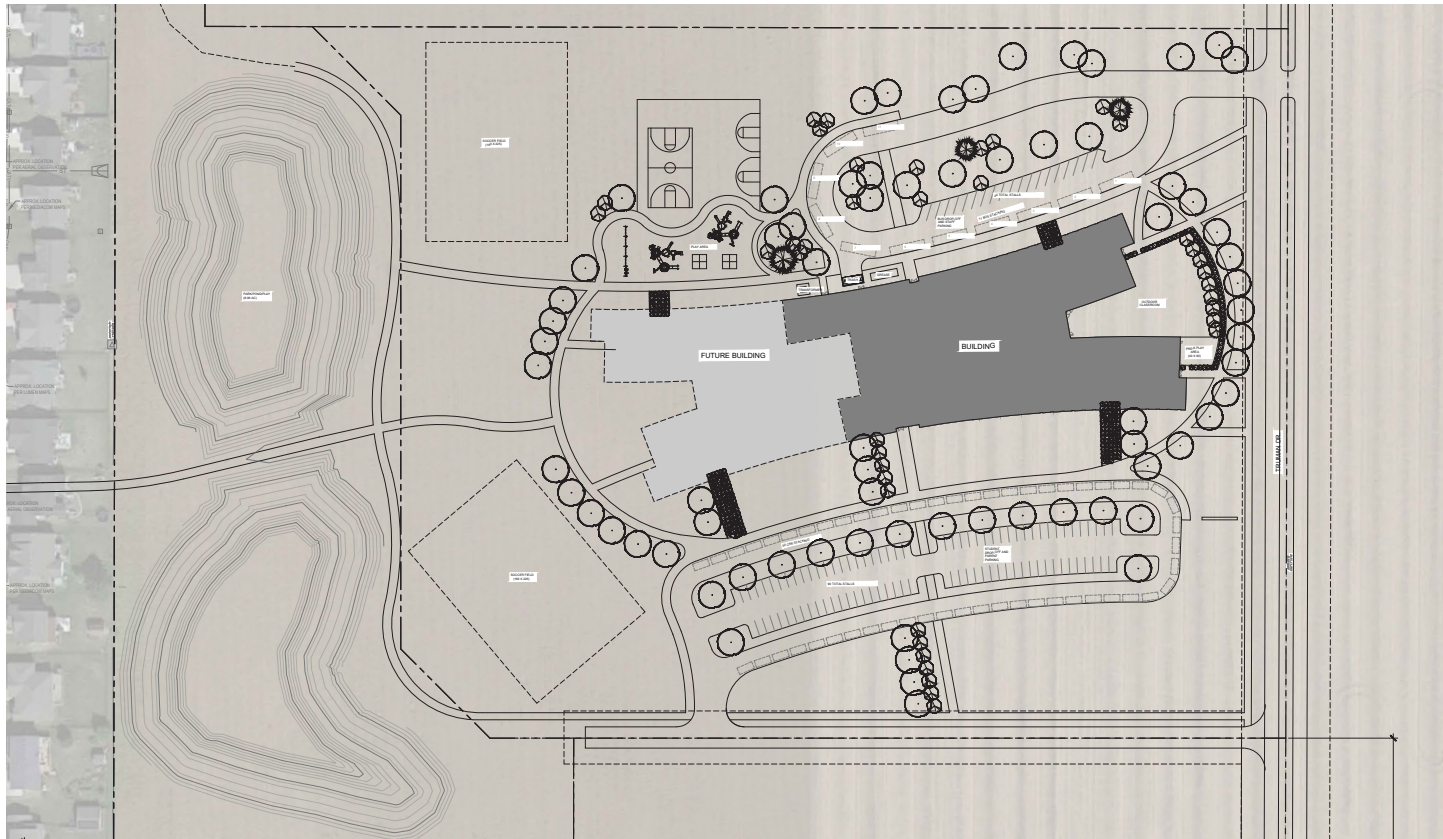
The master plan centers around two large ponds, which will provide both scenic value and recreational opportunities. A central fishing pier spans both ponds, offering accessible connections to the water for fishing. Surrounding the pond, a network of trails will create a scenic and inviting environment 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.



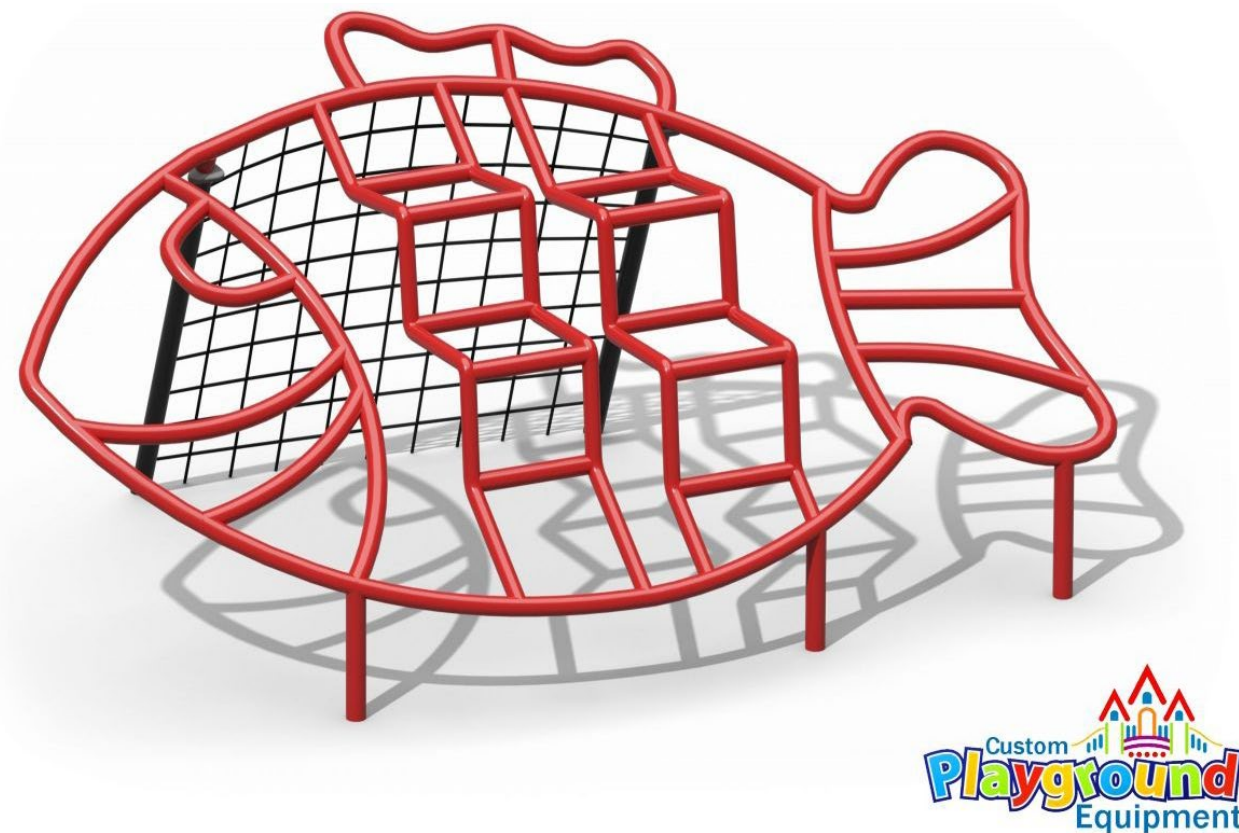
example wetland comprised of sedges and scattered trees.

DESIGN ELEMENTS

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.

SECTION 2



west-facing view of playground equipment.



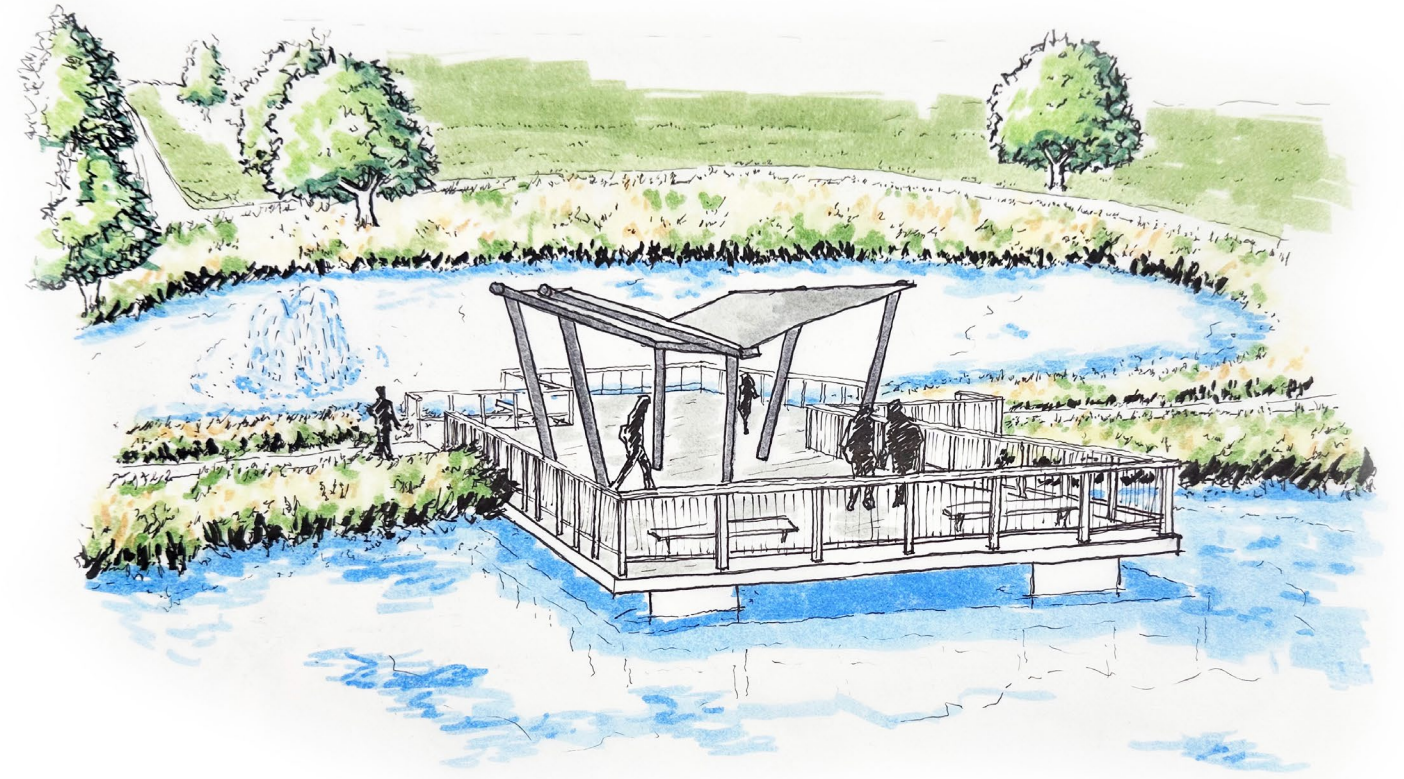
close-up of central play structure.

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.

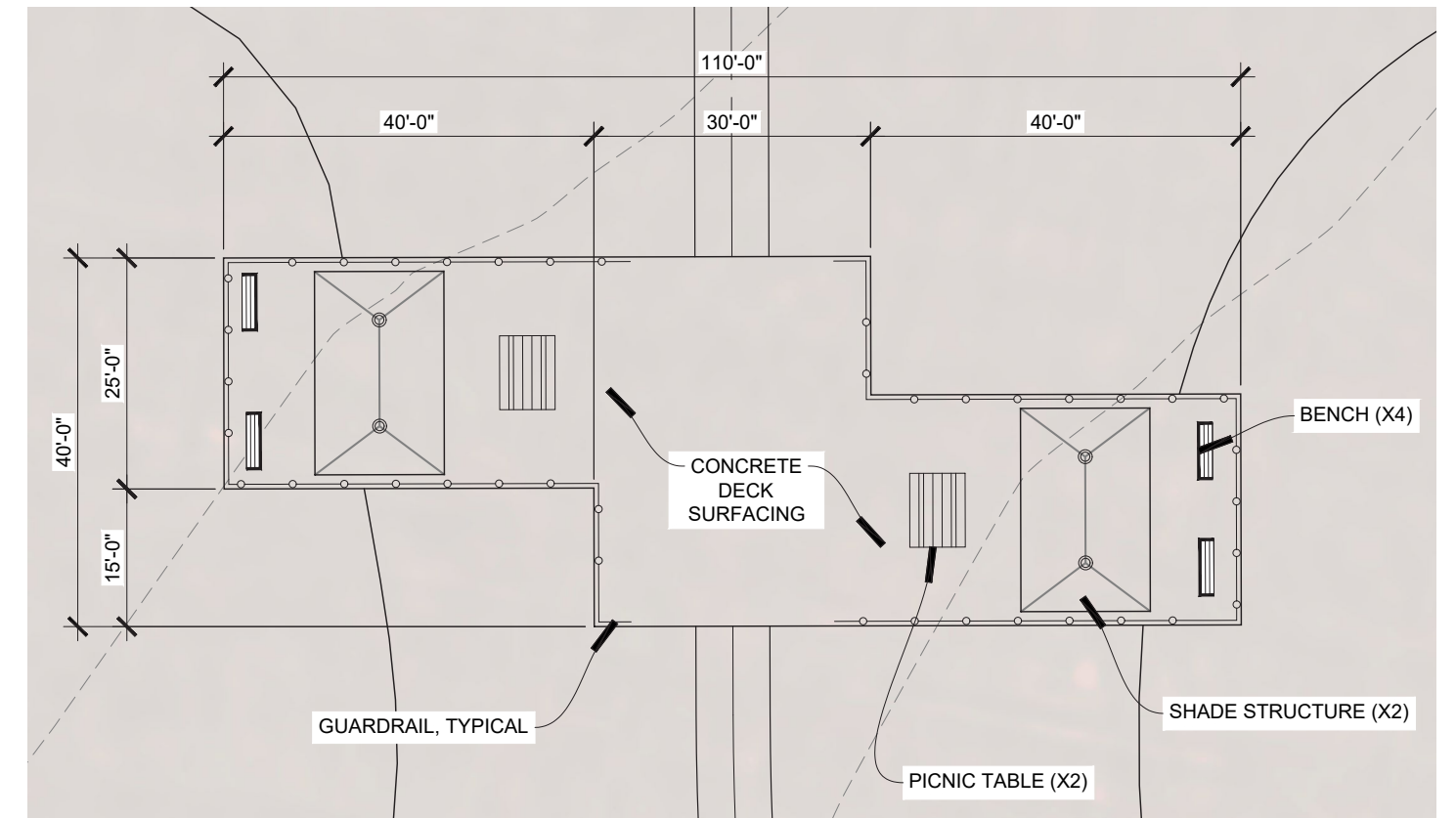
SECTION 2



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. 8.a.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution approving the Future Land Use Map Amendment for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential

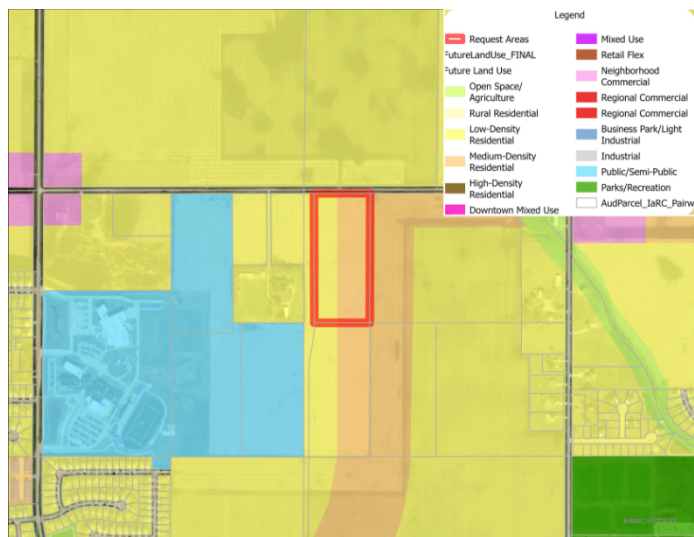
CONTACT PERSON:

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

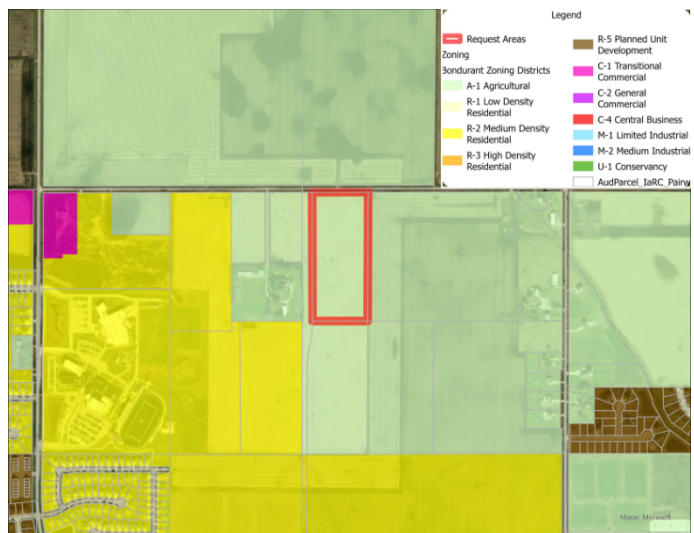
BRIEF HISTORY & ANALYSIS: Earlier on the agenda, a public hearing on a request from Paramount Land Company to amend the Future Land Use Map was held and was previously duly published as required by law. The request would amend Parcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density 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. The attached resolution approves the amendment.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-319 Approving Newby North FLU Amendment
Paramount-MO

CITY OF BONDURANT
RESOLUTION NUMBER 251103-319

RESOLUTION APPROVING FUTURE LAND USE MAP AMENDMENT FOR
GEOPARCEL 8022.30.200.020 FROM LOW- AND MEDIUM-DENSITY RESIDENTIAL
TO HIGH-DENSITY RESIDENTIAL

WHEREAS, The City Council has duly published and held a public hearing on a future land use map amendment for the below described parcel; AND

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA:

That the City Council of the City of Bondurant, Iowa, does hereby approve 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: The City Clerk is hereby directed to file necessary documents as required by law to implement the City Council's actions.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of November 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				



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

Item No. 8.b.
For Meeting of 11/3/2025
Ordinance

TITLE: - (First Reading) Ordinance rezoning land from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020

CONTACT PERSON:

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

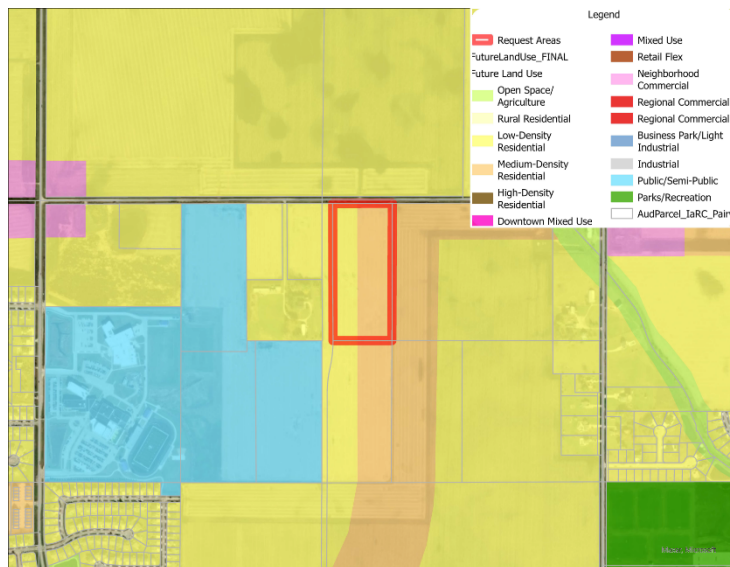
BRIEF HISTORY & ANALYSIS: A public hearing on this rezoning request was held earlier on this agenda. Paramount Land Company has submitted a rezoning request for Parcel 8022.30.200.020, located east of the future Truman Drive NE and south of 16th Street NE. The rezoning request proposes to change the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



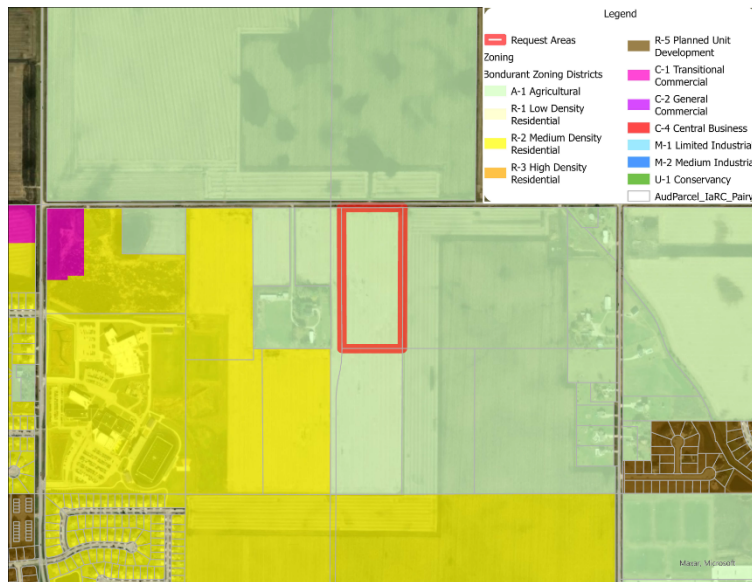
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities,

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 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.

The attached ordinance rezones this property.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 251103-227

CITY OF BONDURANT
ORDINANCE NO. 251103-227

ORDINANCE REGARDING APPROVAL OF 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 ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **PURPOSE.** The purpose of this ordinance is 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.

AND;

Section 2. **FINDINGS.** The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on October 7, 2025, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED.** The property above described, is hereby rezoned to the High-Density Residential (R-3) District.

Section 4. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. **SEVERABILITY.** 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 6. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2025.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: November 3, 2025

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 8.c.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution adopting the Pleasantview Park Master Plan

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

A public hearing to consider adoption of the Pleasantview Park Master Plan was held earlier on the agenda. 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 for Plan Adoption

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-320
2. Pleasantview Park Master Plan

CITY OF BONDURANT
RESOLUTION NUMBER 251020-320

RESOLUTION ADOPTING 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 reviewed the Pleasantview Park Master Plan during its meeting on October 16, 2025; AND

WHEREAS the City Council held 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 the Pleasantview Park Master Plan is hereby adopted.

BE IT FURTHER RESOLOVED THAT: City staff are hereby directed to take actions and pursue funding necessary to implement the Pleasantview Park Master Plan

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of November 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

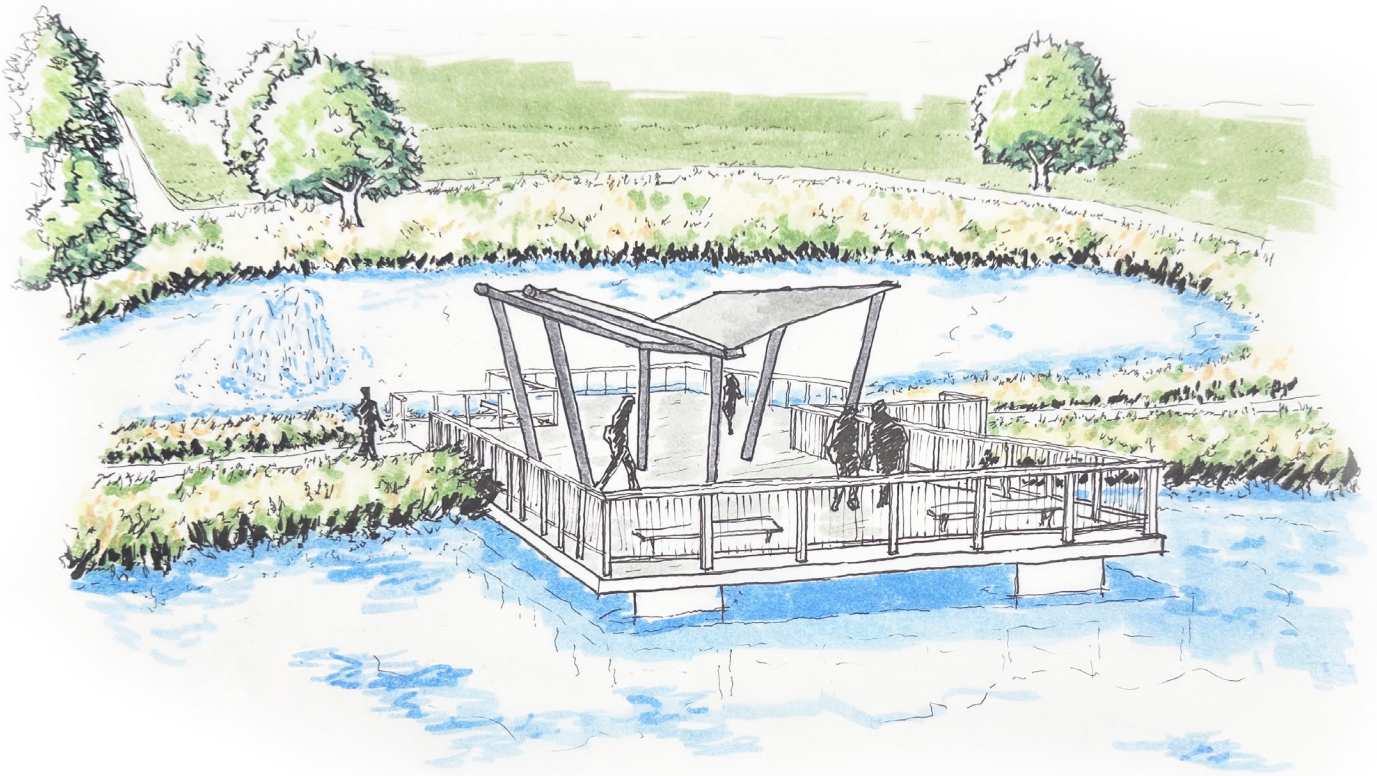
Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

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



CONTENTS

1	PROJECT OVERVIEW	.P 04
	Summary	
	Context Map	
	Site Plan Graphic	
2	DESIGN ELEMENTS	.P 08
	Plant Palette	
	Playground	
	Fishing Pier	
3	IMPLEMENTATION	.P 14
	Phasing Strategy	
	Opinion of Probable Cost	

PROJECT OVERVIEW

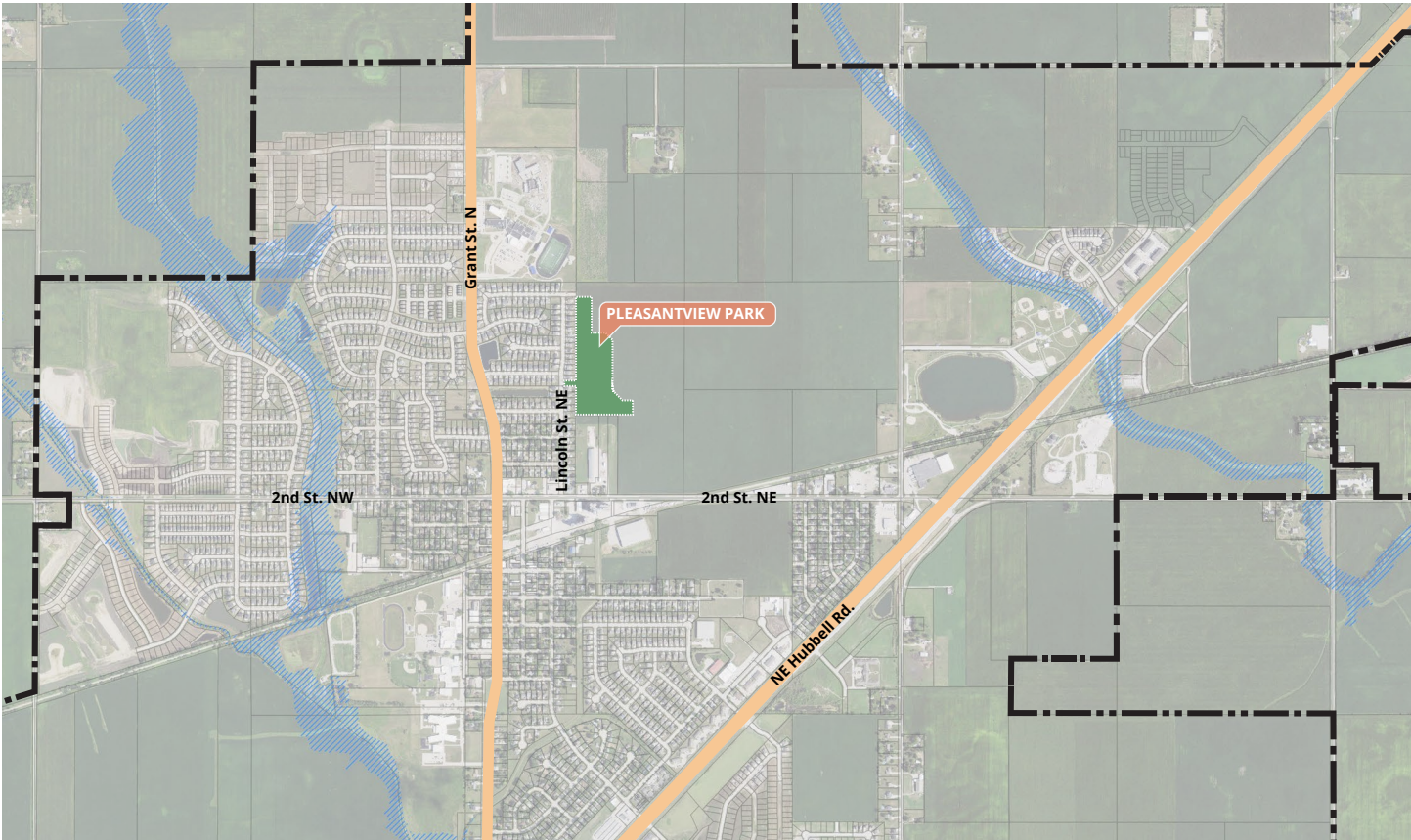
SUMMARY

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.

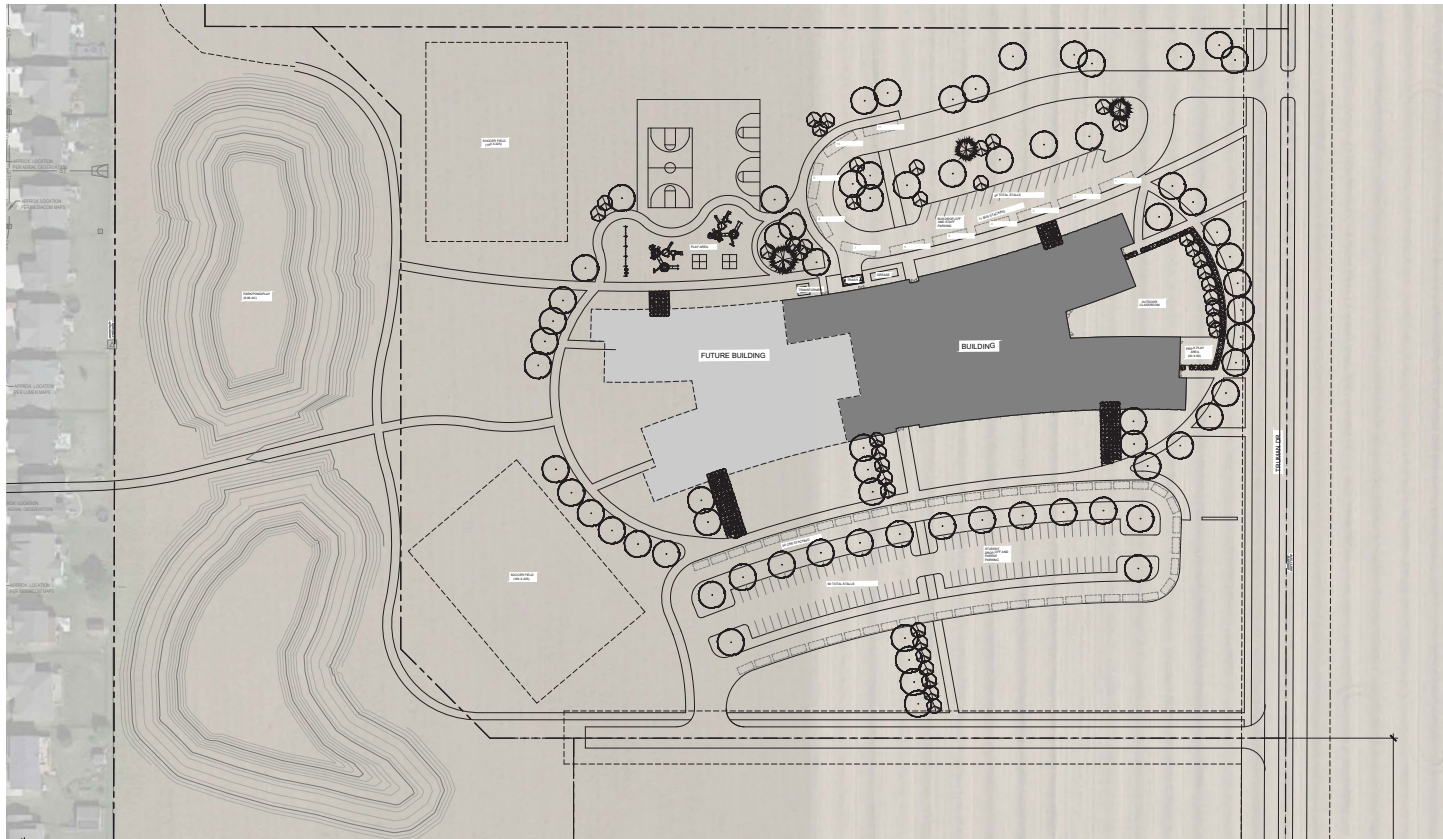
The master plan centers around two large ponds, which will provide both scenic value and recreational opportunities. A central fishing pier spans both ponds, offering accessible connections to the water for fishing. Surrounding the pond, a network of trails will create a scenic and inviting environment 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



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.



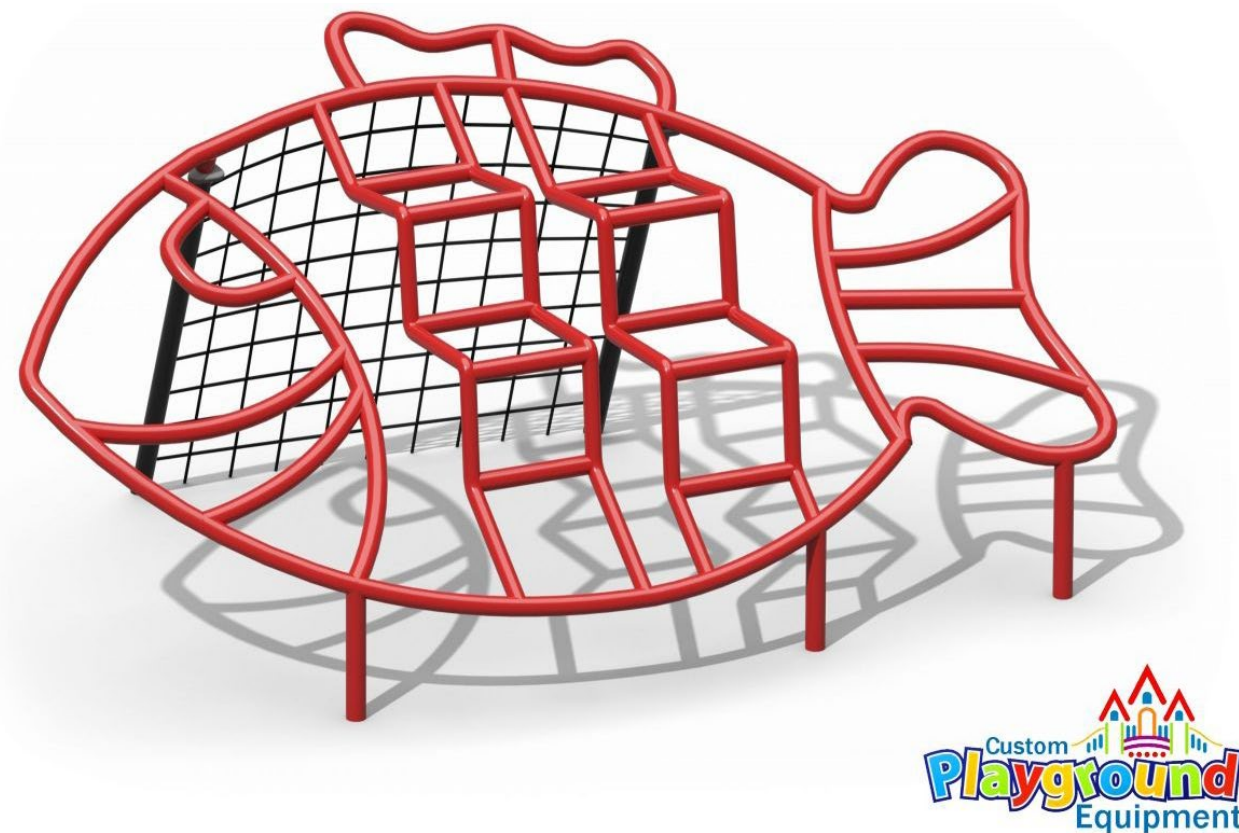
example wetland comprised of sedges and scattered trees.

DESIGN ELEMENTS

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.

SECTION 2



west-facing view of playground equipment.



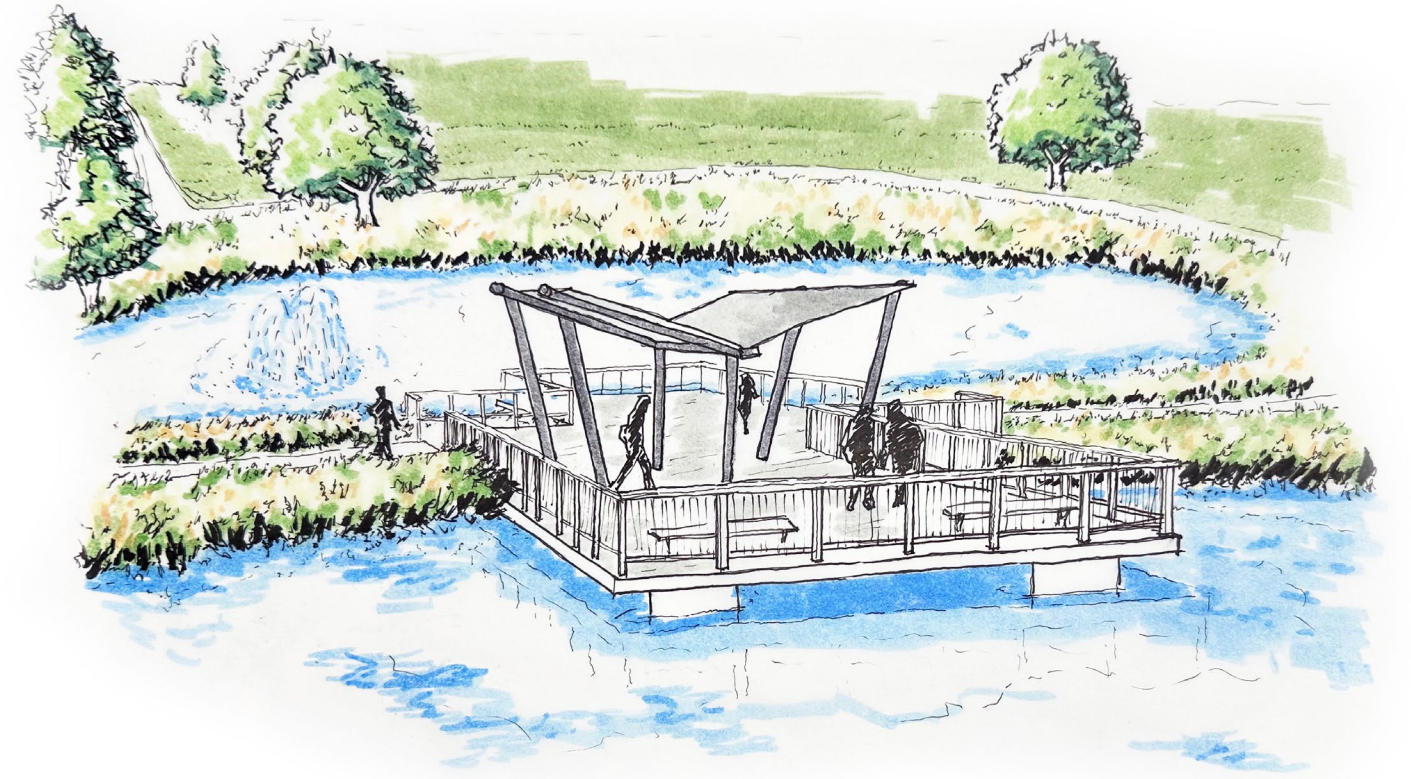
close-up of central play structure.

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.

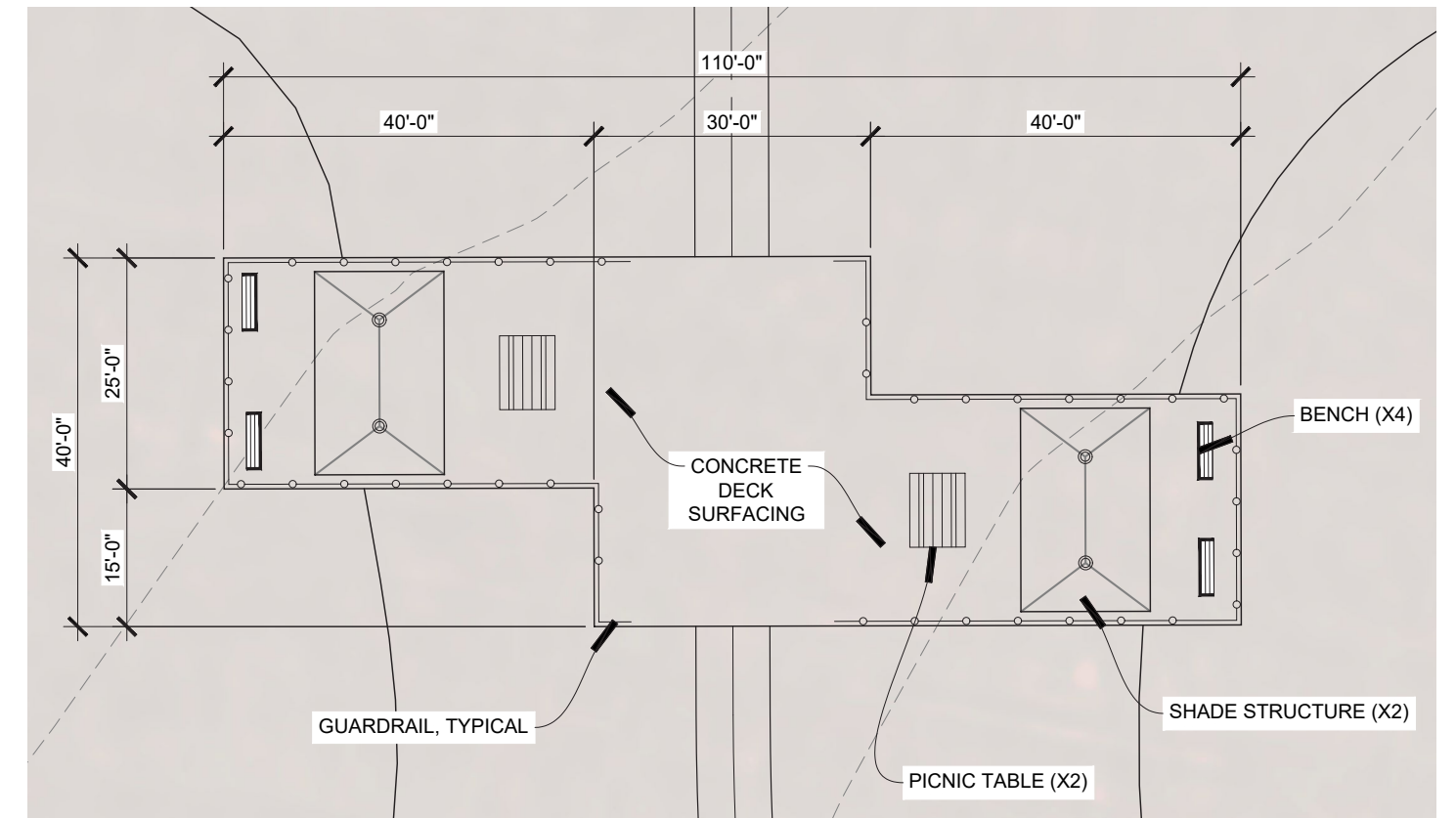
SECTION 2



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. 8.d.
For Meeting of 11/3/2025
Resolution

TITLE: - Resolution rejecting all bids for The Garden Project

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 rejects all bids received relative to the Garden project.

Bids for The Garden Project were opened on October 30, 2025. The City received 2 bids ranging from \$858,395 to \$1,100,035. The total estimated project cost determined by Shive-Hattery was \$543,090.

FUNDING SOURCE: Bonds supported by LOSST and TIF as well as Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 251103-321
2. Bids Received

CITY OF BONDURANT
RESOLUTION NO. 251103-321

RESOLUTION REJECTING ALL BIDS FOR THE GARDEN PROJECT

WHEREAS on October 6, 2025, the City of Bondurant approved the order of construction for the Garden Project;

WHEREAS October 30, 2025, the City of Bondurant received two bids for the Garden Project ranging in price from \$858,395-\$1,100,035; AND

WHEREAS the engineer's estimate for the total project cost, prepared by Shive-Hattery, was \$543,090; AND

WHEREAS all bids received substantially exceeded the engineer's estimate, and the City has determined that the bids are not favorable due to excessive pricing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that all bids received for The Garden Project on October 30, 2025, are hereby rejected.

Passed this 3rd day of November 2025,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

Bid Opening Tabulation

CITY OF BONDURANT
BOARDWALK AT LAKE PETOCKA
PROJECT # 2240018600

No.	Name of Bidder	Bidder Status Form	Auth. To Transact Business	Non-Collusion Affidavit	Bid Security	Addn 1	Addn 2	Addn 3	Base Bid	Alt 1 Therm Mod Ash	Alt 2 Landscape Planting (Deduct)	Alt 3 H-Pile Installation
	Engineers Estimate								\$452,810.00			
1	Home Boy Ent. LTD	X	X	X	X	X	X	X	858,395.06	105,606.35	-7,308.00	—
2	United Contractors	X	X	X	X	X	X	X	1,100,035.00	226,655.00	8,120.00	100,000.00
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