[AGENDA_POSTING_DATE]

**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: Zoom Meeting Link*

NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
APRIL 20, 2026

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 20, 2026, 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. Metro Waste Authority 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 April 6, 2026, City Council Special Meeting Minutes, and April 6, 2026, City Council Meeting Minutes
   b. Claims List
   c. Applications for Council Approval
   d. Receive & File - Bondurant Library Board Meeting Minutes of February 4, 2026, and March 4, 2026 & February and March Director's Report
   e. Receive & File - BES March Monthly Report
   f. - Resolution approving Pay Request No.18 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $13,789.80
   g. - Resolution approving Pay Request No.19 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $30,536.99
   h. - Resolution approving pay request No. 5 to Core Construction for The Station Project in the amount of $249,298.73
   i. - Resolution approving pay request No. 6 to Core Construction for The Station Project in the amount of $334,602.67
   j. - Resolution Approving an Amendment to the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan
   k. - Resolution approving the job description for the position of Public Works

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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Administrative Specialist

l. - Resolution approving the Truman Drive, NE Phase 2 Special Assessment Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed $2,500 for preliminary assessment work and not to exceed $1,700 for final assessment work

m. - Resolution affixing a date for a public hearing on May 4, 2026 to consider the Civic Campus North Right-of-Way Vacation Plats

n. - Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 1 Project for May 18, 2026, at 6:00 p.m.

o. - Resolution approving Pay Request No. 3 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $333.68

p. - Resolution approving Change Order No. 1 for the Southeast Trunk Sewer Project in the amount of $25,544.26

q. - Resolution amending the City Fee Schedule to reflect updated Planning & Community Development Department Fees

r. - Resolution Affixing Date for Public Hearing for FY26 City of Bondurant Budget Amendment No. 1

s. - Resolution approving the Disposal of Surplus Equipment through Online Auction

t. - Resolution approving a Master Agreement, Work Order No. CBD001, and associated proposal with Swaelu LLC for Silo Commons Operations Planning Services in the amount of $6,250

u. - Resolution approving a 5-year Maintenance Agreement with Iowa Department of Transportation for primary roadways through the City of Bondurant

7. **Public Hearing**

a. Public hearing to consider an ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts

b. Public Hearing for FY27 City of Bondurant Budget

8. Action Items

a. - Resolution Adopting the Annual Budget for the Fiscal Year Ending June 30, 2027, and Certifying the Proposed Tax Levy Rate

b. - (First Reading) An ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District

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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to Chapter 104 – Sanitary Sewer Connection Fee Districts

c. - Resolution approving site plan for Vermeer Corporation located at 2901 Vermeer Drive, SE

d. - Resolution approving the site plan for Ramms Construction located at 1120 2nd Street, NE

e. - Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy

f. - Resolution approving Outdoor Parks Facility Pricing Structure

g. - Discussion and possible consideration of a Resolution directing staff to collaborate with Vermeer Corporation to use Soil from the Private Building Site for the Public Roadway in exchange for Top Soil Distribution

9. Discussion Items -

a. - Discussion of Utility Rate Review and Calculation Structure Updates and Consideration of First Reading of Ordinances

b. - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 92, Water

c. - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 106, Solid Waste

d. - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 99, Sewer

e. Owners Representative Services for SE Industrial Infrastructure Project

f. - Discussion and possible consideration of a resolution rescinding Resolution No. 260406-108 related to the Grain Silo Mural Concept and authorizing Letter of Intent for Design Revision Services

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.

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.

Metro Waste Authority

Bondurant



OUR FACILITIES



- Metro Park East Landfill
- Metro Park West Landfill
- Metro Recycling Facility
- Metro Northwest Transfer Station
- Metro Central Transfer Station
- Metro Hazardous Waste Drop-off
- Central Office
- Metro Compost Center
- Metro Redemption Centers

Metro Waste Authority

BY THE NUMBERS

CURBSIDE SERVICES

- Garbage / Recycling / Yard Waste
- Households Served in Bondurant: 2,959
- Rates under consolidated collection trend lower than other program models

EDUCATION & OUTREACH

- School Field Trips and Classroom Visits in Bondurant: 1
- Ready, Set, Recycle Attendance by Bondurant: 2



Metro Waste Authority

COMMUNITY BENEFIT

CURBSIDE PROGRAM MANAGEMENT

- Taking customer calls and contract management out of City Hall
- Establishing high level or service

CUSTOMER SUPPORT

- 62,212 resident calls answered annually
- 7,865 chatbot interactions
- 9,177 cart deliveries and repairs in FY25

GRANTS

- Providing funding opportunities for sustainable initiatives
- Discounted compost for Soil Quality Restoration projects.



Metro Waste Authority

CURBSIDE

GARBAGE

- Residents in Bondurant disposed of 2,959 tons of garbage curbside via weekly collection and Spring Clean-up

RECYCLING

- Residents in Bondurant disposed of 356 tons of recycling through the Curb It! program via bi-weekly collection



Metro Waste Authority

YARD WASTE

Regional approach for yard waste disposal with a built-in solution for storm event clean-up.

COMPOST IT!

- Curbside program using bags, stickers, or carts for the collection of routine yard waste and storm debris from 15 metro communities.

GROW GOLD COMPOST

- Yard waste is ground and turned into compost, a nutrient-rich soil additive sold in bulk at our facilities or by the bag at area retailers.



Metro Waste Authority

RECYCLING

DROP-OFFS in Bondurant

- Cardboard: hosting 2 drop-offs
- Holiday lights recycled in 2025: 212 pounds
- Scrap tires recycled in FY25: 1.52 tons



BATTERY DROP-OFF INITIATIVE



- Bondurant hosts 2 battery drop-offs and residents have disposed of **170 pounds**
  - City Hall | Library
- 14,000 pounds collected across 30 locations since April 2025
- All battery types and small electronics accepted

Metro Waste Authority

FACILITY FIRES

Common Occurrence

- Landfills
- Transfer stations
- Recycling processing facilities

Batteries are the main cause.





Metro Waste Authority

Metro Waste Authority

HAZARDOUS MATERIAL

Safe and Convenient Disposal of Household Hazardous Waste

- Two permanent drop-off sties in the metro plus houseside service.
- 605 residents from Bondurant safely disposed of waste in FY25.







Metro Waste Authority

THANK YOU

Metro Waste Authority

Bondurant Snapshot | 2025

mission: Provide answers for safe and smart waste disposal and recycling.

vision: No wasted resources.

YOUR COMMUNITY AT A GLANCE



170 lbs.
Batteries



212 lbs.
Holiday Lights



1.52 tons
Scrap Tires



605 visits
Household Hazardous Waste

CURBSIDE SERVICES



2,959
Households served

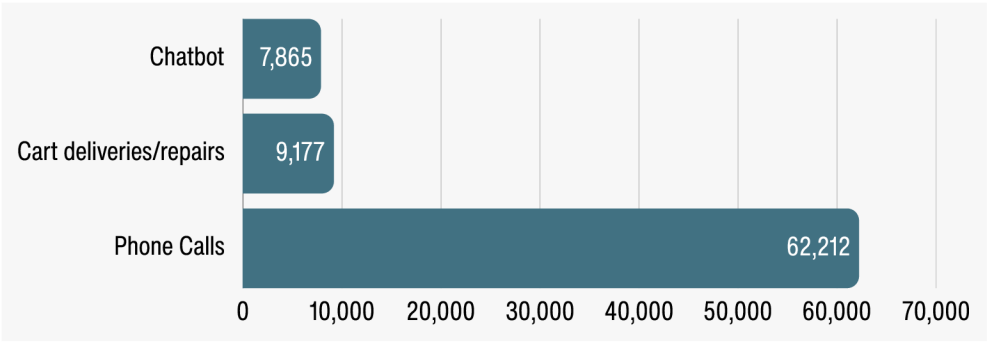


2,959
Tons of garbage



356
Tons of recycling

CUSTOMER ENGAGEMENTS



SERVICE MANAGEMENT

- Contract oversight
- Competitive rates
- Service coordination



2 Cardboard Recycling Drop-offfs

EDUCATION & OUTREACH

1 School Visits

2 Groups

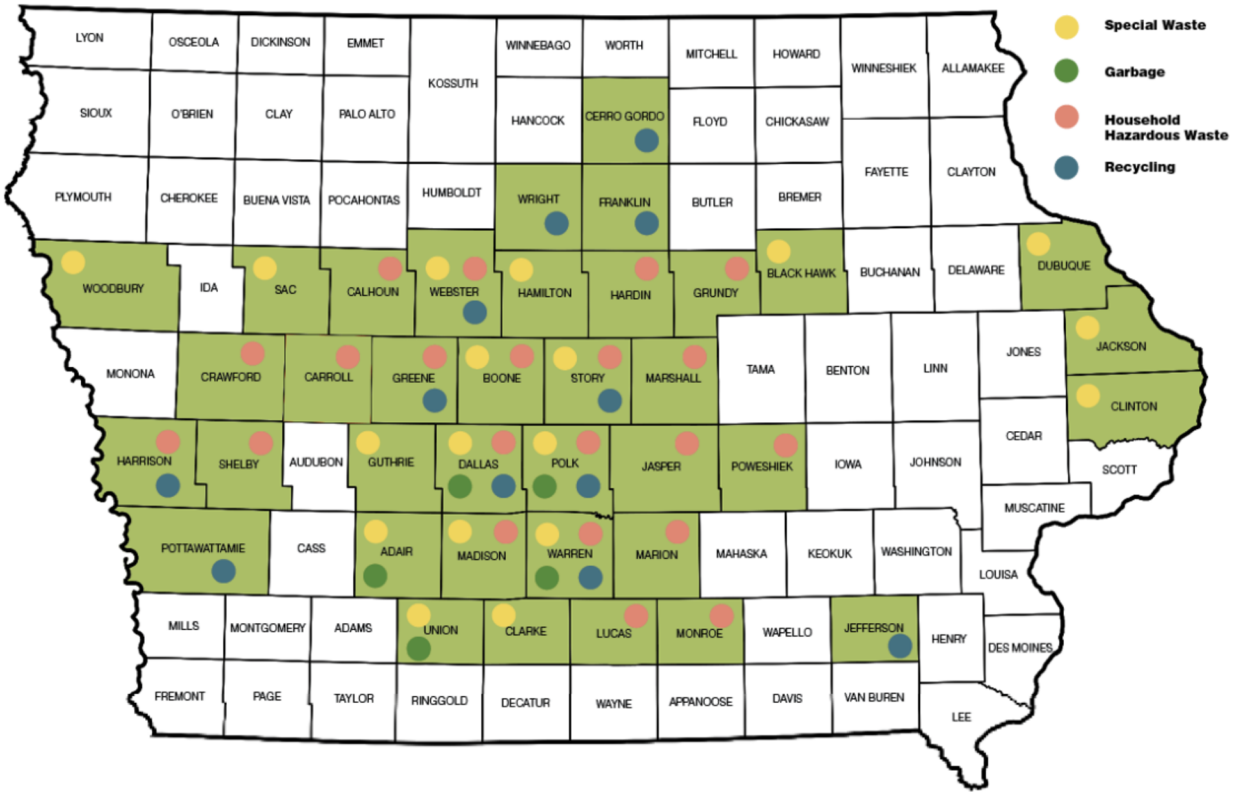


Metro Waste Authority

Metro Waste Authority Locations



Statewide Resource



**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
April 6, 2026
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Chad Driscoll, Council Member Dennis Lyman
Absent:	Council Member Matt Sillanpaa
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant City Administrator Jene Jess, City Engineer David Fliehler, Assistant Fire Chief Anthony Rauterberg

2. Call to Order and Declaring a Quorum
   Mayor Elrod called the meeting to order at 05:53 PM and declared a quorum.
3. Abstentions declared
   None.
4. Perfecting and Approval of the Agenda
   Motion by Cox, seconded by McKenzie, to approve the agenda. Vote on Motion 4-0. Motion carried.
5. **Public Hearing**

   a. Public Hearing regarding the Property Tax Levy for FY27
   Mayor Elrod opened the public hearing at 05:54 PM.

   Staff provided an overview of the proposed levy and its impacts, noting this is the 20th consecutive year the City of Bondurant has reduced the tax rate. There were no public comments.

   Mayor Elrod closed the public hearing at 05:56 PM.
6. Adjournment
   Motion by Cox, seconded by McKenzie, to adjourn at 05:56 PM. Vote on Motion 4-0. Motion carried.

**A virtual meeting was offered.*

_____
Shelby Hagan, City Clerk

ATTEST:

_____
Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on April 6, 2026, 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

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
April 6, 2026
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Chad Driscoll, Council Member Dennis Lyman
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant City Administrator Jene Jess, City Engineer David Fliehler, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, Library Director Michell Klinker-Feld

2. Call to Order and Declaring a Quorum
   Mayor Elrod called the meeting to order at 06:01 PM and declared a quorum.
3. Abstentions declared
   None.
4. Perfecting and Approval of the Agenda
   Motion by Cox, seconded by Driscoll, to approve the agenda. Vote on Motion 5-0. Motion carried.
5. Consent Agenda:
   All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

   a. Approval of March 16, 2026, & March 30, 2026, City Council Meeting Minutes

   b. Claims List and Treasurer's Report

   c. Applications for Council Approval

   d. R-260406-100- Resolution affixing a Date for Public Hearing for FY27 City of Bondurant Budget for April 20, 2026, at 6:00 p.m. (New date from original April 6, 2026 date)

e. R-260406-101- Resolution affixing a date for a public hearing for April 20, 2026 to consider an ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts

f. R-260406-102- Resolution approving Invoice 1 from Shive-Hattery in the amount of $370,100 for design services related to the SE Industrial Corridor Improvements Project

g. R-260406-103- Resolution approving Invoice 2 from Shive-Hattery in the amount of $421,200 for design services related to the SE Industrial Corridor Improvements Project

h. R-260406-104- Resolution terminating the Targeted Business & Industry Award in the reimbursable amount of $20,000 for the project at 13 Main Street, SE

i. R-260406-105- Resolution establishing the street name of Vermeer Drive, SE as the new north/south street corridor from 32nd Street, SE to 15th Street, SE

j. R-260406-106- Resolution approving Change Order No. 2 to Core Construction Services LLC for the Bondurant Parks & Recreation Event Center Facility Renovation (The Station) Project in the amount of $40,244.14

k. R-260406-107- Resolution approving the Lucky Wife Wine Slushies Lease for Events during Summer 2026

l. R-260406-108- Resolution approving Yanoe x Zoueh's artist concept for the Grain Silo Mural Project at Silo Commons

m. R-260406-109- Resolution approving an artist contract with Yanoe x Zoueh for installation of the approved artist concept of the Grain Silo Mural Project at Silo Commons

n. R-260406-110- Resolution approving pay request no. 2 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of $42,250.45

o. R-260406-111- Resolution approving Change Order No. 6 for adjustment of completion date for The Grain District Lincoln Street Public Improvements to May 29th, 2026

p. R-260406-112- Resolution approving the joint release of a Request for Qualifications (RFQ) by the Cities of Bondurant and Altoona for the East Polk County Interstate 80 Planning & Environmental Linkages Study
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

6. Guests requesting to address the City Council

Polk County Supervisor Jill Altringer provided an update to the Council and the public and presented a $100,000 Community Development Grant to the City of Bondurant for the Silo Commons project.

Polk County Sheriff's Department reported 747 calls for service for March.

Mario Regazzo, 301 Summit Circle NW, addressed the Council regarding school traffic on Grant Street North and suggested consideration of a designated “pickup lane” for school traffic.

7. **Public Hearing**

a. Public hearing for the Filmore Avenue, NE Public Improvements Project
Mayor Elrod opened the public hearing at 06:13 PM.

Public Works Director Horton provided an overview of the project, including the establishment of a new north/south corridor to serve the Silo Commons area, and noted that bids were opened on April 2, 2026.

Mayor Elrod closed the public hearing at 06:16 PM.

b. Public Hearing regarding the elimination of the U-1 Conservancy District and rezoning of properties currently zoned U-1
Mayor Elrod opened the public hearing at 06:24 PM.

Planning & Community Development Director Murray provided an overview of the request, including the proposed rezoning of approximately fifty properties and consistency with the Comprehensive Plan and FEMA floodplain regulations. There were no public comments.

Mayor Elrod closed the public hearing at 06:27 PM.

8. Action Items

A virtual meeting was offered.

a. O-260406-205 - (First Reading) An ordinance eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1
Motion by Cox, seconded by McKenzie, to waive the first and second reading of O-260406-205. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

Motion by Cox, seconded by McKenzie, to approve the third and final reading of O-260406-205. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. R-260406-113- Resolution awarding the contract for the Filmore Avenue Public Infrastructure Project to JAS Construction LLC in the amount of $681,591.00
Motion by Cox, seconded by Driscoll, to Approve R-260406-113. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

a. Public meeting regarding the approach to Nuisance Code enforcement
Staff provided an overview of the City's updated approach to nuisance code enforcement, noting a shift from complaint-based to more proactive enforcement, with an emphasis on voluntary compliance. Discussion followed regarding implementation, communication efforts, and alignment with upcoming community events.

10. Reports / Comments and appropriate action thereon:

a. Mayor
Mayor Elrod provided updates on recent events, meetings, and upcoming engagements, including discussions with Vermeer and Summerfest, and noted the City's receipt of the Community Award for Excellence through Keep Iowa Beautiful.

b. Council Members
Cox - Liaison updates.
Lyman - Liaison updates.
Driscoll - Liaison updates.
McKenzie - Liaison updates.
Sillanpaa - None.

c. Administrator
Upcoming events, update on a trespassing report at City Hall grounds.

d. Directors
Murray - Department update.
Horton - Department update.
Kreuder - Department update.
Jess - Department update.

**A virtual meeting was offered.*

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
    None.
12. Adjournment
    Motion by Cox, seconded by McKenzie, to adjourn at 07:00 PM. Vote on Motion 5-0. Motion carried.

_____
Shelby Hagan, City Clerk

ATTEST:

_____
Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on April 6, 2026, 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 4/20/2026
Motion

TITLE: Claims List

CONTACT PERSON:
Jene Jess, Assistant City Administrator

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: APPKT03710 - 4/1/2026 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						
2729	JOHN BERGESON	04/02/2026	Regular	0.00	13.00	65247
0144	DES MOINES WATER WORKS	04/02/2026	Regular	0.00	28,515.06	65248
1588	SHELBY HAGAN	04/02/2026	Regular	0.00	422.57	65249
2837	KATIE KLUS	04/02/2026	Regular	0.00	467.63	65250
3068	LYNN LLOYD	04/02/2026	Regular	0.00	15.00	65251
3067	THE WEBSTUARANTSTORE LLC	04/02/2026	Regular	0.00	18,977.20	65252
2818	TRUE TIME RACING SERVICES	04/02/2026	Regular	0.00	892.50	65253
0291	MIDAMERICAN ENERGY	04/09/2026	Bank Draft	0.00	14,823.30	DFT0004646
2336	RYAN COMPANIES US INC.	03/26/2026	Bank Draft	0.00	245,733.90	DFT0004648
0416	POSTMASTER	04/02/2026	Bank Draft	0.00	671.11	DFT0004649

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	7	0.00	49,302.96
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	261,228.31
EFT's	0	0	0.00	0.00
	10	**10**	**0.00**	**310,531.27**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2026	245,733.90
999	POOLED CASH	4/2026	64,797.37
			310,531.27

Check Register

Packet: APPKT03709 - 3/30/26 AP AUTOMATION

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	04/07/2026	AP Automation	0.00	45.00	APA001974
2705	AMAZON CAPITAL SERVICES	04/07/2026	AP Automation	0.00	1,843.87	APA001975
0969	AMERICAN PLUMBING SUPPLY CO	04/07/2026	AP Automation	0.00	91.80	APA001976
1673	ARROW MANUFACTURING INC	04/07/2026	AP Automation	0.00	26,840.00	APA001977
2638	BOLTON & MENK, INC	04/07/2026	AP Automation	0.00	282.00	APA001978
1537	BOUND TREE MEDICAL LLC	04/07/2026	AP Automation	0.00	646.02	APA001979
0073	BRICK GENTRY P.C.	04/07/2026	AP Automation	0.00	17,900.00	APA001980
0577	CAPITAL CITY EQUIPMENT	04/07/2026	AP Automation	0.00	1,002.05	APA001981
1228	CINTAS CORPORATION #762	04/07/2026	AP Automation	0.00	78.62	APA001982
2075	CORE & MAIN LP	04/07/2026	AP Automation	0.00	3,218.00	APA001983
1580	D & K PRODUCTS	04/07/2026	AP Automation	0.00	650.00	APA001984
0134	DEMCO	04/07/2026	AP Automation	0.00	277.98	APA001985
2828	ELECTRIC PUMP INC.	04/07/2026	AP Automation	0.00	398.30	APA001986
2326	EMBARK IT, INC	04/07/2026	AP Automation	0.00	812.86	APA001987
0936	FEH ASSOCIATES, INC.	04/07/2026	AP Automation	0.00	16,956.25	APA001988
1525	GANNETT MEDIA CORP	04/07/2026	AP Automation	0.00	1,367.76	APA001989
2637	GENERAL TRAFFIC CONTROLS, INC.	04/07/2026	AP Automation	0.00	504.00	APA001990
0783	GREATER DES MOINES PARTNERSHIF	04/07/2026	AP Automation	0.00	2,250.00	APA001991
2931	HENRY ROBERT VEENSTRA JR.	04/07/2026	AP Automation	0.00	1,500.00	APA001992
3064	HOME BOY CONSTRUCTION, INC	04/07/2026	AP Automation	0.00	31,040.00	APA001993
2754	HR GREEN, INC.	04/07/2026	AP Automation	0.00	18,408.50	APA001994
1062	IOWA PRISON INDUSTRIES	04/07/2026	AP Automation	0.00	290.19	APA001995
2223	IMAGE 360	04/07/2026	AP Automation	0.00	597.00	APA001996
2937	INGRAM LIBRARY SERVICES	04/07/2026	AP Automation	0.00	3,148.43	APA001997
2619	KONICA MINOLTA PREMIER FINANCI	04/07/2026	AP Automation	0.00	231.72	APA001998
2619	KONICA MINOLTA PREMIER FINANCI	04/07/2026	AP Automation	0.00	248.85	APA001999
1659	LIBRARY IDEAS	04/07/2026	AP Automation	0.00	100.24	APA002000
0842	MENARDS - ALTOONA	04/07/2026	AP Automation	0.00	459.51	APA002001
2100	MIDWEST TAPE, LLC	04/07/2026	AP Automation	0.00	626.34	APA002002
2872	MIRACLE RECREATION EQUIPMENT	04/07/2026	AP Automation	0.00	425.99	APA002003
0308	MUNICIPAL SUPPLY, INC.	04/07/2026	AP Automation	0.00	1,300.00	APA002004
1234	OMNISITE	04/07/2026	AP Automation	0.00	169.26	APA002005
1457	OREILLY AUTO PARTS	04/07/2026	AP Automation	0.00	71.99	APA002006
1858	OVERDRIVE INC	04/07/2026	AP Automation	0.00	72.41	APA002007
0325	P & P SMALL ENGINES	04/07/2026	AP Automation	0.00	43.98	APA002008
0900	POLK COUNTY AUDITOR	04/07/2026	AP Automation	0.00	73,616.25	APA002009
2835	RELIANT FIRE APPARATUS, INC.	04/07/2026	AP Automation	0.00	357.00	APA002010
1504	SHIVE-HATTERY INC	04/07/2026	AP Automation	0.00	30,548.46	APA002011
2825	SKOLD DOOR & FLOOR COMPANY, I	04/07/2026	AP Automation	0.00	447.62	APA002012
1336	SMITH'S SEWER SERVICE, INC.	04/07/2026	AP Automation	0.00	715.40	APA002013
2574	STERICYCLE, INC.	04/07/2026	AP Automation	0.00	8.37	APA002014
1301	STOREY-KENWORTHY COMPANY	04/07/2026	AP Automation	0.00	42.00	APA002015
1534	STRATUS BUILDNG SOLUTIONS IOW	04/07/2026	AP Automation	0.00	1,606.56	APA002016
2601	SYSTEMS TECHNOLOGY GROUP INCC	04/07/2026	AP Automation	0.00	495.00	APA002017
2886	TERRACON CONSULTANTS, INC	04/07/2026	AP Automation	0.00	2,525.00	APA002018
2310	TITAN MACHINERY	04/07/2026	AP Automation	0.00	4,080.00	APA002019
2406	UNIQUE	04/07/2026	AP Automation	0.00	69.90	APA002020
0525	US CELLULAR	04/07/2026	AP Automation	0.00	262.75	APA002021
1161	VEENSTRA & KIMM, INC.	04/07/2026	AP Automation	0.00	183,011.59	APA002022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2231	VERIZON WIRELESS	04/07/2026	AP Automation	0.00	1,623.21	APA002023

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	96	50	0.00	433,308.03
	96	**50**	**0.00**	**433,308.03**

	AP Automation	96	50	0.00	433,308.03

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2026	433,308.03
			433,308.03

Check Register

Packet: APPKT03832 - PYPKT00813 - 03/23-04/05/26 PAID ON 04/10/2026

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2691	POLK COUNTY SHERIFF	04/09/2026	Regular	0.00	493.50	65275
2454	BOOT BARN	03/04/2026	Bank Draft	0.00	-422.98	DFT0004667

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	493.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	-422.98
EFT's	0	0	0.00	0.00
	2	**2**	**0.00**	**70.52**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2026	422.98
999	POOLED CASH	4/2026	493.50
			916.48

Check Register

Packet: APPKT03834 - 4/8/26 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						
3065	ALL MAKES OFFICE EQUIPMENT CO.	04/08/2026	AP Automation	0.00	75,216.67	APA002024
2705	AMAZON CAPITAL SERVICES	04/08/2026	AP Automation	0.00	153.90	APA002025
0073	BRICK GENTRY P.C.	04/08/2026	AP Automation	0.00	11,676.52	APA002026
0081	CALHOUN-BURNS & ASSOC INC.	04/08/2026	AP Automation	0.00	1,583.25	APA002027
0577	CAPITAL CITY EQUIPMENT	04/08/2026	AP Automation	0.00	850.71	APA002028
0097	CITY OF DES MOINES	04/08/2026	AP Automation	0.00	151,494.60	APA002029
2075	CORE & MAIN LP	04/08/2026	AP Automation	0.00	2,117.00	APA002030
0145	DIAM PEST CONTROL	04/08/2026	AP Automation	0.00	75.00	APA002031
3004	EIDE BAILLY LLP	04/08/2026	AP Automation	0.00	970.00	APA002032
2137	JESTER INSURANCE SERVICE	04/08/2026	AP Automation	0.00	6,859.49	APA002033
2933	FLOWCUS	04/08/2026	AP Automation	0.00	27,540.00	APA002034
2931	HENRY ROBERT VEENSTRA JR.	04/08/2026	AP Automation	0.00	500.00	APA002035
2765	I & S GROUP, INC.	04/08/2026	AP Automation	0.00	77,790.00	APA002036
2327	ISU EXTENSION - POLK COUNTY	04/08/2026	AP Automation	0.00	520.00	APA002037
1340	KONICA MINOLTA	04/08/2026	AP Automation	0.00	354.35	APA002038
0842	MENARDS - ALTOONA	04/08/2026	AP Automation	0.00	81.48	APA002039
0286	METRO WASTE AUTHORITY	04/08/2026	AP Automation	0.00	52,201.38	APA002040
0251	MICROBAC LABORATORIES, INC	04/08/2026	AP Automation	0.00	97.50	APA002041
2930	PATRIOT CRITICAL POWER LLC	04/08/2026	AP Automation	0.00	2,261.59	APA002042
1504	SHIVE-HATTERY INC	04/08/2026	AP Automation	0.00	791,300.00	APA002043
1106	SPRAYER SPECIALTIES, INC.	04/08/2026	AP Automation	0.00	408.00	APA002044
1534	STRATUS BUILDNG SOLUTIONS IOW/	04/08/2026	AP Automation	0.00	950.00	APA002045
2227	TYLER TECHNOLOGIES INC	04/08/2026	AP Automation	0.00	848.80	APA002046
2595	VENDNOVATION, LLC	04/08/2026	AP Automation	0.00	50.00	APA002047

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	24	0.00	1,205,900.24
	44	**24**	**0.00**	**1,205,900.24**

	AP Automation	44	24	0.00	1,205,900.24

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2026	1,205,900.24
			1,205,900.24

Payroll Check Register

Checks

Pay Period: 3/23/2026-4/5/2026

Packet: PYPKT00813 - 03/23-04/05/26 PAID ON 04/10/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number

***** No Checks Created In This Packet *****

Payroll Check Register
Direct Deposits
Pay Period: 3/23/2026-4/5/2026

Packet: PYPKT00813 - 03/23-04/05/26 PAID ON 04/10/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	04/10/2026	112.94	107750
ADAMS, CASSANDRA	3148	04/10/2026	112.94	107750
ADKISSON, JENNIFER	3145	04/10/2026	1,054.66	107751
AGANS, PAYTON	1602	04/10/2026	2,080.87	107752
BAAS, JAMIE	4147	04/10/2026	227.34	107753
BAILEY, BOYCE E	7104	04/10/2026	1,344.34	107754
BERGESON, JOHN W	7121	04/10/2026	2,111.06	107755
BRAUN, ALEXA	1612	04/10/2026	2,150.93	107756
BRIGGS, ASHTON S	1511	04/10/2026	911.50	107757
CARPENTER, JOHN C	5129	04/10/2026	1,725.02	107758
CLAMAN, CATHERINE JO	3146	04/10/2026	340.14	107759
CLAMAN, CATHERINE JO	3146	04/10/2026	226.76	107759
COLLISON, PATRICK F	5103	04/10/2026	2,467.90	107760
CORY, JOHN P	7120	04/10/2026	1,704.02	107761
CRITTENDEN, MATTHEW	1567	04/10/2026	1,307.30	107762
DE LOS SANTOS, JUAN DAVID	7128	04/10/2026	1,599.75	107763
DENHAM, DARIN	7129	04/10/2026	1,515.67	107764
DENNY, KOLE	1585	04/10/2026	675.78	107765
ELLIOTT, KYLE	1568	04/10/2026	1,099.99	107766
GILSON, DUSTY ALAN	7124	04/10/2026	1,701.96	107767
GROOM, COLBY	1613	04/10/2026	327.84	107768
HAGAN, SHELBY L	5118	04/10/2026	2,885.17	107769
HIGGINS, DAVID P.	7105	04/10/2026	1,604.96	107770
HORTON, JOHN C	7112	04/10/2026	100.00	107771
HORTON, JOHN C	7112	04/10/2026	3,897.57	107771
HUFF, TIMOTHY J	1559	04/10/2026	1,868.30	107772
HUFF, TIMOTHY J	1559	04/10/2026	330.00	107772
ISKE, BLAKE	1600	04/10/2026	520.08	107773
JENNINGS, CHRISTOPHER	1614	04/10/2026	2,705.48	107774
JESS, JENE' N	5123	04/10/2026	3,792.70	107775
JOHNSON, DEVIN	1610	04/10/2026	2,096.75	107776
KERR, JOHN	1611	04/10/2026	2,790.08	107777
KING, CHRISTINA M	3143	04/10/2026	597.17	107778
KLINKER-FELD, MICHELL M	3135	04/10/2026	2,785.71	107779
KLUS, KATIE	5134	04/10/2026	1,853.56	107780
KOBER, ANDREW M	1557	04/10/2026	626.45	107781
KREUDER, AARON M	1441	04/10/2026	4,039.45	107782
KRUSE, OSCAR	1586	04/10/2026	1,550.79	107783
LEINEN, DAVID	1608	04/10/2026	604.81	107784
LUING, TIFFANY A	5133	04/10/2026	2,280.69	107785
LUNDQUIST, BRADLEY D	1555	04/10/2026	700.90	107786
MARSHMAN, CRAIG A	5125	04/10/2026	1,969.67	107787
MASON, KYLE	1598	04/10/2026	1,016.05	107788
MATTSON, ELAINE	5135	04/10/2026	1,508.45	107789
MEYERES, KYLEIGH	1601	04/10/2026	629.50	107790
MILLER, BRODY E	1582	04/10/2026	2,079.69	107791
MURRAY, MARGARET	5126	04/10/2026	3,509.63	107792
OLIVER, MARKETA S	8403	04/10/2026	300.00	107793
OLIVER, MARKETA S	8403	04/10/2026	4,209.71	107793
PEZLEY, ISAAC J	5132	04/10/2026	2,438.55	107794
RAUTERBERG, ANTHONY	1599	04/10/2026	2,967.16	107795

Packet: PYPKT00813 - 03/23-04/05/26 PAID ON 04/10/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
REYNOLDS, RAY A	1537	04/10/2026	937.60	107796
RICCIO, ANTHONY F	1583	04/10/2026	1,087.22	107797
SCHINCKE, MEGAN	3137	04/10/2026	1,237.15	107798
SEXTON, WILLIAM M	7125	04/10/2026	1,174.49	107799
SEXTON, WILLIAM M	7125	04/10/2026	250.00	107799
SIEVE, BENJAMIN JOSHUA	1606	04/10/2026	2,424.64	107800
SIMONI, ANDREW	1604	04/10/2026	2,227.86	107801
SIMONI, ANDREW	1604	04/10/2026	300.00	107801
SOCKNESS TEEPLE, MEGAN E	3147	04/10/2026	2,138.63	107802
SOCKNESS TEEPLE, MEGAN E	3147	04/10/2026	250.00	107802
SPOERRY, DANIELLE M	1527	04/10/2026	1,451.68	107803
STOULIL, JUSTIN	7131	04/10/2026	1,631.14	107804
SUHR, CARLENE E.F.	3144	04/10/2026	844.84	107805
SUMMERS, AANNA N	1575	04/10/2026	2,207.55	107806
SUMMERS, ALAN C	1534	04/10/2026	1,284.64	107807
WELTHA, CLAYTON	1566	04/10/2026	629.28	107808

Payroll Check Register
Report Summary
Pay Period: 3/23/2026-4/5/2026

Packet: PYPKT00813 - 03/23-04/05/26 PAID ON 04/10/2026
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	67	103,134.46
Total	**67**	**103,134.46**

Refund Check Register

Refund Check Detail

UBPKT08181 - Refunds 01 UBPKT08179 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-02012-04	HALL, TOM R	4/2/2026	65254	121.42			121.42	Generated From Billing
01-02400-08	THORSON, BRADEN D	4/2/2026	65255	126.92			126.92	Generated From Billing
01-03499-02	KEN WATTS	4/2/2026	65256	71.42			71.42	Generated From Billing
02-01355-01	TIM PERRY	4/2/2026	65257	45.85			45.85	Generated From Billing
04-03402-02	SENARIGHI, BRADEN A	4/2/2026	65258	120.33			120.33	Generated From Billing
06-02260-03	MORROW, ALEXIS N	4/2/2026	65259	111.55			111.55	Generated From Billing
06-02329-02	DUSTIN & SARA FARGO	4/2/2026	65260	5.13			5.13	Generated From Billing
06-02432-05	WHITE, VICTORIA J	4/2/2026	65261	67.73			67.73	Generated From Billing
14-03170-02	ADAMSON, RONALD	4/2/2026	65262	70.33			70.33	Generated From Billing
16-01391-04	MILLER, MASON L	4/2/2026	65263	109.37			109.37	Generated From Billing
16-01704-03	VOSS, RICHARD L	4/2/2026	65264	107.17			107.17	Generated From Billing
16-01735-02	IOWA REALTY RELOCATION	4/2/2026	65265	121.42			121.42	Generated From Billing
16-01933-01	BHANDARI, YAMUNA	4/2/2026	65266	121.42			121.42	Generated From Billing
16-02091-00	D R HORTON - IOWA, LLC	4/2/2026	65267	121.42			121.42	Generated From Billing
16-02134-00	INC, GREENLAND HOMES IA	4/2/2026	65268	114.85			114.85	Generated From Billing
16-02136-00	GREENLAND HOMES IA INC	4/2/2026	65269	110.46			110.46	Generated From Billing
16-02166-00	HUBBELL HOMES LC	4/2/2026	65270	108.26			108.26	Generated From Billing
16-02171-00	D.R. HORTON - IOWA, LLC	4/2/2026	65271	113.75			113.75	Generated From Billing
16-02182-00	SAGE HOMES	4/2/2026	65272	115.94			115.94	Generated From Billing
16-02184-00	SAGE HOMES, INC	4/2/2026	65273	111.55			111.55	Generated From Billing
16-02186-00	HUBBELL HOMES, LC	4/2/2026	65274	48.33			48.33	Generated From Billing
Total Refunds: 21			**Total Refunded Amount:**	2,044.62				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2044.62
Revenue Total:	2044.62

General Ledger Distribution

Posting Date: 04/01/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-2,044.62	Yes

Account Number	Account Name		Posting Amount	IFT
600-050-2141	APPLIED CREDITS		2,044.62	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
999-000-1100	POOLED CASH		-2,044.62	
999-050-2300	DUE TO OTHER FUNDS		2,044.62	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: CLOUD WINE, LLC

FEIN: XX-XXX3978

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 755567

Premises Information

Premises DBA: LUCKY WIFE WINE SLUSHIES

Premises Address: 201 MAIN ST SE BONDURANT IA 50035

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 19-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

35'x35' trailer space

Endorsements

Local Authority: City of Bondurant

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	THOMPSON, DAWN	SSN	***-**-0905	07-Apr-1976		1961 150TH STREET HUMBOLDT IA 50548	100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: DAWN THOMPSON

Phone Number: 5153680295

Email Address: luckywifewineslushies4@gmail.com

Address: 1961 150TH ST HUMBOLDT IA 50548-8743

Attestation Information

Attestation Name: DAWN THOMPSON

Attestation Date: 14-Apr-2026

CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: ALTUS BREWING COMPANY LLC

FEIN: XX-XXX7774

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 495126

Premises Information

Premises DBA: RECLAIMED RAILS BREWING COMPANY

Premises Address: 101 MAIN STREET SOUTHEAST BONDURANT IA 50035

Premises Type: Brewer

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

License Information

Effective Date: 03-May-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Outdoor service to our existing deck and patio. The deck and patio are both areas under our lease with the buildings owners for us to serve on.

Endorsements

Local Authority: City of Bondurant

Dramshop Company: SECURA INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	WHEELER, STEVE	SSN	***-**-6287	20-Jun-1975		6604 SOUTHEAST SUNSPLASH DRIVE PLEASANT HILL IA 50327	16.00
Individual	BOKA, JEREMY	SSN	***-**-5617	26-Sep-1976		926 8TH AVE NW ALTOONA IA 50009	28.00
Individual	BOKA, STEVE	SSN	***-**-3076	19-Jul-1952		6708 51ST STREET SOUTH MUSCATINE IA 52761	10.00
Individual	NEELS, JAKE	SSN	***-**-2952	09-Oct-1977		1973 DEMPSTER DR. CORALVILLE IA 52241	10.00
Individual	OBRECHT, JOSHUA	SSN	***-**-0208	11-Dec-1977		504 LINCOLN STREET NE BONDURANT IA 50035	28.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: STEVE WHEELER

Phone Number: (515) 864-1001

Email Address: wheeles75@gmail.com

Address: 101 MAIN STREET SOUTHEAST BONDURANT IA 50035

Attestation Information

Attestation Name: STEVE WHEELER

Attestation Date: 22-Mar-2026

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: CLOUD WINE, LLC

FEIN: XX-XXX3978

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 755567

Premises Information

Premises DBA: LUCKY WIFE WINE SLUSHIES

Premises Address: 1ST ST SE # NEXT TO STAGE BONDURANT IA 50035

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
Yes

License Information

Effective Date: 07-Jun-2026

Length of License Requested: 5DAY

Privilege(s) Requested
Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

35'x35' trailer space

Endorsements

Local Authority: City of Bondurant

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	THOMPSON, DAWN	SSN	***-**-0905	07-Apr-1976		1961 150TH STREET HUMBOLDT IA 50548	100.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Criminal Violations

Contact Information

Contact Name: DAWN THOMPSON

Phone Number: 5153680295

Email Address: luckywifewineslushies4@gmail.com

Address: 1961 150TH ST HUMBOLDT IA 50548-8743

Attestation Information

Attestation Name: DAWN THOMPSON

Attestation Date: 14-Apr-2026

Meeting Minutes
Bondurant Community Library │ Library Board of Trustees
Wednesday, February 4, 2026

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

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Amber Flinn, Travis Appelgate, Jen Keeler, and Sue Ugulini. Library Director Klinker-Feld, Chad Driscoll (City Council Liaison) and Marketa Oliver (Bondurant City Administrator) were also present virtually.
   Guests: None

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

3. **Approval of Consent Agenda:**
   a. Minutes of past meeting – January 2026
   b. Financial Report
   c. Approve Warrant list / authorize expenditures
   d. Staff Report – January 2026
   e. Director's Report – January 2026
   f. Statistics – January 2026

Motion to approve the above consent agenda with updates by Ugulini, seconded by Keeler. Motion carried.

4. **Public Comments:** None.

5. **Library Foundation Update:** Continue seeking sponsorships and more supplies for Bondurant Mover Bags.

6. **Friends of the Library Update:** Mini-golf fundraiser and cleaning day scheduled for February 2026. Funds from the Friends used to install new Lego wall.

7. **City Council Liaison Report:** Liaison Cox reported City Council is working to update ordinances, such as nuisance and junk vehicle, and these are open for public feedback. League of Cities local leadership day is March 4th. Bondurant Chamber of Commerce awards and dinner on March 6th. 2026 Legislative session continues..

8. **Old Business:** None.

9. **New Business:**

a) **Review/Approve Confidentiality Policy.** Motion to approve by Ugulini, seconded by Keeler. Motion carried.
b) **Review/Approve Fees Policy.** Motion to approve by Appelgate, seconded by Flinn. Motion carried.

c) **Trustee report from Iowa Libraries On-line Conference (ILOC).** Trustee Ugulini reported on break-out sessions and lessons learned from the ILOC. Many upcoming opportunities for the library and community this year for the US Semi-quincentennial: *American 250.*

d) **Tour of library; review of collection changes**. Director Klinker-Feld led a tour of the Library and outlining the physical changes, collection development and weeding process to enhance user experience.

10. Board President Items: None

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

Next Meeting: March 4th, at 6 PM.

Meeting Minutes
Bondurant Community Library │ Library Board of Trustees
Wednesday, March 4, 2026

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

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Jen Keeler, Mike Kramer, Travis Appelgate and Sue Ugulini. Library Director Klinker-Feld, Chad Driscoll (City Council Liaison) and Marketa Oliver (Bondurant City Administrator) were also present.
   Guests: None

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

3. **Approval of Consent Agenda:**
   a. Minutes of past meeting – February 2026
   b. Financial Report
   c. Approve Warrant list / Authorize expenditures
   d. Staff Report – February 2026
   e. Director's Report – February 2026
   f. Statistics – February 2026

Motion to approve the above consent agenda with edits by Ugulini, seconded by Keeler. Motion carried.

4. **Public Comments:** None.

5. **Library Foundation Update:** Mini-golf event held in February.

6. **Friends of the Library Update:** T-Shirt Sale is live with on-line ordering. Cleaning event held and competed. Book Sale will be April 24-25th, 2026.

7. **City Council Liaison Report:** Liaison Driscoll reported attending Iowa League of Cities "Local Leaders Day" on 3/4/26. City Council authorized a study of the Grant Street corridor to evaluate traffic patterns and will receive any recommendations by late fall 2026. The City of Bondurant announced Vermeer Corporation's acquisition of land and intent to construct a manufacturing facility. "Legislators Unfiltered" to be held at Bondurant Emergency Services on 3/6/26. Bondurant Chamber of Commerce Awards and Gala on 3/6/26.

8. **Old Business:** None.

9. New Business:

a) **Review/Approve Gifts and Memorials Policy.** Motion to approve by Ugulini, seconded by Kramer. Motion carried.
b) **Review/Approve Inclement Weather Policy.** Motion to approve by Keeler, seconded by Appelgate. Motion carried.

10. Board President Items: None

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

Next Meeting: April 1, 2026, at 6 PM.

Library Director Report to City Council for February 2026

Michell

- February 2: Attended City Council Meeting
- February 25: Attended Metro Area Roundtable Meeting
- Harassment Prevention for Supervisors Webinar

Megan T.

- February 19: Harassment Prevention for Supervisors Webinar
- February 19: Reasonable Suspicion for Drug and Alcohol Testing: The Role of a Supervisor Webinar
- February 19: Workplace Violence Prevention Webinar
- February 20: Seizure Recognition and First Aid Certification
- February 20: BOLD Training

Megan S.

- February 11: Pop YS Live: Strategies for an Adaptable and Accessible Summer Reading Program Webinar
- February 17: Workplace Harassment Training
- February 20: Seizure Recognition and First Aid Certification
- February 24: Check It Out! Webinar

Jeni

- February 18: Attended AdLib
- February 23: Workplace Harassment Training

Events in February

- *Early Literacy Programs*
  - 11 story times
  - 4 baby story times
  - Messy Munchkins
  - Saturday Stories
- *Recurring Children's Programs (3rd-5th Grade):*
  - Reading Dragons
  - Pokemon Club
  - Curious & Creative Kids Club
- *Early Out Monday Programs*
  - After-School BINGO
  - After-School Air Dry Clay Creations
  - After-School Movie

Library Director Report to City Council for February 2026

- *Teen Programs (6th grade and up)*
  - Anime Club
  - In the Middle Book Club
  - Teen Café
  - Teens Only Mini Golf
- *All Ages Programs*
  - Family Game Night: BINGO
  - Scavenger Hunt
  - Pokemon Scavenger Hunt
- *Adult Programs*
  - 7 Fit for Life
  - Adult Craft Night: Hearth Wreath
  - Valentine Card Making
  - Book Discussion for Adults: Happy Place
  - Puzzle Competition
  - Seed Starting Workshop
  - Adult Crafternoon: Heart Wreath
- *Outreach*
  - Courtyard Estates
  - 2 Story Times at Bloom
  - 2 Story Times at Generation Next
  - 2 Story Times with the Church Pre-K
  -

Public Comments

Recent comments from patrons:
Email sent to the director:
I wanted to send a quick thank you to your staff. On Monday, my daughter got sick in the bathroom at the library. She was so embarrassed and didn't have her phone. She was helped by staff, was met with kindness and we got her picked up.

I know this was probably not the most pleasant experience for the staff members but truly appreciate their actions and dedication. XXXXXX goes to the library 2-3 times a week. It is her safe place, her fun place and has truly made her happy as she continues to connect more with the friends and staff.

Library Director Report to City Council for February 2026

Please share my gratitude and appreciation for your staff members, especially those working Monday afternoon.

Thank you!

2/10/26 Patron in Book Discussion for Adults: “My favorite thing about Book Discussion is that I read books I never would have picked up myself.”

2/11/26 Comment on Facebook post about Bondurant Community Library Foundation T-shirt sale: “We LOVE our library.”

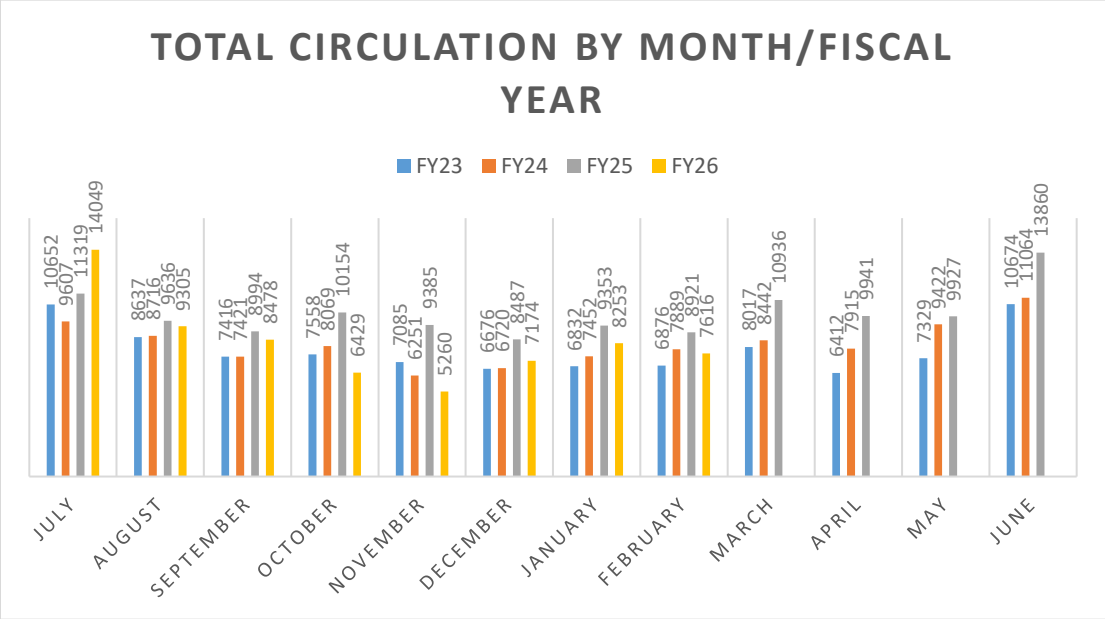
2/12/26 Patron after Fit for Life: “I can tell you, from someone who has had a complete shoulder replacement, this class has really helped.”

2/19/26 Comment on Facebook post about Messy Munchkins: “What a great family time!”

2/23/26 Comment on Facebook post about Holiday Light Recycling: “Thank you for doing this, it was super convenient too!”

2/24/26 Comment on Facebook post about Hands-Only AED/CPR Training: “Thank you for providing this! The use of CPR/AED can change someone’s outcome when initiated right away.”

Library Director Report to City Council for February 2026



PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	24	530
Ages 6-11	6	141
Teens	4	48
Adults	14	199
General Interest	1	71

Library Director Report to City Council for February 2026

OTHER STATISTICS:

DOOR COUNT: 4,502

Same month, previous year: **5,973**

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,511
Hoopla	509
Physical Materials	4,596
Total	**7,616**

Same month, previous year: **8,921**

LIBRARY OF THINGS CIRCULATION: 100

NOTARY SERVICE: 7

TABLET STATION USE: 21

Library Director Report to City Council for March 2026

Michell

- March 2: Attended City Council Meeting
- March 3: Attended Iowa Small Library Association Meeting
- March 6: Attended Chamber Dinner
- March 16: Attended Special Library Board Meeting
- March 24 & 31: Attended City Staff Meetings
- March 25: Attended Friends Meeting
- March 25: Attended Foundation Meeting

Megan T.

- March 3: Attended ILA Exhibitors Committee Meeting
- March 6: Attended Chamber Dinner
- March 16: Attended Special Library Board Meeting
- March 23: Three Ways Librarians Can Combat Censorship Webinar

Megan S.

- March 5: Middle Grade Magic SLJ Webinar
    - Real Stories, Big Surprises
    - Friendship First
    - Mystery & Mayhem
    - Picture Books Are Perfect for Middle Grade
    - Not of this World
    - Morning & Afternoon Keynote Speakers
- March 26: Attended KidsLib

Carly

- March 26: Attended Kids Lib

Jeni

- March 10: Summer Library Programming 2026: Adult Programming & Materials Webinar
- March 18: Attended AdLib
- March 25: Libraries: An Ally for Business and Community Webinar

Events in March

- *Early Literacy Programs*
    - 13 story times
    - 4 baby story times
    - Messy Munchkins
    - Saturday Stories

Library Director Report to City Council for March 2026

- *Recurring Children's Programs (3rd-5th Grade):*
  - Reading Dragons
  - Pokemon Club
  - Curious & Creative Kids Club
- *Early Out Monday Programs*
  - After-School BINGO
  - Leprechaun Traps
  - Spring Break Movie Matinee
  - After-School Movie
  - After-School Activity
- *Teen Programs (6th grade and up)*
  - Anime Club
  - Teen Café
- *All Ages Programs*
  - Foy School of Irish Dance Performance
  - Pot O' Gold Scavenger Hunt
  - Family Game Night with the Dealt Hand
  - Spring Bike Safety and Maintenance Workshop
- *Adult Programs*
  - 8 Fit for Life
  - Adult Craft Night: Tassel Jewelry
  - Hands-Only CPR/AED Training
  - Book Discussion for Adults: Vera Wong's Unsolicited Advice for Murderers
  - Welcome to Medicare
  - Adult Crafternoon: Tassel Jewelry
  - Paint Night for Adults: Acrylic Cow
  - Plants and Pollinators
- *Outreach*
  - Courtyard Estates
  - 2 Story Times at Bloom
  - 2 Story Times at Generation Next
  - 2 Story Times with the Church Pre-K

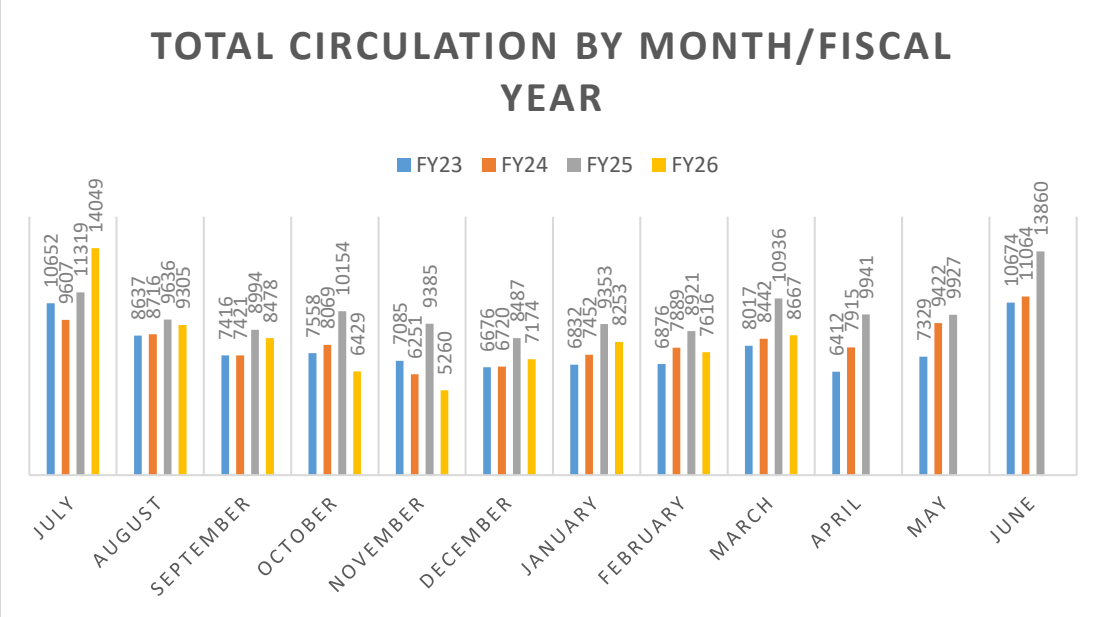
Library Director Report to City Council for March 2026

Public Comments

3/7/26 Comment on Facebook 50 reasons to love the library post: “We love the adventure pass!”

3/12/26 Comment on Facebook about Book Discussion for Adults: “Thanks Jenny for my 1st book club experience! Great questions and so many great perspectives, opinions and discussions. I had a wonderful first experience and I appreciated how kind every single person was! Vera Wong sure was a character!”

3/16/26 Comment on Facebook post about leprechaun traps: “Super cute!! All of those kids did an awesome job, what fun!”



Library Director Report to City Council for March 2026

PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	25	573
Ages 6-11	9	336
Teens	3	30
Adults	17	181

OTHER STATISTICS:

DOOR COUNT: 5,665

Same month, previous year: **5,083**

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,727
Hoopla	462
Physical Materials	5,478
Total	**8,667**

Same month, previous year: **11,054**

LIBRARY OF THINGS CIRCULATION: 191

NOTARY SERVICE: 11

TABLET STATION USE: 19

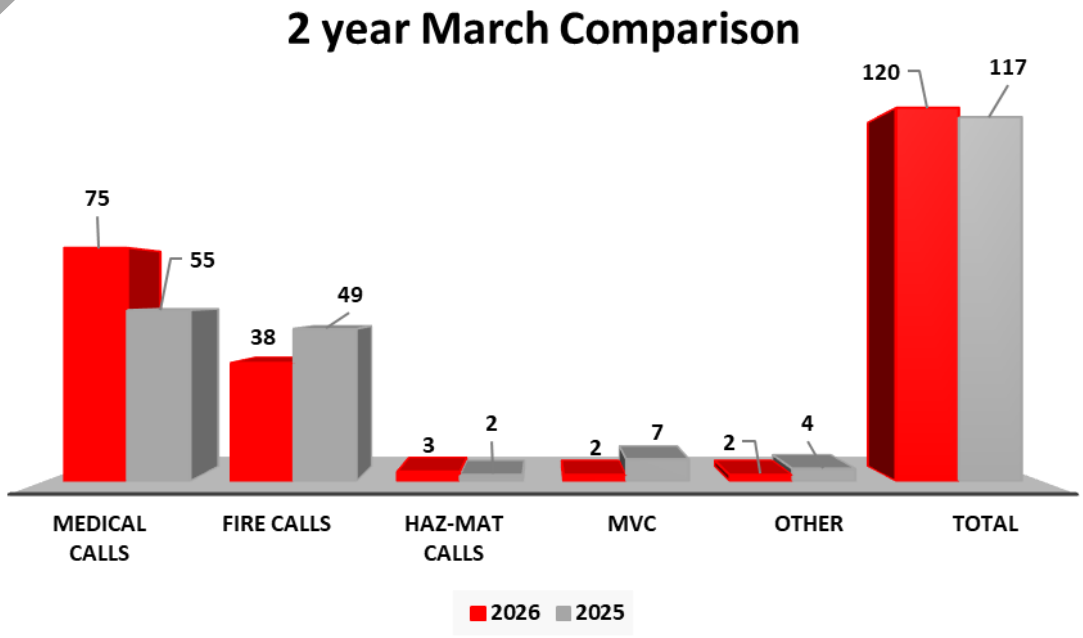
IOWA ADVENTURE PASS: 40

Bondurant Emergency Services

March 2026 Monthly Report

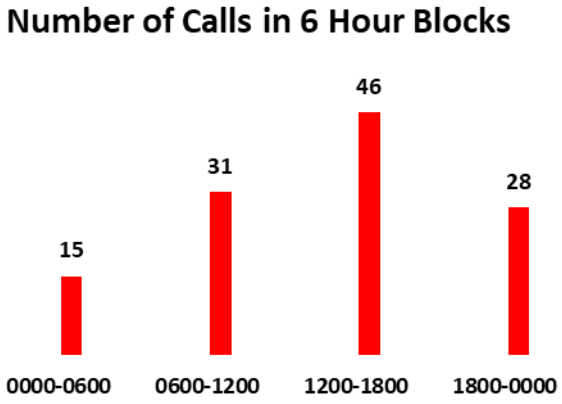


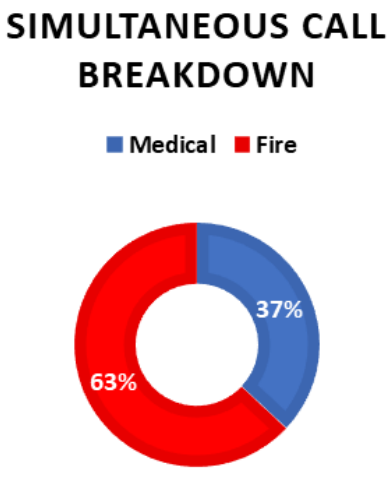
Operational Statistics



All-Time

Record Month For March





16%

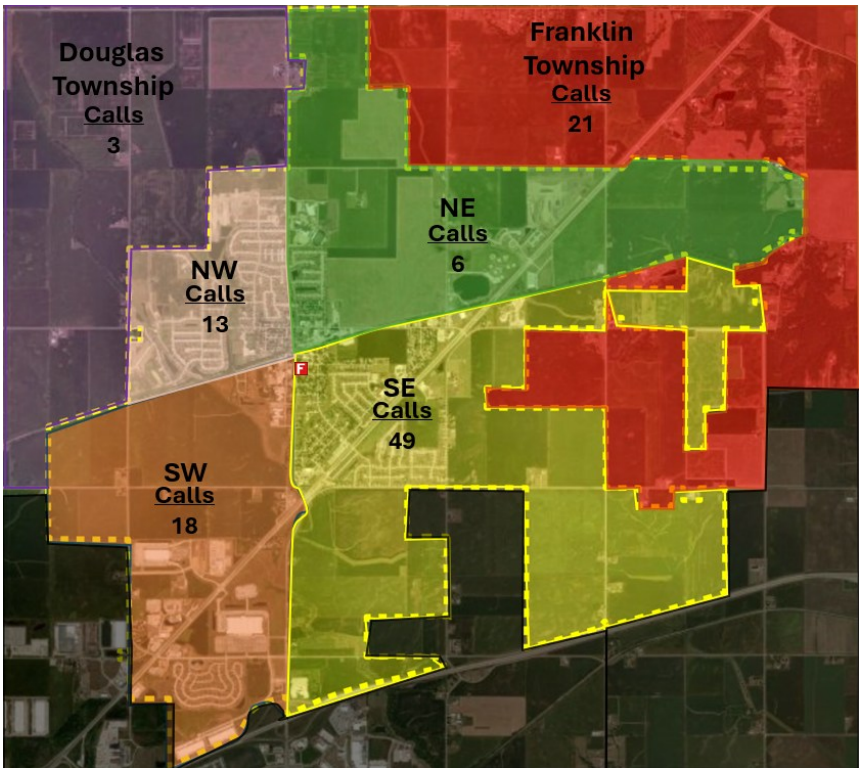
Simultaneous Calls

Simultaneous Calls			
2025		**2026**	
2nd out calls	22	2nd out calls	14
3rd out calls	6	3rd out calls	4
4th+ out calls	2	4th+ out calls	1
TOTAL	**30**	**TOTAL**	**19**
26% Multiple Calls		16% Multiple Calls	

Bondurant
Life Connecting

Operational Statistics

Number of Calls Per District In March

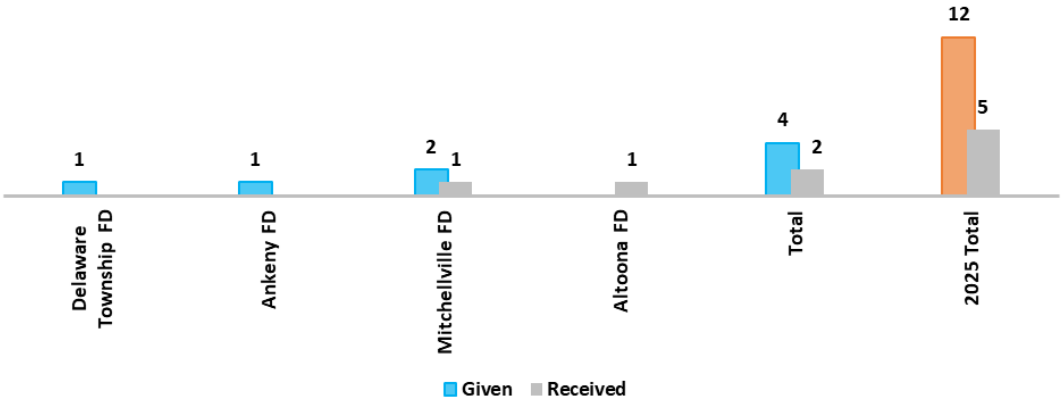


63% EMS

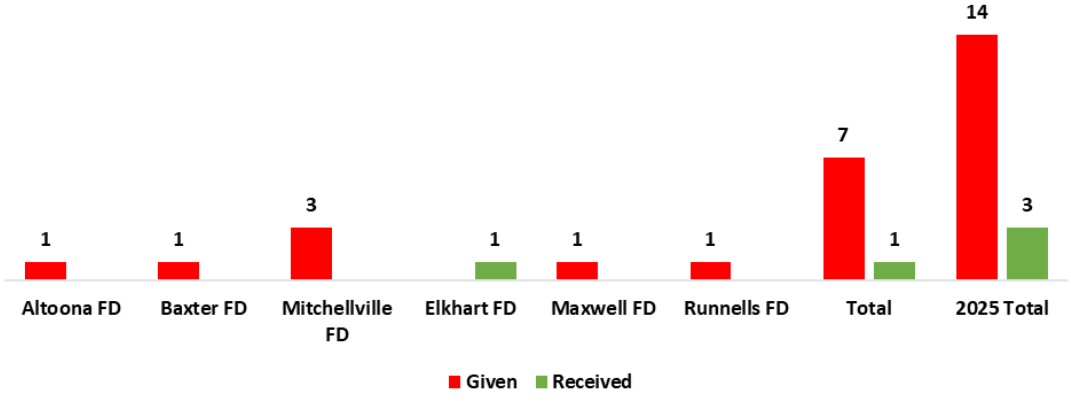
36% Fire

1% MVC

March Automatic Aid Given vs Received



March Mutual Aid Given vs Received

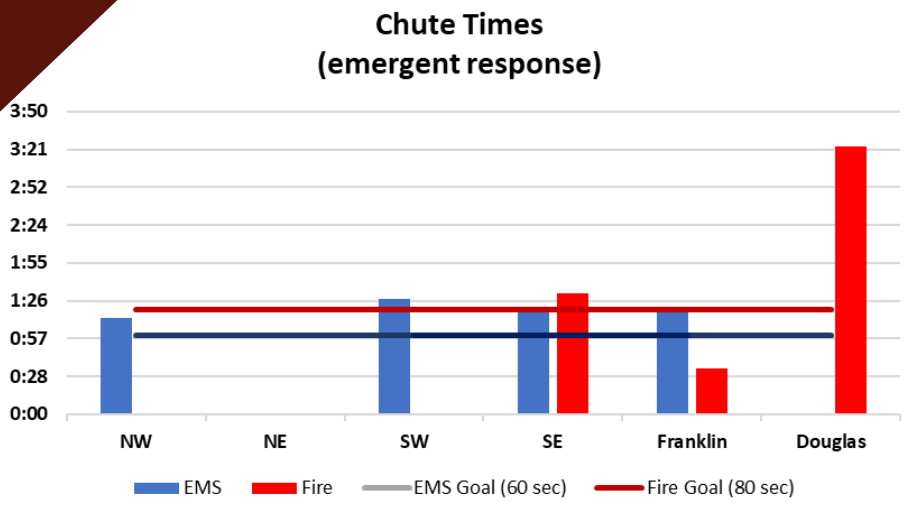


Bondurant
Life Connecting

Operational Statistics

Response Times

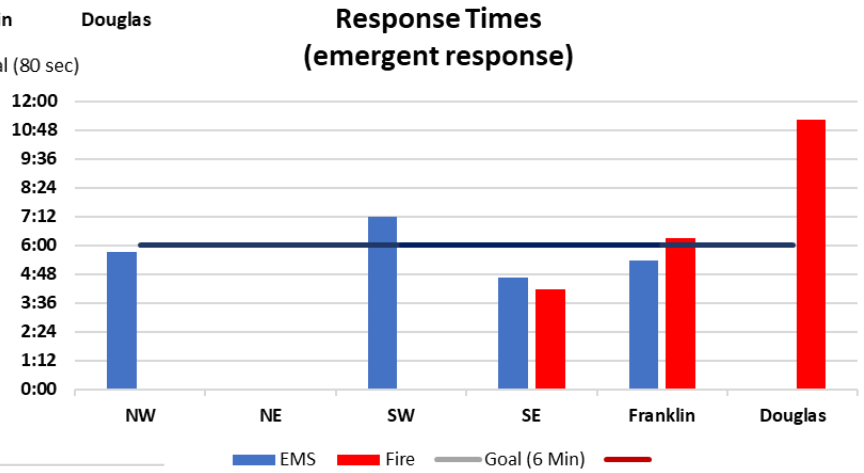
Emergent Response



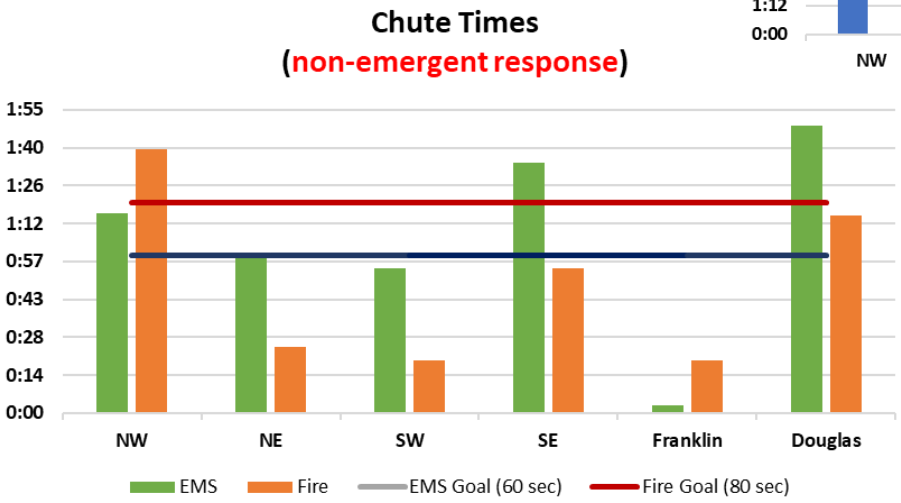
Delayed response due to multiple calls or staffing levels

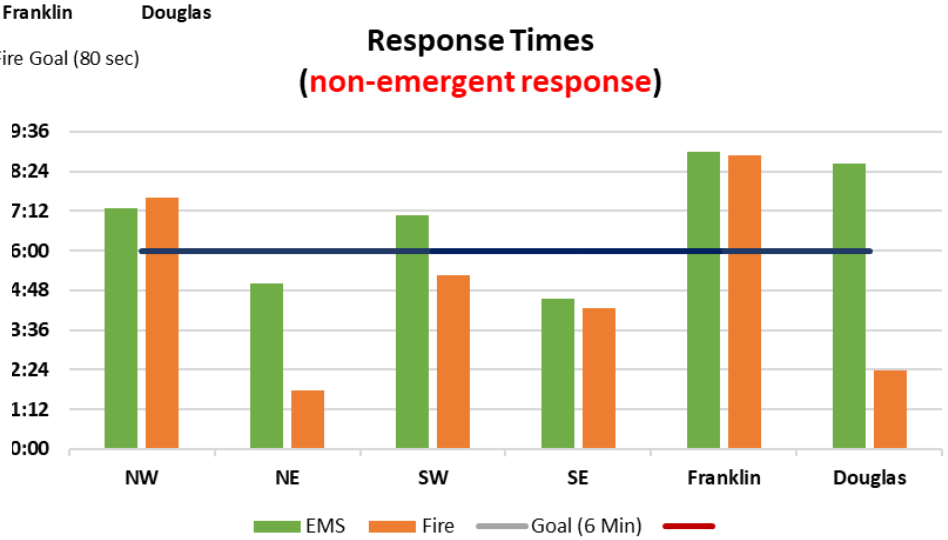
Chute– 2:55

Response– 9:59



Non-Emergent Response





Mutual aid response times to Bondurant

13:55

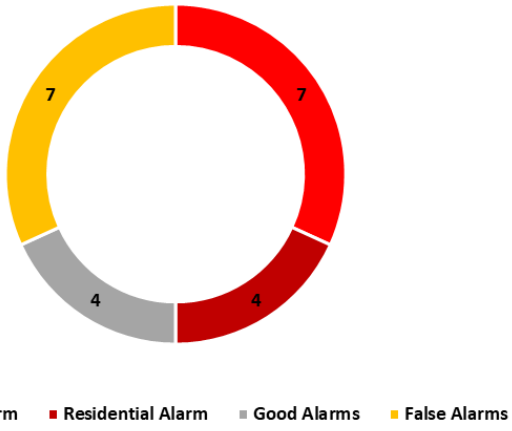
Bondurant
Life Connecting

Fire Operational Statistics

March Fire Saved vs. Loss					
2025			2026		
Saved	Loss	Total Value	Saved	Loss	Total Value
$0	$1,000	$1,000	$0	$0	$0



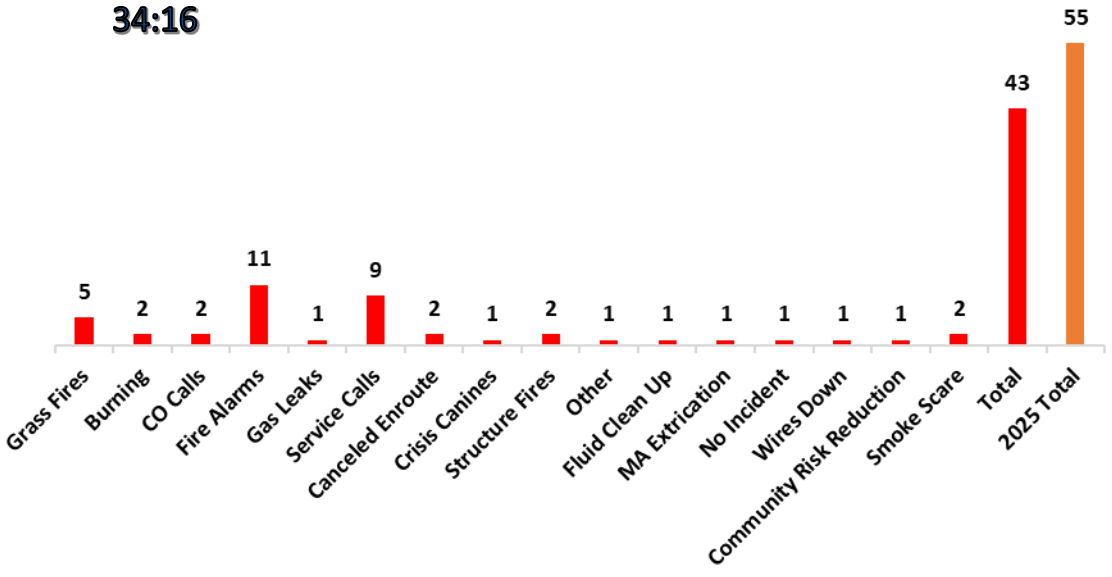






Average Fire Incident Time

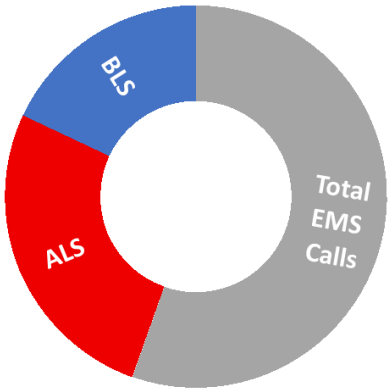
34:16



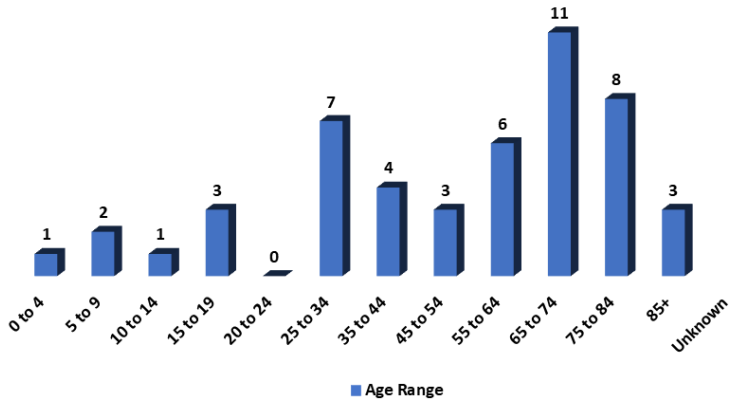
Bondurant
Life Connecting

EMS Operational Statistics

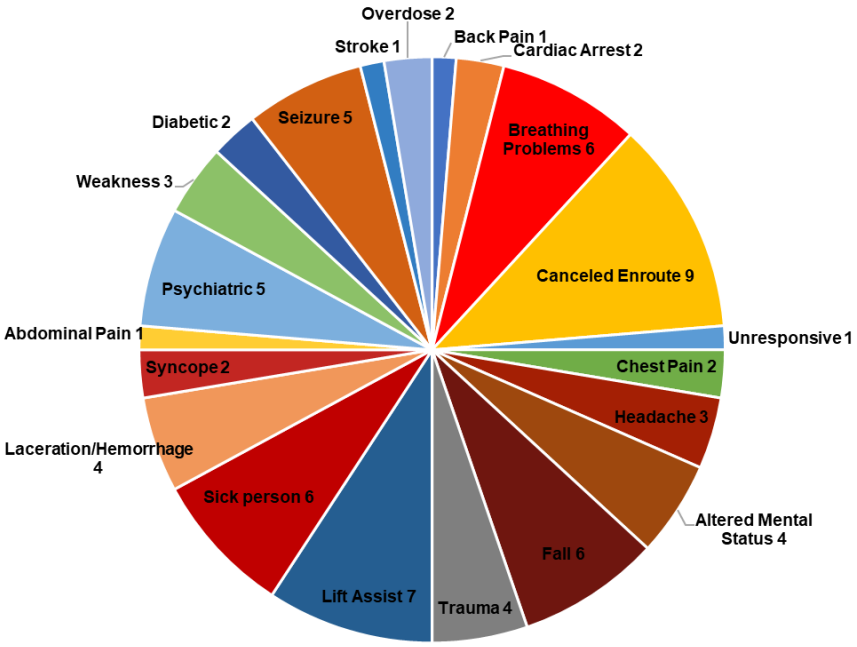
Advanced/Basic Life Support Calls



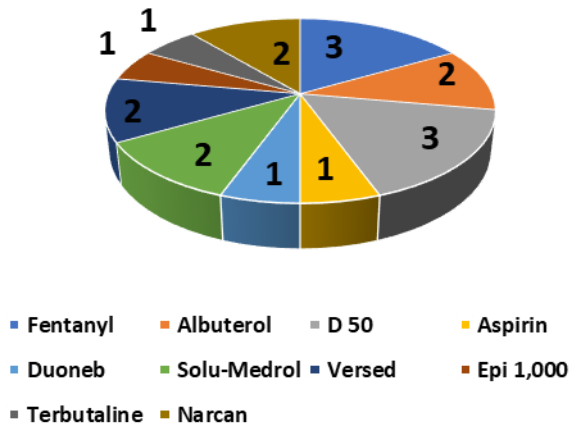
Patient Age Demographics



EMS Call Purpose by Provider Primary Impression



Medications Administered

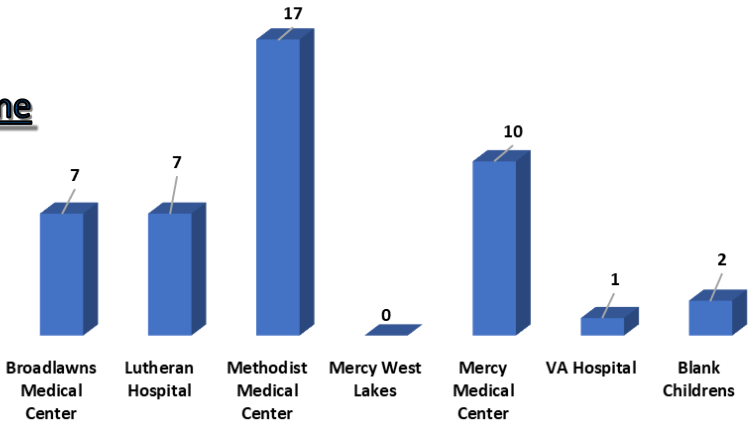




Average EMS Incident Time

1:02:18

Hospital Destination Transports



Bondurant
Life Connecting

Training Division

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

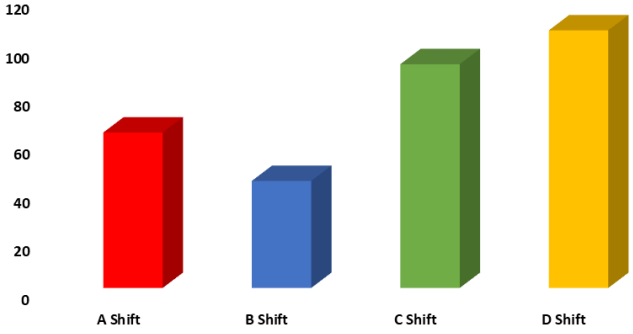
Fire Training	EMS Training	Professional Development	SOG's/Protocol Review
Ground Ladders NIOSH Report Mayday Drill Hose Testing Firefighter I Skills	CPAP	Officer's Meeting	Notification to Chief Officer







Total Training Hours Per Shift



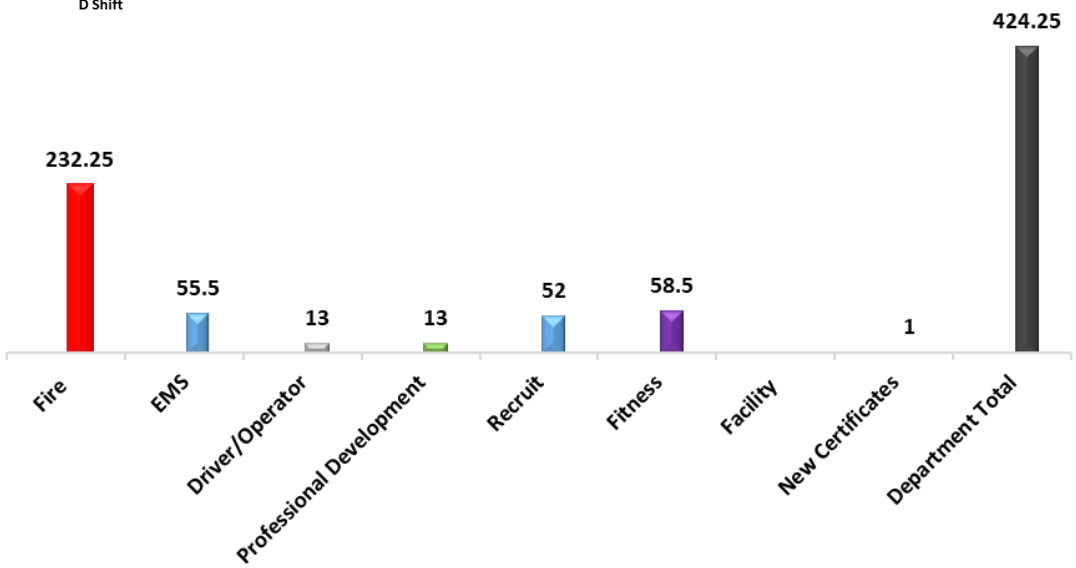
New Clearance

John Kerr– **D/O Engine**

New Certifications

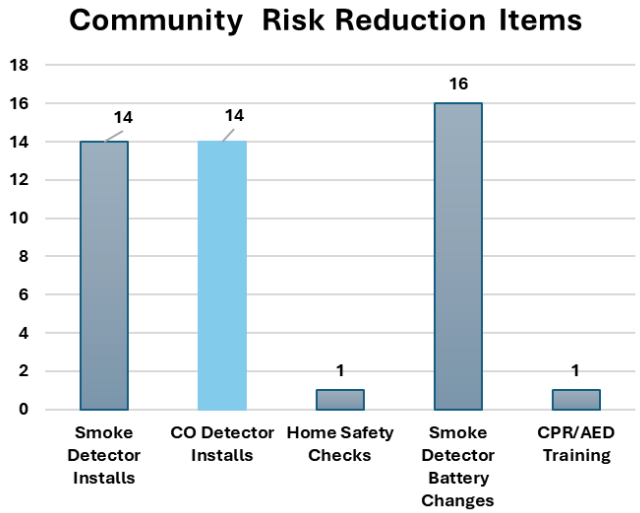
Blake Iske– **FF II**

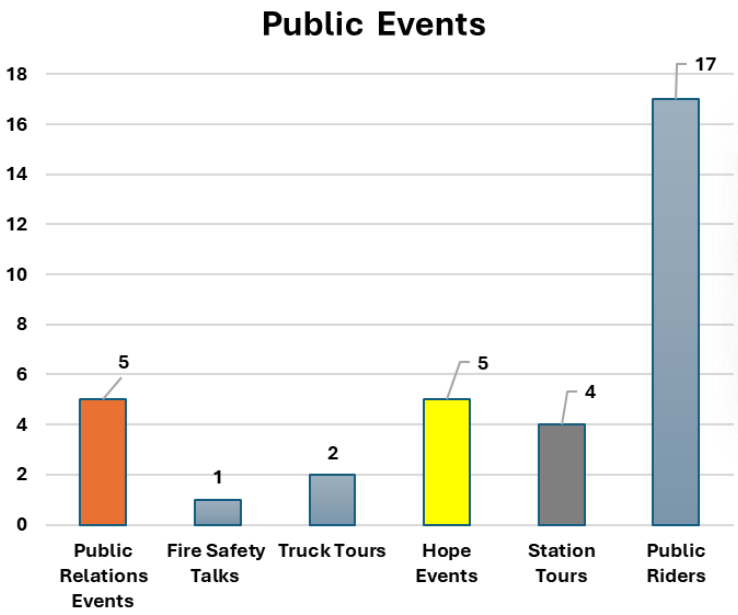
Training Hours By Type



Bondurant
Life Connecting

Community Risk Reduction/ Public Education

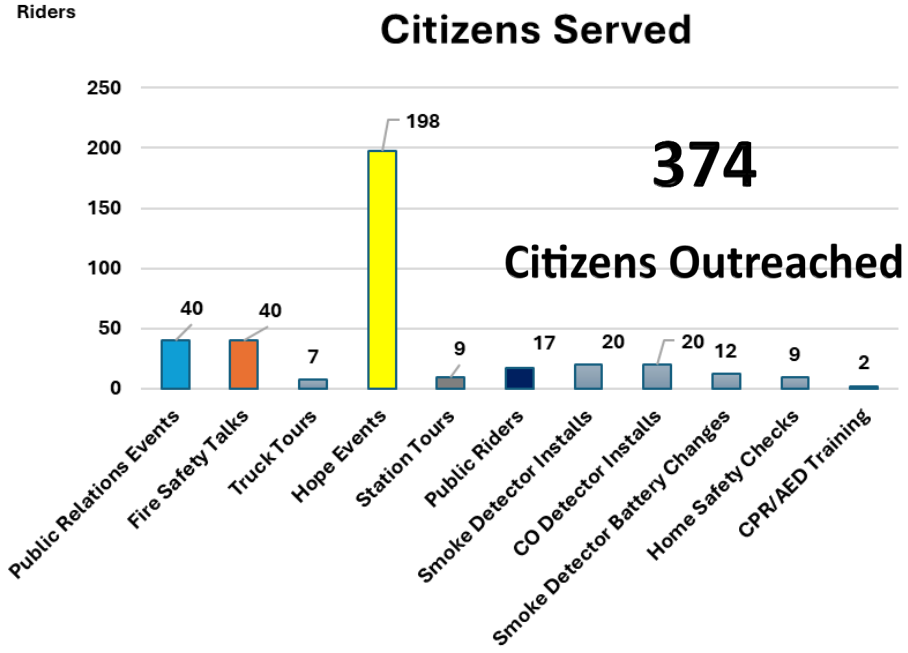






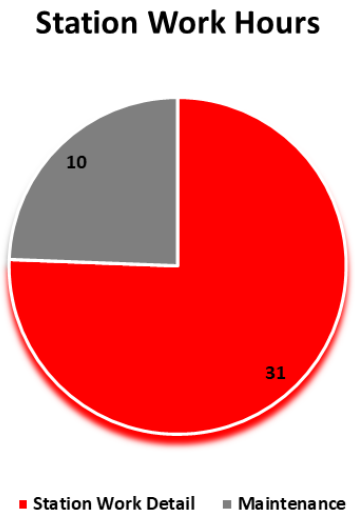
32.5 Total

Hours Dedicated



Bondurant
Life Connecting

Code Enforcement & Maintenance





25

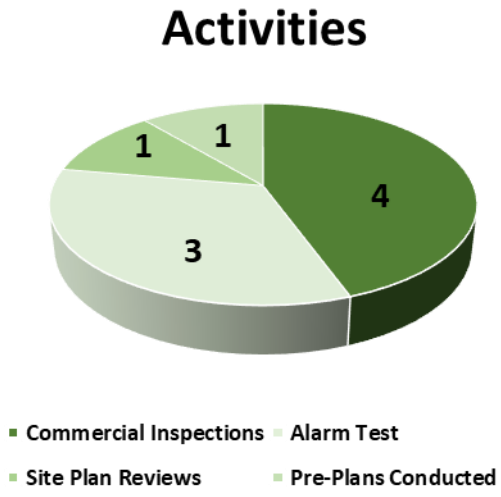
Total days an ambulance has been out due to maintenance

1

Total days a suppression unit has been out due to maintenance







Bondurant
Life Connecting

Incidents & Happenings

March 4th– Interviews
500 Campus Dr. SE, Fire Station— Bondurant

Part-time interviews were conducted for one open position.



March 9th– Negotiations

500 Campus Dr. SE— Bondurant

Contract negotiations started with the newly formed IAFF Local 5606.

March 9th-13th– Interviews
500 Campus Dr. SE, Fire Station— Bondurant

Captain interviews were conducted for one open position.





March 12th– Structure Fire
300 Blk. Elm Ave SW— Mitchellville

E412, C421, & T416 responded automatic aid for Mitchellville FD on a structure fire. C421 was assigned as Incident Command and E412 assisted with fire attack and overhaul. Crews were on scene for almost 1 hour. No injuries were reported.

March 24th– New Employee
500 Campus Dr. SE, Fire Station— Bondurant

A new Captain started for the department. He will conduct orientation for a week, which includes getting cleared on the EMS side, vehicle familiarization, fire equipment, operations, and learning the members. Welcome Chis, we are glad you are here.



March 25th– Industrial Accident
200 Blk. 1st St. E.— Altoona

E412 was requested mutual aid for Altoona FD on an industrial accident. Crews assisted with extricating a patient from a roof and assisted with EMS care after removal.



March 25th– Structure Fire
4200 Blk. NE 94th Ave— Ankeny

A413 & E412 was requested automatic aid for Ankeny FD on a structure fire. A413 was assigned to oversee rehab. No injuries were reported.

March 30th– Hose Testing
500 Campus Dr. SE, Fire Station— Bondurant

Yearly hose testing was started. All hose the department has gets tested by the firefighters each year.

Bondurant
Life Connecting

Incidents & Happenings





March 30th– Grass Fire
9400 Blk. NE 130th Ave— Maxwell

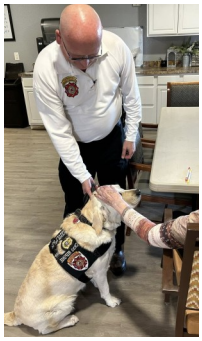
B417, E412, & C421 responded to a request from Polk County Conservation on a grass fire. Crews found a large grass fire on scene. Crews keep the fire in the area that Conservation wanted it without the fire spreading larger. Crews were on scene for around 2 hours. No injuries were reported.

March 31st– New Employee
500 Campus Dr. SE, Fire Station— Bondurant

A new FF/P started for the department. He will conduct orientation for a week, which includes getting cleared on the EMS side, vehicle familiarization, fire equipment, operations, and learning the members. Welcome Colby, we are glad you are here.

Bondurant
Life Connecting

Public Relations



Weekly Visits– Courtyard Estates
600 BLK. Courtyard Dr. SE– Bondurant

Hope made her weekly visit to Courtyard Estates.

March 13th– Safety Talk & Truck Tour
900 Blk. Paine Cir. SE— Bondurant

Crews stopped down to a local daycare to teach the kids about fire safety and they got to see the equipment and trucks. Thanks for having us.



March 19th– Treat Donation
500 Campus Dr. SE— Bondurant

A former patient stopped by to give a thank you treat to the crew that took care of him. Thank you and we are glad you are feeling better.



March 20th– Water Donation
500 Campus Dr. SE— Bondurant

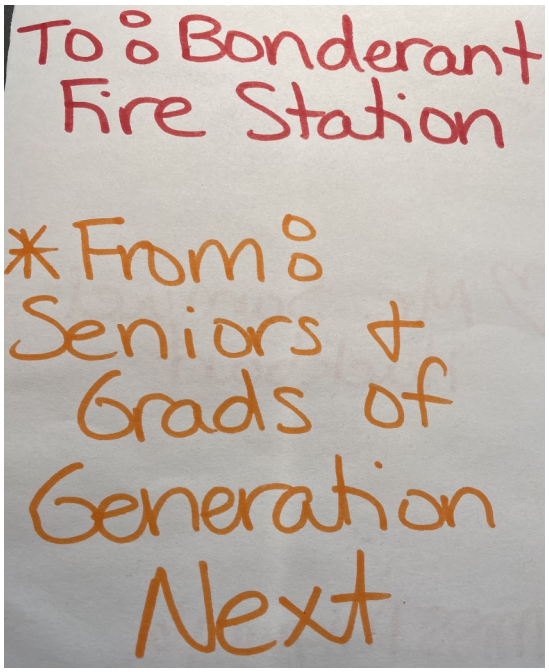
Fareway donated 10 cases of water to the station. Thank you very much for your generosity.

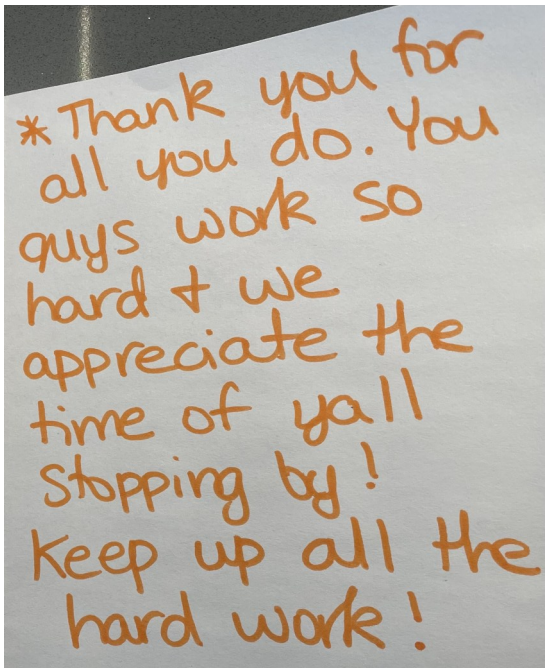
March 20th– CPR Training
500 Campus Dr. SE— Bondurant

Two members of the public were training in hands-only CPR.

Bondurant
Life Connecting

You've Been Caught Doing an Amazing Job!





BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.f.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving Pay Request No.18 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $13,789.80

CONTACT PERSON:
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: This pay application is for work completed between February 1 and February 28, 2026, on the BES Facility project. This pay application has been reviewed by the Construction Manager and the Architect.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-114
2. Pay Request No. 18

CITY OF BONDURANT
RESOLUTION NO. 260420-114

RESOLUTION APPROVING PAY REQUEST NO. 18 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF $13,789.80

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 18, dated March 23rd, 2026, for work completed from February 1, 2026, to February 28, 2026; AND

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

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

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

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor Pro Tem

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				
Lyman				
McKenzie				
Sillanpaa				

Docusign Envelope ID: 530DE85A-BCEE-4022-8C74-81667A561653

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Bondurant Emergency Services Facility

ATTN: Marketa Oliver, City of Bondurant

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

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

APPLICATION NO: 18
APPLICATION DATE: 3/4/2026
PERIOD FROM: 2/1/2026
PERIOD TO: 2/28/2026
PROJECT NO: 6777-000

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
1	TOTAL	2,540.00	0.00
Approved This Month			
Number	Date Approved		
	TOTALS	2,540.00	0.00
Net change by Change Orders			2,540.00

ORIGINAL CONTRACT SUM	$	16,417,582.00
Net change by Change Orders	$	2,540.00
CONTRACT SUM TO DATE	$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	$	16,171,400.51
RETAINAGE 5.00%	$	808,570.03
PREVIOUS RETAINAGE RELEASED	$	245,733.89
TOTAL EARNED LESS RETAINAGE HELD	$	15,608,564.37
LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	15,594,774.57
CURRENT PAYMENT DUE	$	13,789.80
WORK RETAINAGE RELEASE THIS PERIOD	$	-
TOTAL AMOUNT DUE	$	13,789.80

CONTRACTOR: RYAN COMPANIES US, INC.

By: DocuSigned by: Matt Van Loon FF5D59B8B0C4E2... DATE: 3/13/2026

PM initial DS BVL

ARCHITECT: OPN ARCHITECTS

By: DocuSigned by: Aaron Twedt F1DA90BA4BF0343B... DATE: 3/23/2026

Docusign Envelope ID: 530DE85A-BCEE-4022-8C74-81667A561653

CONTINUATION SHEET AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 18
APPLICATION DATE: 3/4/2026
PERIOD FROM: 2/1/2026
TO: 2/28/2026

A	B	C	D	E	F	G	H	I	J	K
					WORK COMPLETED			Total Completed		Balance
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application: Work in Place	This Application: Stored Materials (not in D or E)	and Stored To Date (D+E+F)	% (G/C)	To Finish (C-G)
	Preconstruction Services									
1	Preconstruction Management	$ 60,000.00	$0.00	$ 60,000.00	$ 60,000.00			$ 60,000.00	100%	$ -
	Construction Services				$ -					
2	01 - General Conditions	$ 1,708,991.00	-$58,770.11	$ 1,650,220.89	$ 1,618,779.30	$ 12,849.17		$ 1,631,628.47	99%	$ 18,592.42
3	03 - Building Concrete	$ 678,720.00	-$22,494.00	$ 656,226.00	$ 606,226.00			$ 606,226.00	92%	$ 50,000.00
4	03 - Precast Materials	$ 722,439.00	-$76,181.50	$ 646,257.50	$ 646,257.50			$ 646,257.50	100%	$ -
5	04 - Masonry	$ 65,920.00	-$12,684.00	$ 53,236.00	$ 53,236.00			$ 53,236.00	100%	$ -
6	05 - Steel Materials	$ 1,019,245.00	-$35,575.75	$ 983,669.25	$ 983,669.25			$ 983,669.25	100%	$ -
7	05 - Steel & Precast Erection	$ 516,518.00	$107,078.69	$ 623,596.69	$ 622,445.69	$ 1,151.00		$ 623,596.69	100%	$ -
8	06 - Finish Carpentry / Doors / Specialties	$ 765,720.00	$162,371.80	$ 928,091.80	$ 928,091.80			$ 928,091.80	100%	$ -
9	07 - Roofing and Sheet Metal	$ 288,900.00	$29,675.00	$ 318,575.00	$ 318,575.00			$ 318,575.00	100%	$ -
10	08 - Overhead Doors	$ 482,200.00	$6,962.00	$ 489,162.00	$ 489,162.00			$ 489,162.00	100%	$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	$ 812,667.00	$71,188.00	$ 883,855.00	$ 883,855.00			$ 883,855.00	100%	$ -
12	09 - Framing/Drywall/Ceilings	$ 565,125.00	$33,226.61	$ 598,351.61	$ 598,351.61			$ 598,351.61	100%	$ -
13	09 - Flooring	$ 179,925.00	$29,321.50	$ 209,246.50	$ 209,246.50			$ 209,246.50	100%	$ -
14	09 - Painting & Wallcoverings	$ 117,123.00	$34,166.00	$ 151,289.00	$ 151,289.00			$ 151,289.00	100%	$ -
15	10 - Signage	$ 26,000.00	-$26,000.00	$ -	$ -				NA	$ -
16	11 - Appliances	$ 70,000.00	-$70,000.00	$ -	$ -				NA	$ -
17	21 - Fire Suppression	$ 99,669.00	$424.00	$ 100,093.00	$ 100,093.00			$ 100,093.00	100%	$ -
18	22 - Plumbing	$ 976,400.00	$52,570.00	$ 1,028,970.00	$ 1,028,970.00			$ 1,028,970.00	100%	$ -
19	23 - HVAC	$ 541,446.00	$21,967.77	$ 563,413.77	$ 563,413.77			$ 563,413.77	100%	$ -
20	23 - Geothermal Interior Systems	$ 675,276.00	$0.00	$ 675,276.00	$ 675,276.00			$ 675,276.00	100%	$ -
21	23 - Geothermal Wellfield	$ 302,249.00	$3,500.00	$ 305,749.00	$ 305,749.00			$ 305,749.00	100%	$ -
22	26 - Early Procurement Electrical Equipment	$ 304,510.00	$3,989.00	$ 308,499.00	$ 308,499.00			$ 308,499.00	100%	$ -
23	26 - Electrical	$ 2,284,090.00	$81,219.99	$ 2,365,309.99	$ 2,360,699.50			$ 2,360,699.50	100%	$ 4,610.49
24	26 - Photovoltaic/Solar System	$ 195,000.00	$0.00	$ 195,000.00	$ 195,000.00			$ 195,000.00	100%	$ -
25	26 - EV Charging Rough-In	$ 2,688.00	$0.00	$ 2,688.00	$ 2,688.00			$ 2,688.00	100%	$ -
26	31 - Earthwork	$ 653,281.00	$0.00	$ 653,281.00	$ 653,281.00			$ 653,281.00	100%	$ -
27	32 - Exterior Concrete	$ 635,720.00	-$21,911.00	$ 613,809.00	$ 613,809.00			$ 613,809.00	100%	$ -
28	32 - Landscaping & Irrigation	$ 190,000.00	-$16,639.00	$ 173,361.00	$ 164,423.00			$ 164,423.00	95%	$ 8,938.00
29	33 - Utilties	$ 356,741.00	$0.00	$ 356,741.00	$ 342,547.68			$ 342,547.68	96%	$ 14,193.32
30	60 - Insurance	$ 186,320.00	$0.00	$ 186,320.00	$ 185,471.79	$ 168.00		$ 185,639.79	100%	$ 680.21
31	60 - Bond	$ 99,500.00	$1,847.00	$ 101,347.00	$ 101,347.00			$ 101,347.00	100%	$ -
32	60 - Construction Contingency (3%)	$ 449,904.00	-$304,252.00	$ 145,652.00	$ -				0%	$ 145,652.00
33	60 - Project Related Software	$ 31,054.00	$0.00	$ 31,054.00	$ 30,911.96	$ 28.01		$ 30,939.97	100%	$ 114.03
34	66 - Fee (2.25%)	$ 354,241.00	$5,000.00	$ 359,241.00	$ 355,520.57	$ 319.41		$ 355,839.98	99%	$ 3,401.02
35	Owner Change Orders	$ -	$2,540.00	$ 2,540.00	$ -			$ -	0%	$ 2,540.00
	Total	**$ 16,417,582.00**	**$2,540.00**	**$ 16,420,122.00**	**$ 16,156,884.92**	**$ 14,515.59**	**$ -**	**$ 16,171,400.51**	**98%**	**246,181.49**

RYAN

Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 2/1/2026
End Date: 2/28/2026

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units	
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-01-31		0			Regular	2026-02-03	4582683	JP		1,170.96	8.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-02-14		0			Regular	2026-02-17	4593113	JP		1,170.96	8.00	
	11410													**2,341.92**	**16.00**	
011005														**2,341.92**	**16.00**	2
		006777000	Safety Inspector/Consultant	Cascade Erosion Solutions Inc	Cascade Erosion Solutions Inc	193556		21724	Inspection	2026-02-23	2092874	PS	H	300.00	0.00	
	11455													**300.00**	**0.00**	
014009														**300.00**	**0.00**	2
		006777000	StrctStl Erect w/crn	Henkel Construction Co	Henkel Construction Co	166082	00071847	22677700071847	004-Per Punchlist, revise caul	2026-02-27	2095844	PX	T	1,151.00	0.00	
	11440													**1,151.00**	**0.00**	
051212														**1,151.00**	**0.00**	7
		006777000	Misc extras #1	Baker Group	Baker Group	113866		317356	Baker Group Labor	2026-02-23	2092895	PS	H	1,144.00	0.00	
	11420													**1,144.00**	**0.00**	
490116														**1,144.00**	**0.00**	2
		006777000	Liability Ins	General Ins Alloc 120		0				2026-02-28	4595121	JA		74.97	0.00	
		006777000	Liability Ins	General Ins Alloc 120 11476		0				2026-02-28	4595122	JA		93.03	0.00	
	11476													**168.00**	**0.00**	
504015														**168.00**	**0.00**	30
		006777000	Sr Project Engineer	Time Tracking WE 2026-01-31		0			CPRJ	2026-02-03	4581150	JP		1,840.00	16.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-02-07		0			CPRJ	2026-02-10	4587970	JP		1,380.00	12.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-02-14		0			CPRJ	2026-02-17	4592362	JP		920.00	8.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-02-21		0			CPRJ	2026-02-24	4597081	JP		920.00	8.00	
	11476													**5,060.00**	**44.00**	
531009														**5,060.00**	**44.00**	2
		006777000	Project Coordinator I	Time Tracking WE 2026-01-31		0			CPRJ	2026-02-03	4581535	JP		467.50	5.50	
		006777000	Project Coordinator I	Time Tracking WE 2026-02-07		0			CPRJ	2026-02-10	4587364	JP		595.00	7.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-02-14		0			CPRJ	2026-02-17	4591723	JP		680.00	8.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-02-21		0			CPRJ	2026-02-24	4596428	JP		680.00	8.00	
	11476													**2,422.50**	**28.50**	
531010														**2,422.50**	**28.50**	2
		006777000	Project Coordinator II	Time Tracking WE 2025-12-06		0			CPRJ	2026-02-05	4585554	JP		270.00	3.00	
	11476													**270.00**	**3.00**	
531013														**270.00**	**3.00**	2
		006777000	RBS Services	Bank Deposit	Ryan Companies US Inc	197340			CLEAR AR	2026-02-02	141047	RC		1,310.75	0.00	
	11420													**1,310.75**	**0.00**	
531032														**1,310.75**	**0.00**	2
		006777000	Project Related Software	Proj Related Software Alloc 20		0				2026-02-28	4595107	JA		12.50	0.00	
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476		0				2026-02-28	4595108	JA		15.51	0.00	
	11420													**28.01**	**0.00**	
603010														**28.01**	**0.00**	33
													Subtotal:	14,196.18	**91.50**	
													Fee (2.25%)	319.41		34
													Grand Total:	**14,515.59**		

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Generated by RYAN\\csheriff
*These Cost Codes (Subsidiaries) are always excluded from this report, 50416, 651000, 980000, 980100, 980300, 982000.
These Cost Types (Object Accounts) are always excluded fr

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Cascade Erosion Solutions, Inc.
PO Box 57476
Des Moines, IA 50317
515-380-4913

Ryan Companies
11 East Grand
Suite 200
Des Moines, IA 50309

INVOICE ID: 21724
DRAW ID: 21724
DATE: February 13,2026

CONTRACT ID: 26-0015
Bondurant EMS Facility
LOCATION:

CUSTOMER ID: RY0010

Item	Description	Units Contracted	Unit of measure	Unit Price	Total Units in Place	Units in Place this Period	Current Billing
0080	NPDES Inspections		MO	300.00	1.00	1.00	300.00
	Total						300.00

Invoice Sub-total 300.00

Amount due this Invoice $300.00

AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Henkel Construction Company, Inc
208 E. State St.
Mason City, Iowa 50401

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 22
PERIOD TO: 02/28/26
CONTRACT FOR: 00071847OS
CONTRACT DATE: 08/22/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 516,518.00
2. Net Change by Change Orders		$ 107,078.69
3. CONTRACT SUM TO DATE (Line 1+2)		$ 623,596.69
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)		$ 623,596.69
5. RETAINAGE:		
a. 5.0% of Completed Work		
(Column D + E on G703)	$ 31,179.84	
b. 0.0% of Stored Material		
(Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 31,179.84
6. TOTAL EARNED LESS RETAINAGE		$ 592,416.85
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		$ 591,323.40
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE		$ 1,093.45
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	$ 31,179.84	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$108,295.30	$(1,216.61)
Total approved this Month	$0.00	$0.00
TOTALS	$108,295.30	$(1,216.61)
NET CHANGES by Change Order		$ 107,078.69

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

CONTRACTOR: Henkel Construction Company, Inc

By: Jason Knipp Date: February 24, 2026

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 1,093.45

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

ARCHITECT:

By: Date:

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

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,
Application and Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 22
APPLICATION DATE: 02/23/26
PERIOD TO: 02/28/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Struct Stl Erect	516,518.00	516,518.00	0.00	0.00	516,518.00	100.0%	0.00	25,825.90
001000001	Per Henkel Construction Compan	67,604.00	67,604.00	0.00	0.00	67,604.00	100.0%	0.00	3,380.20
001000002	Per ITC #02 additional weldin	25,468.38	25,468.38	0.00	0.00	25,468.38	100.0%	0.00	1,273.42
002000001	Per ITC 08 install added supp	14,071.92	14,071.92	0.00	0.00	14,071.92	100.0%	0.00	703.60
003000001	Backcharge for Added Blocking	(1,216.61)	(1,216.61)	0.00	0.00	(1,216.61)	100.0%	0.00	(60.83)
004000001	Per Punchlist revise caulking	1,151.00	0.00	1,151.00	0.00	1,151.00	100.0%	0.00	57.55
	GRAND TOTAL	$623,596.69	$622,445.69	$1,151.00	$0.00	$623,596.69	100.0%	$0.00	$31,179.84

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BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021-7501

515.262.4000

Remit To:
Baker Group
P.O. Box 401
Des Moines, IA 50302

Invoice 317356

Bill to:	Job:
RYAN COMPANIES US INC 111 EAST GRAND SUITE 200 DES MOINES, IA 50309	CITY OF BONDURANT 200 2ND STREET NE BONDURANT IA 50035

Invoice #:	317356	Date: 02/16/26	Customer P.O. #: ZACH EATON CHUCK COLE
Payment Terms:	DUE UPON RECEIPT		Salesperson:
Customer Code:	11939		Special Requests: Email to customer

Remarks: CITY OF BONDURANT WO# 141756

ap@ryancompanies.com

Quantity	Description	U/M	Unit Price	Extension
5.50	LABOR USED	HRS	208.00	1,144.00
			Subtotal:	**1,144.00**
			Total:	**1,144.00**

WORK ORDERED
FIRE STATION - AUTOMATION ISSUES FOR BRIAN COFFIE - BILL TO ZACH EATON AND CHUCK COLE AT RYAN COMPANIES

WORK COMPLETED
TECH AIDEN BYRENS 1.29.25 - The initial issue was that they could not connect to the ASP locally or over the VPN after they lost power to the whole building. I plugged in directly to verify that I could still see and log into the ASP, which I could

Found that one of the ethernet chords that plugged into the switch was blocking our communication. We individually plugged chords in one by one while simultaneously doing a continuous IP scan until the server stopped scanning.

After plugging everything back in except the bad ethernet chord I was able to see that all devices were back online on the network. At this point we were still unable to log in remotely. After finding that our connection point to the IT closet switch was unplugged, I plugged it back in and we were able to log in again remotely. The bad ethernet chord remains disconnected.

* To pay with ACH or Wire, please send to Routing #: 073000642, Account #: 027383, Name: Baker Mechanical Inc.
Please send remittance advice to remittance@thebakergroup.com

Any balance unpaid for 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE OF 18%.
To pay with MasterCard or Visa, please visit www.thebakergroup.com and click on the link 'Invoice Payment' near the bottom of the webpage. There is a 3% convenience fee for payment online using a credit card.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.g.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving Pay Request No.19 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of $30,536.99

CONTACT PERSON:
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: Ryan Companies US, Inc., has submitted Payment Request No. 19, dated Apirl 3rd, 2026, for work completed from March 1, 2026, to March 31, 2026. This pay application has been reviewed by the Construction Manager and the Architect.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-115
2. Pay Request No. 19

CITY OF BONDURANT
RESOLUTION NO. 260420-115

RESOLUTION APPROVING PAY REQUEST NO. 18 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF $30,536.99

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 19, dated April 3, 2026, for work completed from March 1, 2026, to March 31, 2026; AND

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

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

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

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor Pro Tem

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				
Lyman				
McKenzie				
Sillanpaa				

Docusign Envelope ID: 146DD22D-9121-4613-8278-1F6B5D423B81

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Bondurant Emergency Services Facility

ATTN: Marketa Oliver, City of Bondurant

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

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

APPLICATION NO: 19
APPLICATION DATE: 4/3/2026
PERIOD FROM: 3/1/2026
PERIOD TO: 3/31/2026
PROJECT NO: 6777-000

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
1	TOTAL	2,540.00	0.00
Approved This Month			
Number	Date Approved		
	TOTALS	2,540.00	0.00
Net change by Change Orders			2,540.00

ORIGINAL CONTRACT SUM	$	16,417,582.00
Net change by Change Orders	$	2,540.00
CONTRACT SUM TO DATE	$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	$	16,203,544.71
RETAINAGE 5.00%	$	810,177.24
PREVIOUS RETAINAGE RELEASED	$	245,733.89
TOTAL EARNED LESS RETAINAGE HELD	$	15,639,101.36
LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	15,608,564.37
WORK COMPLETED THIS PERIOD	$	30,536.99
WORK RETAINAGE RELEASE THIS PERIOD	$	-
TOTAL AMOUNT DUE	$	30,536.99

CONTRACTOR: RYAN COMPANIES US, INC.

By: DocuSigned by: Matt Van Loon F75D596B8D0C4E2... DATE: 4/3/2026

PM initial DS BJL

ARCHITECT: OPN ARCHITECTS

By: DocuSigned by: Aaron Tweedt F0A90BA46F0343B... DATE: 4/3/2026

Docusign Envelope ID: 146DD22D-9121-4613-8278-1F6B5D423B81

CONTINUATION SHEET AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 19
APPLICATION DATE: 4/3/2026
PERIOD FROM: 3/1/2026
TO: 3/31/2026

A	B	C	D	E	F	G	H	I	J	K
						WORK COMPLETED		Total Completed		Balance
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application: Work in Place	This Application: Stored Materials (not in D or E)	and Stored To Date (D+E+F)	% (G/C)	To Finish (C-G)
	Preconstruction Services									
1	Preconstruction Management	$ 60,000.00	$0.00	$ 60,000.00	$ 60,000.00			$ 60,000.00	100%	$ -
	Construction Services				$ -			$ -		
2	01 - General Conditions	$ 1,708,991.00	-$58,770.11	$ 1,650,220.89	$ 1,631,628.47	$ 11,512.82		$ 1,643,141.29	100%	$ 7,079.60
3	03 - Building Concrete	$ 678,720.00	-$22,494.00	$ 656,226.00	$ 606,226.00	$ 17,000.00		$ 623,226.00	95%	$ 33,000.00
4	03 - Precast Materials	$ 722,439.00	-$76,181.50	$ 646,257.50	$ 646,257.50			$ 646,257.50	100%	$ -
5	04 - Masonry	$ 65,920.00	-$12,684.00	$ 53,236.00	$ 53,236.00			$ 53,236.00	100%	$ -
6	05 - Steel Materials	$ 1,019,245.00	-$35,575.75	$ 983,669.25	$ 983,669.25			$ 983,669.25	100%	$ -
7	05 - Steel & Precast Erection	$ 516,518.00	$107,078.69	$ 623,596.69	$ 623,596.69			$ 623,596.69	100%	$ -
8	06 - Finish Carpentry / Doors / Specialties	$ 765,720.00	$162,371.80	$ 928,091.80	$ 928,091.80			$ 928,091.80	100%	$ -
9	07 - Roofing and Sheet Metal	$ 288,900.00	$29,675.00	$ 318,575.00	$ 318,575.00			$ 318,575.00	100%	$ -
10	08 - Overhead Doors	$ 482,200.00	$6,962.00	$ 489,162.00	$ 489,162.00			$ 489,162.00	100%	$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	$ 812,667.00	$71,188.00	$ 883,855.00	$ 883,855.00			$ 883,855.00	100%	$ -
12	09 - Framing/Drywall/Ceilings	$ 565,125.00	$33,226.61	$ 598,351.61	$ 598,351.61			$ 598,351.61	100%	$ -
13	09 - Flooring	$ 179,925.00	$29,321.50	$ 209,246.50	$ 209,246.50			$ 209,246.50	100%	$ -
14	09 - Painting & Wallcoverings	$ 117,123.00	$34,166.00	$ 151,289.00	$ 151,289.00	$ 2,490.00		$ 153,779.00	102%	$ (2,490.00)
15	10 - Signage	$ 26,000.00	-$26,000.00	$ -				$ -	NA	$ -
16	11 - Appliances	$ 70,000.00	-$70,000.00	$ -				$ -	NA	$ -
17	21 - Fire Suppression	$ 99,669.00	$424.00	$ 100,093.00	$ 100,093.00			$ 100,093.00	100%	$ -
18	22 - Plumbing	$ 976,400.00	$52,570.00	$ 1,028,970.00	$ 1,028,970.00			$ 1,028,970.00	100%	$ -
19	23 - HVAC	$ 541,446.00	$21,967.77	$ 563,413.77	$ 563,413.77			$ 563,413.77	100%	$ -
20	23 - Geothermal Interior Systems	$ 675,276.00	$0.00	$ 675,276.00	$ 675,276.00			$ 675,276.00	100%	$ -
21	23 - Geothermal Wellfield	$ 302,249.00	$3,500.00	$ 305,749.00	$ 305,749.00			$ 305,749.00	100%	$ -
22	26 - Early Procurement Electrical Equipment	$ 304,510.00	$3,989.00	$ 308,499.00	$ 308,499.00			$ 308,499.00	100%	$ -
23	26 - Electrical	$ 2,284,090.00	$81,219.99	$ 2,365,309.99	$ 2,360,699.50			$ 2,360,699.50	100%	$ 4,610.49
24	26 - Photovoltaic/Solar System	$ 195,000.00	$0.00	$ 195,000.00	$ 195,000.00			$ 195,000.00	100%	$ -
25	26 - EV Charging Rough-In	$ 2,688.00	$0.00	$ 2,688.00	$ 2,688.00			$ 2,688.00	100%	$ -
26	31 - Earthwork	$ 653,281.00	$0.00	$ 653,281.00	$ 653,281.00			$ 653,281.00	100%	$ -
27	32 - Exterior Concrete	$ 635,720.00	-$21,911.00	$ 613,809.00	$ 613,809.00			$ 613,809.00	100%	$ -
28	32 - Landscaping & Irrigation	$ 190,000.00	-$16,639.00	$ 173,361.00	$ 164,423.00			$ 164,423.00	95%	$ 8,938.00
29	33 - Utilties	$ 356,741.00	$0.00	$ 356,741.00	$ 342,547.68			$ 342,547.68	96%	$ 14,193.32
30	60 - Insurance	$ 186,320.00	$0.00	$ 186,320.00	$ 185,639.79	$ 372.04		$ 186,011.83	100%	$ 308.17
31	60 - Bond	$ 99,500.00	$1,847.00	$ 101,347.00	$ 101,347.00			$ 101,347.00	100%	$ -
32	60 - Construction Contingency (3%)	$ 449,904.00	-$304,252.00	$ 145,652.00	$ -			$ -	0%	$ 145,652.00
33	60 - Project Related Software	$ 31,054.00	$0.00	$ 31,054.00	$ 30,939.97	$ 62.01		$ 31,001.98	100%	$ 52.02
34	66 - Fee (2.25%)	$ 354,241.00	$5,000.00	$ 359,241.00	$ 355,839.98	$ 707.33		$ 356,547.31	99%	$ 2,693.69
35	Owner Change Orders	$ -	$2,540.00	$ 2,540.00	$ -			$ -	0%	$ 2,540.00
	Total	**$ 16,417,582.00**	**$2,540.00**	**$ 16,420,122.00**	**$ 16,171,400.51**	**$ 32,144.20**	**$ -**	**$ 16,203,544.71**	**99%**	**214,037.29**

RYAN

Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 3/1/2026
End Date: 3/31/2026

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units	
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-03-28		0			Regular	2026-03-31	4626569	JP		3,688.56	24.00	
	11410													**3,688.56**	**24.00**	
011005														**3,688.56**	**24.00**	2
		006777000	Safety Inspections	Cascade Erosion Solutions Inc	Cascade Erosion Solutions Inc	193556		21890	Inspection	2026-03-20	2102958	PS	P	300.00	0.00	
	11420													**300.00**	**0.00**	
014012														**300.00**	**0.00**	2
		006777000	Overhead Doors	Skold Door & Floor Company Inc	Skold Door & Floor Company Inc	126642	00071834	23677700071834	002-Per Ryan request, rework t	2026-03-25	2105412	PX	T	17,000.00	0.00	
	11440													**17,000.00**	**0.00**	
083300														**17,000.00**	**0.00**	3
		006777000	Painting	Jarnagin Painting Inc	Jarnagin Painting Inc	188847	00071802	23677700071802	006-Painting of overhead conui	2026-03-25	2105411	PX	T	2,490.00	0.00	
	11440													**2,490.00**	**0.00**	
099100														**2,490.00**	**0.00**	14
		006777000	Misc extras #1	Eaton, Zachary J	Eaton, Zachary J	186080		EX030626-190347	Walmart Supercenter	2026-03-07	2098587	PJ		42.50	0.00	
	11420													**42.50**	**0.00**	
490116														**42.50**	**0.00**	2
		006777000	Liability Ins	General Ins Alloc 120		0				2026-03-31	4618189	JA		302.39	0.00	
		006777000	Liability Ins	General Ins Alloc 120 11476		0				2026-03-31	4618190	JA		69.65	0.00	
	11476													**372.04**	**0.00**	
504015														**372.04**	**0.00**	30
		006777000	Sr Project Engineer	Time Tracking WE 2026-02-28		0			CPRJ	2026-03-03	4605157	JP		920.00	8.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-03-07		0			CPRJ	2026-03-10	4609232	JP		480.00	4.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-03-14		0			CPRJ	2026-03-17	4615057	JP		480.00	4.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-03-21		0			CPRJ	2026-03-24	4619693	JP		480.00	4.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-03-28		0			CPRJ	2026-03-31	4624971	JP		240.00	2.00	
	11476													**2,600.00**	**22.00**	
531009														**2,600.00**	**22.00**	2
		006777000	Project Coordinator I	Time Tracking WE 2026-02-28		0			CPRJ	2026-03-03	4604452	JP		1,020.00	12.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-03-07		0			CPRJ	2026-03-10	4608620	JP		546.00	6.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-03-14		0			CPRJ	2026-03-17	4614411	JP		819.00	9.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-03-21		0			CPRJ	2026-03-24	4619109	JP		546.00	6.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-03-28		0			CPRJ	2026-03-31	4624270	JP		273.00	3.00	
	11476													**3,204.00**	**36.00**	
531010														**3,204.00**	**36.00**	2
		006777000	RBS Services	Bank Deposit	Ryan Companies US Inc	197340			CLEAR AR	2026-03-02	142725	RC		1,677.76	0.00	
	11420													**1,677.76**	**0.00**	
531032														**1,677.76**	**0.00**	2
		006777000	Project Related Software	Proj Related Software Alloc 20		0				2026-03-31	4618085	JA		50.40	0.00	
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476		0				2026-03-31	4618086	JA		11.61	0.00	
	11420													**62.01**	**0.00**	
603010														**62.01**	**0.00**	33
													Subtotal:	31,436.87	82.00	
													Fee (2.25%)	707.33		34
													Grant Total:	**$32,144.20**		

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Generated by RYAN\\csheriff
*These Cost Codes (Subsidiaries) are always excluded from this report, 50416, 651000, 980000, 980100, 980300, 982000.
These Cost Types (Object Accounts) are always excluded fro

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Cascade Erosion Solutions, Inc.
PO Box 57476
Des Moines, IA 50317
515-380-4913

Ryan Companies
11 East Grand
Suite 200
Des Moines, IA 50309

INVOICE ID: 21890
DRAW ID: 21890
DATE: March 13,2026

CONTRACT ID: 26-0015
Bondurant EMS Facility
LOCATION:

CUSTOMER ID: RY0010

Item	Description	Units Contracted	Unit of measure	Unit Price	Total Units in Place	Units in Place this Period	Current Billing
0080	NPDES Inspections		MO	300.00	2.00	1.00	300.00
	Total						300.00

Invoice Sub-total 300.00

Amount due this Invoice $300.00

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AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Skold Door & Floor Company Inc
5730 NE 17th Street
Des Moines, Iowa 50317

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 23
PERIOD TO: 03/31/26
CONTRACT FOR: 00071834OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 482,200.00
2. Net Change by Change Orders		$ 54,662.00
3. CONTRACT SUM TO DATE (Line 1+2)		$ 536,862.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)		$ 506,162.00
5. RETAINAGE:		
a. 0.0% of Completed Work		
(Column D + E on G703)	$ 0.00	
b. 0.0% of Stored Material		
(Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE		$ 506,162.00
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		$ 489,162.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE		$ 17,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	$ 30,700.00	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$6,962.00	$0.00
Total approved this Month	$47,700.00	$0.00
TOTALS	$54,662.00	$0.00
NET CHANGES by Change Order		$ 54,662.00

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

CONTRACTOR: Skold Door & Floor Company Inc

By: Angie Aldridge Date: March 24, 2026

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 17,000.00

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

ARCHITECT:

By: Date:

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

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,
Application and Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 23
APPLICATION DATE: 03/23/26
PERIOD TO: 03/31/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Overhead Doors	482,200.00	482,200.00	0.00	0.00	482,200.00	100.0%	0.00	0.00
001000001	Per ITC 11 furnish and instal	6,962.00	6,962.00	0.00	0.00	6,962.00	100.0%	0.00	0.00
002000001	Per Ryan request rework the a	47,700.00	0.00	17,000.00	0.00	17,000.00	35.6%	30,700.00	0.00
	GRAND TOTAL	$536,862.00	$489,162.00	$17,000.00	$0.00	$506,162.00	94.3%	$30,700.00	$0.00

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AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

FROM CONTRACTOR:
Jarnagin Painting, Inc.
6395 NW Beaver Dr, PO Box 408
Johnston, Iowa 50131

PROJECT:
Bondurant ESF - CMR
500 Campus Dr. SE
Bondurant, Iowa 50035

VIA ARCHITECT:

APPLICATION NO: 23
PERIOD TO: 03/31/26
CONTRACT FOR: 00071802OS
CONTRACT DATE: 08/21/24
PROJECT NOS: 006777000

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	94,923.00
2. Net Change by Change Orders	$	58,856.00
3. CONTRACT SUM TO DATE (Line 1+2)	$	153,779.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	$	153,779.00
5. RETAINAGE:		
a. 0.1% of Completed Work		
(Column D + E on G703)	$ 124.50	
b. 0.0% of Stored Material		
(Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	$	124.50
6. TOTAL EARNED LESS RETAINAGE	$	153,654.50
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	143,724.55
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	$	9,929.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	$ 124.50	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$56,366.00	$0.00
Total approved this Month	$2,490.00	$0.00
TOTALS	$58,856.00	$0.00
NET CHANGES by Change Order		$ 58,856.00

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

CONTRACTOR: Jarnagin Painting, Inc.

By: Mandy Simon Date: March 23, 2026

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 9,929.95

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

ARCHITECT:

By: Date:

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

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,
Application and Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 23
APPLICATION DATE: 03/23/26
PERIOD TO: 03/31/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Office Paint - Material	10,203.00	10,203.00	0.00	0.00	10,203.00	100.0%	0.00	0.00
	Office Paint - Labor	50,820.00	50,820.00	0.00	0.00	50,820.00	100.0%	0.00	0.00
	Apparatus Bay Paint - Material	3,150.00	3,150.00	0.00	0.00	3,150.00	100.0%	0.00	0.00
	Apparatus Bay paint - Labor	19,200.00	19,200.00	0.00	0.00	19,200.00	100.0%	0.00	0.00
	Exterior Paint - Material	3,733.00	3,733.00	0.00	0.00	3,733.00	100.0%	0.00	0.00
	Exterior Paint - Labor	7,817.00	7,817.00	0.00	0.00	7,817.00	100.0%	0.00	0.00
001000001	Per ITC #001 field paint unde	19,813.00	19,813.00	0.00	0.00	19,813.00	100.0%	0.00	0.00
002000001	Per ITC 08 painting of added	533.00	533.00	0.00	0.00	533.00	100.0%	0.00	0.00
003000001	Per RFI #065 and proposal date	1,463.00	1,463.00	0.00	0.00	1,463.00	100.0%	0.00	0.00
004000001	Per Ryan Co premium time for	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
004000002	#2402: Per Ryan Co wrap data	720.00	720.00	0.00	0.00	720.00	100.0%	0.00	0.00
004000003	#2409: Paint touch-ups in offi	730.00	730.00	0.00	0.00	730.00	100.0%	0.00	0.00
004000004	#2410: Paint touch-ups in offi	750.00	750.00	0.00	0.00	750.00	100.0%	0.00	0.00
004000005	#2411: Paint touch-ups in conf	550.00	550.00	0.00	0.00	550.00	100.0%	0.00	0.00
004000006	#2412: Paint touch-ups in kitc	560.00	560.00	0.00	0.00	560.00	100.0%	0.00	0.00
004000007	#2403: Paint touch-ups in stud	1,435.00	1,435.00	0.00	0.00	1,435.00	100.0%	0.00	0.00
004000008	#2405: Paint touch-ups in stud	560.00	560.00	0.00	0.00	560.00	100.0%	0.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000009	#2406: Paint touch-ups in bath	740.00	740.00	0.00	0.00	740.00	100.0%	0.00	0.00
004000010	#2407: Paint touch-ups in corr	1,050.00	1,050.00	0.00	0.00	1,050.00	100.0%	0.00	0.00
004000011	#2408: Paint touch-ups on two	740.00	740.00	0.00	0.00	740.00	100.0%	0.00	0.00
004000012	#2477: Per Ryan Co premium ti	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
004000013	#2414: Per Ryan Co paint wall	398.00	398.00	0.00	0.00	398.00	100.0%	0.00	0.00
004000014	#2413: Paint touch-ups in bath	392.00	392.00	0.00	0.00	392.00	100.0%	0.00	0.00
004000015	#2417: Paint galvanized hand r	815.00	815.00	0.00	0.00	815.00	100.0%	0.00	0.00
004000016	#2418: Second coat on vent cov	590.00	590.00	0.00	0.00	590.00	100.0%	0.00	0.00
004000017	#2550: Per Ryan Co premium ti	493.00	493.00	0.00	0.00	493.00	100.0%	0.00	0.00
004000018	#2419: Three coats of touch up	1,540.00	1,540.00	0.00	0.00	1,540.00	100.0%	0.00	0.00
004000019	#2421: Paint touch-ups in appa	565.00	565.00	0.00	0.00	565.00	100.0%	0.00	0.00
004000020	#2416: Two coats of paint at c	3,250.00	3,250.00	0.00	0.00	3,250.00	100.0%	0.00	0.00
004000021	#2420: Paint handrail going to	585.00	585.00	0.00	0.00	585.00	100.0%	0.00	0.00
004000022	#2422: Two coats of paint at a	785.00	785.00	0.00	0.00	785.00	100.0%	0.00	0.00
004000023	#2423: Paint touch-ups at work	745.00	745.00	0.00	0.00	745.00	100.0%	0.00	0.00
005000001	Estimated cost for extra work	400.00	400.00	0.00	0.00	400.00	100.0%	0.00	0.00
005000002	#2476: Per Ryan Co premium ti	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
005000003	#2424: Paint touch-ups on cond	1,525.00	1,525.00	0.00	0.00	1,525.00	100.0%	0.00	0.00
005000004	#2455: Paint touch-ups on cond	750.00	750.00	0.00	0.00	750.00	100.0%	0.00	0.00
005000005	#2456: Paint touch-ups on con	735.00	735.00	0.00	0.00	735.00	100.0%	0.00	0.00
005000006	#2457: Second coat on FEMA doo	780.00	780.00	0.00	0.00	780.00	100.0%	0.00	0.00
005000007	#2458: Patch / paint touch-ups	925.00	925.00	0.00	0.00	925.00	100.0%	0.00	0.00
005000008	#2459: Patch / paint touch-ups	920.00	920.00	0.00	0.00	920.00	100.0%	0.00	0.00
005000009	#2460: Paint added conduits so	885.00	885.00	0.00	0.00	885.00	100.0%	0.00	0.00

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
005000010	#2272: (16) hours OT on 8/23/2	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
005000011	#2352: (16) hours OT on 8/30/2	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
005000012	#2400: (16) hours OT on 9/13/2	464.00	464.00	0.00	0.00	464.00	100.0%	0.00	0.00
005000013	#2404: Line data tray with pla	720.00	720.00	0.00	0.00	720.00	100.0%	0.00	0.00
005000014	Per RFI #138 revise striping.	6,140.00	6,140.00	0.00	0.00	6,140.00	100.0%	0.00	0.00
006000001	Painting of overhead conuits f	2,490.00	0.00	2,490.00	0.00	2,490.00	100.0%	0.00	124.50
	GRAND TOTAL	$153,779.00	$151,289.00	$2,490.00	$0.00	$153,779.00	100.0%	$0.00	$124.50

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Thank you! ID #:7WR6DFYY354

Walmart

WM Supercenter
515-967-1711 Mgr:AMBER
3501 8TH ST SW
ALTOONA IA 50009
ST# 02764 OP# 007420 TE# 68 TR# 09090
ITEMS SOLD 4
TC# 9755 0611 0676 1682 554

681131423069 068113142306	9.93 X
681131423069 068113142306	9.93 X
681131423069 068113142306	9.93 X
681131423069 068113142306	9.93 X
SUBTOTAL	39.72
TAX 1 7.000 %	2.78
TOTAL	42.50
AMEX TEND	42.50

AMERICAN EXPRESS *** **** ***1 005 I 0
APPROVAL # 880992
REF # 606360076493
TRANS ID - 014901588696321
AID A0000000025010801
AAC A1ACC3B49D554779
TERMINAL # 52440976
*NO SIGNATURE REQUIRED
03/04/26 10:28:12
CHANGE DUE 0.00
CUSTOMER COPY

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03/04/26 10:28:13

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.h.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving pay request No. 5 to Core Construction for The Station Project in the amount of $249,298.73

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay application #5 in the amount of $249,298.73 related to The Station Project. This pay application has been reviewed by the architect and city staff for accuracy and is for work completed through February 28th, 2026.

Brick work has begun outside the windows.



Conduit for the lighting is being prepped.



The trash enclosure foundation has been poured.



Drywall in the mixed use space has been installed and in the process of being finished.



FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260420-116
2. Pay Request No. 5

CITY OF BONDURANT
RESOLUTION NO. 260420-116

RESOLUTION APPROVING PAY REQUEST NO. 5 TO CORE CONSTRUCTION SERIVCES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $249,298.73

WHEREAS, the City of Bondurant entered a contract with Core Construction Services, LLC for *The Station – Parks & Recreation Event Center Facility Renovation Project*; and

WHEREAS, the Contractor has submitted Pay Request No. 5, dated February 25, 2026, for work completed through February 28, 2026; and

WHEREAS, the Architect has reviewed the application and certified that the above-referenced amount is due and payable in accordance with the Contract Documents; and

WHEREAS City staff recommends approval of Pay Request No. 5 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 5 to Core Construction Services, LLC, in the above-referenced amount is hereby approved for payment.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No:	05
				App. Date:	2/25/26
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	Period To:	2/28/26
				Project #:	
				Contract Date:	8/25/25

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [X] OTHER
- [ ]
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	**ORIGINAL CONTACT SUM**			$ 2,843,299.00
2.	**Net change by Change Orders**			$ -
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**			$ 2,843,299.00
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)			$ 1,102,276.20
5.	**RETAINAGE:**			
a.	3% % of Completed Work (Column D + E on G703)	$ 29,175.05		
b.	3% % of Stored Material (Column F on G703)	$ 3,893.23		
	Total Retainage (Line 5a + 5b or Total in Column I of G703)			$ 33,068.29
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)			$ 1,069,207.91
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)			$ 819,909.18
8.	**CURRENT PAYMENT DUE**			$ 249,298.73
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)			$ 1,774,091.09

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		$ -	
Approved this Month			
Number	Date Approved		
		$ -	
		$ -	
TOTALS		$ -	$ -
Net change by Change Orders		$ -	$ -

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

CONTRACTOR: Core Structural Services, LLC

By: _____ Date: 2/25/26

State of: Iowa County of: Polk

Subscribed and sworn to before me this 25 day of Feb, 2026

Notary Public: _____

My Commission expires: 4/14/29

KATHERINE L. OGLE
Commission Number 767580
My Commission Expires
April 14, 2029

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $249,298.73

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: 4-8-2026

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

CONTINUATION SHEET (G703)

G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest penny.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **05**
APPLICATION DATE: **2/25/26**
PERIOD TO: **2/28/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	115,636.00	26,247.00		141,883.00	54.92%	116,453.00	7,094.15
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	26,300.00	5,000.00		31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	4,921.00	3,305.00		8,226.00	36.77%	14,144.00	411.30
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,042.00	389.00		2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,524.00	291.00		1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	-			-	0.00%	24,034.00	-
20		Paving M	19,168	-			-	0.00%	19,168.00	-
21		Rebar Labor	3,000	2,000.00	1,000.00		3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	-			-	0.00%	6,039.00	-
24		Site Formed Curb M	5,240	-			-	0.00%	5,240.00	-
25		Site Ftg. L	2,509	-	2,509.00		2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	-	3,790.00		3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	-	3,229.00		3,229.00	100.00%	-	161.45
30		SOG M	7,387	-	7,387.00		7,387.00	100.00%	-	369.35
31		Stoops L	2,498	-	2,498.00		2,498.00	100.00%	-	124.90
32		Stoops M	2,671	-	2,671.00		2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	-			-	0.00%	18,431.00	-
36		Walks M	25,570	-			-	0.00%	25,570.00	-
37	42000			-			-		-	-
38		Masonry Labor	9,880	-			-	0.00%	9,880.00	-
39		Masonry Material	4,545	-			-	0.00%	4,545.00	-
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	2,800.00	8,400.00		11,200.00	80.00%	2,800.00	560.00

A		B	C	D	E	F	G	%	H	I
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42		Steel Labor	31,000	6,200.00	18,600.00		24,800.00	80.00%	6,200.00	1,240.00
43		Steel Material	95,000	30,250.00		64,750.00	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	946.00	4,257.00		5,203.00	52.95%	4,623.00	260.15
46		Rough Carpentry M	6,528	7,586.00	(1,058.00)		6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	-			-	0.00%	13,402.00	-
49		Milwork Material	19,380	600.00		10,328.40	10,928.40	56.39%	8,451.60	546.42
50	72500			-			-		-	-
51		Weather Barriers L	1,770	-			-	0.00%	1,770.00	-
52		Weather Barriers M	675	-			-	0.00%	675.00	-
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	-	1,561.00		1,561.00	14.01%	9,583.00	78.05
55		Metal Wall Panels M	10,485	-			-	0.00%	10,485.00	-
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	-			-	0.00%	9,993.00	-
58	75400			-			-		-	-
59		Membrane Roof L	3,878	-			-	0.00%	3,878.00	-
60		Membrane Roof M	2,883	-			-	0.00%	2,883.00	-
61	79200			-			-		-	-
62		Joint Sealants L	3,133	-			-	0.00%	3,133.00	-
63		Joint Sealants M	922	-			-	0.00%	922.00	-
64	81100			-			-		-	-
65		Door & HW Labor	4,096	-			-	0.00%	4,096.00	-
66		Door Frame Labor	3,968	-			-	0.00%	3,968.00	-
67		Door Frame Material	17,780	6,625.00	10,571.00	-	17,196.00	96.72%	584.00	859.80
68	81416			-			-		-	-
69		Wood Door Material	7,223	-			-	0.00%	7,223.00	-
70	83100			-			-		-	-
71		Access Doors	750	-			-	0.00%	750.00	-
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	-			-	0.00%	2,925.00	-
74		Sliding Glazed M	21,365	-	5,342.00		5,342.00	25.00%	16,023.00	267.10
75	83313			-			-		-	-
76		Coiling Door L	800	-			-	0.00%	800.00	-
77		Coiling Door M	5,300	-		5,300.00	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	7,513.00	4,200.00		11,713.00	66.10%	6,006.00	585.65
81		Alum Storefront PM	10,632	4,965.00	2,500.00		7,465.00	70.21%	3,167.00	373.25
82		Distrubution	2,681	-			-	0.00%	2,681.00	-
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	-			-	0.00%	10,771.00	-
85		Fabrication	21,518	-			-	0.00%	21,518.00	-
86		Layout	5,200	-			-	0.00%	5,200.00	-
87		Moblization	3,544	-			-	0.00%	3,544.00	-
88		Storefront Glass I	894	-			-	0.00%	894.00	-
89		Storefront Install	4,631	-			-	0.00%	4,631.00	-

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90		Storefront Material	6,042	-			-	0.00%	6,042.00	-
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	-			-	0.00%	7,962.00	-
93		Curtainwall Install	44,520	-			-	0.00%	44,520.00	-
94		Curtainwall Material	89,798	-			-	0.00%	89,798.00	-
95	87100			-			-		-	-
96		Door HW Material	61,997	-		49,396.00	49,396.00	79.67%	12,601.00	2,469.80
97	88000			-			-		-	-
98		Glazing Install	1,218	-			-	0.00%	1,218.00	-
99		Glazing Material	3,237	-			-	0.00%	3,237.00	-
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	24,346.00			24,346.00	65.04%	13,089.00	1,217.30
102		Gyp Ceiling L	3,051	-			-	0.00%	3,051.00	-
103		Gyp Ceiling M	6,520	5,698.00			5,698.00	87.39%	822.00	284.90
104		Gyp Int. Wall L	47,461	37,968.80	4,746.00		42,714.80	90.00%	4,746.20	2,135.74
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	-			-	0.00%	6,383.00	-
108		Tile Material	3,721	-			-	0.00%	3,721.00	-
109	95100			-			-		-	-
110		ACT Labor	6,017	-			-	0.00%	6,017.00	-
111		ACT Material	6,205	-			-	0.00%	6,205.00	-
112		Gyp Bulkhead L	14,821	-	13,339.00		13,339.00	90.00%	1,482.00	666.95
113		Gyp Bulkhead M	11,707	8,644.00	3,063.00		11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	-			-	0.00%	1,628.00	-
116		Base Mateiral	3,899	-			-	0.00%	3,899.00	-
117		LVT Labor	8,716	-			-	0.00%	8,716.00	-
118		LVT Material	25,848	-			-	0.00%	25,848.00	-
119	96813			-			-		-	-
120		Carpet Labor	943	-			-	0.00%	943.00	-
121		Carpet Material	5,420	-			-	0.00%	5,420.00	-
122	98430			-			-		-	-
123		Baffles L	8,012	-			-	0.00%	8,012.00	-
124		Baffles M	16,560	-	10,000.00		10,000.00	60.39%	6,560.00	500.00
125	99000			-			-		-	-
126		Paint Labor	18,880	-			-	0.00%	18,880.00	-
127		Paint Material	10,084	-			-	0.00%	10,084.00	-
128	033500			-			-		-	-
129		Concrete sealer	1,200	-			-	0.00%	1,200.00	-
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	-			-	0.00%	14,184.00	-
134	101400			-			-		-	-
135		6" Vinyl Labor	300	-			-	0.00%	300.00	-
136		6" Vinyl Material	400	-			-	0.00%	400.00	-
137		8" Vinyl Labor	150	-			-	0.00%	150.00	-

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138		8" Vinyl Material	100	-			-	0.00%	100.00	-
139		Channel Letter L	4,000	-			-	0.00%	4,000.00	-
140		Channel Letter M	11,800	-			-	0.00%	11,800.00	-
141		Plaque Labor	300	-			-	0.00%	300.00	-
142		Plaque Materials	1,428	-			-	0.00%	1,428.00	-
143		Restroom Sign L	450	-			-	0.00%	450.00	-
144		Restroom Sign M	648	-			-	0.00%	648.00	-
145		Room ID Sign L	1,800	-			-	0.00%	1,800.00	-
146		Room ID Sign M	1,368	-			-	0.00%	1,368.00	-
147	102113			-			-		-	-
148		Toilet Compart M	20,350	-			-	0.00%	20,350.00	-
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	-	900.00		900.00	19.15%	3,800.00	45.00
152		Operable Partition M	33,000	-	1,700.00		1,700.00	5.15%	31,300.00	85.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	-			-	0.00%	1,275.00	-
155	104400			-			-		-	-
156		Fire Extinguishers M	985	-			-	0.00%	985.00	-
157	107316.33			-			-		-	-
158		Film Material	10,988	-			-	0.00%	10,988.00	-
159		Glazed Canopie I	5,687	-			-	0.00%	5,687.00	-
160		Glazed Canopies M	24,637	-			-	0.00%	24,637.00	-
161		Panels Material	34,504	-			-	0.00%	34,504.00	-
162	111810			-			-		-	-
163		Keybox M	975	-			-	0.00%	975.00	-
164	122413			-			-		-	-
165		Roller Shades L	3,586	-			-	0.00%	3,586.00	-
166		Roller Shades M	21,966	-			-	0.00%	21,966.00	-
167	129300			-			-		-	-
168		Bike Racks	2,500	-			-	0.00%	2,500.00	-
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	9,700.00	3,000.00		12,700.00	65.43%	6,709.00	635.00
171		Fire Sprinkler M	16,591	8,300.00	2,500.00		10,800.00	65.10%	5,791.00	540.00
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	24,900.00	5,500.00		30,400.00	41.08%	43,600.00	1,520.00
175		Plumbing Material	49,800	19,900.00	2,600.00		22,500.00	45.18%	27,300.00	1,125.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	3,511.00	5,149.00		8,660.00	45.65%	10,310.00	433.00
179		Controls Material	10,510	2,154.00	2,418.00		4,572.00	43.50%	5,938.00	228.60
180		Duct Accessories L	5,766	2,979.00	1,682.00		4,661.00	80.84%	1,105.00	233.05
181		Duct Accessories M	16,297	9,159.00	3,418.00		12,577.00	77.17%	3,720.00	628.85
182		Ductwork Labor	9,532	5,316.00	2,054.00		7,370.00	77.32%	2,162.00	368.50
183		Ductwork Material	22,063	13,402.00	5,187.00		18,589.00	84.25%	3,474.00	929.45
184		Equipment L	7,198	3,184.00	1,084.00		4,268.00	59.29%	2,930.00	213.40
185		Equipment M	137,598	-	41,849.00		41,849.00	30.41%	95,749.00	2,092.45

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186		Fan,Grill,Louver L	1,948	-	949.00		949.00	48.72%	999.00	47.45
187		Fan,Grill,Louver M	12,584	-	6,184.00		6,184.00	49.14%	6,400.00	309.20
188		Insulation Labor	15,450	5,459.00	4,156.00		9,615.00	62.23%	5,835.00	480.75
189		Insulation Material	7,850	1,351.00	1,948.00		3,299.00	42.03%	4,551.00	164.95
190		Rental Equipment	9,022	3,418.00	1,594.00		5,012.00	55.55%	4,010.00	250.60
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	-			-	0.00%	3,400.00	-
193		TAB Material	900	-			-	0.00%	900.00	-
194	260050			-			-		-	-
195		Common Work L	3,520	-			-	0.00%	3,520.00	-
196		Hangers and Supp L	1,760	-			-	0.00%	1,760.00	-
197		Hangers and Supp M	385	-			-	0.00%	385.00	-
198	260090			-			-		-	-
199		Electrical Demo L	4,290	-			-	0.00%	4,290.00	-
200	260519			-			-		-	-
201		Power L	19,800	-			-	0.00%	19,800.00	-
202		Power M	9,917	-			-	0.00%	9,917.00	-
203	260526			-			-		-	-
204		Grounding L	660	-			-	0.00%	660.00	-
205		Grounding M	545	-			-	0.00%	545.00	-
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-			-	0.00%	440.00	-
208		ID Electrical Sys M	180	-			-	0.00%	180.00	-
209	260533.13			-			-		-	-
210		Raceway L	41,800	-			-	0.00%	41,800.00	-
211		Raceway M	8,650	-			-	0.00%	8,650.00	-
212	260533.16			-			-		-	-
213		Boxes L	1,320	-			-	0.00%	1,320.00	-
214		Boxes M	560	-			-	0.00%	560.00	-
215	260923			-			-		-	-
216		Lighting Control L	5,830	-			-	0.00%	5,830.00	-
217		Lighting Control M	9,405	-			-	0.00%	9,405.00	-
218	262416			-			-		-	-
219		Panelboard L	2,860	-			-	0.00%	2,860.00	-
220		Panelboard M	22,300	-			-	0.00%	22,300.00	-
221	262726			-			-		-	-
222		Wiring Devices L	6,600	-			-	0.00%	6,600.00	-
223		Wiring Devices M	1,950	-			-	0.00%	1,950.00	-
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	-			-	0.00%	550.00	-
226		Enclosed Switches M	1,525	-			-	0.00%	1,525.00	-
227	263600			-			-		-	-
228		Transfer Switch L	440	-			-	0.00%	440.00	-
229		Transfer Switch M	3,225	-			-	0.00%	3,225.00	-
230	264300			-			-		-	-
231		Surge Device L	110	-			-	0.00%	110.00	-
232		Surge Device M	1,950	-			-	0.00%	1,950.00	-
233	265100			-			-		-	-

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234		Int. Lighting L	13,640	-			-	0.00%	13,640.00	-
235		Int. Lighting M	49,803	-			-	0.00%	49,803.00	-
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	-			-	0.00%	1,760.00	-
238		Ext. Lighting M	9,896	-			-	0.00%	9,896.00	-
239	271000			-			-		-	-
240		Struc Cable M	26,000	-			-	0.00%	26,000.00	-
241	274100			-			-		-	-
242		AV material	63,000	-			-	0.00%	63,000.00	-
243	281300			-			-		-	-
244		Security Material	61,016	-			-	0.00%	61,016.00	-
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	-			-	0.00%	11,285.00	-
247	310000			-			-		-	-
248		Aggregate - Material	14,500	4,500.00	4,000.00		8,500.00	58.62%	6,000.00	425.00
249		Amended soils - Labo	3,000	-			-	0.00%	3,000.00	-
250		Amended Soils - Mate	6,000	-			-	0.00%	6,000.00	-
251		Demo - Labor	18,500	10,500.00			10,500.00	56.76%	8,000.00	525.00
252		Mobilization	2,000	-			-	0.00%	2,000.00	-
253		Rough grade - Labor	3,500	-			-	0.00%	3,500.00	-
254		Site grading - Labor	21,000	-	5,000.00		5,000.00	23.81%	16,000.00	250.00
255		Strip site and pile	2,000	-			-	0.00%	2,000.00	-
256	321723			-			-		-	-
257		Pavement Markings	12,019	-			-	0.00%	12,019.00	-
258	329300			-			-		-	-
259		Landscape Labor	22,766	-			-	0.00%	22,766.00	-
260		Landscape Material	23,614	-			-	0.00%	23,614.00	-
261		Landscape Pavers	13,125	-			-	0.00%	13,125.00	-
262		Landscape Temp Water	2,500	-			-	0.00%	2,500.00	-
263		Lime Stone Blocks	8,865	-			-	0.00%	8,865.00	-
264		MOBILE PLANTERS	42,790	-			-	0.00%	42,790.00	-
265		Paver Sub-Base Matei	15,840	-			-	0.00%	15,840.00	-
266	330000			-			-		-	-
267		Utilities - Labor	25,000	17,500.00	2,500.00		20,000.00	80.00%	5,000.00	1,000.00
268		Utilities - Material	42,500	32,500.00	2,500.00		35,000.00	82.35%	7,500.00	1,750.00
269				-			-		-	-
270				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,843,299.00	$ 720,792.80	$ 251,709.00	$ 129,774.40	$ 1,102,276.20	38.77%	$ 1,741,022.80	$ 55,113.81

TABULATION ON STORED MATERIALS

Architecture Engineering Planning Interiors

Page 1 of 1

Contractor Core Construction

Application for Payment No. 5

Application Date 2/25/26 Project Bondurant Parks & Recreation

Pay-App Line	Description of Material	(1) Materials Stored in Last Application OffSite	*(2) Material Added Since Last Application OffSite	*(2) Material Added Since Last Application OnSite	*(2) Material Added Since Last Application	(3) Materials Used Since Last Application	(4) Materials Stored in this Application	Sub
43	Steel Material	$ 64,750.00					$ 64,750.00	USEI
96	Door HW Material	$ 49,396.00					$ 49,396.00	Doors Inc
49	Milwork Material	$ 10,328.40					$ 10,328.40	Fletcher
77	Coiling Door M		$ 5,300.00				$ 5,300.00	Skold
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
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		$ 124,474.40	$ 5,300.00				$ 129,774.40	

storedmaterialstabulation

APPLICATION AND CERTIFICATE FOR PAYMENT

TO CONTRACTOR:	Core Construction Services 3903 NW Prairie Lane Des Moines, IA 50313 Katieo@coreconstructionia.com	PROJECT:	Bondurant Parks & Recreation Event Center Renovation	APPLICATION NO.:	254292-FEB26	Distribution to:
				PERIOD TO:	2/28/2026	☐ OWNER
				PROJECT NOS.:	25120	☐ ARCHITECT
				COMMITMENT NO:		☐ CONTRACTOR
FROM SUBCONTRACTOR:	Skold Construction Services 5730 NE 17th Street Des Moines, IA 50313-1618	VIA ARCHITECT:	FEH Design	COST CODE:		☐
				CONTRACT DATE:	9/8/2025	☐
CONTRACT FOR:	Floor Leveling, Coiling Doors, & Operable Partition					

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**		$90,000.00
2. **Net changed by Change Orders**		$0.00
3. **CONTRACT SUM TO DATE** (Line 1 ± 2)		$90,000.00
4. **TOTAL COMPLETED & STORED TO DATE**		$54,100.00
5. **RETAINAGE:**		
a. _3_ % of Completed Work	$1,464.00	
b. _3_ % of Stored Material	$159.00	
TOTAL RETAINAGE:		$1,623.00
6. **TOTAL EARNED LESS RETAINAGE** (Line 6 less Line 5 Total)		$52,477.00
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificates)		$44,814.00
8. **CURRENT PAYMENT DUE**		$7,663.00
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6)	$37,523.00	

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

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

CONTRACTOR:

By:_____ Date: February 19, 2026

State of: IOWA
County of: POLK
Subscribed and Sworn to before me this day: February 19, 2026

Notary Public: Angela S. Nelson

ANGELA NELSON
Commission Number 860316
My Commission Expires
11·13·2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... $_____

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

ARCHITECT:

By:_____ Date:_____

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

CONTINUATION SHEET

Skold Construction Services
5730 NE 17th Street
Des Moines, IA 50313

Application No: 254292-FEB26
Application Date: 2/19/2026
Period From: 2/1/2026
Architect's Project No:
Cost Code:
Contract For: Bondurant Parks & Recreat
Contract Date: 9/8/2025

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 3%
1	**Floor Underlayment**								
2	Material	29,900.00	29,900.00			29,900.00	100%	0.00	897.00
3	Installation	13,000.00	13,000.00			13,000.00	100%	0.00	390.00
4	**Operable Partitions 10 22 26**								
5	Shop Drawings	2,800.00	2,800.00			2,800.00	100%	0.00	84.00
6	Material	33,000.00		1,700.00		1,700.00	5%	31,300.00	51.00
7	Installation	4,700.00		900.00		900.00	19%	3,800.00	27.00
8	**Coiling Counter Doors 08 33 13**								
9	Shop Drawings	500.00	500.00			500.00	100%	0.00	15.00
10	Material	5,300.00			5,300.00	5,300.00	100%	0.00	159.00
11	Installation	800.00				0.00	0%	800.00	0.00
	GRAND TOTALS	90,000.00	46,200.00	2,600.00	5,300.00	54,100.00	60%	35,900.00	1,623.00

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 2/20/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY
Holmes Murphy & Associates
2727 Grand Prairie Parkway
Waukee, IA 50263

PHONE (A/C, No, Ext):

FAX (A/C, No):

E-MAIL ADDRESS: nrollins@holmesmurphy.com

CODE:

SUB CODE:

AGENCY CUSTOMER ID #:

COMPANY
Acadia Insurance Company
PO Box 9010
Westbrook, ME 04098-5010

INSURED
Skold Companies, Inc.
5730 NE 17th St, Suite 2
Des Moines IA 50313-1618

LOAN NUMBER

POLICY NUMBER
CPA3278524

EFFECTIVE DATE	EXPIRATION DATE	CONTINUED UNTIL TERMINATED IF CHECKED
07/01/2025	07/01/2026	☐

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☐ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Installation Floater/Stored Materials	750,000	5,000

REMARKS (Including Special Conditions)

RE: Job #254292
Coiling Door Material manufactured by Clopay on pay application 254292-FEB26 in the amount of $5,300.00 stored at Skold Companies Warehouse, 5730 NE 17th Street, Des Moines, IA 50313

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS
Core Construction Services
3093 NW Prairie Lane
Des Moines, IA 50313

☐ ADDITIONAL INSURED ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
☐ MORTGAGEE ☐

LOAN #

AUTHORIZED REPRESENTATIVE
Kari Cooley

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Skold Door & Floor Company, Inc
5730 NE 17th Street
Des Moines IA 50313
515-264-8420

License: C093541

Contract Invoice

Invoice#: 254292-FEB26

Date: 02/19/2026

Billed To: Core Construction Services
3093 NW Prairie Lane
Des Moines IA 50313

Project: Bondurant Parks and Rec Center
101 Grant St N
Bondurant IA 50035

Due Date: 03/21/2026 **Terms:** 30DY **Order#**

Description	Amount
February Billing	
Spec Section Operable Walls 10 22 26	
Material	1,700.00
Installation	900.00
Spec Section Coiling Counter Doors 08 33 13	
Coiling Door Material Manufactured by Clopay Stored at Skold Companies Warehouse 5730 NE 17th Street Des Moines, IA 50313	5,300.00

Thank you for your prompt payment!

Sales Tax:	0.00
Invoice Total:	7,900.00
Retention:	237.00
Amount Paid:	0.00
Amount Due	**7,663.00**

SHIP TAG

CARTON: 1747786 BOX:

Component: BARREL_ASSY, BRACKETS, CRANK_HANDLE, CURTAIN_01, GUIDES, HARDWARE_PKG, HOODS

Order: 27553952

Item: 001

0003264711

02/18/2026
10:06 AM

02/20 IANSD2

MARK# TAG

CARTON: 1747786 BOX:

ITM	MARK#	SIZE	DOOR TYPE
001	97000000460000K	8 X 3	COUNTER DOOR

PRJ:
TAG: Bondurant PR
PO#: 254292

02/18/2026

MARK# TAG

SHIP TAG

02/20 IANSD2

order: 215539952

0003264711

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.i.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving pay request No. 6 to Core Construction for The Station Project in the amount of $334,602.67

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend the attached resolution to approve pay application #6 in the amount of $334,602.67 related to The Station Project. This pay application has been reviewed by the architect and city staff for accuracy and is for work completed through March 31st, 2026.

The Canopy and Vestibule steel framing appears to be in progress of being installed on site.
a. Painting appears to have started on the exterior Canopy.
b. Weep holes to be drilled into canopy columns.
i. Contractor to paint after holes are drilled.
c. Bolts at the anchor plate appear to be cut at the nut.
i. Contractor to paint cut bolts.
d. Canopy connections appear to need painted on site.


Painting in the event space is taking place.



The brick has been installed on the trash enclosure. The murals on the south elevation have been re-installed after the elevation was painted. Planters have been set and poured at the east and west site locations. The east parking lot and landscaping are in the process of being installed.



The vestibule weather barrier is in the process of being installed on site. Signage poles appear to be in progress of being installed on site.

FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-117
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 260420-117

RESOLUTION APPROVING PAY REQUEST NO. 6 TO CORE CONSTRUCTION SERIVCES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $334,602.87

WHEREAS, the City of Bondurant entered a contract with Core Construction Services, LLC for *The Station – Parks & Recreation Event Center Facility Renovation Project*; and

WHEREAS, the Contractor has submitted Pay Request No. 6, dated March 25, 2026, for work completed through March 31st, 2026; and

WHEREAS, the Architect has reviewed the application and certified that the above-referenced amount is due and payable in accordance with the Contract Documents; and

WHEREAS City staff recommends approval of Pay Request No. 6 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 6 to Core Construction Services, LLC, in the above-referenced amount is hereby approved for payment.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No:	06	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☒ OTHER ☐ ☐
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	App. Date:	3/25/26	
				Period To:	3/31/26	
				Project #:		
				Contract Date:	8/25/25	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	**ORIGINAL CONTACT SUM**		$ 2,843,299.00
2.	**Net change by Change Orders**		$ 20,910.07
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**		$ 2,864,209.07
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)		$ 1,447,227.40
5.	**RETAINAGE:**		
a.	3% % of Completed Work (Column D + E on G703)	$ 41,208.06	
b.	3% % of Stored Material (Column F on G703)	$ 2,208.76	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		$ 43,416.82
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)		$ 1,403,810.58
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)		$ 1,069,207.91
8.	**CURRENT PAYMENT DUE**		$ 334,602.67
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)		$ 1,460,398.49

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
	TOTAL	$ -	
Approved this Month			
Number	Date Approved		
01	3/3/26	$ 20,910.07	
		$ -	
	TOTALS	$ 20,910.07	$ -
Net change by Change Orders		$ 20,910.07	$ -

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

CONTRACTOR: Core Structural Services, LLC

By: _____ Date: 3/25/26

State of: Iowa County of: Polk

Subscribed and sworn to before me this 25 day of Mar, 20 26

Notary Public: _____

My Commission expires: 4/14/29

KATHERINE L. OGLE
Commission Number 767580
My Commission Expires
April 14, 2029

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $334,602.67

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: 4-7-2026

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

CONTINUATION SHEET (G703)

G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest penny.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **06**
APPLICATION DATE: **3/25/26**
PERIOD TO: **3/31/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	141,883.00	29,065.00		170,948.00	66.17%	87,388.00	8,547.40
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	31,300.00			31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	8,226.00	7,476.00		15,702.00	70.19%	6,668.00	785.10
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,431.00			2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,815.00			1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	-	12,017.00		12,017.00	50.00%	12,017.00	600.85
20		Paving M	19,168	-	9,584.00		9,584.00	50.00%	9,584.00	479.20
21		Rebar Labor	3,000	3,000.00			3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	-	4,530.00		4,530.00	75.01%	1,509.00	226.50
24		Site Formed Curb M	5,240	-	3,930.00		3,930.00	75.00%	1,310.00	196.50
25		Site Ftg. L	2,509	2,509.00			2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	3,790.00			3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	3,229.00			3,229.00	100.00%	-	161.45
30		SOG M	7,387	7,387.00			7,387.00	100.00%	-	369.35
31		Stoops L	2,498	2,498.00			2,498.00	100.00%	-	124.90
32		Stoops M	2,671	2,671.00			2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	-	9,215.00		9,215.00	50.00%	9,216.00	460.75
36		Walks M	25,570	-	12,785.00		12,785.00	50.00%	12,785.00	639.25
37	42000			-			-		-	-
38		Masonry Labor	9,880	-	5,540.00		5,540.00	56.07%	4,340.00	277.00
39		Masonry Material	4,545	-	4,545.00		4,545.00	100.00%	-	227.25
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	11,200.00	2,800.00		14,000.00	100.00%	-	700.00

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
42		Steel Labor	31,000	24,800.00	6,200.00		31,000.00	100.00%	-	1,550.00
43		Steel Material	95,000	30,250.00	64,750.00	-	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	5,203.00	1,636.00		6,839.00	69.60%	2,987.00	341.95
46		Rough Carpentry M	6,528	6,528.00			6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	-			-	0.00%	13,402.00	-
49		Milwork Material	19,380	600.00		10,328.40	10,928.40	56.39%	8,451.60	546.42
50	72500			-			-		-	-
51		Weather Barriers L	1,770	-			-	0.00%	1,770.00	-
52		Weather Barriers M	675	-			-	0.00%	675.00	-
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	1,561.00			1,561.00	14.01%	9,583.00	78.05
55		Metal Wall Panels M	10,485	-			-	0.00%	10,485.00	-
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	-			-	0.00%	9,993.00	-
58	75400			-			-		-	-
59		Membrane Roof L	3,878	-			-	0.00%	3,878.00	-
60		Membrane Roof M	2,883	-			-	0.00%	2,883.00	-
61	79200			-			-		-	-
62		Joint Sealants L	3,133	-			-	0.00%	3,133.00	-
63		Joint Sealants M	922	-			-	0.00%	922.00	-
64	81100			-			-		-	-
65		Door & HW Labor	4,096	-			-	0.00%	4,096.00	-
66		Door Frame Labor	3,968	-			-	0.00%	3,968.00	-
67		Door Frame Material	17,780	17,196.00		-	17,196.00	96.72%	584.00	859.80
68	81416			-			-		-	-
69		Wood Door Material	7,223	-			-	0.00%	7,223.00	-
70	83100			-			-		-	-
71		Access Doors	750	-			-	0.00%	750.00	-
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	-			-	0.00%	2,925.00	-
74		Sliding Glazed M	21,365	5,342.00			5,342.00	25.00%	16,023.00	267.10
75	83313			-			-		-	-
76		Coiling Door L	800	-			-	0.00%	800.00	-
77		Coiling Door M	5,300	-		5,300.00	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	11,713.00	4,235.00		15,948.00	90.01%	1,771.00	797.40
81		Alum Storefront PM	10,632	7,465.00	2,105.00		9,570.00	90.01%	1,062.00	478.50
82		Distrubution	2,681	-			-	0.00%	2,681.00	-
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	-			-	0.00%	10,771.00	-
85		Fabrication	21,518	-			-	0.00%	21,518.00	-
86		Layout	5,200	-			-	0.00%	5,200.00	-
87		Moblization	3,544	-			-	0.00%	3,544.00	-
88		Storefront Glass I	894	-			-	0.00%	894.00	-
89		Storefront Install	4,631	-			-	0.00%	4,631.00	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
90		Storefront Material	6,042	-			-	0.00%	6,042.00	-
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	-			-	0.00%	7,962.00	-
93		Curtainwall Install	44,520	-			-	0.00%	44,520.00	-
94		Curtainwall Material	89,798	-			-	0.00%	89,798.00	-
95	87100			-			-		-	-
96		Door HW Material	61,997	-		56,557.00	56,557.00	91.23%	5,440.00	2,827.85
97	88000			-			-		-	-
98		Glazing Install	1,218	-			-	0.00%	1,218.00	-
99		Glazing Material	3,237	-			-	0.00%	3,237.00	-
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	24,346.00	6,721.00		31,067.00	82.99%	6,368.00	1,553.35
102		Gyp Ceiling L	3,051	-	1,900.00		1,900.00	62.27%	1,151.00	95.00
103		Gyp Ceiling M	6,520	5,698.00			5,698.00	87.39%	822.00	284.90
104		Gyp Int. Wall L	47,461	42,714.80	4,746.20		47,461.00	100.00%	-	2,373.05
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	-			-	0.00%	6,383.00	-
108		Tile Material	3,721	-			-	0.00%	3,721.00	-
109	95100			-			-		-	-
110		ACT Labor	6,017	-	876.00		876.00	14.56%	5,141.00	43.80
111		ACT Material	6,205	-	2,200.00		2,200.00	35.46%	4,005.00	110.00
112		Gyp Bulkhead L	14,821	13,339.00	1,482.00		14,821.00	100.00%	-	741.05
113		Gyp Bulkhead M	11,707	11,707.00			11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	-			-	0.00%	1,628.00	-
116		Base Mateiral	3,899	-			-	0.00%	3,899.00	-
117		LVT Labor	8,716	-			-	0.00%	8,716.00	-
118		LVT Material	25,848	-			-	0.00%	25,848.00	-
119	96813			-			-		-	-
120		Carpet Labor	943	-			-	0.00%	943.00	-
121		Carpet Material	5,420	-			-	0.00%	5,420.00	-
122	98430			-			-		-	-
123		Baffles L	8,012	-	1,040.00		1,040.00	12.98%	6,972.00	52.00
124		Baffles M	16,560	10,000.00			10,000.00	60.39%	6,560.00	500.00
125	99000			-			-		-	-
126		Paint Labor	18,880	-			-	0.00%	18,880.00	-
127		Paint Material	10,084	-			-	0.00%	10,084.00	-
128	033500			-			-		-	-
129		Concrete sealer	1,200	-			-	0.00%	1,200.00	-
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	-			-	0.00%	14,184.00	-
134	101400			-			-		-	-
135		6" Vinyl Labor	300	-			-	0.00%	300.00	-
136		6" Vinyl Material	400	-			-	0.00%	400.00	-
137		8" Vinyl Labor	150	-			-	0.00%	150.00	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
138		8" Vinyl Material	100	-			-	0.00%	100.00	-
139		Channel Letter L	4,000	-			-	0.00%	4,000.00	-
140		Channel Letter M	11,800	-			-	0.00%	11,800.00	-
141		Plaque Labor	300	-			-	0.00%	300.00	-
142		Plaque Materials	1,428	-			-	0.00%	1,428.00	-
143		Restroom Sign L	450	-			-	0.00%	450.00	-
144		Restroom Sign M	648	-			-	0.00%	648.00	-
145		Room ID Sign L	1,800	-			-	0.00%	1,800.00	-
146		Room ID Sign M	1,368	-			-	0.00%	1,368.00	-
147	102113			-			-		-	-
148		Toilet Compart M	20,350	-			-	0.00%	20,350.00	-
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	900.00			900.00	19.15%	3,800.00	45.00
152		Operable Partition M	33,000	1,700.00			1,700.00	5.15%	31,300.00	85.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	-			-	0.00%	1,275.00	-
155	104400			-			-		-	-
156		Fire Extinguishers M	985	-			-	0.00%	985.00	-
157	107316.33			-			-		-	-
158		Film Material	10,988	-			-	0.00%	10,988.00	-
159		Glazed Canopie I	5,687	-			-	0.00%	5,687.00	-
160		Glazed Canopies M	24,637	-			-	0.00%	24,637.00	-
161		Panels Material	34,504	-			-	0.00%	34,504.00	-
162	111810			-			-		-	-
163		Keybox M	975	-			-	0.00%	975.00	-
164	122413			-			-		-	-
165		Roller Shades L	3,586	-			-	0.00%	3,586.00	-
166		Roller Shades M	21,966	-			-	0.00%	21,966.00	-
167	129300			-			-		-	-
168		Bike Racks	2,500	-			-	0.00%	2,500.00	-
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	12,700.00			12,700.00	65.43%	6,709.00	635.00
171		Fire Sprinkler M	16,591	10,800.00			10,800.00	65.10%	5,791.00	540.00
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	30,400.00	8,500.00		38,900.00	52.57%	35,100.00	1,945.00
175		Plumbing Material	49,800	22,500.00	6,000.00		28,500.00	57.23%	21,300.00	1,425.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	8,660.00	2,500.00		11,160.00	58.83%	7,810.00	558.00
179		Controls Material	10,510	4,572.00	1,500.00		6,072.00	57.77%	4,438.00	303.60
180		Duct Accessories L	5,766	4,661.00	419.00		5,080.00	88.10%	686.00	254.00
181		Duct Accessories M	16,297	12,577.00	1,418.00		13,995.00	85.87%	2,302.00	699.75
182		Ductwork Labor	9,532	7,370.00	1,058.00		8,428.00	88.42%	1,104.00	421.40
183		Ductwork Material	22,063	18,589.00	1,648.00		20,237.00	91.72%	1,826.00	1,011.85
184		Equipment L	7,198	4,268.00	1,089.00		5,357.00	74.42%	1,841.00	267.85
185		Equipment M	137,598	41,849.00	95,749.00		137,598.00	100.00%	-	6,879.90

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
186		Fan,Grill,Louver L	1,948	949.00			949.00	48.72%	999.00	47.45
187		Fan,Grill,Louver M	12,584	6,184.00			6,184.00	49.14%	6,400.00	309.20
188		Insulation Labor	15,450	9,615.00	3,000.00		12,615.00	81.65%	2,835.00	630.75
189		Insulation Material	7,850	3,299.00	200.00		3,499.00	44.57%	4,351.00	174.95
190		Rental Equipment	9,022	5,012.00	2,018.00		7,030.00	77.92%	1,992.00	351.50
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	-			-	0.00%	3,400.00	-
193		TAB Material	900	-			-	0.00%	900.00	-
194	260050			-			-		-	-
195		Common Work L	3,520	-	2,640.00		2,640.00	75.00%	880.00	132.00
196		Hangers and Supp L	1,760	-	352.00		352.00	20.00%	1,408.00	17.60
197		Hangers and Supp M	385	-	77.00		77.00	20.00%	308.00	3.85
198	260090			-			-		-	-
199		Electrical Demo L	4,290	-	4,290.00		4,290.00	100.00%	-	214.50
200	260519			-			-		-	-
201		Power L	19,800	-			-	0.00%	19,800.00	-
202		Power M	9,917	-			-	0.00%	9,917.00	-
203	260526			-			-		-	-
204		Grounding L	660	-			-	0.00%	660.00	-
205		Grounding M	545	-			-	0.00%	545.00	-
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-			-	0.00%	440.00	-
208		ID Electrical Sys M	180	-			-	0.00%	180.00	-
209	260533.13			-			-		-	-
210		Raceway L	41,800	-	33,440.00		33,440.00	80.00%	8,360.00	1,672.00
211		Raceway M	8,650	-	6,920.00		6,920.00	80.00%	1,730.00	346.00
212	260533.16			-			-		-	-
213		Boxes L	1,320	-	1,056.00		1,056.00	80.00%	264.00	52.80
214		Boxes M	560	-	448.00		448.00	80.00%	112.00	22.40
215	260923			-			-		-	-
216		Lighting Control L	5,830	-			-	0.00%	5,830.00	-
217		Lighting Control M	9,405	-			-	0.00%	9,405.00	-
218	262416			-			-		-	-
219		Panelboard L	2,860	-			-	0.00%	2,860.00	-
220		Panelboard M	22,300	-			-	0.00%	22,300.00	-
221	262726			-			-		-	-
222		Wiring Devices L	6,600	-			-	0.00%	6,600.00	-
223		Wiring Devices M	1,950	-			-	0.00%	1,950.00	-
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	-			-	0.00%	550.00	-
226		Enclosed Switches M	1,525	-			-	0.00%	1,525.00	-
227	263600			-			-		-	-
228		Transfer Switch L	440	-			-	0.00%	440.00	-
229		Transfer Switch M	3,225	-			-	0.00%	3,225.00	-
230	264300			-			-		-	-
231		Surge Device L	110	-			-	0.00%	110.00	-
232		Surge Device M	1,950	-			-	0.00%	1,950.00	-
233	265100			-			-		-	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
234		Int. Lighting L	13,640	-			-	0.00%	13,640.00	-
235		Int. Lighting M	49,803	-			-	0.00%	49,803.00	-
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	-			-	0.00%	1,760.00	-
238		Ext. Lighting M	9,896	-			-	0.00%	9,896.00	-
239	271000			-			-		-	-
240		Struc Cable M	26,000	-			-	0.00%	26,000.00	-
241	274100			-			-		-	-
242		AV material	63,000	-			-	0.00%	63,000.00	-
243	281300			-			-		-	-
244		Security Material	61,016	-			-	0.00%	61,016.00	-
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	-			-	0.00%	11,285.00	-
247	310000			-			-		-	-
248		Aggregate - Material	14,500	8,500.00			8,500.00	58.62%	6,000.00	425.00
249		Amended soils - Labo	3,000	-			-	0.00%	3,000.00	-
250		Amended Soils - Mate	6,000	-			-	0.00%	6,000.00	-
251		Demo - Labor	18,500	10,500.00	2,000.00		12,500.00	67.57%	6,000.00	625.00
252		Mobilization	2,000	-			-	0.00%	2,000.00	-
253		Rough grade - Labor	3,500	-			-	0.00%	3,500.00	-
254		Site grading - Labor	21,000	5,000.00	5,000.00		10,000.00	47.62%	11,000.00	500.00
255		Strip site and pile	2,000	-			-	0.00%	2,000.00	-
256	321723			-			-		-	-
257		Pavement Markings	12,019	-			-	0.00%	12,019.00	-
258	329300			-			-		-	-
259		Landscape Labor	22,766	-			-	0.00%	22,766.00	-
260		Landscape Material	23,614	-			-	0.00%	23,614.00	-
261		Landscape Pavers	13,125	-			-	0.00%	13,125.00	-
262		Landscape Temp Water	2,500	-			-	0.00%	2,500.00	-
263		Lime Stone Blocks	8,865	-			-	0.00%	8,865.00	-
264		MOBILE PLANTERS	42,790	-			-	0.00%	42,790.00	-
265		Paver Sub-Base Matei	15,840	-			-	0.00%	15,840.00	-
266	330000			-			-		-	-
267		Utilities - Labor	25,000	20,000.00	2,500.00		22,500.00	90.00%	2,500.00	1,125.00
268		Utilities - Material	42,500	35,000.00	2,500.00		37,500.00	88.24%	5,000.00	1,875.00
269		Change order 1 COR 1	$ 20,910.07	-	15,400.00	1,440.00	16,840.00	80.54%	4,070.07	842.00
270				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,864,209.07	$ 972,501.80	$ 401,100.20	$ 73,625.40	$ 1,447,227.40	50.53%	$ 1,416,981.67	$ 72,361.37

TABULATION ON STORED MATERIALS

Architecture Engineering Planning Interiors

Page 1 of 1

Contractor Core Construction

Application for Payment No. 6

Application Date 3/25/26 Project Bondurant Parks & Recreation

Pay-App Line	Description of Material	(1) Materials Stored in Last Application OffSite	*(2) Material Added Since Last Application OffSite	*(2) Material Added Since Last Application OnSite	*(2) Material Added Since Last Application	(3) Materials Used Since Last Application	(4) Materials Stored in this Application	Sub
43	Steel Material	$ 64,750.00				$ 64,750.00	$ -	USEI
96	Door HW Material	$ 49,396.00	$ 7,161.00				$ 56,557.00	Doors Inc
49	Milwork Material	$ 10,328.40					$ 10,328.40	Fletcher
77	Coiling Door M	$ 5,300.00					$ 5,300.00	Skold
269	Change order 1 COR 1		$ 1,440.00				$ 1,440.00	Doors Inc
							$ -	
							$ -	
							$ -	
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							$ -	
							$ -	
		$ 129,774.40	$ 8,601.00				$ 73,625.40	

storedmaterialstabulation

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF 2 PAGES

TO OWNER:
Core Construction Services LLC
3093 NW Prairie Ln
Des Moines, Iowa 50313

PROJECT:
Bondurant Parks & Rec
101 Grant St N
Bondurant, Iowa 50035

APPLICATION NO 4

PERIOD TO: 3/31/2026

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:
Doors, Inc
300 SW 6th Street
Des Moines, Iowa 50309

VIA ARCHITECT:
FEH Design

PROJECT NOS: 25120

CONTRACT FOR: Doors, Frames and Finish Hardware

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 87,000.00
2. Net change by Change Orders		$ 2,221.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 89,221.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 75,193.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	$ $0.00	
b. _____ % of Stored Material (Column F on G703)	$ Included in above	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 75,193.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 66,592
8. CURRENT PAYMENT DUE		$ 8,601.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 14,028.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$781.00	
Total approved this Month	$1,440.00	
TOTALS	$2,221.00	
NET CHANGES by Change Order	$2,221.00	

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

Contractor/Supplier: Doors, Inc

By: _____ Date: March 10th, 2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 10th Day of March, 2026
Notary Public: _____
My Commission expires: 1-5-2027

MENG HER
Commission Number 701032
My Commission Expires
1-5-2027

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

ARCHITECT:

By: _____ Date: _____

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

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: 3/10/26
PERIOD TO: 3/31/26
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Doors, Frames and Hardware	$87,000.00	$66,592.00	$0.00	$7,161.00	$73,753.00	84.77%	$13,247.00	$0.00
	Change Order # 1	$781.00	$0.00	$0.00	$0.00	$0.00		$781.00	$0.00
	Change Order # 2	$1,440.00	$0.00		$1,440.00	$1,440.00	100.00%	$0.00	$0.00
	GRAND TOTALS	**$89,221.00**	**$66,592.00**	**$0.00**	**$8,601.00**	**$75,193.00**	**84%**	**$14,028.00**	**$0.00**

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INSPRO, a Marsh & McLennan Agency LLC, Company 4000 Pine Lake Road Lincoln NE 68506	**CONTACT NAME:** Wesley Rohweder **PHONE (A/C, No, Ext):** 402-483-4500 **FAX (A/C, No):** **E-MAIL ADDRESS:** Wesley.Rohweder@MarshMMA.com
INSURED DOORSINCOR Doors Incorporated 300 SW 6th St Des Moines IA 50309	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : SECURA Supreme Insurance Compa — 10239 INSURER B : SECURA INSURANCE MUTUAL HOLDIN INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1224966227 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	Y	Y	CP3426999	12/31/2025	12/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	A3427001	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
B	[X] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 0	Y	Y	CU3427008	12/31/2025	12/31/2026	EACH OCCURRENCE AGGREGATE	$ 6,000,000 $ 6,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC3427002	12/31/2025	12/31/2026	PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Store Finish Hardware, Hollow metal Frames & Doors and Wood Doors in Doors Inc Warehouse at 300 SW 6th Street, Des Moines, Iowa 50309 for Bondurant Parks & Recreation. Core Construction Services LLC and City of Bondurant are named as additional Insured.

CERTIFICATE HOLDER

Core Construction Services LLC
3093 NW Prairie Ln
Des Moines IA 50313

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BONDURANT
PARKS & REC.
#25120
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CURRIES
ASSA ABLOY

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.j.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution Approving an Amendment to the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: The City of Bondurant participates in the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan, which is required under the Disaster Mitigation Act of 2000 to maintain eligibility for state and federal hazard mitigation funding. Periodic amendments are necessary to add new projects that address identified risks and improve community resilience.

The proposed amendment adds several key projects that align with the City's long-term planning efforts, including the Central District Stormwater Improvements and Central Park development. This project includes a regional stormwater basin to manage runoff, improve water quality, and reduce downstream flooding, along with associated environmental restoration and infrastructure improvements.

In addition, the amendment includes the development of a hardened community storm shelter within Central Park. This facility is planned as an ADA-accessible restroom with an adult changing table that can be upgraded to meet FEMA P-361 and ICC 500 standards. The shelter will provide life safety protection during severe weather events and serve as a heating and cooling refuge during extreme temperature conditions.

The amendment also includes reconstruction of a culvert/bridge crossing that was removed following the 2018 flood event (DR-4386). Replacing this infrastructure will improve hydraulic capacity, reduce erosion, and enhance long-term flood resilience.

Lastly, the amendment includes the installation of a backup generator at The Station on Main Street. This improvement will ensure continuity of operations during power outages and allow the facility to function as a resilient community refuge during emergency events.
These projects collectively support hazard mitigation goals related to flood risk reduction, infrastructure resilience, emergency preparedness, and public safety.

FUNDING SOURCE: There is no direct fiscal impact associated with approval of this resolution. Inclusion of these projects in the Hazard Mitigation Plan positions the City to pursue future state and federal funding opportunities.

STAFF RECOMMENDATION: Staff recommends approval of the resolution amending the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan to include the identified projects.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-118

CITY OF BONDURANT
RESOLUTION NO. 260420-118

RESOLUTION APPROVING AN AMENDMENT TO THE POLK COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN TO ADD HAZARD MITIGATION PROJECTS FOR THE CITY OF BONDURANT REGARDING THE CENTRAL DISTRICT STORMWATER IMPROVEMENTS, CENTRAL PARK DEVELOPMENT, COMMUNITY STORM SHELTER, CULVERT REPLACEMENT PROJECT, AND BACKUP GENERATOR FOR THE STATION ON MAIN STREET

WHEREAS in February 2025, the City Council of the City of Bondurant adopted the updated Polk County Multi-Jurisdictional Local Hazard Mitigation Plan, prepared in accordance with the Disaster Mitigation Act of 2000; AND

WHEREAS a multi-jurisdictional hazard mitigation plan is a long-term planning document developed collaboratively by multiple local governments to identify natural hazard risks and reduce their impacts through coordinated mitigation strategies; AND

WHEREAS since 2018, the City of Bondurant has been pursuing the development of a regional stormwater retention facility located near Highway 65 and Grant Street South, integrated within a large regional park known as Central Park; AND

WHEREAS the City Council amended the Park, Trail, and Greenway Master Plan in July 2018 to include Central Park, and has since advanced the project through land acquisition, master planning, and engineering analysis, culminating in adoption of the Central District Stormwater Improvements Master Plan in November 2023; AND

WHEREAS the Central District Stormwater Improvements project includes the construction of a 36-acre regional stormwater basin designed to manage runoff from over 100 acres of development, improve water quality, reduce downstream flooding, and protect the Mud Creek watershed; AND

WHEREAS the project incorporates natural infrastructure elements including wetlands, prairie meadows, and riparian corridors to enhance environmental resilience, stabilize streambanks, and provide long-term ecological benefits; AND

WHEREAS the project includes critical public safety and infrastructure improvements, including the realignment of Grant Street South to improve traffic safety, reduce crash risk, and enhance connectivity to Highway 65 and surrounding development; AND

WHEREAS the Central Park development will provide significant community amenities including trails, multi-use paths, playgrounds, a regional skate park, water access, event spaces, and a community building, serving as a regional destination that enhances quality of life and economic development opportunities; AND

WHEREAS due to the scale of the park and its function as a large outdoor gathering space, the City has identified the need for a hardened structure that can serve as a community refuge during severe weather events; AND

WHEREAS the City is evaluating the inclusion of an ADA-accessible restroom facility with an adult changing table that can be upgraded to meet FEMA P-361 and ICC 500 standards as a community storm shelter; AND

WHEREAS the project also includes a community building equipped with backup power generation to ensure continuous operation and provide a reliable heating and cooling refuge during emergency conditions; AND

WHEREAS this hardened structure and supporting facilities would provide life safety benefits including refuge during extreme weather and temperature events; AND

WHEREAS the City of Bondurant previously experienced significant flooding associated with the June 2018 disaster event (DR-4386), which resulted in damage to a bridge crossing over a creek that was subsequently removed and replaced with rip rap stabilization measures, leaving the crossing unconstructed; AND

WHEREAS the absence of a permanent crossing and the current conditions present ongoing infrastructure limitations and potential vulnerability during future storm events; AND

WHEREAS the City seeks to include the reconstruction of this crossing as a culvert or similar structure designed to improve hydraulic capacity, reduce erosion, and enhance long-term resilience to flooding events; AND

WHEREAS the City has constructed a new community facility known as The Station on Main Street, which serves as a central gathering space and public facility; AND

WHEREAS the addition of a backup generator to The Station on Main Street will ensure continuity of operations during power outages and allow the facility to function as a resilient community refuge during emergency events, including extreme weather and utility disruptions; AND

WHEREAS inclusion of these projects within the City’s portion of the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan is necessary to formally recognize the projects as part of the City’s hazard mitigation strategy and to maintain eligibility for state and federal hazard mitigation funding opportunities; AND

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City hereby approves an amendment to Bondurant’s portion of the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan to include hazard mitigation projects consisting of:

1. The Central District Stormwater Improvements and Central Park development;
2. The construction of a hardened community storm shelter facility designed to FEMA standards with generator;
3. The reconstruction of a culvert/bridge or crossing structure to replace previously removed infrastructure and improve flood resilience; and
4. The installation of a backup generator at The Station on Main Street to support emergency operations and community resilience.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.k.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving the job description for the position of Public Works Administrative Specialist

CONTACT PERSON:
John Horton, Public Works Director
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS:

This agenda item is for the approval of a resolution establishing the job description for the Public Works Administrative Specialist position. This role is intended to provide administrative and operational support to the Public Works Department, including coordination of departmental activities, communication with residents and contractors, and assistance with project tracking and documentation.

The creation of this position supports the continued growth of the department and ensures efficient operations, improved customer service, and enhanced coordination of public works programs and services.

FUNDING SOURCE: This position is included within the City's budget and will be funded through the Public Works Department personnel budget out of the Enterprise funds and Road Use Tax. Compensation will be aligned with the approved pay range.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-119

CITY OF BONDURANT
RESOLUTION NO. 260420-119

A RESOLUTION APPROVING THE JOB DESCRIPTION FOR THE POSITION OF PUBLIC WORKS ADMINISTRATIVE SPECIALIST

WHEREAS the City of Bondurant recognizes the need to support efficient and effective operations within the Public Works Department; and

WHEREAS the position of Public Works Administrative Specialist is intended to provide administrative, clerical, and operational support to the Public Works Director and department staff; and

WHEREAS the proposed job description outlines the duties, responsibilities, qualifications, and expectations necessary to support departmental operations, coordination of projects, and communication with the public and other stakeholders; and

WHEREAS the position is classified as non-exempt under the Fair Labor Standards Act and includes responsibilities such as administrative support, customer service, project coordination, and departmental operations support; and

WHEREAS the establishment and approval of this job description is necessary to ensure clarity in roles, consistency in hiring practices, and alignment with the City's organizational structure.

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

Section 1. The job description for the position of Public Works Administrative Specialist, attached hereto and incorporated by reference, is hereby approved.

Section 2. The City Administrator and/or their designee is authorized to implement this job description and take all necessary actions to recruit, hire, and onboard an individual for this position in accordance with City policies.

Section 3. This resolution shall be effective upon its passage and approval as provided by law.

Passed and adopted this 20th day of April 2026,

_____
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				
Lyman				
McKenzie				
Sillanpaa				

City of Bondurant
Job Description

Title: Public Works Administrative Specialist
Department: Public Works
Range:

$43,154	$51,785	$57,539

FLSA: Non-Exempt
Reports To: Public Works Director

Purpose of Position

The Public Works Administrative Specialist provides administrative support to the Public Works Director and department staff, ensuring the efficient operation of the Public Works Department. This position performs a variety of clerical, organizational, and communication tasks, assists in coordinating departmental activities, and supports the implementation of public works projects and initiatives.

Essential Duties and Responsibilities

The following duties are illustrative of this position and are not intended to be all-inclusive.

Administrative Support

- Assist the Public Works Director in scheduling meetings, preparing correspondence, and managing departmental communications.
- Maintain departmental records, files, and databases, ensuring accurate and organized documentation.
- Prepare and process purchase orders, invoices, and other financial documents in accordance with City policies.
- Compile reports, spreadsheets, and presentations to support departmental planning and operations.

Customer Service and Communication

- Serve as the primary point of contact for inquiries to the Public Works Department, providing information and assistance to residents, contractors, and other stakeholders.

- Coordinate with other City departments, contractors, and external agencies to facilitate communication and ensure efficient project execution.
- Handle and resolve complaints or concerns related to Public Works services in a professional and timely manner.

Project and Program Coordination

- Assist with the administration of Public Works programs, including street maintenance, water/wastewater services, and stormwater management.
- Monitor project timelines, budgets, and deliverables, ensuring deadlines are met and communicating progress to the Public Works Director.
- Coordinate public notifications related to road closures, construction updates, and utility disruptions.

Departmental Operations Support

- Maintain inventory of departmental supplies and equipment, ordering as needed to support operations.
- Track and schedule maintenance and service appointments for departmental vehicles and equipment.
- Assist in preparing grant applications and supporting documentation for Public Works projects.

Clerical Responsibilities

- Prepare meeting agendas, minutes, and other documentation for internal and external meetings.
- Manage departmental calendars, ensuring accurate scheduling of meetings, trainings, and project milestones.
- Perform data entry, maintain contact lists, and assist with administrative tasks as needed.

Qualifications

Education and Experience

- High school diploma or equivalent required; Associate’s degree in Business Administration, Public Administration, or a related field preferred.
- At least two years of administrative or clerical experience, preferably in a municipal or public works setting.
- Familiarity with public works operations, terminology, and procedures is a plus.

Knowledge, Skills, and Abilities

- Strong organizational skills with attention to detail and the ability to prioritize tasks effectively.
- Proficiency in Microsoft Office Suite (Word, Excel, PowerPoint) and familiarity with database and record-keeping software.
- Excellent verbal and written communication skills, with the ability to interact professionally with the public, contractors, and City staff.
- Ability to handle multiple tasks in a fast-paced environment while maintaining accuracy and efficiency.
- Problem-solving skills with the ability to address issues and find effective solutions independently or as part of a team.

Certificates, Licenses, Registrations

- Valid driver’s license required.

Physical Demands and Work Environment

- The physical demands described here are representative of those that must be met to perform the essential functions of the job. Reasonable accommodations may be made for individuals with disabilities.
    - Primarily sedentary work with occasional walking, bending, and lifting of up to 20 pounds.
    - Frequent use of a computer and other office equipment.
    - Work is typically performed in an office environment, with occasional travel to public works sites or external meetings.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.I.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving the Truman Drive, NE Phase 2 Special Assessment Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed $2,500 for preliminary assessment work and not to exceed $1,700 for final assessment work

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The attached resolution approves the also attached Truman Drive, NE Phase 2 Special Assessment Consulting Services Agreement with Greenwood Consulting Services LLC.

The City of Bondurant has identified the need for new north/south connectivity throughout the community to address both current and anticipated traffic needs. As part of this initiative, the City adopted the Major Streets Master Plan in March 2024, which designates the Truman Drive NE corridor as a future north/south collector street. Once fully constructed, the Truman Drive NE corridor is expected to extend from Highway 65 northward to at least 16th Street NE (also known as NE 86th Avenue).

Phase 1 of the Truman Drive NE corridor is currently under construction and will provide an essential connection from 2nd Street NE northward to serve the future Bondurant-Farrar elementary school site, scheduled to open in Fall 2027.

Phase 2 of the Truman Drive NE corridor will extend from the northern terminus of Phase 1 to 16th Street NE.

As outlined in the resolution and policy adopting the Major Streets Master Plan, “as rural sections develop, both gravel and paved roadways, into urbanized areas, cost sharing with adjacent landowners will need to assist the City in constructing improved streets and that it is typical that one lane of the new street is assessed to the adjacent properties.” This cost-sharing policy applies to new street corridors designated as arterial or collector streets, such as Truman Drive NE, particularly when the project supports overall community connectivity and the general public health, safety, and welfare.

The attached proposal from Greenwood Consulting Services outlines a comprehensive set of services to support the City in establishing special assessments for the Truman Drive NE Phase 2 project. These services include parcel-by-parcel evaluations to determine the appropriate level of special benefit, preparation of preliminary and final special assessment plats and schedules, development of supporting documentation such as draft resolutions and transmittal materials, and assistance throughout the adoption process.

FUNDING SOURCE: Streets Master Plan Capital Fund, supported by GO Bonds, TIF Bonds, Utility funds, and Developer Contributions

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-120
2. Truman Road, NE Phase 2 - Special Assessments - Consulting Services Agreement
3. Murray Truman Drive Special Assessment Phase 2

CITY OF BONDURANT
RESOLUTION NO. 260420-120

RESOLUTION APPROVING THE TRUMAN DRIVE, NE PHASE 2 SPECIAL ASSESSMENT CONSULTING SERVICES AGREEMENT WITH GREENWOOD CONSULTING SERVICES LLC IN THE AMOUNT OF NOT TO EXCEED $2,500 FOR PRELIMINARY ASSESSMENT WORK AND NOT TO EXCEED $1,700 FOR FINAL ASSESSMENT WORK

WHEREAS the City of Bondurant has identified the need for improved north/south roadway connectivity to accommodate current and future traffic demands; AND

WHEREAS the City Council adopted the Major Streets Master Plan in March 2024, which designates the Truman Drive NE corridor as a future collector street extending from Highway 65 northward to at least 16th Street NE (NE 86th Avenue); AND

WHEREAS Phase 1 of the Truman Drive NE corridor, extending from 2nd Street NE to the future Bondurant-Farrar elementary school site, is currently under construction and will support the school's planned opening in Fall 2027; AND

WHEREAS Phase 2 of the Truman Drive NE corridor will extend from the northern terminus of Phase 1 to 16th Street NE; AND

WHEREAS in accordance with the City's cost-sharing policy outlined in the Major Streets Master Plan, special assessments may be used to recover from adjacent property owners the equivalent cost of one lane of new collector or arterial street improvements; AND

WHEREAS the City anticipates the need to establish special assessments associated with the Truman Drive NE Phase 2 project; AND

WHEREAS the City seeks to retain Greenwood Consulting Services, LLC to assist in establishing the special assessments for the Truman Drive NE Phase 2 segment; AND

WHEREAS Greenwood Consulting Services, LLC has submitted a proposal outlining services including parcel-by-parcel benefit evaluations, preparation of preliminary and final assessment plats and schedules, development of supporting documentation, and assistance with the adoption process; AND

WHEREAS the total compensation for said services shall not exceed $2,500 for preliminary special assessment work and $1,700 for final special assessment work, as outlined in the agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Consulting Services Agreement with Greenwood Consulting Services, LLC for the Truman Drive NE Phase 2 Special Assessments, in the amount of not to exceed $2,500 for preliminary assessment work and not to exceed $1,700 for final assessment

work, is hereby approved, and the Mayor is authorized to execute the agreement on behalf of the City, pending review by the City Attorney.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

CONSULTING SERVICES AGREEMENT

TRUMAN DRIVE NE PHASE 2
SPECIAL ASSESSEMENTS
BONDURANT, IOWA

THIS AGREEMENT, made and entered into this _____ day of _____ 2026, by and between the **CITY OF BONDURANT**, a municipal corporation organized and existing pursuit to the laws of the State of Iowa, hereinafter referred to as the **City**, and **GREENWOOD CONSULTING SERVICES, LLC**, a limited liability corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Consultant**, with principal offices located in Des Moines, Iowa.

WITNESSETH; THAT WHEREAS, the City anticipates the construction of a new street referred to as Truman Drive NE Phase 2, and

WHEREAS, the City has previously established a general policy that property owners adjoining a new or improved street receive some level of special benefit from the new or improved street, and

WHEREAS, the City has established a general policy that property owners adjoining a new or improved street should be responsible for the cost of the street improvements that reflect the special benefit to the property, and

WHEREAS, the City has established a general policy the City will use a special assessment as provided in Chapter 384 of the Code of Iowa to allocate the cost associated with the special benefit to the benefitting property owners, and

WHEREAS, the City has generally identified property owners that will receive a special benefit from the construction of Truman Drive NE Phase 2, and

WHEREAS, the City anticipates the need for special assessments associated with the Truman Drive NE Phase 2 project, and

WHEREAS, the City desires to retain the Consultant to develop the information necessary for the City to establish the various connection fee districts.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Consultant for the development of the special assessments, subject to the following terms, conditions, and stipulations to wit:

1. **SCOPE OF PROJECT.** The services under this Agreement involve the establishment of special assessments associated with the Truman Drive NE Phase 2 street project.

2. **SCOPE OF SERVICES.** The scope of services for the special assessments will include, but not necessarily be limited to the following:

   a. Review of each parcel to determine whether the general City policy regarding the assessment of costs is reflective of the special benefit received or if the special benefit is less than the benefit on which the City policy is based.

   b. Recommendation to the City on the appropriate level of special benefit for each parcel.

   c. Based on the project cost estimate provided by the City determine the value of special benefit to each parcel.

   d. Development and recommend to the City the valuation of each parcel not taking into account the impact of the project.

   e. Prepare the preliminary special assessment plat and schedule for all parcels that receive a special benefit that do not enter into a separate agreement with the City.

   f. Prepare transmittal documents to each affected parcel providing notice and explanation of the preliminary special assessment.

   g. Develop a schedule for the adoption of the preliminary special assessments

   h. Develop draft resolutions and other necessary approval documents for the adoption of the preliminary special assessments.

   i. Assist the City in the process of adopting the preliminary special assessments and the Resolution of Necessity.

   j. At the completion of the project prepare the final special assessment plat and schedule.

   k. Develop draft resolutions and other necessary approval documents for the adoption of the final special assessments.

3. **RESPONSIBILITY OF THE CITY.** It is understood and agreed the City will provide assistance to the Consultant including making available relevant information. In addition, the City shall be responsible for the following:

   a. Provide estimated cost of construction to be used in the special assessments.

   b. Transmit to benefitted property owners the documents for the preliminary special assessments.

   c. File the preliminary special assessment plat and schedule with Polk County.

   d. Provide the final cost of construction to be used in the final special assessment.

   e. Transmit to benefitted property owners the documents for the final special assessments.

   f. File the final special assessments with Polk County.

4. **SERVICES NOT INCLUDED**. Services under this Agreement shall not include the preparation of any working drawings or contract documents, preparation of plans and specifications or taking of bids for any project recommended as part of this Agreement.

   Work under this Agreement shall not include any services associated with litigation or claims resolution resulting from the final adoption of the report by the City. Any additional services as a result of litigation or claims resolution shall be considered Extra Work.

5. **EXTRA WORK**. The fees under this Agreement shall cover the services outlined in this Agreement for the Project. If the City requires additional services of the Consultant in connection with the Project or changes, or modifications in the Project, the Consultant shall receive additional compensation for such services. Such additional compensation shall be on the basis of a compensation mutually agreed to by the City and the Consultant and set forth in a written amendment to this Agreement.

6. **ASSIGNMENT**. This Agreement and each and every portion thereof shall be binding upon the successors and heirs of the parties hereto.

7. **TERMINATION**. Should the City abandon the Project before the Consultant has completed their work, the Consultant shall be paid proportionally for the work and services performed until the date of termination.

8. **COMPENSATION**. The fees for services under this Agreement shall be on the basis of the standard hourly fee of the Consultant personnel actually engaged in the performance of the services, plus direct out-of-pocket expenses. The fee for services under this Agreement associated with the preliminary special assessment shall not exceed the sum of Two Thousand Two Hundred Fifty Dollars ($2,250). The fee for services under this agreement associated with the final special assessment shall not exceed the sum of One Thousand Seven Hundred Dollars ($1,700).The fees for services under this Agreement shall be due and payable on a monthly basis as invoiced by the Consultant on the basis of work completed.

11. **TIME OF COMPLETION.** The estimated time for completion of the work by the Consultant to allow the City to move forward with the preliminary special assessments as soon as possible.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF BONDURANT, IOWA

By_____
Mayor

ATTEST:

By_____
City Clerk

GREENWOOD CONSULTING, LLC

By_____
H. R. Veenstra Jr., Managing Member

Greenwood Consulting

4139 Greenwood Drive
Des Moines, Iowa 50312

515-577-3661

April 3, 2026

Maggie Murray
Planning & Community Development Director
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

CITY OF BONDURANT
SPECIAL ASSESSMENT – TRUMAN DRIVE NE – PHASE 2
AGREEMENT FOR CONSULTING SERVICES

Enclosed is a proposed agreement between the City of Bondurant and Greenwood Consulting LLC for preparation of both the preliminary special assessment plat and schedule and the final special assessment plat and schedule for Phase 2 of the Truman Drive NE Improvement project.

The scope of services for the preliminary assessment plat and schedule includes an evaluation of the appropriate benefitted area and a recommendation regarding the level of special benefit for each of the parcels included within the assessment area. For the Phase 2 preliminary assessment plat and schedule the benefitted area may include parcels that do not have direct frontage on Truman Drive NE. With parcels that have a differing geographical relationship to the street improvements the determination of special benefit may result in parcels having differing levels of benefit based on the unique circumstances and geographic location of each parcel.

The schedule for the development and approval of the preliminary special assessment will be determined based on the schedule for bidding of the street. For general planning purposes it would be anticipated the preliminary assessment would be approved within two months following approval of the agreement for the preparation of the special assessment plat and schedule.

If you have any questions or comments concerning the project, please contact the writer at 515-577-3661, or at bobveenstra49@gmail.com.

GREENWOOD CONSULTING, LLC

H. R. Veenstra Jr.

Enclosure

B

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.m.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution affixing a date for a public hearing on May 4, 2026 to consider the Civic Campus North Right-of-Way Vacation Plats

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

BRIEF HISTORY & ANALYSIS:

The attached resolution sets a public hearing for May 4, 2026 to consider a request to vacate portions of public right-of-way within the Civic Campus North Plat area.

The City of Bondurant, as the property owner, is requesting the vacation of segments of Pleasant Street SE and 2nd Street NE located within the Civic Campus North Plat. The proposed vacation pertains to portions of these corridors that were previously removed as part of the reconstruction and realignment of the Campus Drive SE–Hubbell Avenue intersection. The realignment of Pleasant Street SE and 2nd Street NE was completed to improve traffic flow and enhance safety at this intersection.

The areas proposed for vacation are depicted in red below and are shown in the attached exhibits. Upon approval, the vacated right-of-way will be incorporated into upcoming Civic Campus-area plats of survey. These areas will become part of the land the City intends to market for future private commercial development along the Highway 65 corridor.

Following the vacation process, the Planning & Zoning Commission and City Council will begin the process of establishing General Commercial (C-2) zoning on the areas included in the proposed right-of-way vacation.

This request is consistent with the City's adopted planning documents. Policy 28A of the *Building Bondurant Comprehensive Plan* identifies the need to adopt and implement the Civic Campus Master Plan. In turn, the Civic Campus Master Plan highlights the Highway 65 corridor as a key opportunity area for private commercial development. The proposed right-of-way vacation and subsequent zoning actions represent an implementation step toward achieving these adopted goals.



FUNDING SOURCE: N/A to vacate

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-121
2. 2nd Street NE Vacation Plat
3. Pleasant Street SE Vacation Plat

CITY OF BONDURANT
RESOLUTION NO. 260420-121

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON MAY 4, 2026, TO CONSIDER THE CIVIC CAMPUS NORTH RIGHT-OF-WAY VACATION PLATS

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

WHEREAS the City of Bondurant is proposing to vacate a portion of the Pleasant Street SE right-of-way area described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HET NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMETN FOR PUBLIC HIGHWAY FILED ON AUGUST 29,1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 377.93 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WESTER RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 46°41'31" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 97.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTH 42°19'34" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 368.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FO PLEASANT STREET SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY 380.45 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 44°19'48" WEST, 372.91 FEET ALONG THE WESTERL RIGHT-OF-WAY LINE OF PLEASANT STREET SE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 881.00 FEET TO THE POINT OF BEGINNING, CONTAINING 83,543 SQUARE FEET (1.92 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND

WHEREAS the City of Bondurant is proposing to vacate a portion of the 2nd Street NE right-of-way area described as follows:

A PART OF PARCEL '2023-44', AS FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 833 OF THE POLK COUNTY RECORDER'S OFFICE, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 32 TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMENT FOR PUBLIC HIGHWAY FILED ON AUGUST 29, 1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2023-44'; THENCE SOUTHWESTERLY 103.66 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 60°11'14" WEST, 103.51 FEET ALONG THE EASTERLY LINE OF SAID PARCEL '2023-44' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTHWESTERLY 522.47 FEET ALONG A 768.51 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 66°49'29" WEST, 512.47 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 46°41'31" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 98.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 257.93 FEET TO THE POINT OF BEGINNING, CONTAINING 58,540 SQUARE FEET (1.34 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 4th day of May, 2026 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed right-of-way vacations.

BE IT FINALLY RESOLVED THAT: The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of April 2026.

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				
Lyman				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on May 4, 2026 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider vacating right-of-way in the Civic Campus area described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HET NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMETN FOR PUBLIC HIGHWAY FILED ON AUGUST 29,1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°25'07" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 377.93 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE WESTER RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 46°41'31" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 97.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTH 42°19'34" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 237.37 FEET; THENCE SOUTH 44°02'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 368.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FO PLEASANT STREET SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY 380.45 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 44°19'48" WEST, 372.91 FEET ALONG THE WESTERL RIGHT-OF-WAY LINE OF PLEASANT STREET SE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00°06'23" WEST ALONG SAID WEST LINE, 134.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE NORTH 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 881.00 FEET TO THE POINT OF BEGINNING, CONTAINING 83,543 SQUARE FEET (1.92 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

AND

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COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32; THENCE SOUTH 89°47'36" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 867.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NE 80TH STREET, AS EASEMENT FOR PUBLIC HIGHWAY FILED ON AUGUST 29, 1977 AND RECORDED IN BOOK 4725 PAGE 395-402 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 89°47'36" EAST ALONG SAID NORTH LINE, 455.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2023-44'; THENCE SOUTHWESTERLY 103.66 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 60°11'14" WEST, 103.51 FEET ALONG THE EASTERLY LINE OF SAID PARCEL '2023-44' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE SOUTHWESTERLY 522.47 FEET ALONG A 768.51 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 66°49'29" WEST, 512.47 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, AS ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 46°41'31" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 98.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 257.93 FEET TO THE POINT OF BEGINNING, CONTAINING 58,540 SQUARE FEET (1.34 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of the NW1/4 NW1/4 in Section 32-T82N-R24W
Requested by Proprietor:	City of Bondurant 200 2nd Street NE, Bondurant, IA 50035
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT

VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW/4 NW1/4 IN SECTION 32-T80N-R22W

LEGAL DESCRIPTION:

A part of PARCEL '2023-44', as filed on December 11, 2023 and recorded in Book 19672 Page 833 of the Polk County Recorder's Office, and a part of the Northwest Quarter of the Northwest Quarter, all in Section 32, Township 80 North, Range 22 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of the said Section 32; thence South 89°47'36" East along the North Line of the Northwest Quarter of the Northwest Quarter of said Section 32, a distance of 867.00 feet to the Point of Beginning and being a point on the West Right-of-Way Line of NE 80th Street, as Easement for Public Highway filed on August 29, 1977 and recorded in Book 4725 Page 395-402 of the Polk County Recorder's Office; thence continuing South 89°47'36" East along said North Line, 455.20 feet to the Northeast Corner of said PARCEL '2023-44'; thence Southwesterly 103.66 feet along a 550.00 foot radius curve concave Southeasterly having a chord bearing South 60°11'14" West, 103.51 feet along the Easterly Line of said PARCEL '2023-44' to a point on the Easterly Right-of-Way Line of NE 80th Street; thence Southwesterly 522.47 feet along a 768.51 foot radius curve concave Southeasterly having a chord bearing South 66°49'29" West, 512.47 feet along the Easterly Right-of-Way Line of NE 80th Street to a point on the Easterly Right-of-Way Line of Campus Drive SE, as Acquisition Plat filed on December 11, 2023 and recorded in Book 19672 Page 828 of the Polk County Recorder's Office; thence North 46°41'31" West along Easterly Right-of-Way Line of Campus Drive SE, 98.32 feet to a point on the Westerly Right-of-Way Line of NE 80th Street; thence North 43°25'07" East along the Westerly Right-of-Way Line of NE 80th Street, 257.93 feet to the Point of Beginning, containing 58,540 Square Feet (1.34 Acres), subject to all easements, restrictions and covenants of record.

SUPPORTING DOCUMENTS	BOOK	PAGE
PUBLIC HWY EASEMENT	4725	399
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WARRANTY DEED	5514	513
WARRANTY DEED	19056	122
WARRANTY DEED	19023	740
PLAT OF RETRACEMENT	13080	445
PLAT OF SURVEY	5566	450
PLAT OF SURVEY	8082	319

SURVEY NOTES:

1) MONUMENT IS ON THE EAST LINE OF THE W1/2 OF THE NW1/4 IN SECTION 32-T80N-R22W AND MATCHES THE WARRANTY DEED AS RECORDED IN BOOK 6539 PAGE 463 IN THE POLK COUNTY RECORDER'S OFFICE.

LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS 19968
STATE OF IOWA

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

04/08/2026
MATTHEW J. THOMAS, P.L.S. DATE

License Number: 19968
My license renewal date is DECEMBER 31, 2027
Pages or sheets covered by this seal: SHEETS 1 AND 2

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	T. PAUL
CHECKED	M. THOMAS
APPROVED	M. THOMAS
DATE	03/27/2026
A.C.	

VEENSTRA & KIMM INC.

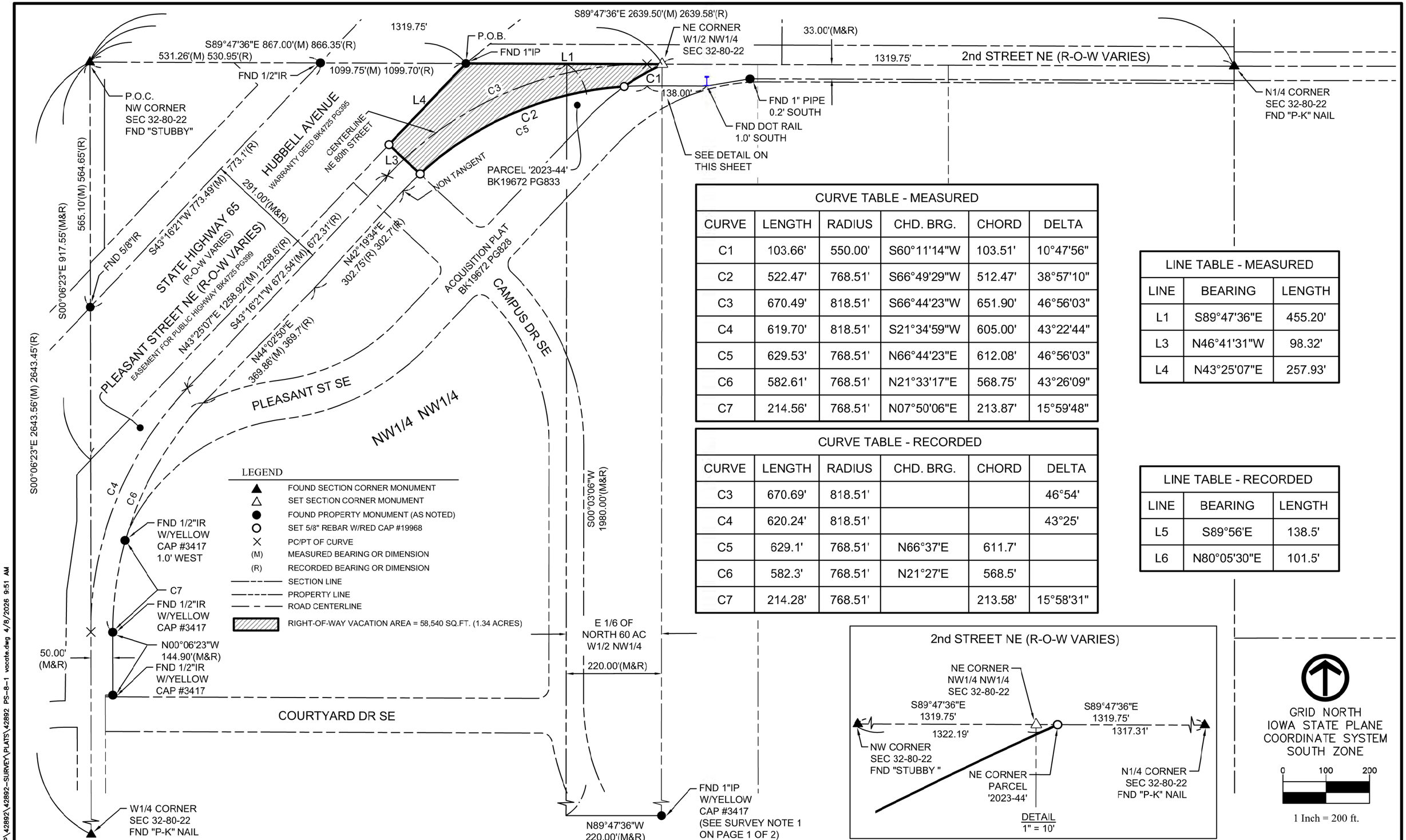
BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.
VAC-8-1
SHEET 1 OF 2
PROJECT 42892

V:\WestDesMoines-P\42892\42892-SURVEY\PLATS\42892 PS-8-1 vacate.dwg 4/8/2026 9:53 AM



CURVE TABLE - MEASURED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	103.66'	550.00'	S60°11'14"W	103.51'	10°47'56"
C2	522.47'	768.51'	S66°49'29"W	512.47'	38°57'10"
C3	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C4	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C5	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C6	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C7	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"

CURVE TABLE - RECORDED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C3	670.69'	818.51'			46°54'
C4	620.24'	818.51'			43°25'
C5	629.1'	768.51'	N66°37'E	611.7'	
C6	582.3'	768.51'	N21°27'E	568.5'	
C7	214.28'	768.51'		213.58'	15°58'31"

LINE TABLE - MEASURED		
LINE	BEARING	LENGTH
L1	S89°47'36"E	455.20'
L3	N46°41'31"W	98.32'
L4	N43°25'07"E	257.93'

LINE TABLE - RECORDED		
LINE	BEARING	LENGTH
L5	S89°56'E	138.5'
L6	N80°05'30"E	101.5'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	T. PAUL
CHECKED	M. THOMAS
APPROVED	M. THOMAS
DATE	01-05-2026
A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
FOR VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-80-22

DWG. NO. VAC-8-1
SHEET 2 OF 2
PROJECT 42892

V:\WestDesMoines-P\42892\42892-SURVEY\PLATS\42892 PS-8-1 vacate.dwg 4/8/2026 9:51 AM

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of the NW1/4 NW1/4 in Section 32-T82N-R24W
Requested by Proprietor:	City of Bondurant 200 2nd Street NE, Bondurant, IA 50035
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LICENSED PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS
19968
STATE OF IOWA

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

04/08/2026
MATTHEW J. THOMAS, P.L.S. DATE

License Number: 19968
My license renewal date is DECEMBER 31, 2027
Pages or sheets covered by this seal: SHEETS 1 AND 2

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	T. PAUL
CHECKED	M. THOMAS
APPROVED	M. THOMAS
DATE	04/07/2026
A.C.	

VEENSTRA & KIMM INC.

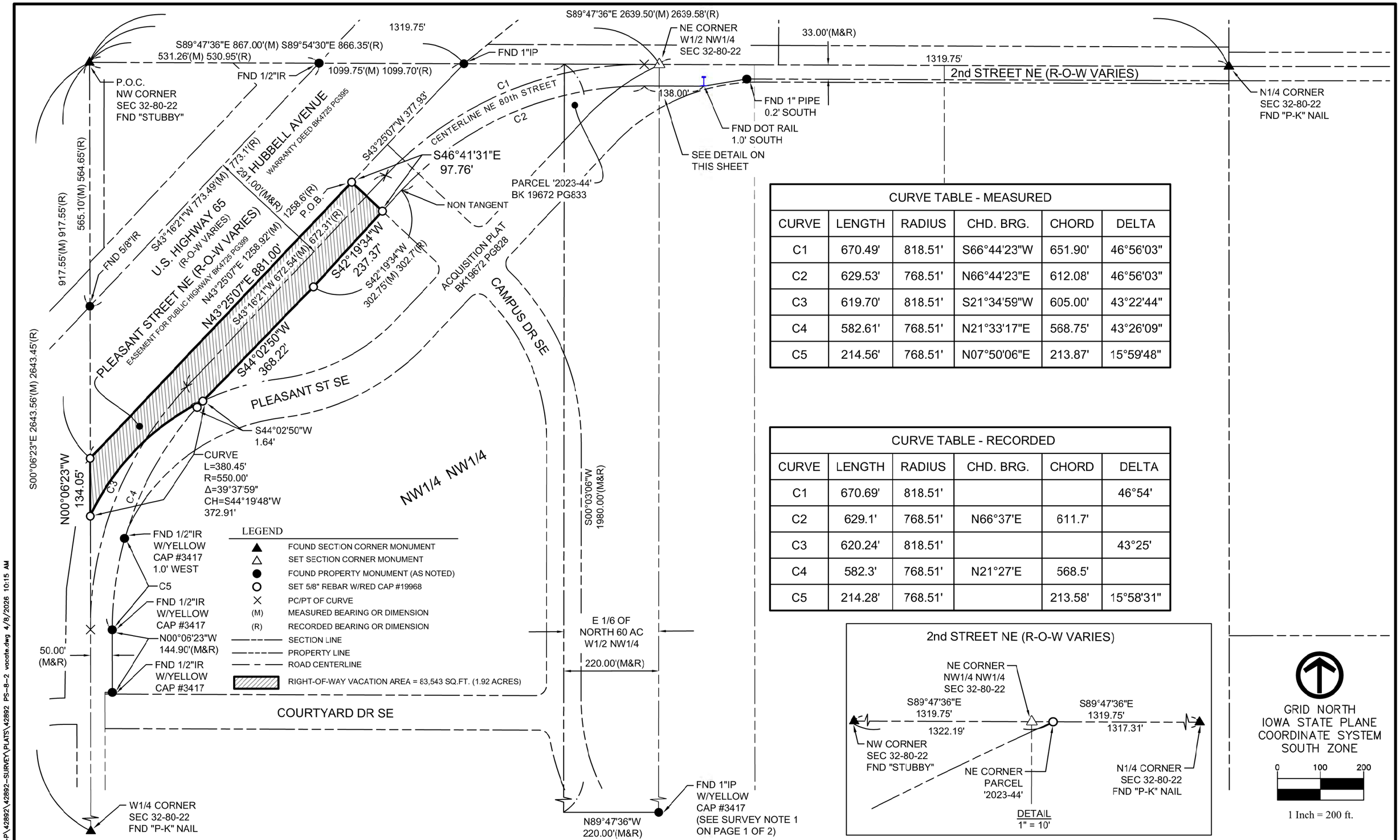
BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.
VAC-8-2
SHEET 1 OF 2
PROJECT 42892

V:\WestDesMoines-P\42892\42892-SURVEY\PLATS\42892 PS-8-2 vacate.dwg 4/8/2026 10:10 AM



CURVE TABLE - MEASURED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	670.49'	818.51'	S66°44'23"W	651.90'	46°56'03"
C2	629.53'	768.51'	N66°44'23"E	612.08'	46°56'03"
C3	619.70'	818.51'	S21°34'59"W	605.00'	43°22'44"
C4	582.61'	768.51'	N21°33'17"E	568.75'	43°26'09"
C5	214.56'	768.51'	N07°50'06"E	213.87'	15°59'48"

CURVE TABLE - RECORDED					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	670.69'	818.51'			46°54'
C2	629.1'	768.51'	N66°37'E	611.7'	
C3	620.24'	818.51'			43°25'
C4	582.3'	768.51'	N21°27'E	568.5'	
C5	214.28'	768.51'		213.58'	15°58'31"

V:\WestDesMoines-P\42892\42892-SURVEY\PLATS\42892 PS-8-2 vacate.dwg 4/8/2026 10:15 AM

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	T. PAUL
		CHECKED	M. THOMAS
		APPROVED	M. THOMAS
		DATE	04/07/2026
		A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

6775 Vista Drive | West Des Moines, IA 50266 | (515) 225-8000

VACATION PLAT
VACATING A PORTION OF PUBLIC ROAD RIGHT-OF-WAY
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W

DWG. NO.
VAC-8-2
SHEET 2 OF 2
PROJECT 42892

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.n.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 1 Project for May 18, 2026, at 6:00 p.m.

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves action to order construction and sets the date of letting and the date of public hearing for the SE Industrial Public Improvements - Phase 1 Project.

This project includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Eisenhower Drive SE and Vermeer Drive SE, and along Vermeer Drive SE, approximately 2,600 feet east of Pleasant Street SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Phase 1 includes approximately 2,600 linear feet of reconstruction of 32nd Street SE, converting the existing rural two lane gravel roadway to an urban three-lane Portland cement concrete (PCC) section, along with approximately 1,500 linear feet of new roadway construction on Vermeer Drive SE.

Major items of work include approximately 29,000 cubic yards of earthwork, 19,000 square yards of PCC pavement, 3,300 linear feet of storm sewer, 3,900 linear feet of sanitary sewer, and 1,600 linear feet of 12-inch water main, including associated appurtenances and surface restoration.

Sealed bids for the work comprising improvements as stated below must be filed by 2:00 PM, according to the clock in the office of the Bondurant City Hall on Thursday, May 14, 2026. Bids will be received and accepted via the vBid online electronic bid service through QuestCDN, or by sealed paper copy. Sealed bids will be opened

publicly and bids tabulated on Thursday May 14, 2026 at 2:05 PM at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035.

The attached resolution also sets a public hearing for May 18, 2026, at 6:00 p.m.

FUNDING SOURCE: The publication will be funded by the Capital Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-122
2. Notice to Bidders
3. Notice of Public Hearing

CITY OF BONDURANT
RESOLUTION NO. 260420-122

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET A DATE OF LETTING, AND SETTING A PUBLIC HEARING ON THE SE INDUSTRIAL PUBLIC IMPROVEMENTS – PHASE 1 PROJECT FOR MAY 18, 2026, AT 6:00 P.M.

WHEREAS the City Council orders construction for the SE Industrial Public Improvements – Phase 1 Project; AND

WHEREAS Sealed bids for the work comprising improvements as stated below must be filed by 2:00 PM, according to the clock in the office of the Bondurant City Hall on Thursday, May 14, 2026; AND

WHEREAS Bids will be received and accepted via the vBid online electronic bid service through QuestCDN, or by sealed paper copy; AND

WHEREAS Sealed bids will be opened publicly and bids tabulated on Thursday May 14, 2026 at 2:05 PM at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for May 18th, 2026 at 6:00 p.m. in the Bondurant City Hall Council Chambers at 200 Second Street NE, Bondurant, Iowa 50035.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction, setting date for public hearing, and date of bid letting for the SE Industrial Public Improvements – Phase 1 Project is hereby approved as presented.

Passed this 20th day of April 2026

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				
Lyman				
McKenzie				
Sillanpaa				

SECTION 00 1113

NOTICE TO BIDDERS

PROJECT:	City of Bondurant SE Industrial Public Improvements Phase 1 Bondurant, Iowa
BIDS DUE:	Thursday, May 14, 2026 2:00 PM Bondurant City Hall 200 2nd Street NE Bondurant, Iowa 50035
BID TO:	City of Bondurant (Hereinafter referred to as "Owner")
NON-MANDATORY PREBID MEETING:	Wednesday, May 6, 2026 2:00 PM Virtual - Microsoft Teams Meeting Meeting ID: 212 061 258 990 40 Meeting Passcode: a9GE3Cp6

TO POTENTIAL BIDDERS:

Sealed bids for the work comprising improvements as stated below must be filed by 2:00 PM, according to the clock in the office of the Bondurant City Hall on Thursday, May 14, 2026. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Bids will be received and accepted via the vBid online electronic bid service through QuestCDN, or by sealed paper copy. Bidding information can be downloaded at the Shive-Hattery Plan QuestCDN Room and at www.QuestCDN.com. Reference Quest Number 10164198. There is no fee to download the documents. Downloading the documents and becoming a plan holder is recommended as plan holder's receive automatic notice of addenda, bid updates and access to vBid online bidding via QuestCDN. Contact QuestCDN Client Success 952-233-1632 or Success@QuestCDN.com for assistance in membership registration, downloading digital bidding documents, and vBid questions.

Sealed bids will be opened publicly and bids tabulated on Thursday May 14, 2026 at 2:05 PM at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035.

A Non-Mandatory Pre-Bid Conference will be held virtually at 2:00 P.M. on Thursday, May 14, 2026 on Microsoft Teams Meeting, Meeting ID: 212 061 258 990 40, Meeting Passcode: a9GE3Cp6, to review the project and address any bidding questions.

General Nature of Improvement

This project includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Eisenhower Drive SE and Vermeer Drive, and along Vermeer Drive, approximately 2,600 feet east of Pleasant Street SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Phase 1 includes approximately 2,600 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane gravel roadway to an urban three-lane Portland cement concrete (PCC) section, along with approximately 1,500 linear feet of new roadway construction on Vermeer Drive.

Major items of work include approximately 29,000 cubic yards of earthwork, 19,000 square yards of PCC pavement, 3,300 linear feet of storm sewer, 3,900 linear feet of sanitary sewer, and 1,600 linear feet of 12-inch water main, including associated appurtenances and surface restoration.

Work on said project shall commence within ten (10) days of a written Notice to Proceed and shall be completed by June 1, 2027.

An interim (substantial) completion date has been established for December 1, 2026. Interim Completion is defined as completion of all roadway grading, paving, and utility work necessary to open the roadway to traffic. Trail and sidewalk paving, as well as final seeding and site restoration, are not included in this requirement.

The duration of the work is critical to accommodate the opening of the Vermeer private development site. Liquidated damages in the amount of two thousand five hundred dollars ($2,500.00) per calendar day will be assessed for each day the work associated with the interim completion date remains incomplete beyond December 1, 2026.

Liquidated damages in the amount of two thousand five hundred dollars ($2,500.00) per calendar day will also be assessed for each day the project remains incomplete beyond the contract completion date. Such damages may be deducted from retainage, final payment, or pursued through other legal remedies at the sole discretion of the City. The selection of any remedy shall not preclude the City from pursuing additional remedies. In the event legal action is required, the Contractor shall be responsible for all associated attorney's fees and expenses.

A "No Excuse Road Opening Bonus" in the amount of $150,000 has been included for achieving Interim Completion by December 1, 2026. Delays due to weather, change orders, quantity overruns, utility impacts, or any other cause will not be considered justification for modification of the interim completion date or for payment of the bonus.

Copies of the Bidding documents may be obtained by Bidders and Sub-bidders online at Shive-Hattery's QuestCDN QCPI Site shive-hattery.com/questcdn.

Each Bidder shall accompany the Bid with a Bid security, in a separate envelope, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of the contract corporate surety bond or bonds, acceptable to the Owner, for the faithful performance of the contract, in an amount equivalent to one hundred percent of the amount of the contract. The bidder's security shall be in an amount equivalent to 5% of the bid amount, and shall be in the form of a cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States of America, or a certified bank share draft drawn on a credit union in Iowa or chartered under the laws of the United States of America or a bid bond with corporate surety satisfactory to the Owner. The bid security will be held by the Owner until a contract is fully executed and bonds are approved by the Owner.

All Bidders are required to provide a statement regarding their residency status as required by 875 Iowa Administrative Code Chapter 156.

Contractors using "materials, supplies, and equipment" on projects in designated "exempt entities" may purchase these items without liability for the sales tax. The contractor must have a purchasing agent authorization letter and an exemption certificate from the public entity to present to the retailer, which specifies the construction project and will be available for that project only.

Owner will issue an authorization letter and an exemption certificate to the contractor and/or subcontractors for the purchase or use of building materials, supplies, and equipment to be used on this project only. DO NOT include sales tax on your bid form.

No bid may be withdrawn for a period of 30 days after the date of the scheduled closing time for the receipt of bids.

Bidders shall be prepared to submit a performance bond and payment bond conditioned on the faithful performance of the contract. Out-of-state bidders shall be prepared to submit an Out-of-State Contractor Bond to the Iowa Division of Labor in accordance with Chapter 91C of the Code of Iowa.

Questions regarding the project should be received in writing by 5:00 P.M. on May 11, 2026 and should be addressed to Ban Alturfee, balturfee@shive-hattery.com.

By virtue of statutory authority, 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.

It is the intent of the Owner to award a contract to the lowest responsible, responsive bidder provided the bid has been submitted in accordance with the bidding requirements. The Owner reserves the right to waive informalities or irregularities. The Owner reserves the right to reject any or all bids.

Published by order of the City Council of Bondurant, Iowa.

Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.

END OF SECTION

SECTION 00 1115
NOTICE OF PUBLIC HEARING

CITY OF BONDURANT
SE INDUSTRIAL PUBLIC IMPROVEMENTS – PHASE 1

To Whom It May Concern:

You are hereby notified that at 6:00 PM, Central Time on May 18, 2026, at the Bondurant City Hall, 200 2nd Street NE, Bondurant, IA 50035, there will be a public hearing on the proposed plans, specifications, form of contract, and estimated cost of the project. Any persons interested may appear and file objections to the proposed plans, specifications, form of contract, or cost of such improvement.

The general nature of the work is as follows:

This project includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Eisenhower Drive SE and Vermeer Drive, and along Vermeer Drive, approximately 2,600 feet east of Pleasant Street SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Phase 1 includes approximately 2,600 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane gravel roadway to an urban three-lane Portland cement concrete (PCC) section, along with approximately 1,500 linear feet of new roadway construction on Vermeer Drive.

Major items of work include approximately 29,000 cubic yards of earthwork, 19,000 square yards of PCC pavement, 3,300 linear feet of storm sewer, 3,900 linear feet of sanitary sewer, and 1,600 linear feet of 12-inch water main, including associated appurtenances and surface restoration.

Work on said project shall commence within ten (10) days of a written Notice to Proceed and shall be completed by June 1, 2027.

An interim (substantial) completion date has been established for December 1, 2026. Interim Completion is defined as completion of all roadway grading, paving, and utility work necessary to open the roadway to traffic. Trail and sidewalk paving, as well as final seeding and site restoration, are not included in this requirement.

The duration of the work is critical to accommodate the opening of the Vermeer private development site. Liquidated damages in the amount of two thousand five hundred dollars ($2,500.00) per calendar day will be assessed for each day the work associated with the interim completion date remains incomplete beyond December 1, 2026.

Liquidated damages in the amount of two thousand five hundred dollars ($2,500.00) per calendar day will also be assessed for each day the project remains incomplete beyond the contract completion date. Such damages may be deducted from retainage, final payment, or pursued through other legal remedies at the sole discretion of the City. The selection of any remedy shall not preclude the City from pursuing additional remedies. In the event legal action is required, the Contractor shall be responsible for all associated attorney's fees and expenses.

A "No Excuse Road Opening Bonus" in the amount of $150,000 has been included for achieving Interim Completion by December 1, 2026. Delays due to weather, change orders, quantity overruns, utility

impacts, or any other cause will not be considered justification for modification of the interim completion date or for payment of the bonus.

Proposed drawings, specifications, and form of contract may be examined online at Shive-Hattery's QuestCDN QCPI Site: shive-hattery.com/questcdn (Quest Number 10164198) beginning April 21, 2026.

Published by order of the City Council of Bondurant, Iowa.

END OF SECTION

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.o.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving Pay Request No. 3 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $333.68

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve pay app #3 in the amount of $333.68 related to the BFSD Truman Dr. Storm Sewer Facilities Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from March 12th through April 13th, 2026, for the project. The contractor completed most of the excavation for the detention ponds. The storm sewer pipe work will begin closer to April.

FUNDING SOURCE: Bond funding/Utiltiy Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-123
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 260420-123

RESOLUTION APPROVING PAY REQUEST NO. 3 TO VEIT FOR THE BFSD TRUMAN DRIVE STORM SEWER FACILITES PROJECT IN THE AMOUNT OF $333.68

WHEREAS, the BFSD Truman Drive Project Pay Request No. 3 was submitted on April 14th, 2026; AND

WHEREAS the pay request no. 3 is for work completed March 12th through April 13th, 2026, on the BFSD Truman Dr. Storm Sewer Facilities Project; AND

WHEREAS, City Staff and engineers from Veenstra & Kimm have reviewed the pay request for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 3 to Veit in the amount of $333.68 hereby approved.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				

Sillanpaa				

A Kleinfelder Company

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 3

PROJECT TITLE: BFSD PUBLIC INFRASTRUCTURE - STORM SEWER FACILITIES

Contractor: Veit & Company, Inc. **Date: 4/13/2026**

Original Contract Amount: **$779,999.99**

Pay Period: March 12, 2026 to April 13, 2026

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY ESTIMATED (ORIG. CONT.)	QUANTITY AUTHORIZED (INCL. C.O.'S)	QUANTITY COMPLETED TO DATE	UNIT PRICE	VALUE COMPLETED TO DATE
DIVISION 2 - EARTHWORK							
2.01	Clearing and Grubbing	LS	1	1		$1,310.00	$0.00
2.02	Topsoil	CY	8,468	8,468	8,468	$2.90	$24,557.20
2.03	Class 10 Excavation	CY	74,953	74,953	74,953	$2.30	$172,391.90
2.04	Class 13 Excavation	CY	4,280	4,280	4,280	$2.50	$10,700.00
2.05	Impermeable Clay Liner	CY	4,280	4,280	4,280	$1.10	$4,708.00
2.06	Pond Dredging	CY	220	220		$28.25	$0.00
2.07	Subgrade Preparation	SY	233	233		$2.60	$0.00
2.08	Modified Subbase	SY	233	233		$11.25	$0.00
2.09	Compaction Testing	LS	1	1	0.25	$5,830.00	$1,457.50
DIVISION 4 - SEWERS AND DRAINS							
4.01	Sanitary Sewer, Trenched, C900, 8"	LF	365	365		$81.00	$0.00
4.02	Sanitary Sewer, Trenched, PVC, 8"	LF	146	146		$90.00	$0.00
4.03	Storm Sewer, Trenched, RCP, 15"	LF	53	53		$83.50	$0.00
4.04	Storm Sewer, Trenched, RCP, 24", Gasketed	LF	148	148		$126.00	$0.00
4.05	Storm Sewer, Trenched, RCP, 36"	LF	1,193	1,193		$169.00	$0.00
4.06	Pipe Apron, Concrete, 24"	EA	2	2		$3,080.00	$0.00
4.07	Pipe Apron, Concrete, 36"	EA	1	1		$4,570.00	$0.00
4.08	Subdrain, Type 1, PVC, 6"	LF	120	120		$26.25	$0.00
4.09	Subdrain Outlet	EA	4	4		$61.50	$0.00
4.1	Field Tile Repair	LF	300	300		$12.50	$0.00
4.11	Sanitary Sewer Service Abandonment	LS	1	1		$1,420.00	$0.00
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Service Abandonment	LS	1	1		$2,490.00	$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Manhole, SW-301, 48"	EA	2	2		$4,900.00	$0.00
6.02	Manhole, SW-401, 60" Dia.	EA	4	4		$7,550.00	$0.00
6.03	Storm Sewer Intake, SW-501	EA	2	2		$3,320.00	$0.00
6.04	Connection to Existing Manhole	EA	1	1		$1,890.00	$0.00
DIVISION 7 - STREETS AND RELATED WORK							
7.01	Pavement, PCC, 8"	SY	207	207		$85.00	$0.00
7.02	Pavement Samples and Testing	LS	1	1		$3,340.00	$0.00
7.03	Surfacing Removal	SY	252	252		$8.20	$0.00
7.04	Sidewalk, 5" PCC	SY	45	45		$149.00	$0.00
DIVISION 8 - TRAFFIC CONTROL							
8.01	Temporary Traffic Control	LS	1	1		$3,980.00	$0.00

BID ITEMS							
			QUANTITY				VALUE
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE	UNIT PRICE	COMPLETED TO DATE
DIVISION 9 - SITE WORK AND LANDSCAPING							
9.01	Hydraulic Seeding, Type 1	AC	1.0	1.0		$4,630.00	$0.00
9.02	Native Grass and Wildflower Seeding	AC	5.6	5.6		$4,090.00	$0.00
9.03	SWPPP Preparation	LS	1	1	1	$1,380.00	$1,380.00
9.04	SWPPP Management	LS	1	1	0.30	$3,440.00	$1,032.00
9.05	Filter Sock, 9"	LF	3,500	3,500	950	$1.90	$1,805.00
9.06	Filter Socks, Removal	LF	3,500	3,500		$0.30	$0.00
9.07	Erosion Control Mulching, Hydromulching	AC	13.2	13.2		$2,120.00	$0.00
9.08	Stabilized Construction Exit	SY	120	120		$19.25	$0.00
9.09	Rip Rap	TONS	9	9		$126.50	$0.00
9.1	Parcel Accommodations, Pond Outlot X	LS	1	1		$10,330.00	$0.00
9.11	Parcel Accommodations, 309 6th	LS	1	1		$4,680.00	$0.00
9.12	Parcel Accommodations, 313 6th	LS	1	1		$2,010.00	$0.00
9.13	Parcel Accommodations, 506 Lincoln	LS	1	1		$17,600.00	$0.00
9.14	Parcel Accommodations, 601 Lincoln	LS	1	1		$3,410.00	$0.00
DIVISION 11 - MISCELLANEOUS							
11.01	Construction Survey	LS	1	1	0.50	$5,450.00	$2,725.00
11.02	Mobilization	LS	1	1	0.50	$64,696.44	$32,348.22

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$779,999.99	$253,104.82

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1		$0.00	$0.00
2		$0.00	$0.00
3		$0.00	$0.00
4		$0.00	$0.00
5		$0.00	$0.00
6		$0.00	$0.00
7		$0.00	$0.00
8		$0.00	$0.00
9		$0.00	$0.00
10		$0.00	$0.00
(Refer to Bid Item Schedule for Total Completed)	Total Change Orders	$0.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$779,999.99	$253,104.82

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$253,104.82
Retainage (3%)	$7,593.14
Total Earned Less Retainage	$245,511.68

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	December 1, 2025 to January 30, 2026	$68,917.63
2	January 31, 2026 to March 11, 2026	$176,260.37
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	$245,178.00

Amount Due This Request	**$333.68**

Note: The amount **$333.68** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY

ORIGINAL CONTRACT AMOUNT	$779,999.99
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$779,999.99
THIS PARTIAL PAYMENT	$333.68
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$245,511.68
BALANCE	$534,488.31
PERCENT COMPLETE	32.4%

Recommended By:	***Contractor:***	***Approved by:***
Veenstra & Kimm, Inc.	***Veit & Company, Inc.***	***City of Bondurant***
Signature: William Weber	Signature: Nick Ruhser (Nick Ruhser (Apr 14, 2026 14:30:14 CDT))	Signature: John Horton (John Horton (Apr 14, 2026 16:20:53 CDT))
Name: William Weber	Name: Nick Ruhser	Name: John Horton
Title: Project Manager	Title: Project Manager/Estimator	Title: Public Works Director
Date: Apr 14, 2026	Date: Apr 14, 2026	Date: Apr 14, 2026

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.p.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving Change Order No. 1 for the Southeast Trunk Sewer Project in the amount of $25,544.26

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve change order #1 in the amount of $25,544.26 related to additional work needed to connect to the WRA Mud Creek Interceptor Trunk Sewer for the project. During the design phase of this project, it was anticipated that the WRA would require the city to relocate the existing flow meter to a location along the trunk sewer on the south side of Interstate 80. The WRA did not provide comments prior to awarding this project and subsequently, the city and the WRA Staff have agreed to locate a new flow meter on this new trunk sewer that will tie into the Mud Creek Interceptor. This change order represents that extra structure and associated work to install this flow meter utility hole.

Staff does anticipate additional costs to reflect the associated drive access and electrical work to serve the new flow meter, and those details are being negotiated with the property owner and most likely will be a smaller separate project or could be incorporated into the 32nd St. SE improvements.

FUNDING SOURCE: Sewer Fund/ TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-124
2. Greenwood Consulting Letter
3. Southeast Trunk Sewer - Change Order 1

CITY OF BONDURANT
RESOLUTION NO. 260420-124

RESOLUTION APROVING CHANGE ORDER NO. 1 FOR ADDITIONAL WORK FOR THE SOUTHEAST TRUNK SEWER PROJECT IN THE AMOUNT OF $25,544.26

WHEREAS on April 6th, 2026, the City of Bondurant received change order no. 1 from Thorpe Contracting for the additional work for the Southeast Trunk Sewer Project; AND

WHEREAS, the City Council approves change order no. 1 for the additional work for the Southeast Trunk Sewer Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the Southeast Trunk Sewer Project to Thorpe Contracting LLC. is hereby approved

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

Greenwood Consulting

4139 Greenwood Drive
Des Moines, Iowa 50312

515-577-3661

April 6, 2026

John Horton
Public Works Director
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

CITY OF BONDURANT
SOUTHEAST TRUNK SEWER
CHANGE ORDER NO. 1

Enclosed is a revised version of Change Order No. 1 for the contract between the City of Bondurant and Thorpe Contracting LLC for the Southeast Trunk Sewer project. Change Order No. 1adds to the contract modifications to the project to meet the requirements of the WRA.

The City of Bondurant transmitted the plan drawings for the project to the WRA in advance of bidding the project. The City of Bondurant originally anticipated the WRA would require a flow meter to be located on the WRA Mud Creek Interreceptor on the south side of Interstate 80 that would involve relocating the existing flow meter on 32nd Street SE to a point downstream of the Southeast Trunk Sewer. The WRA did not provide guidance on its preferred location for the flow meter until after bids were received and contract was awarded. Subsequently, the City and the WRA reached agreement to locate the new flow meter on the Southeast Trunk Sewer.

This change order adds modifications to the Southeast Trunk Sewer project to satisfy the requirements of the WRA for the installation of a flow meter on the east side of Mud Creek near the downstream end of the Mud Creek Interceptor.

As noted, the City originally anticipated the relocation of the existing flow meter BON. That relocation work was not included within the scope of work of the Southeast Trunk Sewer. If the WRA agreed to the meter relocation the City would have incurred all of the cost for the relocation of the flow meter.

While the installation of a new flow meter on the Southeast Trunk Sewer will add cost to the construction contract for that project it does not appear those costs will begreater than the costs the City would have incurred for the relocation of the flow meter to the south side of Interstate 80.

Change Order No. 1 makes four modifications to the construction contract to provide for the WRA flow meter. It is noted there are two additional issues that will need to be addressed for the flow meter. One issue is the construction of a granular access drive. The second issue is extending electric power from meter BON to the new flow meter site. Those modifications are still being evaluated and may or may not be included in the construction contract for the Southeast Trunk Sewer. The access drive and electrical service could be added to the construction contract or could be addressed by the City outside of the construction contract for the Southeast Trunk Sewer.

The actual flow metering cabinet and installation of the flow meter will be completed by the WRA after construction of the Southeast Trunk Sewer is complete. Under WRA policy the installation of the flow meter will be at no cost to the City of Bondurant. The City of Bondurant's responsibility is to provide all of the facilities except for the cabinet and flow meter installation.

Change Order No. 1 makes four modifications to the construction contract. The first modification is a change in the connection methodology to the WRA Mud Creek Interceptor. The second change is the addition of a manhole, MH-1A, on the east side of Mud Creek where the flow meter will be located. This manhole is a hybrid design as the pipe is laid continuously through the manhole and the top of the pie removed. This procedure is necessary for the smooth hydraulics required for accurate flow metering. The third modification is construction of a concrete base for the flow metering cabinet. The fourth modification is the installation of the 2-inch conduit from the flow metering cabinet base to the inside of MH-1A.

The total cost increase for the four modifications in Change Order No. 1 is $25,544.26. The cost proposal by Thorpe Contracting LLC is reasonable and it is recommended the City of Bondurant approve Change Order No. 1 that increases the contract price by $25,544.26.

If you have any questions or comments concerning the project, please contact the writer at 515-577-3661, or at bobveenstra49@gmail.com.

GREENWOOD CONSULTING, LLC



H. R. Veenstra Jr.

Enclosure

B.4

Greenwood Consulting

4139 Greenwood Drive
Des Moines, Iowa 50312

515-577-3661

CHANGE ORDER NO. 1
SOUTHEAST TRUNK SEWER
BONDURANT, IOWA

This change order is to compensate the contractor for modifications to the construction of the project to meet the requirements of the WRA relative to the connection to the WRA Mud Creek Interceptor and installation of a WRA flow meter. The changes are being incorporated by change order as the WRA had not provided guidance on its flow metering location and associated modifications to the project prior to the bid opening and award of contract.

Change Order No. 1 makes the following modifications to the contract:

1.	Modify connection to WRA manhole to meet the requirements of the WRA for the lump sum of $6,583.74.	$6,583.74
2.	Add MH-1A as a flow metering manhole for the lump sum of $10,115.36.	$10,115.36
3.	Add concrete flow metering cabinet base for the lump sum of $6,611.79.	$6,611.79
4.	Add 2-inch PVC conduit from MH-1A to the flow metering cabinet base for the lump sum of $2,233.37.	$2,233.37
	TOTAL	$25,544.26

Change Order No. 1 increases the contract price by $25,544.26.

Thorpe Contracting, LLC

City of Bondurant, Iowa

Greenwood Consulting, LLC

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.q.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution amending the City Fee Schedule to reflect updated Planning & Community Development Department Fees

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS:

The proposed resolution establishes a formal Planning & Community Development Department Fees Resolution for the City of Bondurant. Historically, these fees were directly embedded within the City's Zoning Code. However, as part of the recent comprehensive update to the Zoning Code, the structure was modernized to remove specific fee amounts and instead reference a City Council-adopted Fees Resolution.

Historically, these fees were directly embedded within the City's Zoning Code. However, as part of the recent comprehensive update to the Zoning Code adopted on March 2, 2026, the structure was modernized to remove specific fee amounts and instead reference a City Council-adopted fee schedule established by resolution.

The fees included in this resolution are consistent with those previously listed in the outdated Zoning Code, ensuring continuity and no unintended changes to the City's fee structure.

This resolution is limited in scope to Planning & Community Development Department services and zoning-related applications and does not amend or replace other City fee schedules administered by separate departments.

There are a few new line items included in the resolution related to driveway widening, which have been added to better reflect current administrative practices and services provided by the department as a result of the updated Zoning Code.

Adopting this resolution improves flexibility by allowing future fee adjustments to be made by resolution rather than requiring amendments to the Zoning Code, streamlining administrative updates while maintaining transparency.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-125

CITY OF BONDURANT
RESOLUTION NO. 260420-125

RESOLUTION AMENDING THE CITY FEE SCHEDULE TO REFLECT UPDATED PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FEES NOTED IN THE RESOLUTION

WHEREAS the Planning & Community Development Department of the City of Bondurant provides a variety of services related to zoning, land use, and development review; AND

WHEREAS certain fees associated with these services were previously established within the former Zoning Code of the City of Bondurant; AND

WHEREAS on March 2, 2026, the Bondurant City Council adopted an updated Zoning Code, which provides that applicable fees shall be established by resolution of the City Council; AND

WHEREAS this resolution maintains all existing Planning & Community Development Department fees without modification and consolidates them into this resolution, while also establishing certain new fees as indicated below; AND

WHEREAS this resolution is limited in scope to Planning & Community Development Department services and zoning-related applications, and is not intended to amend, replace, or supersede other fee schedules adopted by the City, including but not limited to building permit fees, right-of-way permit fees, utility-related fees, or other fees administered by separate departments or established by separate resolutions or ordinances; AND

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa that the City does hereby adopt the following Planning & Community Development Department Fee Schedule:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT – FEES SCHEDULE	
Description	**Fee**
Board of Adjustment – Variance	$350.00
Board of Adjustment – Conditional Use	$350.00
Final Plat Review Fee (Minor)	$75.00
Final Plat Review Fee (Major)	$150.00
Plat of Survey	$75.00
Preliminary Plat Review Fee (Minor)	$75.00 base + $10.00 per lot
Preliminary Plat Review Fee (Major)	$150.00 base + $10.00 per lot
Rezoning (Residential)	$100.00 for one acre + $5.00 for each additional acre
Rezoning (Non-Residential)	$120.00 for one acre + $10.00 for each additional acre
Site Plan Review Fee Less than 1 Acre	$200.00
Site Plan Review Fee More than 1 Acre	$400.00
Development Review – Consulting Engineer	All costs incurred will be billed to the applicant
Development Inspection – Consulting Engineer	All costs incurred will be billed to the applicant
Sign Permit – 30-Day Temporary, Commercial	$10.00

Sign Permit – 1-Year Temporary, Commercial	$50.00
Sign Permit – Non-Commercial Temporary	$0.00
Sign Permit – Permanent	$75.00
Grading Permit (Residential)	$50.00
Grading Permit (Non-Residential)	$100 for one acre + $25 each additional acre
(NEW CATEGORY/FEE) Driveway Widening – Private Property	$25.00

NOW, THEREFORE BE IT FURTHER RESOLVED, that all other City fee schedules, resolutions, and ordinances not expressly amended herein shall remain in full force and effect.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of April 2026.

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				
Lyman				
McKenzie				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.r.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution Affixing Date for Public Hearing for FY26 City of Bondurant Budget Amendment No. 1

CONTACT PERSON:
Jene Jess, Assistant City Administrator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: This resolution sets the date and time for the public hearing on the FY26 Budget Amendment No. 1. The public hearing is scheduled for May 4, 2026 at 6:00 p.m. at City Hall.

State law requires cities to amend their budget prior to exceeding expenditures at the program or function level. The proposed amendment reflects updated year-end projections for FY26, including adjustments to revenues, expenditures, and transfers based on current fiscal conditions.

Key changes include decreases in revenues due to a property tax settlement and reallocation of bond proceeds, along with adjustments to expenditures related to public safety staffing, capital project timing, and debt service.

FUNDING SOURCE: Revenues are projected to decrease in total by $612,860 and Expenditures are projected to increase by $70,436 (these totals are including transfers).

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-126
2. Budget Amendment No. 1
3. FY26 Transfers Updated 1.26.26

CITY OF BONDURANT
RESOLUTION NO. 260420-126

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR FY26 CITY OF BONDURANT BUDGET AMENDMENT NO. 1

WHEREAS the City has completed the City of Bondurant year-end projections for the fiscal year beginning July 1, 2025, and ending June 30, 2026; and

WHEREAS the Budget Amendment form contains a summary of projected receipts and expenditures reflecting updated fiscal conditions; and

WHEREAS the State of Iowa requires cities to amend their budgeted expenditures prior to exceeding their program or function; and

WHEREAS the proposed amendment reflects changes between the FY26 adopted budget and the FY26 projected year-end including adjustments to revenues expenditures and transfers; and

WHEREAS a public hearing is required prior to final approval of the budget amendment;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bondurant Iowa that a public hearing on the FY26 Budget Amendment No. 1 is hereby set for the 4th day of May 2026 at 6 p.m. at City Hall Bondurant Iowa; and

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to publish notice of said hearing in accordance with State law.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

The City of BONDURANT will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 5/4/2026 06:00 PM	**Contact:** Jené N Jess	**Phone:** (515) 967-2418

Meeting Location: 200 2nd St NE Bondurant, IA 50035

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	5,940,579	-383,437	5,557,142
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,940,579	-383,437	5,557,142
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,301,224	-748,631	3,552,593
Other City Taxes	6	1,575,990	72,110	1,648,100
Licenses & Permits	7	165,240	181,434	346,674
Use of Money & Property	8	303,520	1,494,789	1,798,309
Intergovernmental	9	5,077,585	1,122,352	6,199,937
Charges for Service	10	5,762,276	296,762	6,059,038
Special Assessments	11	0	0	0
Miscellaneous	12	2,681,427	-164,920	2,516,507
Other Financing Sources	13	13,200,000	-11,924,943	1,275,057
Transfers In	14	6,992,698	9,441,624	16,434,322
Total Revenues & Other Sources	15	46,000,539	-612,860	45,387,679
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	4,963,610	-816,038	4,147,572
Public Works	17	2,241,279	-300,789	1,940,490
Health and Social Services	18	49,618	-263	49,355
Culture and Recreation	19	1,347,280	3,302	1,350,582
Community and Economic Development	20	1,200,943	-167,808	1,033,135
General Government	21	851,093	-100,695	750,398
Debt Service	22	4,856,613	2,218,490	7,075,103
Capital Projects	23	42,197,813	-10,423,074	31,774,739
Total Government Activities Expenditures	24	57,708,249	-9,586,875	48,121,374
Business Type/Enterprise	25	5,381,308	215,687	5,596,995
Total Gov Activities & Business Expenditures	26	63,089,557	-9,371,188	53,718,369
Transfers Out	27	6,992,698	9,441,624	16,434,322
Total Expenditures/Transfers Out	28	70,082,255	70,436	70,152,691
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-24,081,716	-683,296	-24,765,012
Beginning Fund Balance July 1, 2025	30	56,358,386	10,475,250	66,833,636
Ending Fund Balance June 30, 2026	31	32,276,670	9,791,954	42,068,624

Explanation of Changes: Revenues decrease in property tax due to a settlement the county made with a large payer to reassess their property. This settlement was retroactive and required payback for taxes previously paid. Other Financing Source Revenue also decrease significantly due to reallocation of bond money previously issued that has been reprioritized to match timelines of City projects and bandwidth. This is also the reason for such a change in transfer in and out. The budget amendment expenditures reflects changes between the FY26 adopted budget and the FY26 projected year-end, some in response to legislation changes meant to limit future collections. Public Safety shows an overall increase due to higher personnel and benefit costs and adjustments for staffing needs. Public Works varies, with some decreases tied to delayed vehicle replacements and capital purchases shifting into future years, while operating costs remain stable. Capital Projects reflect decreases where projects are delayed or phased, and increases where engineering or construction activity has accelerated.

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

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EXPENDITURES & OTHER FINANCING USES				
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FY 26 Year-end, FY27 Budgeted Transfers, and FY28 Projected Transfers

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	0		66,532	66,532	Liability Insurance for new water plant
Water Enterprise	600-910-6910	Debt Service	200-910-4-4830	135,610	135,610	132,190	128,590	Pay 2014A GO Bond-Purchase water capacity
Water Enterprise	600-910-6910	The Grain District	337-910-4-4830	86,600	86,600	50,000	0	water infrastructure capital projects
Water Enterprise	600-910-6910	Streets Arterial	325-910-4-4830	50,000	50,000	50,000	0	to support Wtr portion of new streets for school
Sewer Enterprise	610-910-6910	Streets Arterial	325-910-4-4830	100,000	100,000	25,000	0	sewer portion of streets project
Sewer Enterprise	610-910-6910	The Grain District	337-910-4-4830	125,500	50,000	50,000	0	Sewer portion of public infrastructure improvements
Sewer Enterprise	610-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Stormwater Enterprise	741-910-6910	General Fund	001-910-4-4830	5,925	5,925	6,261	6,637	Liability Insurance (3.3% of total)
Stormwater Enterprise	741-910-6910	Streets Arterial	325-910-4-4830	47,000	47,000	47,000	100,000	stormwater portion of streets project
Stormwater Enterprise	741-910-6910	The Grain District	337-910-4-4830	25,000	25,000	50,000	0	Stomwater portion of improvements
TIF	125-910-6911	Debt Service	200-910-4-4831	114,155	114,155	115,155	112,005	Pay 2018 TIF debt - 2018A
TIF	125-910-6911	Debt Service	200-910-4-4831	148,908	148,908			Pay 2017 TIF debt (fully paid in FY26)
TIF	125-910-6911	Debt Service	200-910-4-4831	681,500	681,500	674,900	662,700	2020B bond costs
TIF	125-910-6911	Debt Service	200-910-4-4831	501,900	501,900	500,500	503,800	2021A Project Omega (FY25 includes $145,300 for past interest & admin fee)
TIF	125-910-6911	Debt Service	200-910-4-4831	501,700	501,700	564,900	780,300	2022A
	125-910-6911	Debt Service	200-910-4-4831	903,150	903,150	1,148,900	1,146,400	2023B TIF/GO BONDS
	125-910-6911	Debt Service	200-910-4-4831	0		328,020	1,837,700	2025B GO Annual Appropriation Urban Renewal TIF CORP PURP
TIF	125-910-6911	Sewer Enterprise	610-910-4-4830	363,077	0	0	0	To repay temporary loan for Grain District purchase
TIF	125-910-6911	Employee Benefits	112-910-4-4830	106,097	106,097	0	0	to cover benefits associated with salaries related to ED
TIF	125-910-6911	General Fund	001-910-4-4831					FY25 to reimburse for Washington St transfer from GF in FY24
TIF	125-910-6911	General Fund	001-910-4-4831			513,038	513,038	Reimburse for Commerce Crossings Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831			129,902	129,902	Reimburse for RMS Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831					Grain District Project (moved to GD in FY25)
TIF	125-910-6911	General Fund	001-910-4-4831	2,770	2,770			Chichaqua Valley Trail work
TIF	125-910-6911	General Fund	001-910-4-4831	13,100	13,100			Downtown expenses and Downtown Landscaping
TIF	125-910-6911	General Fund	001-910-4-4831	123,600	123,600			Exemplar Care Development Agreement
TIF	125-910-6911	General Fund	001-910-4-4831	29,498	29,498		300,000	Certified Site Work
TIF	125-910-6911	General Fund	001-910-4-4831	377,347	377,347	0	300,000	True up from past certified expenses that were not previously reimbursed
TIF	125-910-6911	General Fund	001-910-4-4831	391,531	5,977	704,862	450,000	Economic Development costs
TIF	125-910-6911	General Fund	001-910-4-4831	32,244	32,244			reimburse GF for transfer to City Hall fund for solar panels
TIF	125-910-6911	Park Improvements	335-910-4-4831					Park Side Trail Connection TIF reimbursement
TIF	125-910-6911	SE Industrial Infrastructure Project	357-910-4-4831			1,733,749		SE Industrrial Infrastructure project
TIF	125-910-6911	The Grain District	337-910-4-4831			730,864		Grain District - infrastructure
TIF	125-910-6911	TIF Downtown Parking	343-910-4-4831	9,650	9,650	7,619		Support downtown parking projects/downtown projects
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	66,501	66,502	0	0	2011 Bond debt service (ends after FY26)
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	65,743	65,743	65,183	66,897	2018A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,104	157,104	152,062	154,384	2020A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,464	157,464	90,195	90,157	2023A Debt Service
Road Use Tax	110-910-6910	Employee Benefits	112-910-4-4830	3,770	3,770	5,672	5,672	Workers Compensation (9%)
Road Use Tax	110-910-6910	General Fund	001-910-4-4830	17,982	17,982	17,077	18,101	Liability Insurance (9% of total)
Road Use Tax	110-910-6910	Tree Fund	172-910-4-4830	20,000	0	10,000	10,000	Street trees
TIF-Central District Improvements	355-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		6,150,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Central District Improvements	355-910-6911	TIF-Civic Campus	306-910-4-4831		350,000			Transfer TIF bond proceeds to cover shortfall in BES fund
TIF-Bridge/Intersection	347-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		2,700,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Certified Site	356-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		700,000			Transfer excess capital funds to SE Industrial fund for priority project

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Trail to Chichaqua (East)	329-910-6910	The Graint District	337-910-4-4831		125,000			to reallocate grant frunds from FY25 into the correct fund
Grant St S/Commuter Loop	327-910-6910	SE Industrial Infrastructure	357-910-4-4830		177,250			
Employee Benefits	112-910-6910	General Fund	001-910-4-4830	230,867	230,867	296,485	316,242	compensate for benefs of Police Contract
Employee Benefits	112-910-6910	Self Insurance/Flex Fund	820-910-4-4830	2,000	2,000	2,000	2,000	Admin fees for Flex Spending plan
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	229,575	229,575	0	224,225	to Employee Benefits fund to offset levy for Library bond debt service
LOSST Fund	121-910-6910	Stormwater Enterprise	741-910-4-4830				0	to support ditch cleanout (Eshelman property)
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			229,775	0	to DB for Library bond debt service
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			110,512	0	to DB for 2025A
LOSST Fund	121-910-6910	City Hall Capital Project	346-910-4-4830		27,152		0	close out fund
LOSST Fund	121-910-6910	The Grain District Capital Project	337-910-4-4830		5,000			for land acquisition; for Silo Commons in FY26YE
LOSST Fund	121-910-6910	Library Capital Project	351-910-4-4830	75,000	85,000			FY22 for solar project; FY23 close out fund
LOSST Fund	121-910-6910	BRSC Capital Project	324-910-4-4830					BRSC Parking Lot
LOSST Fund	121-910-6910	The Station Capital Project	330-910-4-4830		5,000			
LOSST Fund	121-910-6910	Park Improvement Fund	335-910-4-4830			100,000	0	FY23 - $151,500 for Eagle Park; FY24 BRSC Parking; and $100K Fishing Pier in FY25; Splash Pad in FY26YE; Equipment in FY27
LOSST Fund	121-910-6910	16th Street NE Grant to Hubbell	344-910-4-4830		35,000			to cover shortfall in capital fund
LOSST Fund	121-910-6910	Main Street Stormwater	338-910-4-4830					to clear fund balance
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	1,052,802	1,052,802	1,458,562	1,592,904	to buy down levy rate
			TOTALS	6,994,050	16,434,322	10,211,021	9,562,434	

			FY26	FY26YE	FY27	FY28
Revenues						
General Fund - General	001-910-4-4830		294,154	294,154	430,461	451,760
General Fund - TIF	001-910-4-4831		970,090	584,536	1,347,802	1,692,940
Employee Benefits - General	112-910-4-4830		1,286,147	1,286,147	1,464,234	1,822,801
Employee Benefits - TIF	112-910-4-4831		106,097	106,097	0	0
Tree Fund	172-910-4-4830		20,000	0	10,000	10,000
Self-funded Insurance	820-910-4-4830		2,000	2,000	2,000	2,000
Debt Service - General	200-910-4-4830		582,422	582,423	779,917	440,029
Debt Service - TIF	200-910-4-4831		2,851,313	2,851,313	3,332,375	5,042,905
Capital Projects - General	Various		509,100	818,002	372,000	100,000
Capital Projects - TIF	Various		9,650	9,909,650	2,472,232	0
Sewer Enterprise TIF	610-910-4831		363,077	0	0	0
Stormwater Enterprise	741-910-4-4830		0	0	0	0
			6,994,050	16,434,322	10,211,021	9,562,435
Expenditures						
TIF	125-910-6911		4,300,227	3,551,596	7,152,409	6,735,845
Water Enterprise	600-910-6910		291,900	291,900	320,775	217,246
Stormwater Enterprise	741-910-6910		77,925	77,925	103,261	106,637
Sewer Enterprise	610-910-6910		245,190	169,690	97,053	22,124
Road Use	110-910-6910		488,564	468,565	340,189	345,212
Employee Benefits	112-910-6910		232,867	232,867	298,485	318,242
General Fund	001-910-6910		0	0	0	0
LOSST Fund	121-910-6910		1,357,377	1,439,529	1,898,849	1,817,129
Debt Service	200-910-6910		0	0	0	0
Debt Service-TIF	200-910-6911		0	0	0	0
Capital Projects	Various		0	302,250	0	0
Capital Projects - TIF	Various		0	9,900,000	0	0
			6,994,050	16,434,322	10,211,021	9,562,435

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.s.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving the Disposal of Surplus Equipment through Online Auction

CONTACT PERSON:
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: When moving from the old fire station to the new station, staff retained the older treadmill for the exercise room until the new equipment arrived. The new equipment has arrived and is in working order, so we request approval to advertise for sale through the online auction site the old treadmill for disposal on the online auction site.

The attached resolution deems the property as surplus and authorizes disposal in the above mentioned manner.

FUNDING SOURCE: This is a revenue item.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-127

CITY OF BONDURANT
RESOLUTION NO. 260420-127

A RESOLUTION APPROVING THE DISPOSAL OF SURPLUS EQUIPMENT THROUGH ONLINE AUCTION

WHEREAS the City previously relocated operations from the old fire station to the new fire station facility; and

WHEREAS during the transition, staff retained an existing treadmill from the former facility for temporary use in the exercise room until new equipment could be procured and installed; and

WHEREAS the new exercise equipment has since been received, installed, and is in proper working order; and

WHEREAS the previously retained treadmill is no longer needed for City operations and is considered surplus property; and

WHEREAS the City desires to dispose of surplus property in a cost-effective and transparent manner through an approved online auction platform.

NOW, THEREFORE, BE IT RESOLVED by the [City Council/Appropriate Governing Body] of the City of [Bondurant], Iowa, that:

1. The treadmill formerly used at the old fire station is hereby declared surplus property.
2. Staff are authorized and directed to advertise and sell the surplus treadmill through the City's approved online auction site.
3. The proceeds from the sale shall be handled in accordance with City policies and applicable laws.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.t.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving a Master Agreement, Work Order No. CBD001, and associated proposal with Swaelu LLC for Silo Commons Operations Planning Services in the amount of $6,250

CONTACT PERSON:
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

This agenda item is to consider approval of a Master Agreement and associated Work Order No. CBD001 between the City of Bondurant and Swaelu LLC. The purpose of the agreement is to undertake services necessary for the booking and operations of the Silo Commons amphitheater. The Master Agreement establishes the general terms and conditions governing services performed by Swaelu LLC, including scope, payment provisions, responsibilities of each party, and procedures for future work orders. It allows individual projects to be authorized through separate work orders without requiring a new contract for each service.

Work Order No. CBD001 outlines the specific services to be performed under this agreement, including delivery of project materials in PDF format, for a total cost of $6,250. Those services are:

- **Vendor Research and Recommendations**: Develop guidelines for vendor relationships. Develop Vendor Database with custom quotes and valuate vendor pricing for needed services of the 2027/28 season. Vendors will include production, sound, lighting, booking, ticketing, security, sanitation, ticketing, concessions, legal & accounting if needed. Develop RFP protocol and documentation where needed. ($3,125)

- **Production Profile for each event in the 2027 Season**: Master production document for each event including proforma, staffing, vendors, volunteer needs, implementation timeline. ($1875)

- **Contracting templates:** Provide, and or work with in-house counsel, to create industry-standard contract templates for talent, seasonal staff, volunteers and Vendors. ($1,250)

Payment terms include 50% upon commencement and the remaining balance upon delivery of the final report.

Approval of this item will authorize the City to enter into the Master Agreement and proceed with the work outlined in Work Order No. CBD001.

FUNDING SOURCE: Capital Project Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-128
2. Silo Commons Proposal
3. Master Agreement
4. Work Order No. CBD001

CITY OF BONDURANT
RESOLUTION NO. 260420-128

RESOLUTION APPROVING A MASTER AGREEMENT, WORK ORDER NO. CBD001, AND ASSOCIATED PROPOSAL WITH SWAELU LLC FOR SILO COMMONS OPERATIONS PLANNING SERVICES IN THE AMOUNT OF $6,250

WHEREAS the City of Bondurant desires to evaluate and plan for the development and operation of the Silo Commons project; and

WHEREAS Swaelu LLC has submitted a proposal to provide professional services including operations planning, programming development, marketing strategy, and partnership development for the Silo Commons project; and

WHEREAS the proposed services are organized into phases including: (1) feasibility and goal setting, (2) programming and operations planning for future event seasons, and (3) marketing, sponsorship, and membership development;

WHEREAS the parties have negotiated a Master Agreement establishing the general terms and conditions governing services performed by Swaelu LLC, including compensation, responsibilities, and procedures for future work orders;

WHEREAS, Work Order No. CBD001 has been prepared pursuant to the Master Agreement to authorize initial services and deliverables, with a total cost of $6,250 and payment terms of fifty percent (50%) upon commencement and the balance upon completion;

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

1. The Master Agreement between the City of Bondurant and Swaelu LLC is hereby approved.
2. Work Order No. CBD001 is hereby approved.
3. The Silo Commons Proposal, outlining feasibility, operations, programming, marketing, and partnership services, is hereby approved and incorporated by reference.
4. The Mayor and City Clerk are hereby authorized and directed to execute the Master Agreement, Work Order No. CBD001, and any related documents necessary to carry out the intent of this Resolution.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

swāelu entertainment

SILO COMMONS

PROPOSAL FOR SUPPORT

CONTACT US:

KATHRYN DICKEL, FOUNDER
KDICKEL@SWAELU.COM
515.707.1309
SWAELU.COM

KATIE KLUS, Communications & Events Coordinator
CITY OF BONDURANT, I0WA

Katie,
Thank you for the opportunity to submit the following proposal to you and the City of Bondurant to deliver a feasibility and operations plan for the Silo Commons Project.

We are excited about the prospect of bringing Swaelu's 26 years of entertainment production and marketing experience to creating this plan with you and the city of Bondurant. We feel confident that this collaboration will help you identify the goals for the project and guide you to a sustainable realization of those goals.

The following proposal outlines our approach to your deliverables with associated costs. I have broken down the study into "silos" and specific deliverables that will allow you customize the plan to meet your needs and budget.

Please feel free to reach out with any questions or collaborative suggestions.



Kathryn Dickel, Founder/CEO
Swaelu Entertainment
1011 64th Street
Windsor Heights, Iowa 50324
kdickel@swaelu.com | 515.707.1309

First Silo (Feasibility): Determine Goals and Access Feasibility
Deliverable Date: July 1st, 2026

Swaelu understands that the City of Bondurant would like to engage stakeholders and staff in a focused discovery process to determine the common goals the project should meet for the city and the community, thereby establishing a shared understanding of the mission and success benchmarks for the facility.

Based on those goals Swaelu will assess the most feasible route to achieve those goals with a review of assets, resources, market scope and competition.

DELIVERABLES

- Goals Determination and Mission Statement. (Includes up to 3 meetings with Stakeholders)
- Review of Project Assets against goals. Will assets support goals? Immediate site improvement recommendations if needed.
- Research estimated costs of facility operations, maintenance and per event production.

Deliverables Continued >>

- Identify revenue streams, projected revenue for each stream, and minimum average attendance to maintain feasibility.
- Suggested staffing requirements–both admin and event staff.

Cost >> $6,250
(Half at commencement, balance on delivery of Feasibility Plan)

Continue to next page.

Second Silo (Programming and Operations Plan): Establish Operations Plan for Venue for 2027 & 2028.
Deliverable Date: September 1st, 2026

DELIVERABLES

- **Vendor Research and Recommendations**- Develop guidelines for vendor relationships. Develop Vendor Database with custom quotes and valuate vendor pricing for needed services of the 2027/28 season. Vendors will include production, sound, lighting, booking, ticketing, security, sanitation, ticketing, concessions, legal & accounting if needed. Develop RFP protocol and documentation where needed. ($3,125)

- **Production Profile for each event in the 2027 Season.** Master production document for each event including proforma, staffing, vendors, volunteer needs, implementation timeline. ($1875)

Deliverables Continued >>

- **Contracting templates:** Provide, and or work with in-house counsel, to create industry-standard contract templates for talent, seasonal staff, volunteers and Vendors. ($1250)

- **Production Support Hiring**- Develop job descriptions, distribute queries and field response for 2027 Production Staff. Present recommendations to interview/hire to city staff for execution. ($3,500)

- **Programming Profile**- List of programming options optimized to goals and demographics, including music, performing arts, comedy etc. List includes external promoter options, organizational partners, booking resources. ($1875)

Continue to next page.

Swaelu will have a minimum of one weekly meeting with City team during contract period, and be available for email communications throughout the week as needed.

Aggregate Cost >> $11,625
(Half at commencement, balance on delivery of Plan.)

Continue to next page.

Third Silo: Partnership, Membership and Marketing
Deliverable Date: October 1st, 2026

DELIVERABLES

MARKETING >>

- Audit of all current marketing materials and recommended additions, changes and integrations to city communication channels.
- Marketing concept and plan for venue as a whole, event template and series template.
- Projected budget per season. ($2500)

PARTNERSHIP>>

- Evaluate and create sponsorship matrix including on-site and city wide opportunities, tiers of sponsorship, benefits, in-kind criteria and structure including volunteer program partnerships.
- Create Sponsorship proposals for distribution outlining asks and benefits.
- Compile a short list of potentials for each sponsorship tier. ($2500)

Deliverables Continued...

MEMBERSHIP PROGRAM>> Membership programs provide and reliable revenue base for your venue.

- Create individual, corporate and organizational membership programs to encourage season/series purchasing and group ticket buying. Identify perimeters, benefits and delivery. Recommend appropriate ticketing tiers and discounting. ($1250)

Aggregate Cost >> $6250
(Half at commencement, balance on delivery of Plan.)

Continue to next page.

A FEW NOTES

- Deadlines are predicated on participants availability for meetings or in delivery of needed information. Delays in either may affect deadlines.
- Should you choose to hire Swaelu to complete all silos indicated, a 20% discount will be applied.
- Swaelu will consider alternate payment schedules.
- Swaelu has the desire and resources to implement all or part of the feasibility plan when needed.

WHO WE ARE

Swaelu LLC has been operating in Des Moines Iowa since 2000. We encompass several branches that serve the entertainment industry.

Swaelu Consulting >> Strategic planning, feasibility, facility design consultation, creative programming plan, data analysis.

Swaelu Marketing >> Branding, print collateral, digital collateral, social media, media buying, merchandise, video production, sponsorship procurement & management.

Who we are (continued). . .

Swaelu Production and Booking >> Event creation, lighting, sound, grounds schematics, hospitality, talent procurement, production staffing, vendor management.

MIDWESTIX Ticketing Services >> Full scale ticketing company with nearly 30 years experience.

Please review our work at swaelu.com

HIGHLIGHTS



2013 DES MOINES ARTS FESTIVAL



CITY SOUNDS:
THE DES MOINES PUBLIC PIANO PROJECT

HIGHLIGHTS continued

We came to Swaelu to help us plan a few events for our 75th anniversary, what we got was a comprehensive vision and concrete plan for engaging people with our community for the next 75 years.

— Dlana Willits, City of Windsor Heights Mayor







"Kathryn's greatest talent is that of connector. She has the unique and invaluable ability to create a comprehensive and distinctive vision around a complex set of needs, then bringing the resources to the table to execute on that vision. Whether it be a vendor, a lead sponsor, press contact or national touring band, Kathryn gets the job done with mastery few others have in the field of marketing and events."

— Sam Carrell, Executive, Director Des Moines Water Works Park Foundation.

MASTER AGREEMENT

THIS AGREEMENT, made and entered into by and between:

Swaelu LLC
(DBA, Swaelu Entertainment)
1011 64th Street
Windsor Heights, Iowa 50324

and

City of Bondurant
200 2nd St NE, Bondurant, IA 50035
(Client)

1. **Purpose.** Client has engaged Swaelu LLC ("Contractor") to perform certain services for Client as set forth on the Work Order attached hereto. This Agreement shall serve as the master agreement governing the parties in connection with the performance of work and services by Swaelu LLC for Client and shall eliminate the necessity of a separate agreement for the work and services to be performed by Swaelu LLC for Client as set forth in each Work Order. As used herein, the term "Services" shall mean the work and services to be performed or as performed by Swaelu LLC for Client as set forth on the attached Work Order and any future Work Orders approved and accepted by Swaelu LLC and Client.

2. **Fees and Expenses.** Client agrees to pay for the Services rendered by Swaelu LLC, its employees and representatives in accordance with the fees outlined in the Work Order. Production schedules and fees assume reasonable access to Client personnel and responses to Swaelu LLC requests. All **authorized and applicable** out-of-pocket expenses incurred by Swaelu LLC, its employees or representatives, shall be billed to

and paid by Client, including travel expenses, lodging, meals, conferencing services and all taxes (including sales tax) imposed as a result of the Services rendered by Swaelu LLC as stated in the work order. All expenses will be reported to Client for authorization before they are incurred.

3. **Material Changes.** A material change is one specified by Client outside the scope of the original Work Order. A change which requires more than 1 hour of work but does not affect the entire project will be billed at $125.00 per hour. A change that requires modification to the entire project will be billed at as agreed to by the parties. Material changes may be incorporated into the work order, but only upon mutually agreed upon contract modification and associated price increase. Material changes may include but are not limited to an expedited production schedule, increased functionality, increased system data, design and content modifications, increased system traffic, higher complexity than originally specified, new areas of research or data collection/analysis and changes in printing specification or delivery methods.

4. **Payment.** Swaelu LLC shall invoice Client on a monthly basis, **unless otherwise agreed on the Work Order.** Client agrees to pay for all additional fees (out of pocket expenses, 3rd party service fees, copyright fees etc.) as outlined in the Work Order, without deduction or offset for any reason. Any invoice of Swaelu LLC not paid within thirty (30) days of receipt shall be subject to an interest charge of the lesser of 15% month per annum or the maximum amount permitted by law.

5. **Approvals.** Approval of product, in final form, shall indicate Client acceptance of all responsibility for the accuracy of all written and visual elements of the product. Swaelu LLC will allow twenty (20) business days to review and request changes to the product.

6. **Default and Opportunity to Cure.** Failure of the Contractor **or Client** to comply with a material term, condition or provision of this Contract and subsequent Work Orders shall constitute default by the Contractor **or Client**. The Contractor **or Client** shall notify the party of default in writing of the nature of the default. The Contractor **or Client** shall have thirty (30) calendar days, after such notice to correct the problem(s) that resulted in the default notice. If the default is not corrected to the satisfaction of the complainant within the specified time, the complainant may issue a notice of immediate termination and/or assess a penalty of $125 per day past the time specified in the default notice. All work done and penalties assessed prior to termination will be billed accordingly to Client at time of dissolution.

   Should the Client decide to abandon the contracted project, or move in a substantially different direction than what was contracted for without amending the work order or without default reasons, Client will be obligated to pay Swaelu LLC for the entirety of the contract at the time of notification of termination.

   Neither party shall be in default under the Contract if performance is prevented, delayed

or made impossible by an act of God or during continuance of the act of God. The delay or impossibility of performance must be beyond the control and without the fault or negligence of the parties. If delay results from the Contractor or Client's conduct, negligence or failure to perform, the Contractor **or Client** shall not be excused from compliance with the terms and obligations of the Contract. This Subsection shall not become operative until the party whose performance is delayed or made impossible notifies the other party of the occurrence and reason for the delay. The parties shall make every effort to minimize the time of nonperformance and the scope of services not being performed due to the act of God.

7. **Hold Harmless.** Client is solely responsible for the content and accuracy of source information provided to Swaelu LLC for inclusion in product. Client shall hold Swaelu LLC harmless for any errors in content provided to Swaelu LLC by the client.

8. **Personnel: Control and Supervision.** Swaelu LLC reserves the sole right to determine the personnel of Swaelu LLC designated to perform specific services for Client, and, when necessary, to subcontract those services to any person or entity it believes to be competent to perform such services. All Swaelu LLC employees, representatives, and subcontractors performing services for Client shall be subject to the direction and control of Swaelu LLC.

9. **Swaelu LLC Employee Compensation.** The obligation of Client shall only be to pay for invoiced services on a timely basis and Swaelu LLC shall be solely responsible for the payment of compensation (withholding of income taxes, social security and other employment taxes), worker's compensation, and any benefits to its employees and representatives, and any compensation to subcontractors.

10. **Ownership and Title.** A) Client represents and warrants that it has good and complete title to or full authority to utilize, whether owned directly or pursuant to license, all information, data, graphical images, forms and other items of material (Client Material) provided by Client to Swaelu LLC for the product to be developed by Swaelu LLC pursuant to the Work Order. Client shall retain all right, title and interest to all such Client

    a. Material provided by Client to Swaelu LLC and Swaelu LLC is granted hereby only a limited license for the purpose of converting such Client Material into digital form or as otherwise necessary to implement the visualization or functionality thereof pursuant to the specifications of the Work Order.

    b. Swaelu LLC represents and warrants that it has good and complete title to or full authority to utilize, whether owned directly or pursuant to license, all software, documentation and other material to be used, or developed for use, in the

performance of the services required by the Work Order, except such software as set forth in the Work Order or otherwise acquired by Client from third parties.

c. Swaelu LLC retains the rights to the project design, concepts, and content through completion of project development and receipt of full payment for services rendered. Swaelu LLC has the right to stop usage by the client of all products produced by Swaelu LLC if full payment is not received per the Work Order.

d. Swaelu LLC reserves the right to use any work done for the Client in all Swaelu LLC promotional material.

11. **Confidentiality.** Each party acknowledges and agrees that a duty is owed to the other party to maintain the confidentiality of any confidential or proprietary information provided by the other party or obtained from the other party in connection with this Agreement. Confidential or proprietary information shall include any information of either party which is not generally known or does not become known to the public, including, without limitation, any development plans, operations, techniques, methods, business plans, trade secrets, or the identity of any clients and users, or information regarding either party's business or how either party does business (collectively, Confidential Information). Confidential Information shall not include any information that (i) is generally known to the public on an unrestricted basis through no fault of the party to whom such information was disclosed; (ii) is required to be disclosed by court order; or (iii) already known to the recipient or is independently developed by the recipient. The provisions of this Paragraph 11 shall survive the termination or expiration of this Agreement.

12. **Employee Solicitation.** Client shall not, directly or indirectly, employ or offer employment to (or utilize as an independent contractor) any employee of Swaelu LLC, who performed Services pursuant to this Agreement without Swaelu's consent. Such prohibition shall be effective during the twelve (12) months following the termination of any such employee's employment with Swaelu LLC. Swaelu LLC shall not, within a like period, employ or offer employment to any employee of Client employed at the Client location where Swaelu LLC performed Services and whom Swaelu LLC became aware of in connection with its performance of Services hereunder.

13. **Warranty.** Swaelu LLC warrants that the Services will be performed in a professional manner in accordance with general industry standards. In the event of breach of the foregoing warranty, Swaelu LLC shall perform again the Services in respect of which the warranty has been breached to bring them into compliance with such warranty. Any claim for breach of the foregoing warranty must be made by written notice to Swaelu LLC within thirty (30) of completion of the project in respect of which the claim is made.

Provided, however, that no payments are due until the work is completed according to the terms of the proposal.

14. **EXCEPT AS PROVIDED IN THIS SECTION 13, ALL WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, ARISING BY LAW, CUSTOM, ORAL OR WRITTEN STATEMENTS OF SWAELU LLC, ITS AGENTS OR SUBCONTRACTORS OR OTHERWISE (INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE) ARE HEREBY SUPERSEDED, EXCLUDED, AND DISCLAIMED.**

15. **Remedy Limitations.** **Remedy Limitations.** In no event shall Swaelu LLC or its employees, subcontractors, or representatives be liable for any punitive, or special damages. Swaelu LLC and its subcontractors', employees', and representatives' liability for damages, regardless of the form of action, shall in any event be limited to $100,000. No action, regardless of form, arising out of any Services may be brought by either party more than one year after the causes of action have occurred except that an action of nonpayment for Services may be brought within two (2) years after the date of last payment or date of last Services performed, whichever shall occur last.

16. **Termination.** This Agreement may be terminated (i) by either party, with or without cause, upon thirty (30) days prior written notice to the other party or (ii) immediately upon written notice to Client in the event of the possibility of an assignment by Client for the benefit of its creditors, the inability of Client to pay its debts as they fall due, the appointment of a receiver for or any execution levied upon all or substantially of Client's business or assets, the filing of any petition for voluntary or involuntary bankruptcy or similar proceeding against Client or Client's dissolution or liquidation. In addition, this Agreement may be terminated by Swaelu LLC upon thirty (30) days written notice in the event Client fails to perform its obligation for payment of invoices pursuant to this Agreement. All work done prior to termination will be billed accordingly to the client at time of dissolution.

17. **Arbitration.** Any disputes that arise between the parties to the performance of this Agreement shall be submitted to binding arbitration by the American Arbitration Association, to be determined and resolved by said Association under its rules and procedures in effect at the time of submission and the parties hereby agree to share equally in the costs of said arbitration.

18. **Notice.** Any notices pursuant to this Agreement shall be given in writing by personal delivery or prepaid registered or certified mail addressed to the other party at the address first set forth above in this Agreement, or such other address as either party shall notify the other party by written notice given in the same manner.

19. **Independent Contractor.** In making and performing this Agreement, the parties act and shall act at all times as independent contractors, and at no time shall either party make any commitments or incur any charges or expenses for or in the name of the other party.

20. **Assignment.** This Agreement is personal to Client and neither this Agreement nor any of Client's rights or duties hereunder shall be assigned or otherwise transferred by Client without Swaelu LLC's prior, express, written consent.

21. **Governing Law.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Iowa.

22. **Amendment.** No amendment of this Agreement or waiver of any rights hereunder shall be effective unless in writing and signed by both parties. This Agreement contains the entire agreement and understanding of the subject matter hereof and merges and supersedes all prior discussions and agreements with respect thereto.

The duly authorized representative of Swaelu LLC and Client have executed this Agreement as of the date set forth below.

THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.

MASTER AGREEMENT

FOR SWAELU LLC:

SIGNED: _____ _____ _____

PRINTED: **Kathryn Dickel**

TITLE: _____**CEO**_____

DATE: _____**4/17/26**_____

FOR CLIENT: City of Bondurant

SIGNED: _____

PRINTED: _____

TITLE: _____

DATE: _____

WORKORDER / NO. CBD001

This Work Order is submitted pursuant to the Master Agreement between **Swaelu LLC** and **City of Bondurant**, Customer.

DATE: April 17, 2026

WORK TO BE PERFORMED:
Please refer to the submitted proposal for details of deliverables. Deliverables will be provided in PDF format via email.

TOTAL COST: $6,250

PAYMENT TERMS: 50% upon commencement of the project with the remainder being paid in full upon delivery of the report. Any delays not caused by Swaelu will not affect this payment schedule. Any extras will be billed at the completion of the project to be paid in full upon 30 days receipt of invoice.

Additional Work: All additional work outside the scope of the work order will require an additional work order and shall be negotiated at the time of commencement of said work.

*Swaelu shall provide product in stated file format and delivery method. Swaelu shall not be held responsible for compatibility of files on client or third party computers, servers, or other in-house systems.
**Delivery dates are based on two business-day turn-around on proof approvals and delivery of materials to be provided by client after notification from Swaelu. Any extension by the client in the turn-around/delivery time negates the completion dates stated in this work order and subjects the client to default penalties as stated in the Project Master Agreement. Completion dates are for Swaelu work only and do not include completion times with vendors the client has hired in addition to Swaelu to complete the above

projects. Should Client not provide content, approvals or any other components required for Swaelu to finish contracted work by the stated deadline in the work order, the Client will be considered in Default 30 days after receipt of notice of default. Client forgoes any claim to a refund on payments already paid to Swaelu for work completed according to the terms of the proposal.

WORKORDER NO. CBD001

FOR SWAELU LLC:

SIGNED: _____ 

PRINTED: _____**KATHRYN DICKEL**_____

TITLE: _____**CEO**_____

DATE: _____**April 17th, 2026**_____

FOR CLIENT: City of Bondurant

SIGNED: _____

PRINTED: _____ _____

TITLE: ____ _____

DATE: _____

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.u.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving a 5-year Maintenance Agreement with Iowa Department of Transportation for primary roadways through the City of Bondurant

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The attached agreement is a renewal of the maintenance agreement that we currently have with the Iowa Department of Transportation that defines the responsibilities of both the Iowa DOT and the City of Bondurant as it relates to all primary roadways that are under the jurisdiction of the Iowa DOT that run through Bondurant. This is a 5 -year agreement that also has language that if something changes for either entity that those responsibilities can be defined in a separate supplemental agreement and handled on a case by case basis.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-129
2. Bondurant 5-year Agreement

CITY OF BONDURANT
RESOLUTION NO. 260420-129

RESOLUTION APPROVING A 5-YEAR MAINTENANCE AGREEMENT WITH IOWA DEPARTMENT OF TRANSPORTATION FOR PRIMARY ROADWAYS THROUGH THE CITY OF BONDURANT

WHEREAS the maintenance agreement defines the responsibilities of both the Iowa DOT and the City; AND

WHEREAS City Staff have reviewed the agreement and found it to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 5-Year Maintenance agreement, effective July 1, 2026 – June 30, 2031, with Iowa Department of Transportation is hereby approved.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

Form 810034wd
Mod

Agreement for Maintenance and Repair of Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Bondurant, Polk County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

I. The Department shall maintain and repair:
   - A. Freeways (functionally classified and constructed)
     1. Maintain highway features including ramps and repairs to bridges.
     2. Provide bridge inspection.
     3. Highway lighting.
   - B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)
     1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
     2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
     3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
     4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
     5. Vehicular Bridges: Structural maintenance and painting as necessary.
     6. Provide bridge inspection.
   - C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)
     1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.
   - D. City Streets Crossing Freeway Rights of Way (See II.C)
     1. Roadsides within the limits of the freeway fence.
     2. Surface drainage of right of way.
     3. Traffic signs and pavement markings required for freeway operation.
     4. Guardrail at piers and bridge approaches.
     5. Bridges including deck repair, structural repair, berm slope protection and painting.
     6. Pavement expansion relief joints and leveling of bridge approach panels.

II. The Municipality shall maintain and repair:
   - A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)
     1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
     2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
     3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.
5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
6. Clean, sweep and wash streets when considered necessary by the Municipality.
7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.

B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)
1. Maintain and repair highway facilities due to utility construction and maintenance.
2. Removal of trees as necessary and the trimming of tree branches as necessary.
3. Maintain sidewalks.

C. City Streets Crossing Freeway Rights of Way (See I.D)
1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
2. Mark traffic lanes on the cross street.
3. Remove snow on the cross street, including bridges over the freeway.
4. Clean and sweep bridge decks on streets crossing over freeway.
5. Maintain all roadside areas outside the freeway fence.
6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:

A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."

B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.

C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.

D. To comply with the current Utility Accommodation Policy of the Department.

E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.

IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.

V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.

VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.

VII. This Agreement shall be in effect for a five-year period from July 1, **2026** to June 30, **2031**

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

Bondurant

MUNICIPALITY

By_____

Date_____

IOWA DEPARTMENT OF TRANSPORTATION

By_____
District Engineer

Date_____

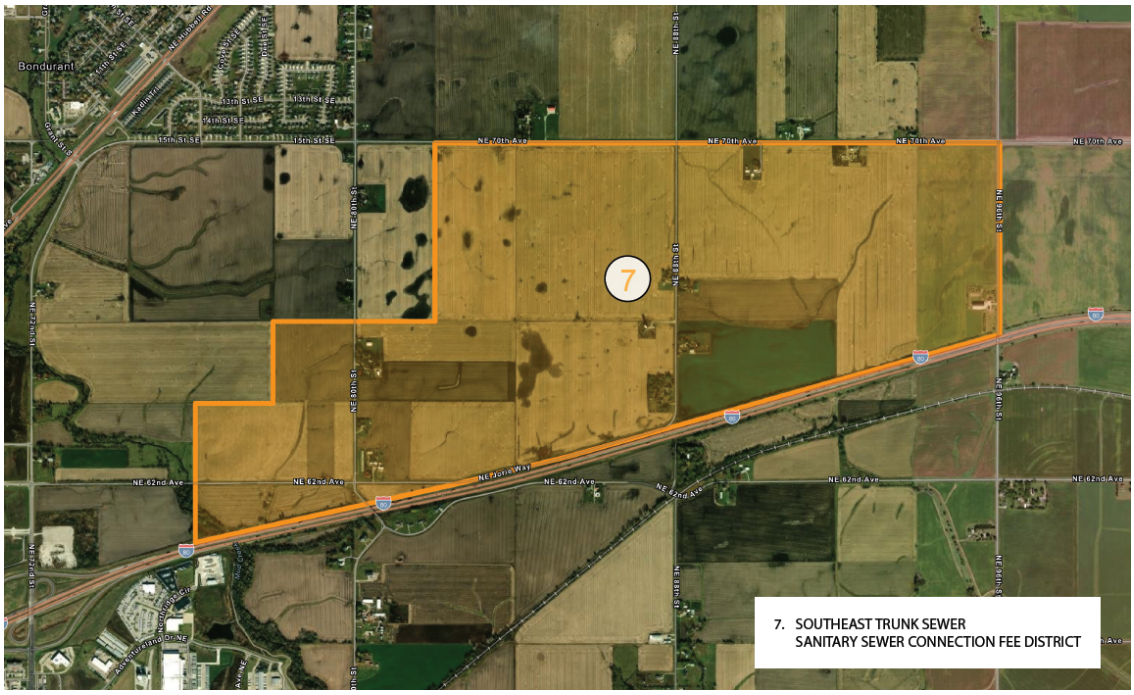
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.a.
For Meeting of 4/20/2026
Public Hearing

TITLE: Public hearing to consider an ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts

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

BRIEF HISTORY & ANALYSIS: Now is the time and place to consider adoption of the SE Trunk Sewer Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this sanitary sewer connection fee district area.



The purpose of establishing this sanitary sewer connection fee district is so that the City can recover costs that will be incurred as a result of constructing sanitary sewer improvements within the proposed connection fee district area. The estimate of cost

includes the construction of the recently awarded contract to extend the Southeast Trunk Sewer to Pleasant Street SE and the extension of the trunk sewer easterly to Eisenhower Drive SE. The estimate of cost also includes the lift station located in the Timmons East Industrial Park area and the force main extending westerly to connect to the gravity sewer.

The proposed per acre connection fee within the district will be $2,900 per acre. This per acre fee was calculated as follows: estimated construction cost of $3,555,975 for the sanitary sewer improvements within the connection fee district area / 1,226 acres within the proposed connection fee district area = $2,900 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper prior to the public hearing. The City will mail notices to all property owners within the district on March 17, 2026. The notices being mailed will explain the Connection Fee District fees are only applicable if and when a property owner physically connects to the sanitary sewer system of the Sewer Connection Fee District.

FUNDING SOURCE: This is a sewer capital fund revenue.

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.b.
For Meeting of 4/20/2026
Public Hearing

TITLE: Public Hearing for FY27 City of Bondurant Budget

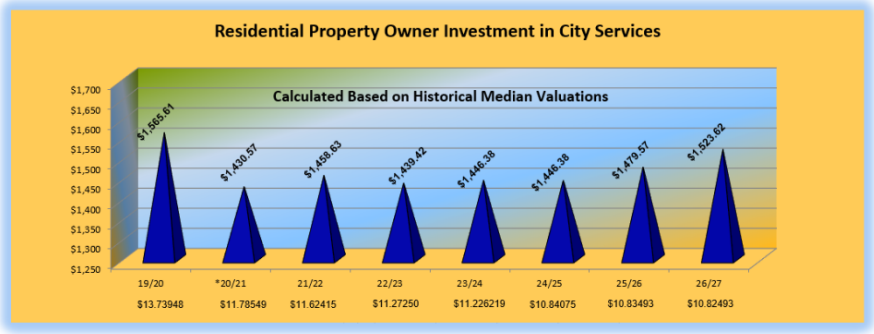
CONTACT PERSON:
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Now is the time and place for a public hearing on the City of Bondurant FY27 budget before the final certification date. The attached resolution sets the hearing date for April 20, 2026, at 6:00 p.m. and indicates that the proposed levy rate is $10.82493, one cent less than last year's rate of $10.83493. (Please note that the public hearing was originally anticipated to be April 6; but needed to be rescheduled for April 20, 2026.) The reduction is possible through continued collection of the voter-approved Local Option Sales and Services Tax and valuation growth throughout the community. The rollback rate established by the State of Iowa decreased this year. Combining the rate reduction with the increased portion of a residential property that is taxable, this means that a property owner with a home assessed at the median valuation, which increased by 9.785, will make an additional investment in city services of approximately $3.67 per month (or $44.05 annually) this year rather than last year.

Below is a chart and graph showing the investment a residential property owner with a median valued property makes in city services, both historically and prospectively with the proposed levy rate. Between FY20 and FY27, the Consumer Price Index (CPI) for the Midwest region increased by approximately 27.90%. At the same time, the calculated investment in city services has declined by 2.68%, due to Bondurant's elected leadership's actions to pursue economic development and organizational efficiencies.

Multi-Year Overview
Calculated City Services Investment Based on Annual Median Residential Valuation

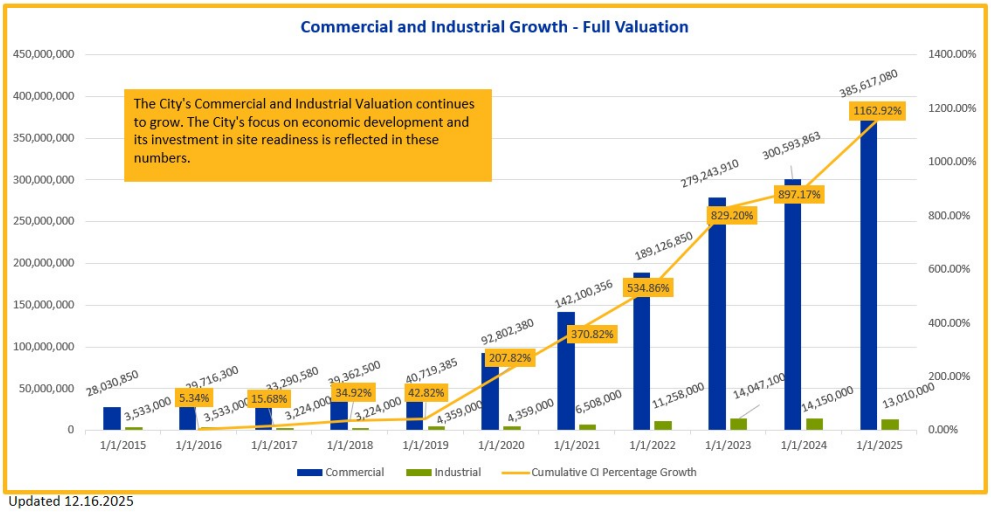
Year	19/20	*20/21	21/22	22/23	23/24	24/25	25/26	26/27	% Change
Median Assessed Value (as of January 1 year prior prior to start of the FY)	$200,200	$220,400	$222,450	$235,900	$235,000	$287,900	$287,900	$316,050	57.87%
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010	46.34280	47.43160	44.53450	
Taxable Value	$113,950	$121,384	$125,483	$127,693	$128,428	$133,421	$136,556	$140,751	
Tax Rate per $1000	$13.73948	$11.78549	$11.62415	$11.27250	$11.26219	$10.84075	$10.83493	$10.82493	-21.21%
Midwest Region Consumer Price Index	2.90%	1.40%	1.30%	5.70%	8.10%	3.20%	2.50%	2.80%	27.90%
Calculated City Service Investment	$1,565.61	$1,430.57	$1,458.63	$1,439.42	$1,446.38	$1,446.38	$1,479.57	$1,523.62	-2.68%



2025 was a reassessment year and, based on market rates, assessments rose an average of 9.9-10% in Polk County and the median valued home in Bondurant rose by approximately 9.1%, from $289,700 to $316,050. Under the current property tax system, there is an ***assessment limitation*** provision, which is often referred to as the ***rollback***. This means that the assessed valuation of the property is rolled back by a certain percentage to create the taxable value of a property. This year the residential rollback is 44.5345%, which is 2.8971% less than last year's rate of 47.43160%, meaning the percentage of assessed valuation of a residential property that is taxable has decreased. The purpose of the assessment limitation is to regulate taxable valuations when assessed valuations experience larger adjustments.

Considering these factors, under the proposed levy rate, a homeowner with a median-priced home in Bondurant will invest a total of $1,523.62 in City services, which is $3.67 more per month in City services next year than the current year. For approximately $126.97 per month, the citizens and visitors of Bondurant receive 24-hour law enforcement, fire protection, emergency medical services, recreational facilities and parks programming, library services, streetlights, road repair and reconstruction, capital projects which expand and upgrade the infrastructure they use every day, and a host of other services and protections. Below is a chart showing a multi-year overview of what an individual homeowner has invested in City services. As the chart indicates, while the median assessed valuation of the property has risen by nearly 58%, the investment in City services has decreased by 2.68% and the levy rate has been reduced by more than 21%. At the same time, the Midwest Consumer Price Index has risen 27.90%. **If City service investment had risen at the same rate as the Midwest CPI, today, the investment would be $2,002.42 instead of $1,523.62.**

Below is a graph showing the City's Commercial and Industrial Growth over the last nine years. This growth has enabled the City to pursue quality of life projects while lowering the levy rate.



Updated 12.16.2025

Operating investments align with available revenues through the lens of the City Council's strategic plans, financial policies, and legislative directives. The investment the City makes in projects and services for the community for FY26 year-end is estimated to be $70,152,691 and projected investments including transfers for FY27 are $80,277,926. Capital projects continue to be a significant driver of the budget. The total for the City's five-year Capital Improvement Plan (FY27-FY31) is $131,098,590. Capital Projects are $29,570,759 or 42.15% of the year-end estimate and $28,676,578 or 35.72% of the proposed budget. Excluding transfers, capital project investment climbs to 40.93% for FY27 and 55.05% for FY26.
Revenues are proposed to be $67,168,811 for next year and estimated at $45,387,679 for year-end. The difference between revenues and investments is funded through existing fund balances, pulled through from multi-year capital projects. Please note that overall revenues are below overall investments. That is due to the planned draw-down of existing fund balances, predominantly for capital projects and purchases. This is NOT representative of any structural deficiency.

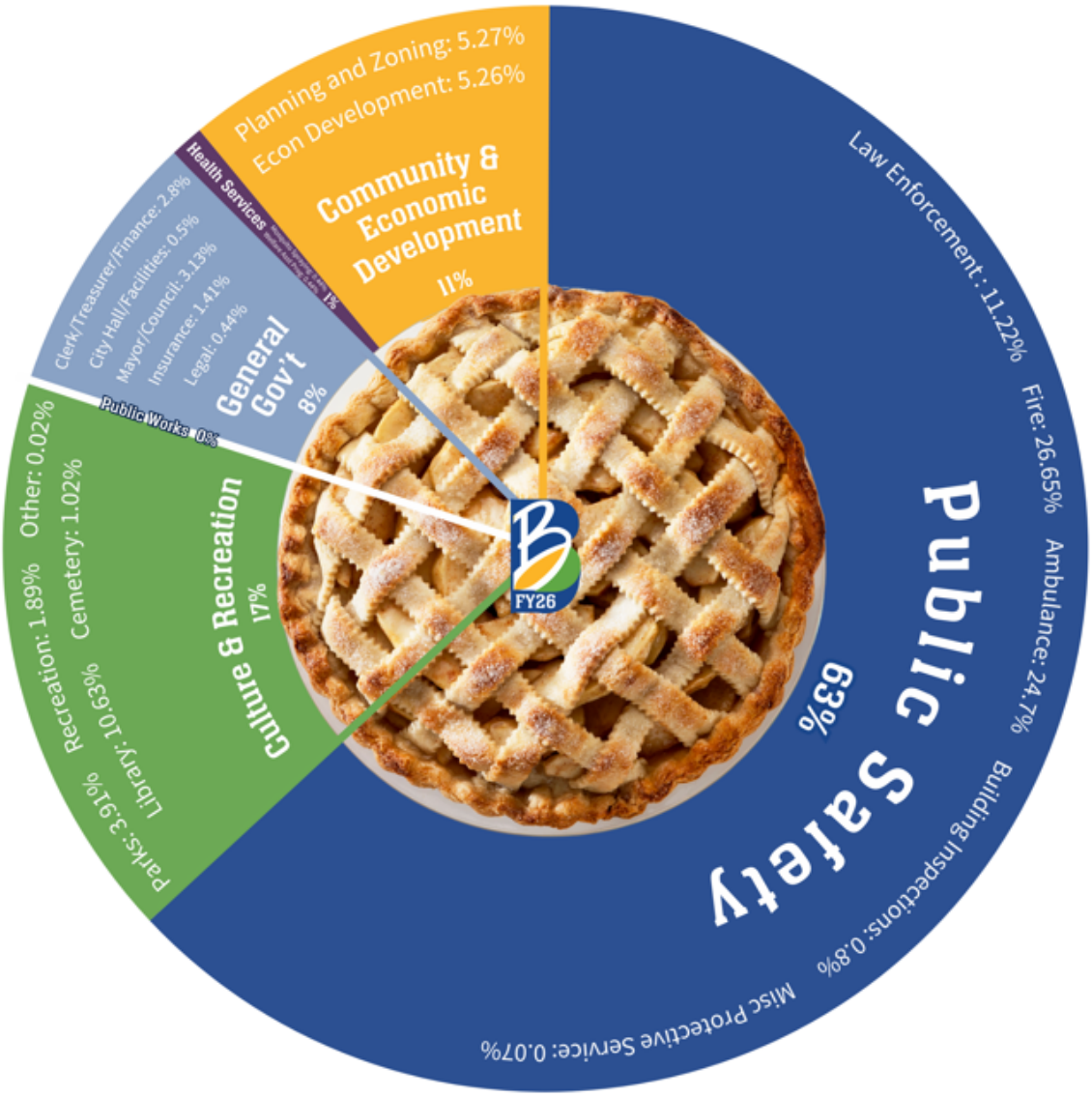
The City's budget includes funding for multiple capital initiatives, as well as the daily operations of a full-service, local government. Capital projects are supported by several different funding sources, including grants, bonds, charges for services (which arise from payments to connect to the community's water/sewer systems), and direct transfers from other operating funds, such as Road Use Tax or Local Option Sales and Services Tax. Bonds are repaid using the property tax debt service levy, Tax Increment Financing, Charges for Service (for utility projects), and transfers from other funds such as utility funds, Road Use Taxes, and the Local Option Sales and Services Tax (LOSST). Bondurant voters approved LOSST in August 2019, and it has been an essential source to fund capital projects and reduce the property tax levy.

As mentioned in the public hearing on the proposed levy, State legislative action has significantly damaged city resources in recent years. Staff do not recommend lowering the levy any further because of future uncertainty and because a piece of the levy is automatically lowered by State code each year when certain growth triggers are

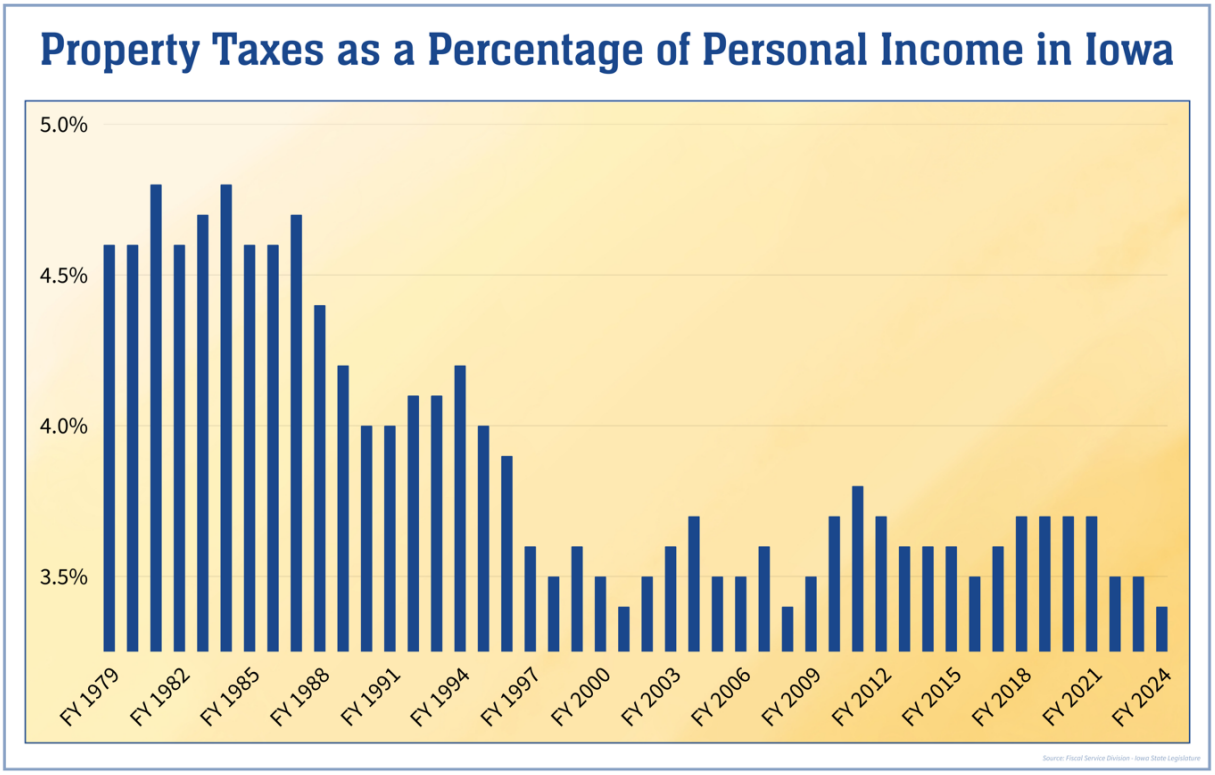
exceeded.

The average levy rate for the metropolitan area is anticipated to be $12.20048, or $1.37555 more than the $10.82493 proposed rate for Bondurant. The goal is to continue rate reduction; however, the passage of recent state legislation (SF181) combined with the need to staff up emergency services makes that more challenging.

Below is a pie chart showing the net general fund investment (the fund that relies most heavily on property taxes) in each of the investment categories.



Below is a chart with information from the Iowa State Legislature's Fiscal Services Bureau showing property taxes as a percentage of personal income. They are at an all-time low.



Recent Accomplishments

Throughout the past fiscal year and to date, in the current fiscal year to date, the City has continued to achieve goals established and prioritized by the City Council. Accomplishments include:

- Finalized a development agreement with another major employer who is making a long-term investment in Bondurant, beginning with a $102.65 million investment that will bring 300+ jobs to Bondurant, slated to open in 2027;
- Dedicated the Bondurant Emergency Services Facility, fully transitioning from a mixed (full-time augmented with paid per call) to a full-time/part-time department;
- Broke ground on The Station Project, reusing the former facility to become a recreational programming/civic use space, targeted for opening in June 2026;
- Dedicated water tower, including public art and lighting that markets Bondurant to the 40,000+ vehicles traveling daily on nearby Interstate 80;
- The City Council lowered the property tax rate for the 19th year in a row (A home of median valuation in Bondurant is actually paying less in property taxes to all taxing entities today than they were in 2020, even though the assessed home value has risen by nearly 58% and the Consumer Price Index has risen by 27.90%.);
- Opened Bondurant's first splash pad;
- Finalized construction of an all-inclusive playground;
- Completed three additional Certified Sites for Economic Development;

- Completed a special census, adding 2,028 citizens for a new official population of 9,393;
- Constructed major infrastructure upgrade to 2nd Street NE (near Myers1 Certified Site) and signalization of Highway 65/2nd Street (project is substantially complete with final completion in spring 2026);
- Constructed two additional parking lots downtown;
- Finalized upgrade to 2nd/64th intersection;
- Substantially completed basketball court and pickleball court at Wolf Creek;
- Created Pleasantview Park plan;
- Secured grant funding to invest in public art, including:
    - Puddle Pavilion in Eagle Park;
    - Mural designed and painted in the City Park south parking lot by local artists Chris Vance, Andrew Golightly, and students from the Bondurant-Farrar Community School District;
    - The Garden Project at Lake Petocka, a kayak launch and fishing dock project that is functional art and is under construction;
    - Moving Curiously Sculpture, currently in production and slated for installation at the entrance to The Grain District;
    - Silo Commons mural, for which the artist group has been recently selected;
- Spearheaded Silo Commons concept, securing a Prairie Meadows Legacy Grant, a Destination Iowa Grant, a MidAmerican Foundation Grant, and a Polk County Community Development Grant, as well as contributions from the Bondurant Community Foundation and multiple other private donors;
- Broke ground on The Grain District Downtown Redevelopment Plan and initiated construction of public infrastructure improvements, including additional parking in downtown;
- Launched capital project to bring street to new school and ultimately to create another north-south transportation corridor, planning jointly with Bondurant-Farrar Community Schools;
- Constructed a business incubation pad adjacent to downtown parking and leased the pad to a small business;
- Initiated Grant Street South corridor study and joint infrastructure committee with Bondurant-Farrar Community School;
- Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
- Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);
- Opened Park Side Trail Connection;
- Closed on land purchase for the new water treatment facility, completed pilot project, and initiated construction of wells to ensure sustainable water access, reliability, and quality for current and future residents;
- Secured funding for a Planning and Environmental Linkages Study for a future interstate interchange, collaborating with a neighboring community;
- Forged new Bondurant Emergency Services Department staffing model transitioning Bondurant into a full-time fire/EMS department;

- Advanced the implementation of the Comprehensive Stormwater Master Plan with improvements at 13th/Lincoln and north of Midwest Underground;
- Secured a total of $2,901,175 in outside funding to assist with City projects and programs in Fiscal Year 2025 and $1,372,608 to date in Fiscal Year 2026 with an additional estimated grant funding of $12 million for year-end FY2026; and
- Earned multiple awards for innovative programs and transparency, including:
    - FY26, FY25, FY24, FY23, and FY22 GFOA Distinguished Budget Presentation Award;
    - 2023, 2024, and 2025 Bondurant Chamber of Commerce Organization of the Year Award - Bondurant Community Library; and
    - 2025 American Planning Association – National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan;
    - 2025 Governor's Art Champion Award;
    - 2025 IaCMA Program of the Year Award – Public Art Program;
    - 3CMA Award of Excellence – Art, Culture, & Wayfinding Master Plan Promotional Item;
    - Iowa League of Cities Rhonda Wood Smith Award for Shelby Hagan;
    - 2025 American Planning Association – Iowa Chapter Awards for:
        - Daniel Burnham Award for Comprehensive Plan;
        - Best Practice Award for the Art, Culture, and Wayfinding Plan;
        - Urban Design Award for the Silo Commons Concept Plan; and
        - Implementation Award for City Park Master Plan;
    - 2025 International City/County Management Association Program Excellence Awards for:
        - Community Equity and Inclusion for BInclusive Efforts (City Park inclusive playground, accessible improvements in the Station, etc. accommodating all abilities and sensory needs; and
        - Community Health and Safety for Bsafe Programming (Safety Village, Home Alone Awareness, Babysitting Basics, etc.);
    - 2026 1,000 Friends of Iowa Best Development Award (Civic) for the Bondurant Emergency Services Facility; and
    - 2026 Keep Iowa Beautiful Robert D. Ray Community Award for Excellence.

FUNDING SOURCE: The addresses all aspects of the City's budget.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. full FY27 budget public hearing notice

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: BONDURANT

The City Council will conduct a public hearing on the proposed Budget at: 200 2nd St NE, Bondurant IA 50035 Meeting Date: 4/20/2026 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-budget-appeals.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property 10.82493

The estimated tax levy rate per $1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 630-2418

City Clerk/Finance Officer's NAME
Jené N Jess

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	6,305,026	5,557,142	5,722,503
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	6,305,026	5,557,142	5,722,503
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	7,152,409	3,552,593	3,247,621
Other City Taxes	6	1,624,088	1,648,100	1,532,487
Licenses & Permits	7	276,420	334,774	305,465
Use of Money and Property	8	497,475	1,796,190	1,570,533
Intergovernmental	9	16,905,777	8,340,552	1,998,660
Charges for Fees & Service	10	6,542,173	6,083,938	5,568,793
Special Assessments	11	0	0	0
Miscellaneous	12	66,470	355,971	660,401
Other Financing Sources	13	17,587,952	1,284,097	47,474,666
Transfers In	14	10,211,021	16,434,322	7,433,719
Total Revenues and Other Sources	15	67,168,811	45,387,679	75,514,848
Expenditures & Other Financing Uses				
Public Safety	16	4,985,694	4,147,572	3,189,497
Public Works	17	2,165,312	1,939,069	1,543,143
Health and Social Services	18	49,625	49,355	39,786
Culture and Recreation	19	1,580,467	1,350,582	1,230,818
Community and Economic Development	20	1,698,898	1,033,135	804,969
General Government	21	1,027,068	750,398	775,950
Debt Service	22	6,891,943	7,075,103	4,148,782
Capital Projects	23	28,676,578	29,570,759	22,737,135
Total Government Activities Expenditures	24	47,075,585	45,915,973	34,470,080
Business Type / Enterprises	25	22,991,320	7,802,396	4,097,768
Total ALL Expenditures	26	70,066,905	53,718,369	38,567,848
Transfers Out	27	10,211,021	16,434,322	7,433,719
Total ALL Expenditures/Transfers Out	28	80,277,926	70,152,691	46,001,567
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-13,109,115	-24,765,012	29,513,281
Beginning Fund Balance July 1	30	42,068,936	66,833,948	37,320,667
Ending Fund Balance June 30	31	28,959,821	42,068,936	66,833,948

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution Adopting the Annual Budget for the Fiscal Year Ending June 30, 2027, and Certifying the Proposed Tax Levy Rate

CONTACT PERSON:
Jene Jess, Assistant City Administrator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

The proposed resolution adopts the City of Bondurant's Fiscal Year 2027 budget and certifies the property tax levy rate as required by State law. It approves the City's investment plan for the upcoming Fiscal Year, that begins July 1, 2026, and ends June 30, 2027. It also approves the transfers as detailed in the attached spreadsheet. Finally, the resolution adopts the City's Capital Improvement Plan.

The FY27 budget continues the City's focus on maintaining strong core services, particularly in public safety and public works, while supporting strategic capital investment and long-term growth.

The proposed FY27 property tax levy rate is $10.82493 per $1,000 of taxable valuation, which represents a decrease from the FY26 levy rate of $10.83493. This continues the City's long-standing commitment to reducing the tax burden on residents. Since FY2000, the City has reduced its levy rate from $14.87963 to $10.82493, reflecting sustained financial stewardship, growth in valuation, and strategic investment in the community.

The budget document includes:

- General Fund investment priorities
- Organizational structure and staffing summary
- Department and fund relationships
- Capital Improvement Plan and multi-year capital projects

State law requires cities to adopt an annual budget and certify a property tax levy following a public hearing process. The City has completed all required steps, including the proposed tax levy hearing and budget hearing.

The FY27 budget reflects continued alignment with the City's long-term financial planning strategies, including maintaining service levels, investing in infrastructure, and supporting economic development.

FUNDING SOURCE:

The adopted budget establishes the City's revenue and expenditure plan for FY27 and sets the certified tax levy rate at $10.82493.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-130
2. Full Budget Book

CITY OF BONDURANT
RESOLUTION NO. 260420-130

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2027, AND CERTIFYING THE PROPOSED TAX LEVY RATE

WHEREAS State law requires the adoption of the annual budget for the fiscal year July 1, 2026, to June 30, 2027, and all conditions precedent required by State law, including public hearing requirements, have been fulfilled; and

WHEREAS the City of Bondurant has complied with State law requirements regarding the proposed property tax levy and annual budget public hearing process; and

WHEREAS the FY27 budget reflects the City's continued commitment to enhancing strong core services, with a primary focus on public safety and public works; and

WHEREAS the FY27 budget includes an overview of General Fund investment, with the majority of resources dedicated to public safety, followed by culture and recreation, community and economic development, general government, and health and social services; and

WHEREAS the budget includes an organizational structure, authorized positions by department summary, and department and fund relationships to support effective service delivery; and

WHEREAS the budget includes a Capital Improvement Plan outlining the City's capital budgeting process, project prioritization, and planned investments in infrastructure, facilities, equipment, and community development projects; and

WHEREAS capital projects included in the FY27 budget consist of transportation improvements, public safety facilities, parks and recreation investments, economic development infrastructure, utility infrastructure, and capital equipment replacements; and

WHEREAS the proposed FY27 property tax levy rate is $10.82493 per $1,000 of taxable valuation, a decrease from the FY26 levy rate of $10.83493, continuing the City's long-standing commitment to reducing the tax burden on residents; and
WHEREAS the City of Bondurant has demonstrated a consistent trend of lowering its tax levy over time, decreasing from $14.87963 in FY2000 to $10.82493 in FY2027, reflecting over two decades of strategic financial management, economic growth, and investment in the tax base;

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

1. The annual budget for the fiscal year ending June 30, 2027, as set forth in the attached Budget Summary Certificate and in the detailed budget in support

thereof, showing the revenue estimates and appropriation expenditures and allocations to programs and activities for said fiscal year, is hereby adopted, and the City Administrator, Finance Director, and City Clerk are directed to make the filings required by law and to establish such accounts in accordance with the summary and details, as adopted; and

2. The FY26 budget year-end re-estimated expenditures and re-estimated revenues; and
3. The transfers included in both the FY26 re-estimated information and the FY27 budget information, including the sources, amounts, and purposes; and
4. The organizational chart and authorized positions by department summary; and
5. The Capital Improvement Plan for FY27 and the multi-year capital project information included in support thereof.

Passed this 20th day of April 2026,

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				
Lyman				
McKenzie				
Sillanpaa				

FY 26 Year-end, FY27 Budgeted Transfers, and FY28 Projected Transfers

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	0		66,532	66,532	Liability Insurance for new water plant
Water Enterprise	600-910-6910	Debt Service	200-910-4-4830	135,610	135,610	132,190	128,590	Pay 2014A GO Bond-Purchase water capacity
Water Enterprise	600-910-6910	The Grain District	337-910-4-4830	86,600	86,600	50,000	0	water infrastructure capital projects
Water Enterprise	600-910-6910	Streets Arterial	325-910-4-4830	50,000	50,000	50,000	0	to support Wtr portion of new streets for school
Sewer Enterprise	610-910-6910	Streets Arterial	325-910-4-4830	100,000	100,000	25,000	0	sewer portion of streets project
Sewer Enterprise	610-910-6910	The Grain District	337-910-4-4830	125,500	50,000	50,000	0	Sewer portion of public infrastructure improvements
Sewer Enterprise	610-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Stormwater Enterprise	741-910-6910	General Fund	001-910-4-4830	5,925	5,925	6,261	6,637	Liability Insurance (3.3% of total)
Stormwater Enterprise	741-910-6910	Streets Arterial	325-910-4-4830	47,000	47,000	47,000	100,000	stormwater portion of streets project
Stormwater Enterprise	741-910-6910	The Grain District	337-910-4-4830	25,000	25,000	50,000	0	Stormwater portion of improvements
TIF	125-910-6911	Debt Service	200-910-4-4831	114,155	114,155	115,155	112,005	Pay 2018 TIF debt - 2018A
TIF	125-910-6911	Debt Service	200-910-4-4831	148,908	148,908			Pay 2017 TIF debt (fully paid in FY26)
TIF	125-910-6911	Debt Service	200-910-4-4831	681,500	681,500	674,900	662,700	2020B bond costs
TIF	125-910-6911	Debt Service	200-910-4-4831	501,900	501,900	500,500	503,800	2021A Project Omega (FY25 includes $145,300 for past interest & admin fee)
TIF	125-910-6911	Debt Service	200-910-4-4831	501,700	501,700	564,900	780,300	2022A
	125-910-6911	Debt Service	200-910-4-4831	903,150	903,150	1,148,900	1,146,400	2023B TIF/GO BONDS
	125-910-6911	Debt Service	200-910-4-4831	0		328,020	1,837,700	2025B GO Annual Appropriation Urban Renewal TIF CORP PURP
TIF	125-910-6911	Sewer Enterprise	610-910-4-4830	363,077	0	0	0	To repay temporary loan for Grain District purchase
TIF	125-910-6911	Employee Benefits	112-910-4-4830	106,097	106,097	0	0	to cover benefits associated with salaries related to ED
TIF	125-910-6911	General Fund	001-910-4-4831					FY25 to reimburse for Washington St transfer from GF in FY24
TIF	125-910-6911	General Fund	001-910-4-4831			513,038	513,038	Reimburse for Commerce Crossings Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831			129,902	129,902	Reimburse for RMS Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831					Grain District Project (mowed to GD in FY25)
TIF	125-910-6911	General Fund	001-910-4-4831	2,770	2,770			Chichaqua Valley Trail work
TIF	125-910-6911	General Fund	001-910-4-4831	13,100	13,100			Downtown expenses and Downtown Landscaping
TIF	125-910-6911	General Fund	001-910-4-4831	123,600	123,600			Exemplar Care Development Agreement
TIF	125-910-6911	General Fund	001-910-4-4831	29,498	29,498		300,000	Certified Site Work
TIF	125-910-6911	General Fund	001-910-4-4831	377,347	377,347	0	300,000	True up from past certified expenses that were not previously reimbursed
TIF	125-910-6911	General Fund	001-910-4-4831	391,531	5,977	704,862	450,000	Economic Development costs
TIF	125-910-6911	General Fund	001-910-4-4831	32,244	32,244			reimburse GF for transfer to City Hall fund for solar panels
TIF	125-910-6911	Park Improvements	335-910-4-4831					Park Side Trail Connection TIF reimbursement
TIF	125-910-6911	SE Industrial Infrastructure Project	357-910-4-4831			1,733,749		SE Industrial Infrastructure project
TIF	125-910-6911	The Grain District	337-910-4-4831			730,864		Grain District - infrastructure
TIF	125-910-6911	TIF Downtown Parking	343-910-4-4831	9,650	9,650	7,619		Support downtown parking projects/downtown projects
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	66,501	66,502	0	0	2011 Bond debt service (ends after FY26)
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	65,743	65,743	65,183	66,897	2018A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,104	157,104	152,062	154,384	2020A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,464	157,464	90,195	90,157	2023A Debt Service
Road Use Tax	110-910-6910	Employee Benefits	112-910-4-4830	3,770	3,770	5,672	5,672	Workers Compensation (9%)
Road Use Tax	110-910-6910	General Fund	001-910-4-4830	17,982	17,982	17,077	18,101	Liability Insurance (9% of total)
Road Use Tax	110-910-6910	Tree Fund	172-910-4-4830	20,000	0	10,000	10,000	Street trees
TIF-Central District Improvements	355-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		6,150,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Central District Improvements	355-910-6911	TIF-Civic Campus	306-910-4-4831		350,000			Transfer TIF bond proceeds to cover shortfall in BES fund
TIF-Bridge/Intersection	347-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		2,700,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Certified Site	356-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		700,000			Transfer excess capital funds to SE Industrial fund for priority project

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Trail to Chichaqua (East)	329-910-6910	The Grant District	337-910-4-4831		125,000			to reallocate grant frunds from FY25 into the correct fund
Grant St S/Commuter Loop	327-910-6910	SE Industrial Infrastructure	357-910-4-4830		177,250			
Employee Benefits	112-910-6910	General Fund	001-910-4-4830	230,867	230,867	296,485	316,242	compensate for benefs of Police Contract
Employee Benefits	112-910-6910	Self Insurance/Flex Fund	820-910-4-4830	2,000	2,000	2,000	2,000	Admin fees for Flex Spending plan
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	229,575	229,575	0	224,225	to Employee Benefits fund to offset levy for Library bond debt service
LOSST Fund	121-910-6910	Stormwater Enterprise	741-910-4-4830				0	to support ditch cleanout (Eshelman property)
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			229,775	0	to DB for Library bond debt service
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			110,512	0	to DB for 2025A
LOSST Fund	121-910-6910	City Hall Capital Project	346-910-4-4830		27,152		0	close out fund
LOSST Fund	121-910-6910	The Grain District Capital Project	337-910-4-4830		5,000			for land acquisition; for Silo Commons in FY26YE
LOSST Fund	121-910-6910	Library Capital Project	351-910-4-4830	75,000	85,000			FY22 for solar project; FY23 close out fund
LOSST Fund	121-910-6910	BRSC Capital Project	324-910-4-4830					BRSC Parking Lot
LOSST Fund	121-910-6910	The Station Capital Project	330-910-4-4830		5,000			
LOSST Fund	121-910-6910	Park Improvement Fund	335-910-4-4830			100,000	0	FY23 - $151,500 for Eagle Park; FY24 BRSC Parking; and $100K Fishing Pier in FY25; Splash Pad in FY26YE; Equipment in FY27
LOSST Fund	121-910-6910	16th Street NE Grant to Hubbell	344-910-4-4830		35,000			to cover shortfall in capital fund
LOSST Fund	121-910-6910	Main Street Stormwater	338-910-4-4830					to clear fund balance
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	1,052,802	1,052,802	1,458,562	1,592,904	to buy down levy rate
			TOTALS	6,994,050	16,434,322	10,211,021	9,562,434	

			FY26	FY26YE	FY27	FY28
Revenues						
General Fund - General	001-910-4-4830		294,154	294,154	430,461	451,760
General Fund - TIF	001-910-4-4831		970,090	584,536	1,347,802	1,692,940
Employee Benefits - General	112-910-4-4830		1,286,147	1,286,147	1,464,234	1,822,801
Employee Benefits - TIF	112-910-4-4831		106,097	106,097	0	0
Tree Fund	172-910-4-4830		20,000	0	10,000	10,000
Self-funded Insurance	820-910-4-4830		2,000	2,000	2,000	2,000
Debt Service - General	200-910-4-4830		582,422	582,423	779,917	440,029
Debt Service - TIF	200-910-4-4831		2,851,313	2,851,313	3,332,375	5,042,905
Capital Projects - General	Various		509,100	818,002	372,000	100,000
Capital Projects - TIF	Various		9,650	9,909,650	2,472,232	0
Sewer Enterprise TIF	610-910-4831		363,077	0	0	0
Stormwater Enterprise	741-910-4-4830		0	0	0	0
			6,994,050	16,434,322	10,211,021	9,562,435
Expenditures						
TIF	125-910-6911		4,300,227	3,551,596	7,152,409	6,735,845
Water Enterprise	600-910-6910		291,900	291,900	320,775	217,246
Stormwater Enterprise	741-910-6910		77,925	77,925	103,261	106,637
Sewer Enterprise	610-910-6910		245,190	169,690	97,053	22,124
Road Use	110-910-6910		488,564	468,565	340,189	345,212
Employee Benefits	112-910-6910		232,867	232,867	298,485	318,242
General Fund	001-910-6910		0	0	0	0
LOSST Fund	121-910-6910		1,357,377	1,439,529	1,898,849	1,817,129
Debt Service	200-910-6910		0	0	0	0
Debt Service-TIF	200-910-6911		0	0	0	0
Capital Projects	Various		0	302,250	0	0
Capital Projects - TIF	Various		0	9,900,000	0	0
			6,994,050	16,434,322	10,211,021	9,562,435



City of Bondurant FY27 Budget

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GFOA Award

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Bondurant
Iowa

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrill

Executive Director

Reader's Guide

Purpose of This Document
This budget presents the City of Bondurant's financial plan for Fiscal Year 2026–2027, with a projected view of Fiscal Year 2027–2028 and a five-year Capital Improvement Plan. It outlines how resources are allocated to support City services, infrastructure, and strategic priorities for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

How to Use This Document
The budget is organized into sections to help readers understand the City's financial plan and locate information efficiently:

- Introduction and Transmittal Letter provide context, major initiatives, and financial direction
- Executive Summary and Strategic Plan highlight priorities, major projects, and alignment with City goals
- Financial Summaries provide revenue, expenditure, and fund-level overviews
- Department Sections include detailed service levels, staffing, and expenditures
- Capital Improvement Plan outlines one-year and multi-year infrastructure investments
- Debt Service and Appendix provide additional financial detail and supporting information

Budget Basis and Structure
The City prepares its budget on a cash basis of accounting, focusing on expected cash receipts and disbursements. Expenditures cannot exceed appropriated amounts, and amendments are required for unforeseen circumstances.

The budget includes multiple fund types:

- General Fund supports core services such as public safety, parks, and administration
- Special Revenue Funds account for restricted revenues such as Road Use Tax and Local Option Sales Tax
- Debt Service Fund accounts for repayment of long-term debt
- Capital Projects Funds support infrastructure and major capital investments
- Enterprise Funds include utilities such as water, sewer, and stormwater

Financial Approach and Planning
The City aligns expenditures with available revenues through strategic planning, financial policies, and legislative requirements. The FY27 proposed budget includes approximately $64.3 million in revenues and investments, with capital projects representing a significant portion of expenditures.

Bondurant uses a multi-year approach, including a projected second year and a five-year capital plan, to support long-term decision-making and infrastructure investment.

Key Concepts and Terms
Common terms used throughout the document include:

- Fund: a fiscal and accounting entity for tracking specific activities
- Revenue: income received from taxes, fees, and other sources
- Expenditure: costs associated with providing services and projects
- Capital Improvement Plan: multi-year plan for infrastructure and major investments
- Tax Levy: the property tax rate applied to taxable valuation

Where to Find More Information
Additional details, including public input opportunities, meeting information, and supporting materials, are available through the City of Bondurant website and Finance Department resources.

Transmittal Letter

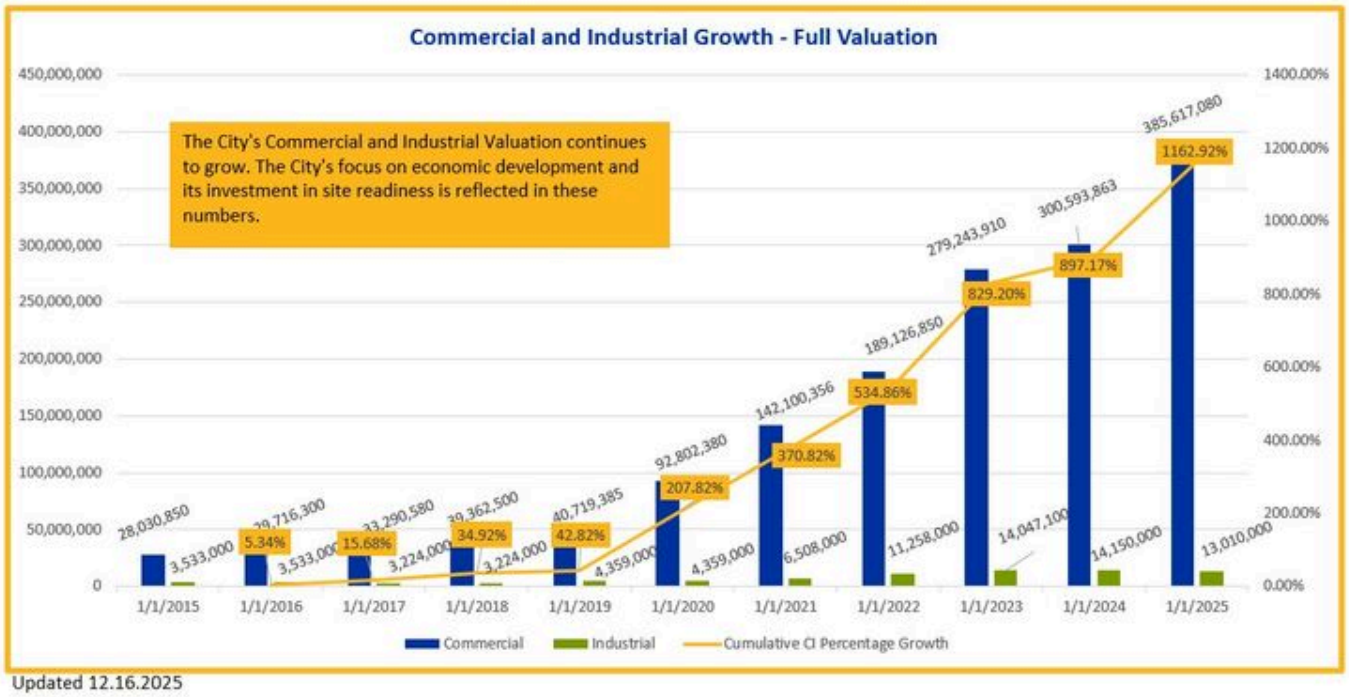
Honorable Mayor, Members of the City Council, and the Citizens of the City of Bondurant, Iowa:

Submitted for your review and consideration is the Fiscal Year 2026-2027 Proposed Budget and Fiscal Year 2027-2028 Projected Budget, as well as a five-year Capital Improvement Plan. The budget provides the financial plan for all City funds and activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as well as a projected view of the following fiscal year. The City unveiled a biennial budget document several years ago. While the final budget adoption will include only FY27, the FY28 information is presented as a planning tool to provide more foresight into the future of the City's finances and financial condition.

The proposed tax levy rate is $10.82493, a slight reduction from last year's levy rate of $10.83493 per thousand dollars of taxable valuation and the 20th consecutive year for a proposed reduction. The continued decrease is possible through the dramatic increase in commercial and industrial valuation effectuated by the Mayor and Council's vision and strategic economic development efforts, as well as the voter-approved, Local Option Sales and Services Tax (LOSST). During FY18, the City began an Economic Development Launch program, focusing on site certification as an economic development tool and on strategically investing in infrastructure in targeted locations where development was likely imminent. The results have been hugely beneficial, providing a growing foundation of commercial and industrial valuation to support the community's needs. The recent announcement that the Vermeer Corporation is purchasing the Timmins Certified Site and building a 300,000 square foot industrial facility which is retaining 143 jobs in the metro area and adding 185 jobs, culminating in more than 300 jobs in the new facility in Bondurant. The project represents a $102.65 million private investment in the community, with a minimum assessed value of $87.5 million, which is enabling the City to invest an estimated $26 million in public infrastructure. This project is particularly exciting for a number of reasons. First, the ongoing private investment in the community is indicative that the City's strategy of developing certified sites is successful in continuing to facilitate growth. The project also helps diversify the City's tax base by expanding industrial valuation and adding another major taxpayer. From an economic development perspective, it is important to cultivate industry clusters while maintaining a diverse mix of industries to avoid overreliance on any single large taxpayer.

While the City has been able to reduce its levy for the past 20 years, it should be noted, however; that due to recent and ongoing state legislation and the level at which the levy rate sits currently, it may not be possible to continue to lower it. HF718, which was passed by the State Legislature in 2023, effectively limits the City's ability to take advantage of the valuation it has created.

Below is a table showing the City's commercial and industrial valuation growth since the inception of the Launch Program, a direct result of decisions made by the City's elected leadership.



Updated 12.16.2025

Investments and Revenues

Operating investments align with available revenues through the lens of the City Council's strategic plans, financial policies, and legislative directives. The investment the City makes in projects and services for the community for FY26 year-end is estimated to be $70,152,691 and projected investments including transfers for FY27 are $80,277,926. Capital projects continue to be a significant driver of the budget. The total for the City's five-year Capital Improvement Plan (FY27-FY31) is $131,098,590. Capital Projects are $29,570,759 or 42.15% of the year-end estimate and $28,676,578 or 35.72% of the proposed budget. Excluding transfers, capital project investment climbs to 40.93% for FY27 and 55.05% for FY26.

Revenues are proposed to be $67,168,811 for next year and estimated at $45,387,679 for year-end. The difference between revenues and investments is funded through existing fund balances, pulled through from multi-year capital projects. Please note that overall revenues are below overall investments. That is due to the planned draw-down of existing fund balances, predominantly for capital projects and purchases. This is NOT representative of any structural deficiency.

Capital projects are supported by several different funding sources, including grants, bonds, charges for services (which arise from payments to connect to the community's water/sewer systems), and direct transfers from other operating funds, such as Road Use Tax or Local Option Sales and Services Tax. Bonds are repaid using the property tax debt service levy, Tax Increment Financing, Charges for Service (for utility projects), and transfers from other funds such as utility funds, Road Use Taxes, and the Local Option Sales and Services Tax (LOSST). Bondurant voters approved LOSST in August 2019, and it has been an essential source to fund capital projects and reduce the property tax levy.

As previously mentioned, the City's commercial and industrial valuation has grown dramatically, and the City's overall total valuation has increased by 343.65% over the past 10 years. It is important to note that a significant portion of this growth is related to new valuation and not revaluation. The City's continued focus on economic development efforts has led to the City breaching a billion dollars in valuation in 2023, which is a considerable milestone for the community. (See graph to the right.)

Assessment Year	Payable Fiscal Year	100% Actual Valuation	% Change
2016	*2017-2018	$310,751,709	
2017	2018-2019	$368,215,917	18.49%
2018	2019-2020	$409,974,881	11.34%
2109	2020-2021	$466,183,797	13.71%
2020	2021-2022	$548,714,456	17.70%
2021	2022-2023	$679,466,800	23.83%
2022	2023-2024	$798,310,036	17.49%
2023	2024-2025	$1,090,142,147	36.56%
2024	2025-2026	$1,177,675,631	8.03%
2025	2026-2027	$1,378,642,334	17.06%

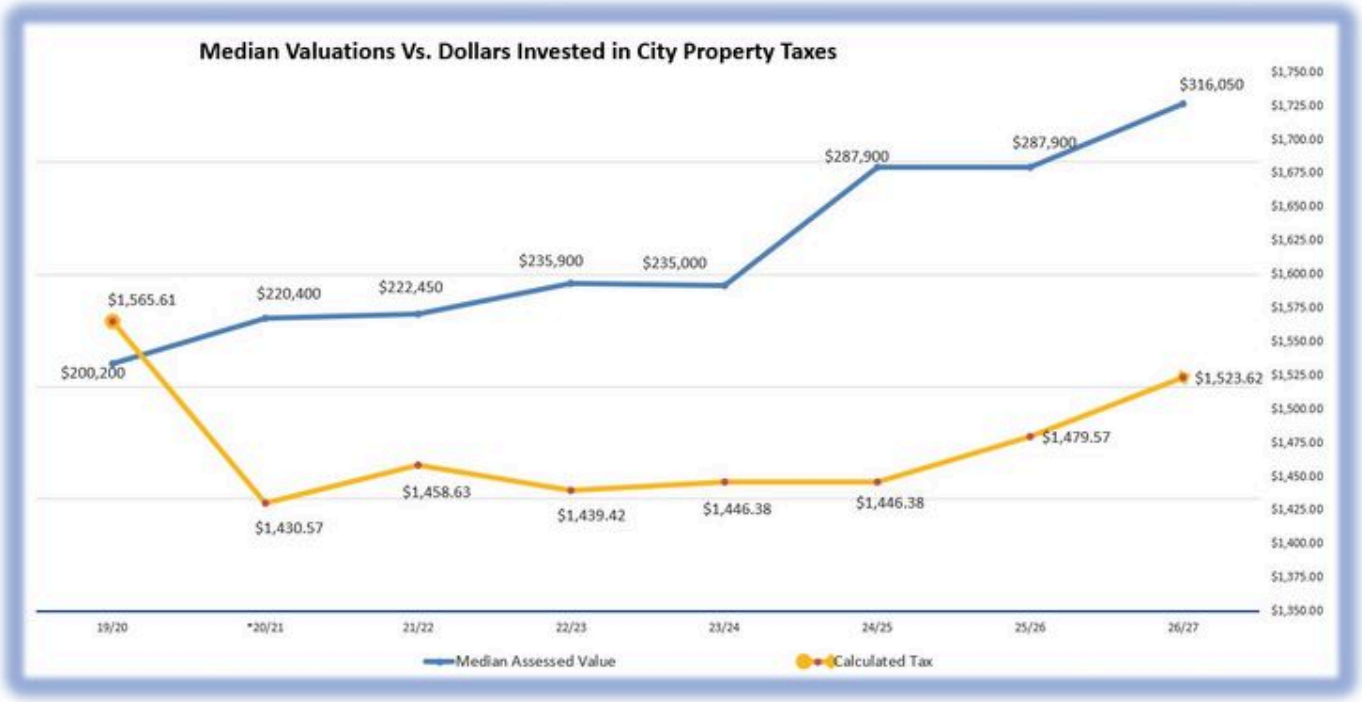
*City began its Economic Development Launch program, including pursuing certified sites and investing proactively in infrastructure in strategic locations.

Cumulative Change since the ED Launch Program: 343.65%

updated 12.16.2025

10-Year Total Valuation Growth

It is important to note that at the heart of the City's economic development efforts are the goals of enhancing public safety and improving quality of life for the residents of Bondurant. In 2023 and again in 2025, residents saw a dramatic increase in assessed valuation, causing a tumult of concern that taxes would rise dramatically. At the time, the City conveyed the message that an increase in valuation does not directly equate to an equivalent increase in property taxes and often does not lead to any increase in property taxes at all. The discussion of valuation plays a critical role in the discussion of property taxes because the full valuation increases lead to taxable valuation increases and the increased tax base provides the foundation for the City to lower levy rates. Addressing citizen concerns about rising property values, below is a graph showing the trajectory of median valuations in Bondurant versus what the median-valued home actually paid in City of Bondurant property taxes since FY19/20. As you can see, while a median-value home has ascended in value by nearly 58% (from $200,200 in FY20-assessment year 2018 to $316,050 in FY26-assessment year 2024), the dollars invested in City property taxes have decreased by 2.68%, dropping from $1,565.61 to $1,523.62. At the same time, the Midwest CPI has increased 27.90%.


Median Valuations Vs. Dollars Invested in City Property Taxes
$200,200
$220,400
$222,450
$235,900
$235,000
$287,900
$287,900
$316,050
$1,565.61
$1,430.57
$1,458.63
$1,439.42
$1,446.38
$1,446.38
$1,479.57
$1,523.62
19/20
*20/21
21/22
22/23
23/24
24/25
25/26
26/27
Median Assessed Value
Calculated Tax

Recent Accomplishments

Throughout the past fiscal year and to date, in the current fiscal year to date, the City has continued to achieve goals established and prioritized by the City Council. Accomplishments include:

- Finalized a development agreement with another major employer who is making a long-term investment in Bondurant, beginning with a $102.65 million investment that will bring 300+ jobs to Bondurant, slated to open in 2027;
- Dedicated the Bondurant Emergency Services Facility, fully transitioning from a mixed (full-time augmented with paid per call) to a full-time/part-time department;
- Broke ground on The Station Project, reusing the former facility to become a recreational programming/civic use space, targeted for opening in June 2026;
- Dedicated water tower, including public art and lighting that markets Bondurant to the 40,000+ vehicles traveling daily on nearby Interstate 80;
- The City Council lowered the property tax rate for the 19th year in a row (A home of median valuation in Bondurant is actually paying less in property taxes to all taxing entities today than they were in 2020, even though the assessed home value has risen by nearly 58% and the Consumer Price Index has risen by 27.90%.);
- Opened Bondurant's first splash pad;
- Finalized construction of an all-inclusive playground;
- Completed three additional Certified Sites for Economic Development;
- Completed a special census, adding 2,028 citizens for a new official population of 9,393;
- Constructed major infrastructure upgrade to 2nd Street NE (near Myers1 Certified Site) and signalization of Highway 65/2nd Street (project is substantially complete with final completion in spring 2026);
- Constructed two additional parking lots downtown;
- Finalized upgrade to 2nd/64th intersection;
- Substantially completed basketball court and pickleball court at Wolf Creek;
- Created Pleasantview Park plan;
- Secured grant funding to invest in public art, including:
    - Puddle Pavilion in Eagle Park;
    - Mural designed and painted in the City Park south parking lot by local artists Chris Vance, Andrew Golightly, and students from the Bondurant-Farrar Community School District;
    - The Garden Project at Lake Petocka, a kayak launch and fishing dock project that is functional art and is under construction;
    - Moving Curiously Sculpture, currently in production and slated for installation at the entrance to The Grain District;
    - Silo Commons mural, for which the artist group has been recently selected;
- Spearheaded Silo Commons concept, securing a Prairie Meadows Legacy Grant, a Destination Iowa Grant, a MidAmerican Foundation Grant, and a Polk County Community Development Grant, as well as contributions from the Bondurant Community Foundation and multiple other private donors;
- Broke ground on The Grain District Downtown Redevelopment Plan and initiated construction of public infrastructure improvements, including additional parking in downtown;
- Launched capital project to bring street to new school and ultimately to create another north-south transportation corridor, planning jointly with Bondurant-Farrar Community Schools;
- Constructed a business incubation pad adjacent to downtown parking and leased the pad to a small business;
- Initiated Grant Street South corridor study and joint infrastructure committee with Bondurant-Farrar Community School;
- Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
- Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);

- Opened Park Side Trail Connection;
- Closed on land purchase for the new water treatment facility, completed pilot project, and initiated construction of wells to ensure sustainable water access, reliability, and quality for current and future residents;
- Secured funding for a Planning and Environmental Linkages Study for a future interstate interchange, collaborating with a neighboring community;
- Forged new Bondurant Emergency Services Department staffing model transitioning Bondurant into a full-time fire/EMS department;
- Advanced the implementation of the Comprehensive Stormwater Master Plan with improvements at 13th/Lincoln and north of Midwest Underground;
- Secured a total of $2,901,175 in outside funding to assist with City projects and programs in Fiscal Year 2025 and $1,372,608 to date in Fiscal Year 2026 with an additional estimated grant funding of $12 million for year-end FY2026; and
- Earned multiple awards for innovative programs and transparency, including:
    - FY26, FY25, FY24, FY23, and FY22 GFOA Distinguished Budget Presentation Award;
    - 2023, 2024, and 2025 Bondurant Chamber of Commerce Organization of the Year Award - Bondurant Community Library; and
    - 2025 American Planning Association – National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan;
    - 2025 Governor's Art Champion Award;
    - 2025 IaCMA Program of the Year Award – Public Art Program;
    - 3CMA Award of Excellence – Art, Culture, & Wayfinding Master Plan Promotional Item;
    - Iowa League of Cities Rhonda Wood Smith Award for Shelby Hagan;
    - 2025 American Planning Association – Iowa Chapter Awards for:
        - Daniel Burnham Award for Comprehensive Plan;
        - Best Practice Award for the Art, Culture, and Wayfinding Plan;
        - Urban Design Award for the Silo Commons Concept Plan; and
        - Implementation Award for City Park Master Plan;
    - 2025 International City/County Management Association Program Excellence Awards for:
        - Community Equity and Inclusion for BInclusive Efforts (City Park inclusive playground, accessible improvements in the Station, etc. accommodating all abilities and sensory needs; and
        - Community Health and Safety for Bsafe Programming (Safety Village, Home Alone Awareness, Babysitting Basics, etc.);
    - 2026 1,000 Friends of Iowa Best Development Award (Civic) for the Bondurant Emergency Services Facility; and
    - 2026 Keep Iowa Beautiful Robert D. Ray Community Award for Excellence.

Tax Rate/Residential Rollback

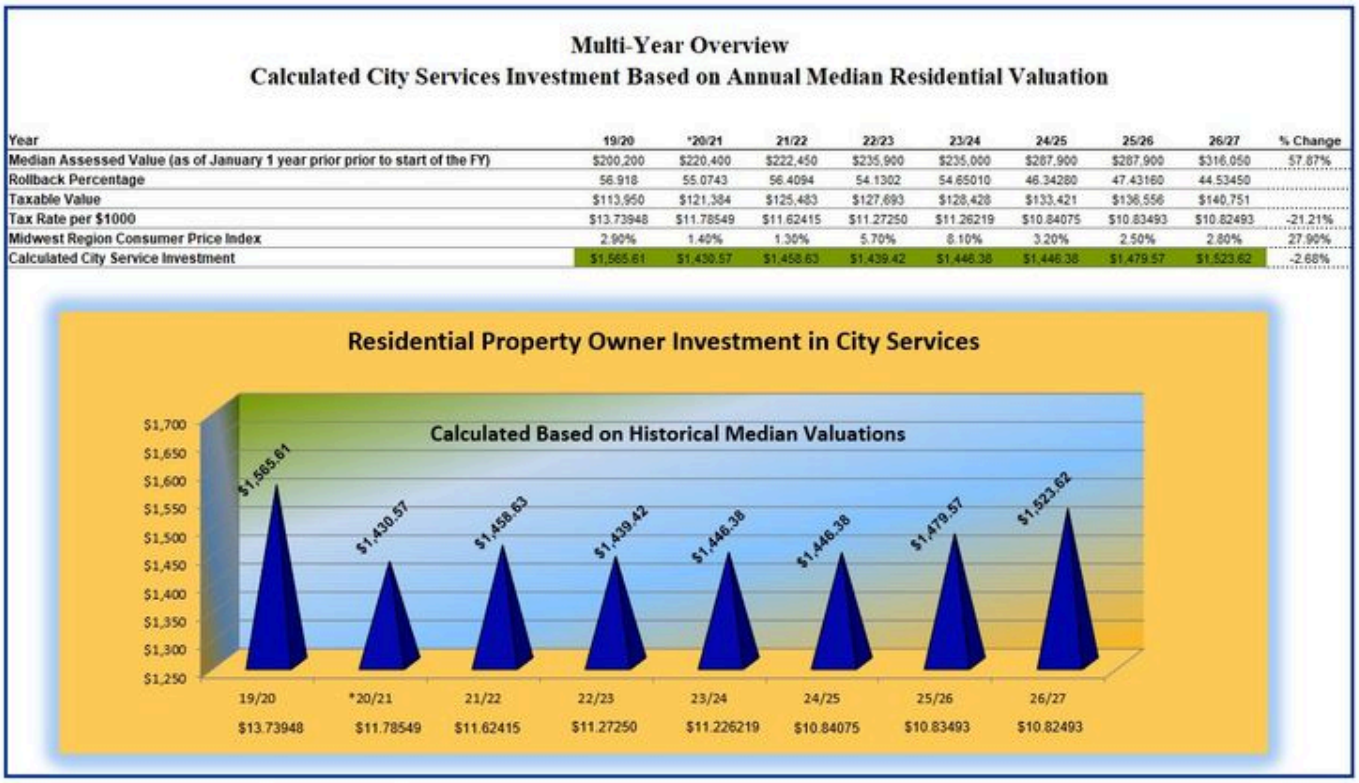
2025 was a reassessment year and, based on market rates, assessments rose an average of 9.9-10% in Polk County and the median valued home in Bondurant rose by approximately 9.1%, from $289,700 to $316,050. Under the current property tax system, there is an ***assessment limitation*** provision, which is often referred to as the ***rollback***. This means that the assessed valuation of the property is rolled back by a certain percentage to create the taxable value of a property. This year the residential rollback is 44.5345%, which is 2.8971% less than last year's rate of 47.43160%, meaning the percentage of assessed valuation of a residential property that is taxable has decreased. The purpose of the assessment limitation is to regulate taxable valuations when assessed valuations experience larger adjustments.

Considering these factors, under the proposed levy rate, a homeowner with a median-priced home in Bondurant will invest a total of $1,523.62 in City services, which is $3.67 more per month in City services next year than the current year. For approximately $126.97 per month, the citizens and visitors of Bondurant receive 24-hour law enforcement, fire

protection, emergency medical services, recreational facilities and parks programming, library services, streetlights, road repair and reconstruction, capital projects which expand and upgrade the infrastructure they use every day, and a host of other services and protections. Below is a chart showing a multi-year overview of what an individual homeowner has invested in City services. As the chart indicates, while the median assessed valuation of the property has risen by nearly 58%, the investment in City services has decreased by 2.68% and the levy rate has been reduced by more than 21%. At the same time, the Midwest Consumer Price Index has risen 27.90%. **If City service investment had risen at the same rate as the Midwest CPI, today, the investment would be $2,002.42 instead of $1,523.62.**

Multi-Year Overview
Calculated City Services Investment Based on Annual Median Residential Valuation

Year	19/20	*20/21	21/22	22/23	23/24	24/25	25/26	26/27	% Change
Median Assessed Value (as of January 1 year prior prior to start of the FY)	$200,200	$220,400	$222,450	$235,900	$235,000	$287,900	$287,900	$316,050	57.87%
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010	46.34280	47.43160	44.53450	
Taxable Value	$113,950	$121,384	$125,483	$127,693	$128,428	$133,421	$136,556	$140,751	
Tax Rate per $1000	$13.73948	$11.78549	$11.62415	$11.27250	$11.26219	$10.84075	$10.83493	$10.82493	-21.21%
Midwest Region Consumer Price Index	2.90%	1.40%	1.30%	5.70%	8.10%	3.20%	2.50%	2.60%	27.90%
Calculated City Service Investment	$1,565.61	$1,430.57	$1,458.63	$1,439.42	$1,446.38	$1,446.38	$1,479.57	$1,523.62	-2.68%



It is important to note here also that the vast majority of what is invested in the community remains in the community. For example, when the City of Bondurant uses property tax dollars to fund a capital project, the people earning those dollars spend many of them at local businesses and on local services. Those dollars multiply in the community. Studies estimate that the multiplier factor for capital investments ranges from 1.5 to 3, meaning for every dollar the City of Bondurant invests in capital projects, an additional $1.50 - $3.00 is generated in economic value in the community. Additionally, an economic impact study by Decision Innovation Solutions released in January 2026 shows that on average, for every $1 of property tax in a “Robust” community such as Bondurant (growing house base, expanding economy), there is a direct value of $104 created. Averaging all types of communities, the study shows that, **“Value added (Total Sales minus the cost of Inputs) generated per property tax dollar is $96 directly and $160 total, meaning that $1 dollar of property taxes used by a city, on average, is associated with the generation of $96 directly within the community, and an additional $64 state-wide.”** This information can be found in the Iowa League of Cities Cityscape Magazine, March 2026, pages 14-15. The full study can be found here: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://iowaleague.org/wp-content/uploads/ILOC-Economic-Impact-Study.pdf or accessed from the Iowa League of Cities website.

The City’s budget is a complex, living document. Budgeting has become more challenging in the wake of several years of legislative actions taken by the State that continue to diminish or eliminate city financial resources. In 2023, HF718 was passed by the State Legislature, which consolidated certain levies and eliminated others, including voter-approved levies. The bill enshrined in Iowa State Code a formula that calculates a city's general fund levy rate, reducing revenue collections if the community is growing more than 3%. Additionally, the bill expanded homestead exemptions based on age and veteran status of the property owner and shifted the cost onto cities for those exemptions. Additionally, the bill also requires cities offering commercial/industrial tax abatement to have minimum assessment agreements associated with the abatement and removes the school valuation from any residential abatement. The City of Bondurant eliminated residential abatement several years ago and those were phased out as of July 30, 2021. This legislation did not exempt new valuation from growth limitations, which is an aspect of the bill that is harmful to Bondurant. The bill, in general, has a disparate impact on smaller, growing communities. Using an estimation tool provided by the Iowa State Department of Management, staff developed a projection of the impact of HF718 on the City over the current and next three years. The legislation reduces the City’s ability to collect approximately $1.6M during that time period. A full analysis of the impact of not only HF718, but legislation over the past three years is included in the Budget Overview: Priorities and Issues, subsection Legislative Issues. Overall, when tallying the impact of legislation over the past three years, it equates to more than 16.5% of the City's general fund property taxes and state reimbursement revenues. This is critical as we plan for the future because the General Fund is the fund that supports the bulk of our law enforcement and fire and medical protection expenses as well as library, parks, and recreation services. This has led to staff recommendations for the implementation of franchise fees and additional user fees, as well as adjustments to other fees that were already in place. There is additional state legislation under consideration that staff monitor closely and for which staff provide ongoing feedback.

Guiding and overseeing the City’s finances is the most arduous task for elected officials. Staff strive to provide timely, clear, and accurate information. City staff are made up of a team of dedicated and talented individuals who have contributed to the creation and administration of the budget document. The City recently received recognition from the Government Finance Officers Association for the fifth consecutive year for Distinguished Budget Presentation Award. This is a testament to the ongoing focus the Council has placed on financial management. Through strategic decision-making, automation, and organizational development, the City eliminated findings that were consistently identified in previous annual audits and continues to have exemplary audit reports. This is accomplished with the talent the City has among its elected officials and its staff ranks. The City’s entire team, from leadership to front-line service providers, takes great pride in the work they do and the services they deliver to the Citizens of Bondurant. The ongoing commitment to fiscal responsibility and transparency is to be commended. If there is anything staff members can do to make the information clearer or easier to understand, please do not hesitate to make suggestions.





Marketa George Oliver, ICMA-CM, SPHR

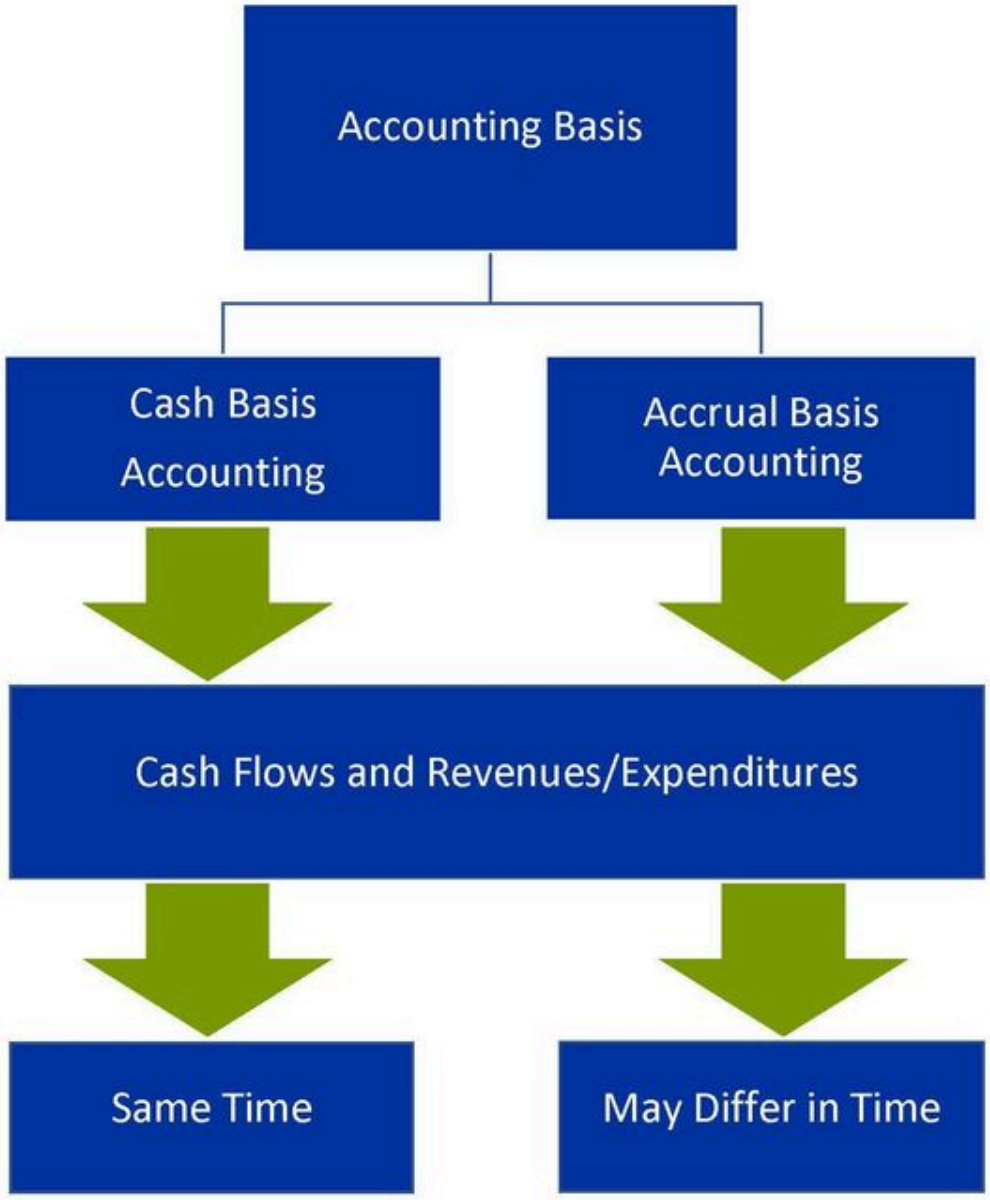
City Administrator

Jené Jess, ICMA-CM, SHRM-CP, CPFO

Assistant City Administrator

Basis of Budget

The City of Bondurant uses the cash basis form of accounting to budget and account for transactions of the governmental and proprietary funds. Under this basis of accounting, the budget is based on expected cash receipts and disbursements. Encumbrances and depreciation are not budgeted. Expenditures cannot exceed amount appropriated. In the case of an emergency or a contingency, which was not reasonably foreseeable, a budget amendment would be required. The City prepares its budget on a basis consistent with generally accepted accounting principles. The City appropriates funds for capital projects on a fiscal year basis. The Capital Projects section of this document includes descriptive information on each project with estimated costs and financing sources.


Accounting Basis
Cash Basis Accounting
Accrual Basis Accounting
Cash Flows and Revenues/Expenditures
Same Time
May Differ in Time

Budget Timeline

The Budget is the financial foundation for a thriving community. The City of Bondurant follows an annual budget cycle that is driven by legal requirements and deadlines set by the state of Iowa https://www.legis.iowa.gov/docs/code/384.16.pdf and key internal principals and processes aimed to meet the vision (https://www.cityofbondurant.com/planning-and-development/pages/comprehensive-visioning-plans) of the community. The City management staff have established a budget cycle that focuses on achieving, incrementally and strategically, the established long-term vision through collective decision-making, made possible by valid and reliable communication and civic participation.

Your participation matters!

Survey https://www.cityofbondurant.com/finance-department/webforms/submit-your-input-about-budget

The Mayor and Council https://www.cityofbondurant.com/government/pages/mayor-and-city-council

Meetings https://www.cityofbondurant.com/government

Agendas https://www.cityofbondurant.com/minutes-and-agendas

Facebook – Find the City on Facebook at https://www.facebook.com/BondurantIowa.

Twitter – Find the City on Twitter at https://twitter.com/CityofBondurant.

LinkedIn – Find the City on LinkedIn at https://www.linkedin.com/company/city-of-bondurant/.

Instagram – Find the City on Instagram at https://www.instagram.com/cityofbondurant/.

YouTube – Find the City on YouTube at https://www.youtube.com/channel/UCfWH1YctEiCHeFkpP2SG0eQ?.

Sign up for The Bondurant Bounce, E-mail Notifications or Text Alerts!

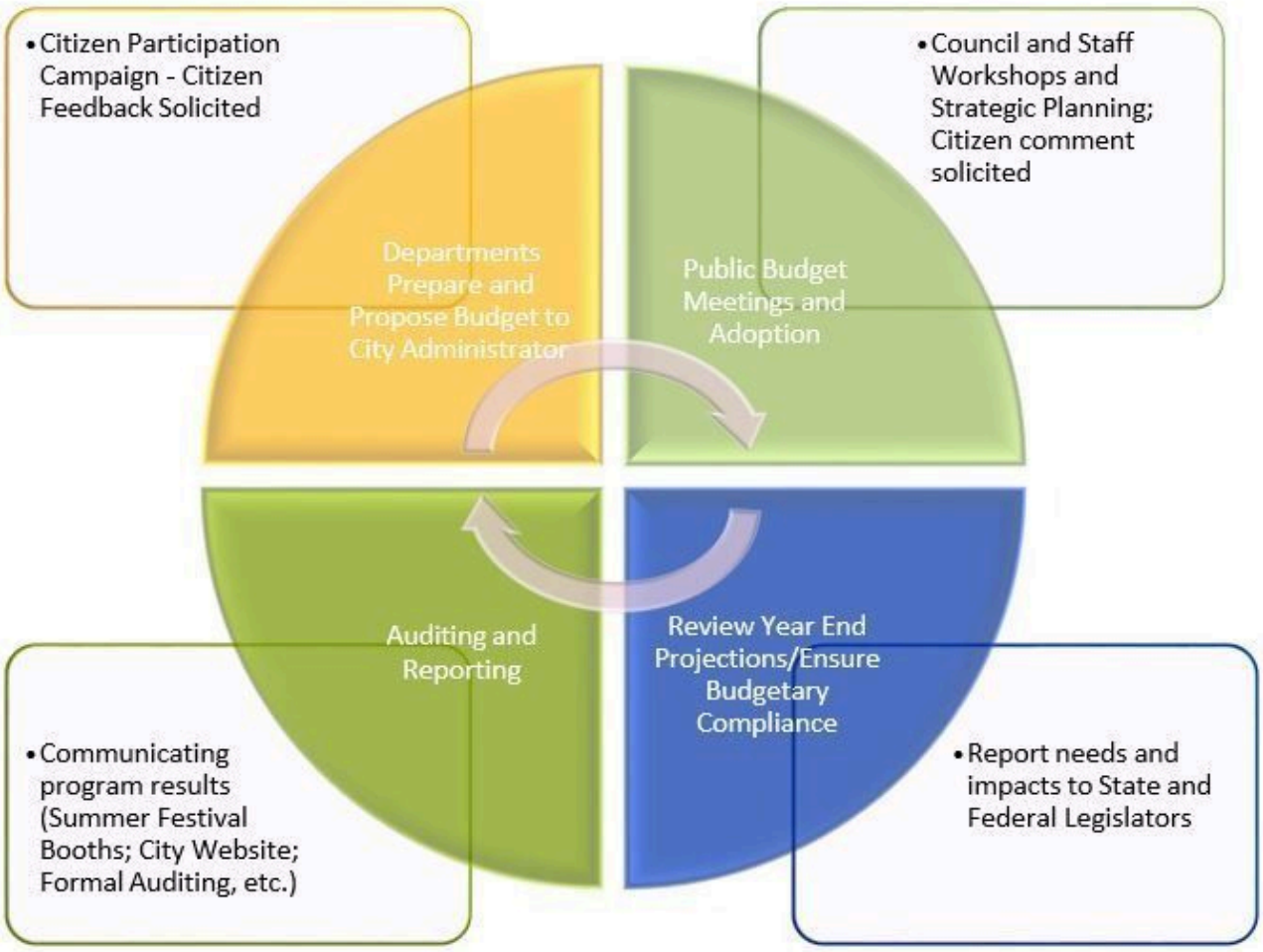
Capital Project Page

https://cleargov.com/iowa/polk/city/bondurant/projects

- **November 3, 2025**
  The rollback rate is a statewide rate set annually for each property class by the Iowa Department of Revenue.
- **December 1, 2025**
  The Department of Management releases the State budget form
- **January 1, 2026**
  All Department Heads submit their budgets to the City Administrator.
- **January 1, 2026**
  Taxable Valuations entered into the Department of Management's valuation and budget system by the County Auditor.
- **January 1, 2026**

Put together preliminary budget, hold budget workshops with Council, and take public comment through surveys.

- **February 2, 2026**
  Enter purposed Tax Levy into the Department of Management's system to be sent to the County Auditor.
- **March 2, 2026**
  Set April 1st hearing date for the Property Tax Levy Hearing.
- **March 5, 2026**
  Proposed hearing dates and taxes levies due in the State forms for the County Auditor.
- **March 14, 2026**
  Pi Day, where City management takes their pie charts down to the local pie shop and has discussions with residents about the budget.
- **March 30, 2026**
  Public Max Levy Hearing.
- **March 30, 2026**
  Budget presentation and discussion with Council.
- **April 6, 2026**
  Set hearing date for budget hearing and adoption.
- **April 20, 2026**
  Budget Hearing and Adoption.


• Citizen Participation Campaign - Citizen Feedback Solicited
• Council and Staff Workshops and Strategic Planning; Citizen comment solicited
Departments Prepare and Propose Budget to City Administrator
Public Budget Meetings and Adoption
Auditing and Reporting
Review Year End Projections/Ensure Budgetary Compliance
• Communicating program results (Summer Festival Booths; City Website; Formal Auditing, etc.)
• Report needs and impacts to State and Federal Legislators

Financial Policies Summary

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

1. Structurally Balanced Budget

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

2. Debt Management

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

3. Investment Policy

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

4. Accounting and Financial Reporting

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

5. Grants, Reimbursements, and Outside Funding

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

6. Operational Fund Reserves

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

7. Procurement and Expenditure Guidelines

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

8. Long-Term Financial Planning

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

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

Future Potential Policy Changes

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

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

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

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

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

Demographics

Population

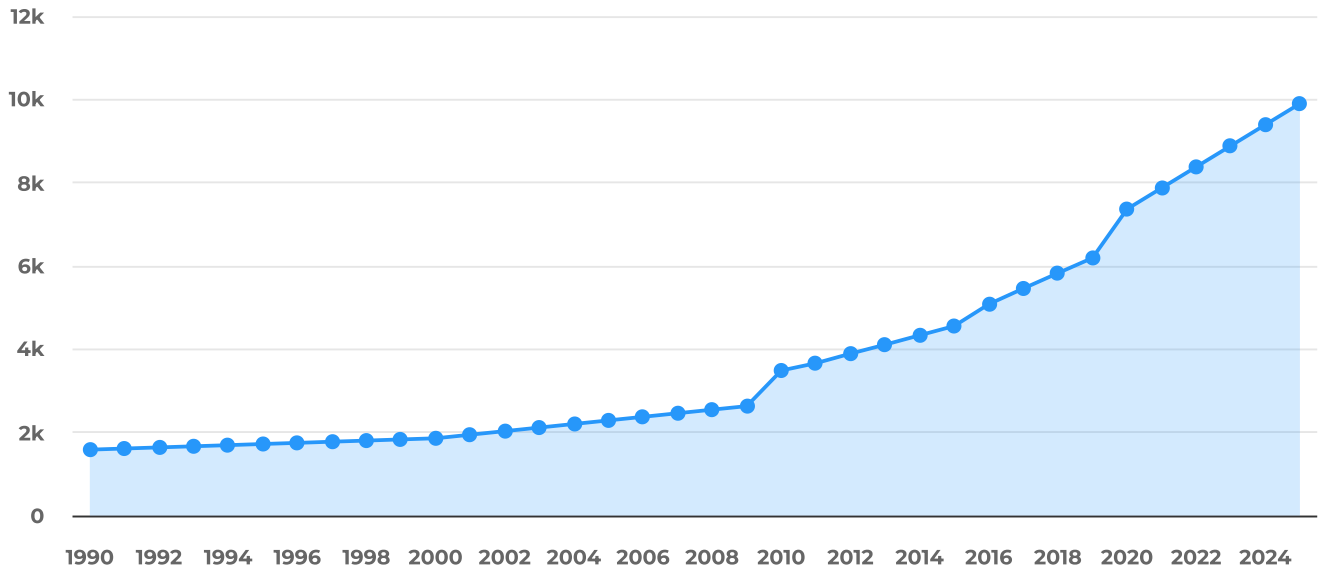
TOTAL POPULATION

9,899

5.39%
vs. 2024

GROWTH RANK

1 out of 942 Municipalities in Iowa



** Data Source: Client entered data for year 2025*

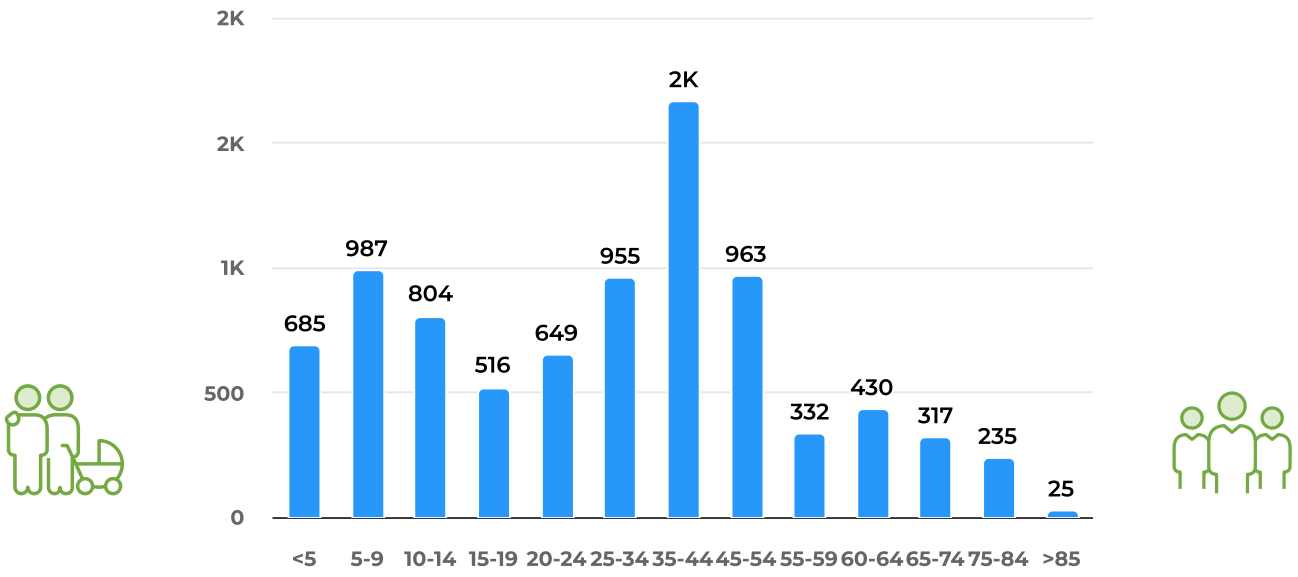
DAYTIME POPULATION

7,117

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

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

POPULATION BY AGE GROUP



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

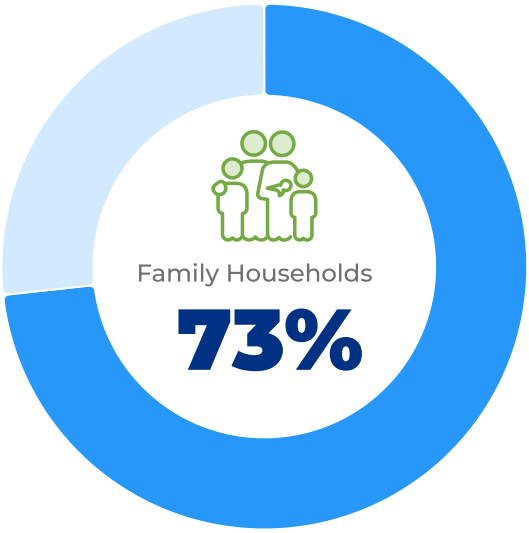
** Data Source: American Community Survey 5-year estimates*

Household

TOTAL HOUSEHOLDS

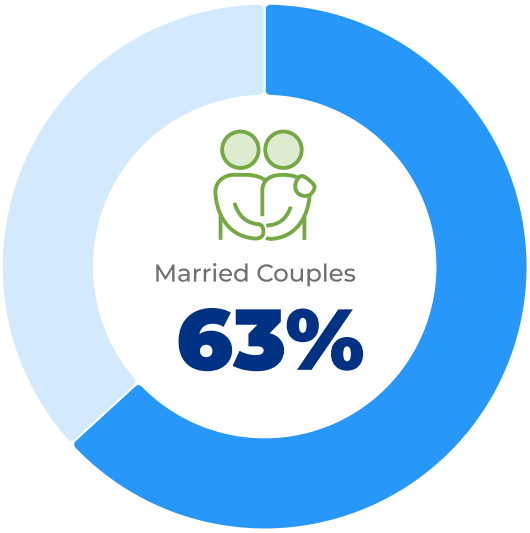
2,952

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



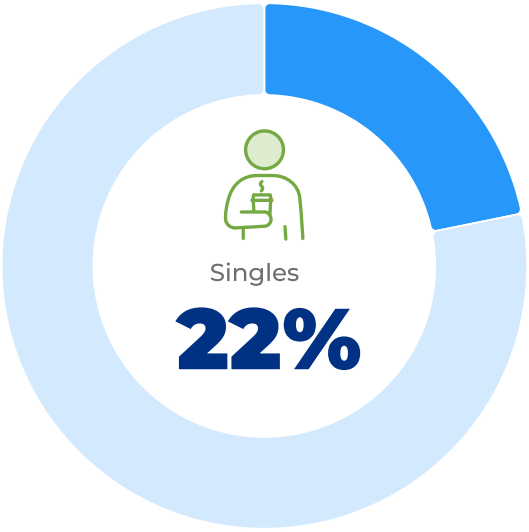
36%

higher than state average



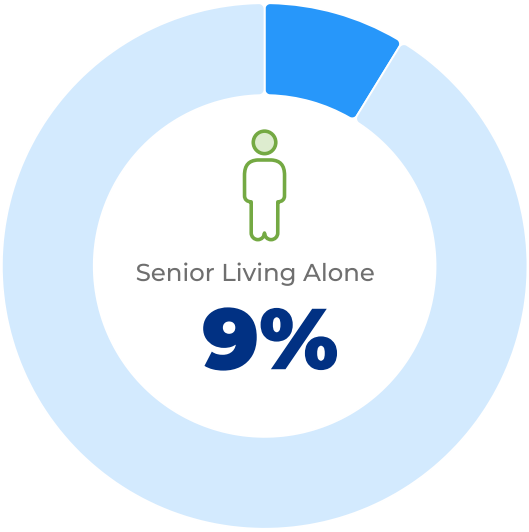
25%

higher than state average



-25%

lower than state average



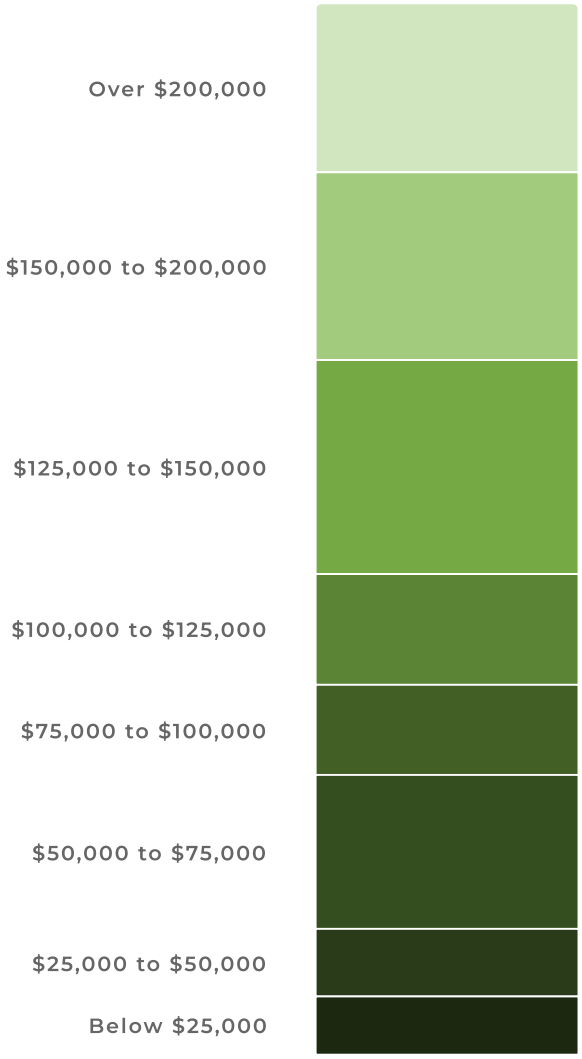
-32%

lower than state average

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

Economic

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



HOUSEHOLD INCOME

Above $200,000

16%

88.74%
higher than state average

Median income

$135,674

80.76%
higher than state average

Below $25,000

6%

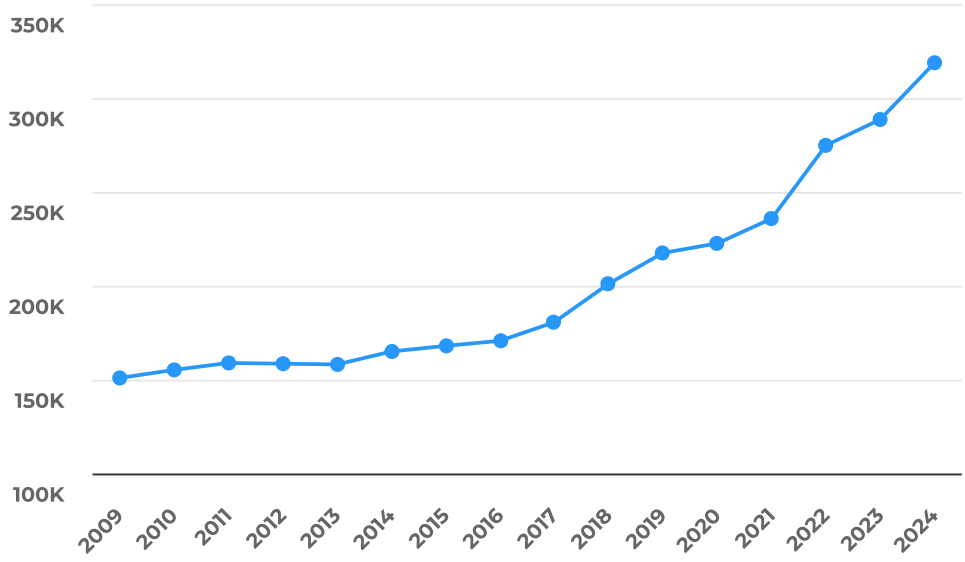
-60.36%
lower than state average

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

Housing

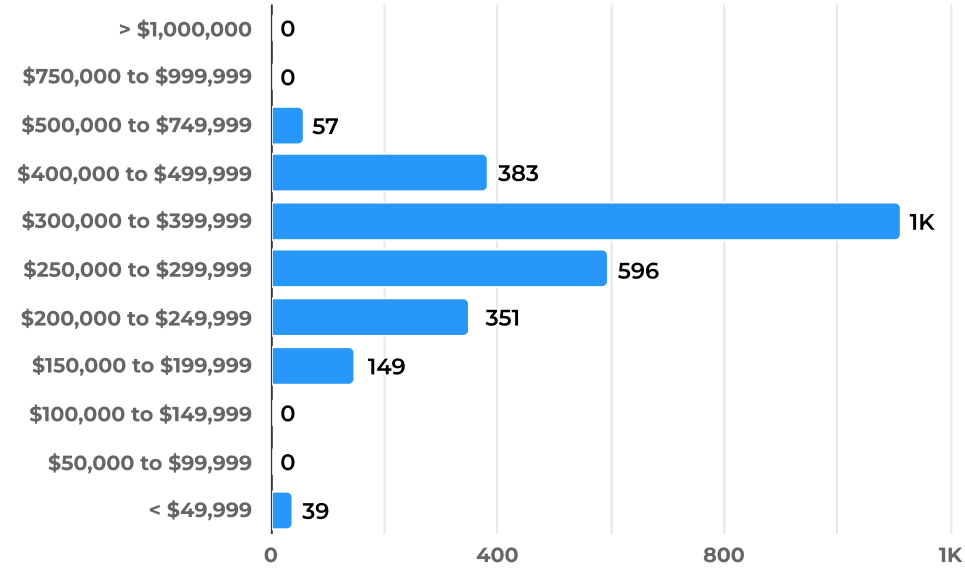
2024 MEDIAN HOME VALUE

$318,800



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME VALUE DISTRIBUTION



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

HOME OWNERS VS RENTERS



** Data Source: 2024 US Census Bureau, American Community Survey. Home value data includes all types of owner-occupied housing.*

Organization Chart

Polk County Sheriff provides the City of Bondurant Police services on contract until Fiscal Year 2030.



Bondurant: A Thriving City with Deep Roots and Bright Future



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

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

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

City Governance and Leadership

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

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

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

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

Through strong governance, financial oversight, and strategic planning, the City Council ensures that Bondurant remains a well-managed, forward-thinking community that is responsive to the needs of its

residents while fostering long-term growth and sustainability.

Bondurant Community Library: A Cornerstone of Community Engagement

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

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

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

Staff and Governance

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

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

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

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

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

A Well-Rounded Educational Experience

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

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

Fostering Character and Leadership

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

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

A Vision for the Future

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

Public elementary and secondary education is provided by the Bondurant-Farrar Community School District, which currently operates two elementary schools, a middle school, and a high school, with a junior high school currently under construction. Recognized as one of the top-rated 2A districts in Iowa, Bondurant-Farrar provides exceptional educational opportunities for students in the community. The school district operates independently from the City in financial matters, with the ability to issue separate debt that is not an obligation of the City. As such, the district's financial statements are not included in this report.

Through dedicated leadership, innovative teaching, and a deep commitment to student success, BFCSD continues to set the standard for educational excellence in the region. With a strong foundation in academics, character

development, and community engagement, the district ensures that students are well-prepared for their futures, contributing positively to Bondurant and beyond.

Water Accessibility

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

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

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

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

- The first round of funding, totaling just under $1 million, was dedicated to the planning and design of the entire system, including the water mains, water tower, treatment facility, and wells.
- The second round of funding, a $7.75 million Water Revenue Bond (Series 2023), was secured for the construction of the water tower and water mains.
- A third round of funding will come online by Summer 2026, supporting the construction of the water treatment facility and well system, bringing the City closer to full water independence.

Phase 1: Water Tower and Water Mains

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

- A new water tower – dedicated in Spring of 2025 – that helps regulate water pressure, improve system efficiency, and support growing demand.
- New water mains, which have already been fully constructed, expanding the City's ability to transport and distribute water more effectively.

This phase, funded by the second round of financing and a $2.5 million grant, establishes the necessary infrastructure backbone for Bondurant's transition toward an independent water supply.

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

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

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

Currently, the treatment facility is in the design phase, with plans to go out for bid in Spring 2026. Construction of this phase will be supported by the third round of funding, anticipated to be secured by Summer 2026. The facility is

expected to be operational by Fall 2027, marking a major milestone in Bondurant's journey toward a self-sustaining water system.

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

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

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

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

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

Bondurant's prime location within the Des Moines metropolitan area continues to fuel its economic momentum, positioning the city as a rising force in Central Iowa's business landscape. As of 2024, Bondurant's population has surged to 9,393, marking a 27.54% increase since the 2020 census—a testament to the city's unparalleled growth and appeal.

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

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

In just the last five years, over 4,000 new jobs have been created, fueled by top-tier employers such as Amazon Fulfillment and Sortation Centers. The number of businesses operating in Bondurant has also grown significantly, reaching 145 in FY24, up from 132 in FY21. With an average household income of $135,674, nearly 81% higher than the state average, Bondurant stands as a highly desirable location for talent, investment, and innovation.

Bondurant's employment outlook remains exceptionally strong, with an unemployment rate of just 0.6%, well below Polk County's 2.9% rate and the state average. Since 2019, the city has seen the creation of 4,473 new jobs, solidifying its status as an emerging logistics and business hub in the region. With direct access to major transportation routes and a forward-thinking economic strategy, Bondurant is poised for continued expansion, attracting leading industries in logistics, advanced manufacturing, and technology-driven enterprises.

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

Key Insights on Bondurant's Employment Landscape

- Logistics and Distribution Lead the Market:
  Amazon's Distribution and Sortation Centers account for the majority of Bondurant's workforce, reinforcing the City's growing role as a logistics hub within the Des Moines metropolitan area. The presence of these large-scale facilities has contributed to job creation, economic activity, and infrastructure development.
- Education as a Cornerstone of the Community:
  Bondurant-Farrar Community School District is one of the City's largest employers, providing stable, long-term jobs while supporting the educational needs of Bondurant's rapidly growing population.
- Diverse Economic Base:
  Beyond logistics and education, Bondurant boasts strong employment sectors in retail, finance, manufacturing, and construction. Employers like Fareway, Vision Bank, Iowa Floor Covering, and J Pettiecord Inc. contribute to a balanced and sustainable economy, offering employment opportunities across various skill levels and industries. The announcement by the Vermeer Corporation in February 2026 means that the community will have an additional 330 jobs when the facility opens in summer 2027.

A Growing Hub for Diverse Industries

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

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

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

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

Bondurant's Housing Market: A Rapidly Expanding Community

Bondurant's housing market continues to thrive, fueled by steady residential growth and increased development activity. The city has experienced significant expansion in all directions, with particularly robust growth in the

northwest quadrant. As demand for housing remains high, 350 existing residential lots are currently available for development, ready for building permit applications.

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

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

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

Month	Wisteria Heights	Efnor Estates	Hazel Marie Townhomes	Wolf Creek	Stoll Subdivis	Quail Run				Parkside	Prairie Point View		Sankey Summit		Harvest Meadows			Featherstone		Featherstone Townhome	Petocka Run	Total	Month
	Plat 5	Plat 3	Plat 4	Plat 1	Plat 1	Plat 1	Plat 3	Plat 4	Plat 5	Edgeland	Plat 2	Plat 1	Plat 2	Plat 2	Plat 3	Plat 1	Plat 2	Plat 3	Plat 1	Plat 2	Plat 1	Plat 1		
1/1/2026	1	1	19	1	1	2	4		68		9			2	51	0	35	27	61	24	68	21	395	1/31/2026

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

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

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

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

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

Awards and Acknowledgments

The City of Bondurant as an organization and staff members have received recognition locally, at the State, and International levels by municipal associations and Chamber of Commerce. The following is a list of awards since 2018.

- **2026:**
  - Keep Iowa Beautiful Robert D. Ray Community Award for Excellence
  - 1,000 Friends of Iowa Best Development Award (Civic) for Bondurant Emergency Services Facility
- **2025:**
  - International City/County Municipal Association: Program Excellence Award - Community Health and Safety Award for Bsafe Bondurant (Safety Village, Home Alone Awareness, Babysitting Basics, etc.)
  - International City/County Municipal Association: Program Excellence Award – Community Equity and Inclusion for Binclusive Programming and Facilities
  - American Planning Association National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan
  - 3CMA Award of Excellence - Arts, Culture, & Wayfinding Master Plan Promotional Item
  - American Planning Association - Iowa Chapter Daniel Burnham Award for a Comprehensive Plan
  - American Planning Association - Iowa Chapter Best Practice Award for the Art, Culture, and Wayfinding Plan
  - American Planning Association - Iowa Chapter Urban Design Award for the Silo Commons Concept Plan
  - American Planning Association - Iowa Chapter Implementation Award for the City Park Master Plan
  - Iowa League of Cities Rhona Wood Smith Aard present to Shelby Hagan, City Clerk
  - Governor's Art Champion Award
  - IaCMA Program of the Year Award - Public Art Program
- **2024:**
  - American Planning Association - Iowa Chapter Economic Development Award for the Grain District Downtown Redevelopment Plan
  - American Planning Association - Iowa Chapter Exemplary Student Project Award for the Parks, Trails, & Greenway Master Plan
  - American Planning Association - Iowa Chapter Planning Advocate of the Year (Mayor Doug Elrod)
  - Iowa League of Cities All Star Community - Rec-N-Roll Trailer
  - Government Finance Officers Association: Distinguished Budget Presentation Award
  - Bondurant Chamber of Commerce: Organization of the Year - Bondurant Community Library
- **2023:**
  - Government Finance Officers Association: Distinguished Budget Presentation Award
  - International City/County Municipal Association: Program Excellence Award – Strategic Leadership and Governance for the M.A.R.C. Program
  - American Planning Association - Iowa Chapter: Urban Design Award for Civic Campus Master Plan
  - American Planning Association - Iowa Chapter: Resilience & Sustainability Award for the Central District Stormwater Improvements Master Plan
  - Bondurant Chamber of Commerce: Organization of the Year - Bondurant Community Library
  - 1,000 Friends of Iowa: Best Development Award (Renovated Civic) - Library
- **2022:**
  - Iowa Public Employers Labor Relations Association: Pacesetter Award - Compensation Philosophy and Policy
  - CityView Business Journal: 22 from 2022 Business People Making a Difference - Tiffany Luing
  - Iowa Library Association: Distinguished Leadership Award - Jill Sanders
  - International Economic Development Council: Program Excellence Award – Community Sustainability for the Economic Development Launch Program

- International City/County Municipal Association:
    - Program Excellence Award – Strategic Leadership and Governance for the S.C.O.R.E Program
    - Program Excellence Award – Community Sustainability for the Economic Development Launch Program
- The Ray Center at Drake University: Iowa Community of Character
- Government Finance Officers Association: Distinguished Budget Presentation Award

- **2021:**
    - International City/County Management Association and POLCO: Voice of the People Award for Civic Engagement during COVID
    - American Planning Association – Iowa Chapter:
        - Planning Advocate of the Year Award for Mayor Curt Sullivan
        - Urban Design Award for the City Park Master Plan
    - Government Finance Officers Association:
        - Distinguished Budget Presentation Award
        - Program Excellence Award for the Internal Audit Process
        - Hero Award for Jené Jess, City Finance and Employee Services Director
    - Bondurant Chamber of Commerce: Organization of the Year to The Bondurant Community Library
- **2020:**
    - International City/County Municipal Association: Program Excellence Award – Community Health and Safety for the Emergency Services Ultra High-Pressure Program
    - American Planning Association – Iowa Chapter: Economic Development Planning for the City's Regional Master Plan
    - American Planning Association – Iowa Chapter: Distinguished Leadership Award for a Professional Planner to Maggie Murray
    - American Water Works Association – Iowa Chapter: Operator of the Year to Pat Collison
- **2019:**
    - Iowa City/County Municipal Association: Program of the Year Award for the Emergency Services Ultra High-Pressure Program
- **2018:**
    - Iowa League of Cities: All-Star Community Award for the City of Bondurant for the art installation Porch Swings and Fireflies

Community Culture





The Bondurant Regional Trailhead stands as a pivotal element within the Eastern Polk County trail system and Chichaqua Valley Trail, serving as a testament to the city's rich railroad heritage. Established in 2013, this 0.7-acre park boasts a meticulously crafted 1,440 square foot open-air shelter, meticulously designed to replicate the original Bondurant train station which served passengers from 1883 to 1962 along the historic Chicago Great Western rail line. Acquired by the City of Bondurant in 2011, the trailhead park represents a deliberate effort to honor the community's railroad legacy. In recognition of Bondurant's agricultural roots, the remaining expansive land formerly belonging to the co-op has been reimagined as "The Grain District." Envisioned as a dynamic mixed-use development south of 2nd Street NE and east of Main St, **The Grain District** will feature an extension of the Chichaqua Valley Trail, a blend of retail and commercial spaces, the revitalization of grain silos, a recreational facility, and other amenities. This strategic redevelopment initiative seeks to foster community engagement, stimulate economic growth, and enhance Bondurant's appeal as a walkable destination. The Grain District development aligns with other planned projects in Bondurant, including a new elementary school, Civic Campus, and Parks and Recreation Facility, underscoring the city's commitment to holistic urban revitalization and sustainable progress.

Events & Festivals

Hosted by the City of Bondurant in conjunction with generous community sponsors and supported by registration fees:

- Winter Cribbage Tournament
- Chowder Ride
- Keep Bondu Beautiful
- Rails2Trail 5k/10k
- Yoga in the Park
- Youth Fishing Derby
- Bondu Blues Brews & BBQ
- Cribbage Classic Tournament
- Touch-a-Truck
- Be-Safe Kids
- Home Alone Awareness
- Babysitting Basics
- Bondu Spooktacular
- Merry & Bright Festival

Event and programming information: https://secure.rec1.com/IA/bondurant-ia/catalog

Reservation Link: www.tinyurl.com/bonduparksrec

Additional information: https://www.cityofbondurant.com

Hosted by Community Partners:

- Bondurant Farmer's Market - facilitated independently by a local resident
- Sidewalk Chalk Art Festival - hosted by the Bondurant Community Foundation
- Battle of the Bands - sponsored by Brickhouse Fitness
- Summerfest - facilitated by the Bondurant Men's Club
- Celebrate Bondurant - hosted by the Bondurant Chamber of Commerce
- Annual Head-Shaving Fundraiser for Childhood Cancer Research - sponsored by the St. Baldricks Foundation
- Chowder Winter Ride - Brisk bicycle ride along the Chichaqua Valley Trail - hosted by the Bondurant Parks and Recreation Department, in partnership with Reclaimed Rails Brewing Company, Founders Irish Pub, and Berwick Congregational Church

- A Piece of Bondurant - hosted by the Bondurant Chamber of Commerce

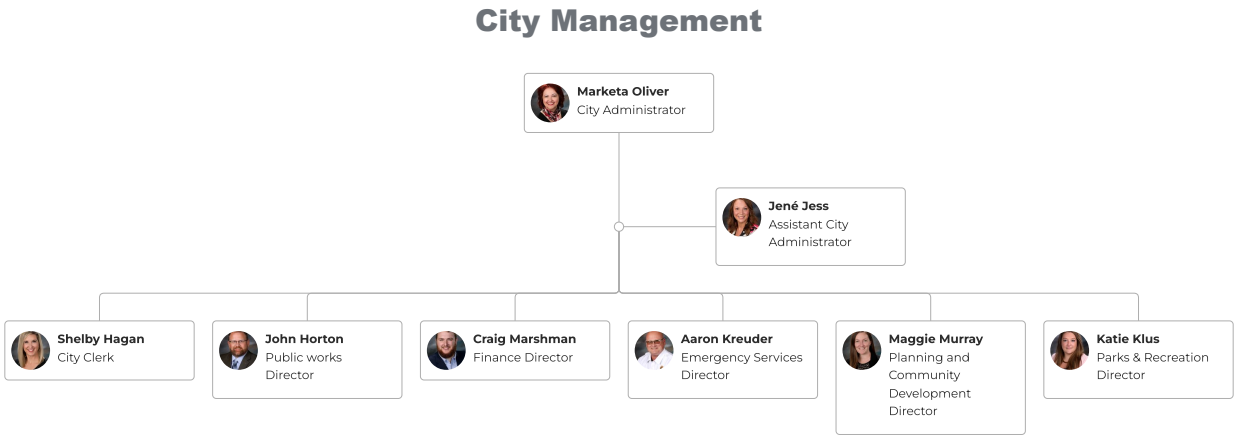
Mayor & Council



Reports and contact information for the Mayor and Council Members' can be found here.

A City-wide directory of all departments, boards, and commissions that report to the Mayor and Council can be found here.

City Management

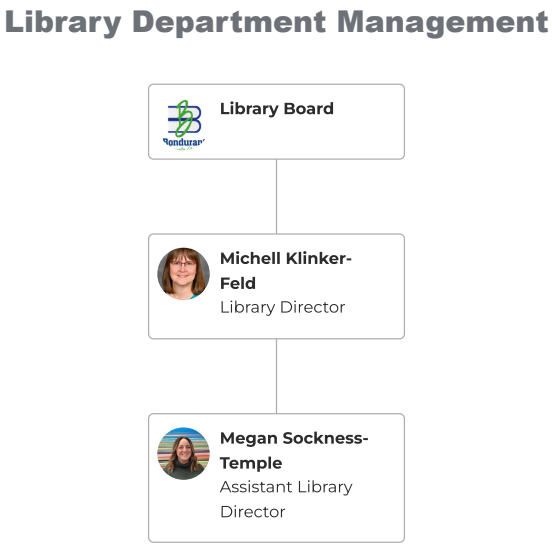


To view each department's budget message and dashboard, click here.

Library Management

The Board of Trustees of the Library, hereinafter referred to as the Board, consists of six (6) resident members and one (1) nonresident member. All resident members are to be appointed by the Mayor with the approval of the Council. The nonresident member is to be appointed by the Mayor with the approval of the County Board of Supervisors.

For more information on the Library Board and a directory, click here.



Compact for Excellence, Vision, Mission, & Values

Compact for Excellence

In order to do our best work and treat each other with care and respect, the Bondurant City

Council agrees to:

- Care about what we do and be actively engaged in council business
- Communicate clearly and transparently about priorities, needs, ideas, opinions, motivations
- Respect, listen, and ask questions to the experts in the room
- Cultivate diverse ideas
- Assume best intentions – we all want what's best for Bondurant
- Find compromise and walk out together, even when we disagree
- Express gratitude and find joy in the work

Vision Statement

Bondurant will be a welcoming hometown for individuals, families, and businesses to grow and thrive.

Mission Statement

The City of Bondurant collaborates with citizens and community partners to deliver exemplary public services, diverse recreation activities, and opportunities to participate in shaping a vibrant, welcoming hometown.

Values

What's best for Bondurant?

- Did our process and decision have integrity?

- Was our process and decision inclusive?
- Was our process collaborative?
- Does our decision encourage participation with the City of Bondurant?

Fund Structure

The accounting system and the budget appropriation process are structured according to the basic guidelines established by the Government Finance Officers Association of the United States and Canada. The format includes the basic funds and fund types which follow.

The City's **governmental funds** are as follows and are illustrated thereafter:

General Fund - This fund accounts for all transactions of the City that pertain to the operations and the services traditionally provided to its citizens. This includes expenditures for general administration, police (Polk County Sheriff's contract) , fire, EMS, Bondurant Community Library, parks, recreation, garbage, and the Bondurant Cemetery. Revenues to support this fund are derived from property taxes, licenses, permits, charges for services, transfers from other funds, and miscellaneous contributions or grants.

Special Revenue Funds - These funds are utilized to account for revenues derived from specific sources which are usually required by law or regulation to be accounted for as separate funds. For the City of Bondurant, these funds include the Road Use Tax Fund with revenues derived from the State of Iowa for expenditures related to operating and maintaining roadways, Local Option Sales & ServiceTax Fund with revenues derived from 1% of sales and services tax collected within the boundary of Polk County in proportion to the census population and taxable valuation at a point in time for expenditures as guided by the voter approved Revenue Statement, Employee Benefits Fund with revenues derived from property taxes and fund transfers from other Special Revenue Funds for expenditures resulting from payroll taxes, health and life insurance, and retirement contributions, Tax Increment Fund with revenues generated by economic development projects through property taxes for expenditures on economic development projects, fund transfers to the Debt Services fund to support payments of bonds issues for projects, and administrative cost of economic development, and Library Trust & Agency with revenue derived from grant or miscellaneous contributions for expenditures as dictated by the Library Board.

Debt Service Fund - This fund accounts for the accumulation of revenues for and payment of principal and interest on general obligation long term debt with revenues derived from property taxes and fund transfers.

Capital Projects Fund - These funds are utilized to account for financial resources to be used for the acquisition or construction of capital facilities or other major fixed assets with revenues derived from proceeds from debt, changes for services such as connection fees, and transfers from other funds.

The City's **proprietary funds** include the following

Enterprise Funds - These funds are utilized to account for operations and activities that are financed and operated in a manner similar to a private business enterprise, and where the cost of providing goods and services to the general public on a continuing basis is expected to be recovered primarily through user charges. Enterprise Funds for the City include the Water, Sanitary Sewer funds, and Stormwater Utility fund.

Fiduciary Funds - These funds are established to account for resources that are legally restricted so that only the interest warnings may support specific operations for the program. The City has one fund of this kind. It is the Cemetery Perpetual Fund. In this fund, 20% of every plot sold gets saved and only the interest earned on that savings is spendable to support the cemetery operations.

Accounting for financial activities of the City and the budget appropriation process are also presented according to classifications required by the State of Iowa. Revenues are credited to individual fund types while expenditures/expenses are recorded according to functional areas within specific funds for budgetary control purposes. All of the city's funds are considered appropriated funds according to the criteria established by the State. This budget document was prepared according to these criteria.

The following functional areas are expenditure classifications included in the budget:

General Government - This function provides for the operation of the government and assures the general administration of the municipality. Activities included in this function are mayor and council, legal services, liability insurance, city administrator, finance and employee services, elections, and city hall.

Public Safety- This function provides for services to reduce the amount and effects of external harm to individuals and damage to property, and in general to promote an atmosphere of personal security from external events. Police (Polk County Sheriff's contracted services), fire, and EMS are included in this function.

Culture and Recreation - This function promotes the general well-being of the City and encourages the fullest development of cultural and educational potentials of the citizens in the community. This function includes the activities of the library, parks and recreation, and a cemetery.

Public Works - This function provides for safe and well-maintained infrastructure for the City. Activities included in this function brush facility, roadway maintenance, snow and ice control, street cleaning, and traffic control.

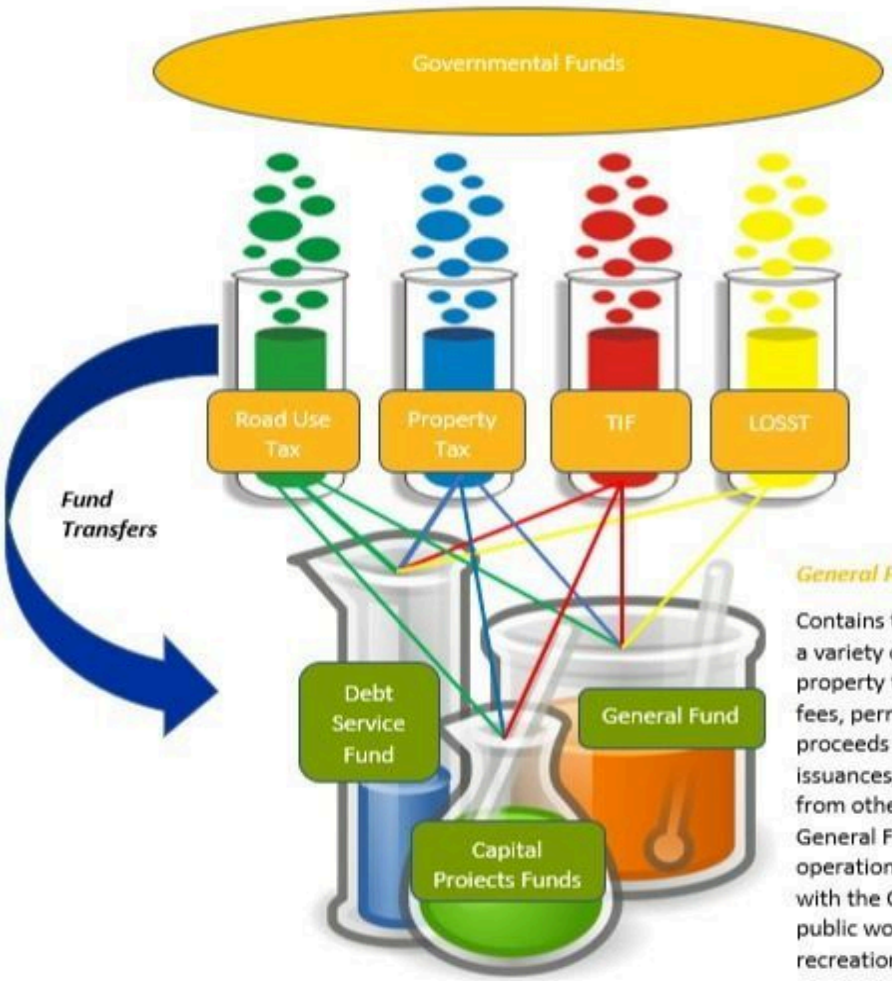
Community and Economic Development - This function provides for planning and development of the City including the social, physical, and economic needs of the City. Activities included in this function are community betterment, economic development, and the Tax Increment Funds.

Health and Social Services - This function provides for assistance to service agencies involved in providing health and social services in the community. Activities included in this function are mosquito control and the Metro Home Improvement Program.

Debt Service - This function provides for the accumulation of resources for and the payment of principal and interest on long-term debt of the City.

Capital Projects - This function provides for the acquisition or construction of major capital facilities or equipment for the City.

Business-Type Activities - This function includes activities of the City that are financed in whole, or in part, by fees charged to external parties for goods or services. These activities are accounted for as enterprise funds and include water, sanitary sewer, and stormwater utility funds.



Special Revenue Funds

Proceeds from a specific source and are required by law or regulation to be accounted for separately and used for a specific purpose. Examples include Tax Increment Finance, Road Use Tax, and the property taxes dedicated to employee benefits. The City has 5 of these funds.

General Fund

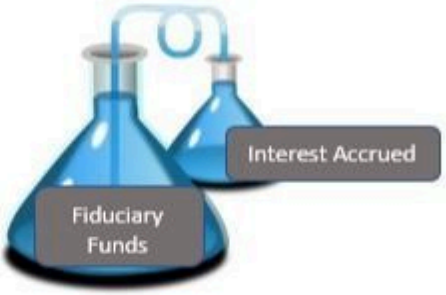
Contains the proceeds from a variety of sources, property taxes, service fees, permits, grants, proceeds from debt issuances, and transfers from other funds. The General Fund supports operations most identified with the City: public safety, public works, parks and recreation.

Debt Service Fund

Dedicated for principal and interest payments on the City's long-term debt.

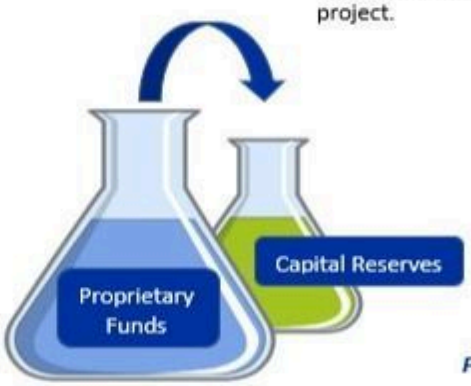
Capital Projects Funds

Used by the City to account for the resources used in the acquisition and construction of large capital projects. The City has 1 fund for each capital project.



Fiduciary Funds

Used to account for resources that are legally restricted so that only the interest earnings may support specific operations. The City has 1 fund of this kind, it is for the Cemetery.



Proprietary Funds

Operate in a manner similar to a business, used for the City's utility funds. Due to the expense associated with infrastructure investments, enterprise funds often have large amounts of cash that are being held in reserve for future improvements. The City has 3 of these funds.

Iowa Uniform Chart of Accounts

Within each fund are a series of accounts used to track revenues and expenditures. The City of Bondurant uses the Iowa Uniform Chart of Accounts. For a detailed description and information on the Iowa Uniform Chart of Accounts, click here. The following is an illustration intended to show how to read the accounts and their relationship to the City's services and programing.

Bondurant

Budget Worksheet
Account Summary
For Fiscal: 2021-2022 Period Ending: 02/28/2022

		2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets 2021-2022 Projected FYE 2022	2022-2023 2022-2023	2023-2024 2023-2024
Fund: 001 - GENERAL FUND										
Revenue										
001 3102 4765	VIOLATION FINES	5,000.00	10,386.99	10,000.00	18,070.66	9,000.00	10,862.50	15,000.00	10,000.00	10,000.00

#	Fund Name
001	General
110	Road Use
112	Employee Benefit
121	Local Option Sales & Service Tax
125	TIF
167	Library Grant/T&A
168	EMS Grant
169	Park & Rec
170	FEMA Disaster Aid
172	Tree Fund
200	Debt Service
306	City Campus
308	Sidewalk Const-15th
316	Drainage Projects
320	Washington Street
322	Sidewalk Const-Old Town
324	BRSC Improvements
327	Grant St S/Commuter Loop
333	Ditch 2 Improv
335	Park Improvements
336	Paine Street Connection
337	GLWTE to Altoona
338	Main Street Stormwater
340	Underpass-HWY 65/330
341	TIF-Park Land Purchase
342	TIF-Economic Dev Projects
343	TIF-Downtown Parking
345	TIF-HWY 65 Natural Gas
346	City Hall Reconstruction
347	10th Street Bridge
348	Downstream SW Capacity
349	Pleasant Grove
350	Project Bluejay
351	2020 Library Capital
352	Water Tower
353	Omega
354	Commerce Crossings
355	Central District Stormwater Improvements
356	Certified Site Improvements
500	Cemetery Perpetual CA
600	Water
610	Sewer
670	Garbage
741	Stormwater
820	Self-Funded Insurance

#	Department Name
110	Police
125	TIF
150	Fire
160	EMS
170	Building Inspections
180	Protective Services
190	Animal Control
199	Other Public Safety
210	Streets
220	Parking-Meter & Offstreet
230	Street Lights
240	Street Signs & Traffic Signals
280	Airport
310	Health & Social Services
350	Mosquito Control
410	Library
430	Parks
440	Recreation
450	Cemetery
499	Other Culture & Recreation
520	Economic Development
540	Planning & Zoning
620	Executive Administration
621	Financial Administration
622	Census Bureau
630	Elections
610	Legal Expense
650	City Hall
660	Insurance
710	Debt Service
810	Principal
811	Interest
812	Water Administration
813	HWY 65 Water Extension Total

#	Department Name
814	Parkside Water Ext-Petocka
815	Sewer Plant
816	Sewer Collection
818	Dvlpmt Constr-Wolf Creek
819	Dvlpmt Constr-HWY 65 Extn
820	Dvlpmt Constr-NW Sewer
825	Gas Extension
840	Garbage
865	Drainage
910	Transfer
950	Non-Program Revenue

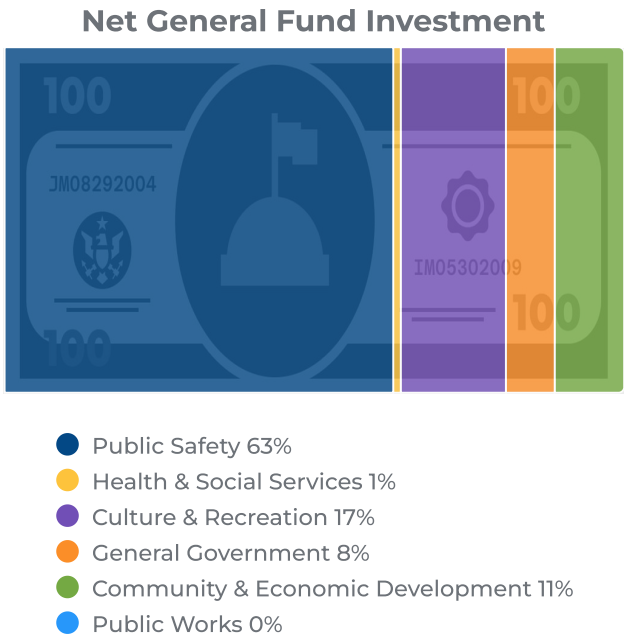
The first three digits of the number are the Fund number. The second three digits denote the department number. The final four digits are the object code for the expense or revenue type (which is printed immediately adjacent to it.

Executive Summary

The FY27 budget reflects the City's ongoing priorities of enhancing strong core services of public safety and public works. The following pages provide an overview of the City's funding and staffing plans.

Net General Fund Expenditures

The primary fund that the City employs for essential community services is the General Fund. The General Fund also represents the largest portion of the overall investment a property owner makes in City property taxes. The graph to the right show the net general fund investment in each function area. As you can see, public safety is the main consumer of General Fund resources, with 63% of the net general fund expenditures dedicated to law enforcement, fire, and protective services. Culture and Recreation, comprised of Parks, Recreation, Cemetery, and Library services, consumes 17%. Community & Economic Development comprises less of the General Fund expenditures, as it is also supported by other sources of revenue. General Government, which includes Finance, Clerk, and City Council, is 8% of net General Fund Expenditures and Health & Social Services, which includes mosquito spraying and the Metro Home Improvement Program, consumes only 1%.

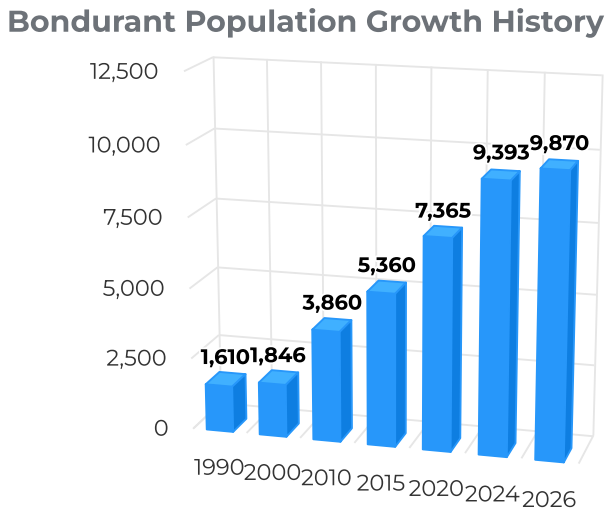


The budget includes operational funding to enhance current staffing levels, which is consistent with the City's Mission and the long-term staffing plan. The proposed budget adds 2 Firefighter/Paramedic positions and a Parks and Recreation Director, an Operations Specialist in the Public Works Department, and an Administrative Specialist in Administration. It also includes the promotion of the City's existing Administrative Services Coordinator to Finance Director. The Library will convert a current part-time position to a full-time position to increase staff levels. The addition of Bondurant Emergency Services staff is part of a long-term staffing plan to address community needs. The chart below shows the emergency call trend.

The City's special census in 2015 counted 5,493 residents and in 2024, there were 9,393 residents, showing a 71% growth over the past decade. At the same time, the City has worked to automate to successfully delay the need for adding staff in administration. However, the organization has now reached a point where it needs some additional support, particularly in the area of human resources. With the staff addition in departments throughout the City, the need for human resources support has grown.

The FY26 year-end estimates include resources necessary to continue current operations and capital projects. Noted in the budget is an increase in Road Use Tax revenues. The City completed a special census during the past fiscal year, which indicated that Bondurant now has a population of 9,393, or 2,028 additional residents. The Census was certified in February 2025, meaning that the year-end Road Use Tax estimate for FY25 was boosted to reflect the additional residents, as it is based per capita. The City originally paid upfront, $407,830 for the special census to the Federal Census Bureau and estimated it would be recouped during Year two. Following the update in last year's executive summary, the City received a refund of $174,682.19. This means the City's net investment for the special census, which yielded an additional 2,028 residents (from 7,365 to 9,393), was $233,247.81. Road Use Tax revenues received in FY26 increased by $274,471 over those received in FY24 (the last year full year of collection prior to the special census), meaning that the return on investment in the special census was realized in approximately 10 months.

To the right is a chart highlighting population trends for Bondurant over the past several years.



The budget proposal also funds multiple planning, design, and construction efforts, including the ongoing water system design, Grant Street S/Central Park Phase 1 design; park design; design for several street projects, specifically those in the SE Industrial Infrastructure Area; and Certified Sites work. Funding was included in the FY24 budget to develop an Art, Culture, and Wayfinding (ACW) Master Plan and The Grain District Downtown Redevelopment Plan, also adopted in February 2024. The FY26 year-end estimate includes funding to finalize the update of the zoning code, which was completed in early 2026.

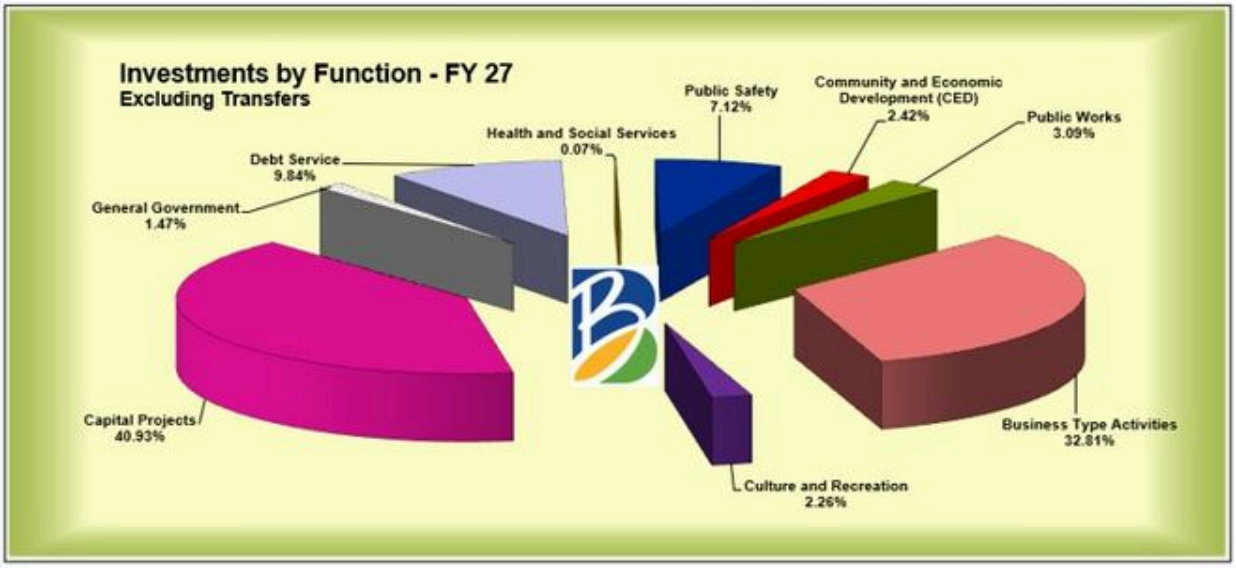
Work to implement the ACW and The Grain District plans is in full swing and funded over the current and upcoming budgets (FY26 through FY27), including projects such as the renovation of the former Bondurant Emergency Services Facility into a recreational programming and civic space, the construction of The Garden project, public improvements in The Grain District, and significant street construction and urbanization throughout the community.

Funding is also in the budget for participation in various local and regional efforts, including: contribution to the Des Moines International Terminal project ($17,145 for each of the current and upcoming two fiscal years), Greater Des Moines Partnership ($10,000), Bravo ($1,500), Convention and Visitors Bureau ($1,500), MPO ($7,365), Mid Iowa Planning Alliance ($1,105), Bondurant Chamber of Commerce ($1,500), Iowa League of Cities ($3,000), Mid-Iowa Association of Local Governments ($600), EPIC ($5,000), Bondurant Men's Club ($2,000 for Summerfest Fireworks), and ICON Water Trails ($8,000). The City collaborates with other organizations for mutually beneficial purposes and shares staff. For example, the City is a member of the Metro Home Improvement Program, administered by the Mid-Iowa Planning Alliance. The program offers home repair and rehabilitation for low-to-moderate income homeowners. The City's investment pays for administration and for the cost of the repairs within the City limits. Bondurant joins with other communities through this program to leverage our contributions with outside funding to have a greater impact and rehabilitate more homes. The ongoing contribution to the MHIP program is an expenditure for which a more detailed cost-benefit analysis has been suggested, particularly in light of revenue-restrictive state legislation.

Proposed Investments

The following graph details the expenditure proposal for FY27. The table includes FY27 budgeted, FY26 re-estimated, and FY25 actual investments excluding transfers. Please note the capital expenditures in this graph are for capital projects only. Capital equipment is located in various departments. That is the reason the numbers in this graph may differ from the numbers in the capital plan included later in this document.

Investments (excluding Transfers) - FY 2027		FY 2027	Re-estimated 2026		FY2025 Actual
Public Safety	7.12%	$4,985,694	$4,147,572	7.72%	$2,795,926
Community and Economic Development (CED)	2.42%	$1,698,898	$1,033,135	1.92%	$813,106
Public Works	3.09%	$2,165,312	$1,939,069	3.61%	$1,601,705
Business Type Activities	32.81%	$22,991,320	$7,802,396	14.52%	$3,766,111
Culture and Recreation	2.26%	$1,580,467	$1,350,582	2.51%	$1,300,337
Capital Projects	40.93%	$28,676,578	$29,570,759	55.05%	$7,828,824
General Government	1.47%	$1,027,068	$750,398	1.40%	$1,126,756
Debt Service	9.84%	$6,891,943	$7,075,103	13.17%	$3,740,471
Health and Social Services	0.07%	$49,625	$49,355	0.09%	$18,921
Total	100.00%	$70,066,905	$53,718,369	100.00%	$22,992,157

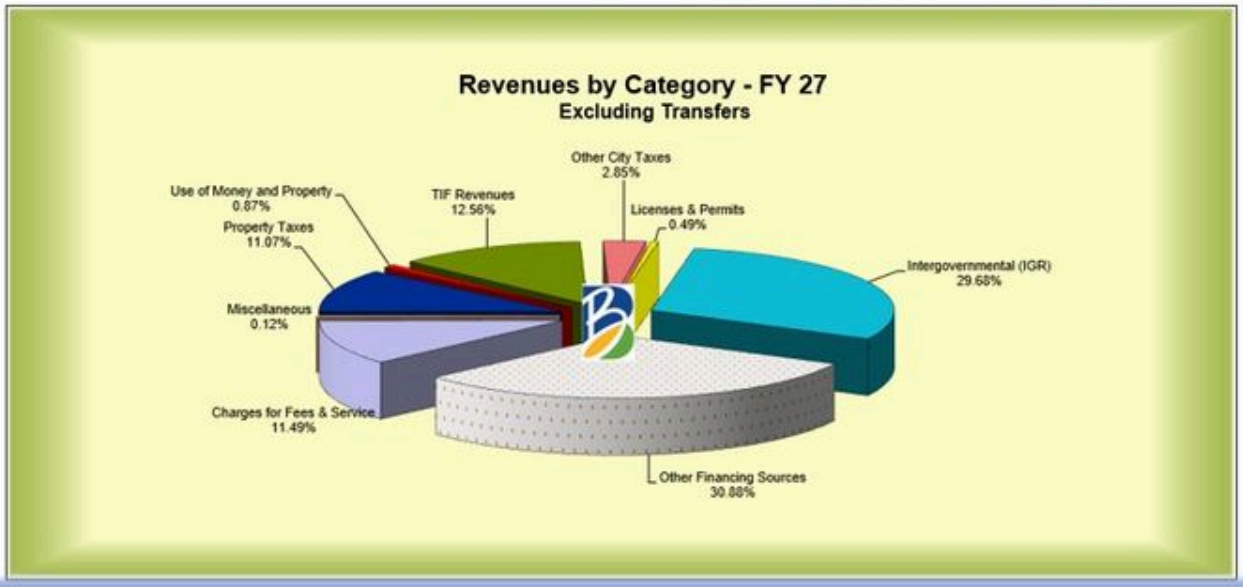


Projected Revenues

To fund the services and capital improvement projects, the City collects property taxes, charges fees for service, applies for and is fortunate quite often to receive grants and donations, receives reimbursements, and issues debt. Following is a graph showing the sources of Bondurant's revenues. The table includes FY27 budgeted, FY26 re-estimated, and FY25 actual revenues. excluding transfers.

Revenues (excluding Transfers) - FY 2027

		FY 2027	Re-estimated 2026		FY2025 Actual
Property Taxes	11.07%	$6,305,026	$5,557,142	19.19%	$5,722,503
Use of Money and Property	0.87%	$497,475	$1,796,190	6.20%	$1,570,533
TIF Revenues	12.56%	$7,152,409	$3,552,593	12.27%	$3,247,621
Other City Taxes	2.85%	$1,624,088	$1,648,100	5.69%	$1,532,487
Licenses & Permits	0.49%	$276,420	$334,774	1.16%	$305,465
Intergovernmental (IGR)	29.68%	$16,905,777	$8,340,552	28.81%	$1,998,660
Other Financing Sources	30.88%	$17,587,952	$1,284,097	4.44%	$47,474,666
Charges for Fees & Service	11.49%	$6,542,173	$6,083,938	21.01%	$5,568,793
Miscellaneous	0.12%	$66,470	$355,971	1.23%	$660,401
Total	100.00%	$56,957,790	$28,953,357	100.00%	$68,081,129



Capital Investment

A significant portion of the budgeted investments excluding transfers (55.05% in FY26 year-end and 40.93% in FY27) remains capital project investment. (Total capital investment as outlined in the Capital Improvement Program and in the budget transmittal is greater because it includes investment in capital equipment.) From FY27 through FY31, the City has more than $131 million in capital investment budgeted. Over the past four years, the City has invested more than $100 million in various capital projects and equipment. Capital Projects are $29,570,759 or 42.15% of the year-end estimate and $28,676,578 or 35.72% of the proposed budget.

The capital investment plan reflects council priorities as discussed throughout the year and more specifically during facilitated strategic planning sessions held throughout calendar years 2022 and 2023. It is important to note that the Capital Improvement Plan (CIP) is a snapshot in time and a foundation to prepare for future action. The CIP, however, does not prevent the City from re-organizing priorities to take advantage of strategic opportunities. The City has previously shown its ability to pivot quickly to leverage available outside funding or to meet unanticipated needs. The City is also planning a strategic goal setting/planning session in the second quarter of calendar year 2026.

This graph shows capital expenditures by department for the five years (historical), including the FY26 year-end estimate, as well as for the next five fiscal years. Total capital investment, which includes capital projects and capital equipment, is more than $131 million for the upcoming five fiscal years. The FY26 year-end estimates and FY27 proposed budget include funding for the Bondurant Emergency Services Facility, SE Industrial Infrastructure project, City Park, Water facilities planning, Eagle Park improvements, solar panel projects for Bondurant Community Library, The Grain District, Silo Commons, downtown parking improvements, and resources to move forward with the infrastructure improvements in the area of HWY 65, Park Side Trail connection, 2nd Street NW (from Franklin to Fireside), Truman Drive (from Second Street NE to the new school), and The Garden at Lake Petocka, among others. The detailed CIP is included later in this document.

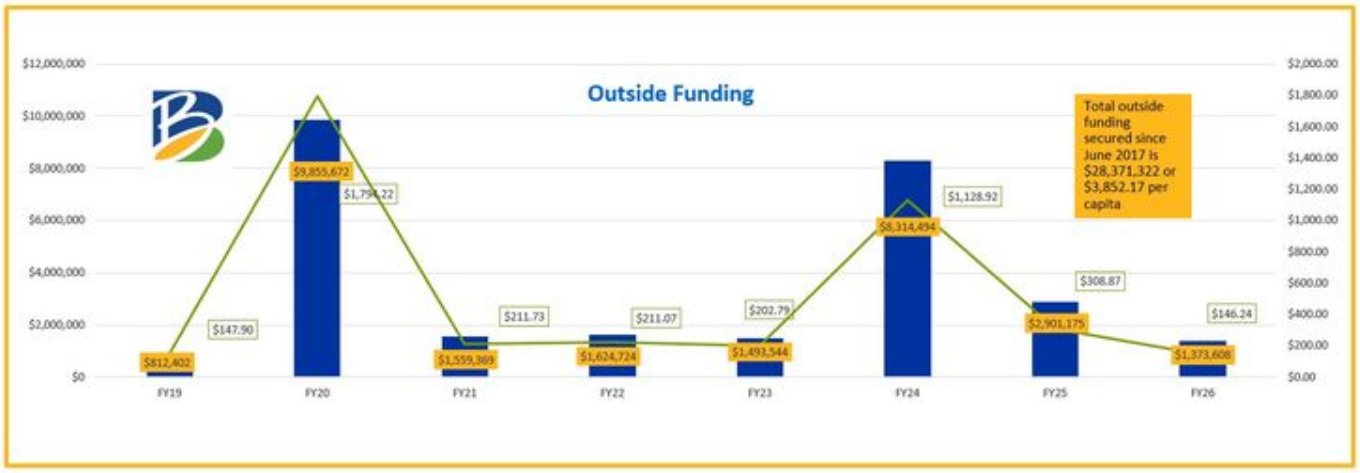




The graph to the left shows how capital investments are funded. Please note that the dollars for revenue sources and investments do not match exactly because some of the funds have existing fund balances that are being drawn down. Also, the City works to identify and secure as much outside funding as possible to help support these projects.

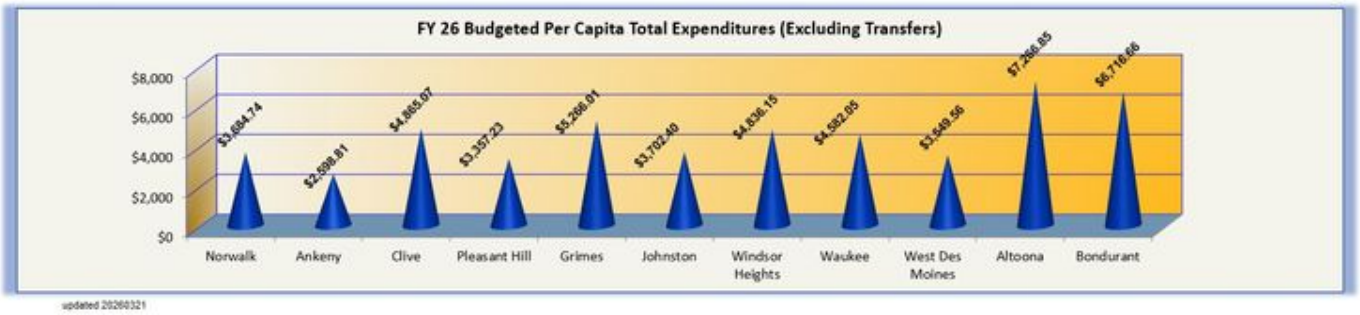
City Resource Enhancement

City staff are continually vigilant in the search for outside funding to contribute to the funding of the City's needs, priorities, and capital projects. While seeking outside funding is helpful, it is also critical for staff to identify and implement cost containment and/or reduction measures. To date in FY26, the City of Bondurant has been successful in securing $1,373,608 in outside funding, which represents $146.24 per capita. Total outside funding for FY25 was $2,901,175 or $308.87 per capita. The below chart highlights outside funding the City has received over the several years, which totals more than $28 million. The City is also working towards some larger capital grants currently that would help offset the investment in the SE Industrial Infrastructure project.

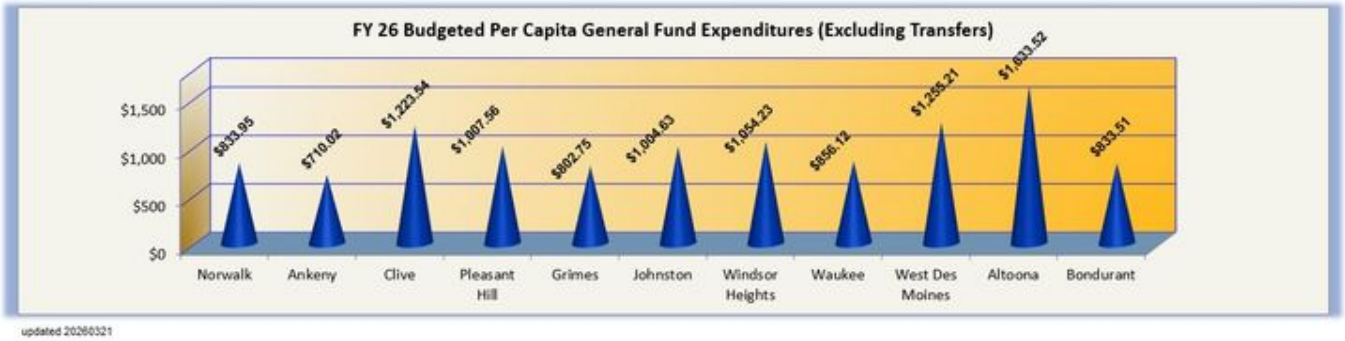


Benchmarking

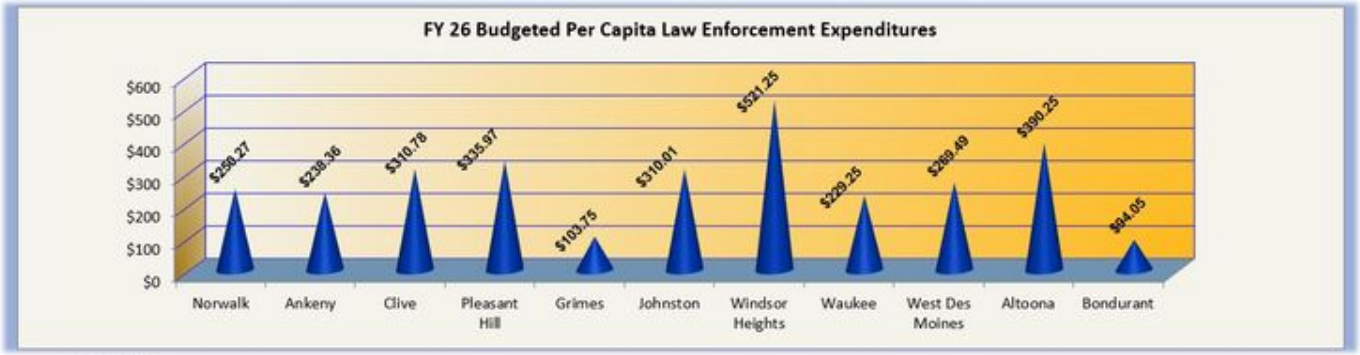
The City routinely looks to other communities to benchmark against on a number of measures. We evaluate expenditures, salaries, debt burdens, etc. The following graph compares Bondurant's per capita total expenditures with metro communities. The average budgeted per capita FY26 total expenditures (excluding internal transfers) for these communities is $4,584.14, which is less than the City of Bondurant. This is driven due to the major capital projects investments by the City of Bondurant. It should also be noted that some of the investment the City makes in projects and programs is partially offset with outside funding.



While total expenditures represent the investment the city has made in major infrastructure improvements, the per capita General Fund expenditures represent the investment the City makes in Public Safety, the Library, Parks and Recreation, and the other services and programs that are supported by property tax dollars. The average per capita General Fund expenditure for the comparison group is $1,019.55 or $186.04 more than the City of Bondurant's investment of $833.51 per capita.

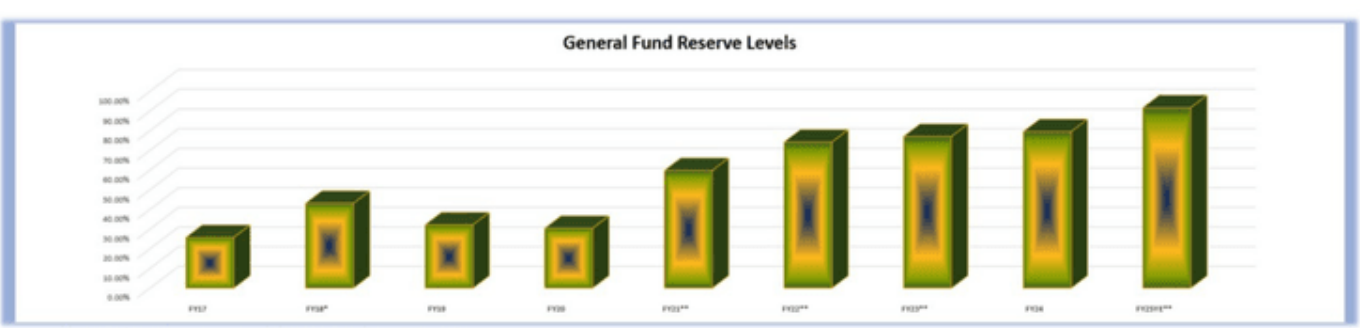


A major driver in any community's general fund budget is the cost of law enforcement. The City of Bondurant is one of two communities in the greater Des Moines metropolitan area that contracts with the Polk County Sheriff for law enforcement services. (Grimes is the other.) The contract has a specified number of deputies in the community at all times in city-branded vehicles, handles animal control, and gives the City access to investigations, emergency management assistance, Mid Iowa Narcotics Enforcement, K9 Unit, and Metro Star, among other services. Below is the per capita budget law enforcement expenditures. The average is $277.58, which is $183.53 more than the $94.05 per capita investment needed by the City of Bondurant for the excellent services it is able to provide through the Polk County partnership.



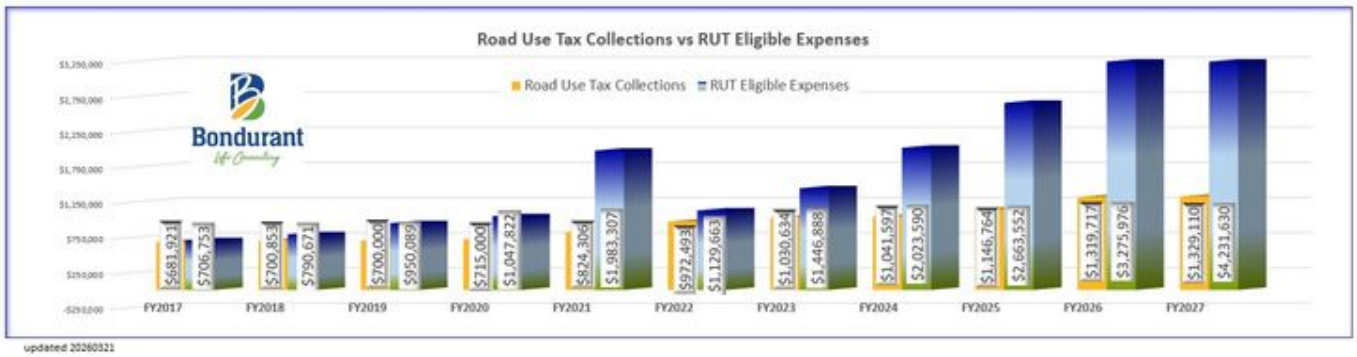
Reserve Levels

The City's General Fund reserve levels remain strong. Some of the years are higher than staff would normally recommend; however, larger reserves have been necessary in recent years to accumulate and cash flow certain capital projects. Additionally, not all of the reserves are unrestricted. As noted below, there are funds from bond proceeds that are reserved for capital purchases. The City's adopted minimum reserve level for the General Fund is 25%; however, bond rating agencies prefer to see a level in excess of 30%. The City's General Fund reserve is critical because it is the City's only unrestricted reserve and management's target is to retain reserves around the 35% level. Staff achieved the strategic goal of taking action that improved the City's bond rating matrix to achieve a better interest rate. Staff are also currently working to move to a modified accrual accounting system, which will is another critical bond rating element. Below is a chart tracking General Fund reserve levels.

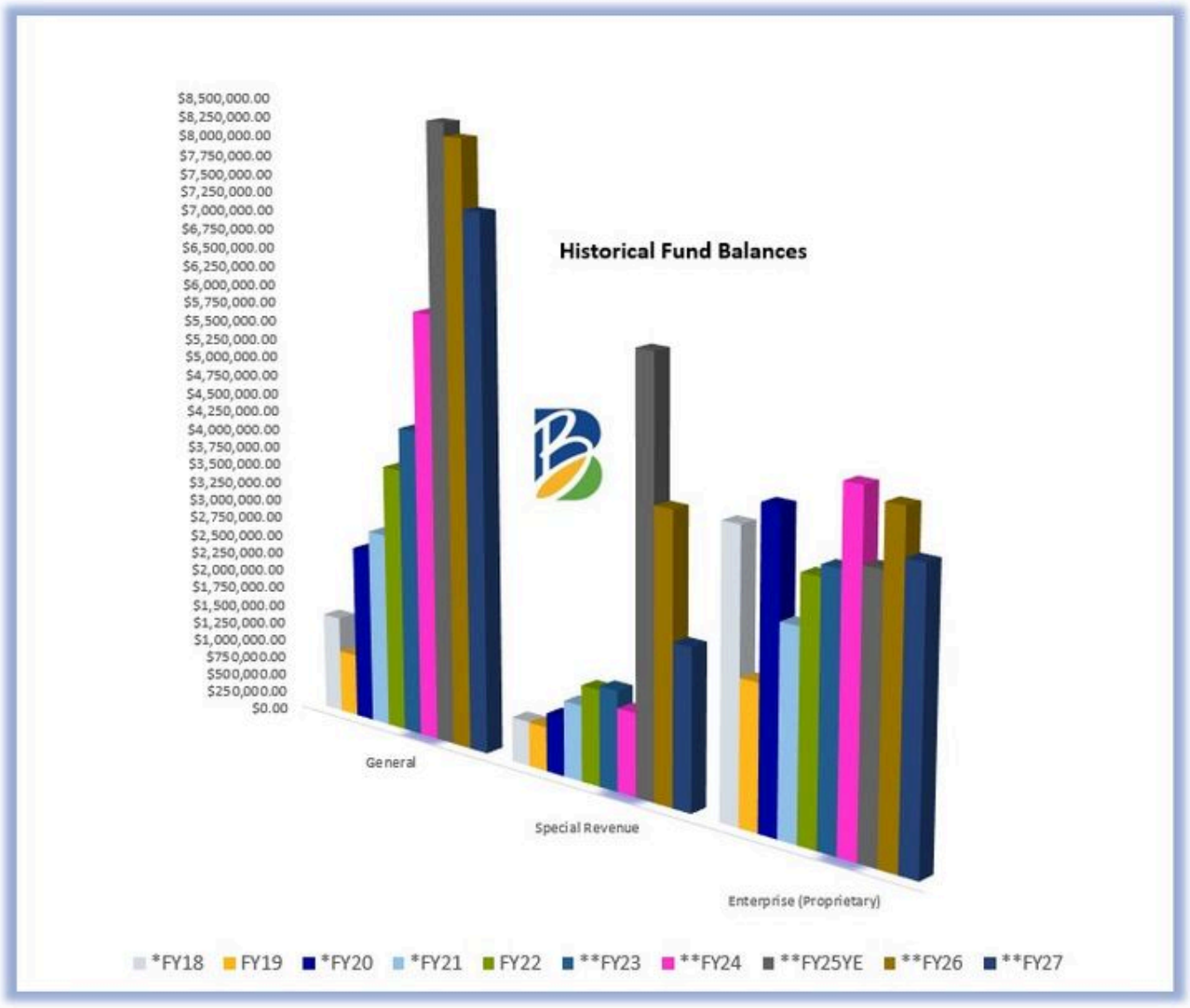


*Includes funds from a bond issue that had not yet been expended.
**Levels higher than normal to cashflow and accumulate reserve for certain capital projects.

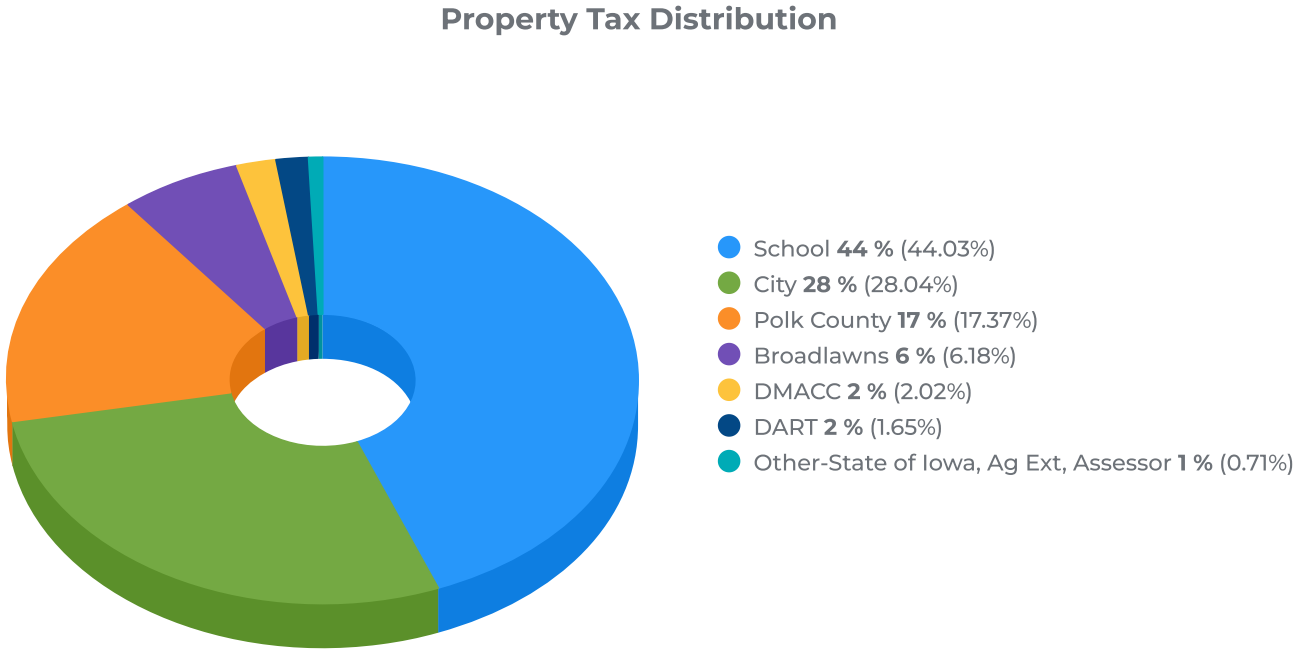
Something that continues to impact the general fund, as well as debt service expenditures, are the investments the City makes in street planning, construction, and maintenance. Below is a graph that tracks Road Use Tax collections allocated to the City of Bondurant by the State of Iowa and the City's Road Use Tax eligible expenses. In FY27, Road Use Tax that will be levied by the State and allocated to the City represents only 31% of Road Use Tax eligible expenses.



Enterprise Fund (business type activities such as water utility) reserve balances are adequate. The following graph tracks fund balances for major categories. Please note, some of the balances are a bit of an anomaly because they include restricted funds from bond proceeds that were received in one fiscal year and will be spent over the course of multiple fiscal years. Additionally, please note that beginning with FY21, the Special Revenue reserve includes Local Option Sales and Services Tax funds, which is why there is a larger year-end balance than was historically the case. Those funds are used for capital projects and to buy down the levy rate. Additionally, in Fiscal Years 25 through 27, reserves in the Enterprise Funds are being drawn due to capital expenditures. Of importance to note, is that the sewer reserves used for an interfund loan during FY25 is recommended to be deemed excess funds and would not be paid back, if agreed by Council. Year-end FY25 totals include proceeds from bonds. It should also be noted that the fund balances below do not include capital fund balances.



In discussing property tax levies, it is important to note that the investment in City services is not the only investment a resident makes. There are a number of taxing entities that levy and collect property taxes. The chart below shows how property taxes are distributed, based on adopted levy rates from FY26. As you can see, the City is one of, but not the largest percentage of property taxes. To that end, the City works with the Bondurant-Farrar Community School District to contain costs for property owners in Bondurant. The City has regular discussions with the School District and will continue to partner with the District in ways that can enhance efficiencies for both organizations.



Transfer Details

Interfund Transfer

An interfund transfer in governmental fund accounting is the movement of resources (typically cash) from one fund to another without receiving or giving equivalent value in return.

Purpose

Interfund transfers are used to:

- Support operations in another fund (e.g., General Fund subsidizing a Special Revenue Fund)
- Fund capital projects (e.g., transferring money to a Capital Projects Fund)
- Make debt payments (e.g., moving resources to a Debt Service Fund)
- Reallocate resources based on policy or legal requirements

They are not revenues or expenditures in the government-wide sense, but are reported as “other financing sources/uses” in fund-level statements.

FY 26 Year-end, FY27 Budgeted Transfers, and FY28 Projected Transfers

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	0		66,532	66,532	Liability Insurance for new water plant
Water Enterprise	600-910-6910	Debt Service	200-910-4-4830	135,610	135,610	132,190	128,590	Pay 2014A GO Bond-Purchase water capacity
Water Enterprise	600-910-6910	The Grain District	337-910-4-4830	86,600	86,600	50,000	0	water infrastructure capital projects
Water Enterprise	600-910-6910	Streets Arterial	325-910-4-4830	50,000	50,000	50,000	0	to support Wtr portion of new streets for school
Sewer Enterprise	610-910-6910	Streets Arterial	325-910-4-4830	100,000	100,000	25,000	0	sewer portion of streets project
Sewer Enterprise	610-910-6910	The Grain District	337-910-4-4830	125,500	50,000	50,000	0	Sewer portion of public infrastructure improvements
Sewer Enterprise	610-910-6910	General Fund	001-910-4-4830	19,690	19,690	22,053	22,124	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Stormwater Enterprise	741-910-6910	General Fund	001-910-4-4830	5,925	5,925	6,261	6,637	Liability Insurance (3.3% of total)
Stormwater Enterprise	741-910-6910	Streets Arterial	325-910-4-4830	47,000	47,000	47,000	100,000	stormwater portion of streets project
Stormwater Enterprise	741-910-6910	The Grain District	337-910-4-4830	25,000	25,000	50,000	0	Stormwater portion of improvements
TIF	125-910-6911	Debt Service	200-910-4-4831	114,155	114,155	115,155	112,005	Pay 2018 TIF debt - 2018A
TIF	125-910-6911	Debt Service	200-910-4-4831	148,908	148,908			Pay 2017 TIF debt (fully paid in FY26)
TIF	125-910-6911	Debt Service	200-910-4-4831	681,500	681,500	674,900	662,700	2020B bond costs
TIF	125-910-6911	Debt Service	200-910-4-4831	501,900	501,900	500,500	503,800	2021A Project Omega (FY25 includes $145,300 for past interest & admin fee)
TIF	125-910-6911	Debt Service	200-910-4-4831	501,700	501,700	564,900	760,300	2022A
	125-910-6911	Debt Service	200-910-4-4831	903,150	903,150	1,148,900	1,146,400	2023B TIF/GO BONDS
	125-910-6911	Debt Service	200-910-4-4831	0		328,020	1,837,700	2025B GO Annual Appropriation Urban Renewal TIF CORP PURP
TIF	125-910-6911	Sewer Enterprise	610-910-4-4830	363,077	0	0	0	To repay temporary loan for Grain District purchase
TIF	125-910-6911	Employee Benefits	112-910-4-4830	106,097	106,097	0	0	to cover benefits associated with salaries related to ED
TIF	125-910-6911	General Fund	001-910-4-4831					FY25 to reimburse for Washington St transfer from GF in FY24
TIF	125-910-6911	General Fund	001-910-4-4831			513,038	513,038	Reimburse for Commerce Crossings Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831			129,902	129,902	Reimburse for RMS Rebate payment
TIF	125-910-6911	General Fund	001-910-4-4831					Grain District Project (moved to GD in FY25)
TIF	125-910-6911	General Fund	001-910-4-4831	2,770	2,770			Chichaqua Valley Trail work
TIF	125-910-6911	General Fund	001-910-4-4831	13,100	13,100			Downtown expenses and Downtown Landscaping
TIF	125-910-6911	General Fund	001-910-4-4831	123,600	123,600			Exemplar Care Development Agreement
TIF	125-910-6911	General Fund	001-910-4-4831	29,498	29,498		300,000	Certified Site Work
TIF	125-910-6911	General Fund	001-910-4-4831	377,347	377,347	0	300,000	True up from past certified expenses that were not previously reimbursed
TIF	125-910-6911	General Fund	001-910-4-4831	391,531	6,977	704,862	450,000	Economic Development costs
TIF	125-910-6911	General Fund	001-910-4-4831	32,244	32,244			reimburse GF for transfer to City Hall fund for solar panels
TIF	125-910-6911	Park Improvements	335-910-4-4831					Park Side Trail Connection TIF reimbursement
TIF	125-910-6911	SE Industrial Infrastructure Project	357-910-4-4831			1,733,749		SE Industrial Infrastructure project
TIF	125-910-6911	The Grain District	337-910-4-4831			730,864		Grain District - infrastructure
TIF	125-910-6911	TIF Downtown Parking	343-910-4-4831	9,650	9,650	7,619		Support downtown parking projects/downtown projects
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	66,501	66,502	0	0	2011 Bond debt service (ends after FY26)
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	65,743	65,743	65,183	66,897	2018A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,104	157,104	152,062	154,384	2020A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	157,464	157,464	90,195	90,157	2023A Debt Service
Road Use Tax	110-910-6910	Employee Benefits	112-910-4-4830	3,770	3,770	5,672	5,672	Workers Compensation (9%)
Road Use Tax	110-910-6910	General Fund	001-910-4-4830	17,982	17,982	17,077	18,101	Liability Insurance (9% of total)
Road Use Tax	110-910-6910	Tree Fund	172-910-4-4830	20,000	0	10,000	10,000	Street trees
TIF-Central District Improvements	355-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		6,150,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Central District Improvements	355-910-6911	TIF-Civic Campus	306-910-4-4831		350,000			Transfer TIF bond proceeds to cover shortfall in BES fund
TIF-Bridge/Intersection	347-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		2,700,000			Transfer TIF bond proceeds to SE Industrial fund for priority project
TIF-Certified Site	356-910-6911	TIF-SE Industrial Infrastructure	357-910-4-4831		700,000			Transfer excess capital funds to SE Industrial fund for priority project

From	Account #	To	Account #	FY26	FY26YE	FY27	FY28	Reason
Trail to Chichaqua (East)	329-910-6910	The Grant District	337-910-4-4831		125,000			to reallocate grant frunds from FY25 into the correct fund
Grant St S/Commuter Loop	327-910-6910	SE Industrial Infrastructure	357-910-4-4830		177,250			
Employee Benefits	112-910-6910	General Fund	001-910-4-4830	230,867	230,867	298,485	318,242	compensate for benefs of Police Contract
Employee Benefits	112-910-6910	Self Insurance/Flex Fund	820-910-4-4830	2,000	2,000	2,000	2,000	Admin fees for Flex Spending plan
			112-910-4-4830					to Employee Benefits fund to offset levy for Library bond
LOSST Fund	121-910-6910	Employee Benefits		229,575	229,575	0	224,225	debt service
LOSST Fund	121-910-6910	Stormwater Enterprise	741-910-4-4830				0	to support ditch cleanout (Eshelman property)
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			229,775	0	to DB for Library bond debt service
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830			110,512	0	to DB for 2025A
LOSST Fund	121-910-6910	City Hall Capital Project	346-910-4-4830		27,152		0	close out fund
LOSST Fund	121-910-6910	The Grain District Capital Project	337-910-4-4830		5,000			for land acquisition; for Silo Commons in FY26YE
LOSST Fund	121-910-6910	Library Capital Project	351-910-4-4830	75,000	85,000			FY22 for solar project; FY23 close out fund
LOSST Fund	121-910-6910	BRSC Capital Project	324-910-4-4830					BRSC Parking Lot
LOSST Fund	121-910-6910	The Station Capital Project	330-910-4-4830		5,000			
LOSST Fund	121-910-6910	Park Improvement Fund	335-910-4-4830			100,000	0	FY23 - $151,500 for Eagle Park; FY24 BRSC Parking; and $100K Fishing Pier in FY25; Splash Pad in FY26YE; Equipment in FY27
LOSST Fund	121-910-6910	16th Street NE Grant to Hubbell	344-910-4-4830		35,000			to cover shortfall in capital fund
LOSST Fund	121-910-6910	Main Street Stormwater	338-910-4-4830					to clear fund balance
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	1,052,802	1,052,802	1,458,562	1,592,904	to buy down levy rate
			TOTALS	6,994,050	16,434,322	10,211,021	9,562,434	

			FY26	FY26YE	FY27	FY28
Revenues	General Fund - General	001-910-4-4830	294,154	294,154	430,461	451,760
	General Fund - TIF	001-910-4-4831	970,090	584,536	1,347,802	1,692,940
	Employee Benefits - General	112-910-4-4830	1,286,147	1,286,147	1,464,234	1,822,801
	Employee Benefits - TIF	112-910-4-4831	106,097	106,097	0	0
	Tree Fund	172-910-4-4830	20,000	0	10,000	10,000
	Self-funded Insurance	820-910-4-4830	2,000	2,000	2,000	2,000
	Debt Service - General	200-910-4-4830	582,422	582,423	779,917	440,029
	Debt Service - TIF	200-910-4-4831	2,851,313	2,851,313	3,332,375	5,042,905
	Capital Projects - General	Various	509,100	818,002	372,000	100,000
	Capital Projects - TIF	Various	9,650	9,909,650	2,472,232	0
	Sewer Enterprise TIF	610-910-4831	363,077	0	0	0
	Stormwater Enterprise	741-910-4-4830	0	0	0	0
			6,994,050	16,434,322	10,211,021	9,562,435
Expenditures	TIF	125-910-6911	4,300,227	3,551,596	7,152,409	6,735,845
	Water Enterprise	600-910-6910	291,900	291,900	320,775	217,246
	Stormwater Enterprise	741-910-6910	77,925	77,925	103,261	106,837
	Sewer Enterprise	610-910-6910	245,190	169,690	97,053	22,124
	Road Use	110-910-6910	468,564	468,565	340,189	345,212
	Employee Benefits	112-910-6910	232,867	232,867	298,485	318,242
	General Fund	001-910-6910	0	0	0	0
	LOSST Fund	121-910-6910	1,357,377	1,439,529	1,898,849	1,817,129
	Debt Service	200-910-6910	0	0	0	0
	Debt Service-TIF	200-910-6911	0	0	0	0
	Capital Projects	Various	0	302,250	0	0
	Capital Projects - TIF	Various	0	9,900,000	0	0
			6,994,050	16,434,322	10,211,021	9,562,435

Strategic Goals and Accomplishments

The City of Bondurant continues to make significant gains in achieving the vision set forth by the City Council and the goals established in the Building Bondurant Comprehensive Plan, adopted in September 2022. Additionally, the Mayor and Council engaged in strategic planning throughout 2022 and early in 2023.

Economic Development

One of the overarching priorities for the City is to create a better mix of commercial/industrial valuation versus residential valuation. Over the past year, the City took another giant leap on its path towards developing the commercial/industrial tax base. The City entered into a development agreement with Vermeer Corporation on February 20, 2026. The company is making a $102.65 million investment in a manufacturing facility that will bring more than 300 jobs to Bondurant. Among other provisions, as part of the development agreement, the company agreed to:

1. Acquire the land.
2. Build a 300,000 sq. ft. facility.
3. Maintain at least a taxable valuation of $87.5 million beginning January 1, 2028.
4. Operate the facility through 2049.
5. Pay property taxes (subject to the agreed abatement).
6. Convey necessary easements and rights-of-way at no cost for the City Infrastructure Project (as reasonably necessary and consistent with the Site Plan).

As part of the project, the City will invest $26,084,596 in infrastructure in the area, serving the general public and an additional approximate 500 acres of industrial ground, as well as the company. The City is funding the infrastructure investment with Tax Increment Financing, collected from the increment created by the company's investment. The City is also offering its standard tax abatement package, which translates into a benefit of approximately $10,426,108. This project is located on the Timmins Certified Site, which was officially certified in December 2023 as a Certified Site through the Iowa Economic Development Authority. Previously, the property taxes collected (for all taxing entities) from the 112.93 acres of the western parcel total $4,198 and property taxes from the 74.579 of the two eastern parcels total $2,606. It is important to note that information because the projected property taxes on an industrial property valued at $87.5 million total more than $3 million annually. This shows the value of the work the City has done and continues to do on certified sites.

Additionally, throughout the last fiscal year, staff have been working on more **certified sites**. The Ross property was certified on June 19, 2025. On March 12, 2026, the Hemping-Helms site became officially certified and on March 17, 2026, the McIntosh, Castek, and Hollebrands site was officially Certified. Ceremonies will be scheduled in the spring for these milestones. The Hollerbrands site is in the same vicinity as the Timmins Site. Staff is currently working towards certification on the CEG site, which is also in this vicinity, and expects certification to be complete late in calendar year 2026 or in early 2027. This brings the number of sites that the City has facilitated certification for to seven, the most of any community since the program's inception in 2012. Additionally, the City has a site determined "Site Ready" through the Greater Des Moines Partnership's Site Readiness program.

The City also substantially completed infrastructure improvements in the Myers1 Certified Site area, which will enhance the marketability of this industrial ground.

The City's FY27 and 28 budgets both include funding to continue certified site work. We are currently collaborating with multiple property owners and have three sites in process.

Below is a picture from the June 19, 2025, Certified Site dedication for the Ross Site. From left to right: Assistant City Administrator Jené Jess, City Clerk Shelby Hagan, Planning and Community Development Director Maggie Murray, Economic Development Coordinator Tiffany Luing, Director of the Iowa Economic Development Authority Debi

Durham, Mayor Doug Elrod, Council Member Angela McKenzie, City Administrator Marketa Oliver, IEDA Program Manager Amy Thompson, Keith Olson of Locate Real Estate, and Craig Erickson of Shive-Hattery, Inc.



In its most recent strategic planning session, the City Council identified targeting specific types of businesses as top tier priorities, informed by a survey of community needs and wants. Towards that effort, the City Council adopted an **Economic Development and Incentive Policy** on August 1, 2022, and established a **Targeted Business and Industry Program** on December 5, 2022. The general strategy for the Targeted Business and Industry Program and the effort to be undertaken pursuant to Chapter 15A of the Code of Iowa and Chapter 6 of the Building Bondurant Comprehensive Plan, is to build on the community's strength, to promote businesses strategically, and to retain and create employment for the community. The Economic Development Incentive Program & Policy adopted in August 2022 provides the context for policies, programs, and capital investments that governments undertake to attract and retain business and residents, increase employment, promote private investment, and influence the type and location of development within a community. This policy currently guides how the City uses TIF for economic development and highlights the process used in mitigating risk and evaluating projects. Pursuant to Action item 9C of the Building Bondurant Plan which states, "Continue to incentivize business development and expansion in a strategic manner," staff developed and Council adopted the program for target businesses/industries, which now operates under the Economic Development Incentive Program & Policy. The City, under this program, has now received three applications and approved two grants. The first grant was approved to Exemplar Care in an amount not to exceed $123,600 for their first year of rent. The Council made the determination to support the grant after reviewing the economic impact outlined in a recent study on rural primary care. The estimated annual economic impact is $363,000. Exemplar Care fulfilled their grant agreement and continues to operate in the community as a primary care facility.

An additional $20,000 reimbursable grant was awarded to Bondu Bikes on February 3, 2025, through the City's Targeted Business & Industry Program. This funding supported the renovation and expansion of a historic downtown structure at 13 Main Street SE and complemented a $100,000 Community Catalyst Building Remediation Grant awarded by the Iowa Economic Development Authority, which City staff assisted the business in securing. Since that time, the property owners have determined that the condition of the original building is not feasible for their planned improvements. They have since purchased an adjacent property for the business and have requested that the City notify IEDA that they will not be proceeding with the Catalyst Grant.

Under the City's Economic Development Incentive Policy, the City entered into a development agreement to reimburse Commerce Crossings for public infrastructure built. The property now has two large flex buildings on it and the first TIF reimbursement is included in the FY27 budget proposal. This will continue in the FY28 budget. Additionally, TIF rebates are included in FY27 and FY28 for RMS, who has an incentive agreement for two years of 50% TIF rebates.

Below is an image of the Commerce Crossings, which has now built two large flex space buildings in the City of Bondurant.



Another key to economic development is to have infrastructure in place or a plan that shows where infrastructure and amenities will be located. It is additionally helpful to proactively adopt policies. The City has undertaken significant (and award-winning) planning efforts in recent years. Below is a list of plans and/or policies that have been adopted by the City that help guide growth and development, two of which were completed within the last fiscal year.

- ***Regional Commercial Master Plan*** adopted May 18, 2020 (APA-IA Economic Development Award, 2020)
- ***City Park Master Plan*** adopted July 21, 2021 (APA-IA Urban Design Award, 2021 and Implementation Award, 2025)
- ***Building Bondurant Comprehensive Plan*** adopted September 26, 2022 (APA-IA Daniel Burnham Comprehensive Plan Award, 2025)
- ***Central District Stormwater Improvements Master Plan (CDSI)*** adopted November 7, 2022 (APA-IA Resilience & Sustainability Award, 2023)
- ***Civic Campus Master Plan*** adopted April 10, 2023 (APA-IA Urban Design Award, 2023)
- ***Sanitary Sewer Master Plan*** adopted August 21, 2023
- ***Stormwater Master Plan*** adopted November 20, 2023
- ***Art, Culture, and Wayfinding (ACW) Master Plan*** adopted February 20, 2024 (APA-IA Best Practice Award, 2025)
- ***Grain District Downtown Redevelopment Plan*** adopted February 20, 2024 (National Planning Association Best Practice Award for Economic Development, 2025 and APA-IA Economic Development Award, 2024)
- ***Major Streets Master Plan*** adopted March 18, 2024
- ***Parks, Trails, & Greenways Master Plan*** adopted July 15, 2024 (APA-IA Exemplary Student Project, 2024)
- ***Streets Design Practices*** adopted February 3, 2025
- ***Pleasantview Park Plan*** adopted November 3, 2025

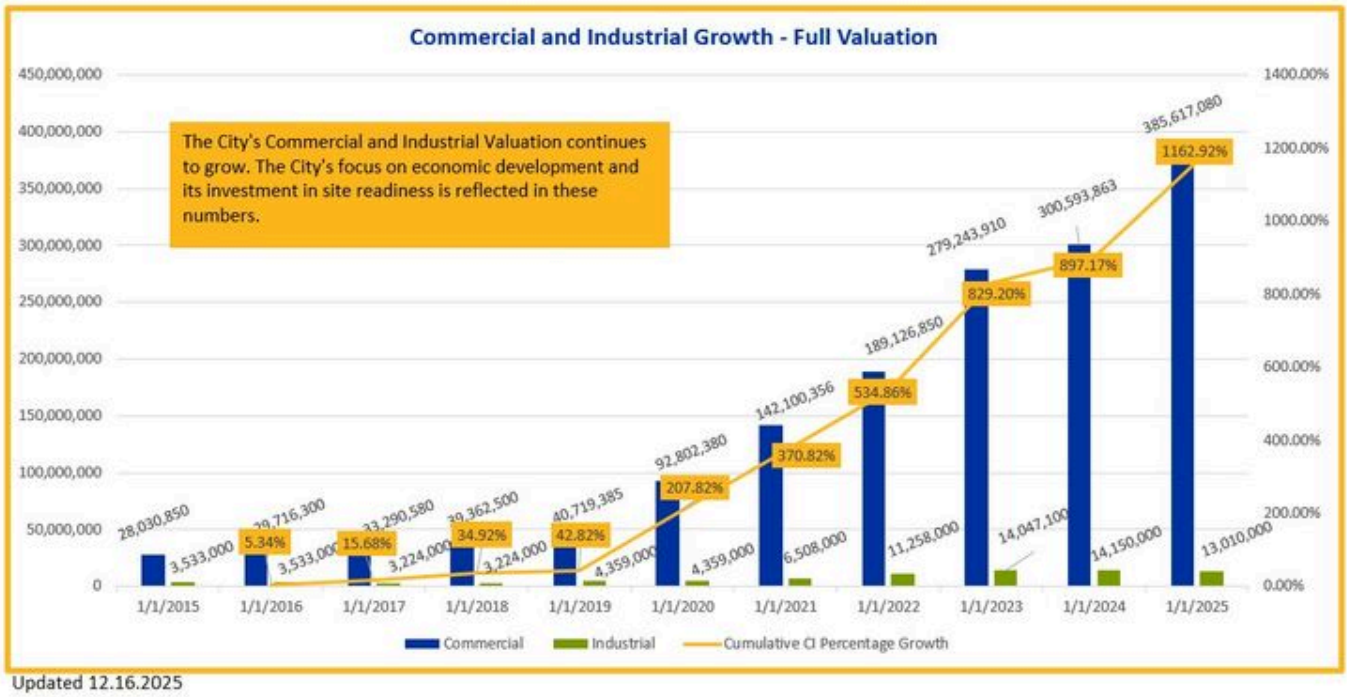
These plans represent ongoing and extensive community engagement efforts and identify infrastructure goals throughout the community, goals essential to economic and community development. The implementation of these plans is in full swing and multiple projects from the plans are highlighted in the Capital Projects section of this document. The Building Bondurant Comprehensive Plan is used consistently as a guiding document for policy and project recommendations.

A component of economic development is **annexation.** The City Council adopted the City's annexation policy on January 17, 2023, pursuant to recommendations included in the Building Bondurant Comprehensive Plan. Another goal is to work with Ankeny, Mitchellville, and Altoona to develop annexation agreements. Staff previously drafted those agreements; however, changes in officials in those communities have slowed the process. Those changes provide opportunities to strengthen relationships. Bondurant completed an annexation of approximately 1,000 acres on the southeastern side of the community, which was approved by the State of Iowa City Development Board in March 2023. Future land use for this area guides for industrial development and part of this area has already become a Certified Site and a large industrial project was announced on the site in February 2026. The City also recently completed a major water infrastructure project in this area and a water tower that will service the entire community; while making the area more attractive for industrial development.

The City also engaged Confluence to assist with the complete rewrite of the City's Zoning code. The Council approved a resolution with the consultant on July 29, 2024. The Planning & Zoning Commission acted as the primary advisory committee to the consultant team to help ultimately guide this Zoning, Subdivision, and Sign Code update process. Member(s) of the City Council, Board of Adjustment, and Parks & Recreation Board also reviewed drafts and offered advice to the committee. A complete **Zoning, Subdivision, and Sign Code** update was consistent with Action Item 1C of the Building Bondurant Comprehensive Plan, which reads: Update the Zoning and Subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan. The new zoning code development included citizen engagement and review of best practices, as well as the input from a full range of city boards and commissions. The new zoning code was adopted by the City Council on March 2, 2026.

Another key component to economic development as we progress is a collaborative effort with the City of Altoona on a **Planning and Environmental Linkages** (PEL) Study as well as a **Trail Connectivity Feasibility Study**. The cities jointly have secured full funding for these efforts for the FY27 and FY28 budgets and plan to issue a request for proposals for engineering services for the PEL in spring 2026. The funding for this project is budgeted in the City of Altoona's budget as they are going to be the fiscal agent for the grant funds. The PEL is the first step in determining the location for a future interchange on I-80. Interchanges along instates, especially one that runs coast-to-coast, have significant economic benefits to the adjacent areas.

Below is a graph showing commercial and industrial valuation growth since 2017, when the City began its Economic Development Launch program.



Updated 12.16.2025





Economic Development Conference

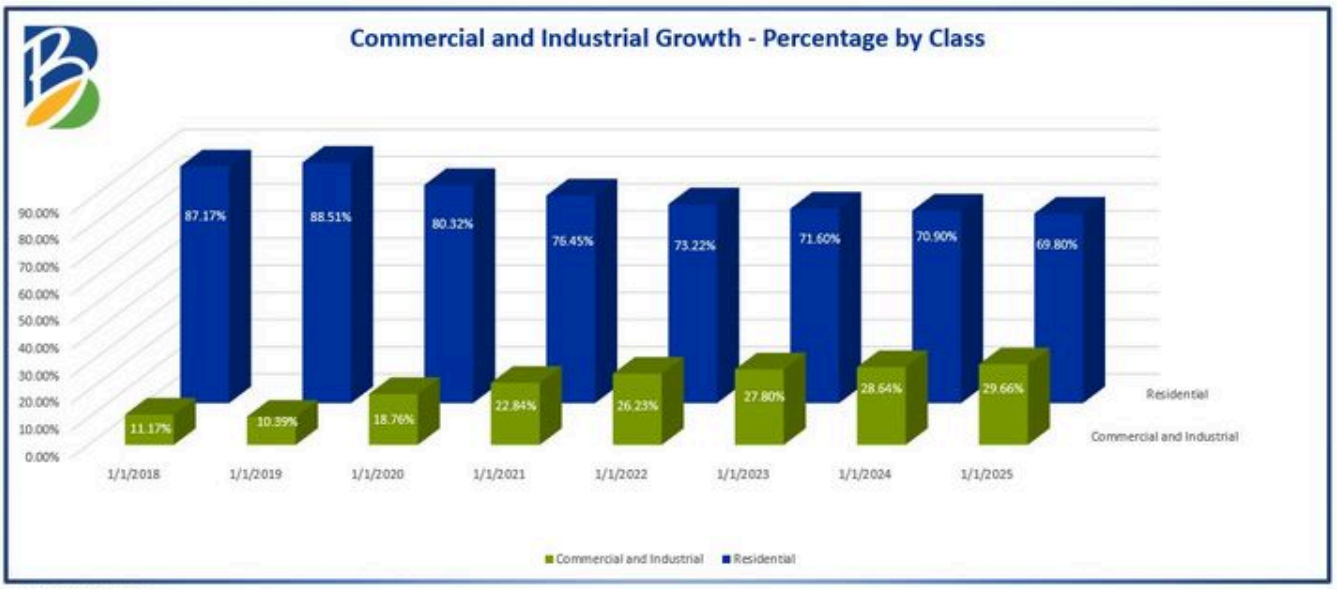
In August 2022, the City hired an Economic Development Coordinator. This position focuses on marketing the City to developers, responding to Requests For Information (i.e. business leads that come through the Greater Des Moines Partnership, IEDA, etc.), working with current businesses on Business Retention and Expansion efforts, and securing grant funding for a wide variety of projects.

During Fiscal Year 2024, the Bondurant Development Incorporated (BDI) dissolved. BDI previously played a key role in organizing and hosting the annual development conference. The City had previously contributed to the organization of the conference, but the 2024 Development Conference was the first conference after BDI had dissolved.

The City's Economic Development Coordinator collaborated with the Bondurant Chamber of Commerce and secured sponsors that continue to support the networking and celebration event. The event was themed "The Heat is On" and was held in the new Bondurant Emergency Services Facility Training room. The photos to the left are from the conference held on October 24, 2025.

Funding is included in the FY27 and FY28 budgets to support the ongoing work of the City's Economic Development Coordinator.

Also, since 2017, the City Council had (and continues to have) an overarching goal of creating a **better balance between residential and commercial/industrial (CI) valuation**. As of January 1, 2017, single-family residential valuation comprised 88.51% of the City's value and CI represented only 10.17%. As of January 1, 2025, the composition of valuation between single-family residential and CI improved, with single-family residential at 69.80% and CI increasing to 29.66% of the City's total valuation, even with dramatic increases in residential valuation. This is particularly notable this year as the residential numbers in these classes experienced significant (approximately 10%) assessment adjustments.



In FY24, the City collaborated with a developer on a master plan for the 24-acre piece in downtown Bondurant that is home to the former **Landus Cooperative site.** The opportunity to create a visionary plan for this piece of property, and the structures, which have been pivotal to the history and evolution of the community, was extremely exciting and to see the first pieces of the plan be implemented is even more exciting. The 101 LLC is the developer who executed a purchase agreement for the property and the City Council approved a professional services agreement with ISG in a 50/50 cost share agreement with the developer to create the master plan last year. T**he Grain District Downtown Redevelopment Plan** was adopted by the City Council on February 20, 2024. The plan states, "The Grain District" Downtown Redevelopment Plan envisions extending downtown Bondurant with the creation of a dynamic mixed-use development. This new development, located south of 2nd Street NE and East of Main St, will include an extension of Chichaqua Valley Trail, mixed-use retail and commercial district, redevelopment of the grain silos, a recreational facility and a residential community of townhomes. The planned redevelopment looks to create a walkable destination that encourages community engagement and fosters economic growth. This planning effort was recognized with the 2024 American Planning Association - Iowa Chapter Economic Development Award and the 2025 American Planning Association National Best Practice in Planning Award.

The Grain District development builds upon the momentum of other planned future developments in Bondurant, including a new elementary school, Civic Campus, and Parks and Recreation Facility. To the north of The Grain District is the site of a new elementary school, with connectivity to the proposed Truman Parkway. The Chichaqua Valley Trail extension running through The Grain District development will be an arboretum-style trail in that area and create a destination experience for users of the trail and tie into regional trail networks. Further to the east of the study site is the proposed development of the Bondurant Civic Campus, which will serve as the future home of a variety of civic and private uses, including City Hall, Emergency Services, Public Works facilities, among others. The City secured a $125,000 Land and Water Conservation Grant in June 2023 to help acquire the property at 401 Second Street NE, needed for the trail extension. The City also collaborated with the Bondurant Chamber of Commerce to secure a $15,000 grant from Prairie Meadows for the arboretum trail. The developer closed on the full 24-acre parcel in October 2024, and the City of Bondurant closed on 13-acres of the 24-acre parcel located to the south of 401 Second Street NE in November 2024. There was a tenant at 401 Second Street NE when the City purchased it and that tenant vacated in spring of 2025 (as they were in the process of building another site). The City issued a request for proposals to find a user for that building that will complement the goals of the Grain District plan and did not receive any proposals. Additional discussion among staff thought this could have been a bit premature and staff will continue to evaluate opportunities for this property. Additionally, since the initial plan, the inclusion of townhomes in the area is tuner reevaluation.

The first private project in the Grain District is anticipated to be a distillery. A site plan was adopted May 19, 2025. However, that specific plan is currently being reworked and staff expects a revised site plan in the spring of 2026. The City Council approved a contract on June 16, 2025, for the Grain District Public Improvements Project. The Project includes the Chichaqua Valley Trail's arboretum extension through the district, reconstruction of Railroad Street east of Main Street to Lincoln Street, the extension of Lincoln Street NE through the Grain District to tie into 2nd Street NE, a public parking lot accessed from the Lincoln Street NE extension project, and area public utility main work. The City received 9 bids ranging from $1,950,334.85 to $2,317,312.23. The project cost estimate prepared by ISG Inc. was $2,501,000. This work is substantially complete and will finish in the spring of 2026. Funding is included in the FY27 budget to finish up The Grain Distrct public infrastructure projects and for the Silo Commons Project.

A groundbreaking was held July 16, 2025. Below is a picture of Bondurant representatives participating in that event. From left to right: City Clerk Shelby Hagan, Council Member Angela McKenzie, Assistant City Administrator Jené Jess, Council Member Tara Cox, Mayor Doug Elrod, Council Member Chad Driscoll, City Administrator Marketa Oliver, Planning and Community Development Director Maggie Murray, Economic Development Coordinator Tiffany Luing, and City Planner Isaac Pezley.



Organizational Enhancements

The City's Department Head team meets to address daily and operational issues on a regular basis and on a semi-annual basis to take a deeper look at organizational needs and also include supervisory training. The Directors create and update long-term staffing vision and facility needs. These discussions produced some personnel recommendations included in this document. Previous discussions brought to light the criticality of the space situation in the Bondurant Emergency Services and the needs for the **Bondurant Emergency Services (BES) Strategic Plan**. The current fiscal year budget included funds addressing both the strategic staffing and the BES

space needs. The City Council engaged Ryan Companies as the Construction Manager at Risk for the BES facility project and OPN as the architects. Construction is complete other than a few punchlist items. The fire/EMS department moved into the new BES facility in October and it was dedicated with a pancake breakfast in December 2025. Below is a picture of the facility ribbon cutting. The year-end FY26 estimate includes funding to finalize this capital project and future support for the building is included in the operational budget. Thank you to Photos by Ben for the photo.



The long-term staffing vision for BES also included **four captain positions** in FY26 and two additional Fire/Paramedic positions in FY27. These positions are included in the proposed budget. The City Council made a policy decision this past year to transition from a combination (paid-per-call combined with full and part-time) department to a full-time department and the staffing plan accomplishes that goal.

The FY26 budget also included the addition of a **Parks Operation Specialist**, to work under Public Works currently and focus on parks maintenance. This is critical given the expansion of parks and parks amenities in which the City has invested over the past few years. The FY27 proposed budget includes a **Parks and Recreation Director** position. This position will oversee The Station and the Communications and Events Specialist position. Staff are also exploring the opportunity to host a Vista volunteer for a year, who would help with parks planning, programming, events, and maintenance. The staffing plan transitions the current Communication and Events Coordinator into the Parks and Recreation Director position and backfills the Communications and Events Coordinator position.

During FY24, the City launched a **non-profits training program** to support community organizations in reaching their goals. This effort was suggested by a Council Member and embraced by the council. The Building Bondurant Comprehensive Plan emphasizes the importance of community collaboration and involvement, aligning with the Iowa Smart Planning Principles, particularly the principle of "Collaboration," which encourages the participation of

governmental, community, and individual stakeholders in planning and resource management decisions. Furthermore, the plan acknowledges the role of community organizations in enhancing the city's quality of life. For instance, it highlights that key not-for-profit and organizations actively participate in community betterment efforts, including the Bondurant Chamber of Commerce and the Bondurant Community Foundation. By supporting non-profit organizations with training programs, the City of Bondurant can strengthen these organizations' capacities, thereby fostering a more engaged and collaborative community. This initiative aligns with the comprehensive plan's vision of promoting community collaboration and enhancing the quality of life for its residents. The first workshop was held in January 2024 where staff presented a grant writing workshop and provided a demonstration of how AI could help the participants in their efforts. Another workshop was held in April with a speaker from Drake University on strategic planning. Moving forward, staff are partnering with the Bondurant Chamber of Commerce to help with the workshops, which are planned to be held semi-annually (April/October) instead of quarterly. Funding is included in the operational budget to continue this training. Staff have been able to secure training for this program through partner resources, rather than the General Fund, so the investment in programming minimal.

Another Council priority is the creation of an **asset management plan** tied to finances. Towards that effort, the City implemented a GIS program over the past several years. Data for locations of water and sanitary sewer has been collected. Council approved a contract with Cartegraph Systems, LLC for Asset Management on June 21, 2021. The City Planner has a GIS background and GIS software has been purchased for both the City Planner and the Planning and Community Development Director and the City has been able to produce several necessary maps in-house. Additionally, Public Works utilizes the Cartegraph asset management software in a multitude of different ways. Mostly, the system is used to track employee time, materials used, and equipment time for the various tasks that the department does on a daily basis. This could be anything from pothole patching on streets to time spent on utility locating of underground utilities or maintenance tasks in any of the neighborhood parks. Staff also use the system to perform routine asset inspections on anything from fire hydrants to sanitary or storm sewer utility holes and intakes. This allows the Public Works team to get a better handle on the condition of those assets that are in the field. With that information, the City is able to better predict and forecast when maintenance or repair tasks will need to be performed on those assets. The **asset management tools** are also integral to the City's efforts to transition to accrual accounting.

As part of the Finance Department's 5-year plan developed in the department directors' annual strategic planning season of 2024, the City formally began discussions to transition from its current cash basis of accounting to an accrual-based accounting framework. This marked the beginning of a strategic shift in how the City measures, reports, and evaluates its financial position.

Under the cash basis of accounting, revenues are recognized when received and expenditures when paid. While this approach has supported strong liquidity management and conservative fiscal operations, it does not fully reflect long-term obligations, receivables, or the lifecycle cost of capital assets. Moving toward an accrual-based framework means the City will recognize revenues when earned and expenses when incurred, regardless of when cash is exchanged. This provides a more comprehensive and accurate representation of financial position, operational costs, and long-term commitments.

In the spring of 2025, the City went out to RFP to engage consulting services to assist with the transition. Eide Bailly was selected in August 2025 and the work immediately began. The transition signals more than a technical accounting change. It represents a policy shift that will influence financial governance, reporting standards, and internal controls. As the City conforms with the consulting assistance to the new accounting basis, significant policy updates will be required. These changes are expected to include:

- Formal adoption of capitalization and depreciation policies
- Expanded debt reporting and long-term liability recognition standards
- Revenue recognition policies consistent with accrual principles
- Updates to fund balance and reserve policies
- Revised year-end closing procedures and internal control documentation

- Enhanced financial statement presentation and disclosures

Conforming to an accrual-based framework will require thoughtful implementation, staff training, system evaluation, and coordination with Eide Bailly and the City's new external auditor. The transition will be phased to ensure operational continuity while strengthening financial reporting practices. The first phase was to go out to RFP for a new external auditor to ensure qualifications related to GAAP based financial reporting. Creative Planning was selected in the fall of 2025. The second phase has been to build the ERP system to be able to report the information needed for reporting and tracking. Throughout the process, policy and procedures will be developed to ensure internal controls over the operational standards. The third phase is year-end adjustments and pre-audit preparation. The forth phase will be the external audit, which not only will check the compliance to financial reporting in GAAP basis, but will also ensure the transition financial data are fair and accurately represented.

The Council's initiation of this transition reflects the City's continued commitment to financial transparency, long-term planning, and responsible stewardship. As policies are revised to align with the new accounting basis, the City will further formalize its financial infrastructure to support sustainable growth and informed decision-making.

An initiative launched during FY23 that came from the department directors' strategic planning meetings is the **Bondurant Organizational Leadership Development Program (BOLD).** Collectively, the Directors identified the need to hone and develop leadership skills among the Director class and Coordinator levels of the organization. This is helping us enhance our abilities and bring along the next generation of organizational leaders. The process began with the development of a separate leadership evaluation for those in the program. It was designed and tailored to evaluate the measure the growth in the compentecies and skills important to Bondurant's leadership. A base measurement was done by employee survey intended to show the level of support they have and operational strength the leader is showing. This survey is done annually. The training piece of the program started in August 2024 with a six-week leadership bootcamp, tailored for Bondurant. Goals for the program include continual improvement of departmental culture, an increase in employee engagement, risk reduction for EEOC, FLSA, FMLA, and OSHA violations, and workplace safety enhancement. Investment in this program leads to positive workplace inclusion and diversity outcomes. As well as an excellent retention tool. The program continued with a three-month check-in and training on managing through change in January 2024. Additional training has educated staff on the Family Medical Leave Act as well as EEOC, OSHA, and FLSA requirements. A second cohort went through the leadership bootcamp during FY26. The cohort included the new Captains in BES, the City's new Communications and Events Coordinator, and the new Assistant Library Director. Because there were additional spots available for the leadership training, the City was able to sell seats to three different area communities for their leadership team members. Additionally, the Assistant City Administrator was able to secure a $15,000 stipend from Des Moines Area Community College to offset the investment in this training during the last fiscal year.

The City enhanced its outreach efforts by launching a **"Pi(e) Day" public education effort**. The effort launched on March 14, 2024, and is in partnership with Home Slice Handmade Pies, a pie shop located in Bondurant's downtown. During Pi(e) Day, the pie shop is very busy with patrons wanting pie for Pi Day (3/14). City staff reached out with the owner of the business to partner to offer samples of the various pie offerings, while showcasing the City's pie charts to explain the City budget and talk about property taxes. The event was particularly important in 2024 and again in 2026 as the biennial assessment notices were coming out from the Polk County Assessor's Office showing 20+% and 10% increases, respectively, in property valuations, causing concern from residents that the assessment increases would lead to property tax increases. The City Administrator and Assistant City Administrator visited with people and walked them through the proposed budget and levy rate. They were able to illustrate to them that the increased assessment simply meant an increase in equity and that the owner of a home with a median valuation would not pay significantly more in City property taxes, even though their home value had increased significantly.

In 2025, staff developed the **Property Tax Pie Game**, which was presented at Pi(e) Day in both 2025 and again in 2026. The game was developed to illustrate the effects of recent and pending state legislation that has already reduced the City's general fund by 16+%. It has been an effective way of delivering the message in an impactful way. By gamifying the issue, it became more interesting to people and helped them retain the information better. Staff have also

presented the game at a developers' meeting, a Chamber of Commerce meeting, to Greater Des Moines Partnership staff, at the Iowa Municipal Management Institute, at the Iowa League of Cities Annual Conference and at the Greater Des Moines Partnership Opening Night Legislative Reception. The game instructions and game board example have been requested by multiple communities around the state and replicated in those communities.

Below are pictures from one of the events, showing the game board. Staff also had graphs on hand to show that property taxes as a percentage of personal income in Iowa are at an all-time low and another graph showing how specific pieces of state legislation have impacted local government budgets over the past 20 years and made them more reliant on property taxes.



Planning Efforts

The City launched its comprehensive planning efforts in July 2021 and concluded the planning with the adoption of the **Building Bondurant Comprehensive Plan** on September 26, 2022. This plan (found here: https://www.cityofbondurant.com/planning-and-community-development/pages/comprehensive-visioning-plans) represents significant public input and has specific recommendations in areas of land use, housing, community character, downtown, infrastructure, and transportation, among others. This plan will guide the City's future growth.

Action Item 1C of the Building Bondurant Comprehensive Plan reads, "Update the **Zoning and Subdivision regulations** to support the Future Land Use Plan and any goals, policies, or action items included in the plan." To that end, in 2024, the City issued request for proposals for a complete Zoning, Subdivision, and Sign Code. The City received proposals from three very good firms, ranging in investment from $60,500 to $119,500. The RFP review committee hosted interviews with three consultant teams on July 19, 2024. The RFP Review Committee consisted of: Council Member Peffer, Planning and Zoning Commission Chair Keeran, Planning and Zoning Commissioner Mains, Board of Adjustment Commissioner Farver, Planning and Community Development Director Murray, City Planner Pezley, and City Administrator Oliver. While all proposals had some excellent qualities, the Review Committee unanimously recommended and the City Council approved the proposal from Confluence. The Council approved a resolution with the consultant on July 29, 2024. The Planning & Zoning Commission acted as the primary advisory committee to the consultant team to help ultimately guide this Zoning, Subdivision, and Sign Code update process. Member(s) of the City Council, Board of Adjustment, and Parks & Recreation Board also reviewed drafts and offered advice to the committee. A complete **Zoning, Subdivision, and Sign Code** update was consistent with Action Item 1C of the Building Bondurant Comprehensive Plan, which reads: Update the Zoning and Subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan. The new zoning code development included citizen engagement and review of best practices, as well as input from a full range of city boards and commissions. The new zoning code was adopted by the City Council on March 2, 2026, and the year-end FY26 estimate includes the investment in consulting services necessary to finalize the new code.

The Council approved the **Art, Culture, and Wayfinding Master Plan** on February 20, 2024, which can be found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/2024_bondurant_-_art_and_culture_plan_v13.6.pdf. An excerpt from the plan describes its goals, stating "Bondurant's Art, Culture and Wayfinding Plan – goals and objectives built with the community – represents a commitment to the work of artists in curating a social and physical environment that retains what is important to citizens today. As a document built from stakeholder input by Group Creative Services, this plan guides the integration of cultural production in all aspects of community development, aligning investments with civic initiatives to create distinction. Sustaining this work over the next five to ten years promises to maintain the prized connections that welcome visitors and new residents alike."

The City has been busy implementing the items in the ACW plan. The implementation of the Public Art Program has been a phased approach, but has gained a significant amount of momentum with the adoption of the Art, Culture, and Wayfinding Master Plan. Integration of artistic wayfinding elements along trails and city corridors is an ongoing process that is occurring with every upgrade or infrastructure project. Creative signage at public parks, community hubs, and major intersections is occurring currently. More than 500 residents participated in planning efforts, enhancing community engagement efforts and igniting residents' imaginations. Additionally, staff have noticed in the mural areas that vandalism/graffiti has decreased. The City has also been able to leverage grants and enhance support for local artists through commissioned projects. The City received positive media attention for the projects that have been completed and accolades from the planning community for activating wayfinding as art. The recently-completed Dining Room project also provides a place for people to gather, particularly during soccer practices, as it is located across from the expanded Bondurant soccer fields. This fosters social interaction and strengthens community connections. The most tangible result of creating and adopting the plan is the ability to garner outside funding for projects through the formalization of the Public Art Program in the Art, Culture, and Wayfinding Master Plan. Since the adoption of the plan, the City has secured nearly $250,625 in grant funds for the projects specifically contained in the ACW Plan. Intangible benefits include that the public art program bolsters community identity through place-

making efforts and an increase in foot traffic and community interaction in newly enhanced public spaces. The City was excited throughout the process of developing the Art, Culture, & Wayfinding Master Plan to enrich relationships with community organizations. Future growth in local tourism is expected due to the unique art installations and enhanced trail experiences. Also, using the water tower as a canvas means that Bondurant is able to showcase the community to the tens of thousands of travelers passing by on I-80 each day. The City's Art, Culture, and Wayfinding Plan and implementation of the public art program have been honored with the 2025 Governor's Art Champion Award and the 2025 Iowa Association of City/County Management Program of the Year Award. This also contributed to the City being honored with the Robert D. Ray Community Award for Excellence for enhancing beauty, cleanliness, and attractiveness from Keep Iowa Beautiful in February 2026. City investment in plan implementation can be found in both FY27 and FY28 budgets through capital projects such as the Moving Curiously sculpture and the Silo Commons and The Garden capital projects.

As previously mentioned, the Council also adopted **The Grain District Downtown Redevelopment Plan** on February 20, 2024. That plan can be found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/29781_the_grain_district_02-14-2024.pdf. The plan addresses how to repurpose the iconic grain silos and adjacent land, transforming them into a vibrant mixed-use destination. This includes the development of retail spaces, restaurants, condominiums, hotel accommodations, and event venues. This adaptive reuse not only preserves a significant part of our agricultural heritage but also breathes new life into an underutilized area, making it a focal point for economic activity and community engagement. By creating a dynamic mixed-use district, the plan attracts new businesses and supports local entrepreneurs. The plan was recognized with the 2024 American Planning Association - Iowa Chapter Economic Development Award and the 2025 American Planning Association - National Best Practice in Planning Award. More about implementation of the plan can be found in the Capital Projects discussion of this document.

The City of Bondurant collaborated with students on a number of projects through the **University of Iowa's Initiatives for Sustainable Communities (IISC) Program** throughout the 2023-2024 academic year. The program features University of Iowa students, faculty and staff from a variety of disciplines collaborating with the City to complete projects. The projects can be found at: https://iisc.uiowa.edu/partners/bondurant. University of Iowa students completed 22 projects, encompassing placemaking, engineering, marketing, public art, legal research, park planning, and historical preservation. The Parks, Trails, and Greenways Master Plan that was completed through this process was honored with the 2024 American Planning Association - Iowa Chapter Student Project Award. As part of the projects, a mural was installed on the south side of the current Bondurant Emergency Services Facility. The engineering that was done for the extension of the Chichaqua Valley Trail will be used during the Grain District project. The City also continues to use the Community Promotional Video created. The students worked with the members of the Bondurant Historical Society on oral histories of Summerfest and the Farmers Cooperative. The City was extremely pleased with the quality, breadth, and depth of the projects performed by undergraduate, graduate, and law students and gleaned significant value from the partnership. This partnership continues to benefit the community as classes from this same program are currently working on two projects for the City of Bondurant, including the development of a **Friends of the Park** non-profit organization and a master plan for **Bluejay Landing Park**. One of the most significant initiatives that was developed out of this collaboration was the **Bondurant - Public Safety Study**, which can be found at: https://iisc.uiowa.edu/projects/bondurant-public-safety-study**.** Conducted by Master of Public Affairs students, the study supported the City at a key decision point by evaluating its reliance on Polk County law enforcement services rather than having a City police department, analyzing call data, and assessing the feasibility and long-term implications of establishing a City police department. The project equipped Bondurant with data-driven insights and a practical framework to balance community expectations with fiscal responsibility and appropriately scaled service delivery.

Key Deliverables:

- IISC Project Info Sheet – Bondurant Public Safety Study
- Final Report – Bondurant Public Safety Study
- Final Presentation – Bondurant Public Safety Study

The City collaborated with Confluence to develop the **Pleasantview Park Plan,** which was adopted by City Council on September 26, 2025. 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 (to be located off of Truman Drive NE) 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. The grading for the ponds is currently underway and should be completed in the spring of 2026. Playground elements were selected with input from potential users at a Farmers Market event during which staff solicited opinions on visuals showing a variety of different designs.

The City dedicated the mural in the photo below on August 20, 2025. The mural was created by local artists Chris Vance and Andrew Golightly, with students from the Bondurant-Farrar School District helping with the painting of the mural. The vision for the public art projects is included in the Art, Culture, and Wayfinding Master Plan.



Capital Updates

The City has continued to plan, advance, and complete multiple capital projects over the last fiscal year. Parks and Streets were a major focus during Fiscal Year 2024. During FY25 construction of the Bondurant Emergency Services Facility was a priority. Additionally, finalizing design and beginning construction on The Grain District and the Station projects were a major focus during the past and current fiscal years.

City Park

The City Council adopted the City Park Master Plan (which garnered a 2021 APA-Iowa Chapter Urban Design planning award) in July 2021 and continued with schematic design which was completed in calendar year 2023. The contract for the first phase of construction of City Park was approved by Council on November 6, 2023. Previously, none of the City's parks facilities had been master planned. Like many communities, Bondurant developed by adding amenities as possible without any overall master plan. The desire to have a fresh look at how the City uses the park and could use the park on a daily basis as well as for events, was a huge step forward in strategic development. The project also integrated the overall planning goals established by the City Council through the public input process during the development of the Comprehensive Plan. The Comprehensive Plan identified major guiding principles that included collaboration, as well as planning and development that promote community character. The City Park master planning created momentum that is essential for accomplishing amenities critical to the City's growth and development and affecting the quality of life for residents throughout the community. The master plan included amenities such as an inclusive playground, a splash pad, and ultimately, an ice ribbon.

Below is a picture of the new, inclusive playground at City Park.



The City Council approved a contract with Brothers Concrete in November 2023 and construction began. The goal was to have the playground finished prior to the 50th anniversary of Summerfest in June 2024; however, a rainy spring, among other circumstances, delayed construction and ultimately the playground did not open until December 2,

2024. The first phase of construction was $1,009,752.54. The City Council approved a contract with Ball Team Construction for Phase 2 of construction, which included the splash pad in the amount of $1.6 million on December 16, 2024. Something of note since the playground has opened, is the need for additional restrooms and lighting in City Park. Staff will work with design professionals to develop proposals for the City Council's consideration on how to address these issues.

The FY26 year-end estimate includes the funding for this project. Additionally, the FY27 capital budget for Parks has funding for additional lighting for the park.

Below is the ribbon cutting for the new splash pad that was dedicated on August 13, 2025.







The Station

The Station project is a renovation of the former Bondurant Emergency Services Facility into a space for parks and recreation activities and for civic use. The proposal aligns with the Building Bondurant Comprehensive Plan and the 2024 *Art, Culture, & Wayfinding Master Plan* Appendix, which outlines a vision to transform the former Emergency Services Facility into a venue for both Parks & Recreation activities and broader community events. The City engaged FEH in November 2024 to work with the Parks and Recreation Board and City staff to create recommendations for Council on the layout and design for the facility.

The City opened bids on August 19, 2025, for The Station Project. The City received 17 bids ranging from $2,799,999 to $3,400,000. The architect's estimate was $2,847,381. There were also two bid alternates. The first bid alternate was for some seating that is incorporated into some large-scale planters for seating outside the station and that bid alternate came in at $43,300. The second bid alternate was for additional light fixtures that would need to be compliant with the Buy American Build American Act and that bid was $1,000. The low bid, including both alternates, came in slightly under the estimate. The City Council awarded a contract to Core Construction on September 2, 2025, in the amount of $2,844,299, that included both the planter seating and light fixtures. Construction began in October 2025 and is slated to be finished prior to Summerfest in 2026.

The City has also been working with the property owner just north of the Station project at 108 Main Street NE to develop a joint-use parking lot that will help with downtown parking needs as well as parking needs created by The Station project. The project includes the expansion of the existing parking lot located at 106/108 Main Street NE by creating 27 additional spaces. The scope of work features new concrete drive lanes, curb and gutter, and sidewalks to improve vehicular and pedestrian circulation. In alignment with sustainable development practices, the project incorporates permeable pavers and underground stormwater storage facilities designed to manage runoff and reduce environmental impacts. Additional landscaping and site restoration will complete the improvements. This project presents a creative public-private partnership between the City of Bondurant and a private property owner, allowing for a cost-sharing agreement that maximizes

utilization of the site. Under the agreement, parking spaces will be designated for private use during business hours, transitioning to public parking in the evenings and on weekends, which will benefit downtown patrons, event attendees, and the broader community. This flexible use model supports both economic development and public access. The City was also able to secure a $127,500 water quality grant to incorporate best stormwater management practices. The Council awarded a contract for the project on November 17, 2025, and work is slated for completion by May 31, 2026. The FY26 and FY27 budgets include the funding necessary for this project, using grant funds and drawing down a capital fund balance from the bond issued in 2025.

The project is referred to as "The Station" in a nod to the fact that it was originally built as a fire/EMS station and that it is adjacent to The Depot and in the area of what could be seen as a train station.

Renderings developed by FEH Architects.

The Grain District and Silo Commons

As previously mentioned, the Council also adopted **The Grain District Downtown Redevelopment Plan** on February 20, 2024 (found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/29781_the_grain_district_02-14-2024.pdf). The plan addresses how to repurpose the iconic grain silos and adjacent land, transforming them into a vibrant mixed-use destination. This includes the development of retail spaces, restaurants, condominiums, hotel accommodations, and event venues. This adaptive reuse not only preserves a significant part of our agricultural heritage but also breathes new life into an underutilized area, making it a focal point for economic activity and community engagement. By creating a dynamic mixed-use district, the plan attracts new businesses and supports local entrepreneurs. The plan was recognized with the 2024 American Planning Association - Iowa Chapter Economic Development Award and the 2025 American Planning Association - National Best Practice in Planning Award.



The City is currently busy implementing the plans with construction nearing completion on public infrastructure improvements and design finalization for **Silo Common**s. The City also secured grants to assist with the implementation of the arboretum section of the Chichaqua Valley Trail that will traverse the grain district, as well as a grant for a public art piece that will serve as the entry to the district.

Silo Commons is envisioned as a transformative public destination in the heart of Bondurant's nationally recognized Grain District, designed to serve as a year-round anchor for recreation, culture, and community life. At the core of this vision is the adaptive reuse of the district's iconic grain infrastructure into a one-of-a-kind venue. The centerpiece will be an outdoor amphitheater integrated into the historic head house silo pack, complemented by a landscaped event lawn capable of hosting up to 850 guests. The area is planned to have full trail head amenities, including year-round restroom facilities, bike parking and repair, and a small play area. To date, the City has secured $1,156,800 in outside funding for this project, including a $749,000 Destination Iowa Grant, a $210,000 Prairie Meadows Legacy Grant, a $100,000 Polk County Community Development Grant, a $25,000 MidAmerican Energy Grant, a $50,000 BRAVO grant, $10,000 Metro Waste Authority grant, $2,600 from Karen Trotter, a $1,700

Bondurant Community Foundation Grant, and contributions from numerous other individual donors. The City Council approved an agreement with renowned artists, Yanoe X Zoueh, to paint the large mural on the silo. Work on the mural will begin in the spring of 2026. The FY26 and FY27 budgets support this project, using Local Option Sales and Services Tax, grants, and a capital fund balance from the bond issued in 2025.

The renderings to the right developed by ISG Inc. show the current vision for the Silo Commons amphitheater.

Below is a rendering from artist, Joshua Wiener, of the Moving Curiously sculpture that will be located at the eastern edge of The Grain District, south of the currently-under-construction Truman Drive NE.



More information can be found in the Capital Project section of the budget.

Central District Stormwater Improvements

Since 2018, the City has been pursuing the concept of developing a large regional retention facility located in the area of Highway 65/Grant Street S, that could also serve as an amenity in a large regional park. In July 2018, the City Council amended the 2013 Park, Trail, and Greenway Master Plan by adding a park at the southeast corner of Highway 65 and Grant Street, referred to as Central Park. The City secured Resource Enhancement and Protection funds (REAP) from the Iowa Department of Natural Resources in 2019 and acquired the first parcels of land necessary to move the project forward.

In 2020, the concept was further developed in the Bondurant Regional Commercial Master Plan.

In September 2021, the City Council approved an agreement with SmithGroup Inc. in the amount of $97,200 plus reimbursable expenses of $2,800 for the modeling and design of Central Park, including the regional stormwater retention facility. Design is a critical step in planning not only for **Central District Stormwater Improvements** including Central Park, but for the final design and location of Grant Street S. The realignment of Grant Street S is a priority identified in the 2012 Comprehensive Plan, the 2022 Building Bondurant Comprehensive Plan, and in the Capital Improvement Plan adopted by the City Council. In November 2023, the Bondurant City Council adopted the Central District Stormwater Improvements Master Plan. This planning process was necessary to determine the size and boundaries of both the retention lake and the Park. SmithGroup Inc. collaborated with Veenstra & Kimm to evaluate utility, transportation, structural, and electrical needs, as well as hydraulic modeling. The Central District Stormwater Improvements Master Plan process included pre-permitting conferences and discussions with the US Army Corps of Engineers and Iowa Department of Natural Resources to assist in determining the level of studies for permitting the detention facility. The permitting efforts will follow in subsequent professional services agreements. V&K provided the City with HEC RAS modeling of Mud Creek from north City limits to just north of I80 to the south. The Central District Stormwater Improvements Master Plan is a critical step for implementing the City's Stormwater Master Plan.

At the end of the Central District Stormwater Improvements Master Plan process, SmithGroup Inc. delivered to the City:
• Preferred Concept Alternative plan drawing; and
• Master Plan Booklet (PDF Format) including Plans, 2-3 (two to three) 3d Renderings, Supporting Stormwater Calculations, Opinion of Probable Cost for Construction, Funding Opportunities Matrix, Phasing Recommendations, and a Summary of Public Feedback.

The City then issued RFP's for engineering services for final design of the road and retention lake. A contract with Shive-Hattery was approved in May 2023. Engineers from the firm have been working on the design and as part of the agreement, will also work to assist the City in securing grants. As of March 2025, the City has secured multiple grants and a private contribution totaling $3,950,000 towards this project.

This is a long-term, phased project spanning several years fiscal budgets given the extensive work that needs to be done and the investment in capital improvement.

City staff are currently working with the engineers to develop and submit grant applications, including those for street funding as well as trail funding. The City recently submitted several applications, including one for Federal Recreational Trail, Statewide Transportation Alternative Set Aside, and the Federal BUILD grant.

Below is the Central Park Master Plan, which includes a 116-acre park with a 36-acre lake. The lake is a stormwater retention facility that will gather and clean stormwater from the surrounding agricultural area. The full master plan can be found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/2022-1013_bondurant_masterplan_report_sm_1.pdf.



SE Industrial Infrastructure

On December 15, 2025, the City Council approved a professional services agreement with Shive-Hattery in the amount of $2,953,000 for design, permitting, right-of-way acquisition support, bidding, construction administration, and construction observation services associated with public roadway and utility infrastructure improvements for the SE Industrial Infrastructure project. These improvements include Phase 1 reconstruction of 32nd Street SE from Grant Street S to the western boundary of the Timmins Industrial Park and Phase 2 construction of a new north–south roadway corridor extending from the Phase 1 limits north to 15th Street SE.

The scope of services includes full civil engineering design; land surveying; transportation and traffic engineering; structural engineering; wetland delineation; environmental and floodplain permitting; utility coordination; subsurface exploration; right-of-way acquisition services; preparation of a Traffic Impact Study; functional, preliminary, and final road design; and construction administration and resident construction observation for both phases. Two separate bid packages are anticipated for the project.

As identified in the City's Major Streets Master Plan (2024), both the east–west corridor along 32nd Street SE and the north–south corridor connecting to 15th Street SE serve as future arterial and collector streets that will support long-range east–west and north–south travel in this area. This area includes approximately 1,000 acres annexed into the City in 2023. The Building Bondurant Comprehensive Plan designates this general area along Interstate 80 for future industrial growth. The Comprehensive Plan also notes a potential future interchange to the east along Interstate 80. The roadway and utility improvements designed under this agreement will establish foundational public infrastructure necessary to support long-term economic development consistent with these adopted plans.

The agreement also includes design of public utility extensions to be constructed concurrently with roadway improvements, as well as construction oversight.

Because the improvements are anticipated to be eligible for Iowa DOT Revitalize Iowa's Sound Economy (RISE) funding, the scope includes substantial coordination with IDOT, preparation of RISE application materials.

The proposed project schedule anticipates functional design and RISE application submittal in early 2026, Phase 1 bid letting in August 2026, Phase 1 construction through 2027, and Phase 2 construction in 2027. The project is a major infrastructure upgrade to an area slated for industrial development and supports the Vermeer Corporation project that is slated to locate on the Timmins Certified Site.

On February 20, 2026, the City Council approved a development agreement for a proposed manufacturing project to be located on the western parcel of the Certified Timmins Industrial Park in Bondurant.

As part of the BIG Program application requirements, the local municipality must demonstrate formal support for the project through adoption of a resolution of endorsement. Approval of this resolution confirms the City's awareness of and support for the proposed project and its associated economic benefits.

The proposed development represents a significant capital investment and is anticipated to generate substantial economic benefits for the community. The City has a large anticipated capital investment and recognizes the investment is necessary for significant job and valuation creation, and long-term economic impact for Bondurant. This project will enhance access to approximately 500 acres of IEDA Certified Sites and additional development-ready industrial land within the surrounding corridor. As a major manufacturing operation, the Company's presence is expected to drive supplier, contractor, and logistics activity throughout Central Iowa. The project is expected to increase local and regional demand for housing, retail, and personal services as new employees are added and existing Iowa jobs transition to the Bondurant facility, reinforcing the economic vitality of Bondurant and surrounding communities.

The Company has expressed a clear intent to become a long-term community partner. The facility is being designed with future expansion capacity, quality aesthetics, and operational longevity in mind. By combining significant capital investment, phased job growth, and public infrastructure that enables future development, the project serves as a foundational industrial anchor supporting sustained economic growth, diversification, and regional competitiveness well into the future.

The City's investment is estimated to be:

- $26,084,596 in infrastructure improvements (some of which is anticipated to be offset with grant funding) included in the FY26 year-end estimate, as well as the FY27 and FY28 budgets; and
- $608,579.77 in connection fee waivers.

Additionally, the City was able to negotiate $75,840 in building permit discounts with our provider to offer as an incentive to the Company, and the value of the tax abatement offered by the City through its standard tax abatement package is estimated to be $10,426,108.

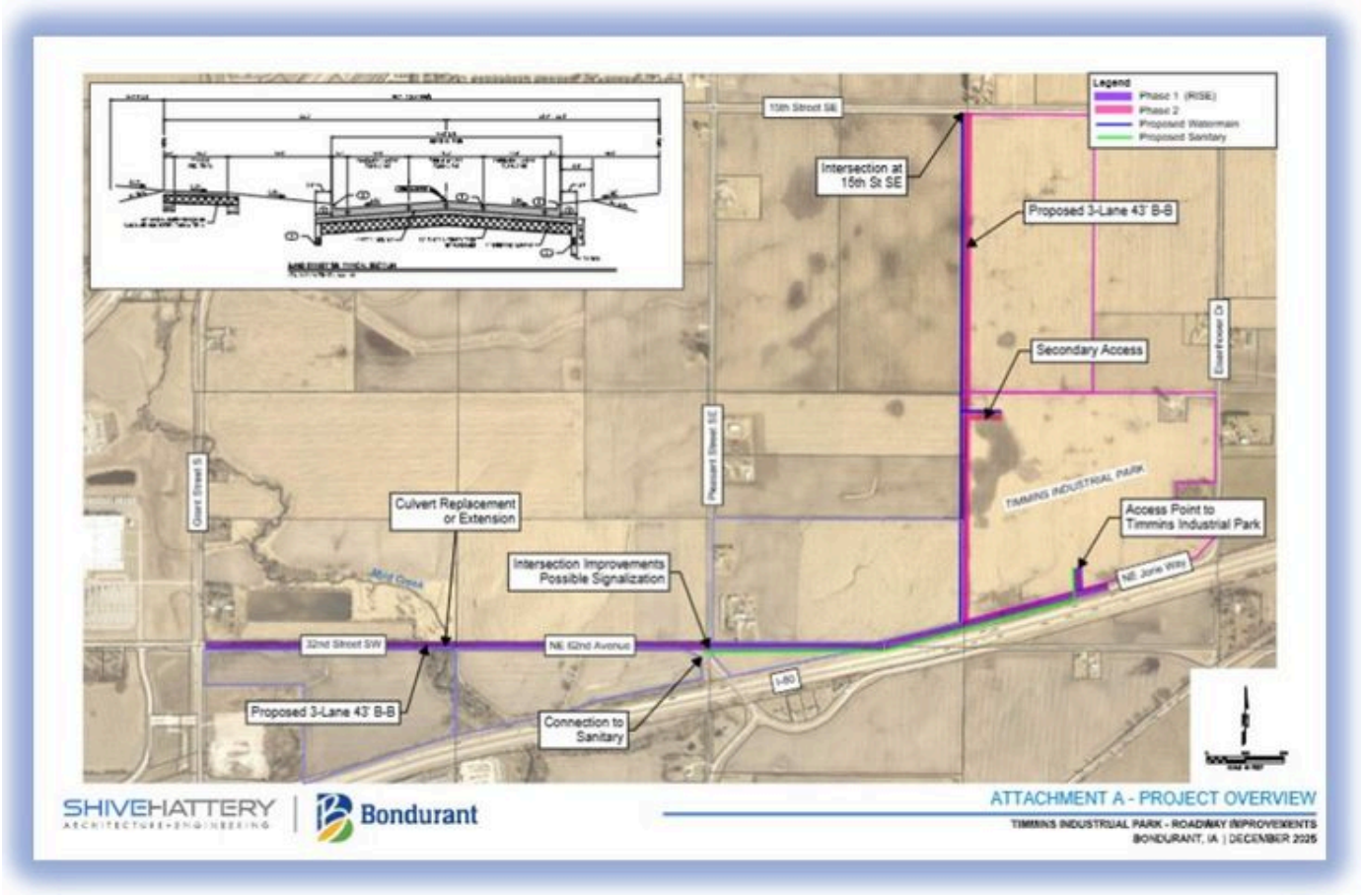
The Company's major obligations are:

1. Acquire the land.
2. Build a $90M, 300,000 sq. ft. facility.
3. Maintain at least a taxable valuation of $87.5 million beginning January 1, 2028.
4. Operate the facility through 2049.
5. Pay property taxes (subject to the agreed abatement).
6. Reimburse the City if RISE repayment is triggered by Company actions.
7. Use commercially reasonable efforts to engage with the Bondurant-Farrar Community School District to support skilled trades and manufacturing education (e.g., job fairs, tours, internships).
8. Intend to employ 300 employees by December 31, 2028.
9. Elect the six-year sliding scale commercial tax exemption under the Urban Revitalization Plan.
10. Convey necessary easements and rights-of-way at no cost for the City Infrastructure Project (as reasonably necessary and consistent with the Site Plan).

The infrastructure will serve the general public and approximately an additional 500 acres of industrial ground, as well as the company. The City is funding the infrastructure investment with Tax Increment Financing, collected from the increment created by the company's investment. This project is located on the Timmins Certified Site, which was officially certified in December 2023 as a Certified Site through the Iowa Economic Development Authority. Previously, the property taxes collected (for all taxing entities) from the 112.93 acres of the western parcel total $4,198 and property taxes from the 74.579 of the two eastern parcels total $2,606. It is important to note that information because the projected property taxes on an industrial property valued at $87.5 million total more than $3 million annually.

Design is currently underway and construction on Phase 1 is expected in the summer of 2026, with Phase 2 following in 2027.

Below is a map showing general improvements developed by Shive-Hattery. This is an approximate representation of what the improvements will be and does not represent final design.





ARTocka: The Garden

The City of Bondurant has plans to construct "The Garden" project at Lake Petocka in Summer of 2026. The project is one of the elements of the ARTocka initiative, to bring functional art to the area. The project will be constructed with the help of a $50,000 BRAVO public art grant, a $20,000 AARP grant, a Polk County Community Betterment Grant ($3,000), and a Polk County Community Betterment Grant of $3,500 through the Bondurant Community Foundation. The Garden is a fishing dock and will also have a kayak launch. The image to the left is the rendering of the project, created by I/Thee.

The Garden is a boardwalk that extends the water's edge and is part of the overall ARTocka Trail Loop as envisioned in the Art, Culture, and Wayfinding Master Plan. The ARTocka proposal by I/Thee envisions a series of five site-specific installations around Lake Petocka, designed to transcend the limitations of conventional architectural structures and foster a deeper connection between the community and its natural surroundings. Informed by the familiar spaces of a traditional domestic environment – the foyer, living room, gallery, garden, and dining room – these interventions aim to evoke a sense of comfort and familiarity within the broader natural context.

The City awarded a contract to Homeboy Construction for this project on November 17, 2025. The project is currently under construction and targeted for completion in the summer of 2026. Funding is included in both FY26 and FY27 budgets.

Parkside Trail Connection

The City Council approved a contract with RW Excavating Solutions for $467,721.18 on June 17, 2024, for the trail connection. The Parkside Trail Connection Project connects the Parkside, Featherstone, and Petocka Run developments to the Lake Petocka trail and to the rest of the CVT regional trail system. The City secured a $100,000 Land and Water Conservation Grant and a $23,673 REAP grant to offset investment in the project. The exhibit to the right shows the area where the trail connection is under construction and how it connects to the other trails.





The photo to the right is from the ribbon cutting held June 16, 2025. This project is now completed and the capital funding is in the FY26 budget.

Certified Site Infrastructure Improvements/HWY 65 Signalization/CVT East

The City has substantially completed improvements in this area, including street improvements and traffic signals, as well as water main and sanitary sewer infrastructure development. This has significantly improved what was previously a challenging intersection. Final completion is expected in Spring 2026.

Additionally, the City Council approved a contract with Peterson Contracting, Inc. in the amount of $490,697.25 on March 16, 2026, for the Chichaqua Valley East (CVT East). The project consists of clearing and grubbing of trees in the old rail bed area, removal of the rail ties, construction of approximately 2000 linear feet of 6-inch PCC trail, and the removal and replacement of the bridge over Santiago Creek. This project also incorporates two new connection points for the trail that currently goes up and around the Bondurant Industrial Park just north of this area.

Companies looking to expand or relocate conduct site searches with aggressive timelines. The City achieved Site Certification on the adjacent large tract of land three years ago and the property owner is working towards recertification, which helps prepare land for development by dramatically reducing the due diligence period. This infrastructure will serve an industrial site (officially certified in June 2023) as well as the Civic Campus. The Civic Campus Master Plan was adopted by the City Council on April 10, 2023, and can be found here: final_civic_campus_master_plan.pdf (cityofbondurant.com).

The exhibit to the right includes the original plans (top) and an aerial photograph of the progress (bottom). This road has now been completed. Also seen in the bottom of the photo is an aerial view of the Bondurant Emergency Services Facility.

This has been a long-term project and funding has been in the current and two past fiscal years for this project.



Civic Campus/Bondurant Emergency Services Facility/Public Works Facility

The City purchased land for a "Civic Campus" and commissioned a master plan. The master plan was adopted on April 10, 2023, (found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/final_civic_campus_master_plan.pdf).

The capital projects outlined in the master plan are split into multiple phases that include the construction of a new Bondurant Emergency Services facility and a Public Works facility. The first phase of the project was the construction of the BES facility. The public benefit will be the ability of emergency responders to better and more quickly access main arterial streets to respond to emergency calls. The Campus project will also provide better access for Public Works vehicles and for necessary deliveries. This BES project is substantially complete with closeout expenditures expected in FY27.

The Public Works facility is slated for design and construction in FY28-FY30. The City plans to sell a portion of the property purchased in the overall Civic Campus acquisition in FY27. When the City originally acquired the property, the property owner selling it would sell all of the 46 acres or none of it, so the City was in a position to acquire the full acreage. Once the Civic Campus Master Plan was complete, it became clear that there was surplus property. The funds generated from the sale of the surplus property in FY27 will support the design work for the Public Works facility in FY28.

On July 17, 2023, the City Council approved a resolution authorizing the Mayor to execute an agreement with Ryan Companies for its Construction Management at Risk proposal for the Bondurant Emergency Services facility. On August 21, 2023, the City Council approved a resolution with OPN for professional design services for the Bondurant Emergency Services Facility. Design for this facility is in full swing. Total project costs including design fees, engineering, land acquisition, construction, construction management, mechanicals, and furniture and fixtures, are estimated to be $24.477 million.

Once fire fighting and emergency medical operations were relocated to the new facility, work began to transition the facility previously occupied by BES located between Grant and Main Street, just north of the Depot Trailhead into a home for Parks and Recreation programming, which would also be used as a community center with space for people to rent for special events such as graduations, receptions, birthdays, etc. This project is referred to as "The Station" project and additional information is in the Capital Improvement Plan. The goal is to open the facility in June 2026.

Below is a photo of Bondurant Emergency Services Facility provided by Photos by Ben.



Arterial Streets

Over the course of the next few years, the City has several major street projects planned. The goal is to develop a more comprehensive street network, relieving pressure from Grant Street as the only major north-south connection.

The City is currently working with the Bondurant-Farrar Community School District to develop Truman Drive, a new street that will serve the elementary school currently in the planning process. Truman Drive is currently being engineered and must be constructed in time for the elementary school opening, slated for fall of 2027.

Additional Arterial Streets projects planned include:

- FY25 and FY26 included improvements to 2nd Street NW from Fireside to Franklin.
- FY26 also includes engineering to fully design the improvements outlined in the TEAP study of the Grant Street corridor that passes the elementary schools. There were several recommendations in the study to widen streets and install sidewalks in certain areas. FY26/27 include some upgrades to Grant St S near the schools.
- Fiscal Years 26, 27, and 28 include design and reconstruction of 2nd Street NE from the new Truman Drive to Highway 65. This will expand 2nd Street to have turning lanes and will urbanize the street.
- Fiscal Year 28 includes design, engineering, and construction for the connection north to 16th Street and from Truman, west to Grant, providing an additional access point for school traffic.
- Fiscal Years 29 and 30 include design and construction of 16th from Highway 65 to Pleasant Street.

The image to the right is an excerpt from the Building Bondurant Comprehensive Plan showing future street connections.



Strategic Continuous Operational Redesign and Evaluation (**SCORE**)

The City continues to employ **SCORE** to promote continuous improvement. Strategic Continuous Operational Redesign and Evaluation, referenced here as **SCORE**, is a philosophy that has been embraced by management that evolved into a common practice. Staff evaluate projects, programs, and proposals through this continuous improvement lens.

Employing the philosophy of continuous improvement, the team:

- Consistently reevaluates positions to see if their duties align with organizational needs and vision and re-orient positions as needs change;
- Consistently reviews job duties ensuring they align with the services provided by the Department;
- Continually evaluates systems design and change or modify technology as needed, embracing new technology and automation;
- Annually reviews organizational structure;
- Engages subject matter experts for strategic planning and external review of systems;
- Holds department head strategic mini-retreats;
- Encourages and pursues ongoing training for innovation and best practices;
- Promotes public engagement and communications to solicit feedback on service provision and priorities; and
- Coordinates Council biennial strategic planning retreats and quarterly workshops.

As a result of the **SCORE** approach and the City Council's support for these efforts, the City has been able to:

- Completely overhaul the City’s financial systems, creating E-commerce capabilities;
- Fully embrace E-Government, automating functions that help reduce the need for additional administrative staff;
- Enhance transparency;
- Embrace automation that delays or eliminates the need for additional administrative positions;
- Improve records, retention, management, and compliance;
- Research, create, and implement multiple best practices (training, safety, financial management, etc.); and
- Develop the organizational structure, breaking down work silos, fostering a team-oriented atmosphere and refocusing on strategic goals.

The functionality of the organization has been significantly improved and the number of projects staff has been able to complete has increased.

Staff intends to continue taking this approach and promote systematic improvement throughout the organization.

LO$$T AND FUNDED

In 2019, the citizens of Bondurant voted to approve the Local Option Sales and Services Tax (a 1% sales tax) to invest in community projects and property tax relief. The tax was implemented in 2020 and its support has been instrumental in transforming the community. 60% of the revenues from this tax are dedicated to property tax relief and 40% are dedicated to essential improvements in capital projects and equipment.

Since its implementation, this revenue source has helped to fund or is supporting the following projects:

- Expansion of the Bondurant Community Library (nearly doubling in size);
- Pawtocka Dog Park;
- Eagle Park capital improvements;
- Bondurant Recreational Sports Complex parking lot;
- Extension of the trail to the Junior High/High School;
- Washington Street construction;
- Two duty vehicles for Bondurant Emergency Services;
- Turnout gear for firefighters;
- Mowers used in parks and to maintain rights-of-way;
- Utility vehicle;
- Land acquisition for the extension of the Chichaqua Valley Trail and the redevelopment and beautification of the former Landus Co-op area;
- Stormwater improvements in the downtown area;
- Downtown parking;
- Ditch clean out off 32nd St NE;
- City Park improvements (an inclusive playground, splash pad, parking, and public art);
- Collison Soccer Park playground improvements;
- Solar Panels for City Hall and Bondurant Community Library;
- The Dining Room project;
- The Station Project; and
- Fishing Pier and Kayak Launch at Lake Petocka (FY25-FY26);
- Silo Commons;
- The Grain District;
- Park Side Trail Connection;
- 16th Street development.

In addition to supporting the aforementioned capital projects and purchases, LOSST revenues buy down the levy rate. The FY27 proposed levy rate for the City is approximately $3.0539 less than it would be if the LOSST revenues were not available to support the investment in city services. In terms of dollars, $3.0539 on the levy rate equates to an additional $429.84 for the calculated city property tax for the property owner with a property of median valuation ($316,050) in Bondurant.

Policy Initiatives and Recommendations

The City Council recently completed a strategic planning effort with facilitators from Drake and adopted a new Mission, Vision, and Values statement as well as reaffirmed and added strategic priorities in 2023. The budget document and capital projects are based on these priorities and the goals included in the Building Bondurant Comprehensive Plan.

In economic development terms, the City will continue to support the Chamber and Bondurant businesses in their establishment and growth. This past year has brought additional private, as well as public, investment in the City's downtown and other commercial nodes. As outlined in the Strategic Plan section of this document, the City continues to aggressively pursue site certification, using it successfully as an economic development tool.

Another policy issue for Council consideration is how to meet the **needs generated by the community's growth**. Recommendations are made in the personnel section of this document to address this challenge. As mentioned earlier, City Department Directors collaborate regularly to develop and refine long-term staffing projections.

Bonding

The FY25 budget included a $10 million General Obligation Bond Issuance and a $30 million TIF Bond issuance in June 2025. The project timeline for these bonds is an expected spend down within 18 months. The cashflows are managed through levels of liquidity and they are reevaluated every three months. Investments for the most quickly spent funds reside in the general checking account. Intermediate needs for liquidity are invested in Iowa Public Agency Investment Trust (IPAIT), which yields a slightly higher rate than the checking account. The dollars anticipated to be spent last are in CD's to yield the most advantageous rate. The bond issues include funding for:

- Bondurant Emergency Services Facility;
- Funding for renovation of the (soon-to-be) former Bondurant Emergency Services Facility into a parks and recreation programming space and civic use space available for rental. This project is referenced as "The Station" project;
- Phase 2 Construction of the City Park project;
- Parks Improvements;
- Truman Drive (all the way to 16th)
- 16th Street (from Truman to Grant Street N - creating an additional route to the Junior High and High Schools);
- 10th Street Extension;
- Grant Street S improvements (that were included in the Traffic Engineering Assistance Program-TEAP study conducted a few years ago);
- Lincoln Street Extension;
- Signage;
- Fire Capital Equipment;
- Grant Street S realignment engineering and land acquisition; and
- Lake Petocka fishing dock and kayak launch (The Garden project).

The FY27 budget includes a $21,000,000-23,565,000 TIF bond issuance This issuance is intended to support the public infrastructure need for the Vermeer economic development project. The City may not need to bond of the entire amount depending on the outcome of a RISE grant application and reallocation of funds from slower moving projects. In FY28 the budget includes a $8,000,000 for a public works facility. The cashflows for these projects will be managed through levels of liquidity and they are reevaluated every three months. Investments for the most quickly spent funds reside in the general checking account. Intermediate needs for liquidity are invested in Iowa Public Agency Investment Trust (IPAIT), which yields a slightly higher rate than the checking account. The dollars anticipated to be spent last are in CD's to yield the most advantageous rate. The bond issues include funding for:

Planning Efforts

Following up on the Building Bondurant Comprehensive Plan adoption, the next policy step is to review, update, and modernize the City's **Zoning Code**. Professional services are budgeted in the FY26 and the proposed budgets to assist with this effort. The City Council approved a contract with HR Green early in 2023 to conduct a pavement management study for the City of Bondurant. The first piece of that study established new pavement design standards for all pavements in the City of Bondurant. HR Green outlined the recommendations and the City adopted those **upgraded street standards**.

Action Item 1C of the Building Bondurant Comprehensive Plan reads, "Update the **Zoning and Subdivision regulations** to support the Future Land Use Plan and any goals, policies, or action items included in the plan." To that end, the City worked with a consultant throughout the past year and to complete a **Zoning, Subdivision, and Sign Code** update was consistent with Action Item 1C of the Building Bondurant Comprehensive Plan. The new zoning code development included citizen engagement and review of best practices, as well as input from a full range of city boards and commissions. The new zoning code was adopted by the City Council on March 2, 2026.

The City Council also identified **recodification** as a priority during its strategic planning session. Recodification has begin in FY26 and carry into FY27, once the digitization of records is closer to completion. The same staff involved in the large digitization project will be the staff working through recodification, which is a significant effort and time commitment.

City staff have been meeting with staff from the City of Altoona discussing studies for a future **I-80 Interchange**. The cities submitted a joint application for funding from the Des Moines Area Metropolitan Planning Organization (MPO) to fund a **Planning and Environmental Linkage Study**, which is a precursor to the Interchange Justification Report. The PEL study will help guide and inform specifically where the interchange should be located. Currently, the City's comprehensive plan has it in the area of Eisenhower Drive SE and the interchange will likely be in that area, due to constraints related to requirements about the spacing of on/off ramps. The MPO approved partial funding for the application in 2024 and additional funding in the 2025 funding round. Additionally, the cities received funding support from Polk County to help with the PEL and with a study about trail connectivity options to address a missing linkage in the regional trail system between Bondurant and Altoona. The City of Altoona is serving as the fiscal agent for these projects, so there is no specific funding included in the City of Bondurant budget for FY27 or FY28; but this will involve significant staff time and attention.

Additionally, in September 2026, the City completed its efforts for planning **Pleasantview Park**. This park is a 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 City has been working towards planning for an intersection realignment in the area of **16th Street NE and HWY 65** for several years now. An adjacent developer did not like various alignment options or cost share projections for 16th Street north of their property and the City undertook efforts to work collaboratively with the developer and the Iowa Department of Transportation, who ultimately has the final say on the intersection alignment. The developer ultimately filed a lawsuit, which was a disappointing conclusion to collaboration efforts. The City is working through the legal process to resolve this.

Staff will also work to schedule a **strategic planning** retreat with the Mayor, City Council, and Department Directors during the second quarter of calendar year 2026. The purpose of the planning retreat is to create the two-year goals. These are the short-term goals that work towards the overarching, long-term goals identified in the Building Bondurant Comprehensive Plan. The strategic planning retreat is critical to help prioritize projects and reorder existing priorities as needed to pivot to various economic development trends or opportunities. While strategic goal setting and strategic planning is important, it should be noted that the City Council makes decisions at each council meeting that contribute towards the budget and the City's progress towards its overarching goals.

Organizational Development

As mentioned earlier in this document, the City launched the **Bondurant Organizational Leadership Development (BOLD)** program in 2023. The initiative came from the Department Director's strategic planning meetings. Collectively, the Directors identified the need to hone and develop leadership skills among the Director class and Coordinator levels of the organization. This will help us enhance our abilities and bring along the next generation of organizational leaders. The program started in August 2024 with a six-week leadership boot camp, tailored for Bondurant. Goals for the program include continual improvement for departmental culture, an increase in employee engagement, risk reduction for EEOC, FLSA, FMLA, and OSHA violations, and workplace safety enhancement. Investment in this program leads to positive workplace inclusion and diversity outcomes. A second cohort went through the leadership bootcamp during FY26. The cohort included the new Captains in BES, the City's new Communications and Events Coordinator, and the new Assistant Library Director. Because there were additional spots available in the leadership training, the City was able to sell seats to three different area communities for their leadership team members. Additionally, the Assistant City Administrator was able to secure a $15,000 stipend from Des Moines Area Community College to offset the investment in this training during the last fiscal year.

A significant policy decision was made this past year by the City Council. The City Administrator and Finance and Employee Services Director worked with the Fire Chief and Assistant Fire Chief to develop a **Fire Department staffing model** to transition the department from a combination (paid-per-call combined with full and part-time) department to a full-time department. As the City moved forward with building the Bondurant Emergency Services Department as a fully paid department, staff worked to identify the best structure for the organization. The Council discussed the BES staffing and was in favor of adding new staff positions in FY26. Initially, staff had anticipated that the three new positions would be Lieutenant-level positions; however, upon further review, recommended that the positions be elevated to a Captain level. The City currently operates with four captain positions as determined in the staffing model. The City has in its FY27 personnel plan to add two additional paramedic/firefighter positions.

As part of the City of Bondurant's internal audit process (**SCORE**), periodic reviews of departmental operations are conducted, particularly during times of change. Following the Council-approved recommendations outlined in the **BES Operational Report 2024**, can be found here: https://www.cityofbondurant.com/emergency-services/pages/reports, insights from the implementation process have revealed opportunities to refine the department's organizational structure and staffing model. This addendum highlights two key updates based on operational needs and findings. First, the implementation of the Lieutenant Fire/Paramedic Coordinator position was expected to provide valuable operational oversight. However, after the report was published it was determined that a more robust leadership role is necessary to enhance departmental efficiency and align with the department's long-term goals. The **Captain Fire/EMS** role addresses these needs by incorporating broader administrative, training, and fire prevention responsibilities. Key responsibilities of the Captain position include overseeing department-wide operations, including training programs and fire prevention initiatives; acting as Incident Commander for complex emergency situations, ensuring compliance with procedures across shifts; supervising fire investigations, community risk reduction programs, and public education efforts; and providing technical guidance on fire codes, life safety systems, and building inspections to external stakeholders. The expanded scope of the Captain position is critical for addressing the department's growth and operational complexity. By transitioning from Lieutenants to Captains prior to hiring any lieutenants, the department aimed to centralize responsibilities for fire prevention and rental inspections under the captain's purview, streamlining processes; enhancing training and operational readiness through strategic leadership; and strengthen interdepartmental communication and collaboration by consolidating oversight roles. Earlier in FY26, two of the four captains currently employed by the City filed a lawsuit alleging they had been misclassified as exempt personnel. The City does not agree with that assessment, as the vast majority of duties for this role are considered supervisory or management-level responsibilities. The salary for the position contemplates that level of responsibility and hours worked over 40 hours in a working week. If the outcome of the lawsuit is that the positions were incorrectly classified, the department structure will need to be reevaluated.

General Accepted Account Principles

The City of Bondurant has historically utilized a cash basis for financial reporting. To improve transparency, comparability, and adherence to broader governmental accounting standards, the City seeks to transition its financial

reporting to a **Generally Accepted Accounting Principles (GAAP)** basis. The City Council approved a contract with Eide Bailley in August 2025 to assist in the City's transition from a cash basis to GAAP-based financial reporting. Eide Bailey will work with City personnel to identify reporting gaps and required documentation; deliver consultation and process guidance in a secure, collaborative environment; and provide ongoing support based on the City's timely delivery of requested information. **Accrual accounting** provides a more complete and reliable view of an organization's financial health because it records financial activity when it actually occurs, rather than when cash changes hands. By recognizing revenue when it is earned and expenses when they are incurred, it aligns income with the costs required to generate it, creating a clearer picture of true performance within a given period. This matching of revenues and expenses allows decision-makers to better evaluate operations, identify trends, and plan for the future with greater confidence.

Legislative Issues

History

The Legislature adopted measures in 2013, which devalued commercial property in the State of Iowa by 10%. The legislation also reduced, over a period of time, the valuation of apartment buildings from commercial to residential, meaning they are now subject to the residential rollback instead of the commercial rollback, thereby devaluing the properties by 50%. Effective with FY24, the rollback on multi-family residential became the same as the regular residential rollback. As part of that legislation, the State made the commitment to cities to reimburse or backfill revenue losses related to commercial property devaluation. (There was never any reimbursement for revenue losses related to the devaluation of multi-family properties.) In 2021, the State Legislature voted to phase out the backfill. The impact of the backfill on Bondurant's budget is a total of $113,998.

In 2022, the State Legislature made changes to the Business Property Tax Credit (BPTC) that it offered to businesses under the 2013 legislation. The 2022 legislation shifted the cost of the BPTC onto cities and cities were told that they would be reimbursed for the cost. The impact on Bondurant's FY24 budget was estimated to be $84,000 and the reimbursement from the State was approximately $47,389, leaving a net revenue loss of $63,622. The FY25 estimated impact is $103,320, of which $47,562 was projected to be reimbursed, leaving a gap of $55,758. Also, in 2022 the legislature approved a bill that combined residential and multi-family residential into one category. This artificially increased the residential rollback rate. SF181 was then introduced and passed in 2023 in an attempt to correct the earlier error. The impact on Bondurant meant that the City was not able to lower its levy rate as much as was intended, the planned expansion of law enforcement had to be delayed, and City revenues decreased by approximately $112,000.

During the 2023 Legislative session, HF718, the "property tax reform" bill was passed. This bill did a number of things, including:

- Consolidated levies and created a newly-defined adjusted city general fund levy (ACGFL);
- Limited levies based on property tax valuation growth “tiers”, providing a formula in State Code that determines the maximum general fund levy, driving the levy down based on the formula related to growth;
- Created a new homestead exemption for residential property owners of age 65+ and shifted the financial impact to local government;
- Provided a military service exemption expansion and shifted the financial impact to local government;
- Revised provisions for property tax abatement agreements and added further limitations on residential abatement, removing the school levy from abatement;
- Required County Auditors to create reports to distinguish revaluation and other additions to the tax base;
- Required "truth in taxation" statements to be mailed to each property owner;
- Changed budget timelines, forms, hearings, and processes;
- Dictated bond election dates, requiring a single date annually for bond elections; and
- Set new limitations for general corporate purpose bonding.

The impact of this bill was far-reaching. Aside from removing decision-making authority from local elected officials, it has a dramatic impact on local government finances, especially for small communities that are growing quickly, such as Bondurant. For the general fund levy, using an estimation tool provided by the State Department of Management, staff developed the projection of the impact of HF718 on the City over the next four years. The legislation reduces the City’s ability to collect approximately $1.6M over the next four years. Additionally, the expansion and shift of Senior and Military exemptions reduces the City's general fund collection by an estimated $15,562 and has a total budget impact of $50,576 for FY26. Current State legislation applies the residential rollback to the full valuation of daycare facilities. The impact of this legislation would be $21,225 to the general fund and $30,054 to the full budget. This recent legislation is in addition to change made by the State Legislature in 2022 to the Business Property Tax Credit (BPTC) that it offered to businesses under the 2013 legislation that devalued business and commercial properties. The 2022 legislation shifted the cost of the BPTC onto cities and cities were told that they would be reimbursed for the cost, yet

reimbursement does not fully cover the loss. The FY26 impact is estimated to be $61,063 to the general fund. **When all the reductions are added together from the legislation passed by the State Legislature in the past three years alone, the total impact on the general fund is $707,783, equivalent to 16.53% of property taxes and state reimbursement revenues**.

The City has absorbed these reductions by delaying the planned expansion of law enforcement and revising long-term staffing plans. However, the continued erosion of local resources and local control is extremely concerning. Other bills introduced in the 2025 session that impact local control include provisions that:

- Eliminate cities' abilities to collect franchise fees moving forward;
- Prohibit cities from requiring Fire Sprinkler systems in certain developments;
- Prohibit cities from requiring commercial architectural standards;
- Remove funding from libraries that are part of the American Library Association;
- Prohibit any position paid (directly or indirectly) with public funds from lobbying - specifically calling out the Iowa League of Cities;
- Prohibit cities from establishing landscape design standards in commercial areas;
- Put a moratorium on Economic Development funding in Iowa's largest counties;
- Require cities to allow Accessory Dwelling Units; and, among others
- Require public employers to include cancer screening benefits for eligible first responders (ostensibly other than what is included in insurance benefit plans) and thereby increasing costs.

Currently, State legislators and the Governor recently introduced bills in the 2026 session that, among other provisions, contain the following:

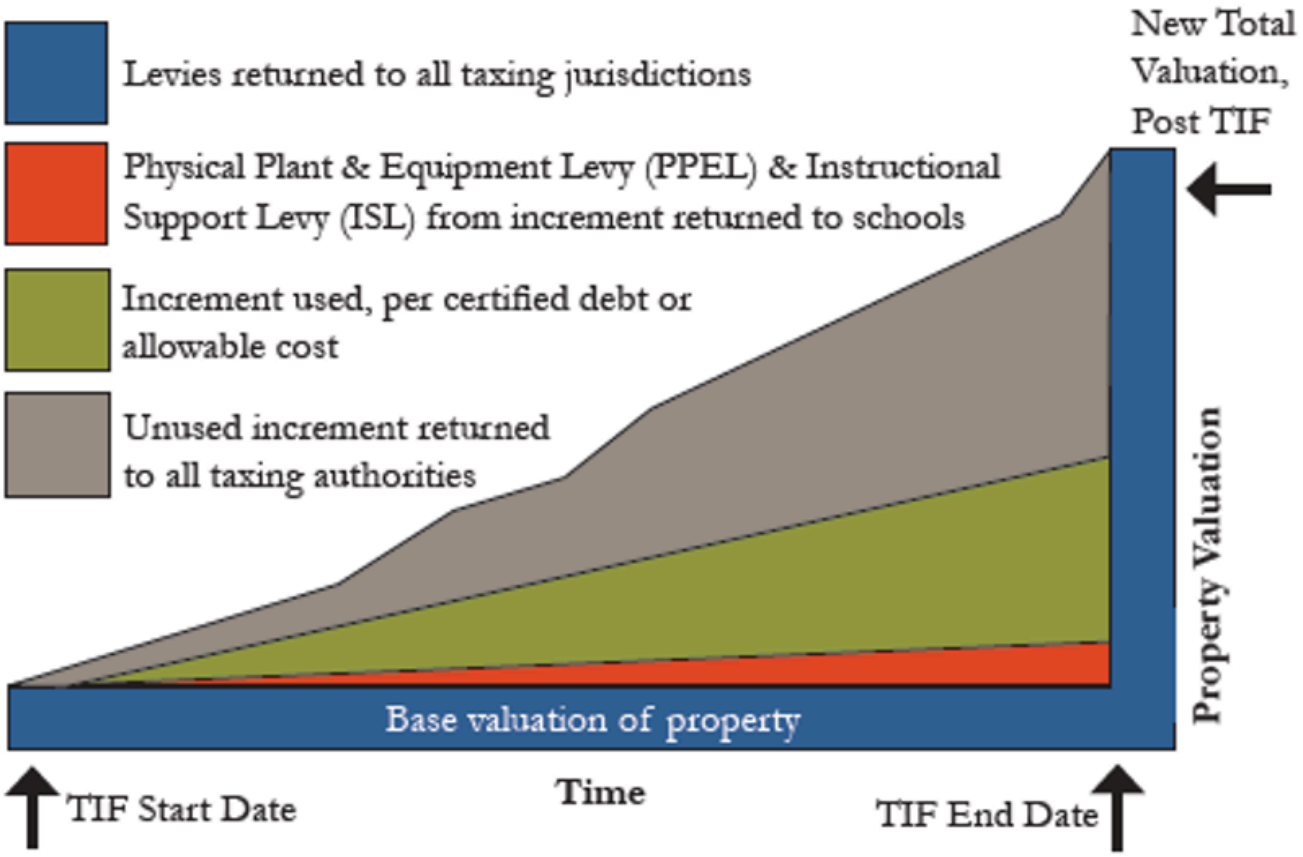
- One version eliminates the rollback;
- Implement a 2% hard cap revenue restriction on all levies except debt service (this would mean a 2% cap on insurance and FICA/IPERS levies);
- The revenue restriction excludes new growth, but does not include TIF at this time, which is problematic for development and development agreements;
- Eliminate the State's allocation to reimburse the Business Property Tax Credit that was included in HF 718;
- The homestead credit (and State funding for such) is phased out and replaced with a homestead exemption, shifting the funding responsibility to local governments;
- Increase the veteran/military property tax exemption from $4,000 to $7,000;
- Provide greater homestead and Veterans' exemption; and
- Exempts school foundational levy from TIF, impacting the efficacy of the economic development tool.

The definition is not clear on how Tax Increment Finance (TIF) is treated in relation to the 2% cap. There is a need to verify how property tax abatement at expiration is handled.

The effects of this bill at this point appear to be less of a property tax reduction and more of a property tax shift to small business and residential properties. The bills are currently in study bill format and the City appreciates the legislators who are the bills' sponsors for offering an opportunity for cities to work up amendments to help make the bills better and more functional.

Another major concern of these proposals is the impact on Tax Increment Funding. TIF is a critical tool for economic development. 49 states and the District of Columbia have TIF or TIF-like authority. If TIF is rendered ineffective in Iowa, it will have significant ripple impacts throughout the State, both short and long-term. The below diagram illustrates how TIF works. The logic behind it is that by capturing short-term revenues from the increment for a project, a community is able to invest in the project that produces the value, leading to growth paying for growth, instead of a community needing to add to the debt service of existing properties for the project.

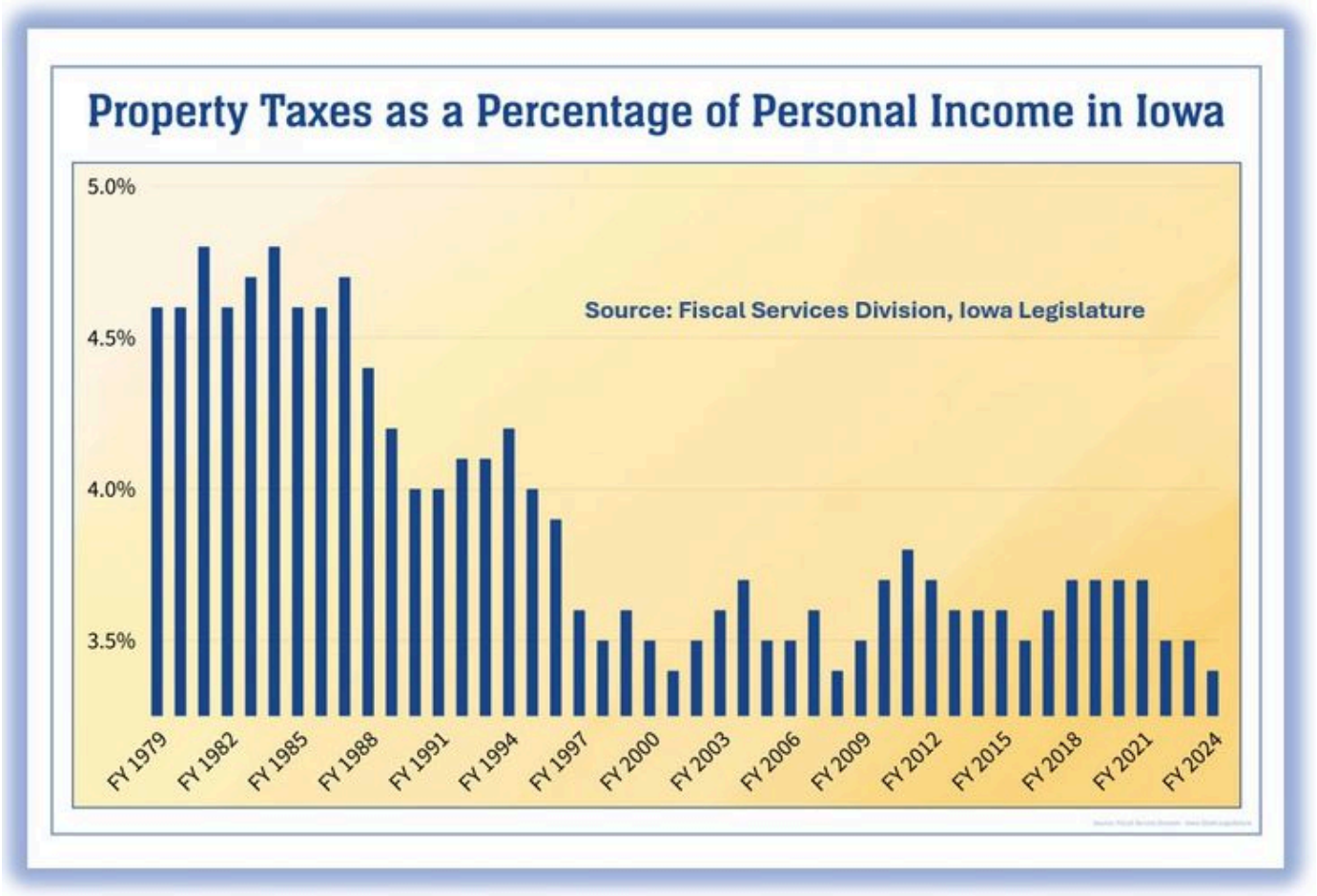
TIF: The Mechanics



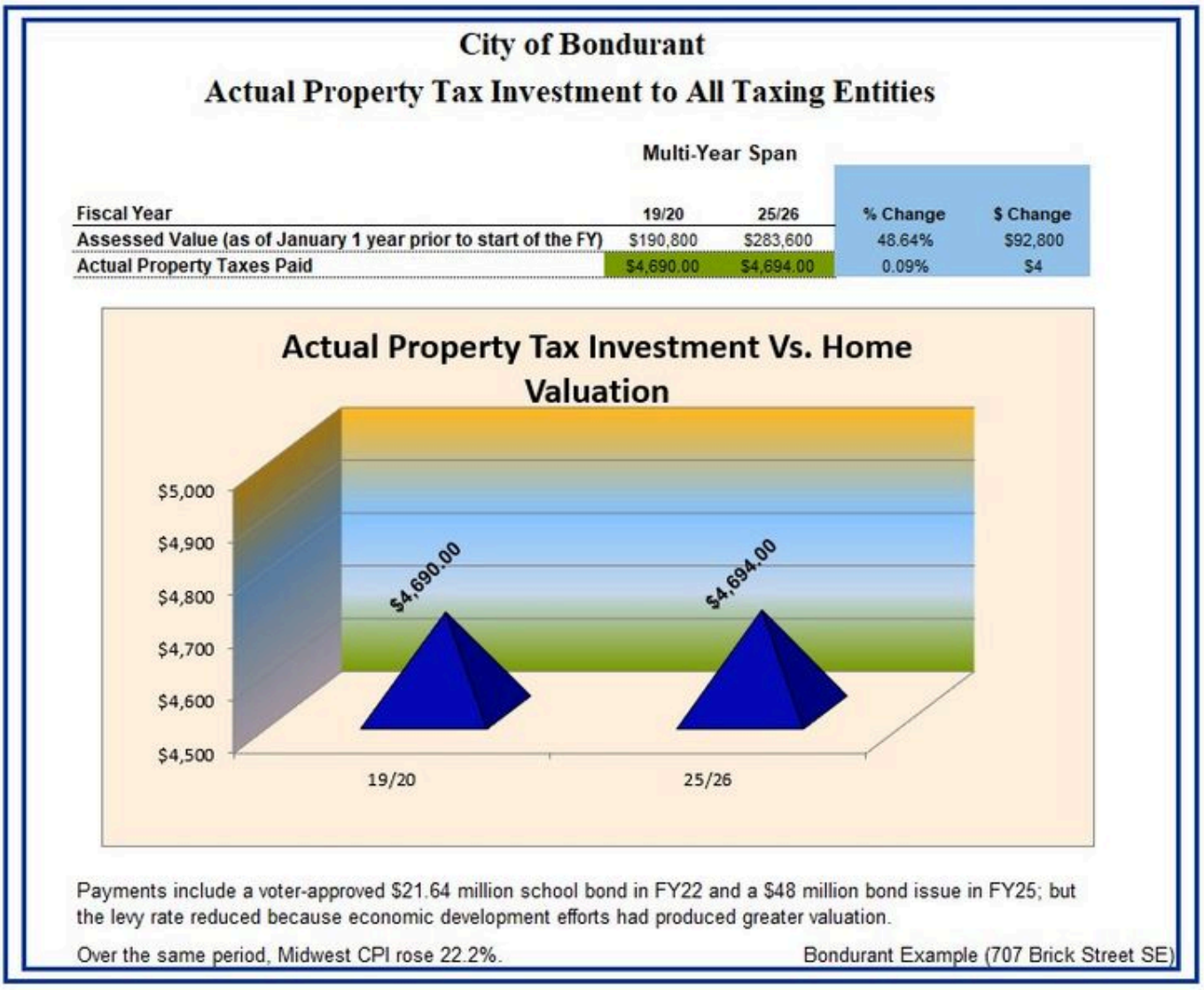
Source: Iowa League of Cities, *TIF Fact Sheet*, January 2022

If TIF were not available for the City to use for investment in economic development projects, the property owner with a median-valued home would pay an additional $462.48 annually in property taxes. The owner of a median valued business would pay an additional $2,373.19 annually.

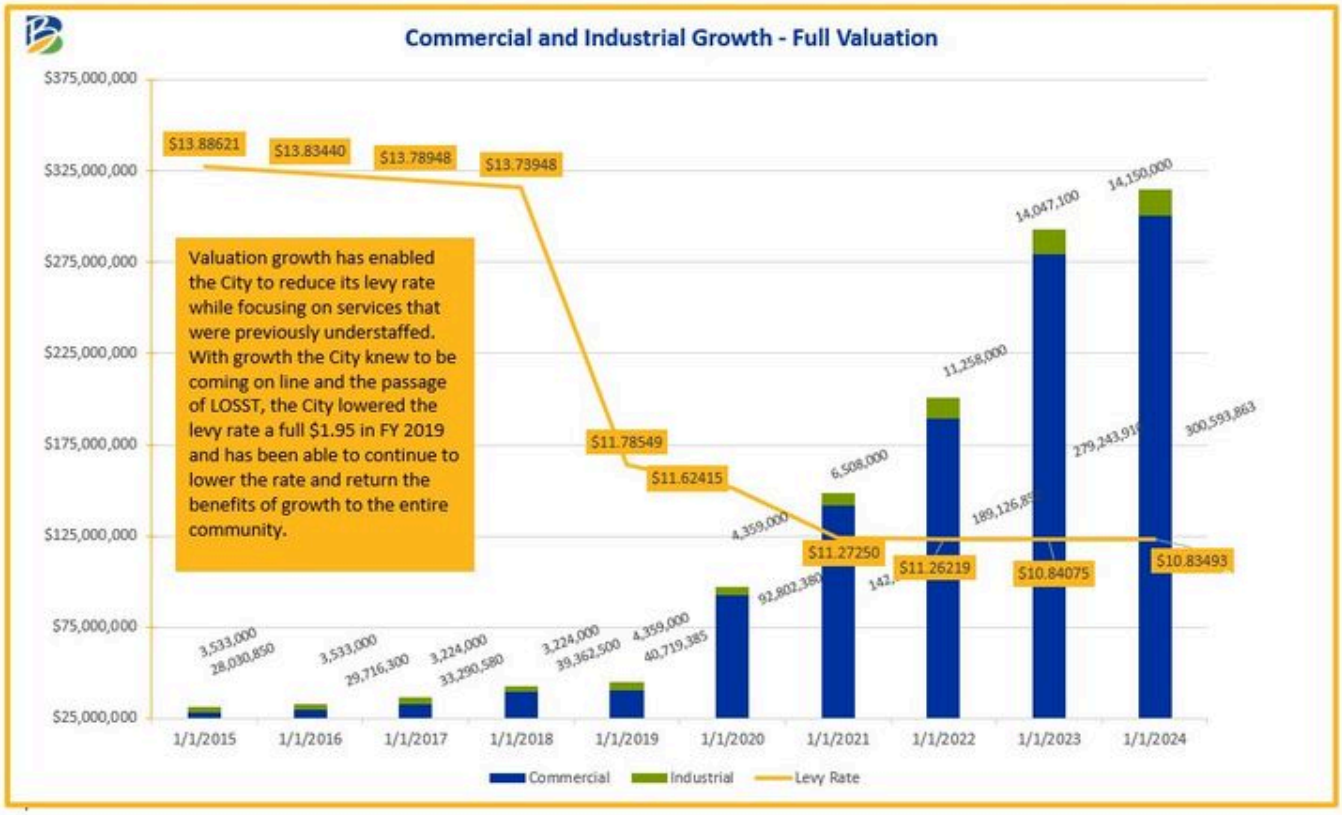
Below is a chart with information from the Iowa Legislature's Fiscal Services Bureau showing property taxes as a percentage of personal income. Property taxes as a percentage of personal income are at an all-time low.



Below is a graph showing actual property taxes paid to all taxing entities by a residential property in Bondurant since 2020. While the property has increased nearly 49% in assessed value, the actual number of dollars paid adjusted by $4.00. During the same time period, the Consumer Price Index has risen more than 22.2%. If property taxes had kept pace with the consumer price index, the property owner would be investing $5,731.18 or $1,041.18 more in community services through property taxes.



The City's future valuation can be predicted based on current permits, both residential and commercial/industrial. As mentioned earlier, the City has had a laser focus on economic development efforts. Bondurant continues to benefit from an active and supportive Chamber of Commerce. The supportive environment means the community has many businesses that were established and have grown here and extended that same support to the many businesses who made the choice over the past few years to relocate to Bondurant. Conservatively, more than 4,000 jobs have been created in Bondurant in the past five years. The goal of the City's economic development efforts is to create value to provide the service and amenities residents demand, while lowering the tax rate. Below is a graph showing the impact a growing valuation has had on the City's levy rate. The City's elected officials have made the strategic decision to ensure the entire community is benefiting from the growth through lower levy rates, enhanced services, and upgraded amenities.



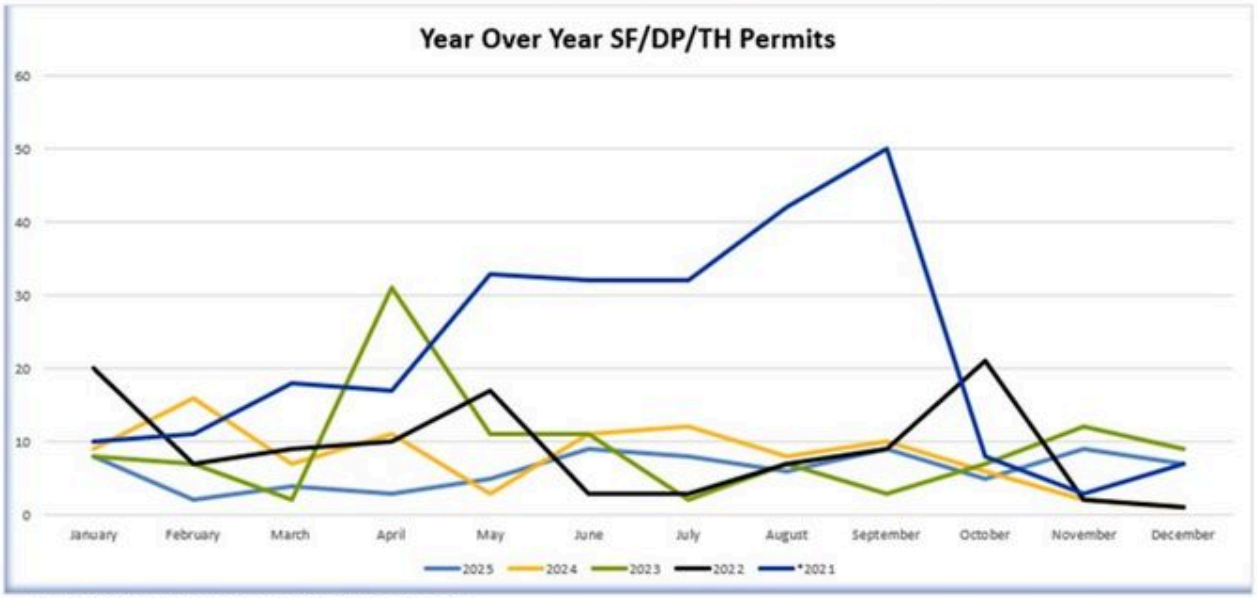
People often become concerned when assessed valuations rise. It should be reinforced that an increase in assessed valuation does not always equate to a rise or proportional rise in community services investment. Below is a graph showing the correlation between the increased assessed valuation the actual dollars calculated in City served investment based on the median valuation. As you can see, the median assessed value has risen 57.87% since FY20; while calculated investments in City services (in dollars) have decreased by 2.6%. At the same time, the Midwest Region Consumer Price Index has risen by 27.90%.



The City experienced a record-breaking year for single-family, bi-attached, and townhome permits in 2021, the year that residential tax abatement ended. The median number of permits issued annually over the last 10 years, excluding the outlier year of 2021, in Bondurant is 110. As expected, the number of permits dipped in 2022, rolling back to a number closer to a typical year. For the assessment of January 1, 2025, the median value of owner-occupied housing units in Bondurant has increased to $316,050, reflecting the weighted presence of new-build construction in the community. It is important to note that while the City's residential tax abatement program expired July 30, 2021, a building permit that was issued on or before this date will be eligible for abatement. It remains unknown what the long-term impact will be. Staff notes that in 2024, there was a dip in permits. Nationally, U.S. housing starts also experienced a decline in 2024. According to the National Association of Home Builders, total housing starts for 2024 were approximately 1.36 million, marking a 3.9% decrease from the 1.42 million recorded in 2023. Total U.S. housing starts were also weak in 2025, with a decline of approximately 7%. Staff continue to monitor residential growth.

Below is a detailed table showing the past five years of history of SF/DP/TH residential building permits.

SF/DP/TH	January	February	March	April	May	June	July	August	September	October	November	December	Total
2025	8	2	4	3	5	9	8	6	9	5	9	7	75
2024	9	16	7	11	3	11	12	8	10	6	2	1	96
2023	8	7	2	31	11	11	2	7	3	7	12	9	110
2022	20	7	9	10	17	3	3	7	9	21	2	1	109
*2021	10	11	18	17	33	32	32	42	50	8	3	7	263



*July 30, 2021 is when residential tax abatement ended.

Upcoming Capital and Capital Planning Projects

The City is involved with many multi-year capital projects, as detailed later in this budget. These projects present opportunities as well as challenges. Many of the projects are guided and supported by the Building Bondurant Comprehensive Plan adopted in 2022. This process engaged elected leadership, civic volunteers, and the public in determining the outline under which future development will occur.

SE Industrial Infrastructure

This project is in the southeast area of the community and provides $26,084,596 in infrastructure improvements to land zoned for industrial development. The infrastructure will serve the general public and approximately an additional 500 acres of industrial ground, as well as the company. The City is funding the infrastructure investment with Tax Increment Financing, collected from the increment created by the company's investment. This project is located on the Timmins Certified Site, which was officially certified in December 2023 as a Certified Site through the Iowa Economic Development Authority. Design is currently underway and construction on Phase 1 is expected in the summer of 2026, with Phase 2 following in 2027.

City Park

Multiple phase of construction pursuant to the Master Plan are complete. The new, inclusive playground was dedicated in December 2024 and the splash pad opened in August 2025.. Staff are currently working on plans for additional lighting and landscaping.

Solar Panels

The City of Bondurant has the goal of advancing sustainability, environmental sustainability as well as economic sustainability. Each of the City's capital projects incorporates an element of sustainability. To that end, **solar panels** were added to Bondurant City Hall earlier this year and funding is included in FY27 for the Bondurant Community Library. The projects are funded with Local Option Sales and Service Tax dollars and would help lower ongoing utility costs for the buildings. This project is discussed in detail in the Capital Improvements section of this document.

Civic Campus

The City finished master planning for land purchased by the City in FY23. The first facility, the **Bondurant Emergency Services Facility**, is operational, with minor punchlist items outstanding, and infrastructure improvements on the north side of the BES Facility are complete. Roadway and infrastructure related to **Campus Drive** are substantially complete. The City developed a plan for **repurposing the old fire station. This is referred to as The Station Project.** This project is under construction and is targeted for opening in June 2026.

2nd Street/NE Hubbell Avenue

This infrastructure will serve the industrial site (which was officially certified in June 2023) as well as the Civic Campus. The Civic Campus Master Plan was adopted by the City Council April 10, 2023, and can be found here: final_civic_campus_master_plan.pdf (cityofbondurant.com). The City secured a $2,205,356 RISE grant in August 2023, which was increased by $695,775 in July 2024 to total $2,901,131, from the Iowa Department of Transportation to help offset the investment in this project. The City also secured $200,000 in U-STEP funding for the intersection investment in November 2024. The City Council approved a bid from Alliance Construction Group for $5,251,693.65 on November 4, 2024, for this project. Construction is substantially complete and should finish in the spring of 2026.

The Grain District

In Fall 2021, long-standing community partner, Landus Cooperative, announced the closing of both the Bondurant and Altoona Facilities. This presents a unique opportunity for the redevelopment of 24 acres in downtown Bondurant. This also presents an interesting challenge related to the grain silos and what the future of not only downtown Bondurant, but also the Bondurant skyline will bring. The City funded a feasibility study to determine what should or can be done with the grain silos in FY22. As previously mentioned, the area has now been master planned. **The Grain District Downtown Redevelopment Plan** was adopted by Council in February 2024 and approved a memorandum of understanding with the developer in October 2024. FY25 includes design fees for the future of the area and engineering for Lincoln Street extension, public parking, and the Chichaqua Valley Trail, which will be an arboretum-style trail through The Grain District. Work began during the summer of 2025 on both of these projects. FY26 includes continued construction on these projects. FY27 includes construction of phase 1 of the District Corridor Trail and the retention pond area, which includes a public fishing and paddling amenity adjacent to the trail as well as construction of **Silo Commons,** an amphitheater and play space. FY26 and FY27 also include construction of Filmore Street, which is part of the over Grain District/Silo Commons plan.

10th Street Extension

This project is to extend 10th Street to the east and Garfield Street to the south, including replacing the bridge that was formerly on 15th Street. (The bridge on 15th Street was damaged in the floods of 2018 and the decision was made not to replace it in that location, but to relocate it for better connectivity and safety. Design is underway and nearing completion. The City received funding from FEMA to help with the replacement of the bridge that was damaged during the flooding. The City plans to seek a RISE grant in September 2025 from the State to support this project, as it is servicing an industrial area. The project is nearly fully designed and funding was included in the FY25 year-end bond for the project to be constructed in calendar years 2026 and 2027; however, this project has been put on hold and funding redirected for the SE Industrial Infrastructure project.

Grant Street S

Engineering for the final design of Grant St S realignment and the first phase of Central Park (creation of the stormwater retention facility) is currently underway. The anticipated schedule for this project is FY28-FY30, although the construction timeline is dependent on a large, BUILD grant for which the City has applied. Planning, Design, Funding Identification, and Grant Applications. To date, the City has worked to secure a number of grants totaling $3,850,000.

Grant Street S - Elementary Schools

FY26 includes engineering to fully design the improvements outlined in the TEAP study of the Grant Street corridor that passes the elementary schools. There were several recommendations in the study to widen streets and install sidewalks in certain areas. FY26/27 includes some upgrades to Grant St S near the elementary schools.

2nd Street NW (Fireside to Franklin)

The City contracted for this project in spring 2025. Construction occurred during the summer and fall of 2025 to urbanize this section of the roadway and add pedestrian amenities such as trails, sidewalks, and crossings. This project is now complete.

Truman Drive

Design is underway and funding for the project was included in the 2023 bond issue and in the 2025 bond issue. The City developed and adopted a Street Infrastructure Cost-Share Policy along with the Master Streets Plan, outlining what portion of an arterial or collector street is funded by the City and which portion is funded by the Developer. Fiscal Years 26, 27, and 28 include design and reconstruction of 2nd Street NE from the new Truman Drive to Highway 65. This will expand 2nd Street to have turning lanes and will urbanize the street.

Sports Courts

Sports courts (pickleball and tennis), in collaboration with the school district, are under construction. Payment to the School District for the City's portion is budgeted in FY27.

Lake Petocka Fishing Dock and Kayak Launch

The FY25-FY26 budget included a fishing pier at Lake Petocka. The fishing pier is part of the ARTocka Public Art loop and is an installation known as "The Garden" that was identified in the Art, Culture, and Wayfinding Master Plan adopted in February 2024. It is planned to have artistic elements that are functional for a fishing pier and kayak launch. The City has secured several grants towards this project, which is currently under construction and should be finalized in the summer of 2026.

Park Side Trail Connection

The Park Side Trail connection is under construction and nearing completion. The City has a Land and Water Conservation Grant and a REAP grant to support this project. This is a key project in that it will help connect neighborhoods to the north with the rest of the City's trail network.

Wolf Creek Basketball/Pickleball Court

This project was constructed in calendar year 2025 and is substantially complete. Some restoration work will need to conclude in the spring of 2026.

Disc Golf

Disc golf is included in the FY26 budget as well as the construction of a parking lot in Eagle Park. The parking lot contract has been awarded and work will begin in the spring of 2026.

Water Facilities

The City of Bondurant has contracted with Des Moines Water Works for nearly two decades for wholesale water production. Des Moines Water Works has increased rates consistently over the past several years, which affects customers in Des Moines, Pleasant Hill, Windsor Heights, and a handful of other small communities that purchase water directly from the utility.

As Bondurant has grown, the need for **water storage** has become more pressing. The City's water distribution system was originally constructed in the older portion of the City of Bondurant near the existing downtown area. The original water supply, water treatment, and storage facilities were all located in this area. The City's water distribution system previously did not have water storage. The City's water system is currently limited to the capacity that can be supplied by two connections to DMWW. The maximum capacity that can be achieved from the connections is in the range of 900 to 1000 gallons per minute when the non-City demands on their mains are considered. However, that capacity will vary from time to time depending on the water level in the DMWW's tower located northwest of the City. The Bondurant water distribution system operates on the system pressure of the DWMM system. This pressure is established by a booster station on one of the connections between the Bondurant and DMWW systems. When the City first connected to DMWW system in 2001, the peak demand in the City was significantly less than the maximum capacity available from the two connections. The City's average daily demand has since quadrupled. While this can still be met by the DMWW system, the peak day demand is now reaching the maximum capacity that can be supplied from the two connections. Peak hour demands are at or slightly above the capacity of the connections and are met by backfill from the DMWW water tower located northwest of the City.

The City must manage any planned peak usages, as those could easily exceed the available capacity of the DWMM system and result in widespread reductions in pressure in the Bondurant water distribution system. While those

pressure decreases to date have always been minor and adequate pressure has been maintained, the impact of the increasing growth and demand has become more apparent. The purpose of the water tower project is to make improvements to the drinking water infrastructure to enhance its reliability and increase capacity to safely and reliably operate the City of Bondurant's water system for the next 20 years. The project included the construction of a 1,000,000-gallon elevated storage tank. The project also included construction of approximately 26,500 LF of water main to connect to the City's existing water infrastructure at two points.

The storage component is one piece of the municipal water system conversation. Due to the cost of infrastructure improvements and treatment and increasing demand for water supply, over the past few years there have been discussions among several cities (including Bondurant), Des Moines Water Works, and West Des Moines Water Works related to a regional water utility or regional water governance. As discussions progressed related to a regional water utility or regional water governance, the City of Bondurant explored the possibility of producing and treating water independently again, which could give the City as much direct control over costs as possible. The City conducted well field exploration and created financial models.

While conducting the aforementioned financial modeling and engaging in regional discussion, it became clear that the fiscally responsible thing to do would be to create a four-year rate plan to address operational and capital needs. The City pursued a water facilities study to determine the feasibility of producing its own water, to give the City as much direct control over costs as possible. Results indicated the quantity and quality of water was available to meet the needs of a growing community. Additionally, in-depth financial analysis indicated that it would be financially beneficial for the City and its residents to reestablish municipal water treatment and production. The City Council adopted a resolution on September 18, 2023, expressing intent to move forward with independent water production and treatment.

This is a long-term project with multiple elements, including the siting and construction of a water tower (that includes a public art element), testing for wells, and construction of a treatment facility and distribution lines.

The City Council approved a design contract encompassing multiple projects on February 7, 2022. For reference, each design project and the total cost is listed below:
Well Field Exploration- $79,100
Preliminary Engineering Report- $7,500
Well Field- $95,000
Water Treatment Facility-$750,000
Raw Water Transmission Mains- $25,000
Finished Water Transmission Main- $45,000
32nd Street/Jorie Way/NE 88th Street Water Main for Tower- $70,000
15th Street SE/NE 88th Street Transmission Main from Tower Site- $55,000

As the City of Bondurant moved forward with the construction of a water tower, the City Council determined that the location lends itself well to become a gateway branding opportunity. The Bondurant City Council hired Group Creative Services to petition the design of three artists for a water tower public art project. The artist generates only the design, as the water tower contractor will painted the design from a large stencil. The water tower will be located along NE 88th Street. Construction of the water tower will begin in 2023.

The Bondurant Parks and Recreation Board reviewed three designs during their January 19, 2023, board meeting. The Bondurant Parks and Recreation Board voted and recommended to City Council the design submitted by Jennifer Leatherby with slight modifications. The Bondurant City Council approved the design on February 6, 20203 with minor changes, which showcases a swooping, geometric design, which will be visible from the interstate, incorporating the city's "B" logo and its trademark colors of blue, yellow, and green. Leatherby's design will creatively communicate Bondurant's branding to the public, including vehicles looking at the tower from the Interstate 80 corridor. The design captures the community's vibrancy and communicates the history of Bondurant as a railroad town that has grown its trail network.

A contract with KLC Construction LLC for the amount of $1,995,059 was awarded by the City Council on May 22, 2023. The Council approved a resolution awarding the contract for Water Tower Construction to Gerard Tank & Steel, Inc. for the amount of $4,851,000 on June 5, 2023. Construction on the water main lines is complete. The water tower is located along NE 88th Street. The water tower was completed and dedicated on September 25, 2025. The City is grateful for the $2.5 million grant received for this project with the assistance of Congressman Nunn. The water tower was honored with "Tank of the Year" Runner Up and is featured in the Modern Coating Solutions LLC annual calendar.

The City closed on land for the site of the future water treatment plant during FY25. Design is complete or substantially complete for the water treatment plant, the wells, and raw main transmission lines.

The pilot project was completed in FY26 and a contract for wells was awarded by the City Council on March 2, 2026. The City has also hired Story Construction to be the Construction Manager at Risk for the project, with the City Council approving the contract on January 20, 2026.

The Council adopted a four-year rate plan in 2023. Below is a table showing the four-year rate plan.

Rates	Rate Effective Date			
	Bills issued on and after April 1, 2023	Bills issued on and after July 1, 2024	Bills issued on and after July 1, 2025	Bills issued on and after July 1, 2026
Availability Charge	$8.17	$9.19	$10.34	$11.63
Usage Charge (per 1,000 gallons of usage)	$8.17	$9.19	$10.34	$11.63
Hydrant metered withdrawal (per 1,000 gallons)	$11.63	$13.09	$14.73	$16.58
Hydrant non-metered withdrawal (per 1,000 gallons)	$12.75	$14.35	$16.15	$18.17
Usage Surcharge - Hydrant Flushing (per 1,000 gallons)	$18.03	$20.29	$22.83	$25.69
Bulk Usage (construction water added to building permit fee)	$637.71	$717.43	$807.11	$908.00

Downtown Plan/Central District Improvements

The Building Bondurant Comprehensive Plan includes design guidelines, additional parking, an extension of the Chichaqua Valley Trail, redevelopment of the Landus Cooperative Land, and the redevelopment of a smaller industrial property at the edge of the downtown district. The City purchased 201 3rd Street SE late in August 2021. This property was demolished earlier in FY23 and construction of a parking lot on that ground was finished in FY25. The City also dedicated a mural on the south side of the parking lot in summer of 2025.

As previously noted, the City recognizes the need for expanded parking. To that end, additional parking was developed on the western edge of downtown. A business incubator was also included adjacent to that parking lot and was leased throughout the summer of 2025. The City also recently added parking spaces on the western side of City Park, which is on the southern edge of downtown. Finally, additional public parking has been added as part of the Grain District, funding for which is in the Capital Improvement Plan.

The City has also been working with the property owner at 108 Main Street NE to develop a joint-use parking lot that will help with downtown parking needs as well as parking needs created by The Station project. The project includes the expansion of the existing parking lot located at 106/108 Main Street NE by creating 27 additional spaces. The scope of work features new concrete drive lanes, curb and gutter, and sidewalks to improve vehicular and pedestrian circulation. In alignment with sustainable development practices, the project incorporates permeable pavers and underground stormwater storage facilities designed to manage runoff and reduce environmental impacts. Additional landscaping and site restoration will complete the improvements. This project presents a creative public-private partnership between the City of Bondurant and a private property owner, allowing for a cost-sharing agreement that maximizes utilization of the site. Under the agreement, parking spaces will be designated for private use during business hours, transitioning to public parking in the evenings and on weekends, which will benefit downtown patrons, event attendees, and the broader community. This flexible use model supports both economic development and public access. The City was also able to secure a $127,500 water quality grant to incorporate best stormwater management practices. The Council awarded a contract for the project on November 17, 2025, and work is slated for completion by May 31, 2026.

The City's full capital plan is included in this document.

Personnel Changes

The bulk of the City's budget continues to be driven by capital projects and personnel costs. The City currently employs 37 regular, full-time and 22 regular, part-time authorized staff, two seasonal mowers and, depending on staff availability, an intern in the Water Environment Technician Program through Des Moines Area College (DMACC).

Among the full-time positions:

- 11 are in Public Works
- 12 in Emergency Services
- 4 in the Library
- 1 in Administration
- 2 in Finance & HR
- 2 in Planning and Zoning
- 1 in Economic Development
- 1 administrative support/customer service
- 1 customer service/utility billing
- 1 City Clerk records position
- 1 in Parks and Recreation

Part-time permanent positions are distributed as follows:

- 4 in the Library
- 17 in Emergency Services
- 3 in Public Works
- 1 crossing guard

The Fire Department was further supported by approximately 18 paid-per-call employees. However, as of December 1, 2024, the City has transitioned away from the paid-per-call employees and all employees became part-time or full-time.

Law enforcement services are provided through a contract with the Polk County Sheriff's Office. The City is currently in year six of a ten-year agreement, which includes annual cost-of-living adjustments and anticipates a larger increase in FY27 related to the planned addition of patrol services.

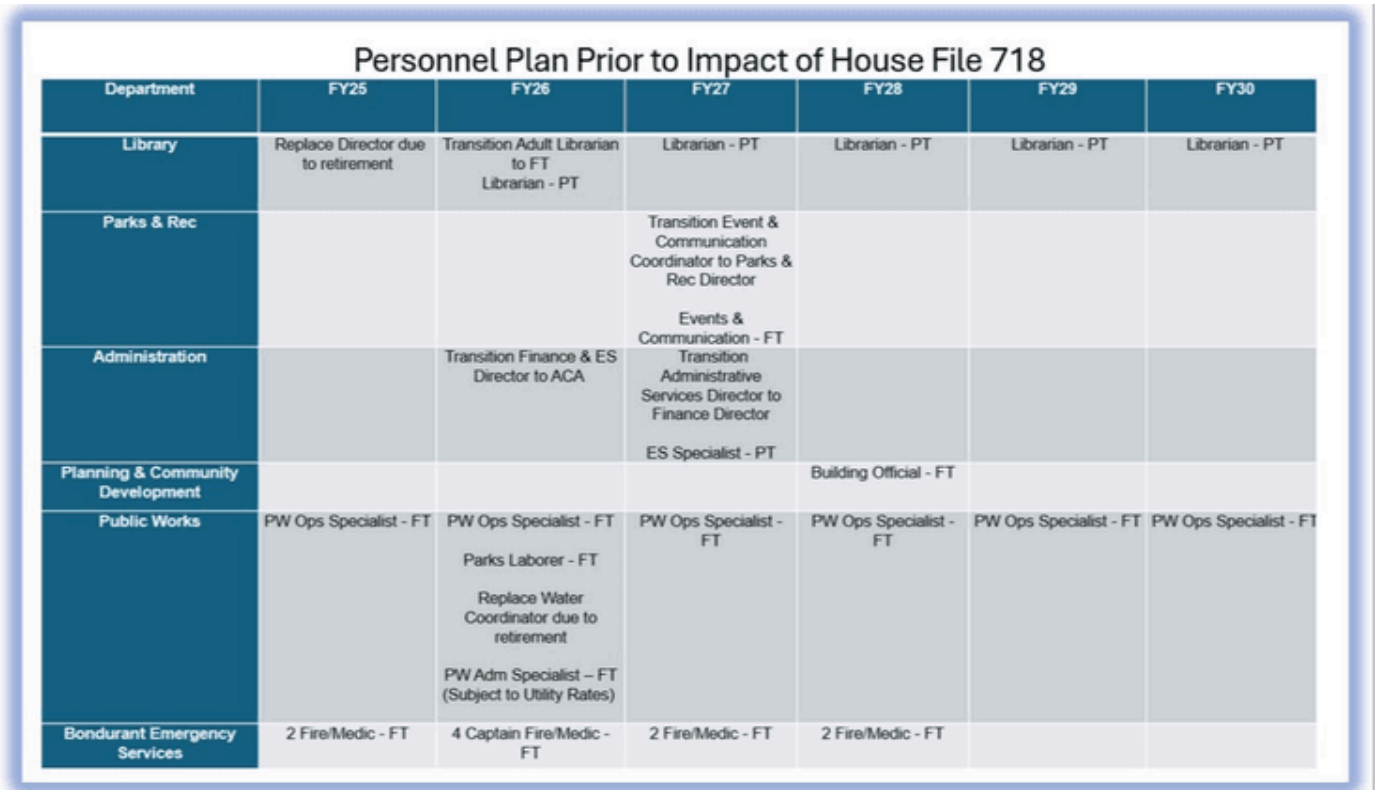
The FY27 budget proposal includes the addition of two Fire/Paramedic Specialist positions; one Public Works Operations Specialist; one Public Works Administrative Specialist; one Communications & Events Coordinator, one Administrative Specialist - HR Generalist, and one Librarian position that is being transitioned from part-time to full-time. The proposal also includes the promotion of the current Administrative Services Coordinator to Finance Director and the current Communications & Events Coordinator to a new role, Parks & Recreation Driector.

Staff are currently evaluating the opportunity to engage a Vista/Americorps volunteer for the next fiscal year to support parks and recreation operations.

Position Type	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Full-time	23	26	28	30	33	37	43	47	50
Part-time	17	15	14	18	21	21	20	20	20
Seasonal	2	2	2	1	2	2	2	2	2
Paid-per-call Emergency Services	25	18	18	18	0	0	0	0	0
Temporary	1	1		1	1	1	2	2	2

Staffing recommendations come from a strategic plan Department Directors create and refine during regular strategic planning retreats. Below is a table of long-term staffing plans identified during the Department Director planning meeting prior to the implementation of House File 718. Please note this projection has been changed in response to funding availability caused by HF718 and community needs. For example, the Parks Laborer (Operations Specialist) position was originally included in the FY24 budget but delayed to FY26. The Parks and Recreation Director was delayed to FY27 and will be located in The Station that is currently under construction. Staff evaluated advancing Fire/EMS positions slated for FY28 to FY27; however, that was not financially feasible due to a valuation settlement with the City's largest taxpayer and legislative action that continues to restrict the City's revenues. All positions must go to the City Council for approval, including funding approval, position description, and wage ranges.

Staff are continually reviewing and adjusting pans as needed. The effects of HF7 18 are evident in our staffing plan. The images below show the before and after HF 718 versions of the City's long-term staffing plan.



Personnel Plan Prior to Impact of House File 718

Department	FY25	FY26	FY27	FY28	FY29	FY30
Library	Replace Director due to retirement	Transition Adult Librarian to FT Librarian - PT	Librarian - PT	Librarian - PT	Librarian - PT	Librarian - PT
Parks & Rec			Transition Event & Communication Coordinator to Parks & Rec Director Events & Communication - FT			
Administration		Transition Finance & ES Director to ACA	Transition Administrative Services Director to Finance Director ES Specialist - PT			
Planning & Community Development				Building Official - FT		
Public Works	PW Ops Specialist - FT	PW Ops Specialist - FT Parks Laborer - FT Replace Water Coordinator due to retirement PW Adm Specialist – FT (Subject to Utility Rates)	PW Ops Specialist - FT	PW Ops Specialist - FT	PW Ops Specialist - FT	PW Ops Specialist - FT
Bondurant Emergency Services	2 Fire/Medic - FT	4 Captain Fire/Medic - FT	2 Fire/Medic - FT	2 Fire/Medic - FT		

Changes Made Due to Impact of House File 718

Department	FY25	FY26	FY27	FY28	FY29	FY30
Library	Replace Director due to retirement		Transition Adult Librarian to FT			
Parks & Rec			Transition Event & Communication Coordinator to Parks & Rec Director Events & Communication - FT			
Administration		Transition Finance & ES Director to ACA	Transition Administrative Services Director to Finance Director ES Specialist - PT			
Planning & Community Development						
Public Works	PW Ops Specialist - FT	Parks Laborer - FT Replace Water Coordinator due to retirement	PW Adm Specialist – FT (Subject to Utility Rates)	PW Ops Specialist - FT		
Bondurant Emergency Services	2 Fire/Medic - FT	4 Captain Fire/Medic - FT	2 Fire/Medic - FT	2 Fire/Medic - FT		

Long-Range Operating Plan

The City of Bondurant's long-range operational planning is grounded in the vision established through the Building Bondurant Comprehensive Plan, which anticipates continued and significant growth over the coming decades. As the community expands, so too must the City's ability to deliver high-quality services, maintain infrastructure, and preserve the character that defines Bondurant.

A central focus of the City's long-term operations is managing growth in a way that is both strategic and sustainable. This requires ongoing investment in core infrastructure systems, including water, stormwater, and transportation networks, as well as recreational and cultural amenities. Ensuring these systems have the capacity, reliability, and resilience to serve both existing residents and new development is essential to maintaining public safety and supporting economic vitality.

In tandem with infrastructure expansion, the City must continue to strengthen its internal operations. This includes scaling staffing levels, enhancing service delivery, and maintaining efficient development review processes to guide land use in alignment with the Comprehensive Plan. As development activity increases, so does the need for coordinated planning, permitting, and inspection services that uphold community standards while facilitating responsible growth.

Bondurant's long-range operational strategy also places strong emphasis on quality of life. Continued investment in parks, trails, recreation programs, and community facilities reflects the City's commitment to creating a vibrant and connected community. As the park system grows and new amenities are added, operational needs, including maintenance, programming, and event coordination, will need to expand accordingly.

Economic development remains a key component of the City's operational outlook. By supporting business attraction, retention, and expansion, Bondurant is working to strengthen its tax base and create local opportunities for residents. This requires ongoing collaboration, strategic investment, and the ability to respond to emerging opportunities in a competitive regional market.

Additionally, the City recognizes the importance of maintaining high levels of public safety and community services. As population and development increase, so will the demand for law enforcement, fire, and emergency services, requiring thoughtful planning for staffing, facilities, and equipment.

Underlying these efforts is a commitment to sound financial management and implementation. The City will continue to align its capital improvement planning, budgeting practices, and policy decisions with the goals of the Comprehensive Plan. By doing so, Bondurant can ensure that growth not only pays for itself over time; but also enhances the overall quality of life for residents.

In summary, Bondurant's long-range operational plans are focused on scaling services, investing in infrastructure, and maintaining fiscal responsibility, all while preserving the community's identity and ensuring a high standard of service for current and future residents.

Short-Term Organization Factors

Several key short-term factors are currently shaping the development of the City of Bondurant's budget. These factors reflect both immediate financial pressures and strategic investments that will influence the City's long-term fiscal health.

1. SE Industrial Infrastructure Project
The most significant short-term factor affecting the City's budget is the SE Industrial Infrastructure Project. This initiative requires prioritization of infrastructure investment to support a major industrial development. While this creates near-term financial demands, the project is expected to generate substantial long-term economic benefits by expanding the City's tax base, increasing property valuations, and creating new employment opportunities. As a result, short-term budget decisions are being made with a focus on enabling this long-term growth.

2. Emergency Services Department Union Negotiations
Following the transition to a fully staffed, full-time Bondurant Emergency Services Department, non-management employees have unionized. The City is currently engaged in contract negotiations and is pursuing a one-year agreement due to uncertainty surrounding future revenue sources, particularly those that may be impacted by potential legislative changes. This creates short-term budget variability, especially related to wages, benefits, and staffing costs. While this is a short-term challenge, the negotiations can have longer-term impact on the City's operations and budgets, particularly regarding the discussion related to shifts. The City currently has 12-hour shifts in Bondurant Emergency Services because of performance, safety, staffing flexibility, and long-term sustainability, all of which are becoming more difficult to maintain under 24-hour models, which is the model advocated by some members of the department.

Regarding human performance and safety, even in departments with moderate call volume, 24-hour shifts routinely involve fragmented sleep, nighttime awakenings, and long periods of low-level fatigue. Research across emergency services shows that cognitive performance drops sharply after 16–18 hours awake, which means a firefighter or medic working at hour 20+ is operating in a state comparable to mild impairment. In Fire/EMS, that affects driving, clinical decision-making, fire ground awareness, and patient care. A 12-hour model dramatically reduces this exposure, meaning crews are far more likely to be alert during their entire shift, especially if nights are limited and recovery sleep is more consistent. They are also alert and ready to respond to emergencies in the community. For example, a 2023 International Journal of Environmental Research and Public Health article reviewed 43 studies with 6,373 participants. A key finding was that sleep deprivation increased reaction times and decreased information processing speeds, which reduced alertness and cognitive performance. Studies have shown that reaction time declines overnight on long shifts.

The traditional argument for 24s is that they provide more days off, but those "days off" are often spent recovering from exhaustion or working an additional position. Over time, that cycle contributes to chronic fatigue, higher injury rates, and mental health strain. A 12-hour system creates a more predictable circadian rhythm, which aligns better with how people actually function biologically.

There's also a training and administrative advantage. Under 24-hour shifts, crews can be too fatigued after a busy night to effectively train the next day and retaining training becomes more difficult because of the laps between shifts when training is not practiced. Training either gets skipped or becomes lower quality. With 12-hour shifts, especially day shifts, crews are awake, engaged, and able to absorb information, which improves overall readiness and reduces liability.

Another point is injury and liability risk that arises from fatigue. Fatigue is a major contributor to apparatus accidents, lifting injuries, and clinical errors. Shorter shifts reduce cumulative fatigue exposure, which can translate into:

- Fewer workers' comp claims
- Lower vehicle accident rates

- Reduced clinical risk and improved patient outcomes

Finally, there's the future workforce reality. The 24-hour model was built around a different era of Fire/EMS—lower EMS call volume, fewer back-to-back calls, and a workforce more tolerant of sleep disruption. Today's systems, especially combination or EMS-heavy departments, such as Bondurant, are busier and more medically complex. A 12-hour model is better aligned with modern expectations, particularly for dual-income households or employees with caregiving responsibilities.

That said, the argument is not that 12-hour shifts are perfect, it is that they are better aligned with how people perform, how systems operate today, and where the workforce is heading. In high-call-volume or growing communities, the 24-hour model increasingly trades tradition for fatigue, while 12-hour shifts prioritize readiness, safety, and adaptability.

3. Grant Requirements and Timelines
The City is managing several grant-funded projects that come with strict timelines and compliance requirements. These deadlines necessitate timely expenditures and may require the City to allocate matching funds or front costs before reimbursement. As a result, grant obligations can influence short-term cash flow and budget prioritization.

4. Legislative and Policy Uncertainty
Potential changes at the state level, particularly those affecting property tax structures, revenue limitations, or funding formulas, introduce uncertainty into revenue projections. This limits the City's ability to commit to long-term expenditures and encourages more conservative, short-term budgeting decisions.

5. Inflation and Cost Escalation
Rising costs for construction materials, labor, equipment, and services continue to impact project budgets and operational expenses. Inflation can quickly alter cost estimates, requiring adjustments to planned expenditures or delaying projects. The Iowa League of Cities recently conducted a cost of service study on core municipal services. The chart of their findings from the survey conducted in February 2026 and published in March 2026 is found below.

Core Cost Categories Growing 8.95% Per Year	2020	2026	Annual Percent Change
Insurance	~$80,670	~$195,880	20%
Clerk	~$57,870	~$74,560	4%
Police Officer	~$48,970	~$57,870	3%
Firefighter	~$36,050	~$55,410	8%
Heavy Equipment Operator	~$42,420	~$56,850	5%
Ambulance	~$225,287	~$357,610	8%
Police Cruiser	~36,000	~$50,310	6%

6. Rapid Growth and Service Demand
Bondurant's continued growth places immediate pressure on City services, including public safety, infrastructure maintenance, and parks and recreation. Meeting these demands in the short term often requires increased staffing, equipment, and operational funding before corresponding revenue growth is fully realized.

7. Capital Project Timing and Cash Flow
The scheduling of capital improvement projects can create short-term fluctuations in expenditures. Large upfront costs, even for projects with long-term benefits, must be carefully managed to maintain healthy cash flow and reserve levels.

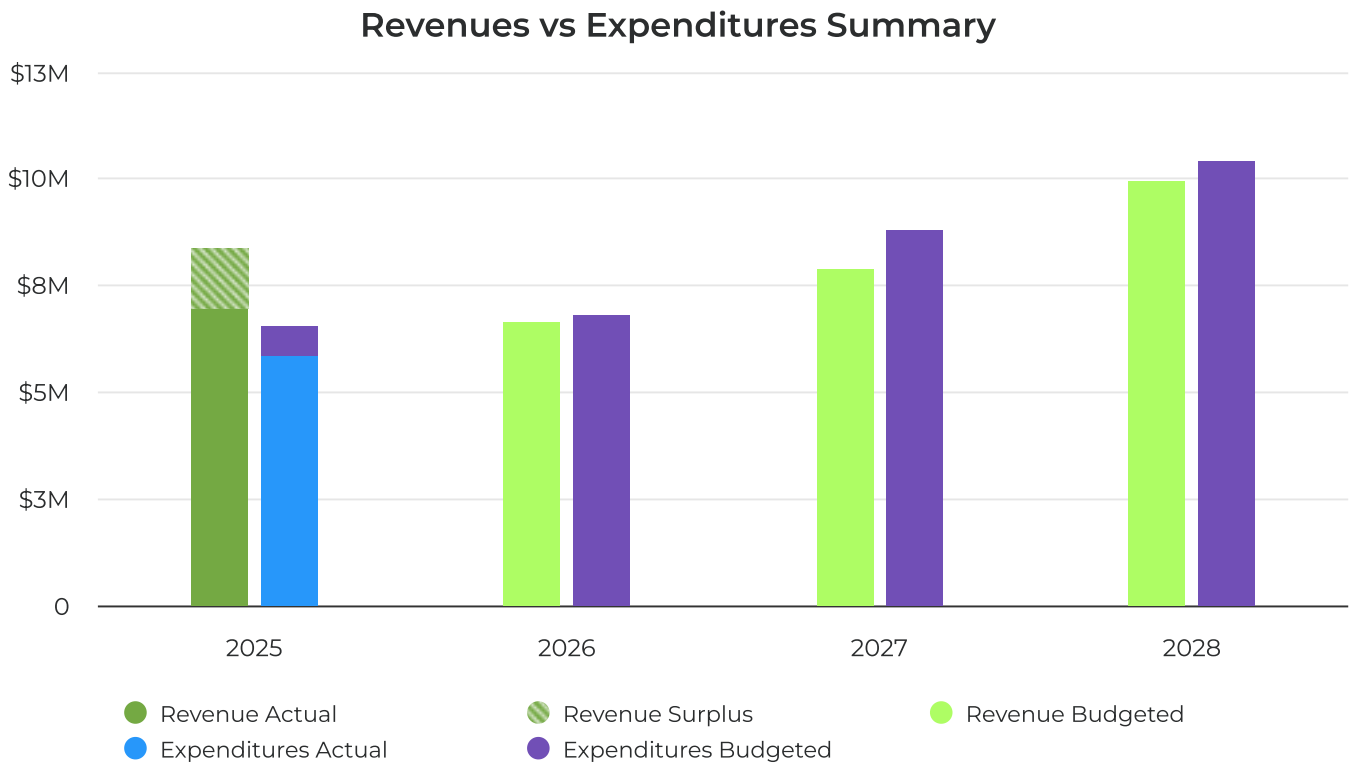
8. Workforce Recruitment and Retention Costs
Competitive labor markets may require adjustments to wages, benefits, or incentives to attract and retain qualified staff, particularly in public safety and skilled positions. These adjustments can have immediate budget impacts.

Funds Summary Overview

Major Funds

General Fund

Summary



In the 2027 budget year, expenditures are budgeted at $8.8 million, representing a significant increase of 28.95% from the 2026 budgeted expenditures of $6.8 million. Revenue for 2027 is budgeted at $7.9 million, which is an 18.55% increase compared to the 2026 budgeted revenue of $6.7 million. This indicates that expenditures are growing at a faster rate than revenues in 2027, mainly based on the expending of bond proceeds received at the FY26 and spent in FY27.

Moving to the 2028 budget year, expenditures are budgeted at $10.4 million, marking an 18.52% increase from the 2027 budgeted expenditures of $8.8 million. Revenue is budgeted at $10 million for 2028, which is a 26.07% increase from the 2027 budgeted revenue of $7.9 million. In this year, revenue growth outpaces expenditure growth compared to the previous year.

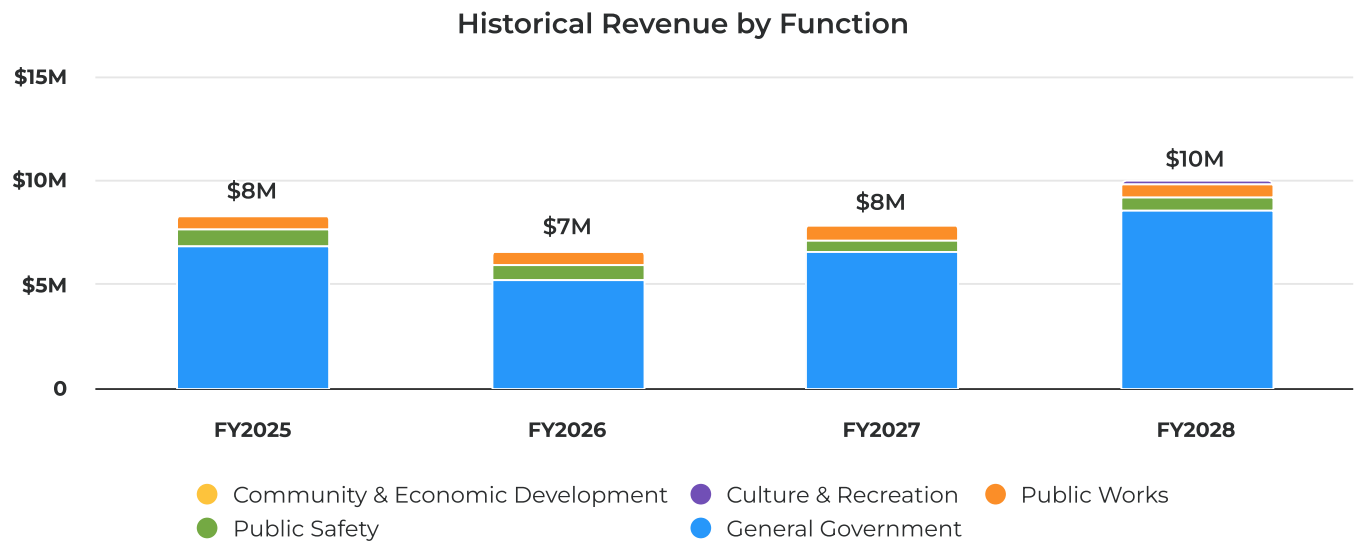
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$8,369,035.81**	**$8,196,669.00**	**$7,281,508.00**
Revenues			
Building Inspections	$283,000.00	$271,000.00	$291,490.00
Other Public Safety	$9,040.00	$7,920.00	$8,007.00
Streets	$9,400.00	$8,000.00	$8,210.00

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Planning & Zoning	$5,325.00	$2,525.00	$2,595.00
General Revenue	$4,287,657.00	$4,679,241.00	$6,298,195.00
City Hall	$50.00	$50.00	$52.00
Liability Insurance	$4,000.00	$4,000.00	$4,120.00
Economic Development	$4,200.00	$4,300.00	$4,300.00
EMS	$206,695.00	$206,695.00	$211,447.00
Garbage	$604,745.00	$649,662.00	$675,882.00
Police	$19,500.00	$19,500.00	$20,085.00
Library	$85,000.00	$85,000.00	$87,550.00
Cemetery	$6,800.00	$6,800.00	$7,004.00
Interfund Transfers	$1,266,244.00	$1,780,263.00	$2,146,700.00
Fire	$48,295.00	$58,295.00	$48,295.00
Parks	$5,030.00	$5,000.00	$5,150.00
Recreation	$4,541.00	$5,211.00	$29,780.00
Financial Administration	$98,480.00	$98,480.00	$101,434.00
Protective Services	$3,000.00	$3,000.00	$3,090.00
Total Revenues	**$6,951,002.00**	**$7,894,942.00**	**$9,953,386.00**
Expenditures			
Salaries	$3,912,347.98	$4,464,083.00	$4,848,592.99
Benefits	$312,911.00	$294,087.00	$303,131.00
Operations & Maintenance	$624,748.00	$714,323.00	$668,246.00
Contracts	$1,899,405.00	$2,602,160.00	$2,545,023.00
Capital	$1,079,750.00	$735,450.00	$2,077,019.30
Total Expenditures	**$7,829,161.98**	**$8,810,103.00**	**$10,442,012.29**
Total Revenues Less Expenditures	**-$878,159.98**	**-$915,161.00**	**-$488,626.29**
Ending Fund Balance	**$7,490,875.83**	**$7,281,508.00**	**$6,792,881.71**

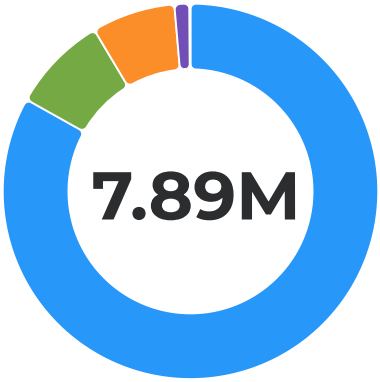
Revenues by Function



In FY2027, the General Fund's total revenue by function increased to $7.9 million, marking an 18.55% rise from FY2026's $6.7 million. The largest category, General Government, grew by $1.3 million or 25.44%, reaching $6.6 million and representing 83.12% of the total. Public Works also saw an increase of $27,775 or 4.41%, totaling $657,662. Conversely, Public Safety decreased by $118,195 or 17.26% to $566,410. Culture & Recreation declined by $4,618 or 4.33% to $102,011, and Community & Economic Development dropped by $740 or 9.78% to $6,825.

In FY2028, total revenue further increased by 26.07% to $10 million. General Government continued its growth, rising by $2 million or 30.3% to $8.6 million, now comprising 85.91% of the total. Public Works increased by $26,430 or 4.02% to $684,092. Public Safety reversed its previous decline with a $16,004 or 2.83% increase to $582,414. Culture & Recreation experienced a significant rise of $27,473 or 26.93%, reaching $129,484. Community & Economic Development slightly increased by $70 or 1.03% to $6,895.

FY27 Revenues by Function



General Government	$6,562,034	83.12%
Public Works	$657,662	8.33%
Public Safety	$566,410	7.17%
Culture & Recreation	$102,011	1.29%
Community & Economic Development	$6,825	0.09%

FY28 Revenues by Function



General Government	$8,550,501	85.91%
Public Works	$684,092	6.87%
Public Safety	$582,414	5.85%
Culture & Recreation	$129,484	1.30%
Community & Economic Development	$6,895	0.07%

In Fiscal Year 2028, revenue for General Government increased to $8.6 million, up from $6.6 million in Fiscal Year 2027, representing a growth of approximately 30.3%. This category's share of total revenue also rose from 83.12% to 85.91%.

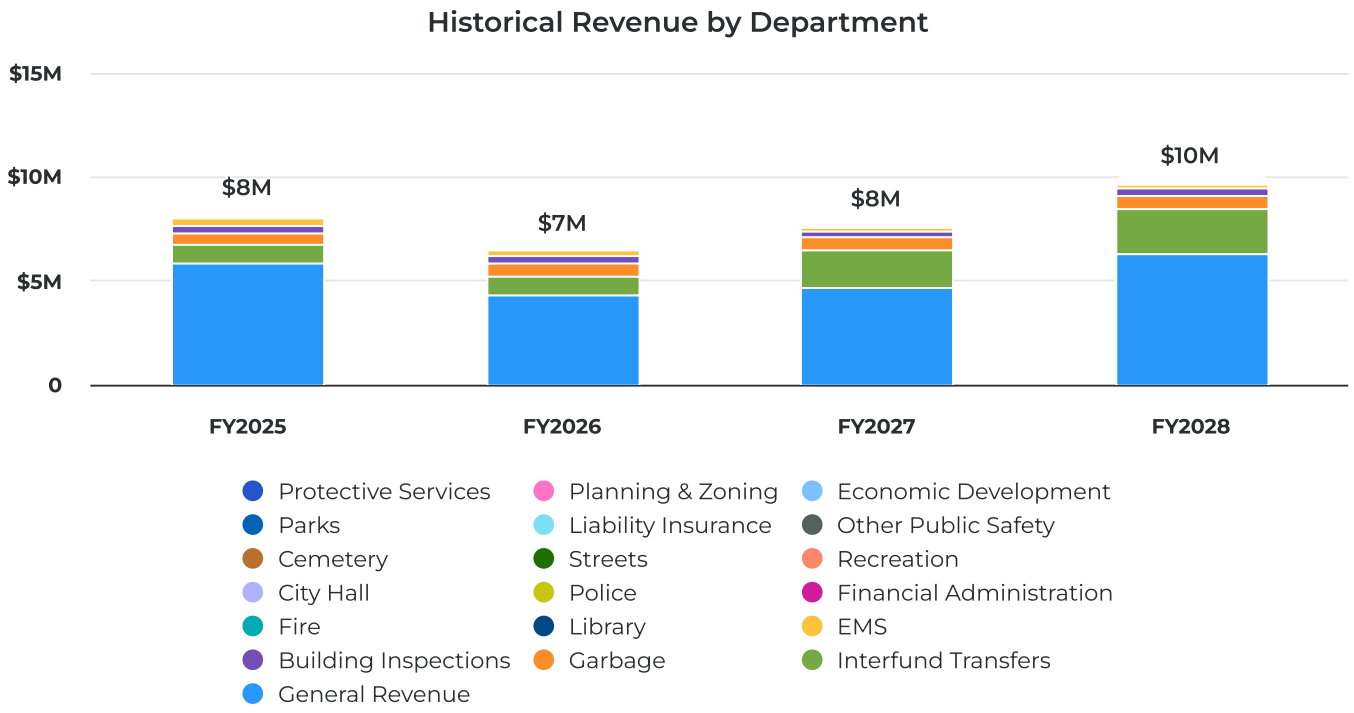
Public Works revenue grew slightly to $684,092 in Fiscal Year 2028 from $657,662 in Fiscal Year 2027, an increase of about 4%. However, its percentage of total revenue decreased from 8.33% to 6.87%.

Public Safety revenue increased to $582,414 in Fiscal Year 2028 from $566,410 in Fiscal Year 2027, a rise of roughly 2.8%. Despite this increase, its share of total revenue declined from 7.17% to 5.85%.

Culture & Recreation revenue rose to $129,484 in Fiscal Year 2028 from $102,011 in Fiscal Year 2027, marking an increase of approximately 27%. Its percentage of total revenue remained nearly steady, moving slightly from 1.29% to 1.3%.

Community & Economic Development revenue saw a minor increase to $6,895 in Fiscal Year 2028 from $6,825 in Fiscal Year 2027, an increase of about 1%. Its share of total revenue decreased slightly from 0.09% to 0.07%.

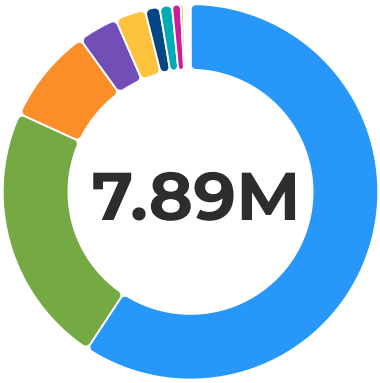
Revenues by Department



In FY2027, the General Fund's total revenue increased by 18.55% to $7.9 million compared to FY2026's $6.7 million. General Revenue remained the largest category at $4.7 million, representing 59.27% of the total and increasing by $359,374 or 8.32%. Interfund Transfers saw a significant rise of 102.14%, growing by $899,573 to $1.8 million and accounting for 22.55% of total revenue. Garbage revenue increased by 4.47% to $649,662, making up 8.23% of the total. Conversely, Building Inspections decreased by 18.95% to $271,000, and EMS revenue declined by 20.69% to $206,695. Financial Administration experienced a notable increase of 379.88%, rising by $77,958 to $98,480. Other categories such as Library, Police, and Streets remained relatively stable with no change in amounts.

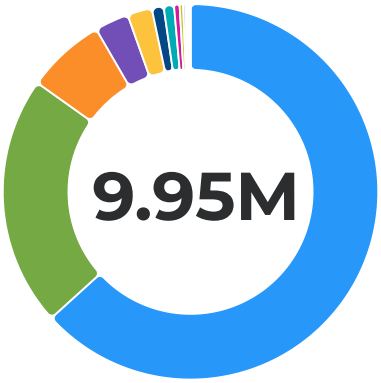
In FY2028, total revenue further increased by 26.07% to $10 million from FY2027. General Revenue grew substantially by 34.6% to $6.3 million, representing 63.28% of the total. Interfund Transfers continued to rise by 20.58% to $2.1 million, accounting for 21.57% of revenue. Garbage revenue increased by 4.04% to $675,882. Building Inspections rebounded with a 7.56% increase to $291,490, and EMS revenue rose slightly by 2.3% to $211,447. Financial Administration and Library revenues each increased by 3%, reaching $101,434 and $87,550 respectively. Recreation showed a significant increase of 471.48%, growing by $24,569 to $29,780. Police revenue increased modestly by 3% to $20,085, and Streets revenue rose by 2.63% to $8,210. Fire revenue decreased by 17.15% to $48,295.

FY27 Revenues by Department



General Revenue	$4,679,241	59.27%
Interfund Transfers	$1,780,263	22.55%
Garbage	$649,662	8.23%
Building Inspections	$271,000	3.43%
EMS	$206,695	2.62%
Financial Administration	$98,480	1.25%
Library	$85,000	1.08%
Fire	$58,295	0.74%
Police	$19,500	0.25%
Streets	$8,000	0.10%
Other Public Safety	$7,920	0.10%
Cemetery	$6,800	0.09%
Recreation	$5,211	0.07%
Parks	$5,000	0.06%
Economic Development	$4,300	0.05%
Liability Insurance	$4,000	0.05%
Protective Services	$3,000	0.04%
Planning & Zoning	$2,525	0.03%
City Hall	$50	0.00%

FY28 Revenues by Department



General Revenue	$6,298,195	63.28%
Interfund Transfers	$2,146,700	21.57%
Garbage	$675,882	6.79%
Building Inspections	$291,490	2.93%
EMS	$211,447	2.12%
Financial Administration	$101,434	1.02%
Library	$87,550	0.88%
Fire	$48,295	0.49%
Recreation	$29,780	0.30%
Police	$20,085	0.20%
Streets	$8,210	0.08%
Other Public Safety	$8,007	0.08%
Cemetery	$7,004	0.07%
Parks	$5,150	0.05%
Economic Development	$4,300	0.04%
Liability Insurance	$4,120	0.04%
Protective Services	$3,090	0.03%
Planning & Zoning	$2,595	0.03%
City Hall	$52	0.00%

General Revenue increased from $4.7 million in FY 2027 to $6.3 million in FY 2028, representing a 34.04% rise. Its share of total revenue also grew from 59.27% to 63.28%, indicating a larger proportion of the budget coming from this source in FY 2028.

Interfund Transfers rose from $1.8 million in FY 2027 to $2.1 million in FY 2028, an increase of 16.67%. However, its percentage of total revenue decreased slightly from 22.55% to 21.57%.

Revenue from Garbage increased from $649,662 in FY 2027 to $675,882 in FY 2028, a 4.01% increase. Despite this growth, its share of total revenue declined from 8.23% to 6.79%.

Building Inspections revenue grew from $271,000 in FY 2027 to $291,490 in FY 2028, up 7.59%. Its percentage of total revenue decreased from 3.43% to 2.93%.

EMS revenue increased slightly from $206,695 in FY 2027 to $211,447 in FY 2028, a 2.32% rise. Its share of total revenue declined from 2.62% to 2.12%.

Financial Administration revenue rose from $98,480 in FY 2027 to $101,434 in FY 2028, a 3.01% increase. Its percentage of total revenue decreased from 1.25% to 1.02%.

Library revenue increased from $85,000 in FY 2027 to $87,550 in FY 2028, a 3% rise. Its share of total revenue declined from 1.08% to 0.88%.

Fire revenue decreased from $58,295 in FY 2027 to $48,295 in FY 2028, a 17.15% decline. Its percentage of total revenue also dropped from 0.74% to 0.49%.

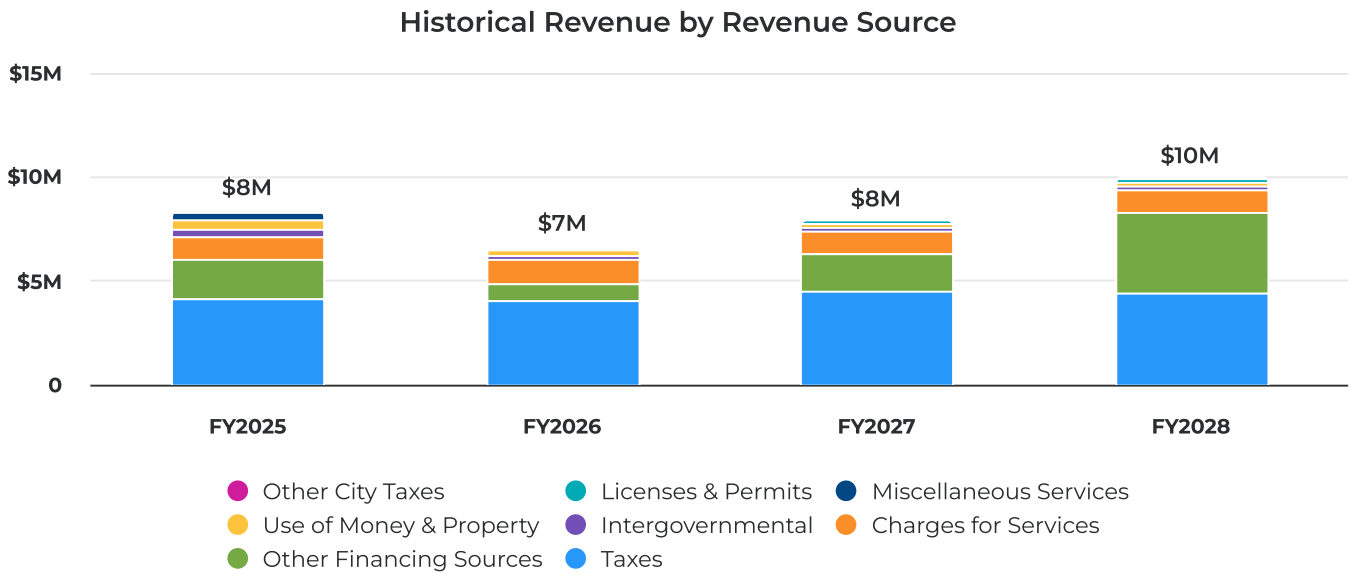
Police revenue increased slightly from $19,500 in FY 2027 to $20,085 in FY 2028, a 3% rise. Its share of total revenue decreased from 0.25% to 0.2%.

Streets revenue of $8,000 in FY 2027 was replaced by Recreation revenue of $29,780 in FY 2028, which accounted for 0.3% of total revenue in FY 2028. Streets revenue is not listed in FY 2028.

Revenues by Department

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted	FY 2026 FY26 Budget vs. FY 2027 Budgeted (% Change)
Building Inspections	$283,000.00	$271,000.00	$291,490.00	-4.24%
Other Public Safety	$9,040.00	$7,920.00	$8,007.00	-12.39%
Streets	$9,400.00	$8,000.00	$8,210.00	-14.89%
Planning & Zoning	$5,325.00	$2,525.00	$2,595.00	-52.58%
General Revenue	$4,287,657.00	$4,679,241.00	$6,298,195.00	9.13%
City Hall	$50.00	$50.00	$52.00	0.00%
Liability Insurance	$4,000.00	$4,000.00	$4,120.00	0.00%
Economic Development	$4,200.00	$4,300.00	$4,300.00	2.38%
EMS	$206,695.00	$206,695.00	$211,447.00	0.00%
Garbage	$604,745.00	$649,662.00	$675,882.00	7.43%
Police	$19,500.00	$19,500.00	$20,085.00	0.00%
Library	$85,000.00	$85,000.00	$87,550.00	0.00%
Cemetery	$6,800.00	$6,800.00	$7,004.00	0.00%
Interfund Transfers	$1,266,244.00	$1,780,263.00	$2,146,700.00	40.59%
Fire	$48,295.00	$58,295.00	$48,295.00	20.71%
Parks	$5,030.00	$5,000.00	$5,150.00	-0.60%
Recreation	$4,541.00	$5,211.00	$29,780.00	14.75%
Financial Administration	$98,480.00	$98,480.00	$101,434.00	0.00%
Protective Services	$3,000.00	$3,000.00	$3,090.00	0.00%
Total Revenues	**$6,951,002.00**	**$7,894,942.00**	**$9,953,386.00**	**13.58%**

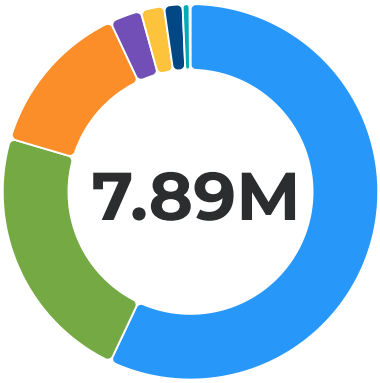
Revenues by Revenue Source



In FY2027, the General Fund's total revenue increased by 18.55% to $7.9 million compared to FY2026's $6.7 million. Taxes remained the largest revenue source at $4.5 million, representing 57.02% of the total and increasing by $522,348 or 13.13%. Other Financing Sources saw a significant rise of $899,573 or 102.14%, reaching $1.8 million and accounting for 22.55% of total revenue. Licenses & Permits more than doubled to $159,676, a 111% increase. Conversely, Use of Money & Property decreased by 51.57% to $125,000, and Charges for Services declined by 7.32% to $1.1 million. Other City Taxes dropped sharply by 80.81% to $5,904.

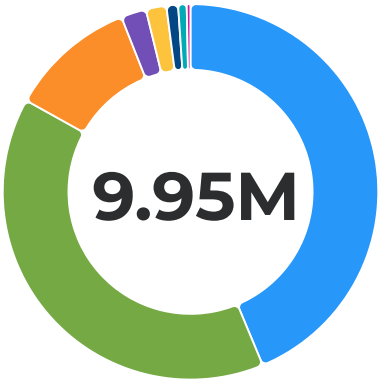
In FY2028, total revenue further increased by 26.07% to $10 million. Taxes slightly decreased by $149,580 or 3.32% to $4.4 million but remained the largest category at 43.72% of total revenue. Other Financing Sources more than doubled again, rising by $2.1 million or 120.04% to $3.9 million, now representing 39.36% of total revenue. Charges for Services increased by 2.66% to $1.1 million. Miscellaneous Services grew by 53.98% to $73,343, and Other City Taxes surged by 434.3% to $31,545. Licenses & Permits also increased by 10.64% to $176,670. Use of Money & Property continued to decline by 20% to $100,000, and Intergovernmental revenue remained relatively stable with a slight decrease of 0.28% to $213,990.

FY27 Revenues by Revenue Source



Taxes	$4,501,481	57.02%
Other Financing Sources	$1,780,263	22.55%
Charges for Services	$1,060,398	13.43%
Intergovernmental	$214,590	2.72%
Licenses & Permits	$159,676	2.02%
Use of Money & Property	$125,000	1.58%
Miscellaneous Services	$47,630	0.60%
Other City Taxes	$5,904	0.07%

FY28 Revenues by Revenue Source



Taxes	$4,351,901	43.72%
Other Financing Sources	$3,917,327	39.36%
Charges for Services	$1,088,610	10.94%
Intergovernmental	$213,990	2.15%
Licenses & Permits	$176,670	1.77%
Use of Money & Property	$100,000	1.00%
Miscellaneous Services	$73,343	0.74%
Other City Taxes	$31,545	0.32%

In Fiscal Year 2028, revenue from Taxes decreased slightly to $4.4 million, representing 43.72% of total revenue, down from $4.5 million and 57.02% in Fiscal Year 2027. This indicates a reduction in both the dollar amount and the share of total revenue attributed to Taxes.

Other Financing Sources saw a significant increase in Fiscal Year 2028, rising to $3.9 million or 39.36% of total revenue, compared to $1.8 million and 22.55% in Fiscal Year 2027. This reflects a substantial growth in this revenue source both in amount and proportion.

Charges for Services remained steady in dollar terms at $1.1 million but decreased as a percentage of total revenue to 10.94% in Fiscal Year 2028 from 13.43% in Fiscal Year 2027, indicating a relative decline in its share of the overall revenue.

Intergovernmental revenue slightly decreased to $213,990 or 2.15% of total revenue in Fiscal Year 2028, compared to $214,590 and 2.72% in Fiscal Year 2027, showing a minor reduction in both amount and percentage.

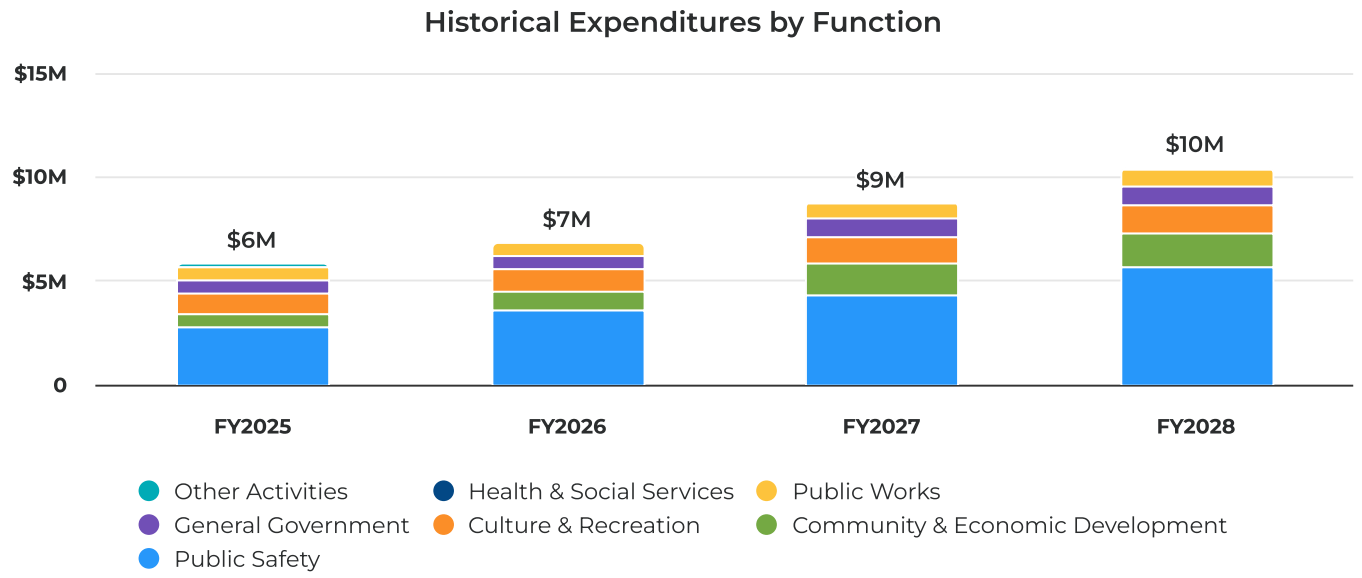
Licenses & Permits increased in dollar amount to $176,670 in Fiscal Year 2028 but decreased as a percentage of total revenue to 1.77%, down from $159,676 and 2.02% in Fiscal Year 2027, indicating a higher nominal value but a smaller share overall.

Use of Money & Property revenue decreased to $100,000 or 1% of total revenue in Fiscal Year 2028 from $125,000 and 1.58% in Fiscal Year 2027, reflecting a decline in both amount and proportion.

Miscellaneous Services increased to $73,343 or 0.74% of total revenue in Fiscal Year 2028, up from $47,630 and 0.6% in Fiscal Year 2027, showing growth in both dollar value and percentage share.

Other City Taxes rose to $31,545 or 0.32% of total revenue in Fiscal Year 2028, compared to $5,904 and 0.07% in Fiscal Year 2027, indicating an increase in both amount and proportion of total revenue.

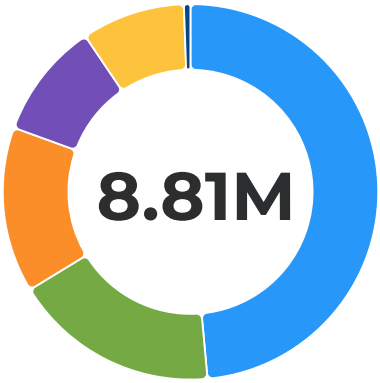
Expenditures by Function



In FY2027, the General Fund's total expenditures increased by 28.95% to $8.8 million compared to FY2026's $6.8 million. Public Safety remained the largest category, accounting for 48.56% of the total at $4.3 million, which is a 20.94% increase from the previous year. Community & Economic Development saw a significant rise of 74.22%, reaching $1.6 million and representing 17.73% of total expenditures. Culture & Recreation expenditures grew by 15.8% to $1.3 million, making up 14.26% of the total. General Government increased by 34.65% to $880,140, or 9.99% of the total, while Public Works rose by 28.45% to $783,669, maintaining an 8.9% share. Health & Social Services had a slight increase of 0.55% to $49,625, representing 0.56% of the total. Other Activities remained at zero.

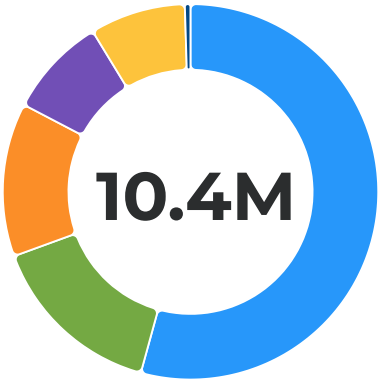
In FY2028, total expenditures further increased by 18.52% to $10.4 million. Public Safety expanded its share to 54.27% with $5.7 million, a 32.46% increase from FY2027. Community & Economic Development remained steady at $1.6 million, a 1.31% increase, but its share decreased to 15.16%. Culture & Recreation grew by 9.97% to $1.4 million, accounting for 13.23% of the total. General Government increased modestly by 2.28% to $900,239, representing 8.62%. Public Works rose by 9.66% to $859,353, making up 8.23% of expenditures. Health & Social Services increased by 2.98% to $51,106, or 0.49% of the total. Other Activities remained at zero.

FY27 Expenditures by Function



Public Safety	$4,278,226	48.56%
Community & Economic Development	$1,562,116	17.73%
Culture & Recreation	$1,256,327	14.26%
General Government	$880,140	9.99%
Public Works	$783,669	8.90%
Health & Social Services	$49,625	0.56%

FY28 Expenditures by Function



Public Safety	$5,667,145	54.27%
Community & Economic Development	$1,582,546	15.16%
Culture & Recreation	$1,381,623	13.23%
General Government	$900,239	8.62%
Public Works	$859,353	8.23%
Health & Social Services	$51,106	0.49%

In Fiscal Year 2028, Public Safety expenditures increased to $5.7 million, representing 54.27% of the total budget, up from $4.3 million and 48.56% in Fiscal Year 2027. This marks a significant rise in both dollar amount and budget share for Public Safety.

Community & Economic Development spending remained steady in dollar terms at $1.6 million but decreased as a percentage of the total budget from 17.73% in Fiscal Year 2027 to 15.16% in Fiscal Year 2028. This indicates that while the amount stayed the same, its relative share of the budget declined.

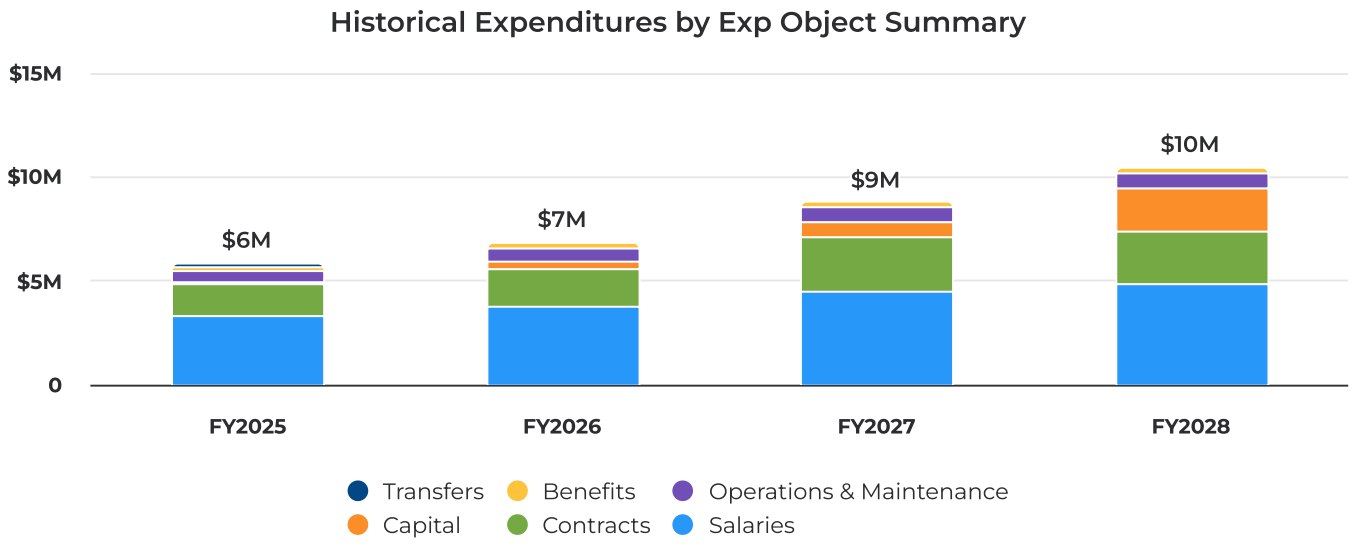
Culture & Recreation expenditures increased slightly to $1.4 million in Fiscal Year 2028, accounting for 13.23% of the budget, compared to $1.3 million and 14.26% in Fiscal Year 2027. This reflects a modest increase in spending but a decrease in its budget proportion.

General Government expenses rose to $900,239 in Fiscal Year 2028, which is 8.62% of the budget, up from $880,140 and 9.99% in Fiscal Year 2027. Although the dollar amount increased, the percentage of the total budget decreased.

Public Works expenditures increased to $859,353 in Fiscal Year 2028, representing 8.23% of the budget, compared to $783,669 and 8.9% in Fiscal Year 2027. This shows a rise in spending but a slight decline in budget share.

Health & Social Services spending grew marginally to $51,106 in Fiscal Year 2028, making up 0.49% of the budget, up from $49,625 and 0.56% in Fiscal Year 2027. This indicates a small increase in dollars but a decrease in its percentage of the total budget.

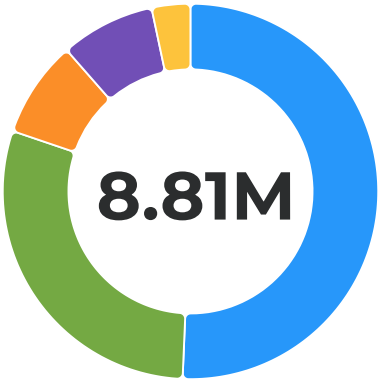
Expenditures by Exp Object Summary



The General Fund's total expenditures increased from $6.8 million in FY2026 to $8.8 million in FY2027, marking a 28.95% rise. Salaries remained the largest category at $4.5 million, representing 50.67% of the total, and grew by $707,787 or 18.84%. Contracts also saw a significant increase to $2.6 million, up $792,976 or 43.83%, now accounting for 29.54% of expenditures. Capital expenditures more than doubled to $735,450, an increase of $380,700 or 107.32%, making up 8.35% of the total. Operations & Maintenance rose modestly by $87,428 or 13.95% to $714,323, while Benefits increased slightly by $9,030 or 3.17% to $294,087. Transfers remained at zero.

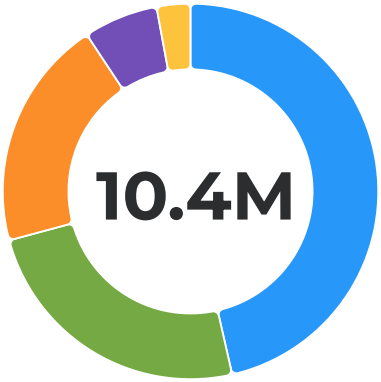
In FY2028, total expenditures further increased by 18.52% to $10.4 million. Salaries continued as the largest category at $4.8 million, though their share of the total decreased to 46.43%, with an increase of $384,510 or 8.61%. Capital expenditures experienced the most substantial growth, rising by $1.3 million or 182.41% to $2.1 million, now representing 19.89% of total expenditures. Contracts decreased slightly by $57,137 or 2.2% to $2.5 million, accounting for 24.37%. Operations & Maintenance declined by $46,077 or 6.45% to $668,246, making up 6.4% of the total. Benefits increased marginally by $9,044 or 3.08% to $303,131. Transfers remained at zero throughout both years.

FY27 Expenditures by Exp Object Summary



Salaries	$4,464,083	50.67%
Contracts	$2,602,160	29.54%
Capital	$735,450	8.35%
Operations & Maintenance	$714,323	8.11%
Benefits	$294,087	3.34%

FY28 Expenditures by Exp Object Summary



Salaries	$4,848,593	46.43%
Contracts	$2,545,023	24.37%
Capital	$2,077,019	19.89%
Operations & Maintenance	$668,246	6.40%
Benefits	$303,131	2.90%

In FY 2028, Salaries increased to $4.8 million, representing a 6.7% rise from $4.5 million in FY 2027. However, the proportion of total expenditures allocated to Salaries decreased from 50.67% to 46.43%.

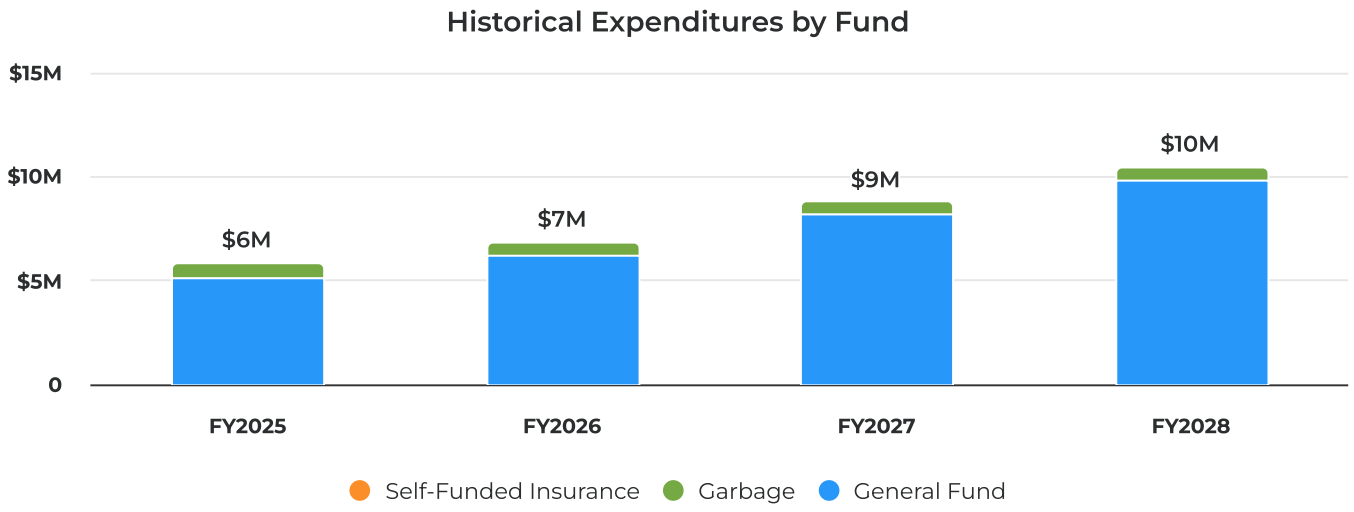
Contracts expenditures decreased by 3.85%, falling from $2.6 million in FY 2027 to $2.5 million in FY 2028. The share of total expenditures for Contracts also declined from 29.54% to 24.37%.

Capital spending saw a significant increase of approximately 185.7%, rising from $735,450 in FY 2027 to $2.1 million in FY 2028. This resulted in Capital's share of total expenditures growing from 8.35% to 19.89%.

Operations & Maintenance expenses decreased by 6.5%, from $714,323 in FY 2027 to $668,246 in FY 2028. The percentage of total expenditures for this category dropped from 8.11% to 6.4%.

Benefits expenditures increased slightly by 3.1%, from $294,087 in FY 2027 to $303,131 in FY 2028. The proportion of total expenditures for Benefits decreased from 3.34% to 2.9%.

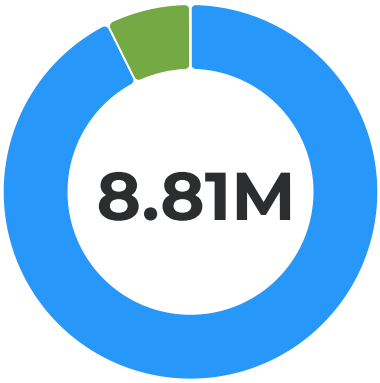
Expenditures by Fund



In FY2027, the total expenditures increased to $8.8 million, marking a 28.95% rise from FY2026's $6.8 million. The General Fund remained the largest category, growing by $1.9 million or 31.25% to $8.2 million, which represented 92.68% of the total expenditures. Garbage expenditures also increased by $33,556 or 5.5% to $643,669, accounting for 7.31% of the total. Self-Funded Insurance rose by $273 or 20% to $1,638, maintaining a 0.02% share of the total.

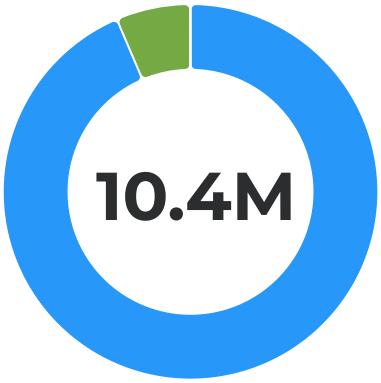
In FY2028, total expenditures further increased by 18.52% to $10.4 million. The General Fund continued as the largest category, increasing by $1.6 million or 19.67% to $9.8 million, which was 93.57% of the total. Garbage expenditures rose by $25,557 or 3.97% to $669,226, representing 6.41% of the total. Self-Funded Insurance increased by $189 or 11.54% to $1,827, remaining at 0.02% of total expenditures.

FY27 Expenditures by Fund



General Fund	$8,164,796	92.68%
Garbage	$643,669	7.31%
Self-Funded Insurance	$1,638	0.02%

FY28 Expenditures by Fund



General Fund	$9,770,959	93.57%
Garbage	$669,226	6.41%
Self-Funded Insurance	$1,827	0.02%

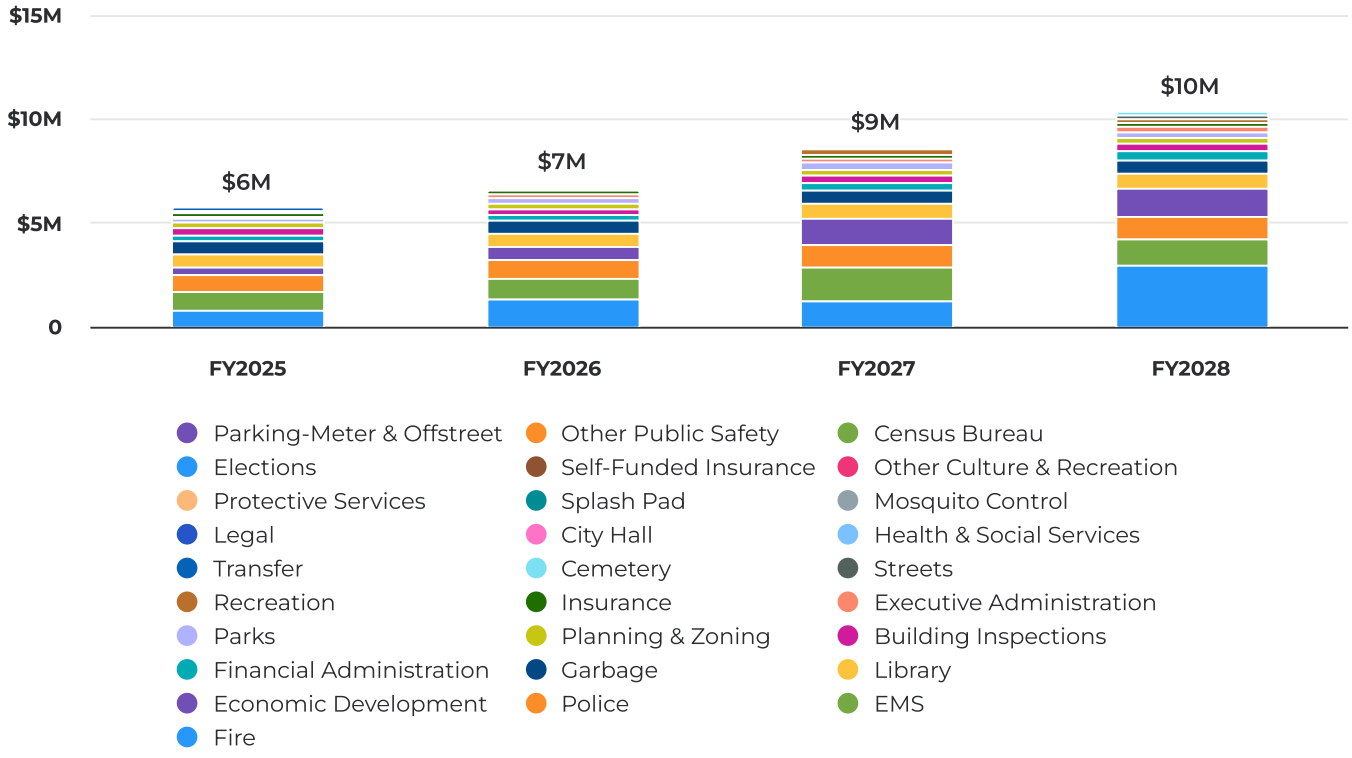
In Fiscal Year 2028, the General Fund expenditures increased to $9.8 million, representing a 19.51% rise from $8.2 million in Fiscal Year 2027. The General Fund's share of total expenditures also grew slightly from 92.68% to 93.57%.

Garbage expenditures rose to $669,226 in Fiscal Year 2028, up 4.01% from $643,669 in the previous year. However, the percentage of total expenditures allocated to Garbage decreased from 7.31% to 6.41%.

Self-Funded Insurance expenditures increased marginally to $1,827 in Fiscal Year 2028, a 11.56% increase from $1,638 in Fiscal Year 2027. The proportion of total expenditures for this category remained steady at 0.02% in both years.

Expenditures by Department

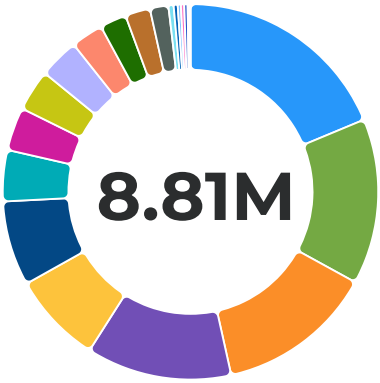
Historical Expenditures by Department



The General Fund's total expenditures increased from $6.8 million in FY2026 to $8.8 million in FY2027, marking a 28.95% rise. EMS became the largest expenditure category in FY2027 at $1.6 million, representing 18.72% of the total and increasing by $653,012 or 65.53% from FY2026. Economic Development also saw a significant increase to $1.3 million, up 107.76% or $651,957, now accounting for 14.27% of the total. Fire expenditures decreased by 9.98% to $1.2 million, making up 13.53% of the budget, down from its previous leading position. Police expenditures rose by 24.79% to $1.1 million, representing 12.51% of the total. Other notable increases included Financial Administration, which grew by 61.95% to $389,162, and Parks, which increased by 39.1% to $313,075. The largest decreases were seen in Fire, which declined by $132,221 or 9.98%, Cemetery by 34.64%, and Elections, which dropped to zero.

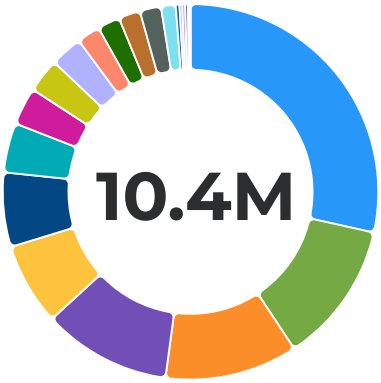
In FY2028, total expenditures further increased by 18.52% to $10.4 million. Fire expenditures surged to $3 million, a 149.58% increase of $1.8 million, becoming the largest category at 28.49% of the total. Economic Development remained relatively stable at $1.3 million, a slight increase of 1.46%. EMS expenditures decreased by 27.67% to $1.2 million, now 11.43% of the total. Police expenditures increased modestly by 4.73% to $1.2 million, representing 11.06% of the budget. Library expenditures rose by 6.96% to $738,217, while Garbage increased by 3.97% to $669,226. Financial Administration grew by 14.28% to $444,716. Parks expenditures decreased by 7.88% to $288,390. Other significant increases included Cemetery, which rose by 244.14% to $132,759, and Streets, which increased by 35.81% to $190,127. Executive Administration saw a decrease of 19.98% to $195,065.

FY27 Expenditures by Department



EMS	$1,649,563	18.72%
Economic Development	$1,256,958	14.27%
Fire	$1,192,056	13.53%
Police	$1,102,350	12.51%
Library	$690,201	7.83%
Garbage	$643,669	7.31%
Financial Administration	$389,162	4.42%
Building Inspections	$328,332	3.73%
Parks	$313,075	3.55%
Planning & Zoning	$305,158	3.46%
Executive Administration	$243,768	2.77%
Recreation	$200,192	2.27%
Insurance	$189,740	2.15%
Streets	$140,000	1.59%
Cemetery	$38,577	0.44%
City Hall	$30,832	0.35%
Legal	$25,000	0.28%
Health & Social Services	$25,000	0.28%
Mosquito Control	$24,625	0.28%
Splash Pad	$9,517	0.11%
Protective Services	$5,925	0.07%
Other Culture & Recreation	$4,765	0.05%
Self-Funded Insurance	$1,638	0.02%

FY28 Expenditures by Department



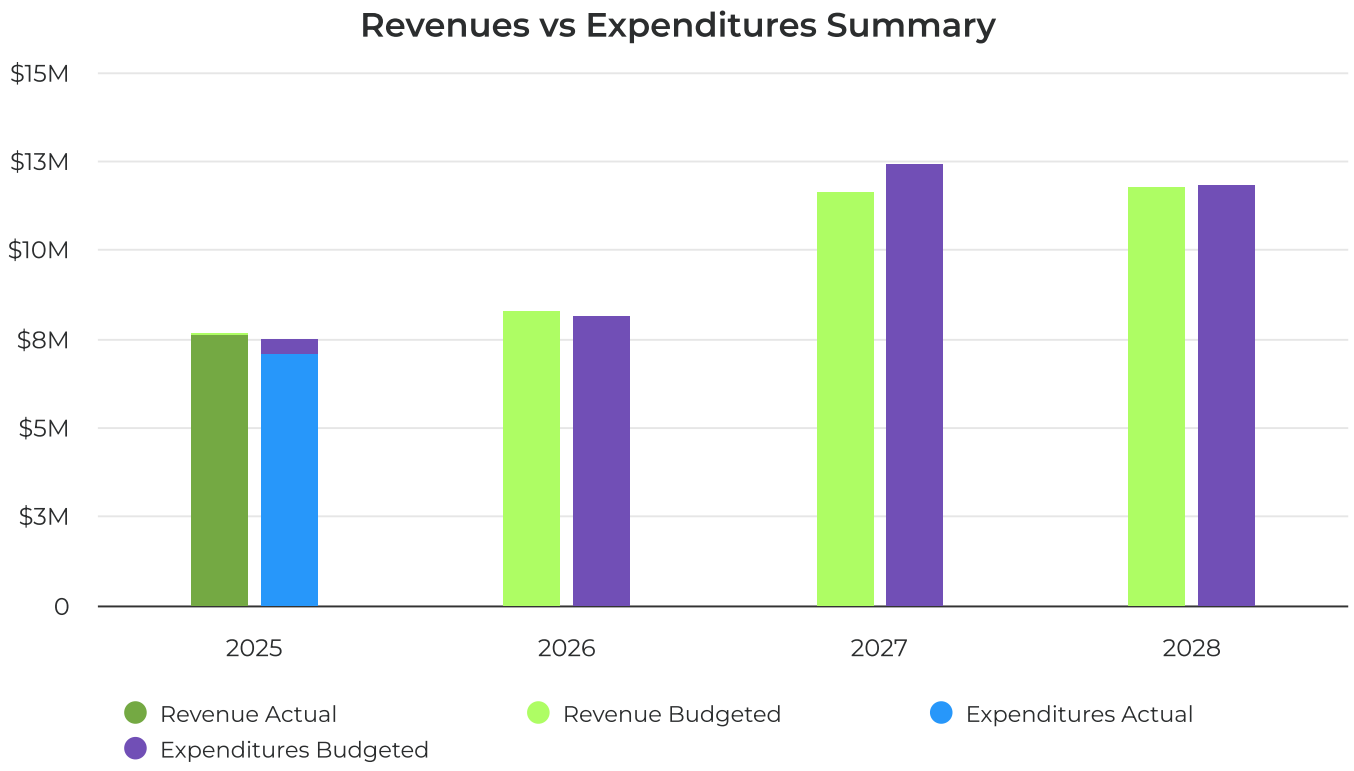
Fire	$2,975,167	28.49%
Economic Development	$1,275,354	12.21%
EMS	$1,193,075	11.43%
Police	$1,154,462	11.06%
Library	$738,217	7.07%
Garbage	$669,226	6.41%
Financial Administration	$444,716	4.26%
Building Inspections	$338,341	3.24%
Planning & Zoning	$307,192	2.94%
Parks	$288,390	2.76%
Recreation	$207,546	1.99%
Insurance	$201,124	1.93%
Executive Administration	$195,065	1.87%
Streets	$190,127	1.82%
Cemetery	$132,759	1.27%
City Hall	$31,757	0.30%
Legal	$25,750	0.25%
Health & Social Services	$25,750	0.25%
Mosquito Control	$25,356	0.24%
Splash Pad	$9,803	0.09%
Protective Services	$6,100	0.06%
Other Culture & Recreation	$4,908	0.05%
Self-Funded Insurance	$1,827	0.02%

In FY 2028, the Fire department's expenditures increased significantly to $3 million, representing 28.49% of the total budget, up from $1.2 million and 13.53% in FY 2027. Economic Development remained steady at $1.3 million but decreased in budget share from 14.27% to 12.21%. EMS expenditures decreased to $1.2 million, accounting for 11.43% of the budget compared to $1.6 million and 18.72% in the previous year. Police spending rose slightly to $1.2 million, making up 11.06% of the budget, a small decrease from 12.51% in FY 2027.

The Library's budget increased to $738,217, representing 7.07% of expenditures, up from $690,201 and 7.83% in FY 2027. Garbage services saw a modest increase to $669,226 but decreased in budget share from 7.31% to 6.41%. Financial Administration expenditures rose to $444,716, accounting for 4.26% of the budget, compared to $389,162 and 4.42% previously. Building Inspections increased slightly to $338,341 but decreased in budget share from 3.73% to 3.24%. Planning & Zoning expenditures were $307,192, a small increase in dollars but a decrease in budget share from 3.46% to 2.94%. Parks spending decreased to $288,390, representing 2.76% of the budget, down from $313,075 and 3.55% in FY 2027.

Special Revenue

Summary



In 2027, the Special Revenue budget shows a significant increase in expenditures, rising to $12.4 million, which is a 52.35% increase from the $8.1 million budgeted in 2026. Revenue is also projected to increase substantially to $11.6 million, up 40.56% from the $8.3 million budgeted in 2026. This marks a notable expansion in both spending and revenue compared to the previous year.

For 2028, expenditures are budgeted to decrease slightly to $11.8 million, representing a 4.51% reduction from the 2027 budget of $12.4 million. Meanwhile, revenue is expected to increase modestly to $11.8 million, a 1.45% rise from the 2027 budgeted amount of $11.6 million. This results in expenditures and revenues being nearly balanced in 2028, with revenues matching expenditures at $11.8 million.

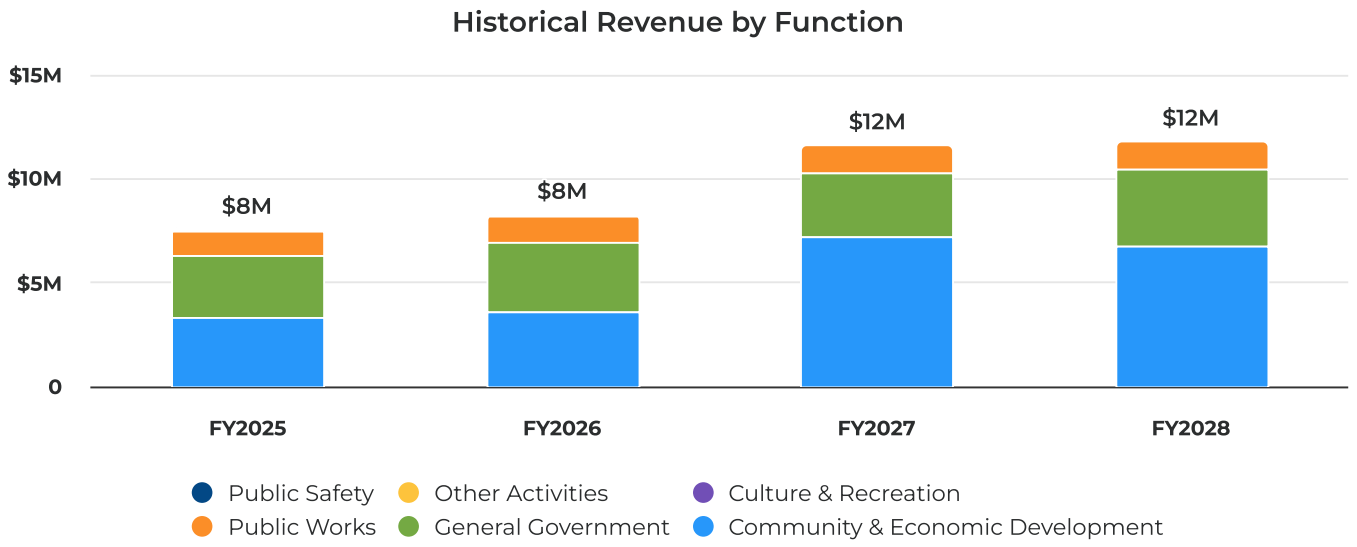
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$1,675,462.26**	**$1,821,367.58**	**$1,067,619.58**
Revenues			
Streets	$1,329,717.00	$1,341,857.00	$1,364,533.50
General Revenue	$3,187,527.00	$3,110,879.00	$3,673,334.00
Economic Development	$4,301,224.00	$7,152,409.00	$6,735,845.00

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Library	$10,000.00	$10,000.00	$10,300.00
Interfund Transfers	$20,000.00	$10,000.00	$10,000.00
Parks	$8,000.00	$8,000.00	$8,240.00
Total Revenues	**$8,856,468.00**	**$11,633,145.00**	**$11,802,252.50**
Expenditures			
Salaries	$294,476.00	$300,367.00	$337,288.00
Benefits	$1,310,567.95	$1,483,508.98	$1,610,075.97
Operations & Maintenance	$316,560.00	$320,669.00	$310,813.00
Contracts	$397,522.00	$438,898.00	$97,340.00
Capital	$505,535.00	$153,518.00	$256,514.00
Transfers	$6,377,684.00	$9,689,932.00	$9,216,428.00
Total Expenditures	**$9,202,344.95**	**$12,386,892.98**	**$11,828,458.97**
Total Revenues Less Expenditures	**-$345,876.95**	**-$753,747.98**	**-$26,206.47**
Ending Fund Balance	**$1,329,585.31**	**$1,067,619.60**	**$1,041,413.11**

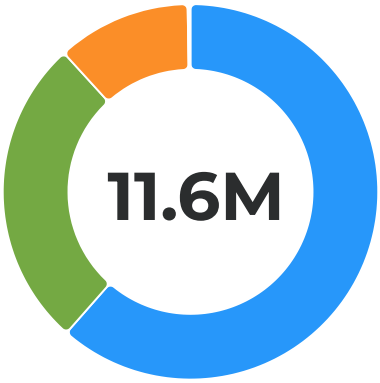
Revenues by Function



In FY2027, the total Special Revenue budget increased significantly by 40.56% to $11.6 million from $8.3 million in FY2026. The largest category, Community & Economic Development, more than doubled, rising by $3.6 million or 101.33% to $7.2 million, increasing its share of the total from 42.92% to 61.48%. General Government decreased by $213,037 or 6.41% to $3.1 million, reducing its portion of the total from 40.16% to 26.74%. Public Works saw a slight increase of $8,563 or 0.64% to $1.3 million, while Culture & Recreation declined sharply by $48,587 or 72.97% to $18,000. Other Activities appeared with $10,000, and Public Safety remained at zero.

In FY2028, the total budget grew modestly by 1.45% to $11.8 million. Community & Economic Development decreased by $416,564 or 5.82% to $6.7 million, lowering its share to 57.07%. General Government rebounded with an increase of $562,455 or 18.08% to $3.7 million, raising its share to 31.12%. Public Works increased by $22,677 or 1.69% to $1.4 million, and Culture & Recreation rose slightly by $540 or 3% to $18,540. Other Activities remained steady at $10,000, and Public Safety continued at zero.

FY27 Revenues by Function



Community & Economic Development	**$7,152,409**	61.48%
General Government	**$3,110,879**	26.74%
Public Works	**$1,341,857**	11.53%
Culture & Recreation	**$18,000**	0.15%
Other Activities	**$10,000**	0.09%

FY28 Revenues by Function



Community & Economic Development	**$6,735,845**	57.07%
General Government	**$3,673,334**	31.12%
Public Works	**$1,364,534**	11.56%
Culture & Recreation	**$18,540**	0.16%
Other Activities	**$10,000**	0.08%

In Fiscal Year 2028, revenue for Community & Economic Development decreased to $6.7 million, a 6.94% decline from $7.2 million in Fiscal Year 2027. Its share of total revenue also dropped from 61.48% to 57.07%.

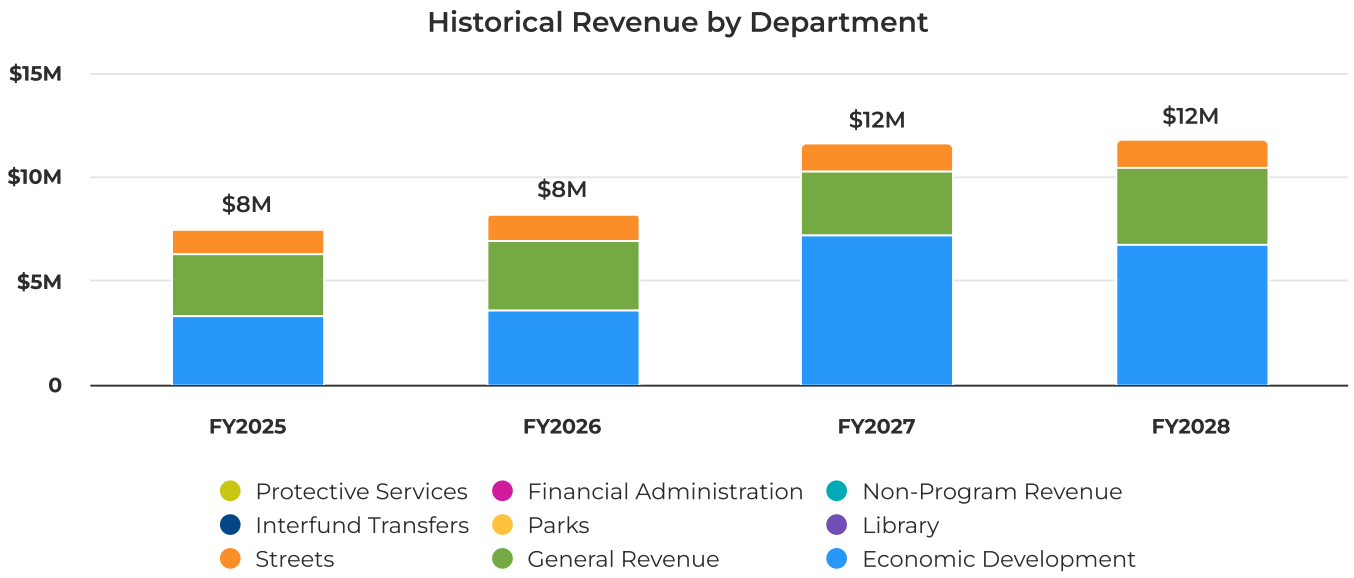
General Government revenue increased to $3.7 million in Fiscal Year 2028, up 19.35% from $3.1 million the previous year. This category's proportion of total revenue rose from 26.74% to 31.12%.

Public Works revenue saw a slight increase to $1.4 million in Fiscal Year 2028, a 7.69% rise from $1.3 million in Fiscal Year 2027. Its percentage of total revenue remained nearly constant, moving from 11.53% to 11.56%.

Culture & Recreation revenue increased marginally to $18,540 in Fiscal Year 2028, a 3.00% increase from $18,000 in Fiscal Year 2027. Its share of total revenue grew slightly from 0.15% to 0.16%.

Revenue for Other Activities remained steady at $10,000 in both years, with its share of total revenue decreasing slightly from 0.09% in Fiscal Year 2027 to 0.08% in Fiscal Year 2028.

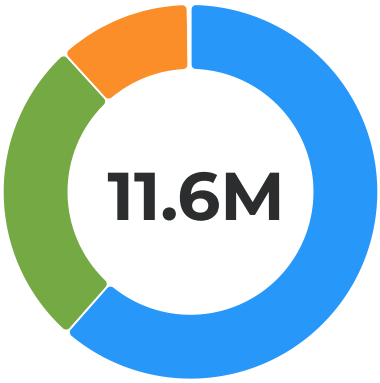
Revenues by Department



The Special Revenue total budget increased significantly from $8.3 million in FY2026 to $11.6 million in FY2027, a 40.56% rise. This growth was primarily driven by Economic Development, which doubled to $7.2 million, representing 61.48% of the total and an increase of $3.6 million or 101.33%. Streets saw a slight increase of $8,563 or 0.64% to $1.3 million, maintaining an 11.53% share. Conversely, General Revenue decreased by $209,668 or 6.31% to $3.1 million, reducing its share to 26.74%. Parks and Library budgets declined sharply, with Parks dropping 81.87% to $8,000 and Library falling 55.49% to $10,000. Financial Administration funding was eliminated, decreasing by $3,369 to zero. Interfund Transfers appeared at $10,000, up from zero the previous year.

In FY2028, the total Special Revenue budget rose modestly by 1.45% to $11.8 million. Economic Development decreased by $416,564 or 5.82% to $6.7 million, lowering its share to 57.07%. General Revenue rebounded with an $562,455 or 18.08% increase to $3.7 million, increasing its share to 31.12%. Streets continued a gradual rise, increasing by $22,677 or 1.69% to $1.4 million and holding 11.56% of the total. Library and Parks experienced small increases of 3%, reaching $10,300 and $8,240 respectively. Interfund Transfers remained steady at $10,000, and Financial Administration and Protective Services remained unfunded at zero.

FY27 Revenues by Department



Economic Development	$7,152,409	61.48%
General Revenue	$3,110,879	26.74%
Streets	$1,341,857	11.53%
Interfund Transfers	$10,000	0.09%
Library	$10,000	0.09%
Parks	$8,000	0.07%

FY28 Revenues by Department



Economic Development	$6,735,845	57.07%
General Revenue	$3,673,334	31.12%
Streets	$1,364,534	11.56%
Library	$10,300	0.09%
Interfund Transfers	$10,000	0.08%
Parks	$8,240	0.07%

In Fiscal Year 2028, Economic Development revenue decreased to $6.7 million, a 6.94% decline from $7.2 million in Fiscal Year 2027. Its share of total revenue also dropped from 61.48% to 57.07%.

General Revenue increased by 19.35%, rising from $3.1 million in Fiscal Year 2027 to $3.7 million in Fiscal Year 2028. This growth raised its proportion of total revenue from 26.74% to 31.12%.

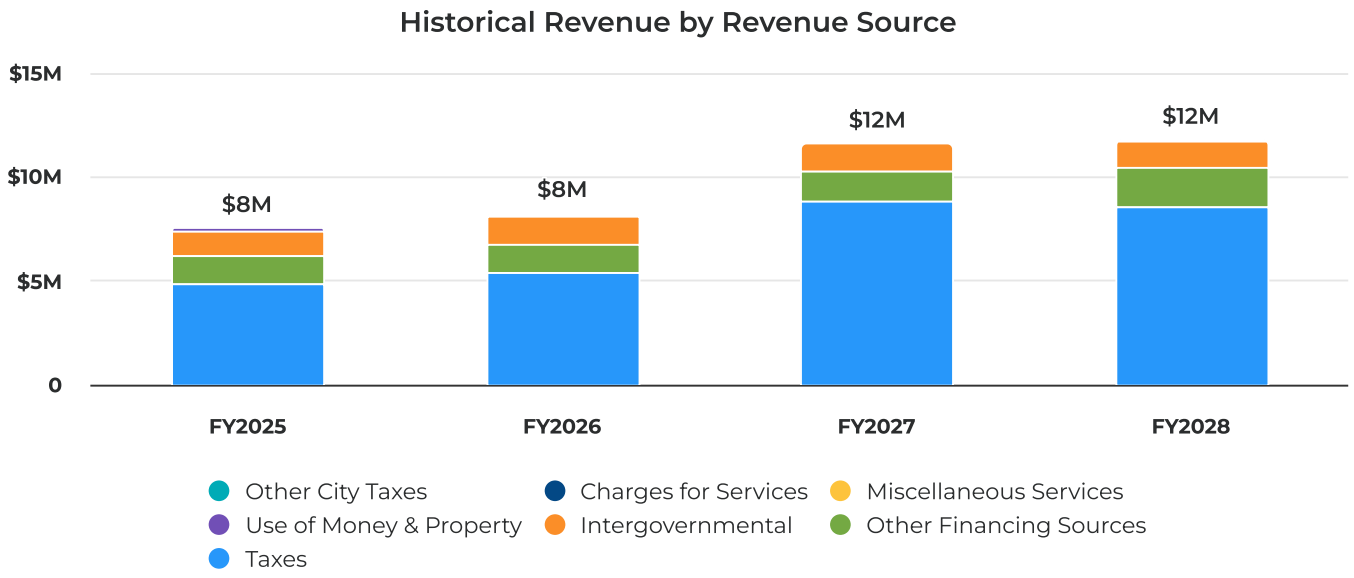
Streets revenue grew slightly by 7.69%, increasing from $1.3 million in Fiscal Year 2027 to $1.4 million in Fiscal Year 2028. Its percentage of total revenue remained nearly constant, moving from 11.53% to 11.56%.

Library revenue saw a modest increase of 3%, going from $10,000 in Fiscal Year 2027 to $10,300 in Fiscal Year 2028, maintaining a consistent share of 0.09% of total revenue.

Interfund Transfers revenue remained stable at $10,000, with a slight decrease in its share of total revenue from 0.09% in Fiscal Year 2027 to 0.08% in Fiscal Year 2028.

Parks revenue increased by 3%, rising from $8,000 in Fiscal Year 2027 to $8,240 in Fiscal Year 2028, holding steady at 0.07% of total revenue.

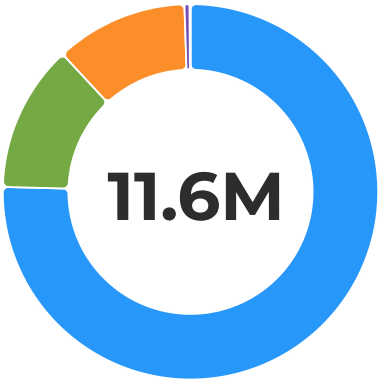
Revenues by Revenue Source



In FY2027, the Special Revenue total budget increased by 40.56% to $11.6 million from $8.3 million in FY2026. Taxes remained the largest revenue source, rising significantly by $3.4 million or 63.13% to $8.8 million, increasing their share of the total from 64.99% to 75.42%. Other Financing Sources also grew by $81,990 or 5.89% to $1.5 million, while Intergovernmental revenue slightly decreased by $1,184 or 0.09% to $1.3 million. Use of Money & Property declined by $25,637 or 33.09% to $51,837. Charges for Services remained steady at $8,000, and Other City Taxes dropped sharply by $1,462 or 98.38% to $24. Miscellaneous Services revenue was eliminated, decreasing by $92,278 or 100% to zero.

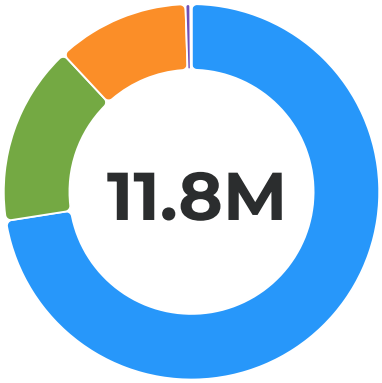
In FY2028, the total budget increased modestly by 1.45% to $11.8 million compared to FY2027. Taxes decreased by $214,932 or 2.45% to $8.6 million, reducing their share of total revenue to 72.52%. Other Financing Sources saw a notable increase of $358,567 or 24.32% to $1.8 million. Intergovernmental revenue rose slightly by $23,783 or 1.79% to $1.3 million. Use of Money & Property remained nearly unchanged, decreasing marginally by $56 or 0.11% to $51,781. Charges for Services increased by $240 or 3% to $8,240. Other City Taxes rebounded significantly, increasing by $1,506 or 6,275% to $1,530. Miscellaneous Services revenue remained at zero.

FY27 Revenues by Revenue Source



Taxes	**$8,774,030**	75.42%
Other Financing Sources	**$1,474,234**	12.67%
Intergovernmental	**$1,325,020**	11.39%
Use of Money & Property	**$51,837**	0.45%
Charges for Services	**$8,000**	0.07%
Other City Taxes	**$24**	0.00%

FY28 Revenues by Revenue Source



Taxes	**$8,559,098**	72.52%
Other Financing Sources	**$1,832,801**	15.53%
Intergovernmental	**$1,348,803**	11.43%
Use of Money & Property	**$51,781**	0.44%
Charges for Services	**$8,240**	0.07%
Other City Taxes	**$1,530**	0.01%

In Fiscal Year 2028, revenue from Taxes decreased slightly to $8.6 million, representing 72.52% of total revenue, down from $8.8 million and 75.42% in Fiscal Year 2027. This reflects a decrease in both the dollar amount and the percentage share of total revenue.

Other Financing Sources increased to $1.8 million in Fiscal Year 2028, accounting for 15.53% of total revenue, up from $1.5 million and 12.67% in Fiscal Year 2027. This category saw both a rise in dollar amount and an increase in its share of total revenue.

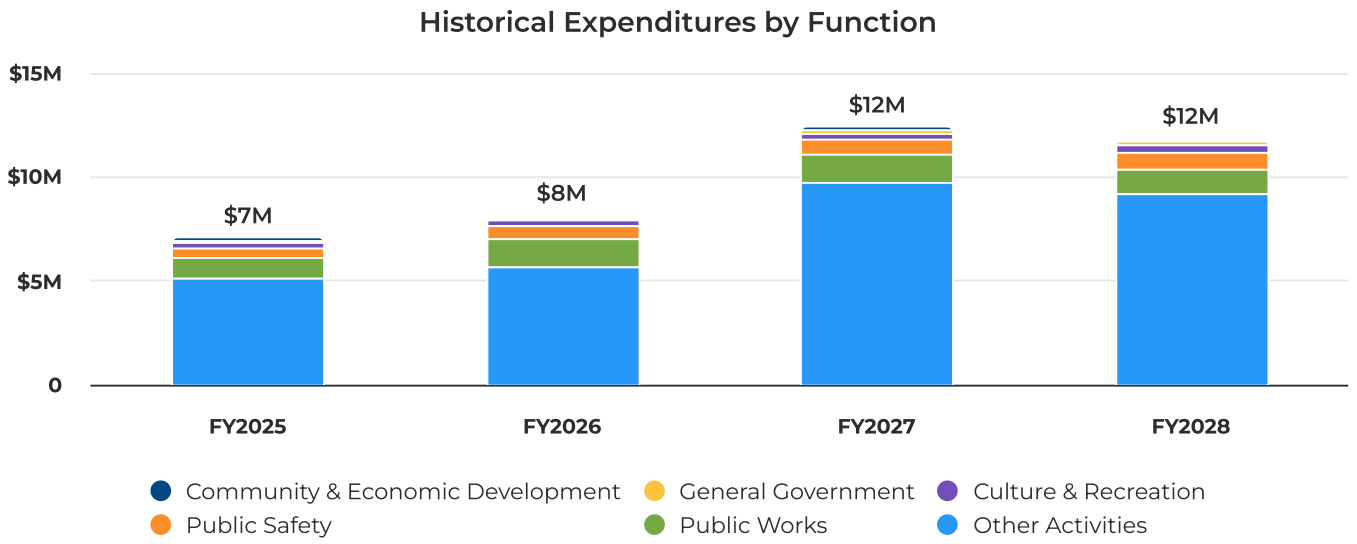
Intergovernmental revenue remained relatively stable, with $1.3 million in Fiscal Year 2028, making up 11.43% of total revenue, compared to $1.3 million and 11.39% in Fiscal Year 2027. The dollar amount and percentage share showed minimal change between the two years.

Use of Money & Property revenue was nearly unchanged, with $51,781 in Fiscal Year 2028 (0.44%) compared to $51,837 (0.45%) in Fiscal Year 2027, indicating a slight decrease in both amount and percentage.

Charges for Services increased marginally to $8,240 in Fiscal Year 2028, maintaining 0.07% of total revenue, up from $8,000 and 0.07% in Fiscal Year 2027. This reflects a small increase in dollar amount with a stable percentage share.

Other City Taxes rose to $1,530 in Fiscal Year 2028, representing 0.01% of total revenue, compared to $24 and 0% in Fiscal Year 2027. This category experienced an increase in both dollar amount and percentage share.

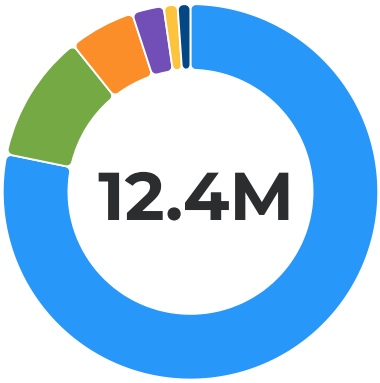
Expenditures by Function



In FY2027, the total expenditures for Special Revenue increased significantly by 52.35% to $12.4 million compared to FY2026's $8.1 million. The largest category, Other Activities, rose by $4 million or 70.22%, reaching $9.7 million and accounting for 78.23% of the total. Public Works saw a modest increase of $37,687 or 2.84% to $1.4 million, representing 11.03% of the total. Public Safety expenditures grew by $97,409 or 15.97% to $707,468, making up 5.71% of the total. Culture & Recreation increased by $73,472 or 27.66% to $339,140, while General Government rose by $50,198 or 51.89% to $146,928. Community & Economic Development remained relatively stable with a slight increase of $266 or 0.19% to $136,782.

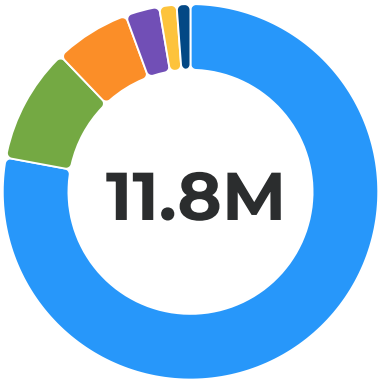
In FY2028, total expenditures decreased by 4.51% to $11.8 million from FY2027. Other Activities decreased by $473,504 or 4.89% to $9.2 million, maintaining the largest share at 77.92%. Public Works declined by $191,565 or 14.02% to $1.2 million, representing 9.93% of the total. Public Safety increased by $65,711 or 9.29% to $773,179, accounting for 6.54%. Culture & Recreation rose slightly by $8,268 or 2.44% to $347,408. General Government increased by $28,940 or 19.7% to $175,868, and Community & Economic Development grew by $3,716 or 2.72% to $140,498.

FY27 Expenditures by Function



Other Activities	$9,689,932	78.23%
Public Works	$1,366,643	11.03%
Public Safety	$707,468	5.71%
Culture & Recreation	$339,140	2.74%
General Government	$146,928	1.19%
Community & Economic Development	$136,782	1.10%

FY28 Expenditures by Function



Other Activities	$9,216,428	77.92%
Public Works	$1,175,078	9.93%
Public Safety	$773,179	6.54%
Culture & Recreation	$347,408	2.94%
General Government	$175,868	1.49%
Community & Economic Development	$140,498	1.19%

In Fiscal Year 2028, expenditures for Other Activities decreased to $9.2 million, down 5.15% from $9.7 million in Fiscal Year 2027. This category's share of the total budget slightly declined from 78.23% to 77.92%.

Public Works spending also decreased, falling 14.29% from $1.4 million in Fiscal Year 2027 to $1.2 million in Fiscal Year 2028. Its proportion of the budget dropped from 11.03% to 9.93%.

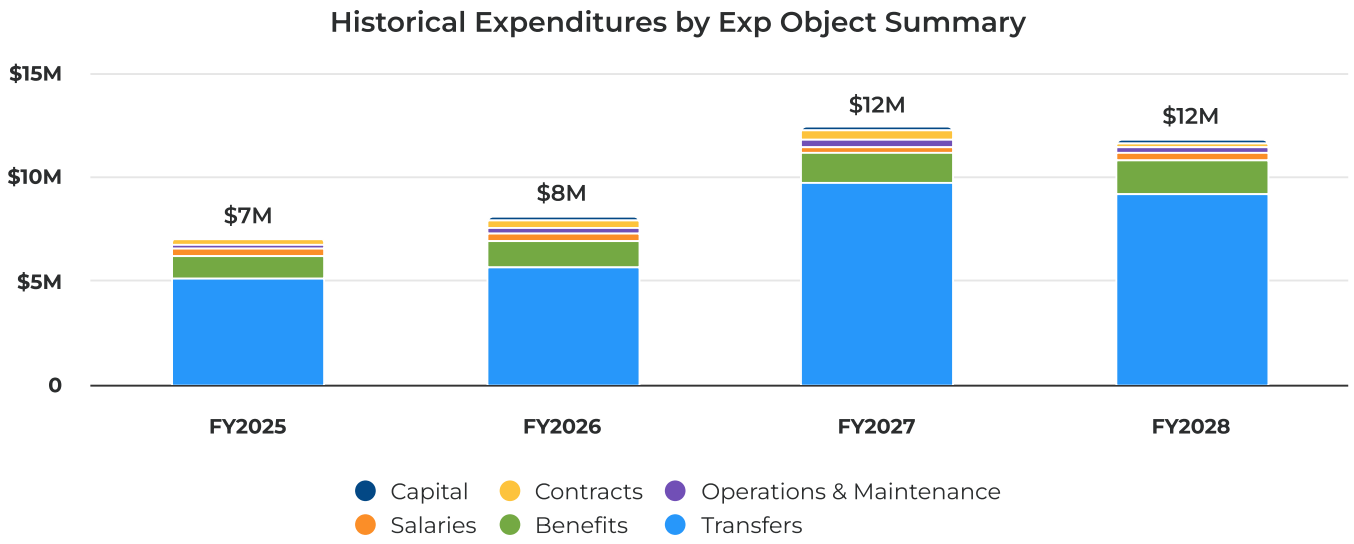
Public Safety expenditures increased by 9.28%, rising from $707,468 in Fiscal Year 2027 to $773,179 in Fiscal Year 2028. The percentage of the total budget allocated to this category grew from 5.71% to 6.54%.

Culture & Recreation saw a modest increase of 2.44%, with spending rising from $339,140 in Fiscal Year 2027 to $347,408 in Fiscal Year 2028. Its budget share increased from 2.74% to 2.94%.

General Government expenditures increased by 19.72%, from $146,928 in Fiscal Year 2027 to $175,868 in Fiscal Year 2028. This category's portion of the budget rose from 1.19% to 1.49%.

Community & Economic Development spending increased by 2.69%, from $136,782 in Fiscal Year 2027 to $140,498 in Fiscal Year 2028. Its share of the budget grew slightly from 1.1% to 1.19%.

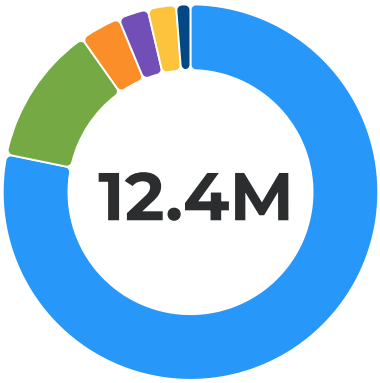
Expenditures by Exp Object Summary



In FY2027, the Special Revenue total expenditures increased significantly by 52.35% to $12.4 million from $8.1 million in FY2026. Transfers remained the largest category, rising by $4 million or 70.22% to $9.7 million, now representing 78.23% of the total. Benefits also increased by $235,802 or 18.9% to $1.5 million, though their share of the total decreased to 11.98%. Contracts grew by $58,382 or 15.34% to $438,898, while Operations & Maintenance rose by $29,006 or 9.95% to $320,669. Salaries decreased slightly by $12,542 or 4.01% to $300,367, and Capital expenditures declined by $51,616 or 25.16% to $153,518.

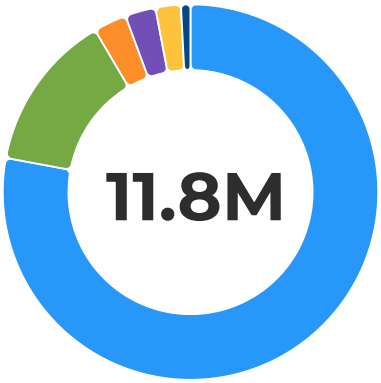
In FY2028, total expenditures decreased by 4.51% to $11.8 million compared to FY2027. Transfers decreased by $473,504 or 4.89% to $9.2 million but remained the largest category at 77.92% of total expenditures. Benefits increased by $126,567 or 8.53% to $1.6 million, raising their share to 13.61%. Salaries rose by $36,921 or 12.29% to $337,288, while Operations & Maintenance slightly declined by $9,856 or 3.07% to $310,813. Capital expenditures saw a notable increase of $102,996 or 67.09% to $256,514. Contracts experienced a significant decrease of $341,558 or 77.82% to $97,340, becoming a much smaller portion of the budget at 0.82%.

FY27 Expenditures by Exp Object Summary



Transfers	**$9,689,932**	78.23%
Benefits	**$1,483,509**	11.98%
Contracts	**$438,898**	3.54%
Operations & Maintenance	**$320,669**	2.59%
Salaries	**$300,367**	2.42%
Capital	**$153,518**	1.24%

FY28 Expenditures by Exp Object Summary



Transfers	**$9,216,428**	77.92%
Benefits	**$1,610,076**	13.61%
Salaries	**$337,288**	2.85%
Operations & Maintenance	**$310,813**	2.63%
Capital	**$256,514**	2.17%
Contracts	**$97,340**	0.82%

In Fiscal Year 2028, Transfers decreased slightly to $9.2 million, representing 77.92% of expenditures, down from $9.7 million and 78.23% in Fiscal Year 2027. This category remains the largest portion of the budget in both years.

Benefits increased to $1.6 million in Fiscal Year 2028, accounting for 13.61% of expenditures, up from $1.5 million and 11.98% in Fiscal Year 2027. This marks a noticeable rise in both dollar amount and percentage share.

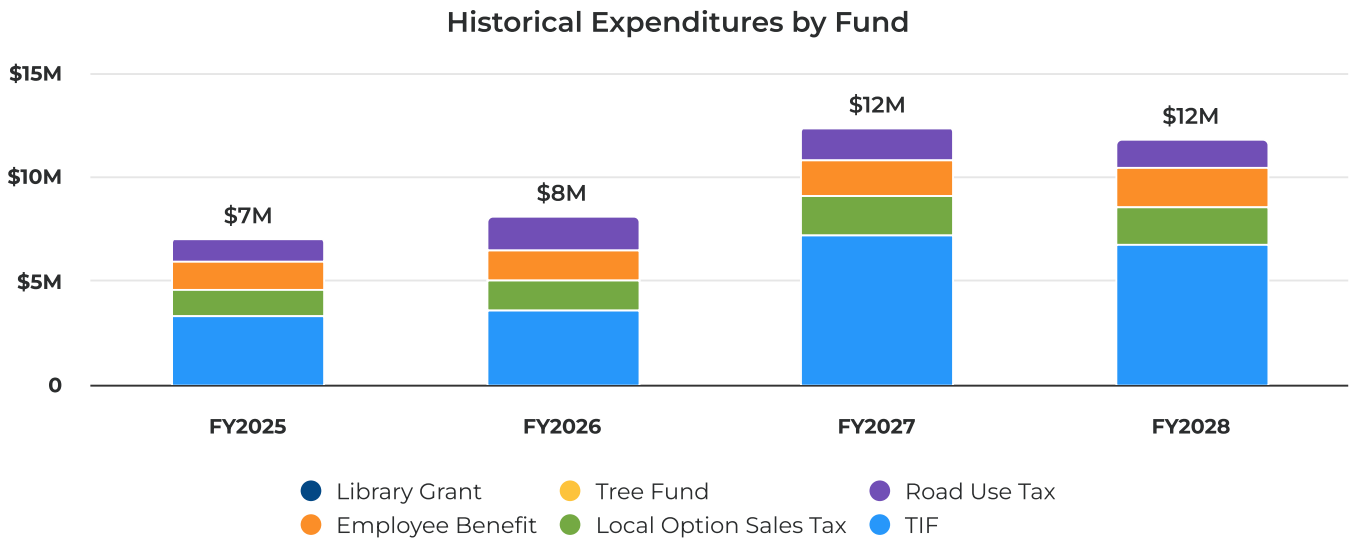
Salaries rose to $337,288 in Fiscal Year 2028, making up 2.85% of expenditures, compared to $300,367 and 2.42% in Fiscal Year 2027. This increase reflects a higher allocation to this category.

Operations & Maintenance slightly decreased to $310,813 in Fiscal Year 2028, which is 2.63% of expenditures, down from $320,669 and 2.59% in Fiscal Year 2027. The percentage share remains relatively stable despite the small decrease in amount.

Capital expenditures increased to $256,514 in Fiscal Year 2028, representing 2.17% of expenditures, up from $153,518 and 1.24% in Fiscal Year 2027. This category saw a significant increase in both amount and percentage.

Contracts decreased notably to $97,340 in Fiscal Year 2028, accounting for 0.82% of expenditures, down from $438,898 and 3.54% in Fiscal Year 2027. This represents a substantial reduction in both dollar amount and share of the budget.

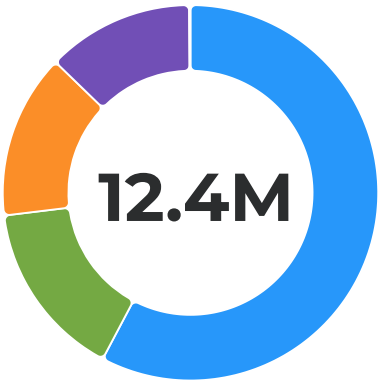
Expenditures by Fund



The Special Revenue fund's total expenditures increased significantly from $8.1 million in FY2026 to $12.4 million in FY2027, marking a 52.35% rise. The largest category, TIF, doubled to $7.2 million, representing 57.74% of the total and increasing by $3.6 million or 101.39%. Local Option Sales Tax also grew notably by 31.91% to $1.9 million, while Employee Benefit expenditures rose by 19.85% to $1.8 million. Conversely, Road Use Tax expenditures slightly decreased by 5.18% to $1.6 million, and the Library Grant was eliminated, dropping from $9,000 to zero.

In FY2028, total expenditures decreased by 4.51% to $11.8 million compared to FY2027. The TIF category declined by 5.82% to $6.7 million but remained the largest portion at 56.95% of total expenditures. Employee Benefit expenditures increased by 8.29% to $1.9 million, becoming a slightly larger share at 16.07%. Local Option Sales Tax and Road Use Tax both saw reductions, falling by 4.3% to $1.8 million and 13.15% to $1.4 million, respectively. The Tree Fund remained steady at $15,000, and the Library Grant continued at zero.

FY27 Expenditures by Fund



TIF	$7,152,409	57.74%
Local Option Sales Tax	$1,898,849	15.33%
Employee Benefit	$1,755,600	14.17%
Road Use Tax	$1,565,035	12.63%
Tree Fund	$15,000	0.12%

FY28 Expenditures by Fund



TIF	$6,735,845	56.95%
Employee Benefit	$1,901,190	16.07%
Local Option Sales Tax	$1,817,129	15.36%
Road Use Tax	$1,359,295	11.49%
Tree Fund	$15,000	0.13%

In Fiscal Year 2028, expenditures for the TIF fund decreased to $6.7 million, down 6.94% from $7.2 million in Fiscal Year 2027. The TIF fund's share of total expenditures slightly declined from 57.74% to 56.95%.

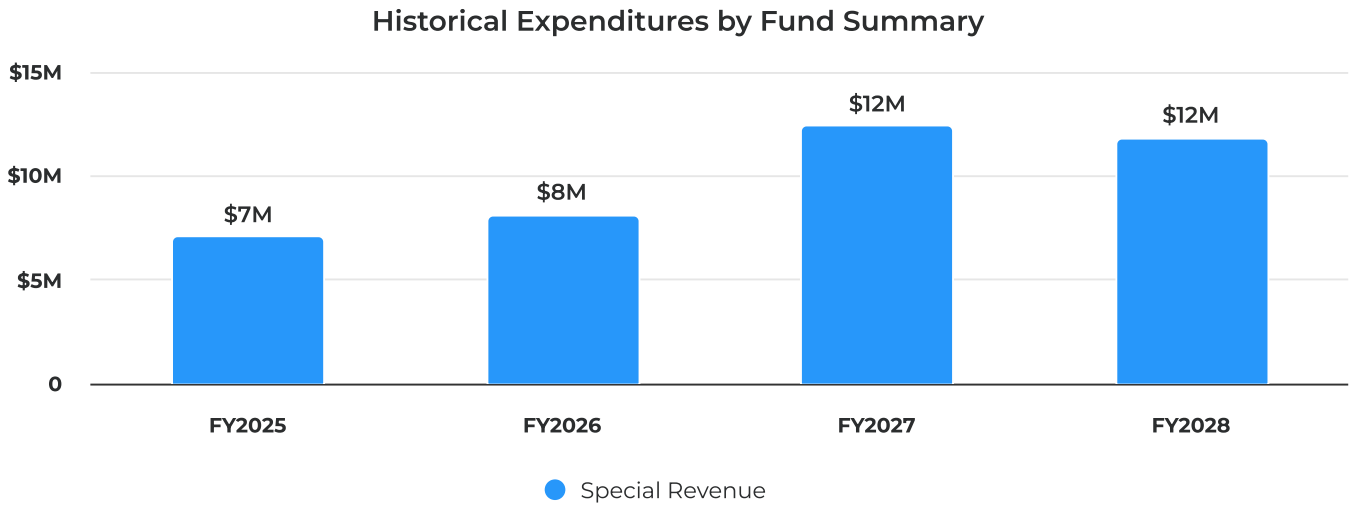
The Employee Benefit fund increased by 5.56%, rising from $1.8 million in Fiscal Year 2027 to $1.9 million in Fiscal Year 2028. Its proportion of total expenditures grew from 14.17% to 16.07%.

Local Option Sales Tax expenditures decreased by 5.26%, moving from $1.9 million in Fiscal Year 2027 to $1.8 million in Fiscal Year 2028. The percentage of total expenditures remained relatively stable, shifting marginally from 15.33% to 15.36%.

Road Use Tax expenditures declined by 12.5%, falling from $1.6 million in Fiscal Year 2027 to $1.4 million in Fiscal Year 2028. Its share of total expenditures decreased from 12.63% to 11.49%.

The Tree Fund expenditures remained constant at $15,000 across both years. Its percentage of total expenditures increased slightly from 0.12% in Fiscal Year 2027 to 0.13% in Fiscal Year 2028.

Expenditures by Fund Summary



In FY2027, the Special Revenue fund is budgeted at $12.4 million, representing a 52.35% increase from the FY2026 budget of $8.1 million. This increase of $4.3 million marks a significant rise in expenditures within this category, which continues to account for 100% of the total expenditures in this fund.

For FY2028, the Special Revenue fund is budgeted at $11.8 million, which is a 4.51% decrease from the FY2027 budget of $12.4 million. This reduction amounts to $558,434, yet the Special Revenue fund remains the sole category, comprising 100% of the total expenditures.

FY27 Expenditures by Fund Summary



Special Revenue	$12,386,893	100.00%

FY28 Expenditures by Fund Summary

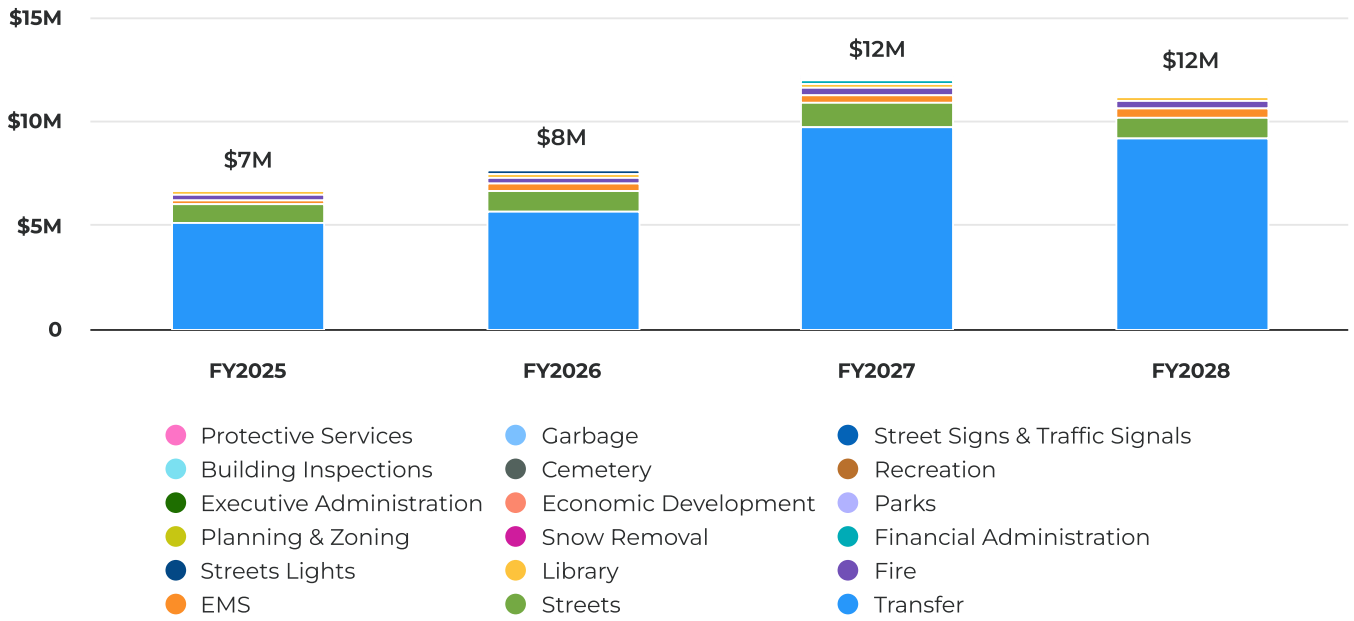


Special Revenue	$11,828,459	100.00%

In Fiscal Year 2027, the Special Revenue fund accounted for $12.4 million, representing 100% of the total expenditures by fund. In Fiscal Year 2028, the Special Revenue fund decreased to $11.8 million, maintaining its share at 100% of the total expenditures. This reflects a reduction of $0.6 million, or approximately 4.8%, in the Special Revenue fund expenditures from FY 2027 to FY 2028.

Expenditures by Department

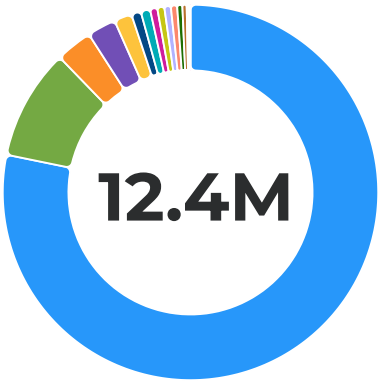
Historical Expenditures by Department



In FY2027, the total special revenue expenditures increased significantly by 52.35% to $12.4 million compared to FY2026's $8.1 million. The largest category, Transfer, rose by $4 million or 70.22%, reaching $9.7 million and accounting for 78.23% of the total. Streets expenditures also grew by 20.24% to $1.2 million, representing 9.52% of the total. EMS increased by 19.37% to $390,117, while Fire expenditures rose by 12.71% to $306,933. Financial Administration saw a notable increase of 90.83% to $101,470. Conversely, Streets Lights experienced a sharp decline of 69.96%, dropping to $73,236 and making up 0.59% of the total. Economic Development slightly decreased by 1.05% to $69,946.

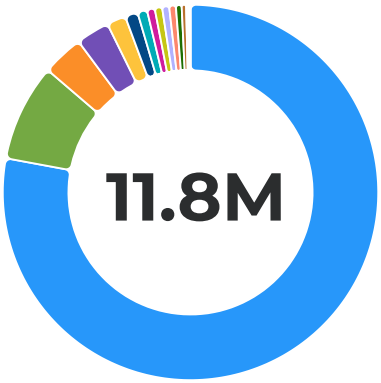
In FY2028, total expenditures decreased by 4.51% to $11.8 million from FY2027. Transfer expenditures declined by 4.89% to $9.2 million but remained the largest category at 77.92% of the total. Streets expenditures fell by 16.25% to $987,858, reducing their share to 8.35%. EMS and Fire expenditures increased by 8.24% and 10.48%, reaching $422,271 and $339,097 respectively. Financial Administration continued to grow by 27.44% to $129,310. Library expenditures rose modestly by 2.34% to $193,874. Snow Removal decreased slightly by 1.94% to $98,277, and Parks increased marginally by 1.22% to $79,274. Streets Lights saw a small increase of 2.06% to $74,741, and Economic Development grew by 2.74% to $71,860.

FY27 Expenditures by Department



Transfer	$9,689,932	78.23%
Streets	$1,179,532	9.52%
EMS	$390,117	3.15%
Fire	$306,933	2.48%
Library	$189,445	1.53%
Financial Administration	$101,470	0.82%
Snow Removal	$100,220	0.81%
Parks	$78,317	0.63%
Streets Lights	$73,236	0.59%
Economic Development	$69,946	0.56%
Planning & Zoning	$66,836	0.54%
Recreation	$56,190	0.45%
Executive Administration	$45,458	0.37%
Cemetery	$15,188	0.12%
Building Inspections	$9,166	0.07%
Street Signs & Traffic Signals	$8,571	0.07%
Garbage	$5,084	0.04%
Protective Services	$1,252	0.01%

FY28 Expenditures by Department



Transfer	$9,216,428	77.92%
Streets	$987,858	8.35%
EMS	$422,271	3.57%
Fire	$339,097	2.87%
Library	$193,874	1.64%
Financial Administration	$129,310	1.09%
Snow Removal	$98,277	0.83%
Parks	$79,274	0.67%
Streets Lights	$74,741	0.63%
Economic Development	$71,860	0.61%
Planning & Zoning	$68,638	0.58%
Recreation	$56,960	0.48%
Executive Administration	$46,558	0.39%
Cemetery	$17,300	0.15%
Building Inspections	$9,390	0.08%
Street Signs & Traffic Signals	$8,828	0.07%
Garbage	$5,374	0.05%
Protective Services	$2,421	0.02%

In FY 2028, the Transfer category decreased to $9.2 million, down 5.15% from $9.7 million in FY 2027. Its share of total expenditures slightly declined from 78.23% to 77.92%.

The Streets department saw a reduction in expenditures to $987,858 in FY 2028, a 17.65% decrease from $1.2 million in FY 2027. Its percentage of total expenditures also dropped from 9.52% to 8.35%.

EMS expenditures increased to $422,271 in FY 2028, up 8.23% from $390,117 in FY 2027. This growth raised its share of total expenditures from 3.15% to 3.57%.

Fire department spending rose to $339,097 in FY 2028, a 10.45% increase from $306,933 in FY 2027. Its portion of the budget grew from 2.48% to 2.87%.

The Library's budget increased slightly to $193,874 in FY 2028, up 2.37% from $189,445 in FY 2027. Its share of expenditures rose from 1.53% to 1.64%.

Financial Administration expenditures grew to $129,310 in FY 2028, a 27.48% increase from $101,470 in FY 2027. Its percentage of total expenditures increased from 0.82% to 1.09%.

Snow Removal spending decreased slightly to $98,277 in FY 2028, down 1.94% from $100,220 in FY 2027. Its share of the budget increased marginally from 0.81% to 0.83%.

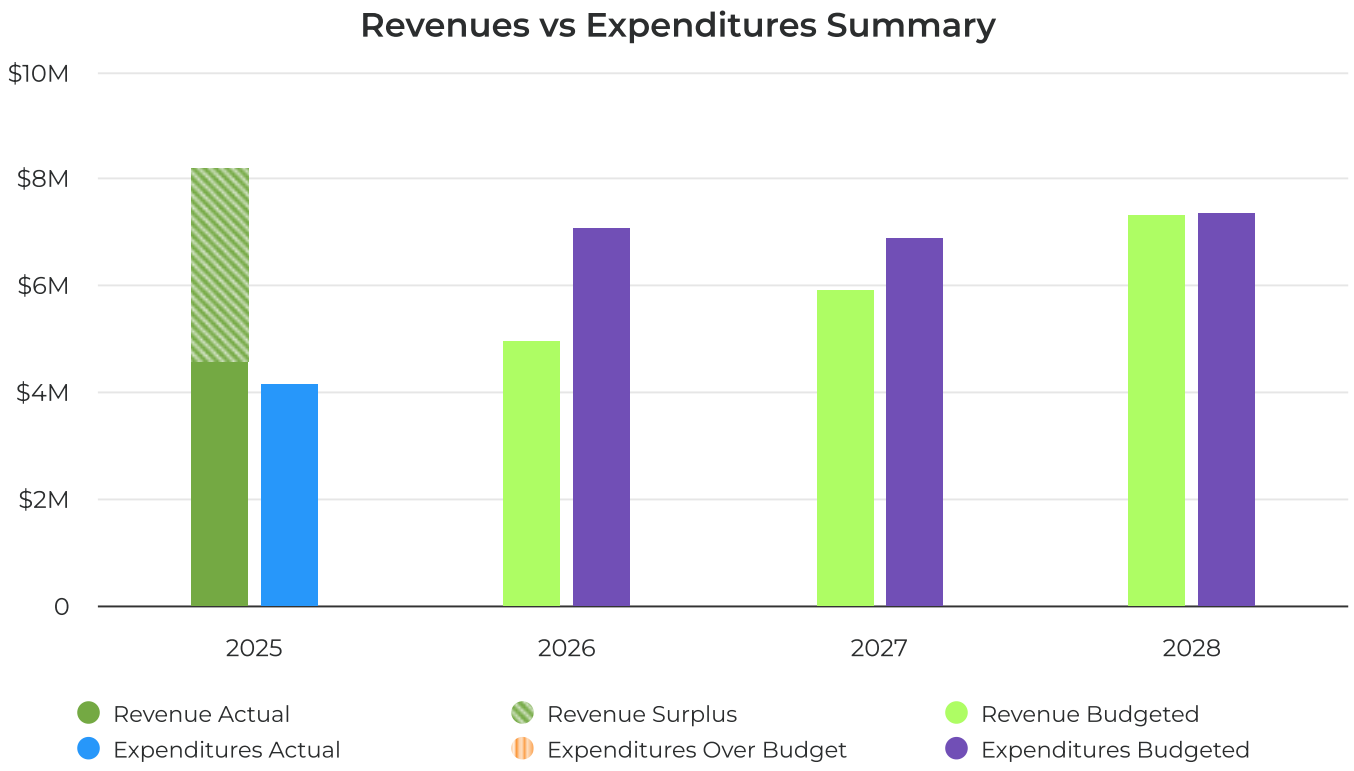
Parks expenditures rose to $79,274 in FY 2028, up 1.22% from $78,317 in FY 2027. Its portion of total expenditures increased from 0.63% to 0.67%.

Spending on Streets Lights increased to $74,741 in FY 2028, a 2.04% rise from $73,236 in FY 2027. Its share of the budget grew from 0.59% to 0.63%.

Economic Development expenditures increased to $71,860 in FY 2028, up 2.74% from $69,946 in FY 2027. Its percentage of total expenditures rose from 0.56% to 0.61%.

Debt Service

Summary



In 2027, the Debt Service expenditures budget is $6.9 million, representing a 2.59% decrease from the previous year's $7.1 million. Meanwhile, the revenue budget for 2027 is $5.9 million, which is a 19.27% increase compared to the prior year's $5 million. This indicates a narrowing gap between revenues and expenditures compared to the previous period.

For 2028, the expenditures budget rises to $7.3 million, marking a 6.56% increase from 2027's $6.9 million. The revenue budget also increases significantly to $7.3 million, a 23.41% rise from the previous year. In 2028, the revenue budget matches the expenditures budget, reflecting a balanced budget in the Debt Service category for that year.

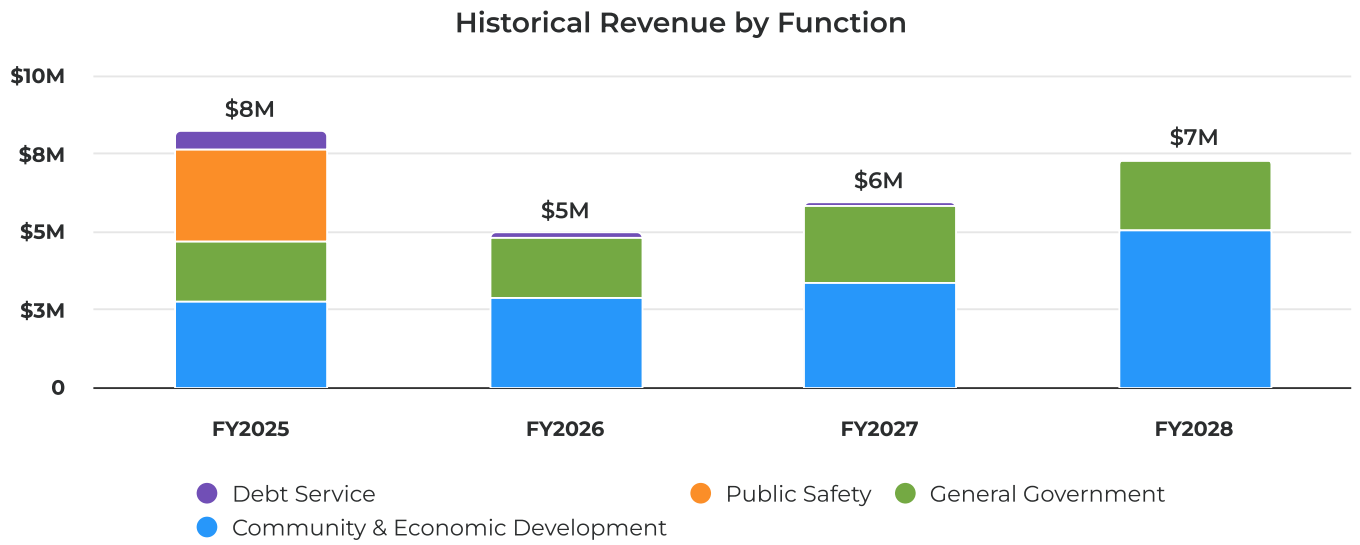
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$4,215,876.54**	**$2,108,092.00**	**$1,140,669.00**
Revenues			
General Revenue	$1,482,277.00	$1,712,228.00	$1,763,583.00
Interfund Transfers	$3,433,735.00	$4,112,292.00	$5,482,934.00
Debt Service	$5,000.00	$100,000.00	$65,000.00
Total Revenues	**$4,921,012.00**	**$5,924,520.00**	**$7,311,517.00**
Expenditures			

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Debt	$4,856,013.00	$6,891,343.00	$7,343,194.00
Transfers	$600.00	$600.00	$600.00
Total Expenditures	**$4,856,613.00**	**$6,891,943.00**	**$7,343,794.00**
Total Revenues Less Expenditures	**$64,399.00**	**-$967,423.00**	**-$32,277.00**
Ending Fund Balance	**$4,280,275.54**	**$1,140,669.00**	**$1,108,392.00**

Revenues by Function



In FY2027, the total revenue increased by 19.27% to $5.9 million compared to FY2026. Community & Economic Development remained the largest category, rising by $481,062 or 16.87% to $3.3 million, representing 56.25% of the total. General Government also saw a significant increase of $543,446 or 27.89%, reaching $2.5 million and accounting for 42.06% of the total. Debt Service decreased by $67,306 or 40.23% to $100,000, making up 1.69% of the total. Public Safety remained at $0.

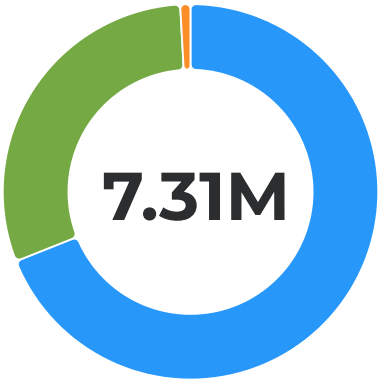
In FY2028, total revenue further increased by 23.41% to $7.3 million from FY2027. Community & Economic Development continued to grow substantially by $1.7 million or 51.33%, reaching $5 million and comprising 68.97% of the total. General Government decreased by $288,533 or 11.58% to $2.2 million, representing 30.14% of the total. Debt Service declined again by $35,000 or 35% to $65,000, accounting for 0.89% of the total. Public Safety remained at $0.

FY27 Revenues by Function



Community & Economic Development	$3,332,375	56.25%
General Government	$2,492,145	42.06%
Debt Service	$100,000	1.69%

FY28 Revenues by Function



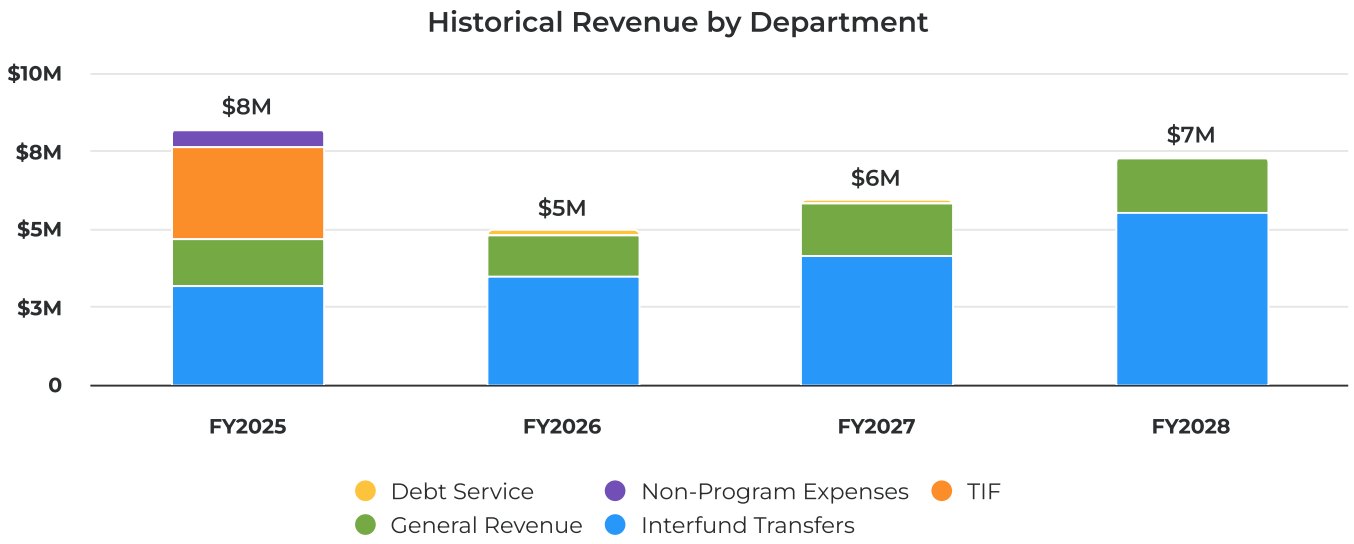
Community & Economic Development	$5,042,905	68.97%
General Government	$2,203,612	30.14%
Debt Service	$65,000	0.89%

In Fiscal Year 2028, revenue for Community & Economic Development increased to $5 million, representing a 51.52% rise from $3.3 million in Fiscal Year 2027. This category's share of total revenue also grew from 56.25% to 68.97%.

General Government revenue decreased to $2.2 million in Fiscal Year 2028, a 12% decline from $2.5 million in the previous year. Its proportion of total revenue dropped from 42.06% to 30.14%.

Debt Service revenue declined to $65,000 in Fiscal Year 2028, down 35% from $100,000 in Fiscal Year 2027. The percentage of total revenue for Debt Service decreased from 1.69% to 0.89%.

Revenues by Department



In FY2027, the total revenue for Debt Service increased to $5.9 million, marking a 19.27% rise from FY2026's $5 million. Interfund Transfers remained the largest category, growing by $678,556 or 19.76% to $4.1 million, which represented 69.41% of the total. General Revenue also saw a significant increase of $345,952 or 25.32%, reaching $1.7 million and accounting for 28.9% of the total. Conversely, Debt Service revenue decreased by $67,306 or 40.23%, falling to $100,000 and making up 1.69% of the total. TIF and Non-Program Expenses remained at $0.

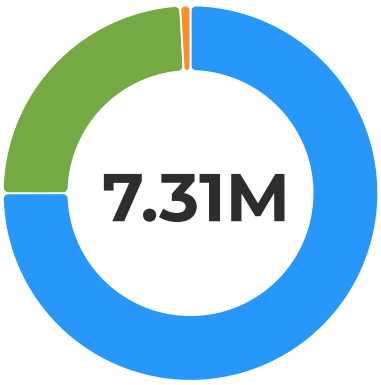
In FY2028, total revenue further increased to $7.3 million, a 23.41% rise from FY2027. Interfund Transfers continued as the largest category with a substantial increase of $1.4 million or 33.33%, totaling $5.5 million and comprising 74.99% of the total. General Revenue increased modestly by $51,355 or 3%, reaching $1.8 million and representing 24.12% of the total. Debt Service revenue declined again by $35,000 or 35%, decreasing to $65,000 and accounting for 0.89% of the total. TIF and Non-Program Expenses remained at $0.

FY27 Revenues by Department



Interfund Transfers	$4,112,292	69.41%
General Revenue	$1,712,228	28.90%
Debt Service	$100,000	1.69%

FY28 Revenues by Department



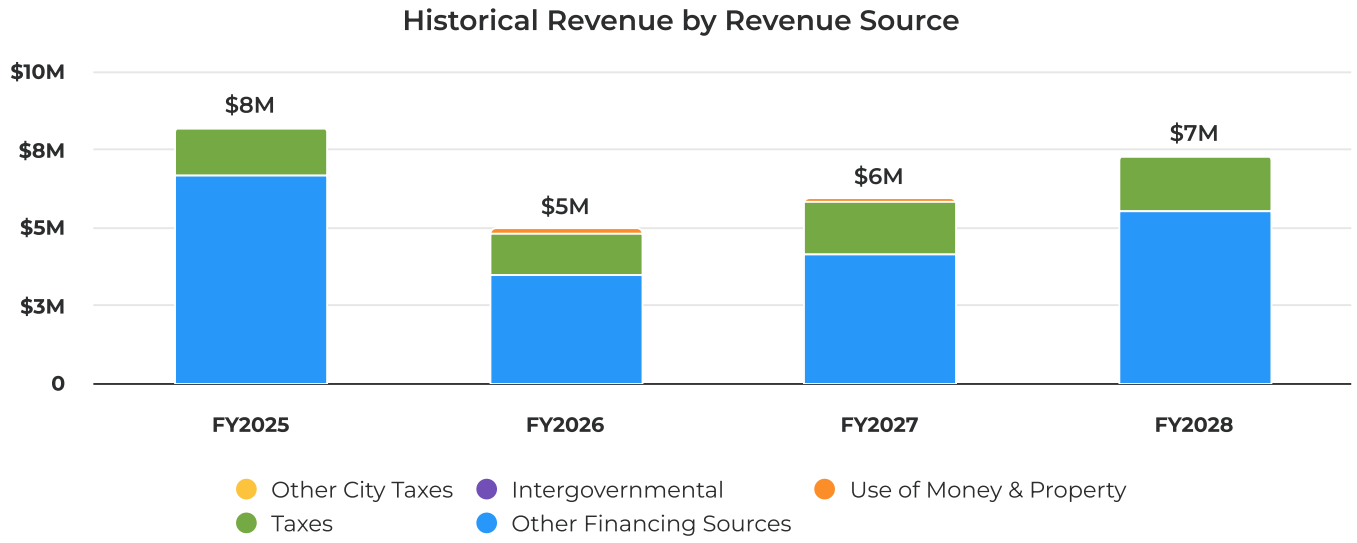
Interfund Transfers	$5,482,934	74.99%
General Revenue	$1,763,583	24.12%
Debt Service	$65,000	0.89%

In Fiscal Year 2028, Interfund Transfers increased to $5.5 million, representing a 34.15% rise from $4.1 million in Fiscal Year 2027. This category's share of total revenue also grew from 69.41% to 74.99%.

General Revenue saw a modest increase to $1.8 million in Fiscal Year 2028, up 5.88% from $1.7 million in the previous year. However, its proportion of total revenue decreased from 28.9% to 24.12%.

Debt Service revenue declined to $65,000 in Fiscal Year 2028, a 35% decrease from $100,000 in Fiscal Year 2027. Its percentage of total revenue also dropped from 1.69% to 0.89%.

Revenues by Revenue Source



In FY2027, the total revenue for Debt Service increased by 19.27% to $5.9 million compared to FY2026. The largest revenue source, Other Financing Sources, rose by 19.76% to $4.1 million, representing 69.41% of the total. Taxes also saw a significant increase of 26.63%, reaching $1.7 million and accounting for 28.9% of total revenue. Conversely, Use of Money & Property decreased by 40.23% to $100,000, making up 1.69% of the total. Other City Taxes and Intergovernmental revenues declined sharply, with Other City Taxes dropping 95.65% to $304 and Intergovernmental revenue falling to zero.

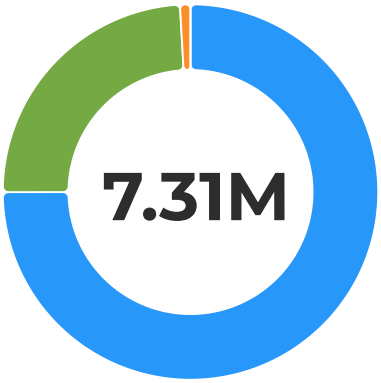
In FY2028, total revenue further increased by 23.41% to $7.3 million from FY2027. Other Financing Sources continued to grow substantially by 33.33%, reaching $5.5 million and comprising 74.99% of total revenue. Taxes increased modestly by 3% to $1.8 million, representing 24.12% of the total. Use of Money & Property declined again by 35% to $65,000, now 0.89% of total revenue. Other City Taxes remained nearly unchanged with a slight decrease of 1.64% to $299, and Intergovernmental revenue remained at zero.

FY27 Revenues by Revenue Source



Other Financing Sources	$4,112,292	69.41%
Taxes	$1,711,924	28.90%
Use of Money & Property	$100,000	1.69%
Other City Taxes	$304	0.01%

FY28 Revenues by Revenue Source



Other Financing Sources	$5,482,934	74.99%
Taxes	$1,763,284	24.12%
Use of Money & Property	$65,000	0.89%
Other City Taxes	$299	0.00%

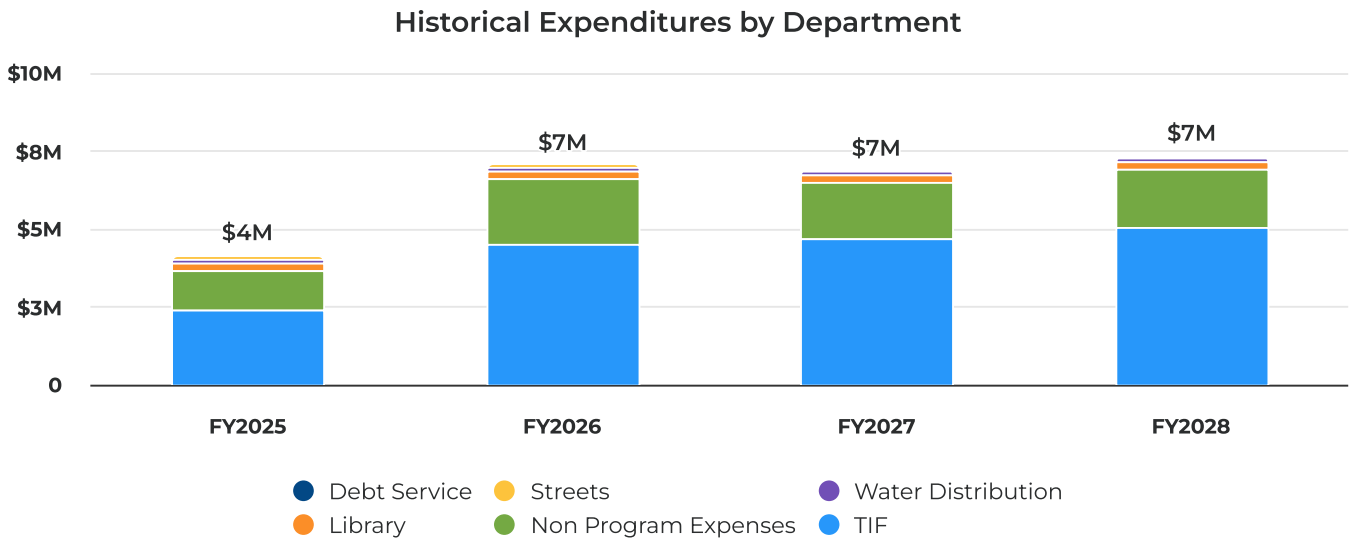
In Fiscal Year 2028, Other Financing Sources increased to $5.5 million, representing 74.99% of total revenue, up from $4.1 million and 69.41% in Fiscal Year 2027. This category saw a notable rise in both dollar amount and percentage share of the total revenue.

Taxes grew slightly to $1.8 million in Fiscal Year 2028, accounting for 24.12% of revenue, compared to $1.7 million and 28.9% in the previous year. While the dollar amount increased, the percentage of total revenue from Taxes decreased.

The Use of Money & Property category decreased to $65,000 in Fiscal Year 2028, making up 0.89% of revenue, down from $100,000 and 1.69% in Fiscal Year 2027. This reflects a reduction in both amount and share of total revenue.

Other City Taxes remained nearly constant, with $299 in Fiscal Year 2028, representing 0% of total revenue, compared to $304 and 0.01% in Fiscal Year 2027. The dollar amount and percentage share showed minimal change.

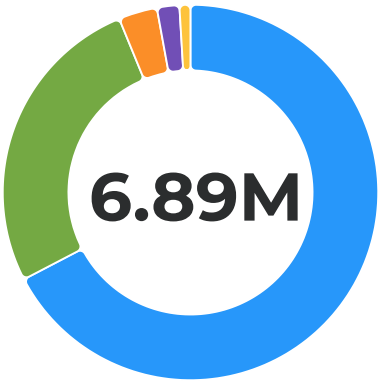
Expenditures by Department



In FY2027, the total expenditures for Debt Service departments decreased by 2.59% to $6.9 million compared to FY2026's $7.1 million. The largest category, TIF, increased by $140,678 or 3.13% to $4.6 million, representing 67.35% of the total. Non Program Expenses saw a notable decrease of $253,555 or 12.21%, falling to $1.8 million and accounting for 26.45% of the total. Library expenditures remained relatively stable with a slight increase of $200 or 0.09% to $229,775. Water Distribution decreased by $3,420 or 2.52% to $132,190, while Streets experienced a significant reduction of $67,063 or 50.71%, dropping to $65,182. Debt Service expenditures remained at $0.

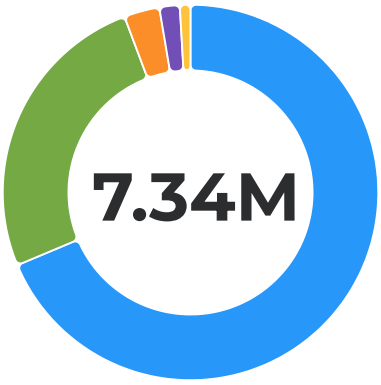
In FY2028, total expenditures rose by 6.56% to $7.3 million from FY2027. The TIF category continued to grow, increasing by $400,850 or 8.64% to $5 million, now comprising 68.67% of total expenditures. Non Program Expenses increased by $57,835 or 3.17% to $1.9 million, representing 25.61% of the total. Library expenditures decreased by $4,950 or 2.15% to $224,825. Water Distribution further declined by $3,600 or 2.72% to $128,590. Streets saw a modest increase of $1,716 or 2.63%, rising to $66,898. Debt Service expenditures remained at $0 throughout the period.

FY27 Expenditures by Department



TIF	$4,642,055	67.35%
Non Program Expenses	$1,822,741	26.45%
Library	$229,775	3.33%
Water Distribution	$132,190	1.92%
Streets	$65,182	0.95%

FY28 Expenditures by Department



TIF	$5,042,905	68.67%
Non Program Expenses	$1,880,576	25.61%
Library	$224,825	3.06%
Water Distribution	$128,590	1.75%
Streets	$66,898	0.91%

In Fiscal Year 2028, the TIF expenditure increased to $5 million, representing a 68.67% share of the total budget, up from $4.6 million and 67.35% in Fiscal Year 2027. This reflects a growth in both the dollar amount and the percentage of the overall expenditures allocated to TIF.

Non Program Expenses rose to $1.9 million in Fiscal Year 2028, accounting for 25.61% of the budget, compared to $1.8 million and 26.45% in the previous year. While the dollar amount increased, the percentage of total expenditures slightly decreased.

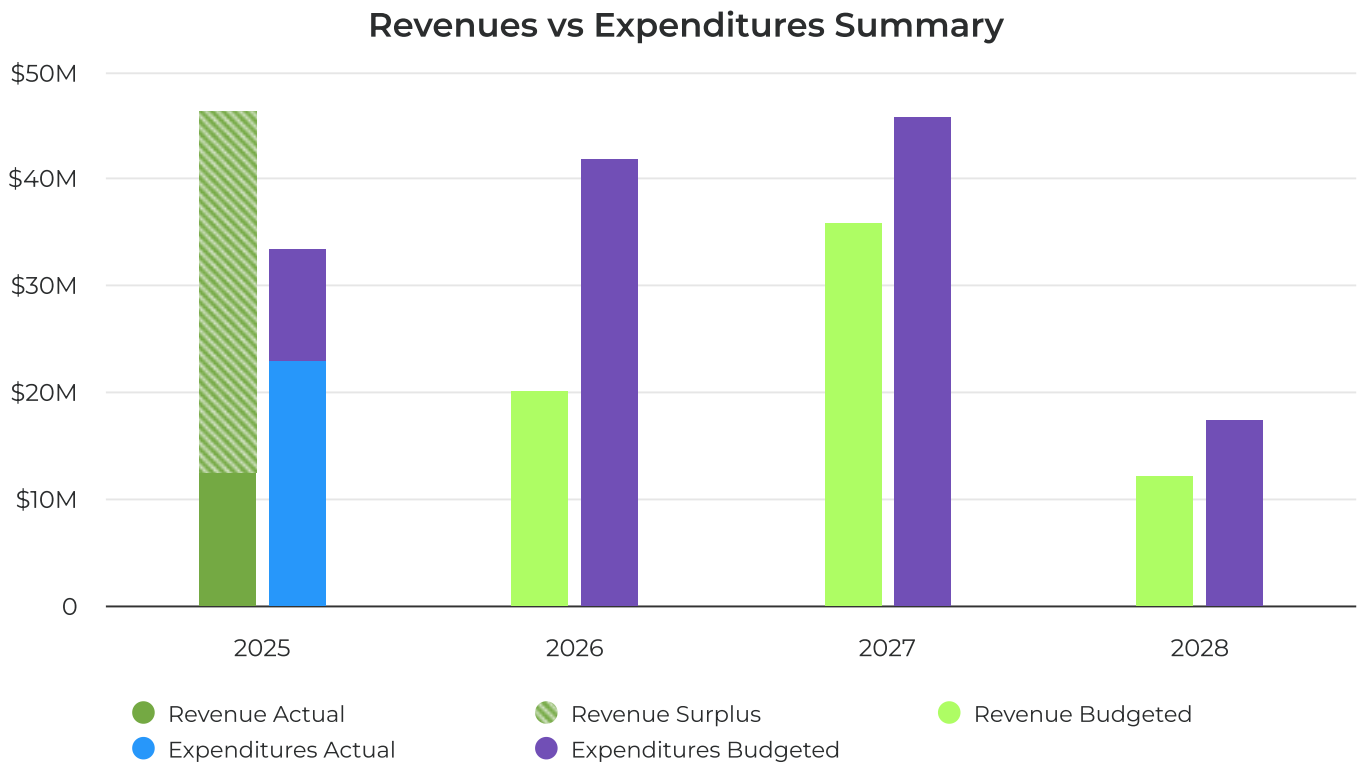
The Library budget decreased to $224,825 in Fiscal Year 2028, making up 3.06% of expenditures, down from $229,775 and 3.33% in Fiscal Year 2027. This indicates a reduction in both the amount and the share of the budget for the Library.

Water Distribution expenditures declined to $128,590 in Fiscal Year 2028, representing 1.75% of the budget, compared to $132,190 and 1.92% in Fiscal Year 2027. Both the dollar amount and percentage share decreased.

Spending on Streets increased slightly to $66,898 in Fiscal Year 2028, which is 0.91% of the budget, up from $65,182 and 0.95% in Fiscal Year 2027. Although the dollar amount rose, the percentage of total expenditures allocated to Streets decreased.

Capital Project

Summary



In 2027, the Capital Project budget shows expenditures budgeted at $45.7 million, which is an 8.97% increase from the 2026 budgeted expenditures of $42 million. Revenue budgeted for 2027 is $35.8 million, marking a significant 78.42% increase from the 2026 budgeted revenue of $20.1 million.

For 2028, there is a notable decrease in both expenditures and revenues compared to 2027. Expenditures budgeted drop to $17.4 million, a 61.93% decrease from the previous year's $45.7 million. Similarly, revenue budgeted decreases to $12.2 million, which is 65.9% less than the $35.8 million budgeted in 2027.

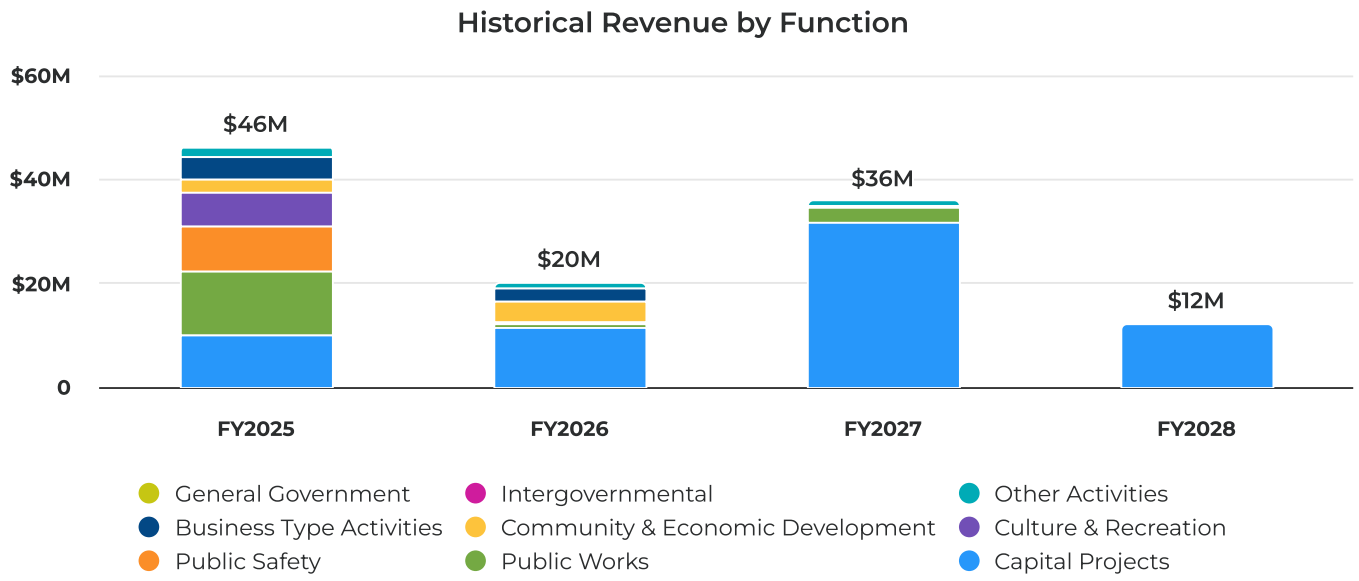
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$48,772,130.16**	**$25,684,105.00**	**$16,189,510.00**
Revenues			
Streets	$3,477,667.00	$3,815,579.00	$250,000.00
Economic Development	$1,973,778.00		
Storm Sewer	$10,000.00	$10,000.00	
Library	$75,000.00		
Interfund Transfers	$443,750.00	$379,619.00	$100,000.00

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Fire	$40,000.00		
Parks	$20,000.00	$10,000.00	$10,000.00
Recreation	$152,500.00	$152,500.00	$157,075.00
Water Plant	$13,200,000.00	$17,000,000.00	$9,100,166.00
Intergovernmental	$200,000.00		
Transfers		$2,464,613.00	
Economic Develpoment		$12,000,000.00	$2,600,000.00
Total Revenues	**$19,592,695.00**	**$35,832,311.00**	**$12,217,241.00**
Expenditures			
Operations & Maintenance	$97,000.00	$154,000.00	$154,000.00
Contracts	$3,289,079.00	$1,995,350.00	$1,843,045.00
Capital	$38,706,734.00	$43,596,302.00	$15,419,419.00
Debt	$105,000.00		
Total Expenditures	**$42,197,813.00**	**$45,745,652.00**	**$17,416,464.00**
Total Revenues Less Expenditures	**-$22,605,118.00**	**-$9,913,341.00**	**-$5,199,223.00**
Ending Fund Balance	**$26,167,012.16**	**$15,770,764.00**	**$10,990,287.00**

Revenues by Function



In FY2027, the total revenue for Capital Projects increased significantly to $35.8 million, a 78.42% rise from FY2026's $20.1 million. The largest category, Capital Projects, grew by $20.4 million or 179.03%, reaching $31.8 million and representing 88.63% of the total revenue. Public Works also saw a substantial increase of $2.1 million or 316.46%, totaling $2.8 million and accounting for 7.82% of the total. Other Activities increased by $110,081 or 11%, reaching $1.1 million (3.1% of total). Conversely, Community & Economic Development, Business Type Activities, Public Safety, and General Government revenues all dropped to zero, with Community & Economic Development decreasing by $4 million (100%) and Business Type Activities by $2.5 million (100%). Culture & Recreation declined by $189,379 or 53.82% to $162,500.

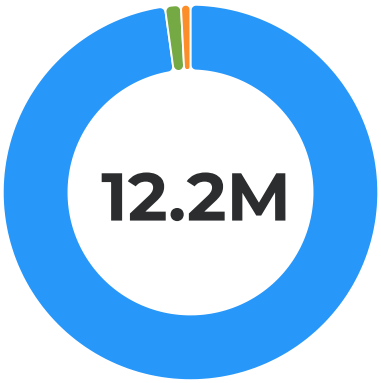
In FY2028, total revenue decreased sharply by 65.9% to $12.2 million compared to FY2027. Capital Projects remained the dominant category but fell by $19.8 million or 62.37% to $12 million, comprising 97.81% of the total. Culture & Recreation experienced a slight increase of $4,575 or 2.82%, totaling $167,075 and making up 1.37% of the revenue. Other Activities decreased significantly by $1 million or 90.99% to $100,000 (0.82% of total). Public Works revenue dropped to zero, a $2.8 million decrease from the previous year. The remaining categories, including Public Safety, Community & Economic Development, General Government, Business Type Activities, and Intergovernmental, remained at zero.

FY27 Revenues by Function



Capital Projects	**$31,757,749**	88.63%
Public Works	**$2,801,579**	7.82%
Other Activities	**$1,110,483**	3.10%
Culture & Recreation	**$162,500**	0.45%

FY28 Revenues by Function



Capital Projects	**$11,950,166**	97.81%
Culture & Recreation	**$167,075**	1.37%
Other Activities	**$100,000**	0.82%

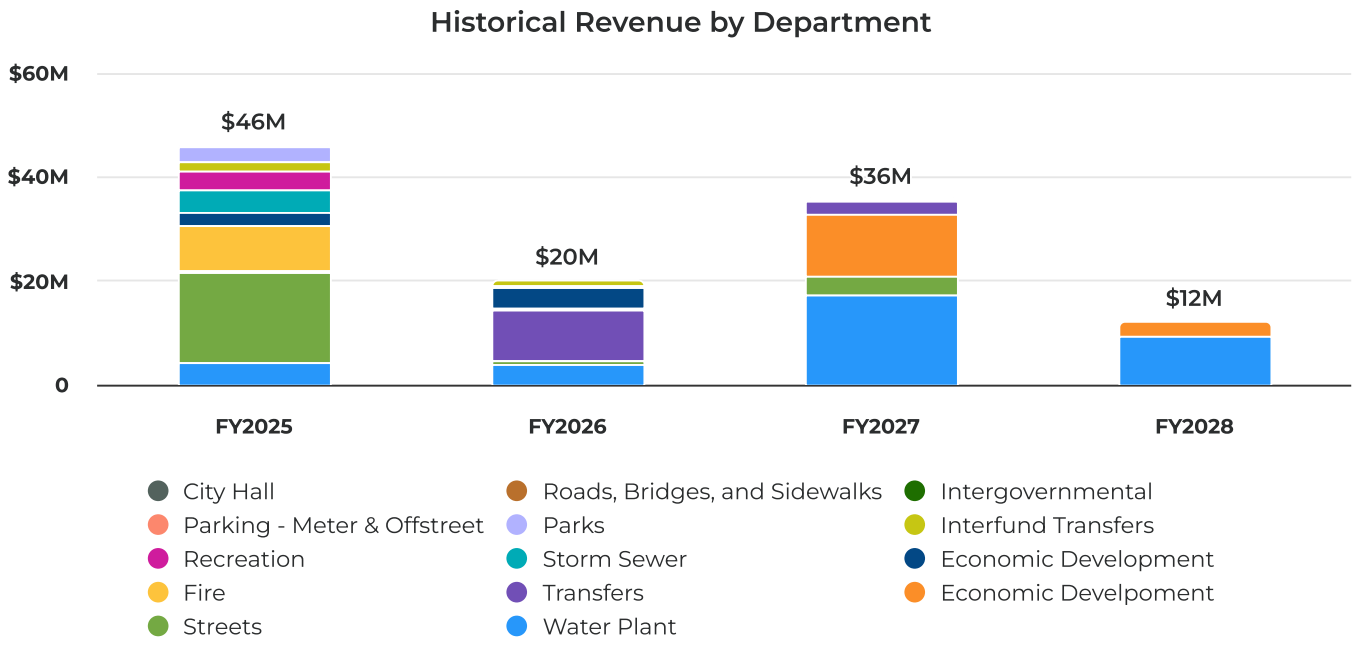
In Fiscal Year 2028, revenue from Capital Projects is $12 million, representing 97.81% of the total revenue. This is a decrease from Fiscal Year 2027, where Capital Projects revenue was $31.8 million, accounting for 88.63% of the total. The share of revenue from Capital Projects increased by 9.18 percentage points, while the dollar amount decreased by $19.8 million, reflecting a 62.26% reduction.

Culture & Recreation revenue increased slightly in Fiscal Year 2028 to $167,075, making up 1.37% of the total revenue. This is a $4,575 increase from Fiscal Year 2027, where the revenue was $162,500 and accounted for 0.45% of the total. The percentage share of Culture & Recreation revenue grew by 0.92 percentage points.

Other Activities revenue decreased to $100,000 in Fiscal Year 2028, representing 0.82% of the total revenue. This is a reduction of $1 million from Fiscal Year 2027, when Other Activities revenue was $1.1 million and accounted for 3.1% of the total. The percentage share of Other Activities revenue declined by 2.28 percentage points.

Public Works revenue, which was $2.8 million and 7.82% of the total in Fiscal Year 2027, is not listed among the largest categories in Fiscal Year 2028, indicating it is below the threshold for the largest categories in that year.

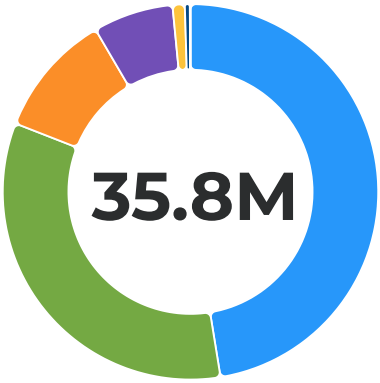
Revenues by Department



In FY2027, the total capital project revenue increased significantly to $35.8 million, a 78.42% rise from FY2026's $20.1 million. The Water Plant became the largest revenue source, contributing $17 million or 47.44% of the total, which is a substantial increase of $13.2 million or 350.32% compared to FY2026. Economic Development also saw a notable increase to $12 million, representing 33.49% of total revenue, up from $4 million in FY2026. Streets revenue rose sharply to $3.8 million, accounting for 10.65% of the total and increasing by $2.9 million or 330.13%. Conversely, Transfers decreased significantly to $2.5 million, making up 6.88% of total revenue, down $7.3 million or 74.66%. Interfund Transfers also declined to $379,619, a 62.05% decrease. Other categories such as Recreation, Storm Sewer, Parks, and Fire experienced decreases or were eliminated in FY2027.

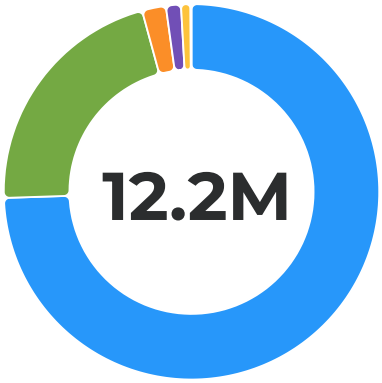
In FY2028, total capital project revenue dropped to $12.2 million, a 65.9% decrease from FY2027. The Water Plant remained the largest revenue source at $9.1 million, comprising 74.49% of the total, but this was a decrease of $7.9 million or 46.47% from the previous year. Economic Development revenue fell sharply to $2.6 million, 21.28% of total revenue, down $9.4 million or 78.33%. Streets revenue declined to $250,000, representing 2.05% of the total and decreasing by $3.6 million or 93.45%. Recreation was the only category to see a slight increase, rising by $4,575 or 3% to $157,075. Interfund Transfers decreased further to $100,000, a 73.66% reduction. Transfers and Storm Sewer revenues were eliminated in FY2028, and several other categories remained at minimal or zero levels compared to prior years.

FY27 Revenues by Department



Water Plant	**$17,000,000**	47.44%
Economic Develpoment	**$12,000,000**	33.49%
Streets	**$3,815,579**	10.65%
Transfers	**$2,464,613**	6.88%
Interfund Transfers	**$379,619**	1.06%
Recreation	**$152,500**	0.43%
Parks	**$10,000**	0.03%
Storm Sewer	**$10,000**	0.03%

FY28 Revenues by Department



Water Plant	**$9,100,166**	74.49%
Economic Develpoment	**$2,600,000**	21.28%
Streets	**$250,000**	2.05%
Recreation	**$157,075**	1.29%
Interfund Transfers	**$100,000**	0.82%
Parks	**$10,000**	0.08%

In Fiscal Year 2028, revenue from the Water Plant decreased to $9.1 million, representing a 46.47% decline from $17 million in Fiscal Year 2027. Despite this decrease, the Water Plant's share of total revenue increased from 47.44% to 74.49%.

Economic Development revenue also declined significantly, falling from $12 million in Fiscal Year 2027 to $2.6 million in Fiscal Year 2028, a 78.33% decrease. Its proportion of total revenue decreased from 33.49% to 21.28%.

Revenue from Streets dropped sharply by 93.42%, from $3.8 million in Fiscal Year 2027 to $250,000 in Fiscal Year 2028, with its share of total revenue decreasing from 10.65% to 2.05%.

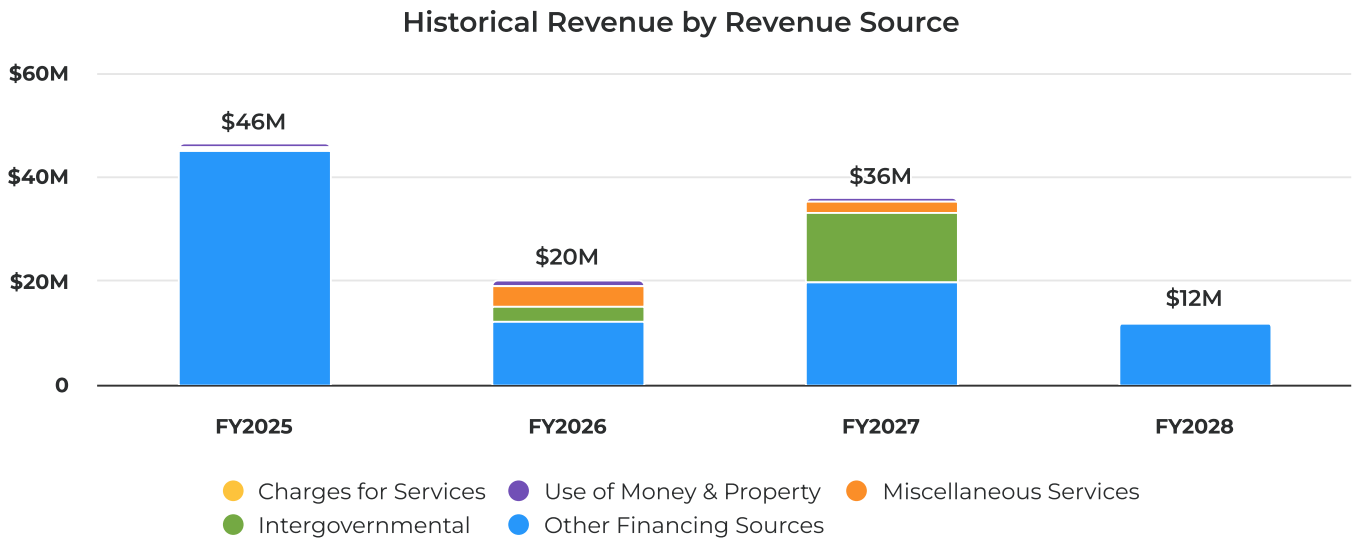
Recreation revenue increased slightly by 3.07%, rising from $152,500 in Fiscal Year 2027 to $157,075 in Fiscal Year 2028. Its share of total revenue grew from 0.43% to 1.29%.

Interfund Transfers decreased by 73.64%, from $379,619 in Fiscal Year 2027 to $100,000 in Fiscal Year 2028, with its share of total revenue declining from 1.06% to 0.82%.

Parks revenue remained constant at $10,000 across both years, but its share of total revenue increased slightly from 0.03% in Fiscal Year 2027 to 0.08% in Fiscal Year 2028.

Transfers and Storm Sewer revenue categories present in Fiscal Year 2027, with $2.5 million and $10,000 respectively, are not listed in Fiscal Year 2028.

Revenues by Revenue Source



In FY2027, the total capital project revenue increased by 78.42% to $35.8 million compared to FY2026's $20.1 million. The largest revenue source remained Other Financing Sources, which rose by 65.33% to $19.8 million, representing 55.38% of the total. Intergovernmental revenue saw a significant increase of 361.48%, reaching $13.2 million and accounting for 36.7% of total revenue. Conversely, Miscellaneous Services decreased by 46.18% to $2.2 million, making up 6.18% of the total, and Use of Money & Property declined by 44.22% to $623,912, representing 1.74% of the total. Charges for Services remained at $0.

In FY2028, total capital project revenue dropped by 65.9% to $12.2 million from FY2027. Other Financing Sources continued as the largest category but decreased by 40.54% to $11.8 million, now comprising 96.59% of total revenue. Intergovernmental revenue sharply declined by 96.9% to $407,075, representing only 3.33% of the total. Use of Money & Property also fell dramatically by 98.4% to $10,000, accounting for 0.08% of total revenue. Miscellaneous Services dropped to $0, a 100% decrease from the previous year. Charges for Services remained at $0.

FY27 Revenues by Revenue Source



Other Financing Sources	$19,844,232	55.38%
Intergovernmental	$13,151,500	36.70%
Miscellaneous Services	$2,212,667	6.18%
Use of Money & Property	$623,912	1.74%

FY28 Revenues by Revenue Source



Other Financing Sources	$11,800,166	96.59%
Intergovernmental	$407,075	3.33%
Use of Money & Property	$10,000	0.08%

In Fiscal Year 2028, Other Financing Sources decreased to $11.8 million, representing a 40.4% decline from $19.8 million in Fiscal Year 2027. Despite this decrease, Other Financing Sources accounted for a larger share of total revenue in FY

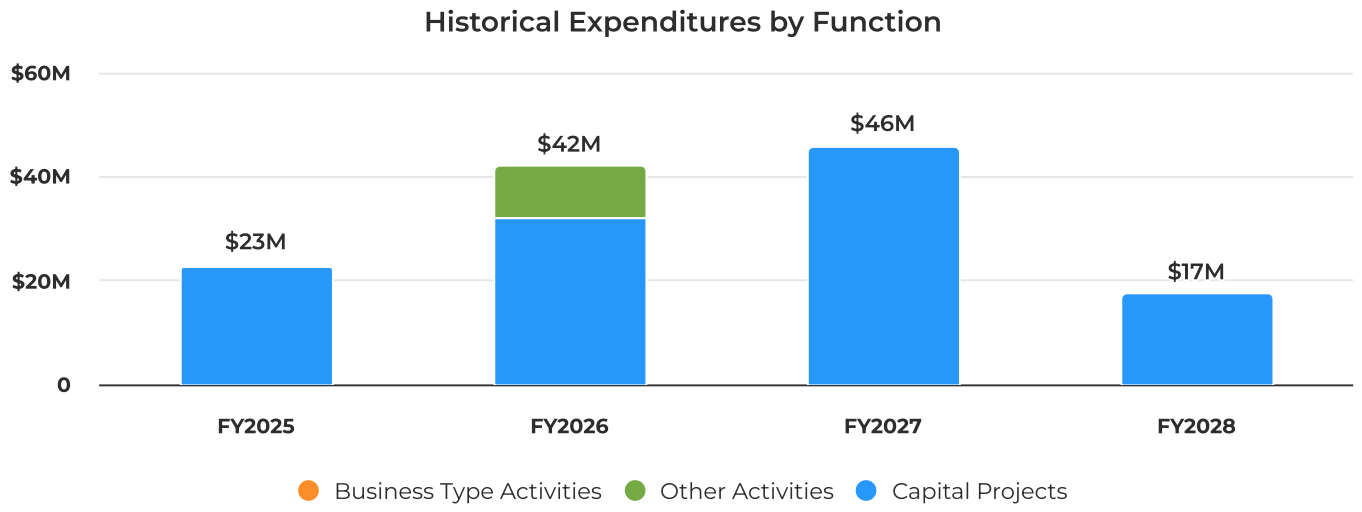
2028 at 96.59%, compared to 55.38% in FY 2027.

Intergovernmental revenue saw a significant reduction from $13.2 million in FY 2027 to $407,075 in FY 2028, a decrease of approximately 96.9%. Its share of total revenue also dropped from 36.7% to 3.33% over the same period.

Miscellaneous Services revenue, which was $2.2 million and 6.18% of total revenue in FY 2027, was not reported as a major category in FY 2028, indicating it fell below the threshold for the largest categories.

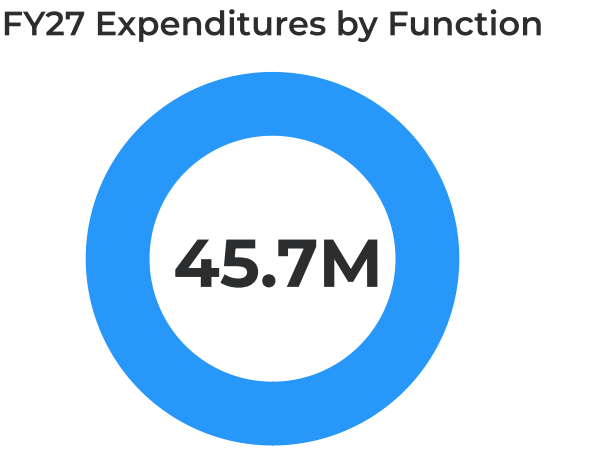
Use of Money & Property revenue declined from $623,912 in FY 2027 to $10,000 in FY 2028, a decrease of about 98.4%. Its proportion of total revenue also decreased from 1.74% to 0.08%.

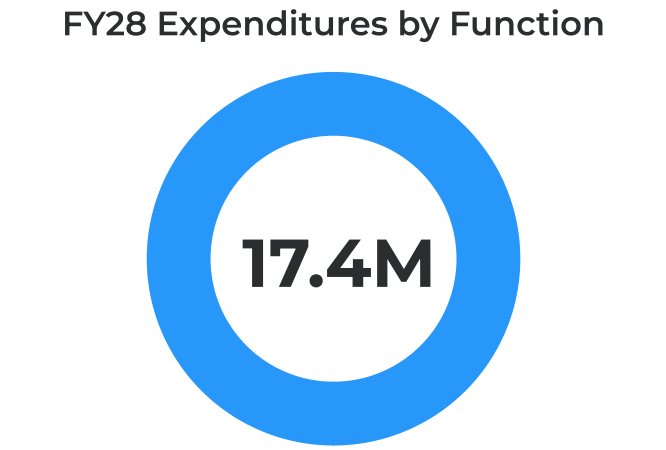
Expenditures by Function



In FY2027, the total capital project expenditures increased by 8.97% to $45.7 million compared to FY2026's $42 million. Capital Projects accounted for 100% of the total expenditures at $45.7 million, marking a $13.8 million increase or 43.4% growth from the previous year. Other Activities and Business Type Activities both decreased to $0, with Other Activities dropping by $10.1 million or 100% from FY2026.

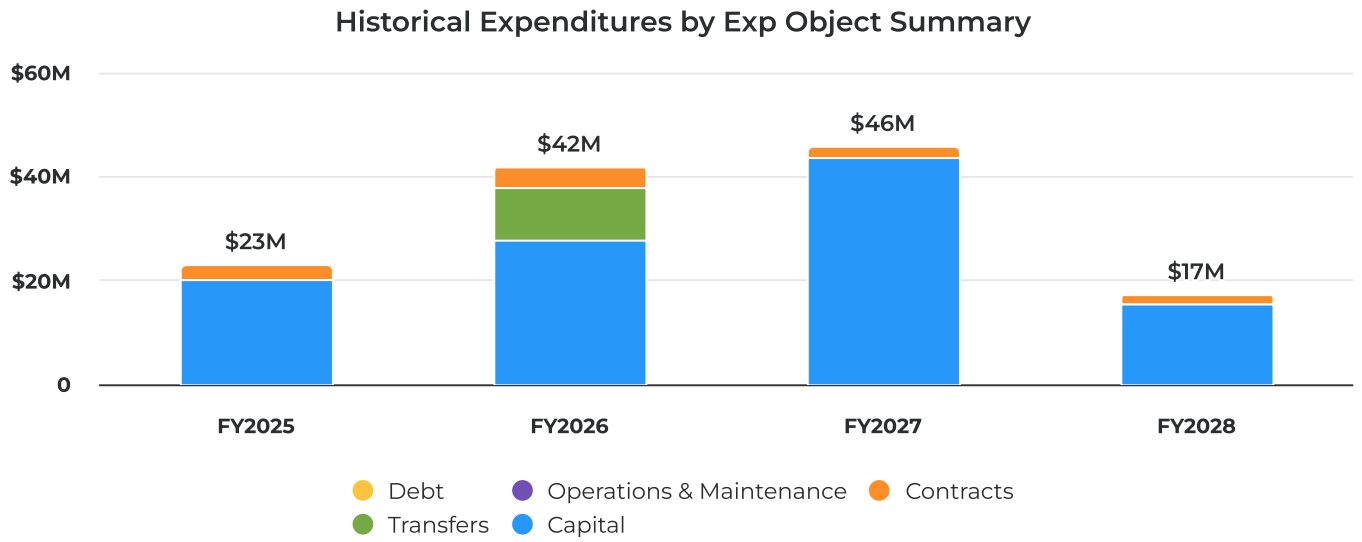
In FY2028, total expenditures decreased significantly by 61.93% to $17.4 million from FY2027. Capital Projects remained the sole category, representing 100% of the total at $17.4 million, which is a $28.3 million decrease or 61.93% decline from the prior year. Both Other Activities and Business Type Activities continued at $0.





In Fiscal Year 2027, the total expenditures for Capital Projects amounted to $45.7 million, representing 100% of the budget for that year. In comparison, Fiscal Year 2028 shows a decrease in Capital Projects expenditures to $17.4 million, which also accounts for 100% of the budget. This reflects a significant reduction of approximately 62% in Capital Projects spending from FY 2027 to FY 2028.

Expenditures by Exp Object Summary



In FY2027, the total capital project expenditures increased by 8.97% to $45.7 million compared to FY2026's $42 million. The largest category, Capital, rose significantly by $15.9 million, a 57.34% increase, reaching $43.6 million and representing 95.3% of the total budget. Conversely, Transfers, which accounted for 24.3% of the total in FY2026 at $10.2 million, were completely eliminated in FY2027, decreasing by 100% to $0. Contracts also saw a notable decrease of 47.21%, dropping $1.8 million to $2 million, now 4.36% of the total. Operations & Maintenance slightly declined by 8.02% to $154,000, and Debt expenditures were fully removed, decreasing by 100% to $0.

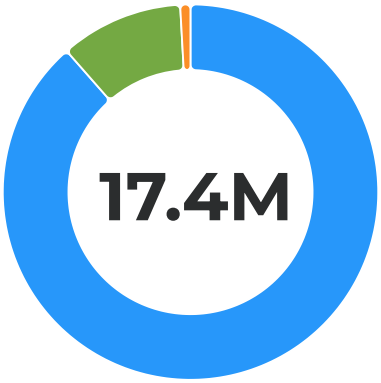
In FY2028, the total budget sharply declined by 61.93% to $17.4 million from FY2027. Capital expenditures decreased by $28.2 million, a 64.63% reduction, to $15.4 million, though it remained the largest category at 88.53% of the total. Contracts experienced a smaller decrease of 7.63%, falling by $152,305 to $1.8 million and making up 10.58% of the budget. Operations & Maintenance remained steady at $154,000, maintaining 0.88% of the total. Debt and Transfers continued to have no allocated funds in FY2028.

FY27 Expenditures by Exp Object Summary



Capital	$43,596,302	95.30%
Contracts	$1,995,350	4.36%
Operations & Maintenance	$154,000	0.34%

FY28 Expenditures by Exp Object Summary



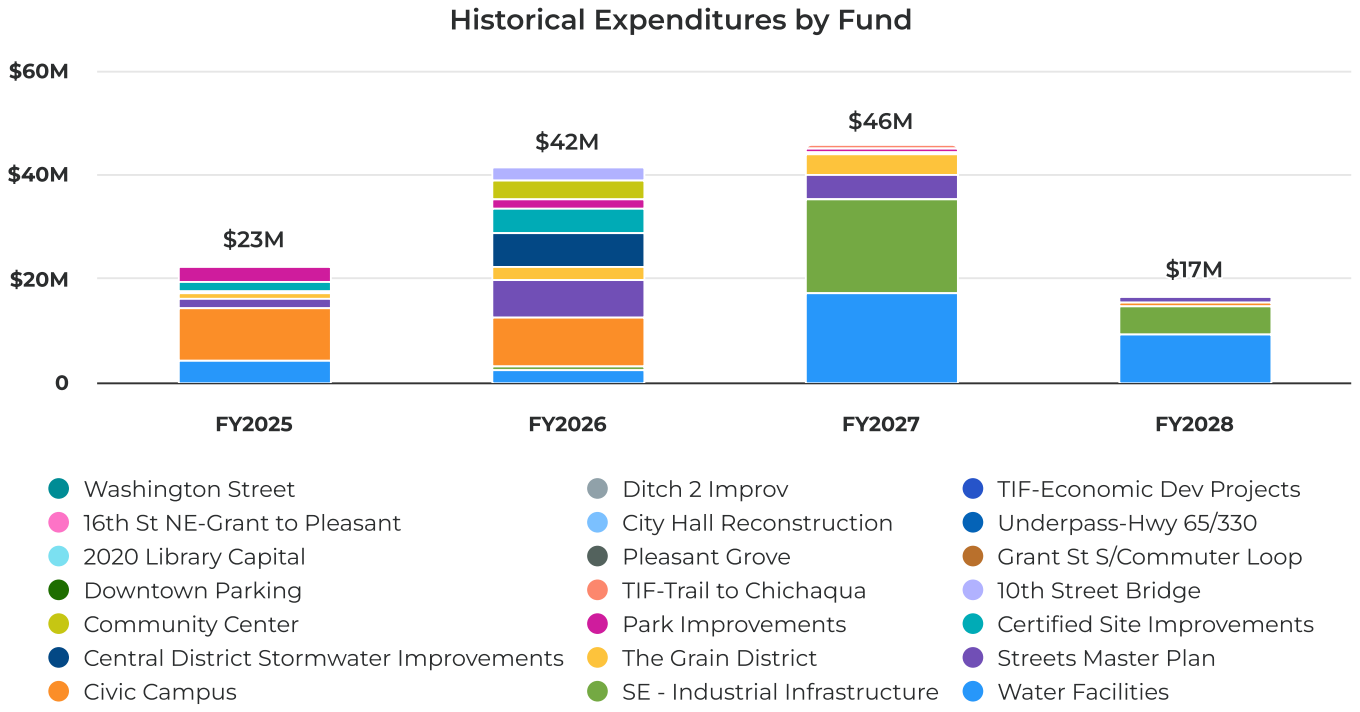
Capital	$15,419,419	88.53%
Contracts	$1,843,045	10.58%
Operations & Maintenance	$154,000	0.88%

In Fiscal Year 2028, Capital expenditures decreased to $15.4 million, representing 88.53% of the total budget, down from $43.6 million or 95.3% in Fiscal Year 2027. This marks a significant reduction in Capital spending by 64.7% compared to the previous year.

Contracts expenditures also declined in Fiscal Year 2028 to $1.8 million, accounting for 10.58% of the budget, compared to $2 million or 4.36% in Fiscal Year 2027. Despite the decrease in dollar amount by 10%, the percentage of total expenditures allocated to Contracts increased.

Operations & Maintenance expenses remained constant in dollar terms at $154,000 for both Fiscal Years 2027 and 2028. However, its share of the total budget rose from 0.34% in Fiscal Year 2027 to 0.88% in Fiscal Year 2028.

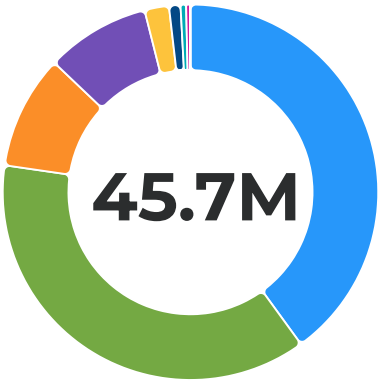
Expenditures by Fund



In FY2027, the total capital project expenditures increased by 8.97% to $45.7 million compared to FY2026's $42 million. The largest category was SE - Industrial Infrastructure at $18.3 million, representing 39.99% of the total and increasing by $17.5 million or 2,107.17%. Water Facilities followed closely with $17.1 million, 37.31% of the total, rising by $14.9 million or 673.97%. Streets Master Plan expenditures decreased by $3 million or 40.33% to $4.5 million, now 9.79% of the total. The Grain District increased by $1.8 million or 77.84% to $4.1 million, making up 8.96%. Park Improvements declined by 48.77% to $960,000, accounting for 2.1%. Notable decreases included Civic Campus, which dropped to zero from $9.3 million, and Central District Stormwater Improvements, which fell by 96.67% to $219,000. Certified Site Improvements and Community Center also saw complete reductions to zero. TIF-Trail to Chichaqua more than doubled to $455,100, a 113.16% increase.

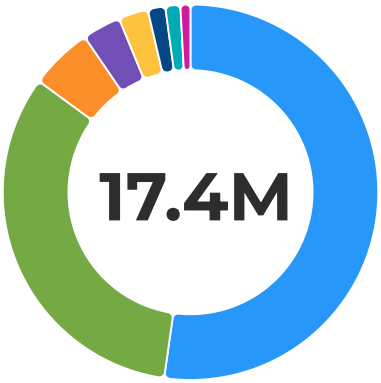
In FY2028, total expenditures decreased sharply by 61.93% to $17.4 million from FY2027. Water Facilities remained the largest category at $9.1 million or 52.25% of the total, but declined by $8 million or 46.69%. SE - Industrial Infrastructure dropped by $12.6 million or 68.76% to $5.7 million, representing 32.81%. Streets Master Plan decreased by 78.98% to $941,600, now 5.41% of the total. The Grain District fell by 89.22% to $442,000, making up 2.54%. Park Improvements declined by 84.38% to $150,000. TIF-Trail to Chichaqua and 2020 Library Capital both reduced to zero. Increases were seen in Civic Campus at $578,912, 10th Street Bridge at $265,000 (a 2,550% increase), and Central District Stormwater Improvements at $224,000 (a 2.28% increase).

FY27 Expenditures by Fund



SE - Industrial Infrastructure	$18,294,099	39.99%
Water Facilities	$17,069,074	37.31%
Streets Master Plan	$4,480,319	9.79%
The Grain District	$4,100,060	8.96%
Park Improvements	$960,000	2.10%
TIF-Trail to Chichaqua	$455,100	0.99%
Central District Stormwater Improvements	$219,000	0.48%
2020 Library Capital	$158,000	0.35%
10th Street Bridge	$10,000	0.02%

FY28 Expenditures by Fund



Water Facilities	$9,100,166	52.25%
SE - Industrial Infrastructure	$5,714,786	32.81%
Streets Master Plan	$941,600	5.41%
Civic Campus	$578,912	3.32%
The Grain District	$442,000	2.54%
10th Street Bridge	$265,000	1.52%
Central District Stormwater Improvements	$224,000	1.29%
Park Improvements	$150,000	0.86%

In FY 2028, expenditures for Water Facilities decreased to $9.1 million, representing 52.25% of the total budget, down from $17.1 million and 37.31% in FY 2027. SE - Industrial Infrastructure also saw a reduction to $5.7 million, or 32.81%, compared to $18.3 million and 39.99% the previous year.

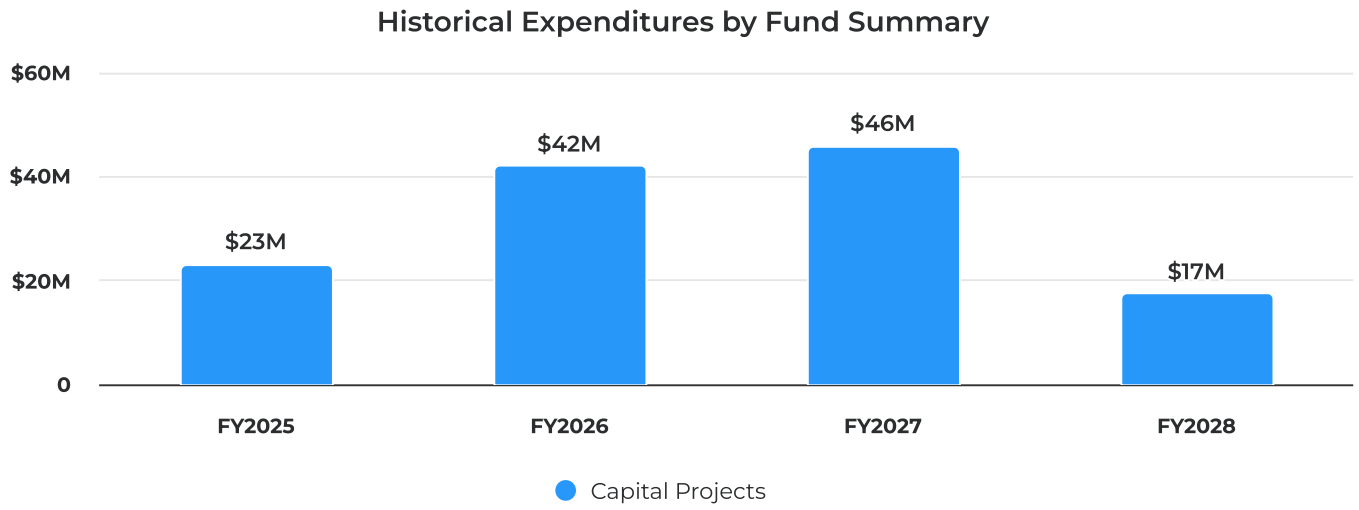
Spending on the Streets Master Plan declined to $941,600, accounting for 5.41% of the budget in FY 2028, down from $4.5 million and 9.79% in FY 2027. The Grain District's allocation decreased to $442,000, or 2.54%, from $4.1 million and 8.96% the year before.

New in FY 2028, the Civic Campus received $578,912, making up 3.32% of the budget, while the 10th Street Bridge's funding increased to $265,000, or 1.52%, compared to $10,000 and 0.02% in FY 2027. Central District Stormwater

Improvements slightly increased to $224,000, or 1.29%, from $219,000 and 0.48% previously.

Park Improvements funding decreased to $150,000, representing 0.86% of the budget in FY 2028, down from $960,000 and 2.1% in FY 2027. The TIF-Trail to Chichaqua and 2020 Library Capital categories, present in FY 2027, are not listed in FY 2028 expenditures.

Expenditures by Fund Summary



In FY2027, the total capital project expenditures increased to $45.7 million, representing an 8.97% rise from the FY2026 total of $42 million. Capital projects continued to account for 100% of the total expenditures, with an increase of $3.8 million, matching the overall growth rate.

In FY2028, the total capital project expenditures decreased significantly to $17.4 million, a 61.93% reduction from FY2027. Capital projects remained the sole category, comprising 100% of the total, with a decrease of $28.3 million reflecting the overall decline in expenditures.

FY27 Expenditures by Fund Summary



Capital Projects	$45,745,652	100.00%

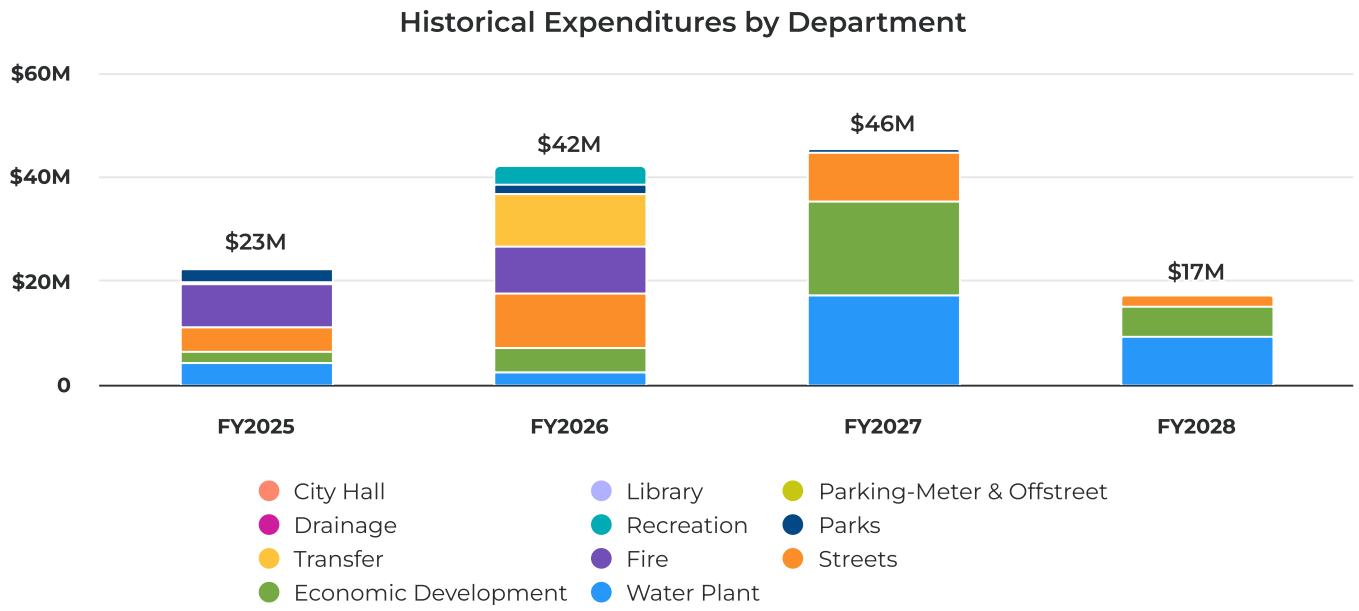
FY28 Expenditures by Fund Summary



Capital Projects	$17,416,464	100.00%

In Fiscal Year 2027, the Capital Projects fund accounted for $45.7 million, representing 100% of the expenditures by fund summary. In the following year, Fiscal Year 2028, the Capital Projects fund decreased to $17.4 million, maintaining its share at 100% of the total expenditures. This change reflects a significant reduction of approximately 62% in the Capital Projects fund from FY 2027 to FY 2028.

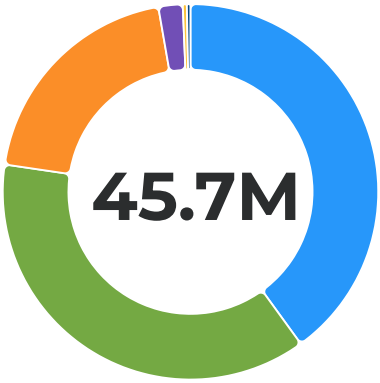
Expenditures by Department



In FY2027, the total capital project expenditures increased by 8.97% to $45.7 million compared to FY2026's $42 million. Economic Development became the largest category, rising to $18.3 million or 40.01% of the total, which is a $13.3 million increase representing 268.92%. The Water Plant also saw a significant increase to $17.1 million, accounting for 37.31% of the total and up $14.9 million or 673.97%. Streets expenditures decreased by $1.2 million or 12.04% to $9.1 million, making up 19.92% of the total. Parks funding dropped by 48.77% to $960,000, now 2.1% of the total. Notably, Fire, Recreation, City Hall, and Transfer categories all dropped to zero, with Transfer decreasing by $10.2 million or 100%, Fire by $8.9 million or 100%, Recreation by $3.4 million or 100%, and City Hall by $27,491 or 100%. Drainage increased by $120,068 or 602.39% to $140,000, and Library appeared with $158,000 or 0.35% of the total.

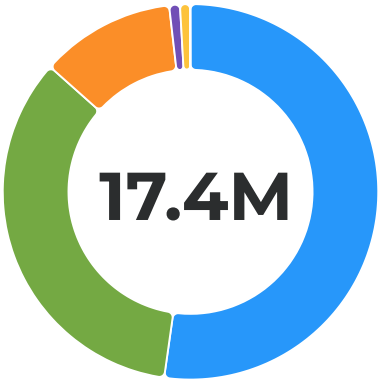
In FY2028, total expenditures declined sharply by 61.93% to $17.4 million from FY2027. The Water Plant remained the largest category but decreased by $8 million or 46.69% to $9.1 million, representing 52.25% of the total. Economic Development also decreased significantly by $12.3 million or 67.33% to $6 million, now 34.33% of the total. Streets expenditures fell by $7.1 million or 77.85% to $2 million, comprising 11.59% of the total. Parks funding dropped further by 84.38% to $150,000 or 0.86%. Drainage increased slightly by $20,000 or 14.29% to $160,000, making up 0.92% of the total. Recreation reappeared with a small allocation of $7,500 or 0.04%. Library funding was eliminated, decreasing by $158,000 or 100%. Fire, Transfer, City Hall, and Parking-Meter & Offstreet remained at zero.

FY27 Expenditures by Department



Economic Development	**$18,304,099**	40.01%
Water Plant	**$17,069,074**	37.31%
Streets	**$9,114,479**	19.92%
Parks	**$960,000**	2.10%
Library	**$158,000**	0.35%
Drainage	**$140,000**	0.31%

FY28 Expenditures by Department



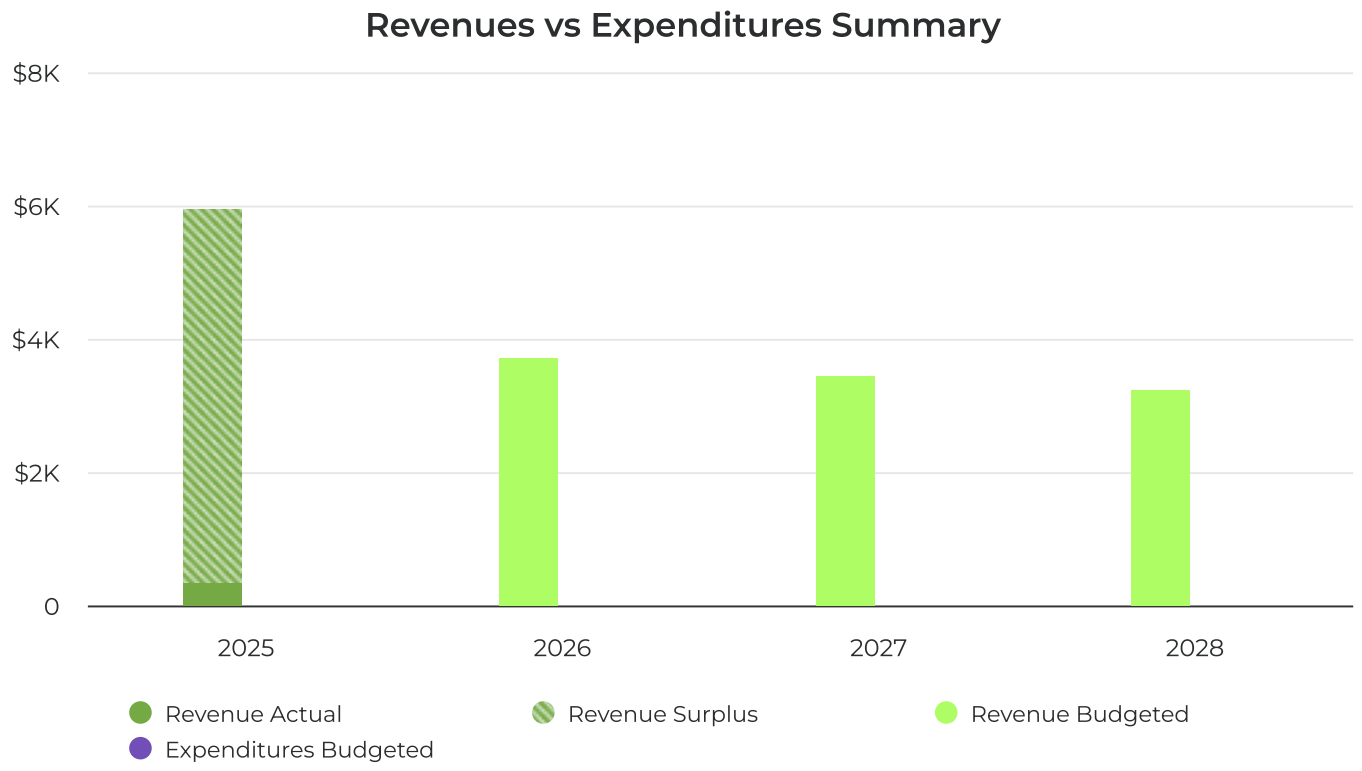
Water Plant	**$9,100,166**	52.25%
Economic Development	**$5,979,786**	34.33%
Streets	**$2,019,012**	11.59%
Drainage	**$160,000**	0.92%
Parks	**$150,000**	0.86%
Recreation	**$7,500**	0.04%

In Fiscal Year 2028, expenditures for the Water Plant decreased to $9.1 million, representing 52.25% of the total budget, compared to $17.1 million and 37.31% in Fiscal Year 2027. Economic Development spending also declined to $6 million, or 34.33%, down from $18.3 million and 40.01% the previous year. Streets expenditures dropped to $2 million, accounting for 11.59% of the budget, compared to $9.1 million and 19.92% in Fiscal Year 2027.

Expenditures for Drainage increased slightly to $160,000, or 0.92% of the budget in Fiscal Year 2028, up from $140,000 and 0.31% in Fiscal Year 2027. Parks spending decreased to $150,000, representing 0.86% of the budget, compared to $960,000 and 2.1% the year before. The Library category, which accounted for $158,000 and 0.35% in Fiscal Year 2027, is not listed in Fiscal Year 2028, while Recreation appears as a new category with $7,500, or 0.04% of the budget.

Permanent

Summary



In 2027, the Permanent fund's budgeted revenue is $3,440, representing a 7.7% decrease from the 2026 budgeted revenue of $3,727. There are no budgeted expenditures for 2027, consistent with the previous year. The 2026 actual revenue and expenditures were both $0.

For 2028, the budgeted revenue further decreases to $3,240, which is 5.81% less than the 2027 budgeted revenue of $3,440. Budgeted expenditures remain at $0, unchanged from both 2026 and 2027. No actual revenue or expenditures are reported for these years.

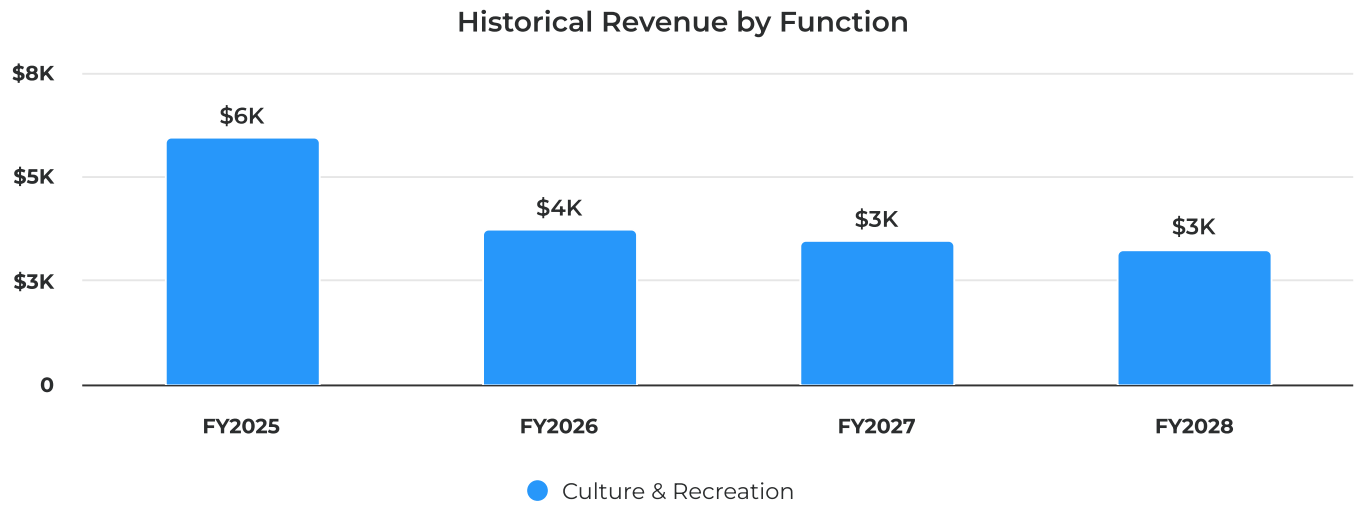
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$37,800.97**	**$41,528.00**	**$44,968.00**
Revenues			
Cemetery	$2,940.00	$3,440.00	$3,240.00
Total Revenues	**$2,940.00**	**$3,440.00**	**$3,240.00**
Expenditures			
Total Expenditures			

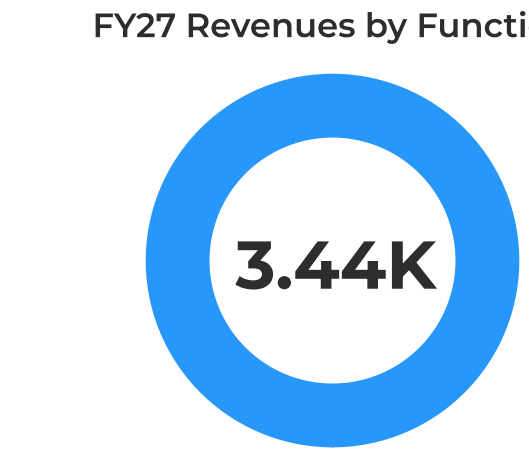
Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Total Revenues Less Expenditures	$2,940.00	$3,440.00	$3,240.00
Ending Fund Balance	$40,740.97	$44,968.00	$48,208.00

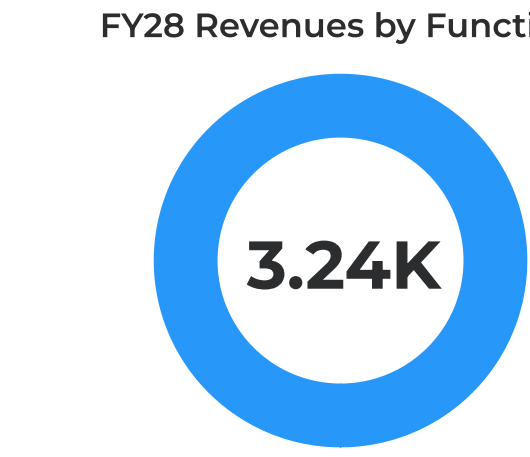
Revenues by Function



In FY2027, the total revenue for Permanent functions is $3,440, representing a 7.7% decrease from the FY2026 total of $3,727. Culture & Recreation remains the largest and only category, accounting for 100% of the total revenue, with a decrease of $287 or 7.7% compared to the previous year.

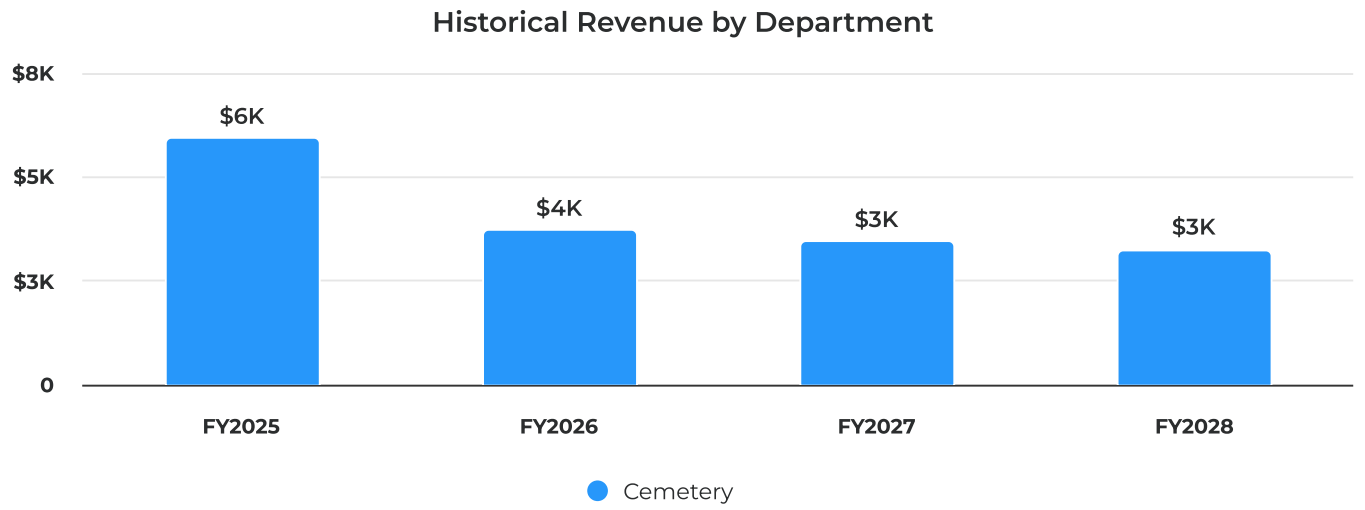
In FY2028, the total revenue further declines to $3,240, a 5.81% decrease from FY2027. Culture & Recreation continues to be the sole category, making up 100% of the total revenue, and decreases by $200 or 5.81% from the prior year.





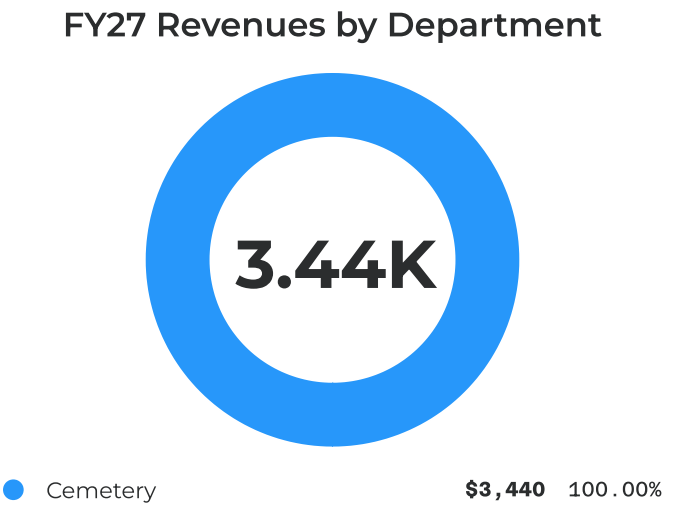
In Fiscal Year 2027, the total revenue for Culture & Recreation was $3,440, representing 100% of the revenue by function. In Fiscal Year 2028, this category's revenue decreased to $3,240, which also accounted for 100% of the revenue by function. This reflects a decrease of $200 or approximately 5.81% from the previous year.

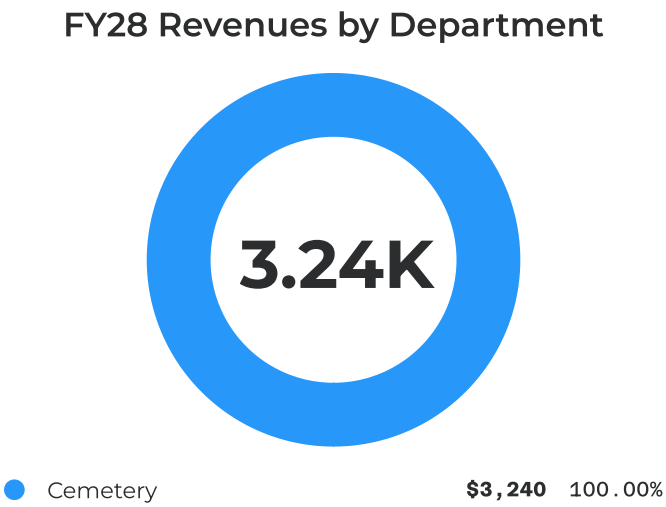
Revenues by Department



In FY2027, the total revenue for the Permanent category is $3,440, representing a 7.7% decrease from the FY2026 total of $3,727. The Cemetery department remains the largest and sole contributor, accounting for 100% of the total revenue, with a decrease of $287 or 7.7% compared to the previous year.

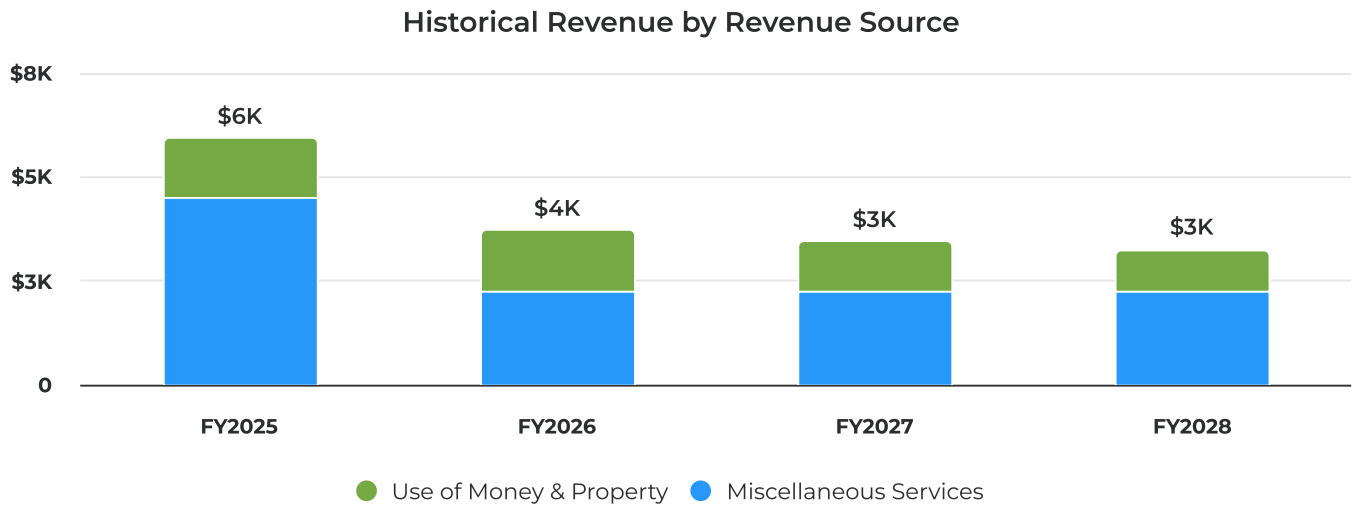
In FY2028, the total revenue further declines to $3,240, a 5.81% decrease from FY2027. The Cemetery department continues to represent 100% of the total revenue, decreasing by $200 or 5.81% from the prior year.





In Fiscal Year 2027, the Cemetery department generated $3,440 in revenue, representing 100% of the total revenue by department. In Fiscal Year 2028, the Cemetery department's revenue decreased to $3,240, maintaining its share at 100% of the total revenue. This reflects a decrease of approximately 5.8% from the previous year.

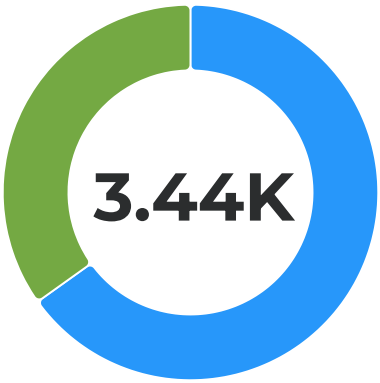
Revenues by Revenue Source



In FY2027, the total revenue decreased by 7.7% to $3,440 compared to FY2026's $3,727. Miscellaneous Services remained the largest revenue source at $2,240, representing 65.12% of the total and showing no change in value from the previous year. Use of Money & Property decreased by 19.3% to $1,200, accounting for 34.88% of the total revenue.

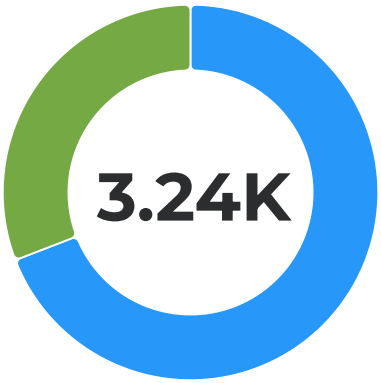
In FY2028, total revenue further declined by 5.81% to $3,240 from FY2027. Miscellaneous Services continued as the largest category at $2,240, increasing its share to 69.14% of total revenue with no change in dollar amount. Use of Money & Property decreased again by 16.67% to $1,000, making up 30.86% of the total revenue.

FY27 Revenues by Revenue Source



Miscellaneous Services	$2,240	65.12%
Use of Money & Property	$1,200	34.88%

FY28 Revenues by Revenue Source



Miscellaneous Services	$2,240	69.14%
Use of Money & Property	$1,000	30.86%

In Fiscal Year 2028, revenue from Miscellaneous Services remained constant at $2,240 but increased as a share of total revenue from 65.12% in FY 2027 to 69.14% in FY 2028. Meanwhile, revenue from Use of Money & Property decreased from $1,200 in FY 2027 to $1,000 in FY 2028, representing a decline in its share of total revenue from 34.88% to 30.86%.

Expenditures by Function

Historical Expenditures by Function

No data available

FY27 Expenditures by Function

No data available

FY28 Expenditures by Function

No data available

Expenditures by Exp Object Summary

Historical Expenditures by Exp Object Summary

No data available

FY27 Expenditures by Exp Object Summary

No data available

FY28 Expenditures by Exp Object Summary

No data available

Expenditures by Fund

Historical Expenditures by Fund

No data available

FY27 Expenditures by Fund

No data available

FY28 Expenditures by Fund

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Expenditures by Fund Summary

Historical Expenditures by Fund Summary

No data available

FY27 Expenditures by Fund Summary

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FY28 Expenditures by Fund Summary

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Expenditures by Department

Historical Expenditures by Department

No data available

FY27 Expenditures by Department

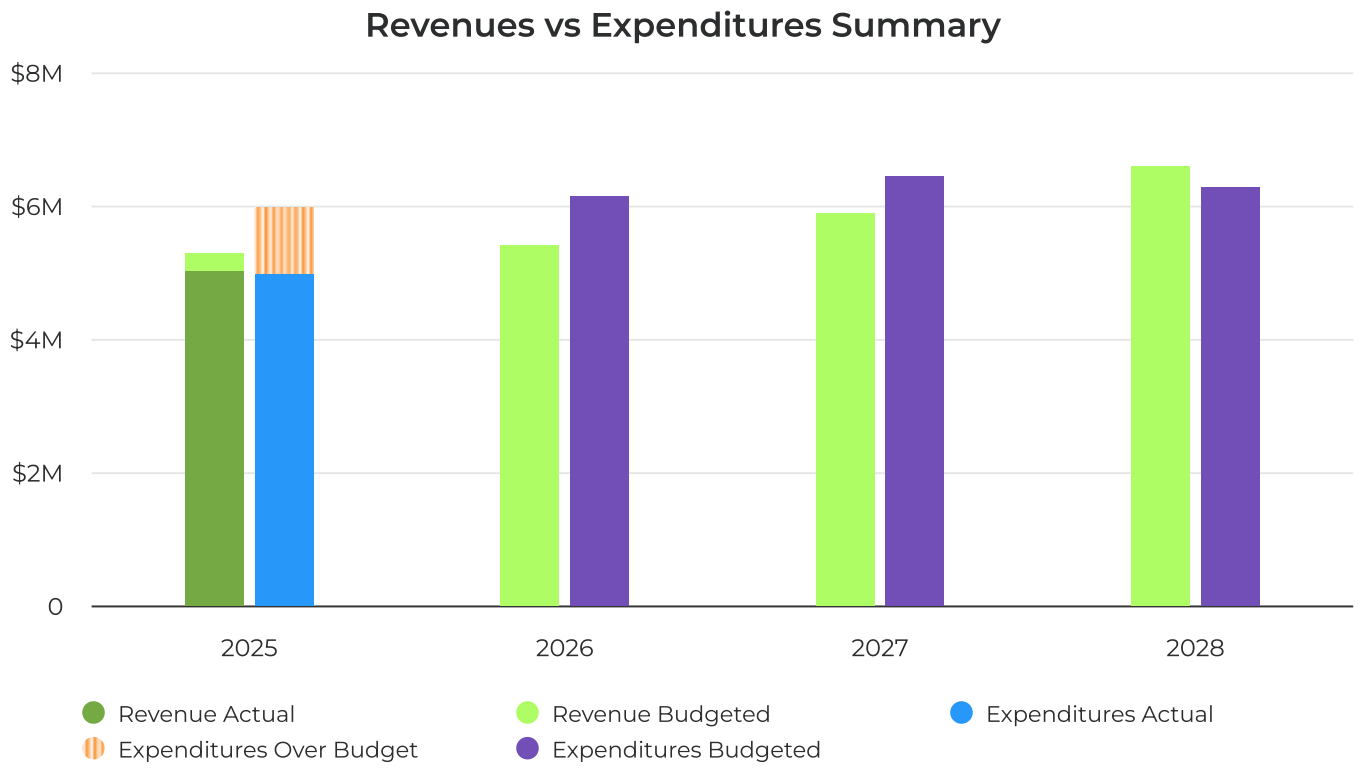
No data available

FY28 Expenditures by Department

No data available

Business Type

Summary



In 2027, the budgeted expenditures increased to $6.4 million, representing a 5% rise from the 2026 budgeted expenditures of $6.1 million. Budgeted revenues also grew to $5.9 million, marking an 8.94% increase from the 2026 budgeted revenues of $5.4 million.

For 2028, budgeted expenditures slightly decreased to $6.3 million, a 2.46% reduction compared to the 2027 budgeted expenditures of $6.4 million. Meanwhile, budgeted revenues continued to rise, reaching $6.6 million, which is an 11.95% increase from the 2027 budgeted revenues of $5.9 million.

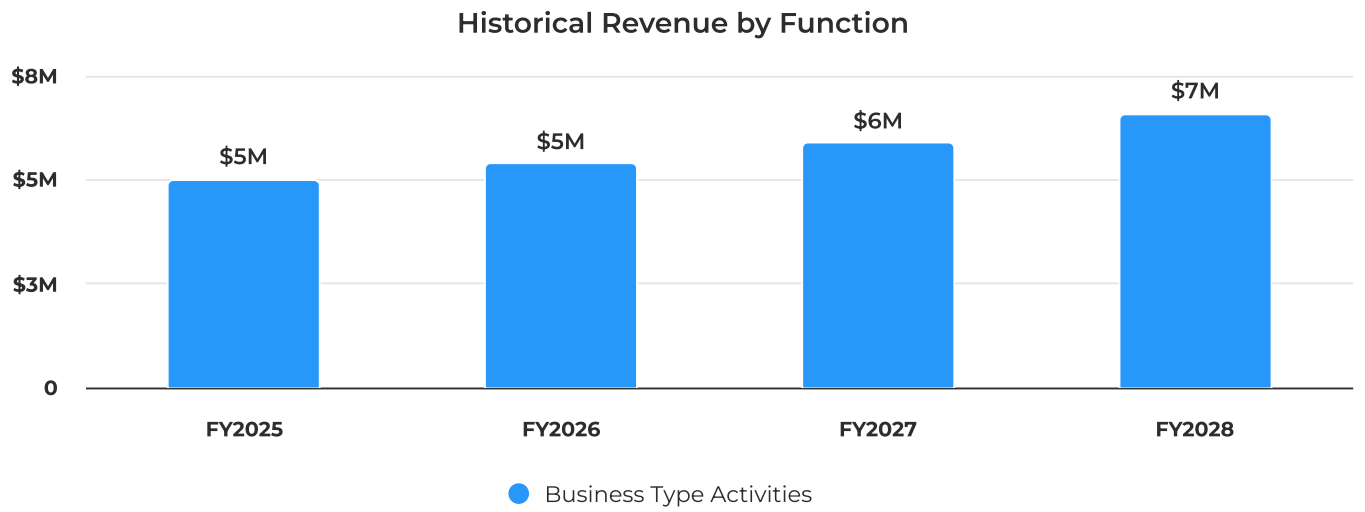
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Beginning Fund Balance	**$3,763,330.58**	**$3,024,490.00**	**$2,461,608.00**
Revenues			
Sanitary Sewer Plant	$1,796,469.00	$2,092,330.00	$2,281,719.00
Sanitary Sewer Administration	$12,275.00	$12,275.00	$12,643.00
Storm Sewer	$486,188.00	$490,358.00	$507,359.00
Interfund Transfers	$363,077.00		
Water Utility Extension	$10,148.00	$10,148.00	$10,483.00

Category	FY 2026 FY26 Budget	FY 2027 Budgeted	FY 2028 Budgeted
Sanitary Sewer Utility Extension	$4,300.00	$4,300.00	$4,429.00
Water Plant	$3,003,965.00	$3,271,042.00	$3,766,564.00
Total Revenues	**$5,676,422.00**	**$5,880,453.00**	**$6,583,197.00**
Expenditures			
Salaries	$743,140.00	$844,664.00	$883,204.00
Benefits	$407,768.96	$410,399.99	$422,026.99
Operations & Maintenance	$212,479.00	$229,115.00	$294,814.00
Contracts	$2,681,023.00	$3,076,692.00	$2,428,591.00
Capital	$415,050.00	$415,050.00	$419,850.00
Debt	$921,847.00	$946,325.00	$1,490,489.00
Transfers	$615,015.00	$521,089.00	$346,007.00
Total Expenditures	**$5,996,322.96**	**$6,443,334.99**	**$6,284,981.99**
Total Revenues Less Expenditures	**-$319,900.96**	**-$562,881.99**	**$298,215.01**
Ending Fund Balance	**$3,443,429.62**	**$2,461,608.01**	**$2,759,823.01**

Revenues by Function



In FY2027, total revenue increased to $5.9 million, representing an 8.94% rise from the previous year's $5.4 million. Business Type Activities remained the sole contributor, accounting for 100% of total revenue with an increase of $482,783, or 8.94% over FY2026.

For FY2028, total revenue further grew to $6.6 million, marking an 11.95% increase from FY2027. Business Type Activities continued to comprise 100% of the total, with a significant increase of $702,744, or 11.95% compared to the prior year.

FY27 Revenues by Function



Business Type Activities	$5,880,453	100.00%	

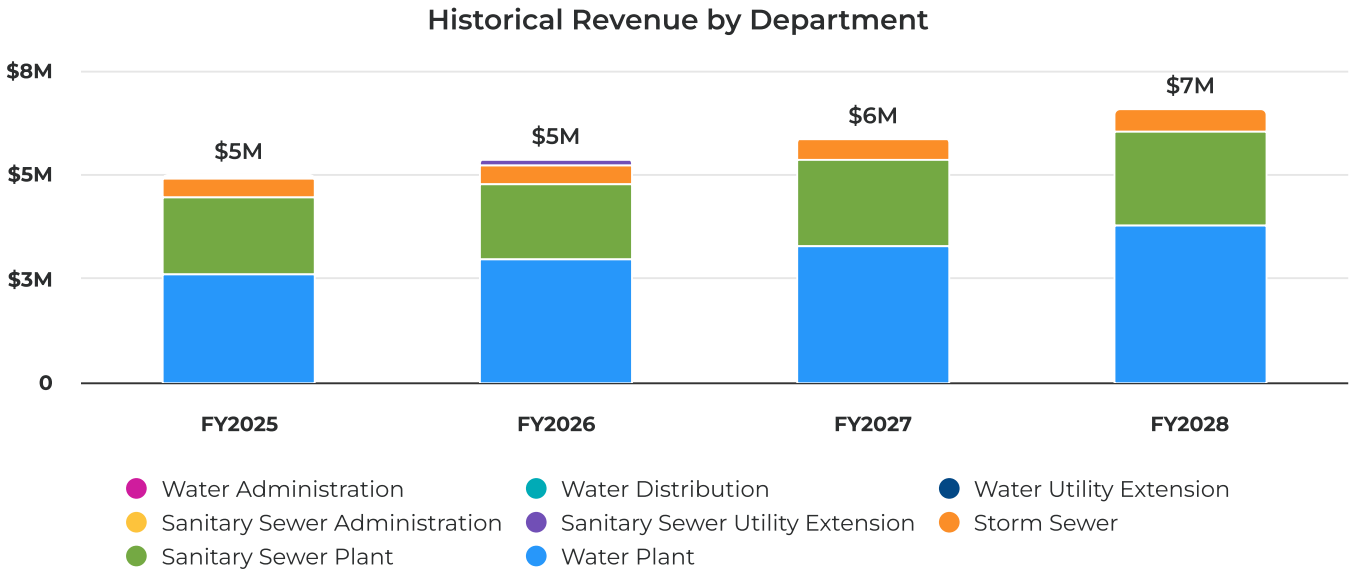
FY28 Revenues by Function



Business Type Activities	$6,583,197	100.00%	

In Fiscal Year 2027, the total revenue from Business Type Activities was $5.9 million, representing 100% of the revenue by function. In Fiscal Year 2028, this revenue increased to $6.6 million, maintaining its share at 100% of the total. This change reflects a growth of approximately 11.9% from the previous year.

Revenues by Department

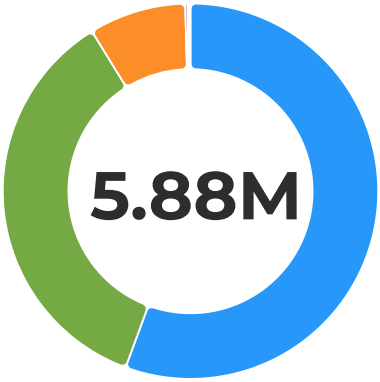


In FY2027, the total revenue increased to $5.9 million, marking an 8.94% rise from FY2026's $5.4 million. The Water Plant remained the largest revenue source, contributing $3.3 million or 55.63% of the total, which is a 10.48% increase from the previous year. The Sanitary Sewer Plant also saw a significant increase to $2.1 million, representing 35.58% of total revenue and a 16.85% growth. The Storm Sewer category increased by 4.05% to $490,358, accounting for 8.34% of the total. Notably, the Sanitary Sewer Utility Extension experienced a sharp decline of 97.18%, dropping to $4,300. Other categories such as Sanitary Sewer Administration and Water Utility Extension remained unchanged in value.

In FY2028, total revenue further increased to $6.6 million, an 11.95% rise from FY2027. The Water Plant continued as the largest contributor with $3.8 million, making up 57.21% of total revenue and increasing by 15.15%. The Sanitary Sewer Plant grew to $2.3 million, 34.66% of the total, with a 9.05% increase. The Storm Sewer category rose by 3.47% to $507,359, representing 7.71% of total revenue. Smaller categories such as Sanitary Sewer Administration, Water Utility

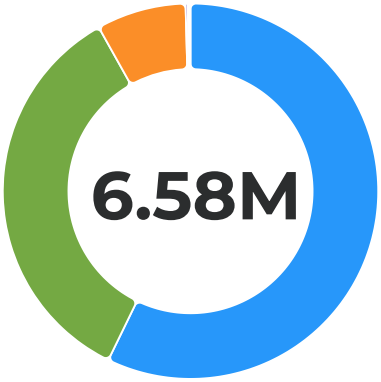
Extension, and Sanitary Sewer Utility Extension showed modest increases of 3%, 3.3%, and 3% respectively. Water Distribution and Water Administration remained at $0.

FY27 Revenues by Department



Water Plant	$3,271,042	55.63%
Sanitary Sewer Plant	$2,092,330	35.58%
Storm Sewer	$490,358	8.34%
Sanitary Sewer Administration	$12,275	0.21%
Water Utility Extension	$10,148	0.17%
Sanitary Sewer Utility Extension	$4,300	0.07%

FY28 Revenues by Department



Water Plant	$3,766,564	57.21%
Sanitary Sewer Plant	$2,281,719	34.66%
Storm Sewer	$507,359	7.71%
Sanitary Sewer Administration	$12,643	0.19%
Water Utility Extension	$10,483	0.16%
Sanitary Sewer Utility Extension	$4,429	0.07%

In Fiscal Year 2028, revenue from the Water Plant increased to $3.8 million, representing 57.21% of the total revenue, up from $3.3 million and 55.63% in Fiscal Year 2027. This reflects a growth in both dollar amount and percentage share.

The Sanitary Sewer Plant revenue rose to $2.3 million in Fiscal Year 2028, accounting for 34.66% of total revenue, compared to $2.1 million and 35.58% in the previous year. While the dollar amount increased, its percentage of total revenue slightly decreased.

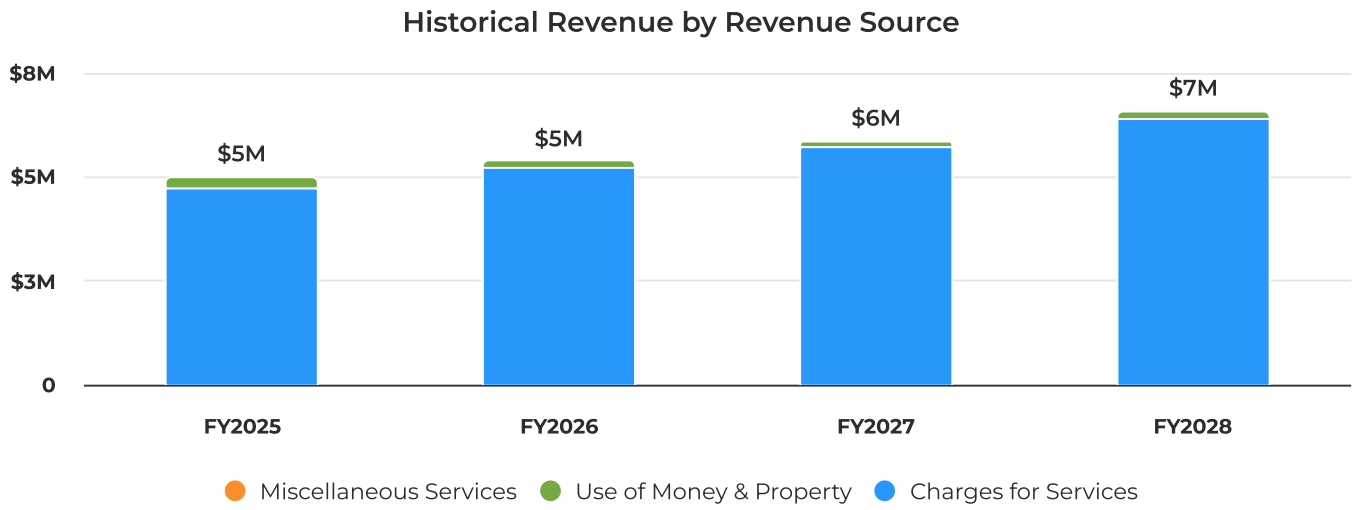
Revenue from the Storm Sewer category increased to $507,359 in Fiscal Year 2028, making up 7.71% of total revenue, up from $490,358 and 8.34% in Fiscal Year 2027. This shows a higher dollar amount but a lower percentage share.

Sanitary Sewer Administration revenue grew modestly to $12,643 in Fiscal Year 2028, representing 0.19% of total revenue, compared to $12,275 and 0.21% in Fiscal Year 2027. The dollar amount increased slightly while the percentage share decreased.

Water Utility Extension revenue increased to $10,483 in Fiscal Year 2028, or 0.16% of total revenue, up from $10,148 and 0.17% in Fiscal Year 2027. This indicates a small increase in dollars but a slight decrease in percentage.

Sanitary Sewer Utility Extension revenue rose to $4,429 in Fiscal Year 2028, maintaining 0.07% of total revenue, compared to $4,300 and 0.07% in Fiscal Year 2027. Both the dollar amount and percentage share remained relatively stable.

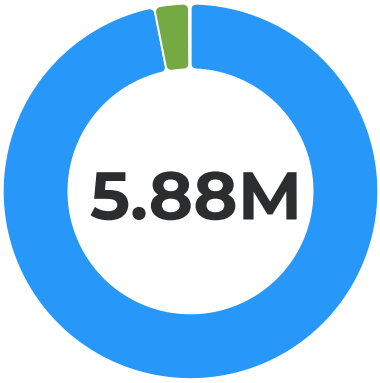
Revenues by Revenue Source



In FY2027, the total revenue increased by 8.94% to $5.9 million compared to FY2026's $5.4 million. Charges for Services remained the largest revenue source, accounting for 96.9% of the total at $5.7 million, which is a 9.28% increase of $483,660 from the previous year. Use of Money & Property slightly decreased by 0.5% to $174,438, representing 2.97% of total revenue. Miscellaneous Services held steady at $8,000, making up 0.14% of the total revenue with no change from FY2026.

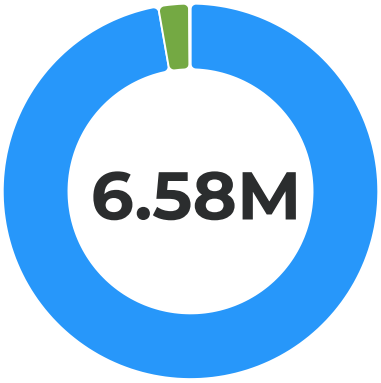
In FY2028, total revenue further increased by 11.95% to $6.6 million from FY2027. Charges for Services continued to dominate, rising 12.35% to $6.4 million and comprising 97.24% of total revenue. Use of Money & Property decreased marginally again by 0.5% to $173,566, now 2.64% of the total. Miscellaneous Services remained unchanged at $8,000, representing 0.12% of total revenue.

FY27 Revenues by Revenue Source



Charges for Services	$5,698,015	96.90%
Use of Money & Property	$174,438	2.97%
Miscellaneous Services	$8,000	0.14%

FY28 Revenues by Revenue Source



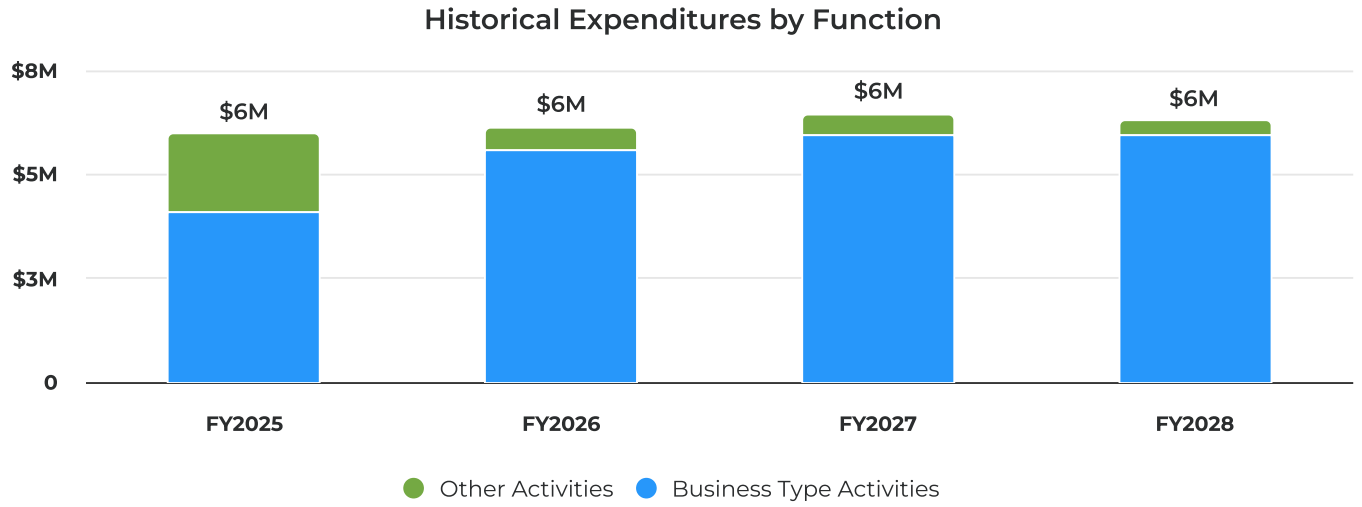
Charges for Services	$6,401,631	97.24%
Use of Money & Property	$173,566	2.64%
Miscellaneous Services	$8,000	0.12%

In Fiscal Year 2028, Charges for Services increased to $6.4 million, representing 97.24% of total revenue, up from $5.7 million and 96.9% in Fiscal Year 2027. This reflects a growth of approximately 12.3% in this revenue source.

Revenue from Use of Money & Property slightly decreased to $173,566 in Fiscal Year 2028, accounting for 2.64% of total revenue, down from $174,438 and 2.97% in Fiscal Year 2027. This is a decrease of about 0.5% in dollar terms.

Miscellaneous Services revenue remained constant at $8,000, representing 0.12% of total revenue in Fiscal Year 2028, a slight decrease from 0.14% in Fiscal Year 2027.

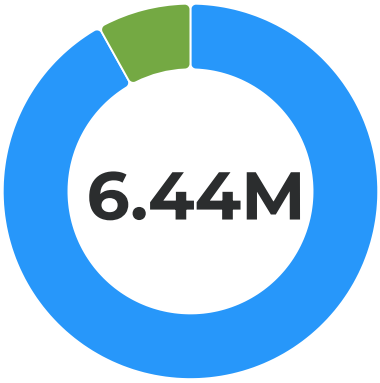
Expenditures by Function



In FY2027, the total expenditures increased by 5% to $6.4 million compared to FY2026. Business Type Activities remained the largest category, accounting for 91.91% of the total at $5.9 million, which is a 5.81% increase of $325,251 from the previous year. Other Activities decreased slightly by 3.42% to $521,089, representing 8.09% of the total expenditures.

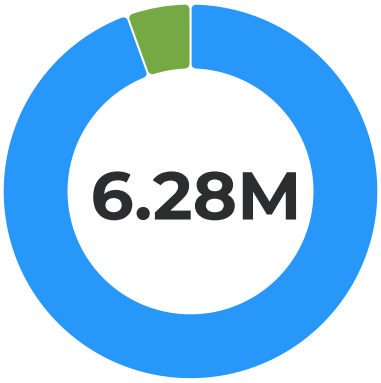
In FY2028, total expenditures decreased by 2.46% to $6.3 million from FY2027. Business Type Activities continued to dominate, making up 94.49% of the total with $5.9 million, showing a marginal increase of 0.28% or $16,729. Other Activities saw a significant decrease of 33.6% to $346,007, reducing its share to 5.51% of total expenditures.

FY27 Expenditures by Function



Business Type Activities	**$5,922,246**	91.91%
Other Activities	**$521,089**	8.09%

FY28 Expenditures by Function



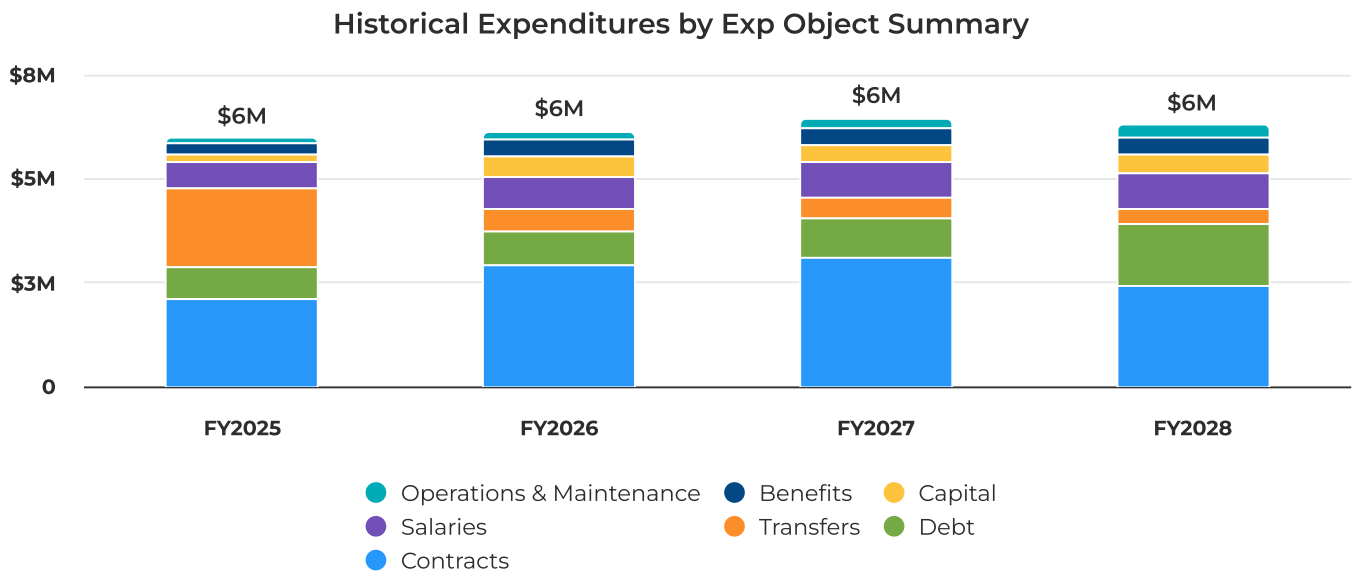
Business Type Activities	**$5,938,975**	94.49%
Other Activities	**$346,007**	5.51%

In Fiscal Year 2028, expenditures for Business Type Activities remained steady at $5.9 million, representing an increase in its share of total expenditures from 91.91% in FY 2027 to 94.49% in FY 2028. This indicates that Business Type Activities accounted for a larger proportion of the budget despite the dollar amount staying the same.

Other Activities expenditures decreased from $521,089 in FY 2027 to $346,007 in FY 2028, reflecting a reduction of 33.6%. Correspondingly, the share of total expenditures for Other Activities declined from 8.09% to 5.51% over the same

period.

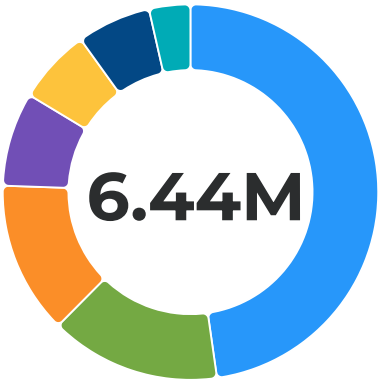
Expenditures by Exp Object Summary



The total budget for FY2027 is $6.4 million, representing a 5% increase from FY2026's $6.1 million. Contracts remain the largest expenditure category at $3.1 million, accounting for 47.75% of the total, and increased by $156,186 or 5.35% compared to FY2026. Debt expenditures rose by $124,478 or 15.15% to $946,325, making up 14.69% of the total. Salaries increased by $104,151 or 14.06% to $844,664, representing 13.11% of the budget. Benefits grew by $31,517 or 8.32% to $410,400, and Operations & Maintenance increased by $14,694 or 6.85% to $229,115. Transfers decreased slightly by $18,426 or 3.42% to $521,089, while Capital expenditures declined by $105,775 or 20.31% to $415,050.

In FY2028, the total budget decreases by 2.46% to $6.3 million from FY2027. Contracts see a significant reduction of $648,101 or 21.06%, falling to $2.4 million and comprising 38.64% of the total. Debt expenditures increase substantially by $544,164 or 57.5% to $1.5 million, now representing 23.72% of the budget. Salaries continue to rise by $38,540 or 4.56% to $883,204, making up 14.05% of the total. Benefits increase by $11,627 or 2.83% to $422,027, and Capital expenditures slightly increase by $4,800 or 1.16% to $419,850. Transfers decrease by $175,082 or 33.6% to $346,007. Operations & Maintenance show a notable increase of $65,699 or 28.68%, reaching $294,814 and accounting for 4.69% of the budget.

FY27 Expenditures by Exp Object Summary



Contracts	$3,076,692	47.75%
Debt	$946,325	14.69%
Salaries	$844,664	13.11%
Transfers	$521,089	8.09%
Capital	$415,050	6.44%
Benefits	$410,400	6.37%
Operations & Maintenance	$229,115	3.56%

FY28 Expenditures by Exp Object Summary



Contracts	$2,428,591	38.64%
Debt	$1,490,489	23.72%
Salaries	$883,204	14.05%
Benefits	$422,027	6.71%
Capital	$419,850	6.68%
Transfers	$346,007	5.51%
Operations & Maintenance	$294,814	4.69%

In FY 2028, Contracts expenditures decreased to $2.4 million, representing 38.64% of the budget, down from $3.1 million and 47.75% in FY 2027. This marks a reduction in both the dollar amount and the percentage of total expenditures allocated to Contracts.

Debt expenditures increased significantly in FY 2028 to $1.5 million, or 23.72% of the budget, compared to $946,325 and 14.69% in FY 2027. This reflects a notable rise in both the dollar amount and the share of total expenditures for Debt.

Salaries rose to $883,204 in FY 2028, accounting for 14.05% of the budget, up from $844,664 and 13.11% in FY 2027. This indicates an increase in both the amount and the percentage of expenditures dedicated to Salaries.

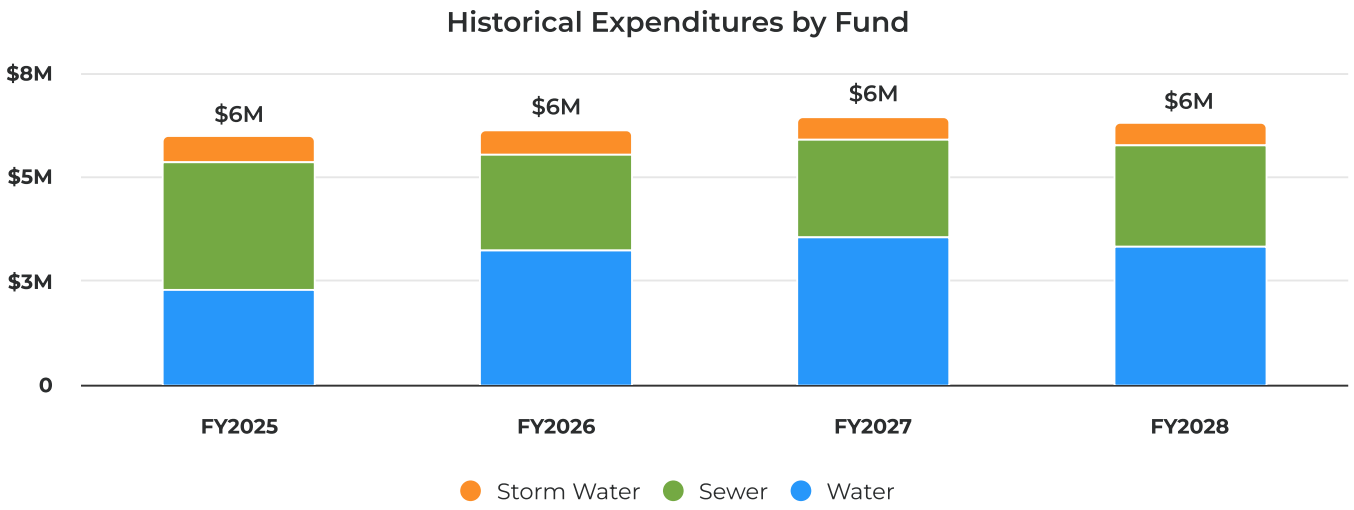
Benefits expenditures increased slightly to $422,027, or 6.71% of the budget in FY 2028, compared to $410,400 and 6.37% in FY 2027. This shows a modest rise in both the dollar amount and the percentage for Benefits.

Capital expenditures were $419,850 in FY 2028, making up 6.68% of the budget, a small increase from $415,050 and 6.44% in FY 2027. This reflects a slight growth in both the dollar amount and the share of Capital expenditures.

Transfers decreased to $346,007 in FY 2028, representing 5.51% of the budget, down from $521,089 and 8.09% in FY 2027. This shows a reduction in both the dollar amount and the percentage allocated to Transfers.

Operations & Maintenance expenditures increased to $294,814, or 4.69% of the budget in FY 2028, compared to $229,115 and 3.56% in FY 2027. This indicates growth in both the dollar amount and the percentage for Operations & Maintenance.

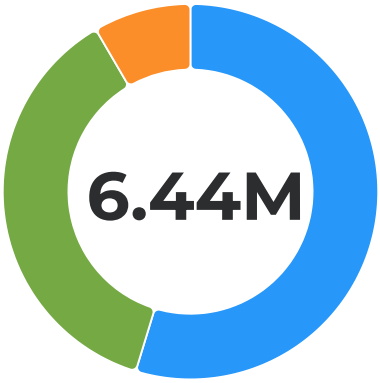
Expenditures by Fund



The total budget for Business Type expenditures increased by 5% from $6.1 million in FY2026 to $6.4 million in FY2027. Water remained the largest category, growing by $304,863 or 9.47% to $3.5 million, representing 54.71% of the total. Sewer expenditures also increased slightly by $39,365 or 1.68% to $2.4 million, accounting for 36.87% of the total. Storm Water saw a decrease of $37,403 or 6.45%, falling to $542,259 and making up 8.42% of the budget.

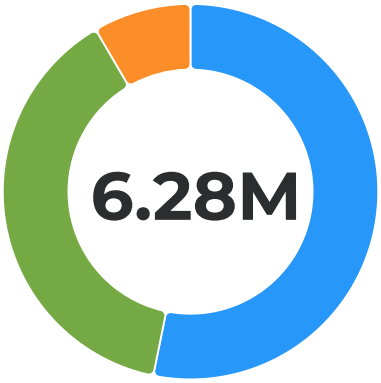
In FY2028, the total budget decreased by 2.46% to $6.3 million compared to FY2027. Water expenditures declined by $183,017 or 5.19% to $3.3 million, which was 53.18% of the total. Sewer continued to increase modestly by $37,320 or 1.57%, reaching $2.4 million and representing 38.39% of the budget. Storm Water expenditures decreased again by $12,656 or 2.33%, totaling $529,603 and comprising 8.43% of the total.

FY27 Expenditures by Fund



Water	**$3,525,314**	54.71%
Sewer	**$2,375,762**	36.87%
Storm Water	**$542,259**	8.42%

FY28 Expenditures by Fund



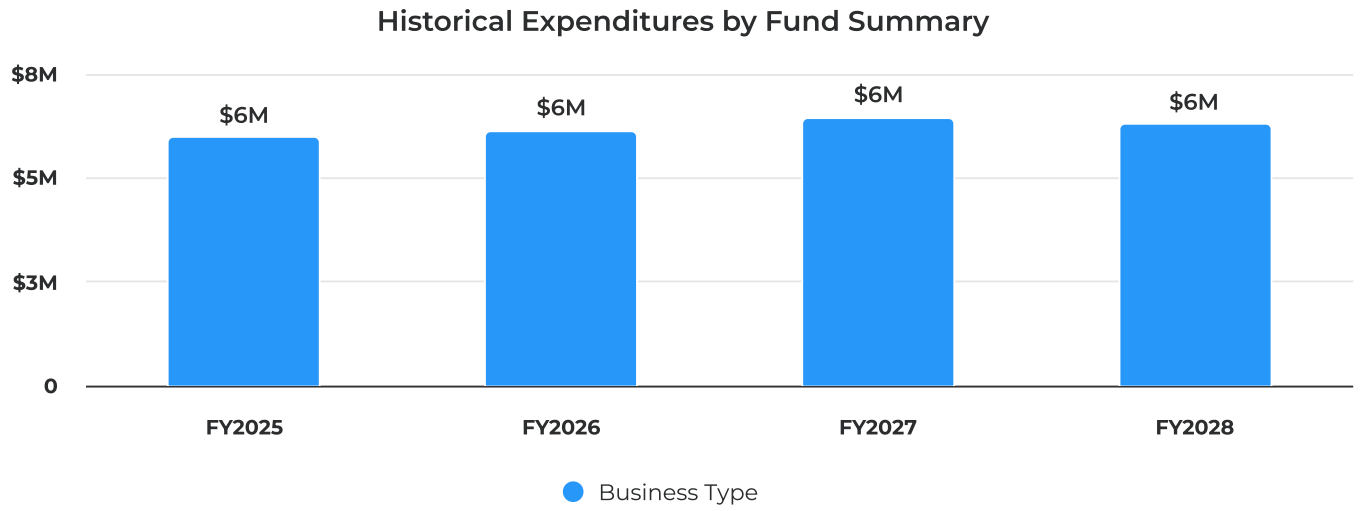
Water	**$3,342,297**	53.18%
Sewer	**$2,413,082**	38.39%
Storm Water	**$529,603**	8.43%

In Fiscal Year 2028, expenditures for the Water fund decreased to $3.3 million, representing a 5.7% decline from the previous year's $3.5 million. Despite this decrease, the Water fund continued to account for the majority of expenditures, comprising 53.18% of the total compared to 54.71% in Fiscal Year 2027.

The Sewer fund's expenditures remained steady at $2.4 million in Fiscal Year 2028, showing no change from Fiscal Year 2027. However, its share of total expenditures increased slightly to 38.39% from 36.87% in the prior year.

Expenditures for the Storm Water fund decreased marginally to $529,603 in Fiscal Year 2028, a 2.3% reduction from $542,259 in Fiscal Year 2027. The Storm Water fund's proportion of total expenditures remained nearly constant, at 8.43% compared to 8.42% the previous year.

Expenditures by Fund Summary



In FY2027, the total expenditures for the Business Type category increased to $6.4 million, representing a 5% rise from the FY2026 total of $6.1 million. This category continued to account for 100% of the total expenditures, with an increase of $306,825, marking the largest increase in this period.

In FY2028, the total expenditures for the Business Type category decreased to $6.3 million, a 2.46% decline from the FY2027 total of $6.4 million. Despite this decrease of $158,353, the Business Type category remained the sole contributor to total expenditures, maintaining 100% of the total.

FY27 Expenditures by Fund Summary



Business Type	$6,443,335	100.00%

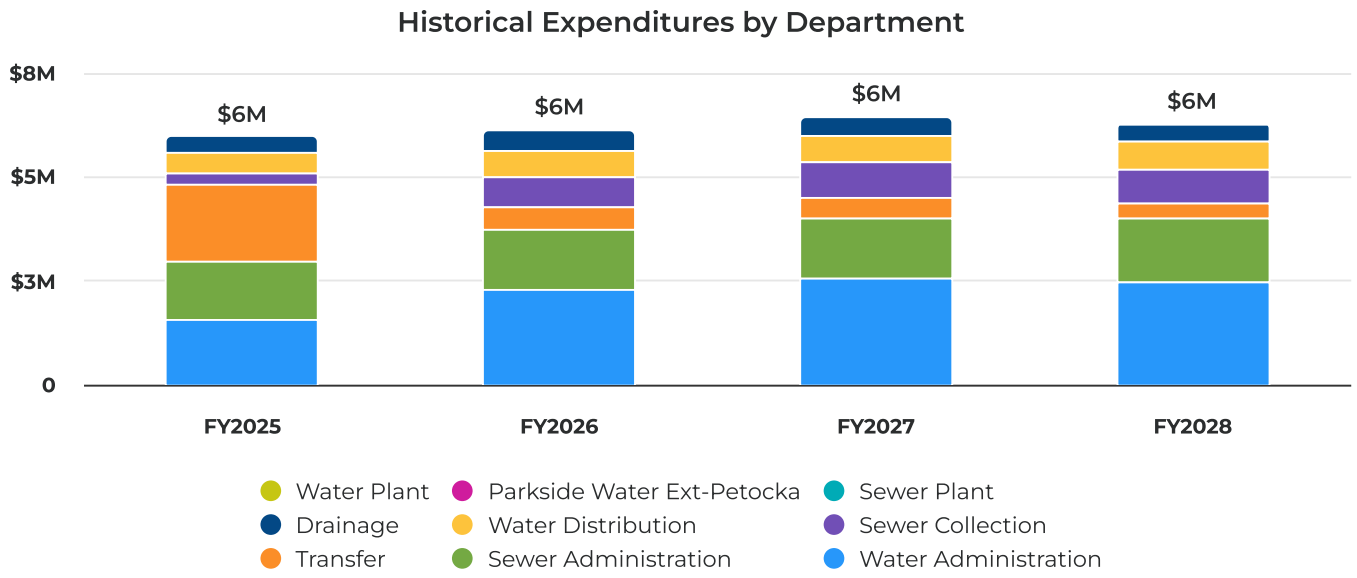
FY28 Expenditures by Fund Summary



Business Type	$6,284,982	100.00%

In Fiscal Year 2028, the Business Type fund expenditures are $6.3 million, representing a 1.6% decrease from the $6.4 million spent in Fiscal Year 2027. Both years show that the Business Type fund accounts for 100% of the expenditures in this category.

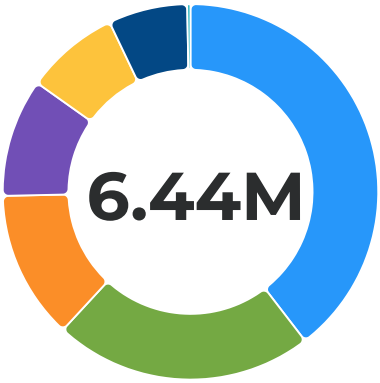
Expenditures by Department



The total expenditures for FY2027 increased by 5% to $6.4 million compared to FY2026's $6.1 million. Water Administration remained the largest category, rising by $250,647 or 10.9% to $2.5 million, representing 39.57% of the total. Sewer Collection also saw a significant increase of $119,884 or 17.03%, reaching $823,923 and accounting for 12.79% of expenditures. Water Distribution increased by $25,341 or 4.02% to $654,966. Conversely, Drainage decreased by $62,739 or 12.5% to $438,998, and Transfer expenditures declined by $18,426 or 3.42% to $521,089. Sewer Administration slightly decreased by $9,308 or 0.64% to $1.4 million.

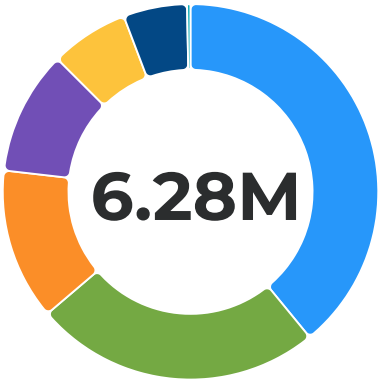
In FY2028, total expenditures decreased by 2.46% to $6.3 million from FY2027. Water Administration decreased by $94,100 or 3.69% to $2.5 million, maintaining its position as the largest category at 39.07% of total expenditures. Sewer Administration increased by $114,870 or 7.99% to $1.6 million, now representing 24.7% of the total. Water Distribution rose by $14,612 or 2.23% to $669,578. Transfer expenditures experienced the largest decrease, falling by $175,082 or 33.6% to $346,007. Drainage decreased by $16,032 or 3.65% to $422,966, and Sewer Collection slightly declined by $3,144 or 0.38% to $820,779. Sewer Plant expenditures showed a modest increase of $523 or 3% to $17,967.

FY27 Expenditures by Department



Water Administration	$2,549,573	39.57%
Sewer Administration	$1,437,342	22.31%
Sewer Collection	$823,923	12.79%
Water Distribution	$654,966	10.17%
Transfer	$521,089	8.09%
Drainage	$438,998	6.81%
Sewer Plant	$17,444	0.27%

FY28 Expenditures by Department



Water Administration	$2,455,473	39.07%
Sewer Administration	$1,552,212	24.70%
Sewer Collection	$820,779	13.06%
Water Distribution	$669,578	10.65%
Drainage	$422,966	6.73%
Transfer	$346,007	5.51%
Sewer Plant	$17,967	0.29%

In Fiscal Year 2028, Water Administration expenditures remained steady at $2.5 million, representing a slight decrease in its share of the total budget from 39.57% to 39.07% compared to Fiscal Year 2027.

Sewer Administration expenses increased to $1.6 million in Fiscal Year 2028, up from $1.4 million in the previous year, reflecting a growth in its budget share from 22.31% to 24.7%.

Sewer Collection costs slightly decreased in dollar amount to $820,779 in Fiscal Year 2028 from $823,923 in Fiscal Year 2027, but its percentage of the total budget rose from 12.79% to 13.06%.

Water Distribution expenditures increased to $669,578 in Fiscal Year 2028 from $654,966 in Fiscal Year 2027, with its budget share growing from 10.17% to 10.65%.

Drainage spending decreased to $422,966 in Fiscal Year 2028 from $438,998 in Fiscal Year 2027, and its portion of the budget slightly declined from 6.81% to 6.73%.

The Transfer category saw a notable decrease in expenditures to $346,007 in Fiscal Year 2028 from $521,089 in Fiscal Year 2027, with its budget share dropping from 8.09% to 5.51%.

Sewer Plant expenses increased marginally to $17,967 in Fiscal Year 2028 from $17,444 in Fiscal Year 2027, with its share of the budget rising slightly from 0.27% to 0.29%.

Departments Summary

Organizational Structure

Authorized Positions by Department Summary

Department & Fund Relationship

Administrative Services

Overview of Services

The Administrative Services Department includes Finance, Employee Services, Information Technology, and Risk Management, and functions as a central partner in supporting the City's operations, strategy, and long-term growth.

The department is responsible for managing the City's financial activities, including accounting for all revenues and expenditures, budgeting, financial reporting, debt and investment management, procurement, and compliance with applicable regulations in a prudent manner.

The department also leads employee services functions across the organization, including recruitment, onboarding, benefits administration, payroll, workers' compensation, and compliance with state and federal employment requirements. It maintains personnel records and supports departments in navigating employee-related processes and policies.

In addition to its core operational responsibilities, the department oversees essential support services such as information technology systems, telecommunications, and contracted services that ensure continuity and efficiency across all City departments. It also manages utility billing, customer service operations, and the day-to-day functions of City Hall.

The Administrative Services Department serves as a strategic and collaborative partner in economic development initiatives and grant management. This includes supporting financial analysis for development projects, coordinating funding strategies, administering grants, and ensuring compliance and reporting requirements are met. Through this work, the department helps position the City to leverage resources, support growth, and advance community priorities.

The department works closely with the City Administrator and City Council to develop and implement policies, provide financial and organizational insight, and support informed decision-making. Its approach is grounded in transparency, collaboration, and operational efficiency, ensuring the City is well-positioned to meet current needs while planning for future success.

Department Organization Chart



Position Summary Schedule

	FY 22	FY 23	FY 24	FY 25	FY26	FY27	FY28	FY 29	FY 30	FY31
Assistant City Administrator - Administrative Services Director					1	1	1	1	1	1
Finance and Employee Services Director	1	1	1	1						
Finance Director						1	1	1	1	1
Employee Services Director										1
Administrative Coordinator		1	1	1	1					
Administrative Specialist- Employee Services						1	1	1	1	1
Administrative Specialist- Operations and Trainer	1									

	FY 22	FY 23	FY 24	FY 25	FY26	FY27	FY28	FY 29	FY 30	FY31
Administrative Specialist-Utility Billing	1	1	1	1	1	1	1	1	1	1
Administrative Specialist-Generalist	1	1	1	1	1	1	1	1	1	1

Personnel Budget

Personnel Budget – All of Central Administration

Includes Salaries and Benefits

This budget includes the following positions:

City Administrator

Assistant City Administrator

City Clerk

Planning & Community Development Director

City Planner

Economic Development Coordinator

Finance Director

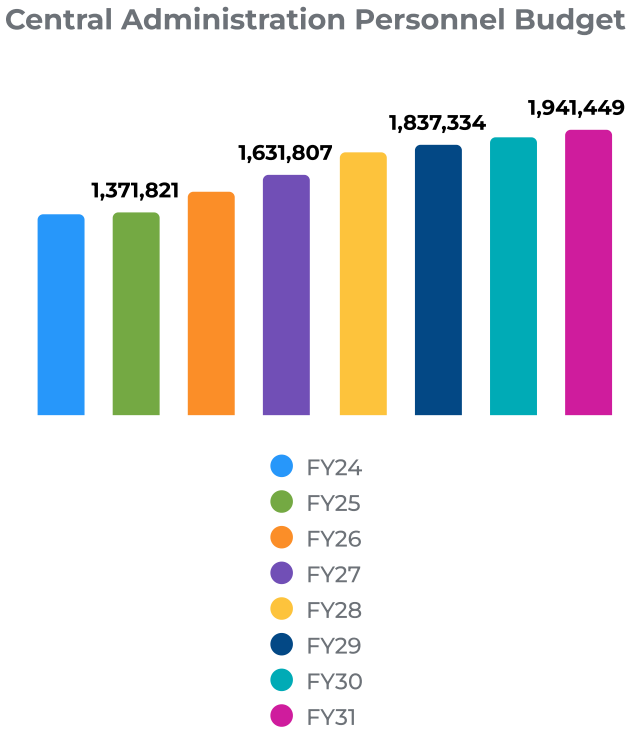
Administrative Services Specialist - Employee Services

Administrative Services Specialist - Finance

Administrative Services Specialist - Utility Bill

Administrative Services Specialist - Front Desk

Events & Communication Coordinator



Goals and Objectives

- Develop, implement, and monitor compliance with the City's financial and employment policies, ensuring alignment with regulatory requirements and organizational standards.
- Promote and expand opportunities for citizen engagement throughout the budget development process to enhance transparency and community involvement.
- Ensure transparency and accountability in decision-making and policy development across the organization.
- Lead and manage the annual benefits package renewal process to secure competitive rates and maintain comprehensive, high-quality benefits coverage for employees.
- Oversee and advance projects that support the City's sustainability and long-term operational efficiency goals.
- Facilitate the ongoing review and update of the employee handbook to reflect current policies, legal requirements, and best practices.
- Direct and continuously improve the organization-wide recruitment, onboarding, and training programs to support workforce development and retention.
- Support and actively participate in the City's Diversity, Equity, and Inclusion initiatives, promoting an inclusive and equitable workplace culture.
- Ensure high-quality service standards are consistently delivered across all departments and in every interaction with employees, residents, and stakeholders.
- Provide strategic financial analysis and recommendations to support organizational decision-making, long-term planning, and resource allocation.
- Support economic development initiatives through financial evaluation, incentive analysis, and collaboration on development agreements and funding strategies.
- Oversee grant administration processes, including identifying opportunities, coordinating applications, ensuring compliance, and managing reporting requirements.
- Strengthen internal controls and risk management practices to safeguard City assets and ensure operational integrity.
- Foster cross-departmental collaboration to improve processes, increase efficiency, and support organizational alignment.
- Utilize data and performance metrics to evaluate programs, inform policy decisions, and drive continuous improvement.
- Support leadership development initiatives and succession planning efforts to build long-term organizational capacity.

Statistical Information

Fiscal Year	2021	2022	2023	2024	2025	2026 Projected	2027 Projected	2028 Projected
Monthly Utility Account Bills	2,575	2,705	3,008	3,240	3,274	3,308	3,343	3,378
Water Consumption in Gallons	153,000,761	159,690,200	180,091,200	179,638,000	182,500,300	177,332,800	181,700,750	189,268,780
Sewer Consumption in Gallons	124,879,661	131,214,100	146,618,800	150,242,900	153,494,100	155,271,400	159,929,542	165,027,428
Stormwater Management ERUs	27,171	31,241	85,867	96,110	97,517	96,978	99,872	103,310
City-wide Annual Revenue:	$34,604,732	$36,545,108	$18,309,060	$46,295,741	$68,085,277	$46,989,701	$64,861,879	$47,870,833

City-wide Annual Expenditures:	$32,574,188	$29,590,826	$23,233,151	$29,380,821	$30,478,283	$67,119,653	$80,275,225	$53,313,211

Accomplishments

- Began the transition from cash basis accounting to full accrual accounting to establish GAAP reporting for the Annual Comprehensive Financial Report. This significant undertaking will improve the City's bond rating, which will lower the cost of borrowing, improve transparency by disclosing the full financial position of the City, empowers leadership to make more informed decisions, and brings the City financial reporting into compliance with generally accepted accounting practices, 2026.
- Implemented Accounts Receivable Policy, Procedure, and Software Implementation.
- Development of an Asset Management System, 2026.
- Established an organization-wide purchasing card program streamlining the purchasing process and establishing safeguards for better internal controls, 2026.
- Established City wide process and platform for employment and volunteer background checks, 2026.
- Strategically invested City reserve funds according to new investment policy to produce over $2,000,000 in interest revenue for the City FY2026.
- Awarded ICMA Program Excellence Award in Community Equity and Inclusion in 2025 for BInclusive.
- Awarded ICMA Program Excellent Award in Community Health and Safety in 2025 for BSafe Bondurant.
- Implemented Accounts Payable Automation that reduces staff time and costs by approximately $4,748, 2025.
- Completed and implemented a new Business Continuity Plan organization wide, 2025.
- Implemented Positive Pay for the City checking account to prevent check fraud, 2025.
- Researched and developed a Paramedic training program with DMACC to fast track and invest in training new paramedics, 2025.
- Establish a Differed Compensation employer match program for a new employee benefit, 2025.
- Organization Wide Salary Study completed and applied for FY26 personnel budget, 2025.
- Published Feature: Five-page article published in the March 2025 edition of *GFOA's Government Finance Review*, highlighting Bondurant's financial strategies and leadership.
  Read the article starts on page 46.
- Significantly reduced Worker's Compensation costs by strategic audit of employee functions and IMWCA classification - estimated annual savings is $40,000 a year, 2024.
- Managed and facilitated the 2024 Special Federal Census resulting in an increase in Road Use Tax revenues by approximately $113,000 per year going forward.
- Earned IPELRA's Pacesetter Award for the City's Compensation Philosophy and Policy 2022.
- Awarded by ICMA, Program Excellence Award for Strategic Leadership and Governance regarding the City's Strategic Continuous Operational Redesign and Evaluation (SCORE) program 2022.
- Awarded by ICMA, Program Excellence Award for Community Sustainability regarding the City's Economic Launch program 2022.
- Finance Director earned GFOA Hero Award in 2021.
- Achieved the Distinguished Budget Presentation Award from GFOA consecutively from 2021-2026.
- Won Program Excellence Award from GFOA in 2021 for Establishing Strong Internal Audit Function, Strategic Evaluation and Internal Controls.
- Secured scholarship to attend training at the International City/County Management Conference in October 2021.
- Implemented a transparency page for public review of all financial, employment, and capital plans and performance.
- Completed comprehensive stormwater account audit 2023.
- Saved $185,000 by bundling bond issues into one issuance and an additional $7,000 by negotiating a lower underwriting fee.
- Reduced operating costs by $2,500+ annually through the Flex Spending Program.
- Launched City-produced financial schedules for the annual audit process there by eliminating a finding.
- Contributed to the expansion of the City's economic development policy and capital improvement best practices.

Planning & Community Development

Overview of Services

The Planning & Community Development Department guides the orderly growth and development of Bondurant through land use planning, zoning administration, development coordination, and economic development initiatives. The Department administers the City's Zoning, Subdivision, and Sign Codes and works with property owners, developers, and residents to ensure development aligns with the City's long-term vision and adopted policies. The Department also facilitates development review and coordinates with decision-making bodies including the City Council, Planning & Zoning Commission, and Board of Adjustment. In addition, the Department leads implementation and updates of the Building Bondurant Comprehensive Plan and other long-range planning initiatives that guide infrastructure investment, redevelopment, parks and recreation, mobility, and placemaking throughout the community.

Department Organization Chart



Bondurant Life Connecting Planning & Community Development Department Organization Chart

Position Summary Schedule

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Planning & Community Development Director	1	1	1	1	1	1	1	1	1	1
Economic Development Coordinator		1	1	1	1	1	1	1	1	1
City Planner	1	1	1	1	1	1	1	1	1	1
Building Inspector										1

Personnel Budget

Personnel Budget – All of Central Administration

Includes Salaries and Benefits

This budget includes the following positions:

City Administrator

Assistant City Administrator

City Clerk

Planning & Community Development Director

City Planner

Economic Development Coordinator

Finance Director

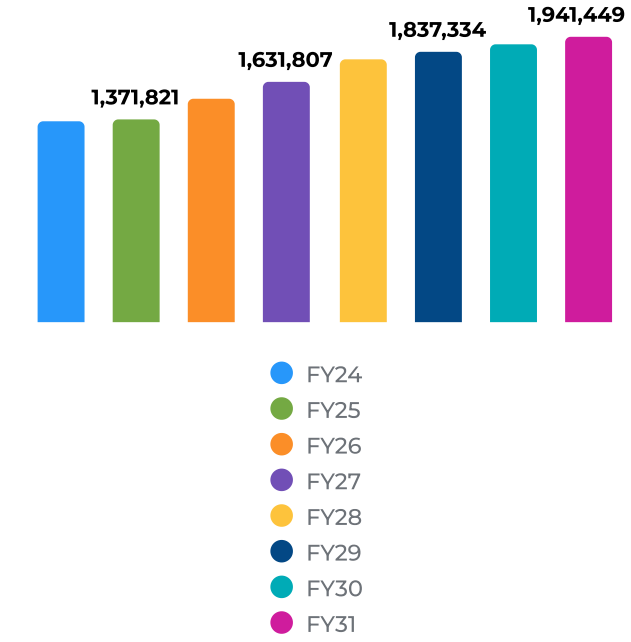
Administrative Services Specialist - Employee Services

Administrative Services Specialist - Finance

Administrative Services Specialist - Utility Bill

Administrative Services Specialist - Front Desk

Events & Communication Coordinator



Goals and Objectives

The Planning & Community Development Department is responsible for a wide range of activities related to community development, economic development, and regulatory administration, including:

- Administer and enforce the City's Zoning, Subdivision, and Sign Codes (Chapters 175–185 of the City Code).
- Coordinate development application review, including staff reports and presentations to the Planning & Zoning Commission, Board of Adjustment, and City Council.
- Conduct site plan, subdivision, and zoning review for development proposals and permit applications.
- Provide zoning and land use guidance to developers, design professionals, property owners, and businesses.
- Coordinate floodplain development review and compliance with state and federal regulations.
- Meet with developers, realtors, property owners, and prospective businesses interested in locating or investing in Bondurant.
- Support economic development initiatives, including site readiness and certification through the Iowa Economic Development Authority's Certified Sites Program.
- Lead the City's business retention and expansion efforts, working with existing businesses and coordinating with the Bondurant Chamber of Commerce and regional partners.
- Assist in the implementation of adopted master plans and redevelopment strategies, including downtown redevelopment, parks and trails, transportation, stormwater, and civic facilities.
- Identify, secure, and administer grants that support implementation of projects identified in the Comprehensive Plan and other adopted planning documents.
- Lead or assist with updates to the Comprehensive Plan and other long-range planning efforts guiding Bondurant's growth.
- Assign and manage official property addresses and coordinate with USPS and emergency services.
- Enforce municipal nuisance regulations, including junk vehicles, outdoor storage, tall weeds and grass, unpaved parking, and sidewalk maintenance.

Building Permit Data

Permit Type	2018	2019	2020	2021	2022	2023	2024	2025
Single Family	111	83	122	220	92	72	88	71
Duplex	0	0	8	0	0	0	4	4
Townhomes	0	4	12	36	17	38	5	0
Apartment Buildings	0	1	3	0	0	1 (40 units)	0	0
Commercial/Industrial	9	12	8	7	22	19	28	11
Additions, Remodels, etc.	53	29	68	84	70	84	81	56
Total Permits Issued	173	129	221	348	201	214	206	142
Construction Valuation	$40,275,539	$329,055,832	$82,194,091	$94,484,906	$68,661,218	$50,376,180.50	$61,259,239	$44,375,031.39

Accomplishments

- A special census conducted in late 2024 determined Bondurant's population at 9,393 residents, an increase of 2,028 since the 2020 Census.
- Assisted in securing the Vermeer Corporation expansion announcement at the Certified Timmins Industrial Park through interdepartmental coordination and site readiness efforts.
- Adopted a fully updated version of Chapters 175–185 of the Bondurant City Code (Zoning, Sign, and Subdivision Code).
- Adopted updated Chapters 50 and 51 of the Bondurant City Code related to Nuisance Abatement and Junk/Junk Motor Vehicles.
- Received the National American Planning Association Economic Development Division's 2025 Planning Best Practice Award for the Grain District Downtown Redevelopment Plan.
- Received the 2025 Daniel Burnham Comprehensive Plan Award from the Iowa Chapter of the American Planning Association for the Building Bondurant Comprehensive Plan.
- Received the 2025 Best Practice Award from the Iowa Chapter of the American Planning Association for the Art, Culture, & Wayfinding Master Plan.
- Received the 2025 Urban Design Award from the Iowa Chapter of the American Planning Association for the Silo Commons Conceptual Plan.
- Received the 2025 Implementation Award from the Iowa Chapter of the American Planning Association for implementing the City Park Master Plan.
- Bondurant has become a statewide leader in the Iowa Economic Development Authority's Certified Sites Program, with the following sites certified and available for industrial development: Bondurant Industrial Park Plat 2, Ross Certified Site, Gholds (Certified Site Equivalent), Hemping/Helm, and McIntosh/Casket/Hollebrands.
- Adopted the Art, Culture, & Wayfinding Master Plan (February 2024).
- Adopted the Grain District Downtown Redevelopment Plan (February 2024).
- Adopted the Major Streets Master Plan (March 2024).
- Adopted the Parks, Trails, & Greenways Master Plan (July 2024).
- Adopted the Pleasantview Park Master Plan (November 2025).
- Launched the Targeted Business/Industry Program in December 2022, and successfully attracted a health care clinic in 2024.
- Established an ongoing partnership with the University of Iowa's Iowa Initiative for Sustainable Communities (IISC) following Bondurant's selection as a 2023–2024 community partner, leading to continued collaborative planning projects.
- Secured grants in FY25–FY27 (to date) for various community and infrastructure projects, including but not limited to:
    - $695,775 from the Iowa DOT RISE program for additional upgrades in the Myers 1 Certified Site project.
    - $15,000 in Prairie Meadows funding for installation of the basketball court at Wolf Creek.
    - $250,000 from the Iowa DNR's Land & Water Conservation Fund program to assist with installation of the Chichaqua Valley Trail east extension north of the Civic Campus.
    - $100,000 from the Iowa DNR's REAP City Parks & Open Spaces program to assist with the Grain District's Chichaqua Valley Trail extension.
    - $200,000 from the Iowa DOT's U-STEP program to assist with improvements near the Myers 1 Certified Site.
    - $50,000 from Bravo Greater Des Moines to assist with installation of Moving Curiously in the Grain District.
    - $400,000 from the Iowa DOT's TSIP program to assist with installation of turn lanes.
    - $127,500 from the Iowa Department of Agriculture & Land Stewardship's Water Quality Initiatives program to assist with stormwater improvements at The Station.
    - $9,120 from the Iowa DNR's Community Forestry Grant program for tree plantings along Aaron Avenue NW and at Wisteria Heights Park.
    - $210,000 from Prairie Meadows' Legacy Grant Program for Silo Commons in the Grain District.
    - $15,000 from Prairie Meadows' Community Betterment Grant program for implementation of The Station.

- $749,000 from the Iowa Economic Development Authority's Destination Iowa Program for Silo Commons in the Grain District.
- $21,850 from the USDA's Rural Development Program for the Lincoln Street extension through the Grain District.
- $10,000 from Metro Waste Authority's Grant Program for Silo Commons in the Grain District.
- $50,000 from Bravo Greater Des Moines' Public Art Program for implementation of the silo mural at Silo Commons in the Grain District.
- $25,000 from the MidAmerican Foundation for Silo Commons in the Grain District.
- $100,000 from Polk County's Community Betterment Grant Program for funding to assist with Silo Commons in the Grain District.

City Clerk

Overview of Services

The City Clerk manages elections, which occur every other year; therefore the budget appears sporadic. Other salary and operating expenses for the City Clerk and City Clerk's office come from a variety of funds with the bulk being in General Government. The Office of the City Clerk continues to attend educational opportunities to ensure the city is current with progressive and efficient local government, as well as, staying up to date with certifications. The City Clerk is also a member of the City's leadership team.

As a City Council-appointed, record-keeping officer, the City Clerk is responsible for the preparation, execution, and archiving of all City Council documents in compliance with the Code of Iowa and other state, federal and local regulations. This includes the following responsibilities:

- Custodian for the city's official documents, including official proceedings, the city code, and public records.
- Ensures legal requirements are met regarding public notices, publications and posting of city business.
- Prepares and distributes the City Council agendas, packets, and supplements.
- Attends the City Council meetings and prepares minutes.
- Provides administrative support services to the City Administrator, Mayor and City Council.
- Processes and issues various licenses and approved permits.
- Conducts the Oath of Office for newly elected and appointed officers.
- Oversees the Public Improvements Contracts and the bid process.
- Disseminates information regarding legislative actions and policy decisions to City departments, other agencies, and the public.

Mission: To provide accurate documentation of legislative actions, maximize access resulting in transparency, and connect residents to their municipal government.

Vision: To develop cutting edge systems for exceptional value to better support citizens, the Mayor and City Council, colleagues, and our profession by acting with integrity, fairness, and courage; to provide transparency and enhance understanding of City business while being efficient, professional, responsive, and creative in the delivery of our services while maintaining neutrality.

Department Organization Chart



Bondurant Clerk Department Organization Chart

Position Summary Schedule

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
City Clerk	1	1	1	1	1	1	1	1	1	1

Personnel Budget

Personnel Budget – All of Central Administration

Includes Salaries and Benefits

This budget includes the following positions:

City Administrator

Assistant City Administrator

City Clerk

Planning & Community Development Director

City Planner

Economic Development Coordinator

Finance Director

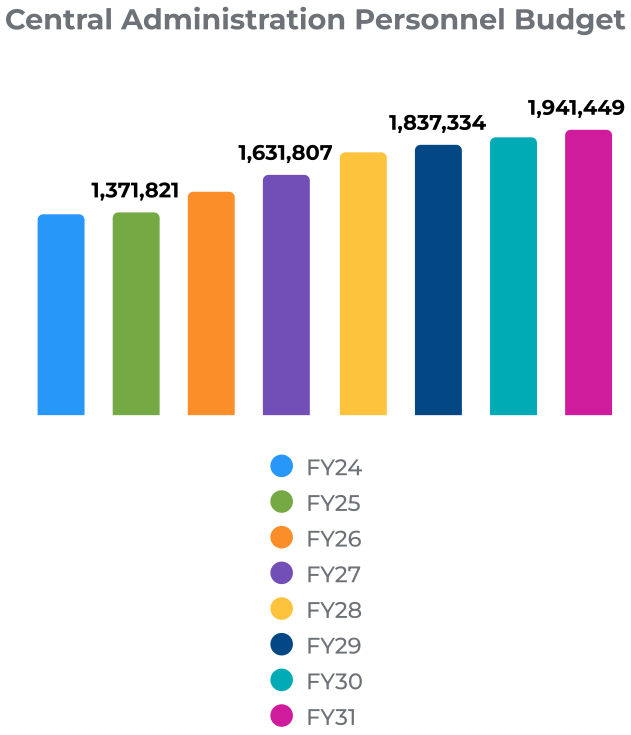
Administrative Services Specialist - Employee Services

Administrative Services Specialist - Finance

Administrative Services Specialist - Utility Bill

Administrative Services Specialist - Front Desk

Events & Communication Coordinator



Goals and Objectives

The Office of the City Clerk is committed to accurately recording and preserving the actions of the City Council; providing information and support to the Mayor and City Council, City staff, and the public in a timely, courteous, and fiscally responsible manner to encourage a transparent city government.

The City plans to work on recodification throughout the next year.

Statistical Information

Items	2018	2019	2020	2021	2022	2023	2024
Council Meetings	31	32	30	31	30	26	30
Agenda Items				805	1,545	2,378	
Resolutions	209	200	384	359	298	269	310
Ordinances	27	18	23	20	20	23	
Laserfiche	-	-	Unknown	2,408	3,626	4,138	

Accomplishments

- The Office of the City Clerk aims to ensure that pertinent documents are readily available and accessible. The Department implemented the organization's Document Management System and is utilizing it on a day-to-day basis, as well as educating this practice to professionals across the state.
- Created a uniform filing procedure and a uniform naming convention that syncs well with the State records retention requirements that can be utilized across the state.
- Spearheaded transition to digital council packets.
- Designed and implemented electronic filing procedures to organize city historical files.
- Bondurant Chamber of Commerce, Board Member, 2013-2018
- Iowa Certified Municipal Clerk, Iowa Municipal Finance Officers Association, since September 2018
- High-Performance Leadership Master Certificate, ICMA, November 2022
- Iowa Community of Character (City of Bondurant) 2022
- Iowa League of Cities All-Star Community Award, 2018
- Iowa Municipal Professionals Institute, Presenter, scheduled for October 2023
- Iowa League of Cities Clerk Mentor Program, Mentor, 2023-Present
- Bondurant Chamber of Commerce, Vice President, 2023-Present
- Iowa Municipal Professionals Academy, Presenter, July 2022
- Golden Circle Municipal Officers Association, President, July 2022-Present\
- Iowa Municipal Finance Officers Association, Board Member, April 2022-Present
- Iowa Municipal Professionals Institute, Presenter, February 2022
- Bondurant Chamber of Commerce, Board Member, 2021-2022
- Golden Circle Municipal Officers Association, Board Member, December 2016-July 2021
- Golden Circle Municipal Officers Association, Vice President, July 2021-June 2022
- Golden Circle Municipal Officers Association, President, July 2022-June 2023
- Iowa Municipal Professionals Institute, Presenter, October 2023
- Program Excellence Award in Strategic Governance for the M.A.R.C. Program, ICMA, 2023
- Dale Carnegie Leadership Excellence Program, 2023
- Golden Circle Municipal Officers Association, Past President, July 2023-June 2024
- Bondurant Chamber of Commerce, Vice President, 2022-2023
- Bondurant Chamber of Commerce, President, 2024-2026

- The Office of the City Clerk continues to attend educational opportunities to ensure the city is current with progressive and efficient local government, as well as staying up to date with certifications. Staff also continue to participate and provide input to our legislators regarding legislation that impacts on our community by advocating with colleagues across the state.

- The department created and executed a records system that can be utilized across the state. This system has earned the respect and confidence of colleagues, superiors, and the residents. As the City continues to strive towards easily locating and maintaining our records efficiently and effectively, staff continue to sort, scan, and archive documents on the move towards being a digital City.

Public Works Department

Overview of Services

The Public Works Department is visible to the public daily, providing services in the park system, on the roadways, in public facilities and working with the community to ensure compliance with city codes. Services include:

- Maintaining the City's roads and alleys, including pothole filling, joint sealing, curb repair, snow and ice control, grading, treating, and application of material.
- Participating in planning efforts for the city's future roadways, sewer, water, stormwater, parks, and trail infrastructure.
- Traffic signals operations and maintenance, street/parking lot painting, sign maintenance, fiber network maintenance, and One-Call locates for all city-owned underground infrastructure.
- Routine maintenance and inspection of pump stations, sanitary sewers, and storm sewer, including cleaning and televising sewers.
- Cleaning all the paved roadways and catch basins within the city limits of Bondurant.
- Mowing, trimming of trees and brush, treating unimproved roads to reduce dust, mosquito control, and other nuisances.
- Maintain the health and well-being of the city facilities and the safety of the occupants and visitors that use these facilities daily.
- Coordinates the maintenance, repair, purchase, and disposal of equipment and vehicles.
- Mowing/vegetation management, grounds patrol/pick-up, safety inspections, equipment upkeep and repair of parks, open spaces, greenbelts, pond/lake, playgrounds, shelters, sports courts/fields, special events, trails, and natural resource areas.
- Periodic assessment and maintenance of all public trees including those on public right-of-way and median, within maintained areas of parks, in Bondurant Cemetery, and along city trails.
- Oversees all right-of-way tree planting and removal permits.
- Manages all utilities in the public right-of-way, handling locates, and processing right-of-way permits.
- Provides policy and procedural direction as well as addressing personnel, payroll, budget, and support issues; and
- Enforcement of certain nuisance codes including junk cars, auto parts stored outside on private property, vehicles parked on unpaved surfaces, junk and debris in yards, weed and/or grass growing to a height of 10" or more, snow and ice removal from sidewalks, and sidewalk defects.

Department Organization Chart



Bondurant Public Works Department Organization Chart

Shift and Staffing Strategy

Public Works operates year-round to maintain the essential functions that support everyday life in Bondurant. The department's standard operating hours are 7:00 AM to 4:00 PM, Monday through Friday. However, these hours are flexible in the event of extreme weather conditions. During periods of intense heat or cold, the schedule may be adjusted slightly to prioritize employee safety while ensuring service continuity.

Additionally, Public Works personnel provide 24/7 emergency response to critical situations, including flooding, snow and ice events, water main breaks, sanitary sewer issues, and severe storm cleanup. This round-the-clock availability underscores the department's dedication to community resilience and the safety of residents. The team remains well-coordinated, relying on structured protocols and cross-trained staff to handle emergencies swiftly and effectively.

To improve operational safety and effectiveness, the FY2027 Capital Improvements Plan includes proposed investments in equipment that will enhance response capabilities, reduce manual labor demands, and help the department deliver services more efficiently. These investments are designed not only to improve productivity but also to protect the health and wellbeing of staff during high-intensity or hazardous operations.

As Bondurant continues to grow, the Public Works Department remains focused on future planning. One of the department's long-term objectives is to begin evaluating options for a new, purpose-built Public Works facility. A modern, centralized location would significantly enhance efficiency, storage, and equipment deployment, ultimately improving how the department serves the public.

	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Public Works Director	1	1	1	1	1	1	1	1	1	1
Operations Coordinator			1	1	1	1	1	1	1	1
Operations Specialists	4	5	5	6	6	7	8	9	9	9
Water/ Wastewater Coordinator	1	1	1	1	1	1	1	1	1	1
Operations Specialist/ Code Enforcement		1	1	1	1	1	1	1	1	1
Administrative Specialist							1	1	1	1

FTE Part-time Positions	1	1	1	1	1	1	1	1	1	1

Personnel Budget

Personnel Budget – All of Public Works

Includes Salaries and Benefits

This budget includes the following positions:

Public Works Director

Assistant Works Director - Operations Coordinator

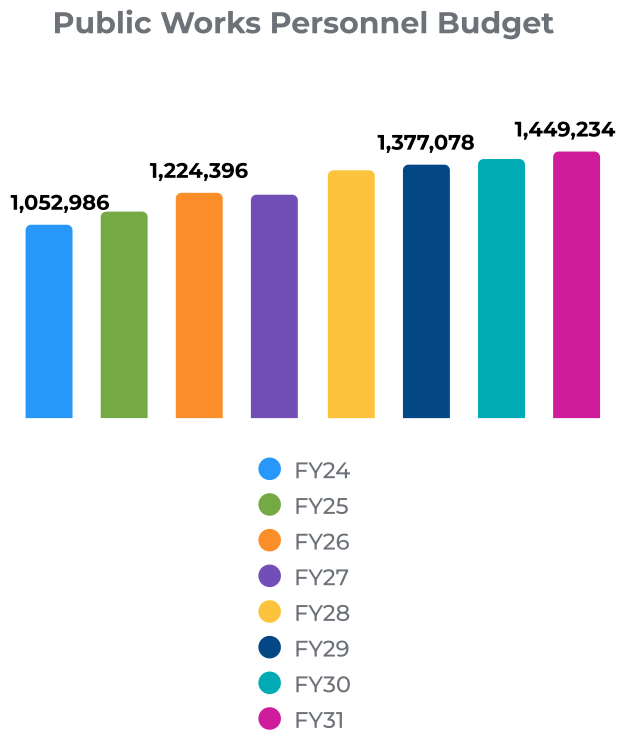
Water/Wastewater Coordinator

Operations Specialist (6)

Operations Specialist - Code Enforcement

Crossing Guard

Operations Technician (2)



Public Works Goals & Objectives

Infrastructure Maintenance & Asset Management

- Maintain our current asset management program for roads, utilities, and equipment.
- Continue to develop preventative maintenance schedules for streets, stormwater, and facilities.
- Reduce emergency repairs by increasing planned maintenance activities.
- Continue to utilize GIS and data tracking for infrastructure inventory and condition.

Street & Transportation System Improvements

- Continue annual street rehabilitation and reconstruction plans.
- Maintain a pavement condition index **(PCI)** target of 70 or greater.
- Improve traffic flow and safety at key intersections and corridors.
- Expand and maintain sidewalks and trail systems for connectivity.
- Implement traffic-calming measures in residential areas.
- Ensure compliance with ADA accessibility standards

Stormwater & Drainage Management

- Maintain and inspect all stormwater infrastructure (inlets, pipes, detention areas).
- Reduce localized flooding through targeted capital improvement projects.
- Maintain compliance with MS4 and IDNR regulations.
- Promote and enforce compliance with erosion and sediment control practices during development.
- Educate the public on stormwater and best management practices

Snow & Ice Control

- Maintain the city's snow and ice control policy.
- Strive to achieve and maintain an adequate driving surface through every event.
- Optimize salt and material usage to balance cost and environmental impact.
- Track and evaluate performance after each winter season.
- Maintain readiness of snow removal equipment.

Fleet & Equipment Management

- Continue to implement the city's fleet replacement schedule based on lifecycle costs.
- Reduce downtime through preventative maintenance programs.
- Track fuel usage and explore alternative fuels or electrification.
- Standardize equipment where possible to improve efficiency

Capital Improvement Planning (CIP)

- Annually update a 5-year Capital Improvement Plan.
- Prioritize projects based on condition, growth, and community impact.
- Coordinate infrastructure improvements with new development.
- Seek grants and external funding opportunities.
- Improve cost estimation and project delivery timelines.

Development & Construction Oversight

- Review development plans for engineering standards compliance.
- Conduct thorough construction inspections.
- Ensure proper as-built documentation is submitted.
- Coordinate with developers to align projects with city infrastructure plans.

Environmental Stewardship & Sustainability

- Continue to incorporate green infrastructure (bioswales, permeable pavement).
- Reduce energy use in facilities and operations.
- Protect local waterways through proactive maintenance.
- Evaluate sustainable practices in all capital projects.

Customer Service & Community Engagement

- Improve response times to resident service requests.
- Continue to develop a work order / service request tracking system.
- Implement mobile field technology for crews.
- Increase communication through websites, social media, and alerts.
- Conduct community outreach on projects and seasonal operations.

Staff Development & Safety

- Provide ongoing training and certifications for staff.
- Maintain a strong safety program with regular training and audits.
- Reduce workplace incidents through proactive safety measures.
- Develop succession planning for key positions.
- Foster a culture of accountability and continuous improvement.

Financial Responsibility & Efficiency

- Continue to develop and adhere to annual operating budgets.
- Monitor and reduce operational costs where possible.
- Improve data-driven decision-making for resource allocation.
- Track key performance indicators (KPIs) for efficiency.
- Leverage technology to streamline operations.

Accomplishments

- Completion of a 1 million-gallon elevated storage tank.
- Completion of a 4-mile water transmission project to serve the water tower.
- Completion of the Bondurant Emergency Services Facility.
- Completion of the City of Bondurant Civic Campus Plat and new roadway alignment.
- Completion of the first phase of 2nd Street NW reconstruction.
- Implemented a 30% design for the 2nd Street NW Corridor from Fireside Dr. Nw to Lincoln St. NE to be able to secure outside funding for reconstruction.
- Design and Construction of Phase 1 of Truman Dr. NE.
- Design and Construction of Pleasantview Park and Stormwater Detention.
- Completion of design and beginning of construction for the 3-million-gallon per day Bondurant Municipal Water Treatment Facility.
- Completion of design and beginning of construction of a 30-inch transmission water main from the treatment plant to the distribution system.
- Completion of City Park reconstruction and splash pad facility.
- Completion of 1st Street SW and 3rd Street SE parking that has added 31 new parking stalls.

EMERGENCY SERVICES

Overview of Services

The mission of Bondurant Emergency Services is to minimize loss of life, property and the environment from fires, natural disasters, life threatening situations, and to assist other emergency agencies.

The mission shall be accomplished through quality S.E.R.V.I.C.E. delivery as follows:

- **SAFETY:** for the community we protect and the personnel that protect it.
- **EDUCATION:** through programs for our residents and youth.
- **RESPONSIVENESS:** to the suggestions, influences, appeals or efforts of others.
- **VISION:** from the past, to the present and into the future.
- **INSPECTIONS:** investigations and inspections.
- **COMMITMENT:** to our community, our families, each other and ourselves.
- **EMPATHY:** for all.

Overview of Services

Bondurant Emergency Services (BES) provides fire suppression, emergency medical services (EMS), rescue operations, public education, and mutual aid throughout Eastern Polk County. In 2025, BES responded to 1,305 incidents, with medical emergencies accounting for more than half of total calls. The department continues to expand its prevention and public education programs, including CPR and Stop the Bleed trainings, car seat checks, home safety inspections, and fire extinguisher instruction. The K9 crisis response team also reached over 8,700 community members through trauma-informed outreach in 2025.

Department Organization Chart



Position Summary Schedule

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Emergency Services Director	1	1	1	1	1	1	1	1
Assistant Chief/Operations	1	1	1	1	1	1	1	1
Captain	0	0	4	4	4	4	4	4
Assistant Chief/Inspections	1	1	0	0	0	0	0	0
Firefighter/Paramedic/EMT	5	6	6	8	10	12	14	16
Training Officer (also Fire/Medic)	1	1	0	0	0	0	0	0
PT Firefighter/Paramedic/EMT	13	13	17	17	17	17	17	17
Volunteer Firefighter/Paramedic/EMT	13	12	0	0	0	0	0	0

Personnel Budget

Personnel Budget – All of Emergency Services

Includes Salaries and Benefits

This budget includes the following positions:

Emergency Services Director

Assistant Emergency Services Director

Captain Firefighter/Paramedic Coordinator (4)

FT Firefighter/Paramedic (5)

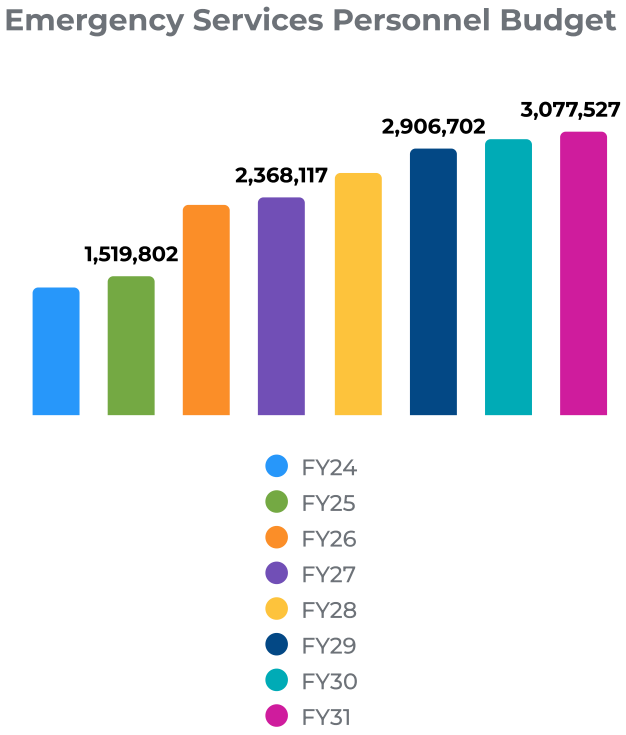
FT Firefighter/Advanced EMT (1)

PT Firefighter/Paramedic (8)

PT Firefighter/Advanced EMT (1)

PT Administrative Services Specialist - EMT (1)

PT Firefighter/EMT (7)



Goals and Objectives

- Develop, implement, and monitor compliance with the City's financial and employment policies, ensuring alignment with regulatory requirements and organizational standards.
- Promote and expand opportunities for citizen engagement throughout the budget development process to enhance transparency and community involvement.
- Ensure transparency and accountability in decision-making and policy development across the organization.
- Lead and manage the annual benefits package renewal process to secure competitive rates and maintain comprehensive, high-quality benefits coverage for employees.
- Oversee and advance projects that support the City's sustainability and long-term operational efficiency goals.
- Facilitate the ongoing review and update of the employee handbook to reflect current policies, legal requirements, and best practices.
- Direct and continuously improve the organization-wide recruitment, onboarding, and training programs to support workforce development and retention.
- Support and actively participate in the City's Diversity, Equity, and Inclusion initiatives, promoting an inclusive and equitable workplace culture.
- Ensure high-quality service standards are consistently delivered across all departments and in every interaction with employees, residents, and stakeholders.
- Provide strategic financial analysis and recommendations to support organizational decision-making, long-term planning, and resource allocation.
- Support economic development initiatives through financial evaluation, incentive analysis, and collaboration on development agreements and funding strategies.
- Oversee grant administration processes, including identifying opportunities, coordinating applications, ensuring compliance, and managing reporting requirements.
- Strengthen internal controls and risk management practices to safeguard City assets and ensure operational integrity.
- Foster cross-departmental collaboration to improve processes, increase efficiency, and support organizational alignment.
- Utilize data and performance metrics to evaluate programs, inform policy decisions, and drive continuous improvement.
- Support leadership development initiatives and succession planning efforts to build long-term organizational capacity.

Statistical Information

	2018	2019	2020	2021	2022	2023	2024	2025
Number of 911 Calls	520	635	645	873	874	795	796	
Total number of incidents	619	723	853	1168	1184	1016	1082	1305
Average Responses	0:09:22	0:09:05	0:08:35	0:08:32	0:07:50	0:08:01	0:07:23	0:05:09
Average number of personnel on calls	7	7	6	5	5	5	4	*

- 2025 Response models change to not sending every available unit. This became unit specific due to call type and nature of incident.

Mutual Aid:

- Given: 95 (29% Fires; 44% EMS; 27% Canceled (fire or EMS))
- Received: 92

EMS/Motor Vehicle Accident Incidents: 926 (71% of incidents)

Fire Incidents: 339 (26% of incidents)

Other Incidents: 40 (3% of incidents)

Accomplishments

- New Engine Design
- TEAMS Cards Updated
- SOG Updates
- Protocol Updates
- New Station Move
- Established Fee’s For Equipment
- Acquired New Training Dummies (grant)
- Acquired A Standpipe Bag (grant)
- Acquired A Natural Gas Detector (grant)
- Closest Engine Response
- Updated Engine & Ambulance Layouts
- Created Captain Positions (4)
- Acquired New Airpack Mounts in Engine
- Acquired Two New Tender/Pumpers
- ALS Engine Capabilities
- New Medications Added to EMS Stock
- New Hose & Nozzles Ordered (grant)
- New Department Patch Design

Administrative Services

Overview of Services

The Bondurant Public Library serves as a primary touch point for local government services and provider of needed information, as well as internet access, including hardware (tablets) and hotspots. The library provides materials, technology, space, and programming to support and enhance both the formal-facilitated and self-directed learning. The Library offers a full range of programming for residents at any state in life. Services include:

- Physical Materials: various formats, including books, journals, newspapers and reference guides as well as educational and entertaining video and audio materials;
- Virtual Materials: Electronic resources such as e-books, and databases, which allow patrons to use the library remotely, on devices while traveling or after hours;
- Public-facing Technology: Desktop computers, Wi-Fi hotspots, tablets, and other devices, some of which are available to check out. Recently, the Library has added Mobil Printing capabilities.
- Programming: Story times, and face-to-face learning opportunities, especially for children and young adults/teens. The educational and cultural considerations of adult learners are also taken into account with several adult programs and activities;
- User Support: Reference, instructional and readers' advisory assistance from a trained and experienced staff; and
- Space: Meeting and collaboration space that enables patrons, educational groups, nonprofit groups, and charitable organizations to meet in a safe, public place without having to pay usage fees, enabling the library to act as a community partner to various organizations.

Department Organization Chart



Position Summary Schedule

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Library Director	1	1	1	1	1	1	1	1
Assistant Library Director	1	1	1	1	1	1	1	1
Adult Librarian	.5	.5	.5	1	1	1	1	1
Youth Librarian	1	1	1	1	1	1	1	1
Children's Librarian	1	1	1	1	1	1	1	1
PT Clerk	2.5	3.5	3.5	3	3	3	3	3

Personnel Budget

Personnel Budget – All of Library

Includes Salaries and Benefits

This budget includes the following positions:

Library Director

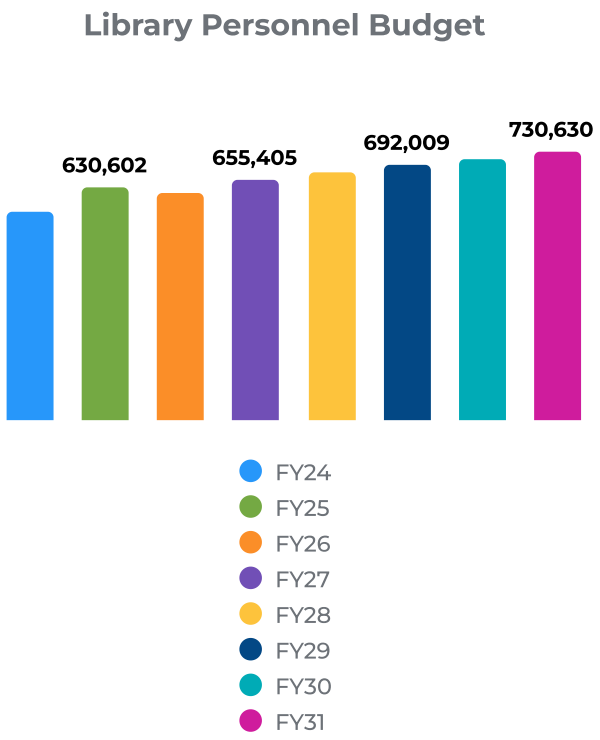
Assistant Library Director

Adult Librarian

Youth Librarian

Children's Librarian

Part- Time Clerk



Goals and Objectives

- Develop, implement, and monitor compliance with the City's financial and employment policies, ensuring alignment with regulatory requirements and organizational standards.
- Promote and expand opportunities for citizen engagement throughout the budget development process to enhance transparency and community involvement.
- Ensure transparency and accountability in decision-making and policy development across the organization.
- Lead and manage the annual benefits package renewal process to secure competitive rates and maintain comprehensive, high-quality benefits coverage for employees.
- Oversee and advance projects that support the City's sustainability and long-term operational efficiency goals.
- Facilitate the ongoing review and update of the employee handbook to reflect current policies, legal requirements, and best practices.
- Direct and continuously improve the organization-wide recruitment, onboarding, and training programs to support workforce development and retention.
- Support and actively participate in the City's Diversity, Equity, and Inclusion initiatives, promoting an inclusive and equitable workplace culture.
- Ensure high-quality service standards are consistently delivered across all departments and in every interaction with employees, residents, and stakeholders.
- Provide strategic financial analysis and recommendations to support organizational decision-making, long-term planning, and resource allocation.
- Support economic development initiatives through financial evaluation, incentive analysis, and collaboration on development agreements and funding strategies.
- Oversee grant administration processes, including identifying opportunities, coordinating applications, ensuring compliance, and managing reporting requirements.
- Strengthen internal controls and risk management practices to safeguard City assets and ensure operational integrity.
- Foster cross-departmental collaboration to improve processes, increase efficiency, and support organizational alignment.
- Utilize data and performance metrics to evaluate programs, inform policy decisions, and drive continuous improvement.
- Support leadership development initiatives and succession planning efforts to build long-term organizational capacity.

Statistical Information

Fiscal Year	2017	2018	2019	2021	2022	2023	2024
Visitor (door count)	31,734	33,080	35,515	15,929	24,494	28,135	48,502
Circulated Items	9,052	38,440	38,653	42,382	73,101	74,635	72,934
Circulated Children's Material (Physical Items)	15,029	19,694	16,368	16,287	22,805	29,952	36,615
Circulated Digital Items	3,189	4,861	5,887	8,347	7,836	12,052	15,432
Summer Reading Program Patron Signups	21	859	851	409	1,277	989	1,092
Summer Reading Program Attendance			1,701	1,013	3,768	Attending all live programs: 14,654	Attending al live programs 16,440

Accomplishments

- Reviewed and weeded materials in order to update the collection.
- Achieved a 10% increase in Library Card Holders.
- Collected and distributed more than 139 pounds of food and personal hygiene products during the Summer Reading Program.
- Received grant for a play kitchen.



- Conducted numerous programs.

Programming

	FY 2025 # of programs	FY 2025 Attendance	FY 2024 # of programs	FY 2024 Attendance	
Children 0-5	290	6,888	282	5,400	→ 22% increase in attendance
Children 6-11	127	5,791	111	4,208	→ 27% increase in attendance
Young Adults 12-18	46	405	27	1,050	
Adult	191	1,683	163	1,384	→ 17% increase in attendance
General Interest	24	3,136	41	4,398	

Parks and Recreation

Overview of Services

Over the past year, the Bondurant Parks and Recreation Department has continued to deliver high-quality recreational services, enhance public spaces, and provide meaningful opportunities for community connection. Through ongoing maintenance, program development, and strategic investment in parks and facilities, the department remains committed to improving quality of life and ensuring accessible recreation opportunities for residents of all ages and abilities.

The department plays a central role in the development and stewardship of Bondurant's park system. Over the past year, staff supported the completion and activation of several park improvements, including the opening of the City's splash pad at City Park and the installation of a new playground at Collison Soccer Park. In addition to these enhancements, the department continues to maintain and improve existing parks, trails, and recreational amenities to ensure safe, welcoming, and well-maintained public spaces.

Parks and Recreation also leads efforts in creative placemaking and the integration of art into public spaces. Recent projects include the completion of the Puddle Pavilion at Eagle Park, as well as continued expansion of the ARTocka initiative around Lake Petocka. These efforts reflect the department's role in creating unique, engaging environments that combine recreation, art, and nature, while partnering with local artists, students, and community organizations.

Community programming and events remain a core service of the department. Staff plan, coordinate, and host a wide range of events throughout the year, including Bondu Blues & Brews, Merry & Bright, Bondu Spooktacular, Touch-a-Truck, and the Youth Fishing Derby. The department also continues to expand recreational programming in response to community interest, including the addition of new offerings such as an additional summer Cribbage Tournament.

The department's work has also received regional and statewide recognition. Bondurant was recognized by the American Planning Association Iowa Chapter for multiple planning efforts, and received ICMA Program Excellence Awards for initiatives supporting community health, safety, and inclusive recreation. The City's public art program was also honored with the IaCMA Program of the Year Award, further highlighting the department's leadership in innovative programming.

In addition to current services, Parks and Recreation plays a key role in planning for future community needs. Staff are actively exploring opportunities to expand programming space through the proposed "The Station" facility and continue to pursue funding for trail expansion, park development, and new recreational amenities.

These efforts are made possible through collaboration with the Parks and Recreation Advisory Board, the Tree Board, the Skate Park Committee, volunteers, and community partners. Through this coordinated approach, the department continues to provide high-quality services, maintain vibrant public spaces, and foster a strong sense of community in Bondurant.

Department Organization Chart



Position Summary Schedule

	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Parks & Recreation Director	0	0	0	1	1	1	1	1
Communications & Events Coordinator	1	1	1	1	1	1	1	1
Parks & Recreation Operations Specialist				1	1	1	1	1

Personnel Budget

Personnel Budget – All of Parks & Recreation

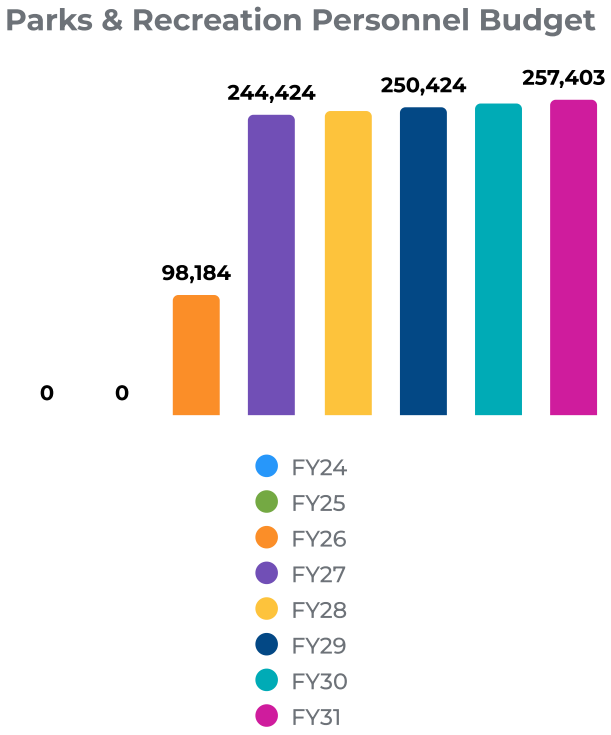
Includes Salaries and Benefits

This budget includes the following positions:

Parks & Recreation Director

Communications & Events Coordinator

Parks & Recreation Operations Specialist



Goals and Objectives

- Looking ahead, the City of Bondurant will continue investing in parks, trails, public art, and community gathering spaces to support the community's growth and evolving recreation needs. These initiatives build upon recent park improvements while focusing on expanding access to recreation, strengthening trail connectivity, and enhancing Bondurant's identity through placemaking.
- Several major projects are planned or underway that will expand the community's park system and public spaces. The renovation of the former Bondurant Emergency Services building into The Station is progressing, with the facility expected to open in summer 2026. Once complete, The Station will serve as a central hub for Parks and Recreation operations and provide additional space for community programming and events.
- Creative placemaking will continue to play an important role in Bondurant's park system. In summer 2026, a large-scale silo mural will be painted as part of the Silo Commons concept area. Construction of the Silo Commons Amphitheater is anticipated to begin later in 2026, with completion expected in summer 2027. These improvements will create a new destination space for performances, community events, and outdoor gatherings.
- Additional public art and placemaking initiatives will continue through the ARTocka public art loop around Lake Petocka. The Garden, a universally accessible boardwalk installation featuring interactive public art, fishing access, and a kayak launch, is expected to be completed in 2026. Two new sculptural installations, Eye of Imagination and Moving Curiously, will also be installed along Bondurant's trail system in 2026, further integrating art with the community's recreational spaces.
- Trail connectivity and park accessibility remain priorities. Planning is underway for a Chichaqua Valley Trail extension east of Highway 65, including connections through the emerging Grain District. These improvements will strengthen regional trail connections and improve safety for cyclists and pedestrians traveling through developing areas of the community.
- Bondurant also continues to invest in improvements to existing parks and amenities. In 2026, Eagle Park will add a new disc golf course, expanding recreational opportunities in the park. New interpretive panels highlighting the history of Lake Petocka will also be installed, providing educational opportunities for visitors and celebrating the area's heritage. Additional improvements include installing new picnic tables in neighborhood parks, at Lake Petocka, and in City Park to enhance visitor comfort and usability.
- Community partnerships continue to support the planning of future park spaces. The Pleasantview Master Plan was completed in FY26, helping guide future development in that area. In addition, student capstone teams from the University of Iowa and Iowa State University are developing conceptual plans for several community spaces, including Bluejay Landing, Cleveland Park, the Grain District, and Friends of the Park initiatives. These collaborations provide innovative ideas for future recreational spaces while engaging students in real-world planning and design.
- Bondurant also continues to support community-driven art initiatives. In FY26, a new mural was painted in the City Park parking lot through a collaboration between Bondurant Farrar High School students and artist Chris Vance, adding another creative feature to the park and strengthening community pride.
- Through continued planning, partnerships, and strategic investment, the Bondurant Parks and Recreation Department will continue to expand recreational opportunities, enhance public spaces, and create vibrant community destinations for residents and visitors alike.

Statistical Information

Fiscal Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
Cemetery Plot Purchases	9	10	14	7	2	2	2	7	7
Shelter Reservations	58	38	34	47	57	52	99	45	52
Farmer's Market Vendors	NA	NA	NA	NA	75	110	120	130	134
Cribbage Tournaments	N/A	28	33	26	N/A	32	35	40	74
Bondu Chowder Ride	200	120	80	40	N/A	45	120	66	70
Keep Bondu Beautiful	25	20	20	60	124	100	101	26	43
Youth Fishing	30	41	45	N/A	110	150	170	94	114
Touch a Truck	150	150	150	150	200	200	200	225	203
Bondu Blues & Brews	200	200	200	150	400	350	400	350	800-900
Movies in the Park	N/A	N/A	40	60	80	185	250	12	N/A
Bondu Spooktacular	125	200	300	210	400	410	369	750	685

Merry & Bright	600	600	700	N/A	750	876	800	825	865
Live Healthy Iowa/ Rail2Trail	208	130	113	N/A	122	160	169	129	36

Accomplishments

- Spearheaded Silo Commons concept, securing a Prairie Meadows Legacy Grant, a Destination Iowa Grant, a MidAmerican Foundation Grant, and a Polk County Community Development Grant, as well as contributions from the Bondurant Community Foundation and multiple other private donors;
    - Broke ground on The Station Project, reusing the former facility to become a recreational programming/civic use space, targeted for opening in June 2026;
    - Opened Bondurant's first splash pad;
    - Finalized construction of all-inclusive playground;
    - Substantially completed basketball court and pickleball court at Wolf Creek;
    - Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
    - Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);
    - Opened Park Side Trail Connection;
    - Created Pleasantview Park plan;
    - Secured grant funding to invest in public art, including:
        - Puddle Pavilion in Eagle Park;
        - Mural at City Park south parking lot by artist Chris Vance, Andrew Golightly, and students from the Bondurant-Farrar Community School District;
        - The Garden Project at Lake Petocka, a kayak launch and fishing dock project that is functional art and is under construction;
        - Moving Curiously Sculpture, currently in production and slated for installation at the entrance to The Grain District;
        - Silo Commons mural, for which the artist group has been recently selected.
    -

Capital Improvement Plan

Capital Budgeting Process

Basis for Capital Revenue and Expenditures Estimates

Capital Improvement Project Ranking and Prioritization Process

Definitions and Criteria for Capital Projects

One Year Plan

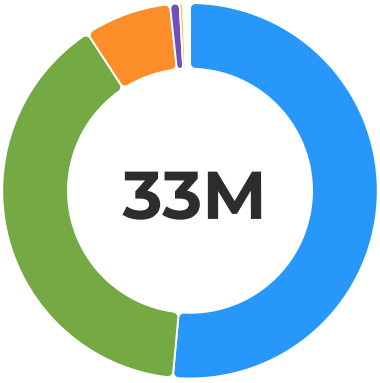
FY27 Total Capital Requested

$46,903,370

FY27 Total Funding Requested

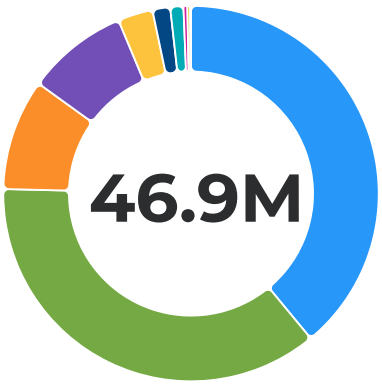
$33,035,625

FY27 Total Funding Requested by Source



Water Revenue Bond	$17,000,000	51.46%
Grant	$12,999,000	39.35%
TIF Operating Debt	$2,472,231	7.48%
Road Use Tax Operating Reserves	$272,393	0.82%
LOSST Operating Reserves	$100,000	0.30%
Sanitary Sewer Operating Reserves	$50,000	0.15%
Water Operating Reserves	$50,000	0.15%
Storm Sewer Operating Reserves	$47,000	0.14%
Interest/Salvage	$45,000	0.14%
GO Bond	$1	0.00%
TIF Bond	$0	0.00%
Storm Sewer Revenue Bond	$0	0.00%

FY27 Total Funding Requested by Department



Streets	$18,294,099	39.00%
Water Administration	$17,069,074	36.39%
Streets	$4,480,319	9.55%
Parks	$4,100,060	8.74%
Parks	$1,415,100	3.02%
Drainage	$715,000	1.52%
EMS	$525,000	1.12%
Library	$158,000	0.34%
Public Works	$121,718	0.26%
Fire	$15,000	0.03%
Economic Development	$10,000	0.02%
Public Safety	$0	0.00%

FY27 Capital Cost Breakdown



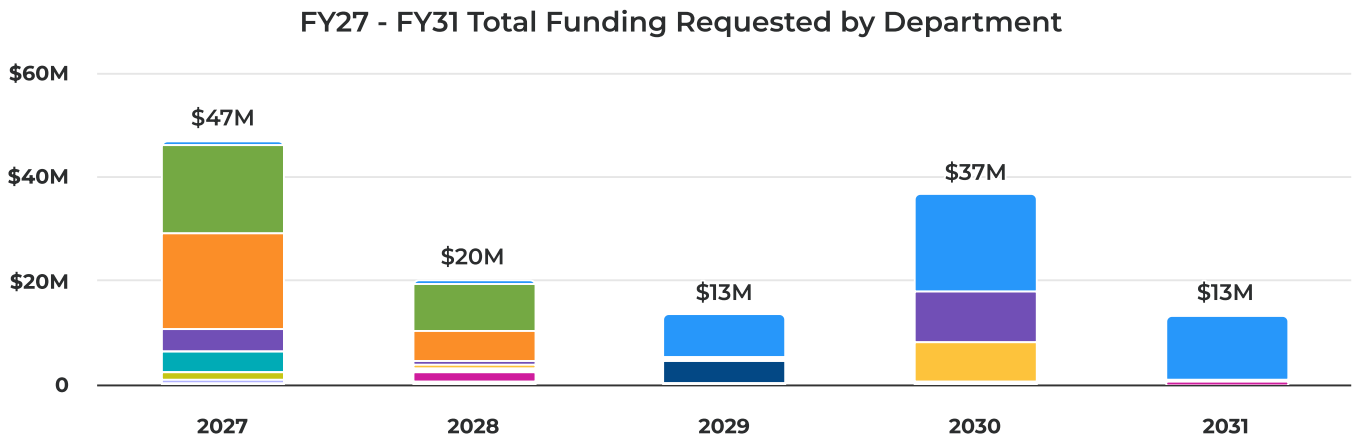
Capital Costs	$46,903,370	99.59%
Operational Costs	$195,400	0.41%

FY27 Cost Savings & Revenue Breakdown



Revenue	$0	N/A
Cost Savings	$0	N/A

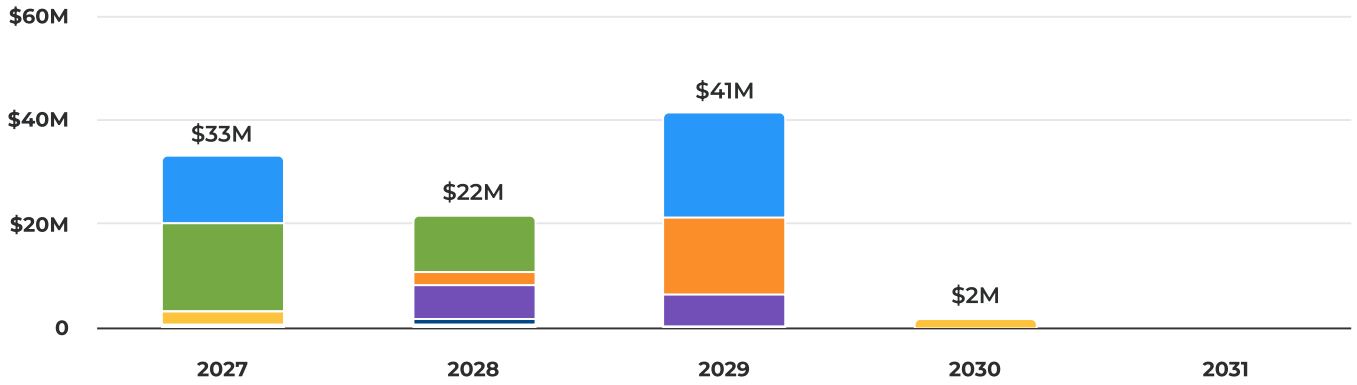
Capital Improvement Multi-Year Plan



Funding by Department Totals (all years)

Drainage	**$41,184,809**	31.53%
Water Administration	**$26,169,240**	20.04%
Streets	**$24,008,885**	18.38%
Streets	**$15,521,919**	11.88%
Public Safety	**$8,500,000**	6.51%
Economic Development	**$4,725,000**	3.62%
Parks	**$4,542,060**	3.48%
Fire	**$2,385,500**	1.83%
Parks	**$1,565,100**	1.20%
EMS	**$1,155,000**	0.88%
Public Works	**$512,998**	0.39%
Cemetery	**$180,000**	0.14%
Library	**$158,000**	0.12%

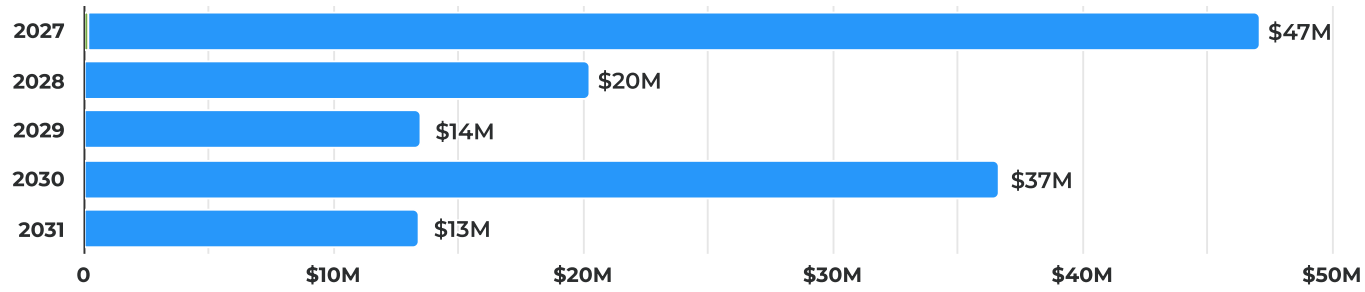
FY27 - FY31 Total Funding Requested by Source



Funding by Source Totals (all years)

Grant	**$33,399,000**	34.20%
Water Revenue Bond	**$27,783,704**	28.45%
TIF Bond	**$17,600,000**	18.02%
GO Bond	**$12,440,501**	12.74%
TIF Operating Debt	**$4,172,231**	4.27%
Road Use Tax Bond	**$1,000,000**	1.02%
Road Use Tax Operating Reserves	**$622,393**	0.64%
General Fund Operating Reserves	**$240,000**	0.25%
Storm Sewer Operating Reserves	**$147,000**	0.15%
LOSST Operating Reserves	**$100,000**	0.10%
Interest/Salvage	**$55,000**	0.06%
Sanitary Sewer Operating Reserves	**$50,000**	0.05%
Water Operating Reserves	**$50,000**	0.05%
Storm Sewer Revenue Bond	**$0**	0.00%

FY27 - FY31 Capital Cost Breakdown



Capital Cost Totals (all years)

Capital Costs	**$130,608,511**	99.74%
Operational Costs	**$344,800**	0.26%

FY27 - FY31 Cost Savings & Revenue Breakdown

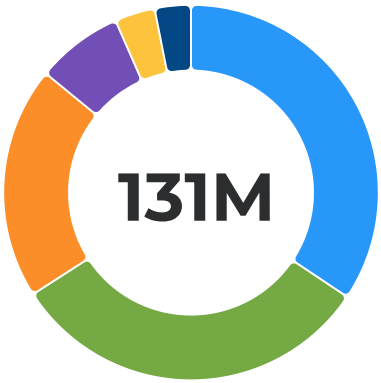


Cost Savings & Revenue Totals (all years)

Revenue	**$0**	N/A
Cost Savings	**$0**	N/A

Capital Improvement Plan - Project Types

FY27 - FY31 Capital Costs By Project Type



Roadways, Bridges, and Trails	**$44,890,904**	34.37%
Other Improvements	**$41,184,809**	31.53%
Water, Sanitary Sewer, and Storm Sewer	**$26,169,240**	20.04%
Building and Facilities	**$9,768,000**	7.48%
Park Land, Equipment, and Facilities	**$4,542,060**	3.48%
Vehicles and Wheeled Equipment	**$4,053,498**	3.10%

Roadways, Bridges, and Trails

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
357	SE Industrial Infrastructure	$18,294,099	$5,714,786	$0	$0	$0	**$24,008,885**
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$4,480,319	$941,600	$300,000	$3,500,000	$0	**$9,221,919**
344	16th Street: Pleasant to Hubbell	$0	$0	$0	$6,050,000	$250,000	**$6,300,000**
347	Bridge/Street	$10,000	$265,000	$4,450,000	$0	$0	**$4,725,000**
329	Chichaqua Valley Trail East	$455,100	$0	$0	$0	$0	**$455,100**
001-450	Cemetery Capital	$0	$90,000	$90,000	$0	$0	**$180,000**
356	Certified Site Improvements	$0	$0	$0	$0	$0	**$0**
Total Roadways, Bridges, and Trails		**$23,239,518**	**$7,011,386**	**$4,840,000**	**$9,550,000**	**$250,000**	**$44,890,904**

Other Improvements

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
355	Central District Improvements (Grant Street S Realignment,	$715,000	$800,000	$8,257,309	$18,912,500	$12,500,000	**$41,184,809**

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
	Stormwater, and Park)						
343	Downtown Parking	$0	$0	$0	$0	$0	**$0**
Total Other Improvements		**$715,000**	**$800,000**	**$8,257,309**	**$18,912,500**	**$12,500,000**	**$41,184,809**

Water, Sanitary Sewer, and Storm Sewer

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
352	Water Facilities Planning/Water Facilities Construction	$17,069,074	$9,100,166	$0	$0	$0	**$26,169,240**
Total Water, Sanitary Sewer, and Storm Sewer		**$17,069,074**	**$9,100,166**	**$0**	**$0**	**$0**	**$26,169,240**

Building and Facilities

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
306	Civic Campus	$0	$750,000	$250,000	$7,500,000	$0	**$8,500,000**
335	Parks Capital Improvements	$960,000	$150,000	$0	$0	$0	**$1,110,000**
351	Library Expansion and Renovation	$158,000	$0	$0	$0	$0	**$158,000**
Total Building and Facilities		**$1,118,000**	**$900,000**	**$250,000**	**$7,500,000**	**$0**	**$9,768,000**

Park Land, Equipment, and Facilities

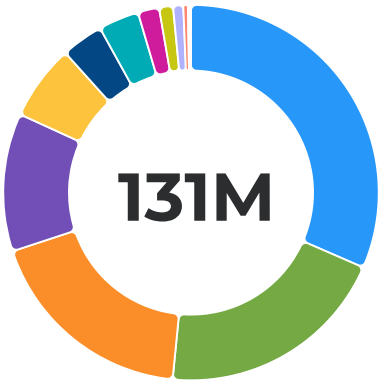
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
337	The Grain District	$4,100,060	$442,000	$0	$0	$0	**$4,542,060**
Total Park Land, Equipment, and Facilities		**$4,100,060**	**$442,000**	**$0**	**$0**	**$0**	**$4,542,060**

Vehicles and Wheeled Equipment

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-150	Capital Equipment: Fire	$15,000	$1,740,500	$30,000	$0	$600,000	**$2,385,500**
001-160	Capital Equipment EMS	$525,000	$0	$30,000	$600,000	$0	**$1,155,000**
110/001-210	Capital Equipment: Public Works and Large Maintenance (Roads)	$121,718	$223,760	$83,760	$83,760	$0	**$512,998**
Total Vehicles and Wheeled Equipment		**$661,718**	**$1,964,260**	**$143,760**	**$683,760**	**$600,000**	**$4,053,498**

Capital Improvement Plan - Departments

FY27 - FY31 Capital Costs by Department



Drainage	**$41,184,809**	31.53%
Water Administration	**$26,169,240**	20.04%
Streets	**$24,008,885**	18.38%
Streets	**$15,521,919**	11.88%
Public Safety	**$8,500,000**	6.51%
Economic Development	**$4,725,000**	3.62%
Parks	**$4,542,060**	3.48%
Fire	**$2,385,500**	1.83%
Parks	**$1,565,100**	1.20%
EMS	**$1,155,000**	0.88%
Public Works	**$512,998**	0.39%
Cemetery	**$180,000**	0.14%
Library	**$158,000**	0.12%

Drainage

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	$715,000	$800,000	$8,257,309	$18,912,500	$12,500,000	**$41,184,809**
Total Drainage		**$715,000**	**$800,000**	**$8,257,309**	**$18,912,500**	**$12,500,000**	**$41,184,809**

Water Administration

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
352	Water Facilities Planning/Water Facilities Construction	$17,069,074	$9,100,166	$0	$0	$0	**$26,169,240**
Total Water Administration		**$17,069,074**	**$9,100,166**	**$0**	**$0**	**$0**	**$26,169,240**

Streets

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
357	SE Industrial Infrastructure	$18,294,099	$5,714,786	$0	$0	$0	**$24,008,885**

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total Streets	**$18,294,099**	**$5,714,786**	**$0**	**$0**	**$0**	**$24,008,885**

Streets

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$4,480,319	$941,600	$300,000	$3,500,000	$0	**$9,221,919**
344	16th Street: Pleasant to Hubbell	$0	$0	$0	$6,050,000	$250,000	**$6,300,000**
356	Certified Site Improvements	$0	$0	$0	$0	$0	**$0**
Total Streets		**$4,480,319**	**$941,600**	**$300,000**	**$9,550,000**	**$250,000**	**$15,521,919**

Public Safety

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
306	Civic Campus	$0	$750,000	$250,000	$7,500,000	$0	**$8,500,000**
Total Public Safety		**$0**	**$750,000**	**$250,000**	**$7,500,000**	**$0**	**$8,500,000**

Economic Development

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
347	Bridge/Street	$10,000	$265,000	$4,450,000	$0	$0	**$4,725,000**
343	Downtown Parking	$0	$0	$0	$0	$0	**$0**
Total Economic Development		**$10,000**	**$265,000**	**$4,450,000**	**$0**	**$0**	**$4,725,000**

Parks

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
337	The Grain District	$4,100,060	$442,000	$0	$0	$0	**$4,542,060**
Total Parks		**$4,100,060**	**$442,000**	**$0**	**$0**	**$0**	**$4,542,060**

Fire

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-150	Capital Equipment: Fire	$15,000	$1,740,500	$30,000	$0	$600,000	**$2,385,500**
Total Fire		**$15,000**	**$1,740,500**	**$30,000**	**$0**	**$600,000**	**$2,385,500**

Parks

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
335	Parks Capital Improvements	$960,000	$150,000	$0	$0	$0	**$1,110,000**
329	Chichaqua Valley Trail East	$455,100	$0	$0	$0	$0	**$455,100**
Total Parks		**$1,415,100**	**$150,000**	**$0**	**$0**	**$0**	**$1,565,100**

EMS

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-160	Capital Equipment EMS	$525,000	$0	$30,000	$600,000	$0	**$1,155,000**

Project No. / Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Total EMS	**$525,000**	**$0**	**$30,000**	**$600,000**	**$0**	**$1,155,000**

Public Works

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
110/001-210	Capital Equipment: Public Works and Large Maintenance (Roads)	$121,718	$223,760	$83,760	$83,760	$0	**$512,998**
Total Public Works		**$121,718**	**$223,760**	**$83,760**	**$83,760**	**$0**	**$512,998**

Cemetery

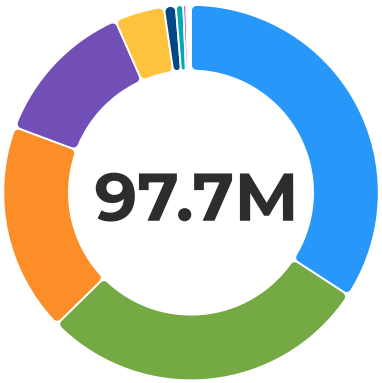
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-450	Cemetery Capital	$0	$90,000	$90,000	$0	$0	**$180,000**
Total Cemetery		**$0**	**$90,000**	**$90,000**	**$0**	**$0**	**$180,000**

Library

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
351	Library Expansion and Renovation	$158,000	$0	$0	$0	$0	**$158,000**
Total Library		**$158,000**	**$0**	**$0**	**$0**	**$0**	**$158,000**

Capital Improvement Plan - Expenditures

FY27 - FY31 Expenditures by Fund



Grant	**$33,399,000**	34.20%
Water Revenue Bond	**$27,783,704**	28.45%
TIF Bond	**$17,600,000**	18.02%
GO Bond	**$12,440,501**	12.74%
TIF Operating Debt	**$4,172,231**	4.27%
Road Use Tax Bond	**$1,000,000**	1.02%
Road Use Tax Operating Reserves	**$622,393**	0.64%
General Fund Operating Reserves	**$240,000**	0.25%
Storm Sewer Operating Reserves	**$147,000**	0.15%
LOSST Operating Reserves	**$100,000**	0.10%
Interest/Salvage	**$55,000**	0.06%
Water Operating Reserves	**$50,000**	0.05%
Sanitary Sewer Operating Reserves	**$50,000**	0.05%
Storm Sewer Revenue Bond	**$0**	0.00%

Grant

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	$0	$0	$16,250,000	$0	$0	**$16,250,000**
357	SE Industrial Infrastructure	$12,000,000	$0	$0	$0	$0	**$12,000,000**
347	Bridge/Street	$0	$0	$3,500,000	$0	$0	**$3,500,000**
337	The Grain District	$749,000	$250,000	$0	$0	$0	**$999,000**
344	16th Street: Pleasant to Hubbell	$0	$0	$400,000	$0	$0	**$400,000**
329	Chichaqua Valley Trail East	$250,000	$0	$0	$0	$0	**$250,000**
Total Grant		**$12,999,000**	**$250,000**	**$20,150,000**	**$0**	**$0**	**$33,399,000**

Water Revenue Bond

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
352	Water Facilities Planning/Water Facilities Construction	$17,000,000	$10,783,704	$0	$0	$0	**$27,783,704**
Total Water Revenue Bond		**$17,000,000**	**$10,783,704**	**$0**	**$0**	**$0**	**$27,783,704**

TIF Bond

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	$0	$0	$12,000,000	$0	$0	**$12,000,000**
357	SE Industrial Infrastructure	$0	$2,600,000	$0	$0	$0	**$2,600,000**
337	The Grain District	$0	$0	$1,500,000	$0	$0	**$1,500,000**
344	16th Street: Pleasant to Hubbell	$0	$0	$1,500,000	$0	$0	**$1,500,000**
343	Downtown Parking	$0	$0	$0	$0	$0	**$0**
356	Certified Site Improvements	$0	$0	$0	$0	$0	**$0**
Total TIF Bond		**$0**	**$2,600,000**	**$15,000,000**	**$0**	**$0**	**$17,600,000**

GO Bond

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
344	16th Street: Pleasant to Hubbell	$0	$0	$5,000,000	$0	$0	**$5,000,000**
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$0	$5,000,000	$0	$0	$0	**$5,000,000**
001-150	Capital Equipment: Fire	$0	$1,440,500	$0	$0	$0	**$1,440,500**
335	Parks Capital Improvements	$0	$0	$1,000,000	$0	$0	**$1,000,000**
001-160	Capital Equipment EMS	$1	$0	$0	$0	$0	**$1**
Total GO Bond		**$1**	**$6,440,500**	**$6,000,000**	**$0**	**$0**	**$12,440,501**

TIF Operating Debt

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
357	SE Industrial Infrastructure	$1,733,748	$0	$0	$0	$0	**$1,733,748**
355	Central District Improvements (Grant Street S Realignment,	$0	$0	$0	$1,700,000	$0	**$1,700,000**

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
	Stormwater, and Park)						
337	The Grain District	$730,864	$0	$0	$0	$0	**$730,864**
343	Downtown Parking	$7,619	$0	$0	$0	$0	**$7,619**
Total TIF Operating Debt		**$2,472,231**	**$0**	**$0**	**$1,700,000**	**$0**	**$4,172,231**

Road Use Tax Bond

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$0	$1,000,000	$0	$0	$0	**$1,000,000**
Total Road Use Tax Bond	**$0**	**$1,000,000**	**$0**	**$0**	**$0**	**$1,000,000**

Road Use Tax Operating Reserves

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
110/001-210	Capital Equipment: Public Works and Large Maintenance (Roads)	$272,393	$350,000	$0	$0	$0	**$622,393**
Total Road Use Tax Operating Reserves		**$272,393**	**$350,000**	**$0**	**$0**	**$0**	**$622,393**

General Fund Operating Reserves

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-450	Cemetery Capital	$0	$90,000	$90,000	$0	$0	**$180,000**
001-150	Capital Equipment: Fire	$0	$0	$60,000	$0	$0	**$60,000**
Total General Fund Operating Reserves		**$0**	**$90,000**	**$150,000**	**$0**	**$0**	**$240,000**

Storm Sewer Operating Reserves

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$47,000	$100,000	$0	$0	$0	**$147,000**
Total Storm Sewer Operating Reserves	**$47,000**	**$100,000**	**$0**	**$0**	**$0**	**$147,000**

LOSST Operating Reserves

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
335	Parks Capital Improvements	$100,000	$0	$0	$0	$0	**$100,000**
351	Library Expansion and Renovation	$0	$0	$0	$0	$0	**$0**
Total LOSST Operating Reserves		**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Interest/Salvage

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
335	Parks Capital Improvements	$10,000	$10,000	$0	$0	$0	**$20,000**
337	The Grain District	$15,000	$0	$0	$0	$0	**$15,000**
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	$10,000	$0	$0	$0	$0	**$10,000**
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$10,000	$0	$0	$0	$0	**$10,000**
347	Bridge/Street	$0	$0	$0	$0	$0	**$0**
Total Interest/Salvage		**$45,000**	**$10,000**	**$0**	**$0**	**$0**	**$55,000**

Water Operating Reserves

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$50,000	$0	$0	$0	$0	**$50,000**
Total Water Operating Reserves	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Sanitary Sewer Operating Reserves

Category	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$50,000	$0	$0	$0	$0	**$50,000**
Total Sanitary Sewer Operating Reserves	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Storm Sewer Revenue Bond

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
306	Civic Campus	$0	$0	$0	$0	$0	**$0**
Total Storm Sewer Revenue Bond		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

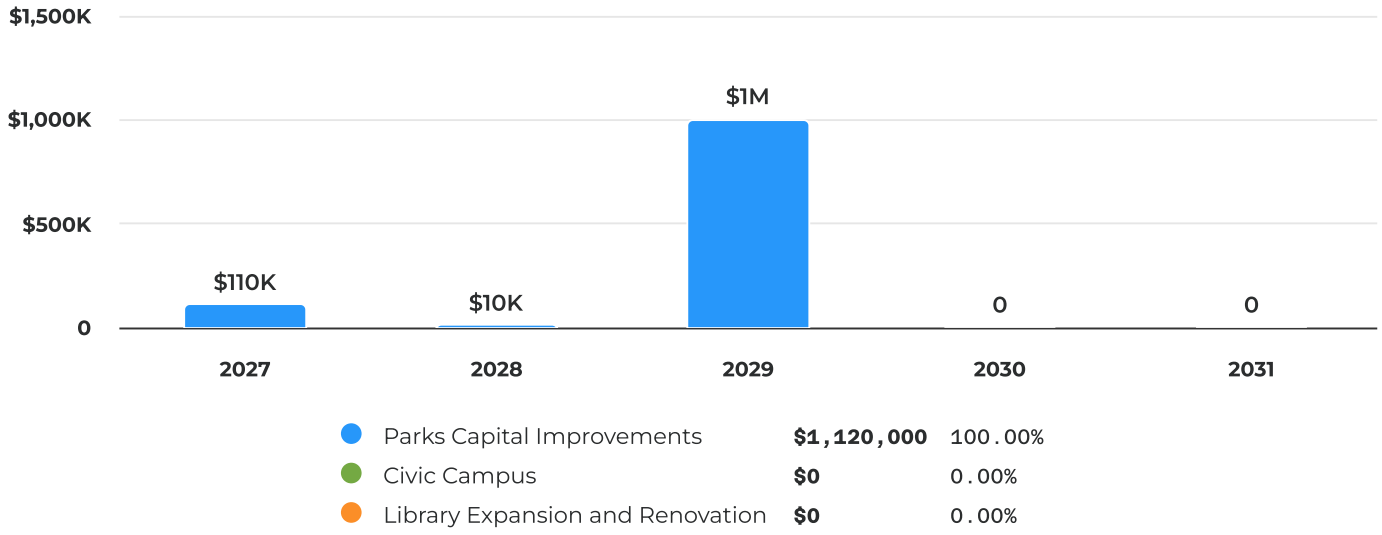
Capital Projects

Capital Projects

Project No. / Project Name		Years	Departments	Type	Total
344	16th Street: Pleasant to Hubbell	2029	Streets	Roadways, Bridges, and Trails	$6,900,000
347	Bridge/Street	2027 - 2029	Economic Development	Roadways, Bridges, and Trails	$3,500,000
001-160	Capital Equipment EMS	2027	EMS	Vehicles and Wheeled Equipment	$1
001-150	Capital Equipment: Fire	2028 - 2029	Fire	Vehicles and Wheeled Equipment	$1,500,500
110/001-210	Capital Equipment: Public Works and Large Maintenance (Roads)	2027 - 2028	Public Works	Vehicles and Wheeled Equipment	$622,393
001-450	Cemetery Capital	2028 - 2029	Cemetery	Roadways, Bridges, and Trails	$180,000
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	2027 - 2030	Drainage	Other Improvements	$29,960,000
356	Certified Site Improvements	2027 - 2028	Streets	Roadways, Bridges, and Trails	$0
329	Chichaqua Valley Trail East	2027	Parks	Roadways, Bridges, and Trails	$250,000
306	Civic Campus	2027	Public Safety	Building and Facilities	$0
343	Downtown Parking	2027	Economic Development	Other Improvements	$7,619
351	Library Expansion and Renovation	2027	Library	Building and Facilities	$0
335	Parks Capital Improvements	2027 - 2029	Parks	Building and Facilities	$1,120,000
357	SE Industrial Infrastructure	2027 - 2028	Streets	Roadways, Bridges, and Trails	$16,333,748
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	2027 - 2028	Streets	Roadways, Bridges, and Trails	$6,257,000
337	The Grain District	2027 - 2029	Parks	Park Land, Equipment, and Facilities	$3,244,864
352	Water Facilities Planning/Water Facilities Construction	2027 - 2028	Water Administration	Water, Sanitary Sewer, and Storm Sewer	$27,783,704

Building and Facilities

FY27 - FY31 Building and Facilities Projects



Summary of Requests

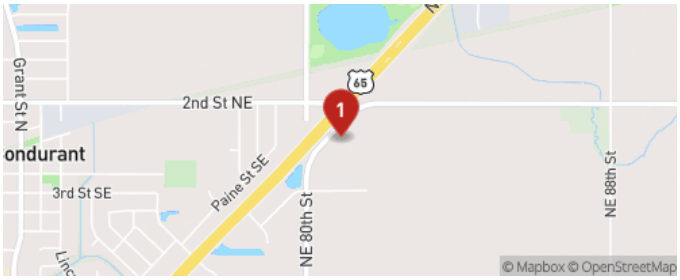
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
335	Parks Capital Improvements	$110,000	$10,000	$1,000,000	$0	$0	**$1,120,000**
306	Civic Campus	$0	$0	$0	$0	$0	**$0**
351	Library Expansion and Renovation	$0	$0	$0	$0	$0	**$0**
Total Summary of Requests		**$110,000**	**$10,000**	**$1,000,000**	**$0**	**$0**	**$1,120,000**

Civic Campus

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Public Safety
Type	Capital Improvement
Project Type	Building and Facilities
Project Number	306
Estimated Start Date	11/1/2021
Estimated Completion Date	05/31/2024

Project Location



Description

The City purchased land for a "Civic Campus" and commissioned a master plan. The master plan was adopted on April 10, 2023, and can be found
here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/final_civic_campus_master_plan.pdf.

The capital projects outlined in the master plan are split into multiple phases that include the construction of a new Bondurant Emergency Services facility and a Public Works facility. Future expansion of the campus may include the opportunity to partner on the maintenance facility. The first phase of the project is the construction of the BES facility.

The public benefit will be the ability of emergency responders to better and more quickly access main arterials for response to emergency calls. The Campus project will also provide better access for Public Works vehicles and for necessary deliveries.

The Public Works facility is slated for design and construction in FY30.

On July 17, 2023, the City Council approved a resolution authorizing the Mayor to execute an agreement with Ryan Companies for its Construction Management at Risk proposal for the Bondurant Emergency Services facility. On August 21, 2023, the City Council approved a resolution with OPN for professional design services for the Bondurant Emergency Services Facility.

The project broke ground on October 7, 2024, and was dedicated on December 6, 2025.

Future fiscal years (28-30) include the planning, design, and construction of a Public Works facility.

Images



BES under construction - Fall/Winter 2024



BES Groundbreaking: October 7, 2024

The groundbreaking for the new Bondurant Emergency Services Facility was held on October 7, 2024. From Left to Right is State Representative Brian Lohse, Council Member Tara Cox, Council Member Chad Driscoll, City Administrator Marketa Oliver, Mayor Doug Elrod, Communications and Events Coordinator Katie Klus, and Public Works Director John Horton.



Bondurant Emergency Services Facility Rendering



Dedication

December 6, 2025



New Bondurant Emergency Services Facility

Details

Type of Project: New Construction

Useful Life: 25 or More

Supplemental Attachments

BES Images

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$8.5M

Project Total
$8.5M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	Total
Construction/Maintenance 4	$0	$0	$0	$7,250,000	**$7,250,000**
Planning and Design 3	$0	$750,000	$250,000	$250,000	**$1,250,000**
Other 2	$0	$0	$0	$0	**$0**
Land Acquisition 1	$0	$0	$0	$0	**$0**
Legal 3	$0	$0	$0	$0	**$0**
Legal 2	$0	$0	$0	$0	**$0**
Legal 1	$0	$0	$0	$0	**$0**
Total	**$0**	**$750,000**	**$250,000**	**$7,500,000**	**$8,500,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$0

Project Total
$0

Detailed Breakdown

Category	FY2027 *In Progress*
Storm Sewer Revenue Bond	**$0**
Total	**$0**

Operational Costs

FY2027 Budget
$24K

Total Budget (all years)
$120K

Project Total
$120K

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	FY2031 *In Progress*	Total
Utilities	$12,000	$12,000	$12,000	$12,000	$12,000	**$60,000**
General Maintenance	$12,000	$12,000	$12,000	$12,000	$12,000	**$60,000**
Total	**$24,000**	**$24,000**	**$24,000**	**$24,000**	**$24,000**	**$120,000**

Library Expansion and Renovation

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Library
Type	Capital Improvement
Project Type	Building and Facilities
Project Number	351
Request Groups	Culture & Recreation
Estimated Start Date	03/1/2021
Estimated Completion Date	06/30/2025

Project Location



Description

Expansion of the library building and additional equipment. This project is funded by a general obligation bond supported by the Local Option Sales and Services Tax that Bondurant residents voted to impose upon themselves for capital improvements and property tax relief. The capital project includes a fund balance that derives from bond proceeds of $3,688,792 in FY2021 and a grant of $60,000 from the Carver Foundation, also in FY21.

FY26 and FY27 include funding for security camera upgrades and solar panels, supported by transfers from the Local Option Sales and Services Tax fund.

The main project has been completed. The capital expenditures budgeted are for solar panels to be added to the library.

The project is to add solar panels to become more energy independent and reduce operating costs. The benefit to the community is to reduce operational costs and expand the use of renewable energy. Additionally, the project generates a net savings of $226,277 over 25 years and is the equivalent of taking 398 vehicles off the road.

Images



Library Solar Panels

Details

Type of Project: Other

Useful Life: 20

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$158K	$158K	$158K

Detailed Breakdown

Category	FY2027 *In Progress*
Construction/Maintenance 1	$158,000
Total	**$158,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	$0	$0

Detailed Breakdown

Category	FY2027 *In Progress*
LOSST Operating Reserves	$0
Total	**$0**

Operational Costs

FY2027 Budget	Total Budget (all years)	Project Total
$158K	$158K	$158K

Detailed Breakdown

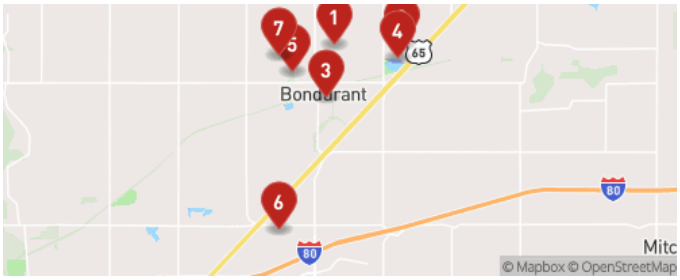
Category	FY2027 *In Progress*
Personnel	$125,000
Utilities	$27,500
General Maintenance	$5,500
Total	**$158,000**

Parks Capital Improvements

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Parks
Type	Capital Improvement
Project Type	Building and Facilities
Project Number	335
Request Groups	Culture & Recreation
Estimated Start Date	07/8/2024
Estimated Completion Date	06/30/2027

Project Location



Description

This fund encompasses multiple park improvements.

FY22 included funding for the Sankey Summit Trail as well as acquisition costs for a property adjacent to City Park.

In FY23, improvements were completed to Eagle Park, as envisioned in the Regional Water Trail Plan. Phase I included:

- Installing an 8' crushed limestone walking trial throughout Eagle Park.
- Establishing a Mud Creek access point.
- Stormwater wetlands are near the access point.
- Installing three solar-powered charging benches along the walking path.
- Establish native planting area.
- Establish a butterfly garden.
- Planting 100 trees.
- Installing wayfinding and interpretative signage.

Additionally, a trail connection through Eagle Park to link to the Sankey Summit trail was completed in 2023. Current plans include the installation of a Disc Golf Course.

FY23 expenditure included funding for the Junior High Trail and Retention.

FY24 included the first phase of City Park, although it should be noted that this number is fluid depending on the outcome of schematic design. Here is a link to the master plan: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/2021_bondurant_city_park_-_final_master_plan_report_low_resolution.pdf FY25 includes funding for the splash pad at City Park.

FY24 Grant revenues included a $25,000 BRAVO public art grant for "The Dining Room" project at Lake Petocka (the first interactive, functional art installation in the ARTocka series) installed in summer of 2024 and a $20,000 AARP grant for "The Garden" project, which is the second installation in the ARTocka series and contains a fishing dock/kayak launch and is slated for installation in summer of 2025. FY24 Grant revenues also include a $100,000 REAP grant for the Eagle Park project.

FY25 Year-End estimate includes parking on the south side of City Park.

FY25 Grant revenues included a $50,000 BRAVO public art and a $3,000 Polk County Community Betterment grant for "The Garden" project and a $50,000 public art grant for the "Moving Curiously" art installation along the Chichaqua Valley Trail as well as a $24,850 BRAVO ICON grant for the "Puddle Pavilions" installation in Eagle Park. These projects are all included in the recently adopted Art, Culture, and Wayfinding Master Plan adopted February 20, 2024. FY25 grants also include a $24,000 Iowa State DNR REAP grant for the Park Side Trail Connection and a $15,000 Prairie Meadows Community Betterment grant for basketball.

FY24/25: included the construction of a trail connection between the Park Side neighborhood and the BRSC.

FY25 included constructing "The Garden" project, which includes a fishing pier and kayak launch at Lake Petocka ($800K). The addition of the fishing pier will be constructed to include an artistic design. It also includes new signage for Lake Petocka.

Additionally, FY26YE includes a half-court basketball court to be constructed in Wolf Creek park. This also includes a pickleball court.

FY26 includes a disc golf course and additional parking in Eagle Park.

FY26/FY27: The City is pursuing the development of tennis and pickleball courts in collaboration with the Bondurant-Farrar Community School District. The City would build the courts on school land and the school would maintain and schedule the courts, leaving them open for public use when they are not needed by the School District.

FY27 includes $100,000 for park equipment/lighting.

FY27: includes park development for Pleasantview Park and work towards a natural playscape at Bluejay Landing Park, made possible through at $5,000 Polk County grant secured by the Mary Bump Foundation.

All of these projects are subject to change based on budgeting, quotes, bids, and state legislative changes affecting municipal revenue sources.

Images



Eagle Park 2022 Schematic Design

including disc golf



Eagle Park Butterfly Release



City Park Playground



The Dining Room at Lake Petocka



Splash Pad Dedication

The splash pad was dedicated on August 13, 2025.



City Park South Mural

The City Park South Mural ribbon cutting was held August 27, 2025.

Details

Type of Project: Other

Useful Life: 20

Capital Cost

FY2027 Budget
$960K

Total Budget (all years)
$1.11M

Project Total
$1.11M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
Repairs/Improvements 3	$610,000	$0	$0	**$610,000**
Construction/Maintenance 1	$150,000	$150,000	$0	**$300,000**
Repairs/Improvements 4	$200,000	$0	$0	**$200,000**
Construction/Maintenance 2	$0	$0	$0	**$0**
Total	**$960,000**	**$150,000**	**$0**	**$1,110,000**

Funding Sources

FY2027 Budget
$110K

Total Budget (all years)
$1.12M

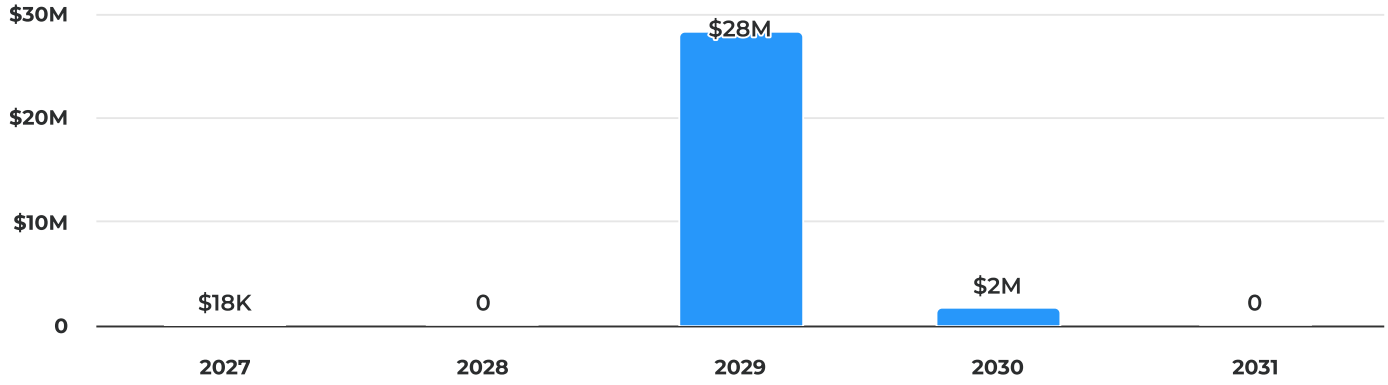
Project Total
$1.12M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
GO Bond	$0	$0	$1,000,000	**$1,000,000**
LOSST Operating Reserves	$100,000	$0	$0	**$100,000**
Interest/Salvage	$10,000	$10,000	$0	**$20,000**
Total	**$110,000**	**$10,000**	**$1,000,000**	**$1,120,000**

Other Improvements

FY27 - FY31 Other Improvements Projects



Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	**$29,960,000**	99.97%
Downtown Parking	**$7,619**	0.03%

Summary of Requests

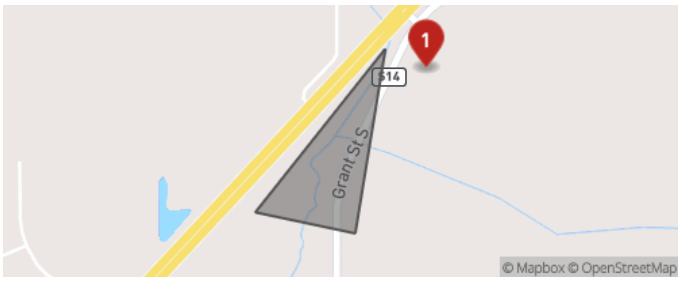
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
355	Central District Improvements (Grant Street S Realignment, Stormwater, and Park)	$10,000	$0	$28,250,000	$1,700,000	$0	**$29,960,000**
343	Downtown Parking	$7,619	$0	$0	$0	$0	**$7,619**
Total Summary of Requests		**$17,619**	**$0**	**$28,250,000**	**$1,700,000**	**$0**	**$29,967,619**

Central District Improvements (Grant Street S Realignment, Stormwater, and Park)

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Drainage
Type	Capital Improvement
Project Type	Other Improvements
Project Number	355
Estimated Start Date	05/14/2018
Estimated Completion Date	11/30/2032

Project Location



Description

Since 2018, the City has been pursuing the concept of developing a large regional retention facility located in the area of Highway 65/Grant Street S, that could also serve as an amenity in a large regional park. In July 2018, the City Council amended the 2013 Park, Trail, and Greenway Master Plan by adding a park at the southeast corner of Highway 65 and Grant Street, referred to as Central Park. The City secured Resource Enhancement and Protection funds (REAP) from the Iowa Department of Natural Resources in 2019 and acquired the first parcels of land necessary to move the project forward.

In 2020, the concept was further developed in the Bondurant Regional Commercial Master Plan.

In September 2021, the City Council approved an agreement with SmithGroup Inc. in the amount of $97,200 plus reimbursable expenses of $2,800 for the modeling and design of Central Park, including the regional stormwater retention facility. Design is a critical step in planning not only for Central District Stormwater Improvements including Central Park, but for the final design and location of Grant Street S. The realignment of Grant Street S is a priority identified in the 2012 Comprehensive Plan, the 2022 Building Bondurant Comprehensive Plan, and in the Capital Improvement Plan adopted by the City Council. In November 2023 the Bondurant City Council adopted the Central District Stormwater Improvements Master Plan. This planning process was necessary to determine the size and boundaries of both the retention lake and the Park. SmithGroup Inc. collaborated with Veenstra & Kimm to evaluate utility, transportation, structural, and electrical needs, as well as hydraulic modeling. The Central District Stormwater Improvements Master Plan process included pre-permitting conferences and discussions with the US Army Corps of Engineers and Iowa Department of Natural Resources to assist in determining the level of studies of the permitting the detention facility. The permitting efforts will follow in subsequent professional services agreements. V&K provided the City with HEC RAS modeling of Mud Creek from north City limits to just north of I80 to the south. The Central District Stormwater Improvements Master Plan is a critical step for implementing the City's Stormwater Master Plan.

At the end of the Central District Stormwater Improvements Master Plan process, SmithGroup Inc. delivered to the City:
• Preferred Concept Alternative plan drawing; and
• Master Plan Booklet (PDF Format) including Plans, 2-3 (two to three) 3d Renderings, Supporting Stormwater Calculations, Opinion of Probable Cost for Construction, Funding Opportunities Matrix, Phasing Recommendations, and a Summary of Public Feedback.

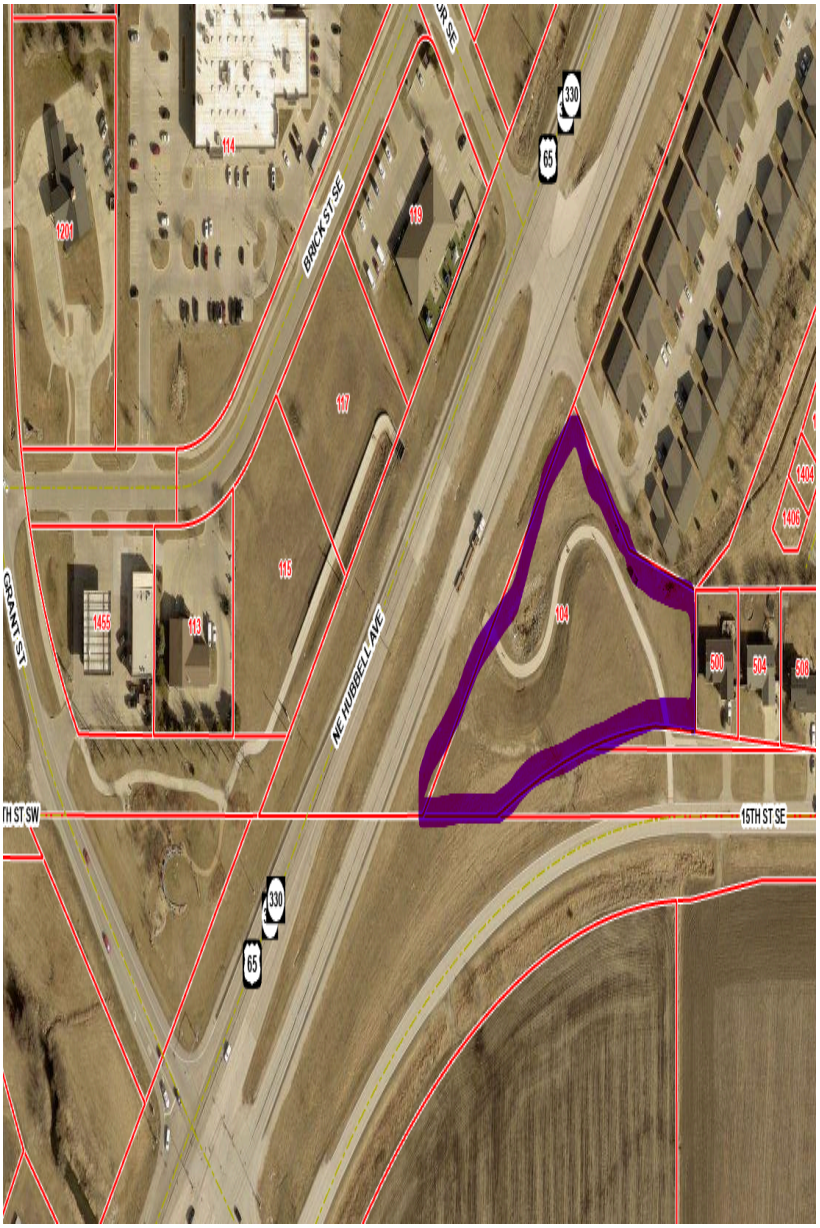
The City then issued RFP's for engineering services for final design of the road and retention lake. A contract with Shive Hattery was approved in May 2023. Engineers from the firm have been working on the design and as part of the agreement, will also work to assist the City in securing grants. The City has secured two separate grants and a private contribution totaling $1,260,000 towards this project.

This is a long-term, phased project given the extensive work that needs to be done and the investment in the capital improvement.

City staff is currently working with the engineers to develop and submit grant applications, including those for street funding as well as trail funding. The City recently submitted several applications including for Federal Recreational Trail, Statewide Transportation Alternative Set Aside, STBG funding, and the Federal RAISE grant. To date, the City has worked to secure a number of grants totaling $3,850,000 to date, including:

- $1,500,000 – IDOT – City Bridge Program Federal Fiscal Year 2025
- $250,000 – STBG Federal Fiscal Year 2027 (Transportation/roadway)
- $200,000 – BRIC Fiscal Year 2022 (Design/Engineering Only)
- $500,000 – State TA-SA Fiscal Year 2023 (Transportation Alternatives Set Aside funding for trail development)
- $500,000 – STBG Federal Fiscal Year 2028 (Transportation/roadway)
- $500,000 – TASA Federal Fiscal Year 2028 (Transportation Alternatives Set Aside funding for trail development)
- $400,000 - TSIP Fiscal Year 2026 - for the intersection

In September 2025, the City Council approved a contract with artist Hilde de Bruyne for the instllation of "The Eye of Imagination" along the Highway 65 pedestrian underpass. This project originally started when the City was approached by the Greater Des Moines Public Art Foundation with a grant they had received to promote public art in the region. The public art sculpture will be located on City-owned land at 104 15th Street SE adjacent to the Highway 65 pedestrian underpass trail system on the parcel highlighted in purple below. The Greater Des Moines Art Foundation assisted the City in conducting a competitive artist Request for Qualifications (RFQ) and Request for Proposals (RFP) process, which identified Ms. de Bruyne as the artist to advance the project. The location of this piece helps activate the public space east of Highway 65 and is the first public art installation east of the highway.



This opportunity aligns directly with the City's *Art, Culture, & Wayfinding Master Plan*, adopted in 2024. Specifically, Opportunity 3F of the Plan highlights the Highway 65 underpass site as a priority location for new public art, enhancing the community's identity and creating visual interest for trail users. Installing *The Eye of Imagination* at this site fulfills that vision by introducing an engaging and interactive sculpture on the south side of Highway 65, reinforcing Bondurant's commitment to integrating art with community spaces.

The Eye of Imagination is a large-scale metal sculpture approximately 8 feet tall, 10 feet wide, and 3 feet deep. The artwork reflects the City's colors (blue, green, and yellow) and incorporates interactive elements. The iris of the sculpture is designed as a rotating wheel that invites tactile engagement, while the pupil is crafted from a convex acrylic mirror, encouraging playful reflection and visual awareness.

The proposed installation site for *The Eye of Imagination* at 104 15th Street SE, which has also been identified in the City's Central District Stormwater Improvements Master Plan as the future location of a community skate park. While the Master Plan establishes this location, no detailed design work has yet been conducted for the eventual construction of the skate park amenity, and no construction timeline has been assigned at this time. The selected placement of the sculpture is not anticipated to conflict with the future skate park, as it will be sited between the existing trail and the planned parking lot

area. However, in the event that detailed skate park design determines a conflict, the attached contract explicitly acknowledges that the sculpture may need to be relocated elsewhere within the community in the future.

The attached Artist Agreement outlines the responsibilities of both the City and Ms. de Bruyne. Key provisions include:

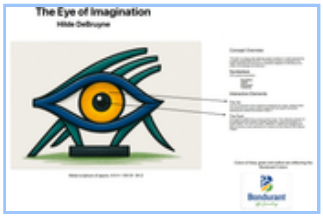
- **Scope of Services**: Artist to design, fabricate, transport, and install the sculpture.
- **Timeline**: Installation to be completed by May 2026, with flexibility for reasonable weather or supply chain delays.
- **Compensation**: The City will compensate the artist $25,000, distributed as follows: 30% upon contract execution, 50% upon readiness for delivery, and 20% after final installation and acceptance.
- **Maintenance**: Artist will provide a written maintenance guide. The sculpture will be constructed of durable materials suitable for outdoor installation.
- **Intellectual Property**: Artist retains copyright but grants the City rights to photograph, film, and reproduce images for educational, archival, and non-commercial uses.
- **Relocation**: The City retains the right to relocate the sculpture in the future should a conflict arise with other planned projects, such as the potential skate park in the Central District.

This street and lake portions of this project (the investment for the first phase is $35M) is still in design and will be delayed from its original vision by the investment being redirected to the SE Industrial Infrastructure project (fund 357). Engineering and design will continue, as will the effort to secure grant funding; however, land acquisition will be deferred for the next two years. The City submitted for a $25 million BUILD grant for this project in February 2026.

Images



Master Plan



The Eye of Imagination

Below is a photo of the sculpture to be installed near the Highway 65 Underpass and on city land near the site of the future skate park, on the northern edge of the Central District.

Details

Type of Project: New Construction

Benefit to Community

The Central District Stormwater Improvements and Central Park Master Plan represent a bold investment in Bondurant's future—one that protects natural resources, improves public safety, and creates a vibrant new destination for residents and visitors.

Environmental Resilience and Water Quality

At the heart of the project is a 36-acre stormwater basin designed to manage runoff from over 100 acres of surrounding development.

This basin will significantly improve stormwater retention and enhance water quality, reducing downstream flooding, filtering pollutants, and protecting the Mud Creek watershed.

Integrated wetland habitats, prairie meadows, and riparian corridors will provide natural filtration, strengthen creek banks, and create valuable wildlife habitat, ensuring long-term ecological health.

Public Safety and Infrastructure Improvements

The plan includes the realignment of Grant Street South, addressing a roadway configuration that currently presents a safety concern. By reconfiguring this key intersection, the project will improve sight lines, reduce crash risk, and create a more efficient connection between Highway 65, Grant Street, and the surrounding development. Utilities and roadway infrastructure will be designed to support future growth while maintaining safe and reliable access.

Recreation, Connectivity, and Quality of Life

Beyond its environmental benefits, the project delivers a wide array of community amenities. Central Park will provide more than three miles of trails, multi-use paths, and boardwalks connected to the Gay Lea Wilson regional trail system, enhancing walkability and regional access.

Planned features include a regional skate park, playgrounds, a beach and boathouse for paddlecraft access, flexible event lawns, and a community building capable of hosting 150–200 people. These year-round facilities—from 5K loops and picnic areas to ice skating and seasonal events—will serve all ages and interests.

Economic Development and Regional Impact

The new park and stormwater infrastructure will serve as a catalyst for private development, opening opportunities for mixed-use, commercial, and residential projects identified in the Building Bondurant Comprehensive Plan.

By combining flood mitigation with public amenities and improved transportation, the project strengthens the city's economic base, expands the tax base, and enhances Bondurant's appeal as a regional destination.

Year-end FY26 includes a $6.5M transfer from this project fund to the SE Industrial Infrastructure Fund. This is a proposed transfer of funds to a higher priority project arising from an immediate economic development opportunity. The funds will be replaced through a future bond issue.

Capital Cost

FY2027 Budget
$715K

Total Budget (all years)
$41.2M

Project Total
$41.2M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	FY2031 *In Progress*	Total
Construction/Maintenance	$0	$0	$4,500,000	$15,500,000	$12,500,000	**$32,500,000**
Land/Right-of-way	$0	$0	$2,475,000	$2,475,000	$0	**$4,950,000**
Design	$560,000	$640,000	$897,559	$656,250	$0	**$2,753,809**
Engineering	$140,000	$160,000	$384,750	$281,250	$0	**$966,000**
Other	$15,000	$0	$0	$0	$0	**$15,000**
Total	**$715,000**	**$800,000**	**$8,257,309**	**$18,912,500**	**$12,500,000**	**$41,184,809**

Funding Sources

FY2027 Budget
$10K

Total Budget (all years)
$30M

Project Total
$30M

Detailed Breakdown

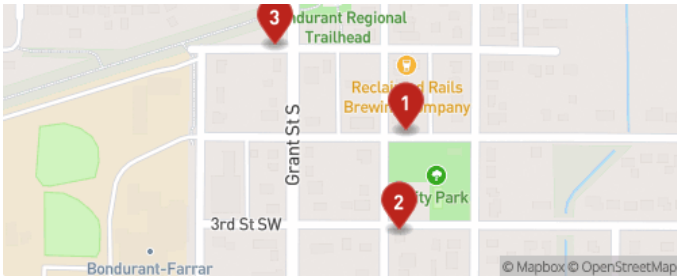
Category	FY2027 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	Total
Grant	$0	$16,250,000	$0	**$16,250,000**
TIF Bond	$0	$12,000,000	$0	**$12,000,000**
TIF Operating Debt	$0	$0	$1,700,000	**$1,700,000**
Interest/Salvage	$10,000	$0	$0	**$10,000**
Total	**$10,000**	**$28,250,000**	**$1,700,000**	**$29,960,000**

Downtown Parking

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Economic Development
Type	Capital Improvement
Project Type	Other Improvements
Project Number	343
Request Groups	Public Works
Estimated Start Date	05/4/2020
Estimated Completion Date	10/30/2026

Project Location



Description

The City continues to explore ways in which parking downtown can be expanded. Previously, the City purchased land and built a parking lot north of City Park, installing a mural on the north side of the parking lot. The City has also acquired ground south of City park for additional future parking. Additionally, as part of the City Park project, the City constructed diagonal parking on the west side of City Park. Finally, the City is currently pursuing building additional parking in FY24/FY25 on the western edge of downtown, as well as the parking on the land the City purchased previously located south of City Park.

There is also considerable public parking in The Grain District Downtown Redevelopment Master Plan which was approved by the City Council on February 20, 2024, and can be found here: https://www.cityofbondurant.com/sites/g/files/vyhlif2841/f/uploads/29781_the_grain_district_02-14-2024.pdf.

In FY25, additional parking is currently being finalized south of City Park and west of Grant Street north of 1st Street SW, adjacent to the Chichaqua Valley Trail. The 1st Street project is to add 16 new parking stalls along with a connecting sidewalk to the CVT trail and a pad for vendor space, lighting and electricity. This area will serve as additional downtown parking as well as free up downtown parking by providing additional parking near the Chichaqua Valley Trail.

The 3rd Street Parking is just to the SW of City Park along 3rd Street SE and is adding 15 parking stalls along with lighting and sidewalk improvements. This parking area also incorporates the addition of permeable pavers for stormwater management, as well as a pad for a future small, seasonal-type commercial site.

A mural separating the parking lot south of City Park from the adjacent residential to complement the mural on the north side of the parking lot north of City Park is also planned.

Previous projects included the addition of a parking lot on the north side of City Park. The fund includes construction of a parking lot to serve the downtown business area located at the northeast corner of Main St SE and 2nd St SE was completed in 2020. The final addition to the parking lot is lighting and a security camera. A public mural was also installed on the fence adjacent to the parking lot in 2021.

Parking is also included as part of the Community Center project. The City is collaborating with a property owner downtown to expand an existing parking lot located at 106/108 Main Street NE by creating 27 additional spaces. The scope of work features new concrete drive lanes, curb and gutter, and sidewalks to improve vehicular and pedestrian circulation. In

alignment with sustainable development practices, the project incorporates permeable pavers and underground stormwater storage facilities designed to manage runoff and reduce environmental impacts. Additional landscaping and site restoration will complete the improvements.

The need for expanded parking in downtown Bondurant has been identified as a priority in Chapter 7 of the Building Bondurant Comprehensive Plan, which emphasizes the importance of supporting business accessibility and planning for event-based demand. This project presents a creative public-private partnership between the City of Bondurant and a private property owner, allowing for a cost-sharing agreement that maximizes utilization of the site. Under the agreement, parking spaces will be designated for private use during business hours, transitioning to public parking in the evenings and on weekends, which will benefit downtown patrons, event attendees, and the broader community. This flexible use model supports both economic development and public access. The work should be completed by the end of May 2026.

Because the parking projects are included as part of The Grain District and The Station Projects, this fund is no longer needed and will be closed out as of the end of the 2026 fiscal year.

Images


Public Mural in progress


Public Mural


Future Seasonal Commercial Pad


Downtown Parking/Trail Head


Downtown Parking Expansion

Details

Type of Project: New Construction

Benefit to Community

Bondurant has a thriving downtown that continues to grow. Providing this important amenity to support business growth is an essential economic development goal.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$0**	**$0**

Detailed Breakdown

Category	FY2027 *In Progress*
Equipment/Vehicle/Furnishings	$0
Total	**$0**

Funding Sources

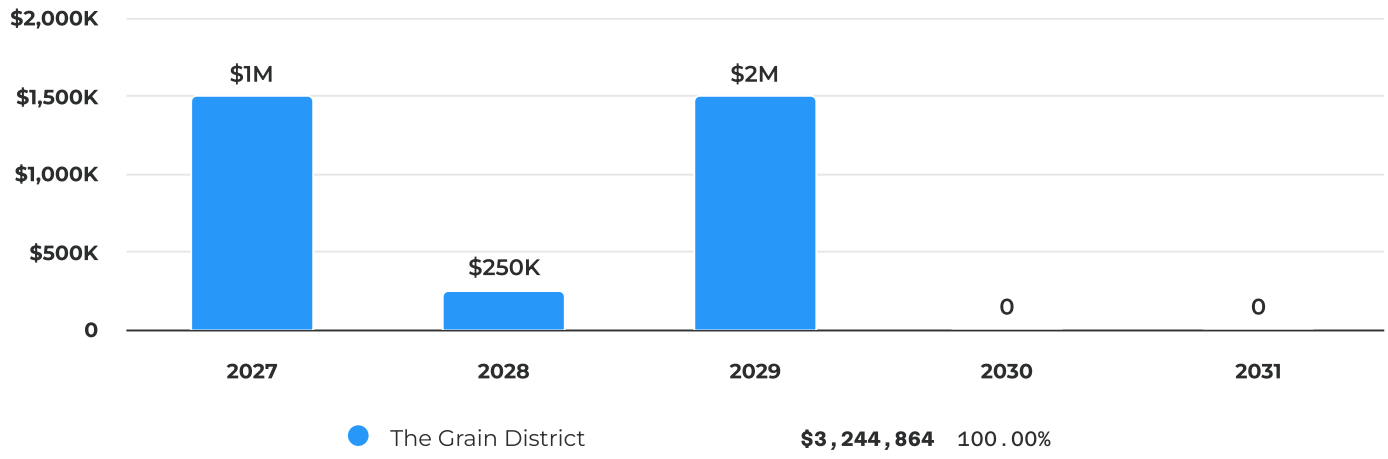
FY2027 Budget	Total Budget (all years)	Project Total
$7.62K	**$7.62K**	**$7.62K**

Detailed Breakdown

Category	FY2027 *In Progress*
TIF Operating Debt	$7,619
TIF Bond	$0
Total	**$7,619**

Park Land, Equipment, and Facilities

FY27 - FY31 Park Land, Equipment, and Facilities Projects



Summary of Requests

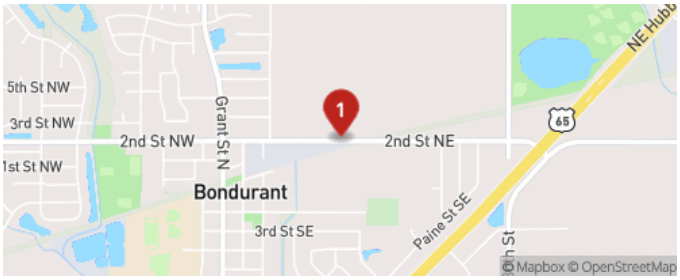
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
337	The Grain District	$1,494,864	$250,000	$1,500,000	$0	$0	**$3,244,864**
Total Summary of Requests		**$1,494,864**	**$250,000**	**$1,500,000**	**$0**	**$0**	**$3,244,864**

The Grain District

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Parks
Type	Capital Improvement
Project Type	Park Land, Equipment, and Facilities
Project Number	337
Estimated Start Date	10/1/2023
Estimated Completion Date	12/31/2028

Project Location



Description

The City of Bondurant approved The Grain District Downtown Redevelopment Plan on February 20, 2024, a plan that garnered the American Planning Association National Planning Award for Best Practice in Economic Development in 2025.

The Grain District is the general area formerly known as the Landus Cooperative site, adjacent to downtown Bondurant. Bondurant achieved its Iowa Great Places redesignation in 2022. The 25 acres that comprise The Grain District are primed for both public and private redevelopment opportunities to help complement Bondurant's thriving downtown area. Between 2010 and 2020, Bondurant saw a 91% increase in population, which was the second-highest percent increase in population in Iowa and the highest percent increase in the Des Moines Metropolitan Area during that timeframe.

The public improvement projects identified in The Grain District Downtown Redevelopment Plan will help serve as a catalyst for private redevelopment projects, helping to realize its development potential.

The public improvement projects identified in this grant application include the following:

1. Implementing branding/wayfinding efforts along the Interstate 80 corridor to help attract area and regional visitors to The Grain District;
2. Extension of the Chichaqua Valley Trail through the Grain District;
3. Establishment of an arboretum along the trail extension;
4. Realignment and extension of Lincoln Street NE and other public street areas;
5. Construction of a public gathering space on the eastern edge of the district - known as Silo Commons;
6. Implementation of public art and creative placemaking initiatives;
7. Repurposing of the soon-to-be former Bondurant Emergency Services Facility as a Parks & Recreation Center, available for programming and community use; (this project is included in fund 330)
8. Additional public parking; and
9. Establishing public art and other creative placemaking efforts, as identified in the adopted Art Culture and Wayfinding Master Plan, along the trail corridor to help strengthen the sense of place. This public art will help to activate underutilized portions of the vacant grain elevator structures and/or negative space along the former railroad right-of-way. It is anticipated that public art will honor Bondurant's agricultural and railroad roots as well as its trails.

In December 2023, the City acquired land needed for some of these improvements and land necessary to facilitate roadway construction for the new Truman Drive connection to the north, which will lead to a new elementary school. In November 2024, the City acquired 13 acres of ground directly south of 401 Second Street NE.

Implementation of The Grain District Downtown Redevelopment Plan will help to achieve the following goals/policies/action items of the 2022 Building Bondurant Comprehensive Plan:

- **Goal:** Preserve and strengthen Bondurant's hometown feel as the community continues to evolve.
- **Goal:** Enhance the downtown through strategic public projects to attract quality private redevelopment projects.
- **Goal:** Foster a vibrant and diverse downtown so the area serves as a unique destination for residents and visitors.
- **Goal:** Support redevelopment of the Landus site.
    - **Policy:** Utilize the site's unique characteristics as an opportunity for implementing creative placemaking projects.
    - **Policy:** Ensure that future development of the Landus redevelopment area is a cohesive extension of downtown.
    - **Policy:** Promote connectivity and mobility between the Landus site and the existing developed downtown.

The Grain District will be a great addition and extension of Bondurant's downtown district. Implementation of projects identified in The Grain District Downtown Redevelopment Plan will solidify Bondurant as a regional destination for downtown shopping, regional trail usage, and public art viewing.

Included in the City's Art, Culture, and Wayfinding Master Plan is a sculpture that would be at the nexus of the Chichaqua Valley Trail and the eastern entrance of The Grain District. The selected sculpture is titled "Moving Curiously" and the City secured a $50,000 BRAVO public art grant for this sculpture. Additionally, as part of the Memorandum of Understanding approved with the developer, The 101 LLC that was approved by the City Council on October 7, 2024, the City will receive a portion of the ground located adjacent to the silos on the south side of the property, as well as the southwestern 6-pack of silos. This area will be transformed into a public-use space, anticipated to have an amphitheater (relocated from City Park) and a play area. This area is now known as Silo Commons. This will also be connected to the Chichaqua Valley Trail and to a future District Corridor Trail that will follow the waterway area in a southeasterly direction that will eventually connect with Grant Street S (just north of 10th Street SE).

FY25 included design fees for the future of the area and engineering for the Lincoln Street extension, public parking, and the Chichaqua Valley Trail, which will be an arboretum-style trail through The Grain District. Work began during the summer of 2025 on both of these projects.

FY26 included continued construction on these projects. The City received a $100,000 REAP grant to help construct the trail through The Grain District and $2,970 from the State Department of Natural Resources for environmental testing. The City also received a USDA grant of $21,850 to contribute to the construction of Lincoln Street.

FY26/27 will also include the construction of Filmore Street in The Grain District and the installation of the Moving Curiously sculpture, supported by a $50,000 BRAVO public art grant.

FY27 includes construction of phase 1 of the District Corridor Trail and the retention pond area, which includes a public fishing amenity adjacent to the trail as well as construction of an amphitheater and play space as well as Silo Commons.

Silo Commons is the project to turn the former "head house" into an outdoor amphitheater, complete with an approximate 115-foot mural that will include lighting and augmented reality. In addition to the $50,000 BRAVO public art grant, the City secured a $210,000 Prairie Meadows Legacy Grant, a $749,000 Destination Iowa grant; a $25,000 MidAmerican Foundation grant, a $100,000 Polk County Community Development Grant; $1,700 from the Bondurant Community Foundation; $10,000 for landscaping from Metro Waste Authority; and $11,100 from various private donors. Design is being finalized and construction should begin in the spring of 2026. With recommendation from the Parks and Recreation Commission, the City Council selected the artist group Yanoe x Zoueh for the Grain Silo Mural Project at Silo Commons on March 2, 2026.

Private development in this area is slated to begin with the T-12 Distillery and commercial building.

The local, regional, and statewide interest in The Grain District has been strong. For the Silo Commons project, the City has garnered numerous grants and private contributions. As of March 2026, they are highlighted in the table below. The City would like to thank all of these donors for their generosity and support of this exciting and transformative project.

Silo Commons Donations	
Bondurant Community Foundation	$1,700
Prairie Meadows	$210,000
IEDA	$749,000
Various	$11,100
MWA	$10,000
MidAmerican	$25,000
BRAVO	$50,000
Polk County	$100,000
	$1,156,800

Images



The Grain District Development and Infrastructure



The Grain District Downtown aesthetics



The Grain District cover



Moving Curiously Sculpture Concept

This is the revised concept for the Moving Curiously Sculpture. It is a melting bicycle and shows how people can interact with the sculpture.



Silo Commons

The pictures shows a concept of the stage that will be incorporated as part of the grain silos.



Silo Commons

The picture is of Silo Commons stage proposal.

Details

Type of Project: Land Development

Useful Life: 25 or More

Capital Cost

FY2027 Budget
$4.1M

Total Budget (all years)
$4.54M

Project Total
$4.54M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Construction/Maintenance	$3,984,000	$430,500	**$4,414,500**
Engineering	$112,060	$0	**$112,060**
Repairs/Improvements	$4,000	$4,000	**$8,000**
Design	$0	$7,500	**$7,500**
Total	**$4,100,060**	**$442,000**	**$4,542,060**

Funding Sources

FY2027 Budget
$1.49M

Total Budget (all years)
$3.24M

Project Total
$3.24M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
TIF Bond	$0	$0	$1,500,000	**$1,500,000**
Grant	$749,000	$250,000	$0	**$999,000**
TIF Operating Debt	$730,864	$0	$0	**$730,864**
Interest/Salvage	$15,000	$0	$0	**$15,000**
Total	**$1,494,864**	**$250,000**	**$1,500,000**	**$3,244,864**

Operational Costs

FY2027 Budget
$13.2K

Total Budget (all years)
$66K

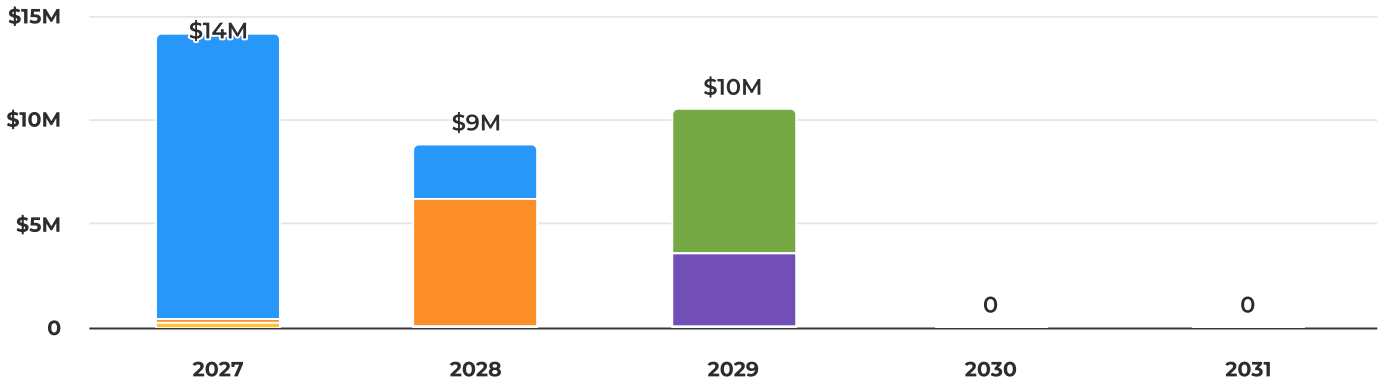
Project Total
$66K

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	FY2031 *In Progress*	Total
Utilities	$7,000	$7,000	$7,000	$7,000	$7,000	**$35,000**
Personnel	$5,000	$5,000	$5,000	$5,000	$5,000	**$25,000**
General Maintenance	$1,200	$1,200	$1,200	$1,200	$1,200	**$6,000**
Total	**$13,200**	**$13,200**	**$13,200**	**$13,200**	**$13,200**	**$66,000**

Roadways, Bridges, and Trails

FY27 - FY31 Roadways, Bridges, and Trails Projects



SE Industrial Infrastructure	**$16,333,748**	48.87%
16th Street: Pleasant to Hubbell	**$6,900,000**	20.65%
Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	**$6,257,000**	18.72%
Bridge/Street	**$3,500,000**	10.47%
Chichaqua Valley Trail East	**$250,000**	0.75%
Cemetery Capital	**$180,000**	0.54%
Certified Site Improvements	**$0**	0.00%

Summary of Requests

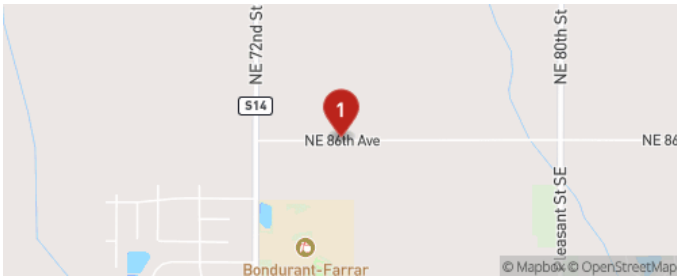
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
357	SE Industrial Infrastructure	$13,733,748	$2,600,000	$0	$0	$0	**$16,333,748**
344	16th Street: Pleasant to Hubbell	$0	$0	$6,900,000	$0	$0	**$6,900,000**
--	Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant	$157,000	$6,100,000	$0	$0	$0	**$6,257,000**
347	Bridge/Street	$0	$0	$3,500,000	$0	$0	**$3,500,000**
329	Chichaqua Valley Trail East	$250,000	$0	$0	$0	$0	**$250,000**
001-450	Cemetery Capital	$0	$90,000	$90,000	$0	$0	**$180,000**
356	Certified Site Improvements	$0	$0	$0	$0	$0	**$0**
Total Summary of Requests		**$14,140,748**	**$8,790,000**	**$10,490,000**	**$0**	**$0**	**$33,420,748**

16th Street: Pleasant to Hubbell

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Streets
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	344
Estimated Start Date	03/15/2021
Estimated Completion Date	12/31/2028

Project Location



Description

The City Council approved a professional services agreement on March 15, 2021, for the design of improvements to 16th Street, NE between Grant Street, NW and Pleasant Street, NE. (This street is known as 86th Street under the County naming convention.) On March 7, 2022, the City Council approved an agreement for 16th Street design from Pleasant Street NE to Hubbell Avenue (HWY 65). On August 1, 2022, the Council further extended the scope of design along this corridor to include a conceptual design of the intersection at HWY 65/16th St NE/NE 88th Street. The agreement provides for the design of an urban section of roadway along the one-mile reach. The roadway would be designed for the initial two lanes to be constructed in phases. As development occurs, the design would contemplate future widening to either three lanes or four lanes. The design includes locating utilities along a corridor that would be consistent with the future widened section of 16th Street, NE. The project would include the design of a 12-inch water main along this reach of 16th Street, NE.

This street is identified as a priority for a major, east-west arterial. Development in the area is putting pressure on the roadway infrastructure system in this area and driving the need to develop engineered plans for future construction. The construction itself would be partially paid for by developers, in a proportion that is beneficial to the respective property.

Development along this corridor will drive construction of this street.

Details

Type of Project: New Road

Useful Life: 30 or More

Benefit to Community

The 16th Street/14th Street Intersection Modernization Project represents the City of Bondurant's strategic commitment to sustainable growth, economic opportunity, and regional connectivity. As development activity increases around the Meyer's property and throughout northeast Bondurant, the City is proactively investing in the infrastructure necessary to support high-quality development and maintain a high standard of service for residents and businesses.

This project is critical for safe traffic movements as both sides of the street develop. Determining the safest route and safest configuration for the intersection is critical, particularly as the residential development occurs on one side of the intersection and industrial development occurs on the other. Ultimately though, it is important to remember that the Iowa Department of Transportation will have the final approval over any intersection design.

The City Council approved a series of professional service agreements beginning in March 2021 to design improvements to 16th Street NE (known as 86th Street under the County naming convention). Initial design work focused on the corridor between Grant Street NW and Pleasant Street NE, and was later expanded to include Pleasant Street NE to Hubbell Avenue (Highway 65), as well as a conceptual design for the intersection at Highway 65/16th Street NE/NE 88th Street.

The project also includes the installation of a 12-inch water main along the corridor and the strategic placement of utilities to align with the future widened section. These improvements will not only meet current traffic and utility needs but also reduce barriers for prospective developers by ensuring that key infrastructure is in place. Construction costs will be shared in partnership with developers, ensuring that growth is both fiscally responsible and beneficial to all stakeholders.

As a designated priority corridor, 16th Street NE will serve as a major east-west arterial, improving access to the Meyer's Certified Site and the surrounding commercial and residential areas. This modernization will strengthen regional transportation connections, reduce congestion, and provide safer, more efficient travel for residents, visitors, and employees. By preparing the corridor for phased expansion, Bondurant is proactively addressing the pressures of population growth and future economic activity.

This investment aligns with the City's broader economic development strategy, including the Certified Sites program on the Meyer's property, by providing the roadway and utility capacity necessary to attract high-quality employers and accelerate job creation. The improved corridor will support long-term tax base diversification, enhance public safety, and provide the infrastructure backbone for commercial, industrial, and residential growth.

Ultimately, the 16th Street Modernization Project ensures that Bondurant remains competitive in the region by pairing critical infrastructure upgrades with forward-thinking design. This investment promotes economic resilience, supports safe and efficient transportation, and delivers lasting benefits to businesses, residents, and future generations.

Capital Cost

FY2027 Budget
$0

Total Budget (all years)
$6.3M

Project Total
$6.3M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	FY2031 *In Progress*	Total
Construction/Maintenance 1	$0	$0	$0	$6,000,000	$0	**$6,000,000**
Planning and Design 1	$0	$0	$0	$50,000	$250,000	**$300,000**
Total	**$0**	**$0**	**$0**	**$6,050,000**	**$250,000**	**$6,300,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$6.9M

Project Total
$6.9M

Detailed Breakdown

Category	FY2029 *In Progress*
GO Bond	**$5,000,000**
TIF Bond	**$1,500,000**
Grant	**$400,000**
Total	**$6,900,000**

Operational Costs

FY2027 Budget
$100

Total Budget (all years)
$500

Project Total
$500

Detailed Breakdown

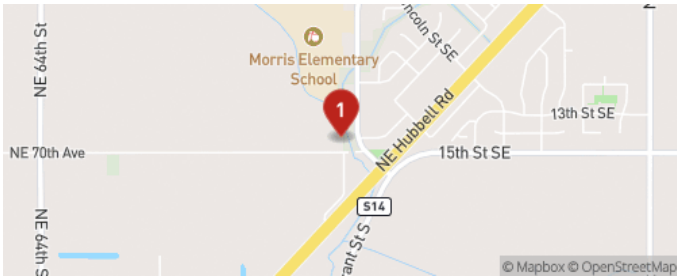
Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	FY2031 *In Progress*	Total
Snow Plowing	$100	$100	$100	$100	$100	**$500**
Total	**$100**	**$100**	**$100**	**$100**	**$100**	**$500**

Bridge/Street

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Economic Development
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	347
Estimated Start Date	07/1/2019
Estimated Completion Date	11/30/2024

Project Location



Description

This project is to extend 10th Street to the east and Garfield Street to the south, including replacing the bridge that was formerly on 15th Street. (The bridge on 15th Street was damaged in the floods of 2018 and the decision was made not to replace it in that location, but to relocate it for better connectivity and safety.) Design is underway and nearing completion. The City received funding from FEMA to help with the replacement of the bridge that was damaged during the flooding.

This project was originally slated to be constructed earlier; but had to be reprogrammed into the Capital Improvement Budget due to the addition of another critical street project (Truman Drive). The City submitted a RISE grant in September 2025 from the State to support this project, as it is servicing an industrial area; however, this project has been delayed further to enable the City to redirect resources to a priority economic development project (SE Industrial Infrastructure).

Details

Type of Project: New Bridge

Useful Life: 30 or More

Benefit to Community

This will benefit the community by adding better connectivity and easing some of the congestion on Grant Street, particularly during school drop off and pick-up times.

Capital Cost

FY2027 Budget
$10K

Total Budget (all years)
$4.73M

Project Total
$4.73M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
Construction/Maintenance 1	$0	$0	$4,200,000	**$4,200,000**
Planning and Design 1	$10,000	$0	$250,000	**$260,000**
Land/Right-of-way 1	$0	$250,000	$0	**$250,000**
Legal 1	$0	$15,000	$0	**$15,000**
Total	**$10,000**	**$265,000**	**$4,450,000**	**$4,725,000**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$3.5M

Project Total
$3.5M

Detailed Breakdown

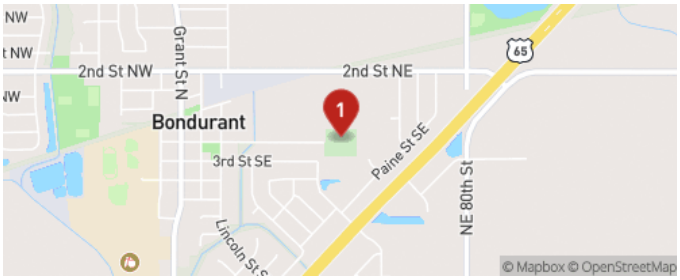
Category	FY2027 *In Progress*	FY2029 *In Progress*	Total
Grant	$0	$3,500,000	**$3,500,000**
Interest/Salvage	$0	$0	**$0**
Total	**$0**	**$3,500,000**	**$3,500,000**

Cemetery Capital

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Cemetery
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	001-450

Project Location



Description

FY 26YE: Create additional plots (engineering) - $20,000

FY29: Pave the roadway in the Bondurant Municipal Cemetery - $90,000.

The City has recently worked to upgrade its plot prices and policies to create a truly perpetual care cemetery that will not need as much general fund/property tax support in the future.

Details

Type of Project: Resurface Current Road

Useful Life: 20

Benefit to Community

The planned cemetery enhancements reflect the City of Bondurant's commitment to preserving a respectful and accessible resting place for families and future generations.

Ensuring Availability for the Community

The creation of additional plots in FY25 will address the City's diminishing supply of available spaces, ensuring that residents have continued access to burial options close to home. Expanding the plotted areas supports long-term community needs and provides peace of mind for families making future arrangements.

Improved Accessibility and Visitor Experience

The paving of the cemetery roadway in FY28 will provide smoother, safer access for visitors, especially those with mobility challenges. This improvement will make it easier for families to navigate the grounds during services, memorials, and everyday visits, enhancing the dignity and comfort of the cemetery environment.

By planning ahead for both capacity and accessibility, these investments uphold the City's responsibility to care for a cherished public space, ensuring it remains a well-maintained, welcoming place of remembrance for all.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$180K**	**$180K**

Detailed Breakdown

Category	FY2028 *In Progress*	FY2029 *In Progress*	Total
Planning and Design 2	$90,000	$90,000	**$180,000**
Total	**$90,000**	**$90,000**	**$180,000**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$180K**	**$180K**

Detailed Breakdown

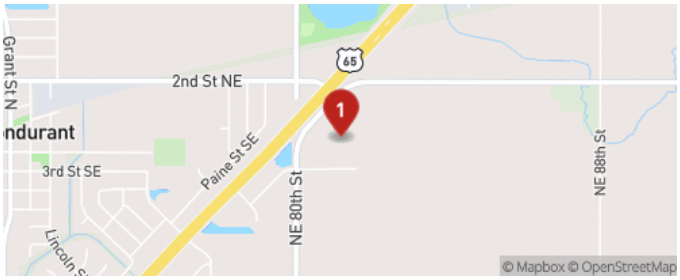
Category	FY2028 *In Progress*	FY2029 *In Progress*	Total
General Fund Operating Reserves	$90,000	$90,000	**$180,000**
Total	**$90,000**	**$90,000**	**$180,000**

Certified Site Improvements

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Streets
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	356
Estimated Completion Date	12/31/2025

Project Location



Description

Since August 2022, the City has been working through the Certified Site process for land located south of NE 78th Avenue and east of Highway 65. This land was recently annexed into the City and is zoned for industrial use. In December 2021, the City Council approved a Professional Services Agreement with Veenstra & Kimm is for construction design service work associated with the new street and realigned intersection out to Highway 65 near the Myers Certified Site area. The State's Certified Site Program requires that public improvements must be completed within six months of a proposed project. Due to the scope and extent of the required improvements associated with this new street and realigned intersection, it was necessary for the City to complete the design of the improvements as part of the Step 3 process in order to meet this six-month construction timeline.

The improvements include street improvements and traffic signals, as well as water main and sanitary sewer infrastructure development. This will significantly improve what is currently a challenging intersection.

Companies looking to expand or relocate conduct site searches with aggressive timelines. Site Certification helps prepare land for development by dramatically reducing the due diligence period. The Iowa Economic Development Authority (IEDA) launched the Iowa Certified Sites program in 2012 to address the lack of project-ready industrial sites in the state. It is an independent, third-party program with certification through the nationally recognized site selection firm, Quest Site Solutions. The program is designed to consider national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors of advanced manufacturing, biosciences and finance and insurance.

This infrastructure will serve the industrial site (which was officially certified in June 2023) as well as the Civic Campus. The Civic Campus Master Plan was adopted by the City Council April 10, 2023 and can be found here: final_civic_campus_master_plan.pdf (cityofbondurant.com).

The City secured a $2,205,356 RISE grant in August 2023, which was increased by $695,775 in July 2024 to total $2,901,131, from the Iowa Department of Transportation to help offset the investment in this project. The City also secured $200,000 in U-STEP funding for the intersection investment in November 2024.

The City Council approved a bid from Alliance Construction Group for $5,251,693.65 on November 4, 2024, for this project.

Images



Certified Site Improvements

Details

Type of Project: New Road

Useful Life: 30 or More

Benefit to Community

The City of Bondurant's capital investment in the Certified Sites program on the Myer's property represents a strategic commitment to sustainable growth and economic opportunity. By preparing this site to meet the rigorous standards of the State of Iowa's Certified Sites Program, the City is positioning Bondurant as a competitive destination for high-quality employers and future development that aligns with community priorities.

This investment ensures that the Myers' property is development-ready, reducing barriers for prospective businesses and accelerating the timeline for job creation. By providing the infrastructure, due diligence, and environmental assessments required for certification, the City is attracting companies that bring stable employment opportunities, diversify the local tax base, and generate long-term revenue to support essential services such as public safety, parks, and infrastructure maintenance.

To support this growth and improve safety and accessibility, the project includes the installation of a new traffic signal at the intersection of Highway 65 and 2nd Street NW, a critical gateway to the Certified Site. This signal will enhance traffic flow, reduce congestion, and provide safer access for residents, employees, and visitors. In addition, the City will expand the surrounding road network and connectivity, creating new links between Highway 65, 2nd Street NW, and adjacent corridors. These improvements will accommodate future traffic demands, reduce travel times, and strengthen connections between neighborhoods, commercial areas, and regional transportation routes.

Beyond economic growth, the project supports a balanced community vision. The Certified Site enables thoughtful planning, ensuring that future development incorporates environmental stewardship, efficient infrastructure, and compatibility with surrounding neighborhoods. This proactive approach protects the City's natural resources and enhances quality of life for current and future residents.

Ultimately, the Myers' property Certified Site investment—paired with critical transportation upgrades—strengthens Bondurant's ability to compete regionally, promotes economic resilience, and ensures that growth occurs in a way that benefits businesses, residents, and future generations.

Campus Drive is the street that runs between the Myers' property and the new Bondurant Emergency Services Facility. Below is a picture of the substantially complete roadway. This roadway is now complete and the intersection is substantially complete. There will be some additional intersection work in the spring of 2026 and that is the final piece of this project. There is, therefore, no funding budgeted for future years as this project is expected to be finished in FY26.



Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$0**	**$0**

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Construction/Maintenance 1	$0	$0	**$0**
Total	**$0**	**$0**	**$0**

Funding Sources

FY2027 Budget
$0

Total Budget (all years)
$0

Project Total
$0

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
TIF Bond	$0	$0	**$0**
Total	**$0**	**$0**	**$0**

Operational Costs

FY2027 Budget
$100

Total Budget (all years)
$300

Project Total
$300

Detailed Breakdown

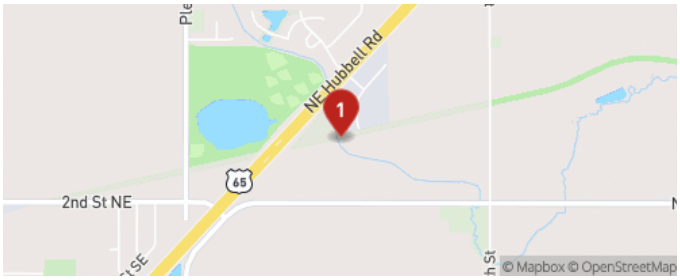
Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
Right-of way Mowing	$50	$50	$50	**$150**
Snow Plowing	$50	$50	$50	**$150**
Total	**$100**	**$100**	**$100**	**$300**

Chichaqua Valley Trail East

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Parks
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	329

Project Location



Description

As a growing community, Bondurant is eager to develop recreation opportunities for local residents, while also providing enticing reasons to visit the area. The Chichaqua Valley Trail spans 26 miles and is popular year-round destination with outdoor enthusiasts. The City sought ways to improve the sections that run through Bondurant by offering more parking and additional services, such as food trucks and recreational courts, and is adding an arboretum section to the trail in the Grain District project. The arboretum section will include a variety of native trees.

Previously, the City worked with a student team from the University of Iowa. They were tasked with making the trail system safer by adding a new bridge to replace one that has deteriorated in the section of trail east of Highway 65. Additionally, the goal is to enable the trail to remain going straight right after crossing Highway 65. Currently, it turns and goes north and then circles back to the south; however, in doing so, it traverses an area that has become increasingly populated with industrial development. This project will help make trail users safer by straightening it.

FY26 and FY27: include the eastern reroute of the CVT. The City is collaborating with Polk County to continue the CVT straight east of Highway 65, instead of jutting north and returning south the way the route is currently constructed. There is additional industrial development in the area and continuing the Trail straight would help bicyclists avoid areas with heavy truck traffic. The City and County will continue to seek grants to execute this work, and has already secured a $125,000 Land and Water Conservation Grant to support the project.

The City Council approved a professional design services agreement with Shive-Hattery in the amount of $105,600 for design services related to the Chichaqua Valley Trail, East Extension Project on June 16, 2025.

Under the attached Professional Services Agreement, Shive-Hattery will provide comprehensive design and construction-related services for the approximately 2,000 linear foot trail segment. The scope of services includes:

- Preliminary and Final Design of the trail alignment and replacement of an existing railroad bridge over Santiago Creek with a prefabricated multi-use trail bridge;
- Topographic and utility surveys, and evaluation of connections to existing trails;
- Environmental services, including wetland delineation, threatened and endangered species analysis, Section 404 permitting, and floodplain modeling and permitting;
- Coordination with the Iowa DNR and compliance with federal funding requirements under the Build America, Buy America Act (BABAA);
- Bid phase services, including coordination of the public letting, bid tabulation, and award recommendation;

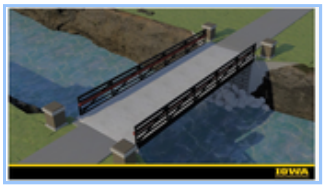
- Construction administration and part-time observation, including review of shop drawings, site visits, and oversight of materials testing and contractor compliance.

The total not-to-exceed fee for this agreement is $105,600, which includes $71,400 for design services and $34,200 for construction phase services. Project construction is anticipated to begin in Spring 2026, pending final authorization of grant funds and completion of required environmental permitting.

On February 2, 2026, the City Council approved the action to order construction and set a date for bid letting and public hearing for the CVT East Trail Extension Project. Bids are due in early March 2026, and construction will commence in Spring, 2026 and should be finalized by the end of the 2026 calendar year.

The project consists of clearing and grubbing of trees in the old railbed area, removal of the rail ties, construction of approximately 2000 linear feet of 6-inch PCC trail, and the removal and replacement of the bridge over Santiago Creek. This project also incorporates 2 new connection points for the trail that currently goes up and around the Bondurant Industrial Park just north of this area.

Images



CVT East Bridge Rendering



CVT East Alignment

Reinforced concrete abutments support the bridge on each side of the creek. The abutments were designed using a proportional dimension method, using the required height from the top of the bridge decking to a depth of two-feet below the estimated channel bottom. After dimensions were determined, they were tested for overturning, uplift, and bearing capacity failure with and without the weight of the bridge to ensure structural stability. This is a rendering of the Proposed Bridge. Hydrologic design considerations ensure that the bridge can withstand applicable flood scenarios, freeboard, and backwater as required by Iowa DOT and Iowa DNR.

Details

Type of Project: Bike Trail

Useful Life: 25

Benefit to Community

Bondurant is a growing community that values recreation, safety, and long-term quality of life. The Chichaqua Valley Trail (CVT) is a 26-mile regional trail that attracts outdoor enthusiasts year-round and connects Bondurant to a wider network of Central Iowa destinations. This project enhances the trail segments within the city to support healthy lifestyles, enrich visitor experiences, and maintain safe, accessible connections for all users.

Key Needs

- **Safe Trails and User Protection**
  The current CVT alignment east of Highway 65 diverts through an area with heavy industrial development and truck traffic. The planned improvements will straighten the trail to continue east and replace an aging bridge, creating a safer, more direct path for cyclists, runners, and pedestrians.
- **Stronger Community Connectivity**
  A more direct east–west route will strengthen links within Bondurant and to regional trail systems. Improved parking and access points will make it easier for residents and visitors to reach the trail and safely travel to parks, neighborhoods, and neighboring communities.
- **Economic Impact of Recreation Trails**
  Recreation trails are proven economic drivers, attracting visitors who support local businesses and services. This new alignment and bridge replacement section will encourage longer stays and repeat visits, boosting tourism-related spending and increasing Bondurant's regional appeal.
- **Community Health and Wellbeing**
  Expanding safe, accessible recreational opportunities promotes active lifestyles, reduces barriers to exercise, and fosters social interaction.

Alignment with the City's Strategic Plan

This project directly supports Bondurant's goals of enhancing recreation, improving connectivity, and promoting environmental stewardship. It provides residents and visitors with a safe, attractive, and engaging trail experience that supports health, tourism, and community pride.

Supplemental Attachments

Professional Services Agreement
Shive Hattery

Conceptual Opinion of Construction Cost
Estimate

Professional Services Agreement Amendment
Shive Hattery

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$455K	**$455K**	**$455K**

Detailed Breakdown

Category	FY2027 *In Progress*
Construction/Maintenance 1	**$438,000**
Planning and Design 1	**$17,100**
Total	**$455,100**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$250K	**$250K**	**$250K**

Detailed Breakdown

Category	FY2027 *In Progress*
Grant	**$250,000**
Total	**$250,000**

SE Industrial Infrastructure

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Streets
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Project Number	357
Estimated Start Date	09/1/2025
Estimated Completion Date	05/31/2028

Description

On December 15, 2025, the City Council approved a professional services agreement with Shive-Hattery in the amount of $2,953,000 for design, permitting, right-of-way acquisition support, bidding, construction administration, and construction observation services associated with public roadway and utility infrastructure improvements. These improvements include Phase 1 reconstruction of 32nd Street SE from Grant Street S to the western boundary of the Timmins Industrial Park and Phase 2 construction of a new north–south roadway corridor extending from the Phase 1 limits north to 15th Street SE.

The scope of services includes full civil engineering design; land surveying; transportation and traffic engineering; structural engineering; wetland delineation; environmental and floodplain permitting; utility coordination; subsurface exploration; right-of-way acquisition services; preparation of a Traffic Impact Study; functional, preliminary, and final road design; and construction administration and resident construction observation for both phases. Two separate bid packages are anticipated for the project.

As identified in the City's Major Streets Master Plan (2024), both the east–west corridor along 32nd Street SE and the north–south corridor connecting to 15th Street SE serve as future arterial and collector streets that will support long-range east–west and north–south travel in this area. This area includes approximately 1,000 acres annexed into the City in 2023. The Building Bondurant Comprehensive Plan designates this general area along Interstate 80 for future industrial growth. The Comprehensive Plan also notes a potential future interchange to the east along Interstate 80. The roadway and utility improvements designed under this agreement will establish foundational public infrastructure necessary to support long-term economic development consistent with these adopted plans.

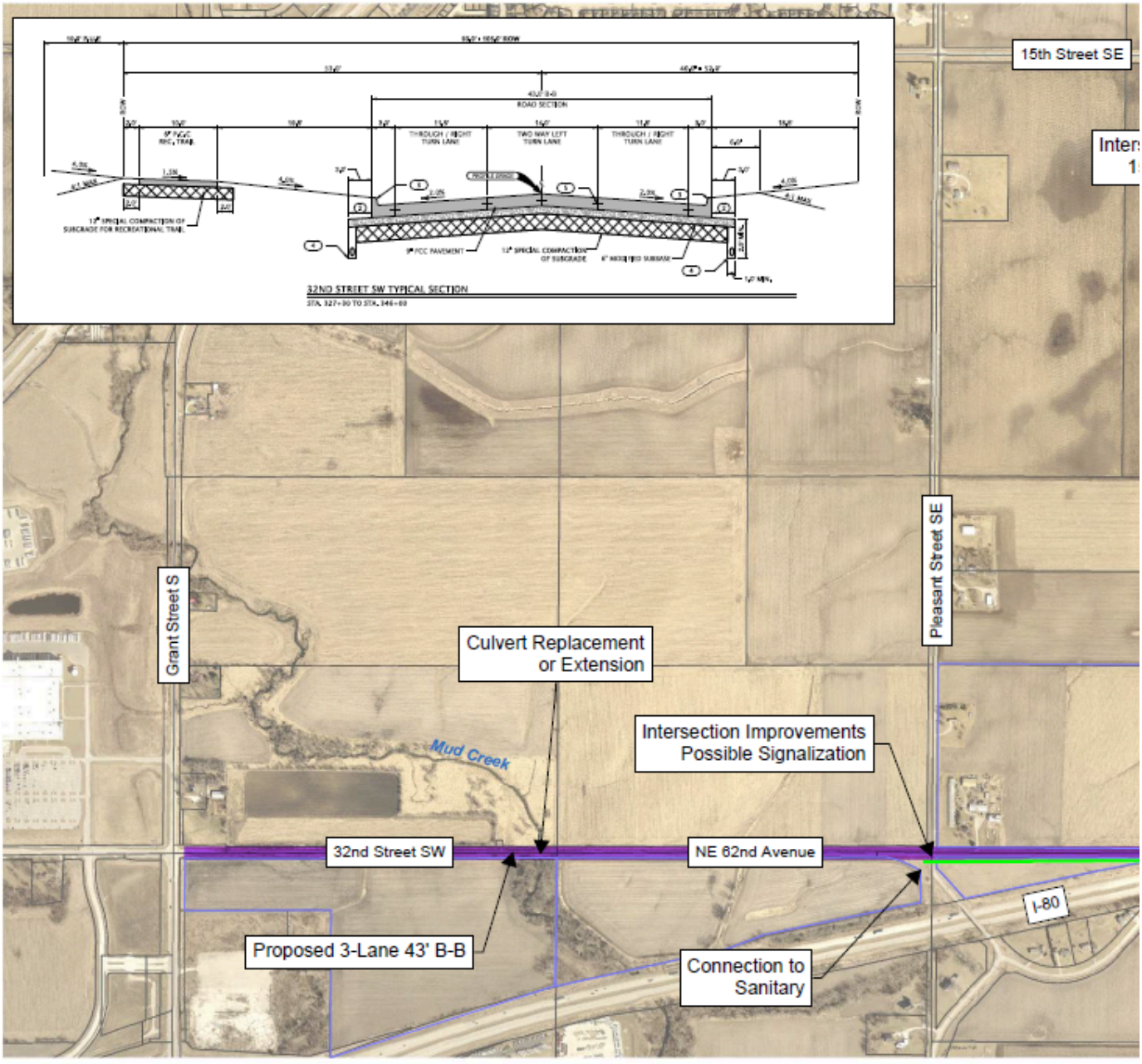
The agreement also includes design of public utility extensions to be constructed concurrently with roadway improvements, as well as construction oversight.

Because the improvements are anticipated to be eligible for Iowa DOT Revitalize Iowa's Sound Economy (RISE) funding, the scope includes substantial coordination with IDOT, preparation of RISE application materials.

The proposed project schedule anticipates functional design and RISE application submittal in early 2026, Phase 1 bid letting in August 2026, Phase 1 construction through 2027, and Phase 2 construction in 2027.

Approval of the professional services agreement was structured to be contingent upon a major industrial economic development project committing to a site on the western parcel of the Timmins Industrial Park, ensuring that engineering

work proceeds only if a qualifying development project is secured. Below is a general project plan that was included with the packet when the professional services agreement was improved.



SHIVEHATTERY ARCHITECTURE + ENGINEERING | Bondurant

The major industrial economic development was announced on February 20, 2026, with the Vermeer Corporation announcement that it had selected this site in Bondurant to build a 300,000-square-foot production facility on a new, 186-

acresite in Bondurant. The $102.7 million facility will include 12,000 square feet of office space, parking and shipping and receiving areas. The development will create 182 new jobs, eventually bringing Vermeer's employment base to more than 300 in the Des Moines metro. Sixty-two of the new jobs will pay more than $35.11 per hour, making the project eligible for certain state incentives, which were approved on February 20, 2026, by the Iowa Economic Development Authority. The City plans to make $26,084,596 in public infrastructure improvements, that will serve the entire industrial area.

Details

Benefit to Community

The proposed project represents a significant capital investment and is anticipated to create substantial economic benefits for the community, including job creation and long-term economic growth. The project will open additional industrial ground. It also provides a funding source for the City to make public infrastructure improvements in the area.

Capital Cost

FY2027 Budget
$18.3M

Total Budget (all years)
$24M

Project Total
$24M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Construction/Maintenance 1	$18,294,099	$5,538,919	**$23,833,018**
Planning and Design 1	$0	$175,867	**$175,867**
Total	**$18,294,099**	**$5,714,786**	**$24,008,885**

Funding Sources

FY2027 Budget
$13.7M

Total Budget (all years)
$16.3M

Project Total
$16.3M

Detailed Breakdown

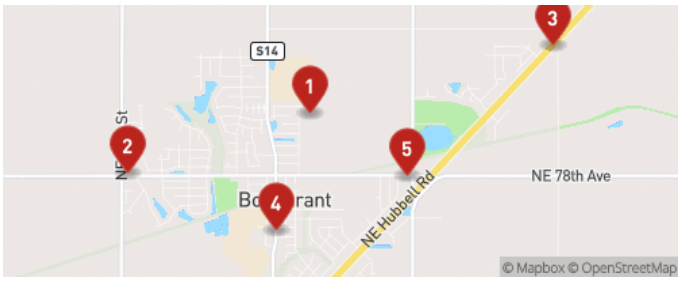
Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Grant	$12,000,000	$0	**$12,000,000**
TIF Bond	$0	$2,600,000	**$2,600,000**
TIF Operating Debt	$1,733,748	$0	**$1,733,748**
Total	**$13,733,748**	**$2,600,000**	**$16,333,748**

Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Streets
Type	Capital Improvement
Project Type	Roadways, Bridges, and Trails
Estimated Start Date	07/1/2024
Estimated Completion Date	12/31/2027

Project Location



Description

Arterial street projects planned include:

Fiscal Years 24 through 27: Truman Drive: This is the construction of a new street north from 2nd Street NE towards the school grounds.

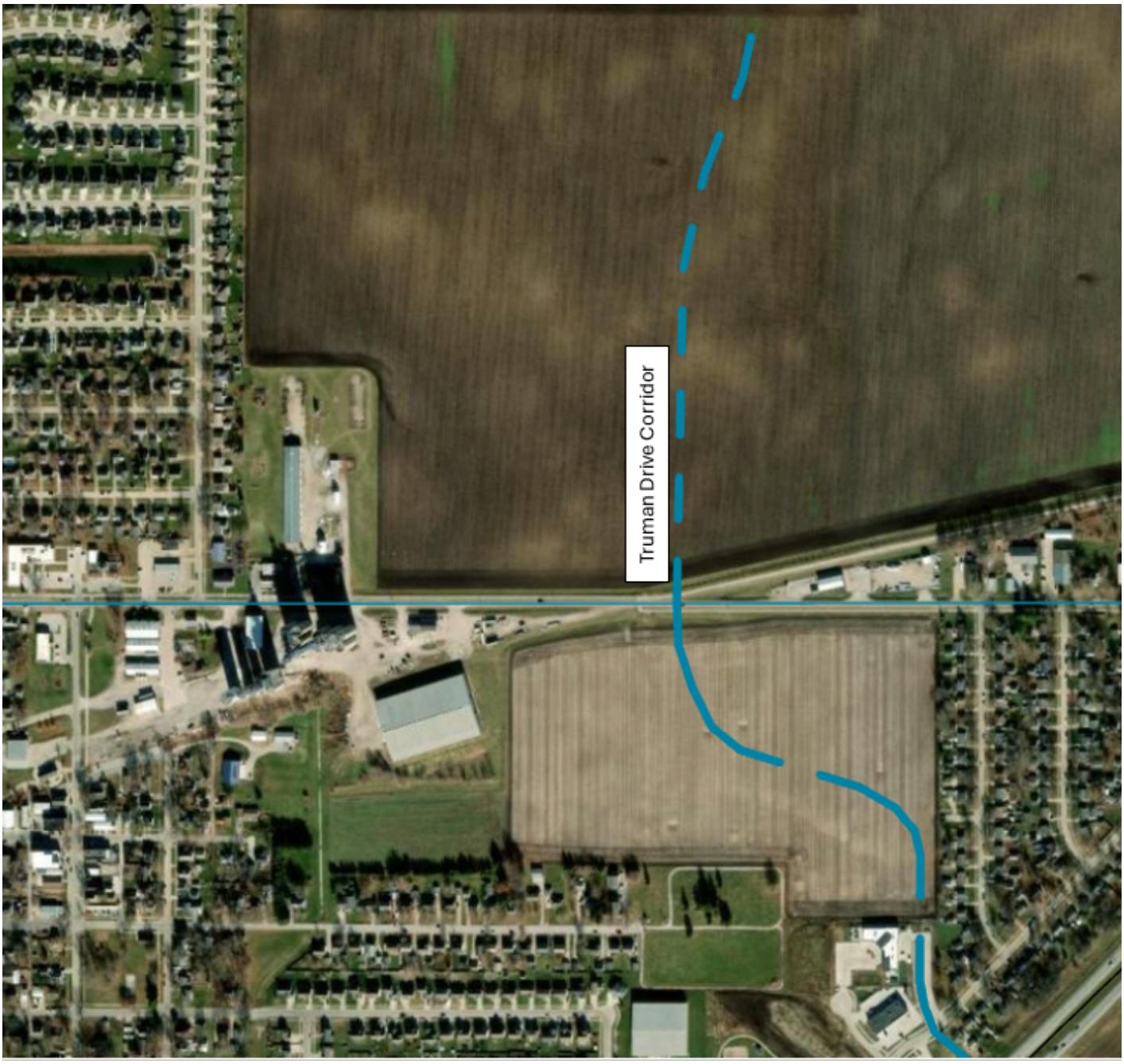
FY25 and FY26 included improvements to 2nd Street NW from Fireside to Franklin.

FY26 also includes engineering to fully design the improvements outlined in the TEAP study of the Grant Street corridor that passes the elementary schools. There were several recommendations in the study to widen streets and install sidewalks in certain areas. FY26/27 include some upgrades to Grant St S near the schools. The City Council approved a contract with Bolton and Menk on February 2, 2026, for this purpose.

Fiscal Years 26, 27, and 28 include design and reconstruction of 2nd Street NE from the new Truman Drive to Highway 65. This will expand 2nd Street to have turning lanes and will urbanize the street.

Fiscal Year 28 includes design, engineering, and construction for the connection north to 16th Street and from Truman, west to Grant, providing an additional access point for school traffic.

Fiscal Years 29 and 30 include design and construction of 16th from Truman to Grant.



Images



Future Streets Plan

Details

Type of Project: New Road

Useful Life: 25

Benefit to Community

The City of Bondurant's planned arterial street projects represent a proactive investment in safe, connected, and accessible infrastructure that will serve residents, students, and businesses for decades to come. These projects directly support public access to schools, parks, and community facilities while preparing the transportation network for future growth.

Improved Access to Schools and Public Facilities

The construction of Truman Drive (FY24–FY27) will create a new north–south connection from 2nd Street NE to the school grounds, giving families, buses, and emergency vehicles a safer and more efficient route to Bondurant's educational campuses. This project enhances daily access to schools and recreational facilities, reducing congestion and improving safety for students and pedestrians.

Enhanced Safety and Walkability

Planned improvements to 2nd Street NW (FY25–FY26) and engineering for the Grant Street corridor will address recommendations from the Transportation Engineering Analysis and Planning (TEAP) study, including widening streets and adding sidewalks near the elementary schools. These upgrades will provide safer routes for children walking or biking to school, improve traffic flow during peak hours, and reduce the risk of accidents in high-traffic areas.

Regional Connectivity and Traffic Efficiency

The design and reconstruction of 2nd Street NE (FY26–FY28) will expand the roadway to include turning lanes and urbanized design features, easing congestion and improving travel times for both local and regional commuters. A new connection north to 16th Street and west from Truman to Grant Street (FY28) will provide an additional access point for school traffic, dispersing vehicles across multiple routes and reducing bottlenecks around school entrances. Finally, the design and construction of 16th Street from Highway 65 to Pleasant (FY29–FY30) will strengthen a key east–west arterial, supporting continued residential and commercial development.

Support for Future Growth and Economic Development

By strategically sequencing these improvements, Bondurant is building a transportation framework that will sustain the city's rapid growth. Safer intersections, expanded capacity, and modernized infrastructure will attract investment, increase property values, and ensure that residents can move efficiently between neighborhoods, schools, parks, and commercial areas.

Capital Cost

FY2027 Budget
$4.48M

Total Budget (all years)
$9.22M

Project Total
$9.22M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	Total
Construction/Maintenance 1	$3,993,868	$880,000	$0	$3,000,000	**$7,873,868**
Planning and Design 1	$486,451	$61,600	$300,000	$500,000	**$1,348,051**
Total	**$4,480,319**	**$941,600**	**$300,000**	**$3,500,000**	**$9,221,919**

Streets: Arterial Streets including: 2nd Street NW/Truman/16th Street/Grant

Funding Sources

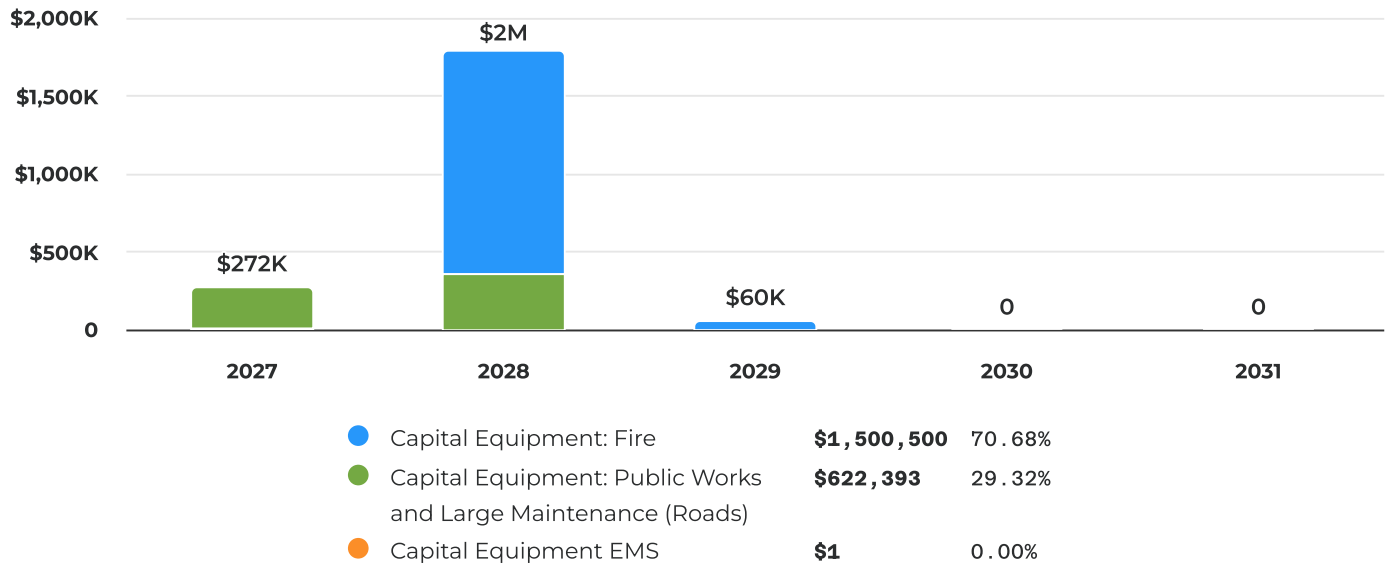
FY2027 Budget	Total Budget (all years)	Project Total
$157K	**$6.26M**	**$6.26M**

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
GO Bond	$0	$5,000,000	**$5,000,000**
Road Use Tax Bond	$0	$1,000,000	**$1,000,000**
Storm Sewer Operating Reserves	$47,000	$100,000	**$147,000**
Sanitary Sewer Operating Reserves	$50,000	$0	**$50,000**
Water Operating Reserves	$50,000	$0	**$50,000**
Interest/Salvage	$10,000	$0	**$10,000**
Total	**$157,000**	**$6,100,000**	**$6,257,000**

Vehicles and Wheeled Equipment

FY27 - FY31 Vehicles and Wheeled Equipment Projects



Capital Equipment: Fire	**$1,500,500**	70.68%
Capital Equipment: Public Works and Large Maintenance (Roads)	**$622,393**	29.32%
Capital Equipment EMS	**$1**	0.00%

Summary of Requests

Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
001-150	Capital Equipment: Fire	$0	$1,440,500	$60,000	$0	$0	**$1,500,500**
110/001-210	Capital Equipment: Public Works and Large Maintenance (Roads)	$272,393	$350,000	$0	$0	$0	**$622,393**
001-160	Capital Equipment EMS	$1	$0	$0	$0	$0	**$1**
Total Summary of Requests		**$272,394**	**$1,790,500**	**$60,000**	**$0**	**$0**	**$2,122,894**

Capital Equipment EMS

Overview

Request Owner	Marketa Oliver, City Administrator
Department	EMS
Type	Capital Equipment
Project Type	Vehicles and Wheeled Equipment
Project Number	001-160

Description

Replace 2012 Ambulance in FY2027 - $525,000 (ordered in FY25).

The current ambulance that was ordered a few months ago has a 22-month build time. It will replace the current ambulance 413 (2012 ford chassis with a 2006 Medtec remounted ambulance box). The current unit is an ALS-equipped unit with a Ford F450 four-wheel drive chassis with a diesel engine and air dump suspension. The replacement ambulance on order is a Ford F550 four-wheel-drive chassis with a gas engine and liquid dump suspension for loading of patients. We went with the gas motor rather than diesel based on our experience with the gas motors in the other two ambulances we currently have. The replacement ambulance on order will be a brand-new chassis and box. It will also come with a Power load system installed at the factory, something the ambulance that is being replaced does not have. It will also be equipped with the latest technology; this has been an issue with the 2006 remounts as they were designed and built for the technology of twenty years ago. The ambulance on order will be dark red to try and match the darker red of the pumpers on order and will have black trim rather than the chrome trim on our current fleet. This saves money and is easier to keep clean.

FY29 includes the replacement of a duty vehicle. The estimated cost is $60,000, which is split between EMS and Fire.

Replace an ambulance in FY2030 - $600,000.



Details

New Purchase or Replacement: Replacement

Useful Life: 15

New or Used Vehicle: New Vehicle

Capital Cost

FY2027 Budget
$525K

Total Budget (all years)
$1.16M

Project Total
$1.16M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	Total
Vehicle Cost 1	$525,000	$30,000	$600,000	**$1,155,000**
Total	**$525,000**	**$30,000**	**$600,000**	**$1,155,000**

Funding Sources

FY2027 Budget
$1

Total Budget (all years)
$1

Project Total
$1

Detailed Breakdown

Category	FY2027 *In Progress*
GO Bond	**$1**
Total	**$1**

Capital Equipment: Fire

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Fire
Type	Capital Equipment
Project Type	Vehicles and Wheeled Equipment
Project Number	001-150

Description

FY26 YE includes the twin pumper / tenders on order will replace Rescue Engine 418 (formerly 4130) and Tender 416 (formerly 4145). The purchase of the pumpers was adjusted in the capital plan due to the age of the trucks being replaced. 418 is a 1995 Spartan/Welch and 416 is a 1994 Spartan/Welch purchased used from Altoona in 2011. Spartan company is still in operations however Welch Manufacturing is no longer in business. (Spartan built the chassis and Welch built the trucks.) Since Welch is no longer in business, it has become increasingly harder to find replacement parts to keep the units certified and functioning. Based on age and difficulties obtaining parts, both of those units needed replaced as soon as possible. They are being replaced with standard commercial-style pumper tenders built by Pierce Manufacturing with Freightliner Chassis to control cost. Each truck will have a four-person cab and hold 1,800 gallons of water with a pump capacity of 1,250 gallons per minute. They will both also have an integrated K3 ultra-high pressure line that is run off of the main pump. The integrated UHP system also has foam capabilities, which at the time of ordering were less expensive than installing a foam system on the truck. It is important to note that 416 is currently a pumper / tender so its replacement will be with the same type of truck. Engine 418 is a rescue engine and will be replaced by a pumper / tender. The large picture is to replace the pumper / tender 412 (2007 unit that is currently our primary pumper) with a metro-style rescue engine. This unit will be the unit that carries the department's rescue equipment and, because of the smaller water capacity, it will allow for more storage. It will also be more maneuverable with a shorter wheelbase for city operations. The twin pumper tenders should arrive in Bondurant sometime in July 2025. They are basic fire trucks with little customization to control the cost and keep the units simple to work on and operate. They will be painted Pierce Red 90, a very standard darker red color to match the red of the tower as closely as possible. They will also have minimal chrome, only that which is part of the standard package for cost savings. This was approximately a three-year turn around in build time from the time these trucks were ordered.

FY26YE: Replace the 2006 Brush Truck - $300K.

FY26YE: Replace 4x4 pickup truck - $200K.

FY26:YE Replace ambulance - $525,000 (ordered in FY25).

FY27 includes a new mower. Public Works will need to replace the mower in our fleet that is to go to BES Facility Maintenance. The investment is split between Parks and BES, with $7,500 (which is the estimated trade in value of the mower going to BES) being charged to BES and $13,931 charged to parks.

FY28: Replace Pumper/Tanker/412/4140 (2007) = $1,200,000.

FY28: Replace SCBA backpacks and bottles - $500,500.

FY28: Replace Thermal Imaging Cameras & Gas Monitoring Equipment - $40,000.

FY29 includes the replacement of a duty vehicle. The estimated cost is $60,000, which is split between EMS and Fire.

FY31 includes the replacement of the Tower Truck with a good, used tower truck for $600,000.

Images


Brush truck with UHP


Rescue Pumper


UHP Truck

Details

New Purchase or Replacement: Replacement

Useful Life: 15

New or Used Vehicle: New Vehicle

Capital Cost

FY2027 Budget
$15K

Total Budget (all years)
$2.39M

Project Total
$2.39M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2031 *In Progress*	Total
Additional Equipment 1	$0	$1,200,000	$0	$0	**$1,200,000**
Vehicle Cost 1	$7,500	$0	$30,000	$600,000	**$637,500**
Additional Equipment 2	$0	$540,500	$0	$0	**$540,500**
Vehicle Cost 3	$3,750	$0	$0	$0	**$3,750**
Vehicle Cost 2	$3,750	$0	$0	$0	**$3,750**
Total	**$15,000**	**$1,740,500**	**$30,000**	**$600,000**	**$2,385,500**

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
$0	**$1.5M**	**$1.5M**

Detailed Breakdown

Category	FY2028 *In Progress*	FY2029 *In Progress*	Total
GO Bond	$1,440,500	$0	**$1,440,500**
General Fund Operating Reserves	$0	$60,000	**$60,000**
Total	**$1,440,500**	**$60,000**	**$1,500,500**

Capital Equipment: Public Works and Large Maintenance (Roads)

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Public Works
Type	Capital Equipment
Project Type	Vehicles and Wheeled Equipment
Project Number	110/001-210
Request Groups	Public Works

Description

The FY25 year-end included:

- Replacement of two fleet pickups
- Added small SUV
- Added a pedestrian signal
- Purchased plow truck with radio equipment

FY25 and FY 26 include Plow Truck Purchase including radio equipment. FY25 also includes a 1-ton, 4x4 Reg Cab pick-up as well as more pedestrian crossing signals.

FY26: $178,000 for NE 78th between Eisenhower Drive to 96th Street — joint with Polk County; however, this project has been put on hold.

FY27: includes a Plow Truck Sander for $360,127, less $30,000 for trade in value for a net investment of $330,127. With the addition of the new infrastructure for the Bondurant Industrial area in the SE part of the city. Public Works will have a need to upgrade to a larger truck than we currently have due to the distance and the amount of lane miles being added.

FY27 also includes $9,952 to replace a pick-up plow.

FY27 also includes $98,645 to replace the City's backhoe. The budgeted amount is $68,645 to reflect the anticipated credit of $30,000 for a trade-in value.

Finally, FY27 includes $53,073 for a pick-up replacement. Replacement of 2012 fleet pickup. This truck is now almost 14 years old. Public Works purchased our current backhoe back in 2019. This is one of the most used pieces of equipment that Public Works utilizes on a daily basis. It will be 7 years old this year, and it is starting to have some more serious repairs that have needed to be done in the last year. It would be beneficial to rotate this equipment out, and it is right on schedule with the capital equipment replacement schedule.

FY28: includes a street sweeper for $350,000. Staff recommend a lease-to-purchase option, which equates to $133,760 in FY28; $83,760 in FY29; and $83,760 in FY30. The street sweeper that was purchased used in 2013 is at the end of its life and is

no longer usable. The City is required to perform street sweeping at least 2 times per year to stay in compliance with our MS4 storm water permit. This work needs to be accomplished either by purchasing a new sweeper or increasing the rental budget. Even at that time, renting this type of specialized equipment can be very challenging. Staff have been looking into different options and, if budget allows, we could look at a lease-to-own option that would allow us to spread the cost over several FY budgets to lessen the impact. One such option would even allow for a 1-year deferment to be able to get new equipment in order and in the house right away.

FY28 also includes an endloader/wheel loader. The total cost is $250,000, of which $90,000 is allocated to Road Use, $80,000 to the Water Utility, and $80,000 to the Sanitary Sewer Utility. Currently, staff rent a wheel loader for winter maintenance operations, spending approximately $20,400/year on rental costs. This piece of equipment is used across all aspects of the Public Works Department and is also a vital piece of equipment in disaster response operations.

Images



Street Sweeper

This is a piece of equipment used to sweep the streets.



Snow Plow

This is a picture of a piece of equipment that plows snow.



Plow

This picture is of a plow that attaches to a pick up truck.



Pick up

This is a picture of an extended cab pick up.



Back Hoe

This picture is of a back hoe, a large piece of equipment used across all public works activities. It is used on nearly a daily basis.



End Loader/Wheel Loader

This is a large piece of equipment with a scoop on the front that is used in public works operations.

Details

New Purchase or Replacement: Replacement

Useful Life: 7

New or Used Vehicle: New Vehicle

Capital Cost

FY2027 Budget
$122K

Total Budget (all years)
$513K

Project Total
$513K

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	FY2030 *In Progress*	Total
Additional Equipment 5	$68,645	$133,760	$83,760	$83,760	**$369,925**
Vehicle Cost 1	$0	$90,000	$0	$0	**$90,000**
Additional Equipment 1	$53,073	$0	$0	$0	**$53,073**
Additional Equipment 2	$0	$0	$0	$0	**$0**
Total	**$121,718**	**$223,760**	**$83,760**	**$83,760**	**$512,998**

Funding Sources

FY2027 Budget
$272K

Total Budget (all years)
$622K

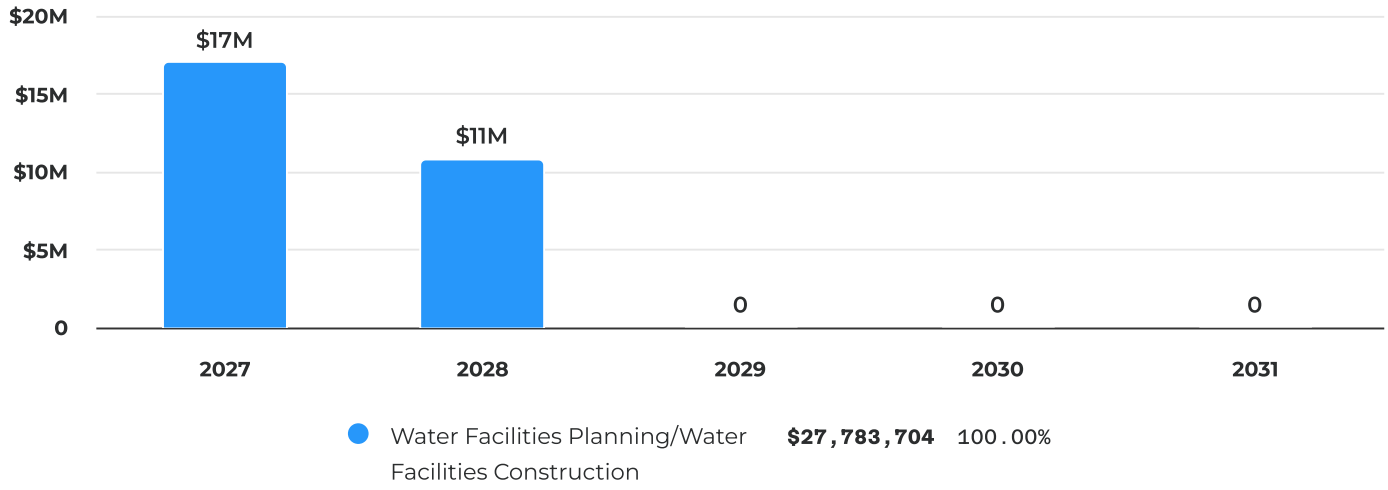
Project Total
$622K

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Road Use Tax Operating Reserves	$272,393	$350,000	**$622,393**
Total	**$272,393**	**$350,000**	**$622,393**

Water, Sanitary Sewer, and Storm Sewer

FY27 - FY31 Water, Sanitary Sewer, and Storm Sewer Projects



Summary of Requests

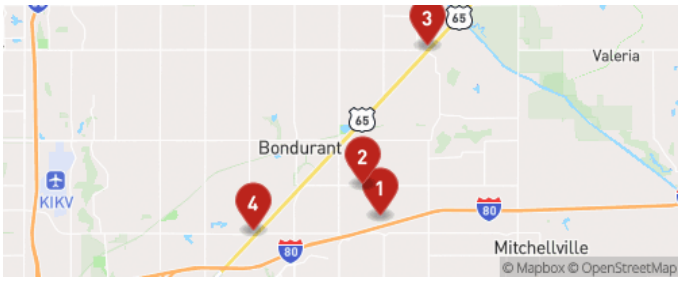
Project No. / Category		FY2027	FY2028	FY2029	FY2030	FY2031	Total
352	Water Facilities Planning/Water Facilities Construction	$17,000,000	$10,783,704	$0	$0	$0	**$27,783,704**
Total Summary of Requests		**$17,000,000**	**$10,783,704**	**$0**	**$0**	**$0**	**$27,783,704**

Water Facilities Planning/Water Facilities Construction

Overview

Request Owner	Marketa Oliver, City Administrator
Department	Water Administration
Type	Capital Improvement
Project Type	Water, Sanitary Sewer, and Storm Sewer
Project Number	352
Estimated Start Date	08/2/2021
Estimated Completion Date	06/30/2029

Project Location



Description

The City is pursuing engineering and planning for water distribution, including looping, storage, and production. This is a long-term project with multiple elements, including the siting and construction of a water tower (that includes a public art element), testing for wells, and construction of a treatment facility and distribution lines.

The City Council approved a design contract encompassing multiple projects on February 7, 2022. For reference, each design project and the total cost is listed below:
Well Field Exploration- $79,100
Preliminary Engineering Report- $7,500
Well Field- $95,000
Water Treatment Facility-$750,000
Raw Water Transmission Mains- $25,000
Finished Water Transmission Main- $45,000
32nd Street/Jorie Way/NE 88th Street Water Main for Tower- $ 70,000
15th Street SE/NE 88th Street Transmission Main from Tower Site- $55,000

A contract with KLC Construction LLC in the amount of $1,995,059 was awarded by the City Council on May 22, 2023. The Council approved a resolution awarding the contract for Water Tower Construction to Gerard Tank & Steel, Inc. in the amount of $4,851,000 on June 5, 2023. The City Council approved the final pay application, release of retainage, and Statement of Final completion and Owner's Acceptance of work on February 17, 2025. The Statement of Final Completion and Owner's Acceptance of Work include attestation that:

- the construction provided pursuant to contract documents, including all approved change orders and amendments, has been completed; and
- the final payment has been authorized; and
- the total cost of the work, as completed is $4,560,273.10; and

- the General (prime contractor) certifies compliance with provisions of the American Iron and Steel requirements of section 746 of title VII of the Consolidated Appropriations Act of 2017; and
- final drawings and specifications, construction contract documents, bidding documents (or Request for Proposals or other construction documents), and any other final design phase deliverables, comply with all applicable Federal requirements.

The City withheld $59,000 from this project, which was approved in Change Order No. 2 on January 20, 2026, and is related to a reduction for liquidated damages and costs incurred by the City due to missed completion dates.

The City of Bondurant has contracted with Des Moines Water Works for nearly two decades for wholesale water production. Des Moines Water Works has increased rates consistently over the past several years, which affects customers in Des Moines, Pleasant Hill, Windsor Heights, and a handful of other small communities that purchase water directly from the utility.

Due to the cost of infrastructure improvements and treatment and increasing demand for water supply, over the past few years there have been discussions among several cities (including Bondurant) Des Moines Water Works, and West Des Moines Water Works related to a regional water utility or regional water governance. Parallel to those discussions, the City has been exploring the possibility of producing and treating water independently again. The reason the City is pursuing a water facilities study is to determine the feasibility of producing its own water, which could give the City as much direct control over costs as possible. Preliminary results are proving to be very encouraging. The City is approaching a fork in the road where a determination will need to be made. There are major capital investments on the horizon, regardless of which path is pursued.

While conducting financial modeling and engaging in regional discussion, it became clear that the fiscally responsible thing to do would be to create a four-year rate plan to address operational and capital needs. The rate plan is needed regardless of whether the determination is made to participate in regional water production and governance or whether the City re-establishes independent water production. (Please note that the City Council passed a resolution expressing intent to move forward with independent water production and treatment on September 18, 2023.) Below is a table showing the four-year rate plan.

Rates	Rate Effective Date			
	Bills issued on and after April 1, 2023	Bills issued on and after July 1, 2024	Bills issued on and after July 1, 2025	Bills issued on and after July 1, 2026
Availability Charge	$8.17	$9.19	$10.34	$11.63
Usage Charge (per 1,000 gallons of usage)	$8.17	$9.19	$10.34	$11.63
Hydrant metered withdrawal (per 1,000 gallons)	$11.63	$13.09	$14.73	$16.58
Hydrant non-metered withdrawal (per 1,000 gallons)	$12.75	$14.35	$16.15	$18.17
Usage Surcharge - Hydrant Flushing (per 1,000 gallons)	$18.03	$20.29	$22.83	$25.69
Bulk Usage (construction water added to building permit fee)	$637.71	$717.43	$807.11	$908.00

Below is a graph showing communities' FY26 utility rates in the metropolitan area. The below calculation is based on the average consumption of a residential-class customer over the past year at 3216.6666667 gallons per month. The utilities that were surveyed were water, sewer, stormwater, garbage, and recycling. (Please note that Ankeny and Indianola do not provide garbage. The residents are required to set up services with a provider of their choosing and an average of $15 per month was used for the calculation.) Additionally, some communities do not fully administer sewer services. In these cases, the area has a sewer district that levies taxes to support the sewer services. While it is difficult to make a full apples-to-apples comparison given the use of taxing authority sewer districts, it is still a reasonably close comparison.

Metro FY 2025-26 Utility Rates

Base on an average bill of 4,000 gallons per month

	Water Rates				*Sewer Rates*			
City Name	Availiblity Charge	Rate per 1,000 Gal	Usage Billed	Total Water Charge	Availibility Charge	Rate per 1,000 Gal	Usage Billed	Total Sew Charge
West Des Moines	$ 4.73	$ 6.78	$ 27.12	$ 31.85	$ 3.77	$ 7.00	$ 28.00	$ 31.
Johnston	$ 11.09	$ 8.24	$ 32.96	$ 44.05	$ 9.15	$ 7.72	$ 30.88	$ 40.
Des Moines	$ 6.00	$ 5.00	$ 25.00	$ 31.00	$ 4.40	$ 9.84	$ 39.36	$ 43.
Grimes	$ 1.62	$ 11.26	$ 45.04	$ 46.66	$ -	$ 10.21	$ 40.84	$ 40.
Clive	$ -	$ 8.91	$ 35.64	$ 35.64	$ 9.01	$ 6.86	$ 27.44	$ 36.
Altoona	$ 5.50	$ 8.94	$ 35.76	$ 41.26	$ 5.50	$ 11.31	$ 45.24	$ 50.
Pleasant Hill	$ 10.00	$ 8.80	$ 44.00	$ 54.00	$ 14.96	$ 8.92	$ 35.68	$ 50.
Waukee	$ 14.16	9.61	$ 28.83	$ 42.99	$ 16.10	$ 12.16	$ 36.48	$ 52.
Ankeny	$ 21.08	$ 7.24	$ 28.96	$ 50.04	$ 37.60	$ 6.94	$ 27.76	$ 65.
Norwalk	$ 7.50	$ 8.88	$ 35.52	$ 43.02	$ 8.50	$ 11.29	$ 45.16	$ 53.
Bondurant	$ 10.34	$ 10.34	$ 41.36	$ 51.70	$ 11.03	$ 11.67	$ 35.01	$ 46.
Average	$ 8.37	$ 8.55	$ 34.56	$ 42.93	$ 10.91	$ 9.45	$ 35.62	$ 46.

Staff continually looks for ways to maximize efficiency to keep rates as low as possible through automation and strategic operations management. The City continues to strive to keep costs low and will continue to look for ways to contain costs to

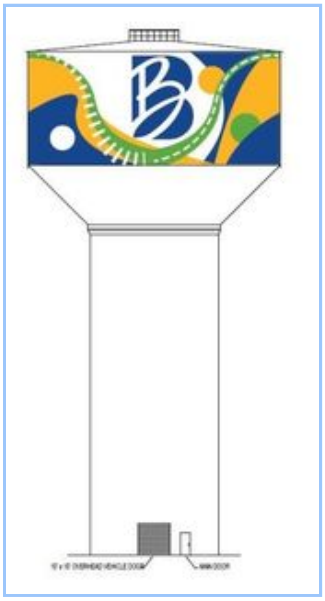
reduce or delay future rate adjustments. This was a key component in the Council's determination to move forward with independent water production.

As the City of Bondurant moved forward with the construction of a water tower, the City Council determined that the location lends itself well to become a gateway branding opportunity. The Bondurant City Council hired Group Creative Services to commission the design of three artists for a water tower public art project. The artist generates only the design, as the water tower contractor will be painting the design from a large stencil. The water tower is located along Eisenhower Drive SE. The water tower was dedicated on September 25, 2025. Below is a picture of the dedication, where (from left to right) Council Members Angela McKenzie, Chad Driscoll, and Tara Cox, and Mayor Doug Elrod were joined by Congressman Zach Nunn, City Administrator Marketa Oliver, and artist Jennifer Leatherby for the dedication.



The City Council approved a resolution approving a contract for Construction Manager at Risk services with Story Construction for the Water Treatment Plant project on January 20, 2026. On February 17, 2026, the City Council approved an update to the contract to add language that stated, "Owner agrees that timely completion of the Work is essential. If Constructor achieves Substantial Completion more than 30 calendar days prior to the Contract Time, Owner shall pay the Constructor an early completion bonus of $1,500 per calendar day. If Constructor achieves Final Completion more than 30 calendar days prior to the Contract Time, Owner shall pay the Constructor an early completion bonus of $1,000 per calendar day." The Council did so to try to expedite the completion of the plant so it could be in operation sooner.

Images



Water Tower Art



Water Tower with mural

This image shows the new mural on the City's water tower that was recently constructed.



Water Tower at Night

This image shows the new mural on the City's water tower lit at night.



Water Treatment Plant Rendering

Details

Type of Project: New Construction

Useful Life: 25 or More

Capital Cost

FY2027 Budget
$17.1M

Total Budget (all years)
$26.2M

Project Total
$26.2M

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	FY2029 *In Progress*	Total
Construction/Maintenance 1	$15,918,335	$8,320,000	$0	**$24,238,335**
Planning and Design 2	$1,150,739	$780,166	$0	**$1,930,905**
Other 1	$0	$0	$0	**$0**
Legal 1	$0	$0	$0	**$0**
Total	**$17,069,074**	**$9,100,166**	**$0**	**$26,169,240**

Funding Sources

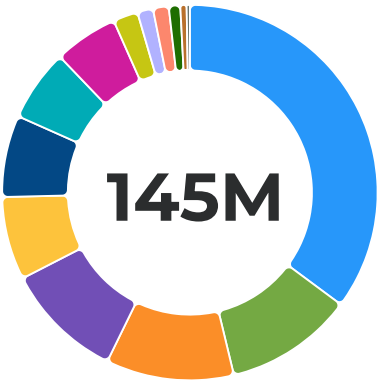
FY2027 Budget	Total Budget (all years)	Project Total
$17M	**$27.8M**	**$27.8M**

Detailed Breakdown

Category	FY2027 *In Progress*	FY2028 *In Progress*	Total
Water Revenue Bond	$17,000,000	$10,783,704	**$27,783,704**
Total	**$17,000,000**	**$10,783,704**	**$27,783,704**

Debt Overview Summary

Debt By Type



Debt By Type

GO Annual Appropriation Urban Renewal Corporate Purpose 2025B	$50,848,475	35.16%
G.O. Annual Appropriation Corp Purpose, 2022A - Econ Dev Project Cert Site & Public Safety Building	$16,019,950	11.08%
GO Corporate Purpose Bond 2025A	$15,911,425	11.00%
General Obligation Urban Renewal Bonds, Series 2023B	$14,777,900	10.22%
General Obligation Annual Appropriation Corporate Purpose, 2021A- Economic Development Project Omega	$10,364,700	7.17%
General Obligation Urban Renewal , 2020B - Econ Development Project Blue Jay & City Hall Remodel	$10,177,900	7.04%
Water Revenue Bond 2023	$8,944,760	6.18%
General Obligation Corporate Purpose Bonds, Series 2023A	$7,968,250	5.51%
General Obligation Urban Renewal,	$3,081,550	2.13%

Total Debt

$144,621,660

-$8,590,449 (-5.61% vs. FY26)

	2020D - Library Remodel	**$1,961,250**	1.36%
	Sewer Revenue Bonds, 2020C - NW Trunk Sewer		
	Stormwater Revenue Bonds, Series 2020E	**$1,956,800**	1.35%
	General Obligation Corporate Purpose, 2020A - Underpass, Turn Lane HWY65, 2 PW & Fire Trucks	**$1,419,050**	0.98%
	General Obligation Corporate Purpose, 2018A - Soccer/Parks, Parking, Utilities/Streets, & Ambulance	**$799,120**	0.55%
	General Obligation Water Bonds, 2014A - Purchase Capacity & Delivery Main Pipe	**$390,530**	0.27%

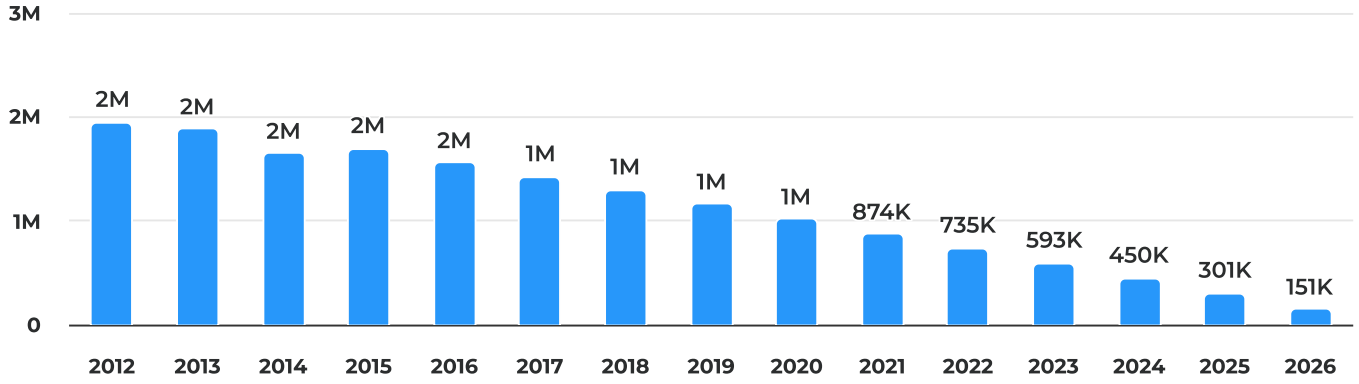
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
General Obligation Corporate Purpose, 2011 - Streets, Trails & Sweeper Truck	$150,502.50	-	-
General Obligation Water Bonds, 2014A - Purchase Capacity & Delivery Main Pipe	$526,140.00	$390,530.00	-25.77%
General Obligation Urban Renew, 2017 - Soccer/Park Land & Improvements	$148,907.50	-	-
General Obligation Corporate Purpose, 2018A - Soccer/Parks, Parking, Utilities/Streets, & Ambulance	$1,106,109.94	$799,119.93	-27.75%
General Obligation Corporate Purpose, 2020A	$1,667,950.00	$1,419,050.00	-14.92%

Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
- Underpass, Turn Lane HWY65, 2 PW & Fire Trucks			
General Obligation Urban Renewal , 2020B - Econ Development Project Blue Jay & City Hall Remodel	$11,399,400.00	$10,177,900.00	-10.72%
G.O. Annual Appropriation Corp Purpose, 2022A - Econ Dev Project Cert Site & Public Safety Building	$16,835,925.00	$16,019,950.00	-4.85%
General Obligation Urban Renewal, 2020D - Library Remodel	$3,311,125.00	$3,081,550.00	-6.93%
Sewer Revenue Bonds, 2020C - NW Trunk Sewer	$2,181,935.00	$1,961,250.00	-10.11%
General Obligation Annual Appropriation Corporate Purpose, 2021A- Economic Development Project Omega	$11,240,900.00	$10,364,700.00	-7.79%
Urban Service Area Sewer Loan Agreement - Polk County	$106,758.46	-	-
Stormwater Revenue Bonds, Series 2020E	$2,098,200.00	$1,956,800.00	-6.74%
General Obligation Corporate Purpose Bonds, Series 2023A	$8,706,850.00	$7,968,250.00	-8.48%
General Obligation Urban Renewal Bonds, Series 2023B	$15,681,050.00	$14,777,900.00	-5.76%
Water Revenue Bond 2023	$9,297,762.22	$8,944,760.00	-3.80%
GO Corporate Purpose Bond 2025A	$16,380,106.08	$15,911,425.00	-2.86%
GO Annual Appropriation Urban Renewal Corporate Purpose 2025B	$52,372,487.50	$50,848,475.00	-2.91%
Total Debt	**$153,212,109.20**	**$144,621,659.93**	**-5.61%**

Fund Name *(continued from above)*	$ Change
General Obligation Corporate Purpose, 2011 - Streets, Trails & Sweeper Truck	-$150,502.50
General Obligation Water Bonds, 2014A - Purchase Capacity & Delivery Main Pipe	-$135,610.00

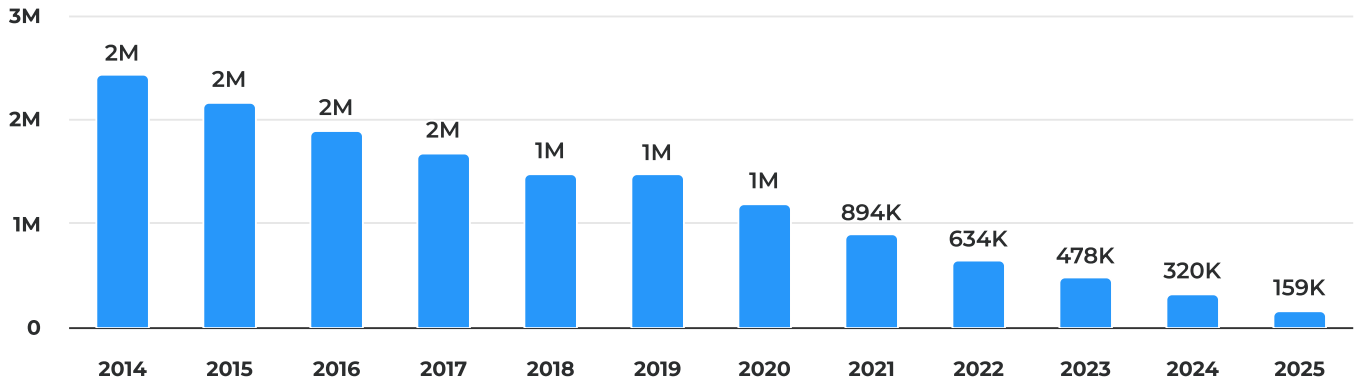
Fund Name *(continued from above)*	**$ Change**
General Obligation Urban Renew, 2017 - Soccer/Park Land & Improvements	-$148,907.50
General Obligation Corporate Purpose, 2018A - Soccer/Parks, Parking, Utilities/Streets, & Ambulance	-$306,990.01
General Obligation Corporate Purpose, 2020A - Underpass, Turn Lane HWY65, 2 PW & Fire Trucks	-$248,900.00
General Obligation Urban Renewal , 2020B - Econ Development Project Blue Jay & City Hall Remodel	-$1,221,500.00
G.O. Annual Appropriation Corp Purpose, 2022A - Econ Dev Project Cert Site & Public Safety Building	-$815,975.00
General Obligation Urban Renewal, 2020D - Library Remodel	-$229,575.00
Sewer Revenue Bonds, 2020C - NW Trunk Sewer	-$220,685.00
General Obligation Annual Appropriation Corporate Purpose, 2021A- Economic Development Project Omega	-$876,200.00
Urban Service Area Sewer Loan Agreement - Polk County	-$106,758.46
Stormwater Revenue Bonds, Series 2020E	-$141,400.00
General Obligation Corporate Purpose Bonds, Series 2023A	-$738,600.00
General Obligation Urban Renewal Bonds, Series 2023B	-$903,150.00
Water Revenue Bond 2023	-$353,002.22
GO Corporate Purpose Bond 2025A	-$468,681.08
GO Annual Appropriation Urban Renewal Corporate Purpose 2025B	-$1,524,012.50
Total Debt	**-$8,590,449.27**

General Obligation Corporate Purpose, 2011 - Streets, Trails & Sweeper Truck



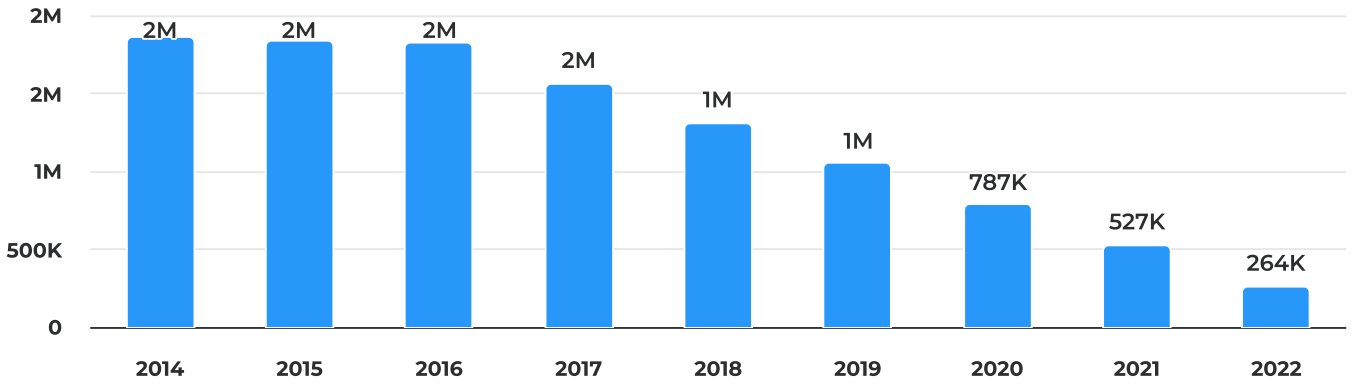
Fund Name	FY2026 Beginning Balance	FY2027	% Change	$ Change
Principal	$145,000.00	-	-	-$145,000.00
Interest	$5,002.50	-	-	-$5,002.50
Administrative Fee	$500.00	-	-	-$500.00
Total Debt	**$150,502.50**	**-**	**-**	**-$150,502.50**

General Obligation Corporate Purpose, 2013A - Parks, Street Connections, Sidewalks & Storm Sewers



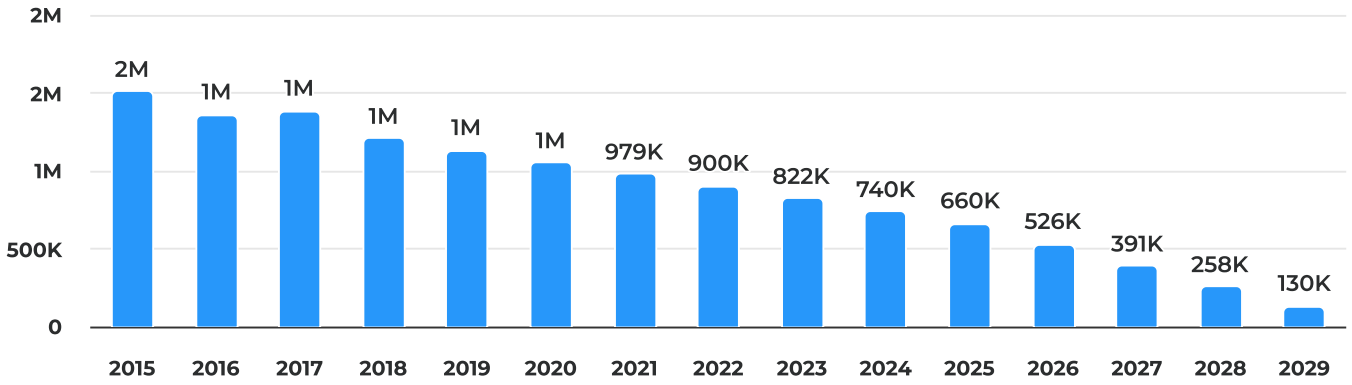
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General Obligation Refunding, 2013B - Library & Public Safety Building



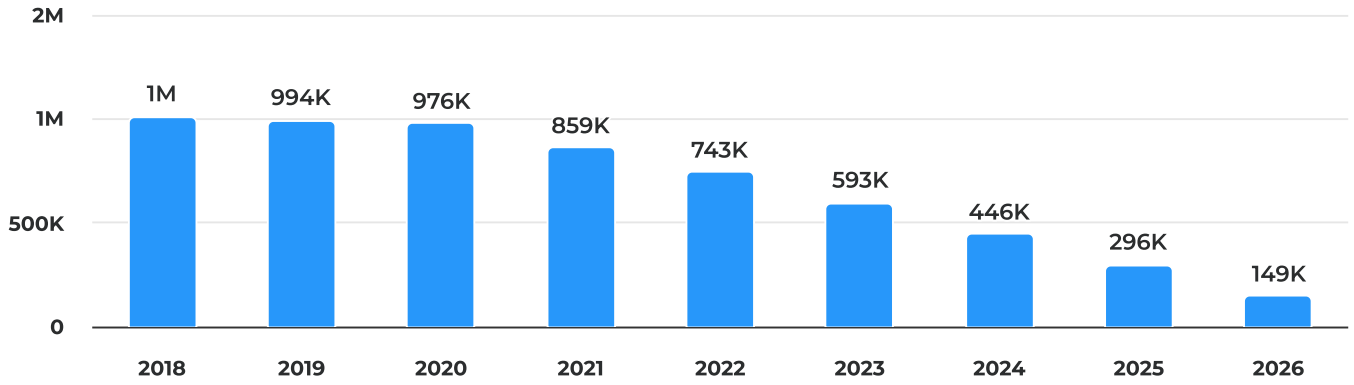
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General Obligation Water Bonds, 2014A - Purchase Capacity & Delivery Main Pipe



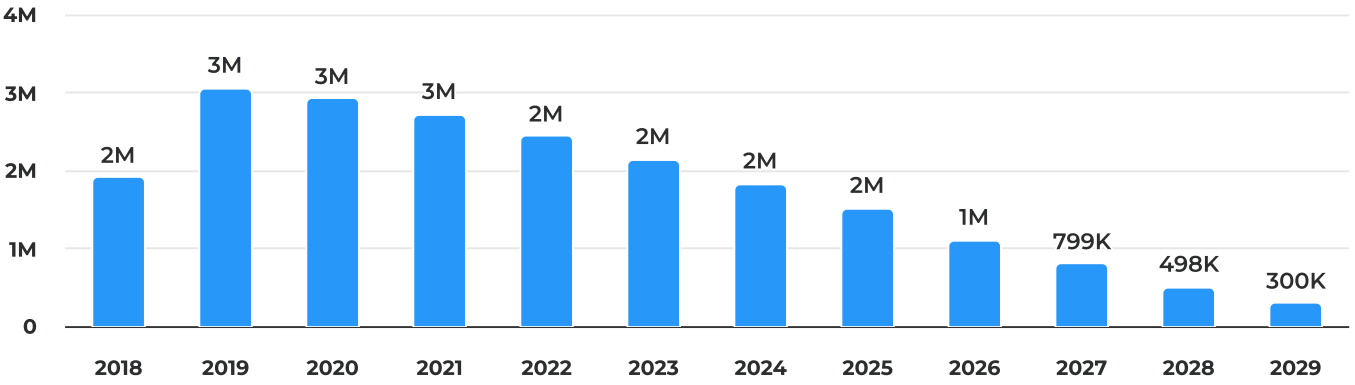
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$485,000.00	$365,000.00	-24.74%	-$120,000.00
Interest	$39,140.00	$24,030.00	-38.61%	-$15,110.00
Administrative Fee	$2,000.00	$1,500.00	-25.00%	-$500.00
Total Debt	**$526,140.00**	**$390,530.00**	**-25.77%**	**-$135,610.00**

General Obligation Urban Renew, 2017 - Soccer/Park Land & Improvements



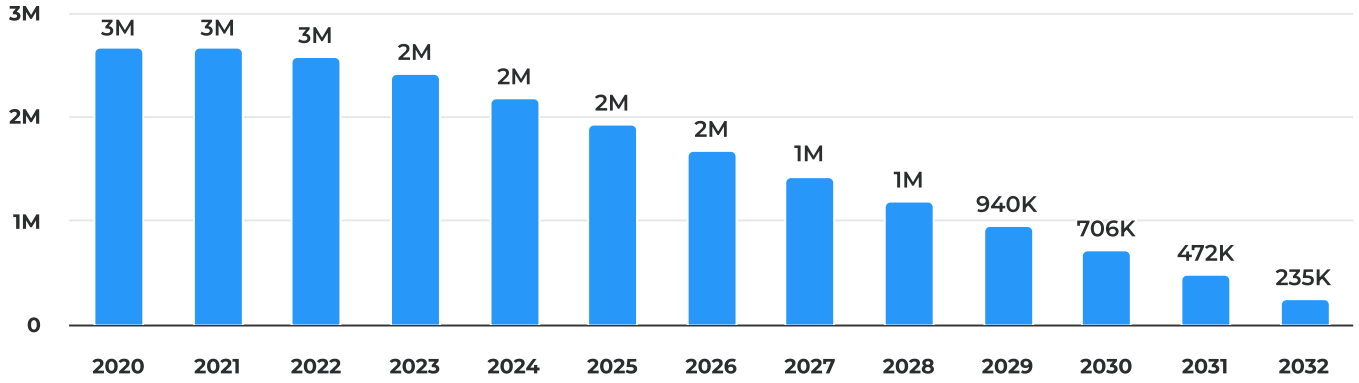
Fund Name	FY2026 Beginning Balance	FY2027	% Change	$ Change
Principal	$145,000.00	-	-	-$145,000.00
Interest	$3,407.50	-	-	-$3,407.50
Administrative Fee	$500.00	-	-	-$500.00
Total Debt	**$148,907.50**	**-**	**-**	**-$148,907.50**

General Obligation Corporate Purpose, 2018A - Soccer/Parks, Parking, Utilities/Streets, & Ambulance



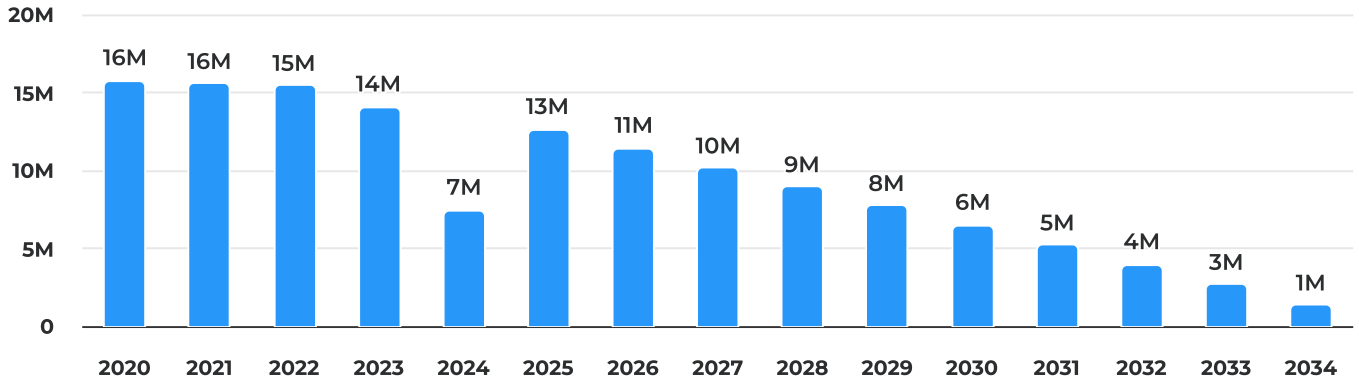
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$1,015,000.00	$745,000.00	-26.60%	-$270,000.00
Interest	$88,709.94	$52,319.93	-41.02%	-$36,390.01
Administrative Fee	$2,400.00	$1,800.00	-25.00%	-$600.00
Total Debt	**$1,106,109.94**	**$799,119.93**	**-27.75%**	**-$306,990.01**

General Obligation Corporate Purpose, 2020A - Underpass, Turn Lane HWY65, 2 PW & Fire Trucks



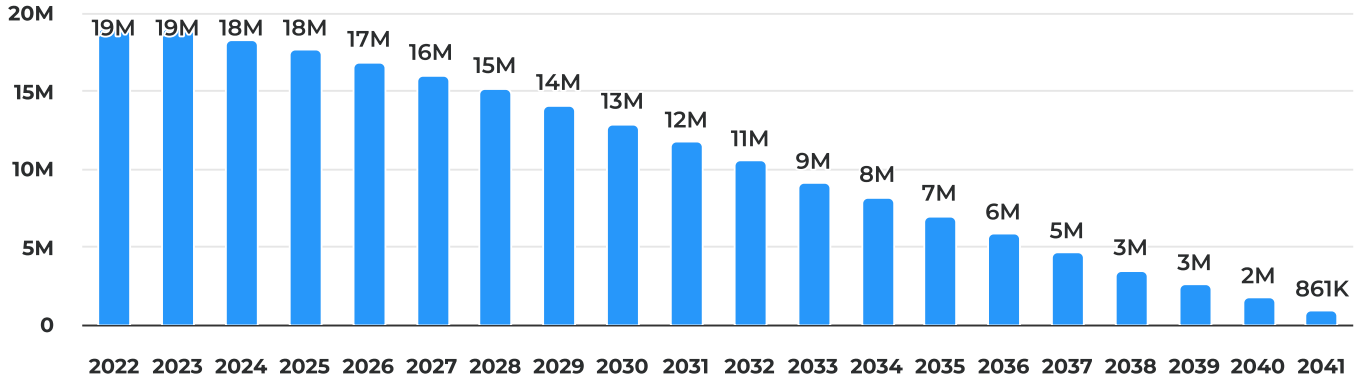
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$1,485,000.00	$1,285,000.00	-13.47%	-$200,000.00
Interest	$178,750.00	$130,450.00	-27.02%	-$48,300.00
Administrative Fee	$4,200.00	$3,600.00	-14.29%	-$600.00
Total Debt	**$1,667,950.00**	**$1,419,050.00**	**-14.92%**	**-$248,900.00**

General Obligation Urban Renewal , 2020B - Econ Development Project Blue Jay & City Hall Remodel



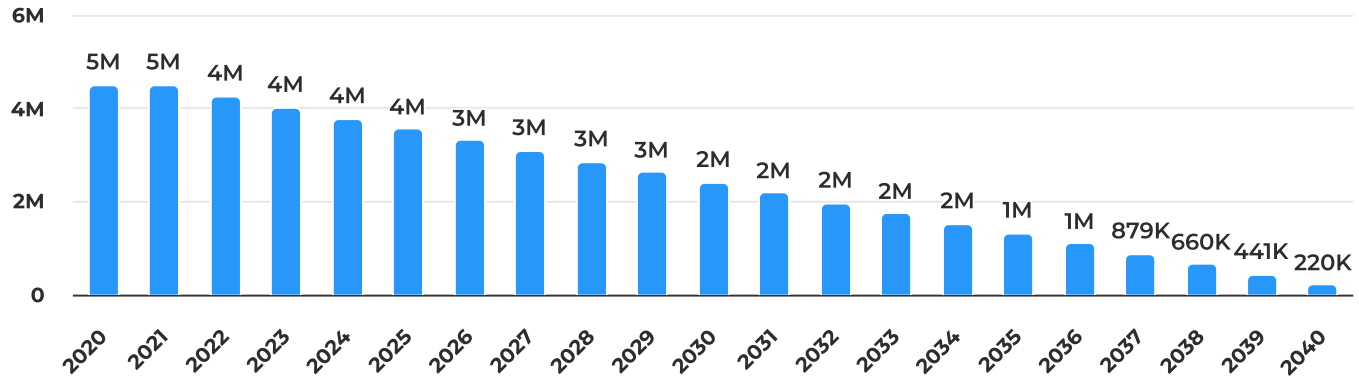
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$5,385,000.00	$4,845,000.00	-10.03%	-$540,000.00
Interest	$624,000.00	$483,100.00	-22.58%	-$140,900.00
Administrative Fee	$5,400.00	$4,800.00	-11.11%	-$600.00
Total Debt	**$6,014,400.00**	**$5,332,900.00**	**-11.33%**	**-$681,500.00**

G.O. Annual Appropriation Corp Purpose, 2022A - Econ Dev Project Cert Site & Public Safety Building



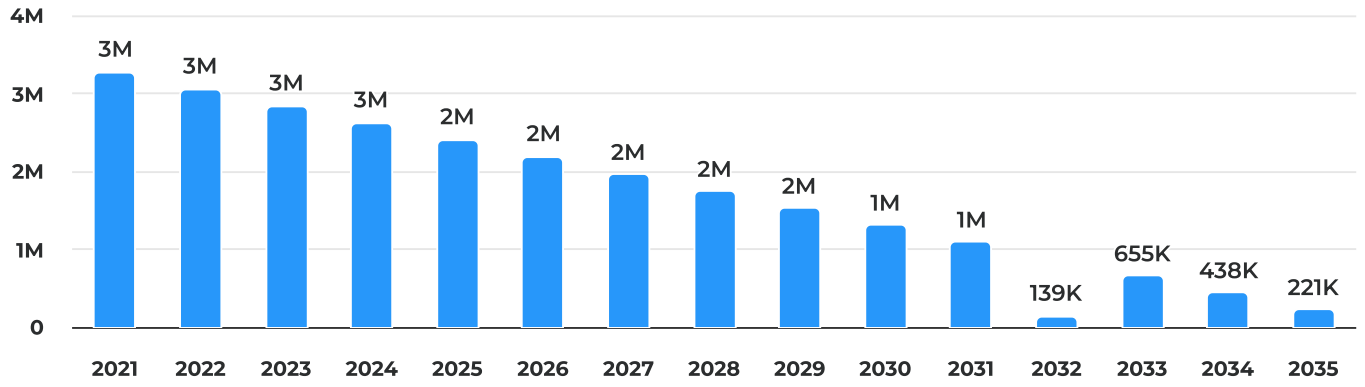
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$13,065,000.00	$12,690,000.00	-2.87%	-$375,000.00
Interest	$3,761,325.00	$3,320,950.00	-11.71%	-$440,375.00
Administrative Fee	$9,600.00	$9,000.00	-6.25%	-$600.00
Total Debt	**$16,835,925.00**	**$16,019,950.00**	**-4.85%**	**-$815,975.00**

General Obligation Urban Renewal, 2020D - Library Remodel



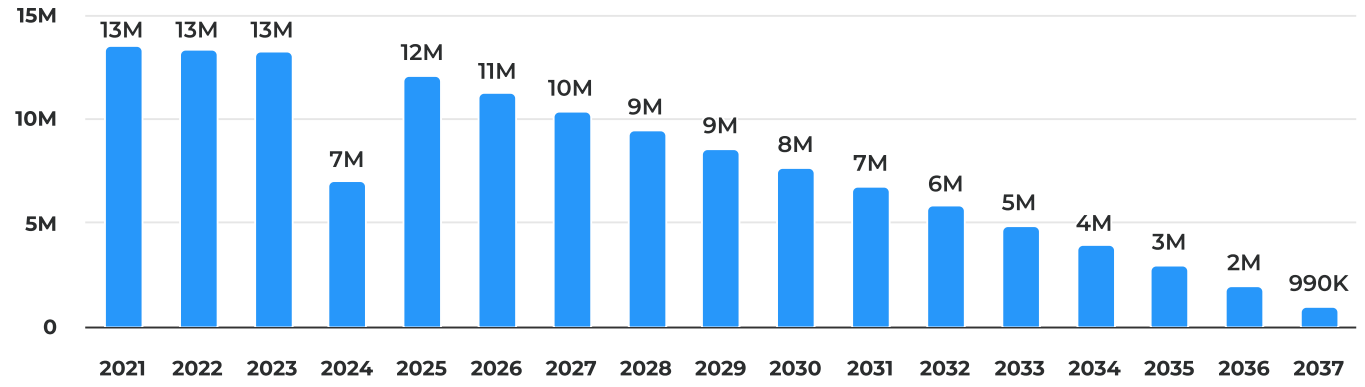
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$2,765,000.00	$2,605,000.00	-5.79%	-$160,000.00
Interest	$537,425.00	$468,450.00	-12.83%	-$68,975.00
Administrative Fee	$8,700.00	$8,100.00	-6.90%	-$600.00
Total Debt	**$3,311,125.00**	**$3,081,550.00**	**-6.93%**	**-$229,575.00**

Sewer Revenue Bonds, 2021C - NW Trunk Sewer



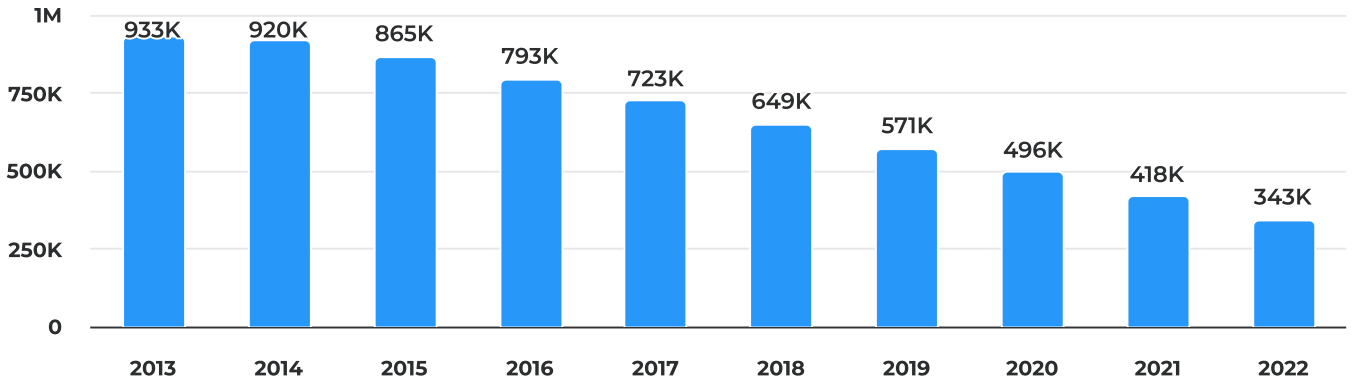
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$1,890,000.00	$1,720,000.00	-8.99%	-$170,000.00
Interest	$285,935.00	$235,850.00	-17.52%	-$50,085.00
Administrative Fee	$6,000.00	$5,400.00	-10.00%	-$600.00
Total Debt	**$2,181,935.00**	**$1,961,250.00**	**-10.11%**	**-$220,685.00**

General Obligation Annual Appropriation Corporate Purpose, 2021A-Economic Development Project Omega



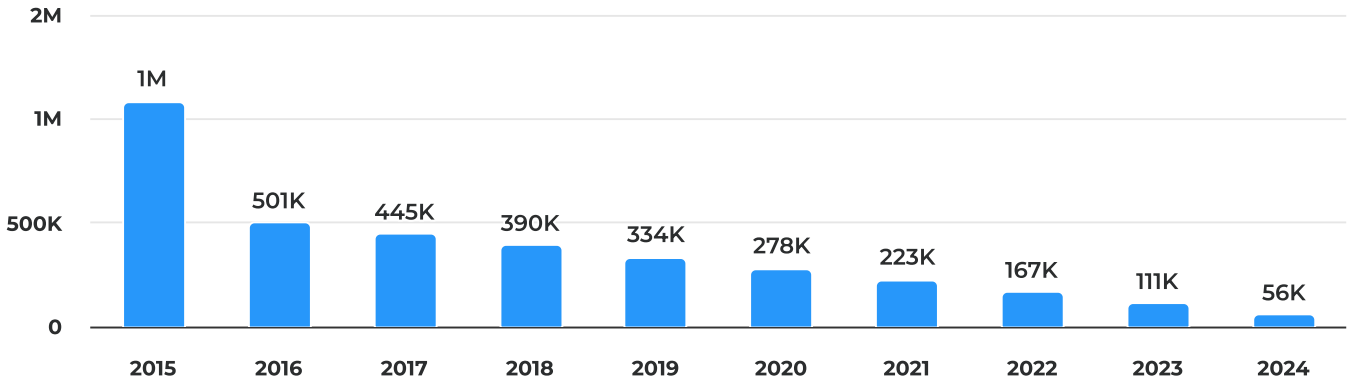
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$5,270,000.00	$4,890,000.00	-7.21%	-$380,000.00
Interest	$693,700.00	$578,100.00	-16.66%	-$115,600.00
Administrative Fees	$7,200.00	$6,600.00	-8.33%	-$600.00
Total Debt	**$5,970,900.00**	**$5,474,700.00**	**-8.31%**	**-$496,200.00**

Water Revenue Refunding Bonds, Series 2012B (Loan Agreement through Des Moines Water Works



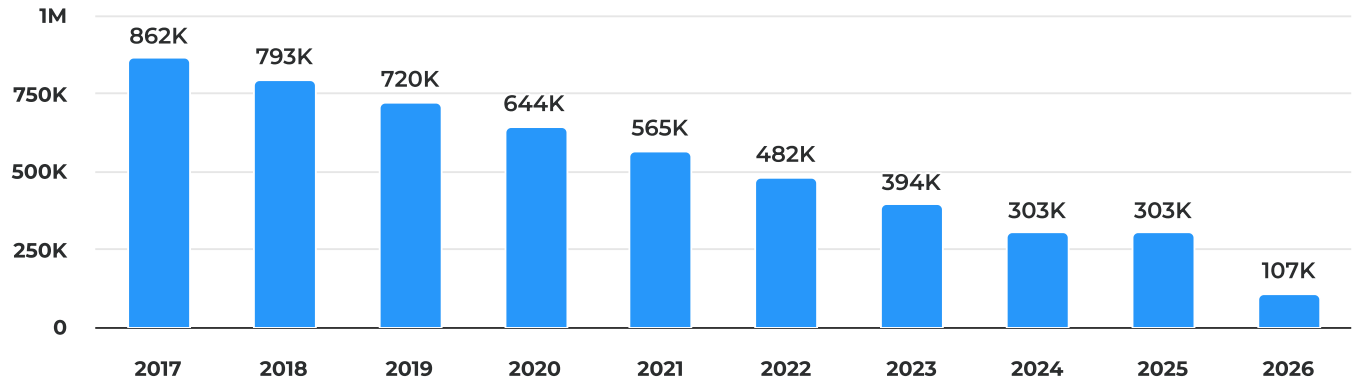
No data available

Purchase Capacity Water Revenue Loan Agreement-Pleasant Hill 2014



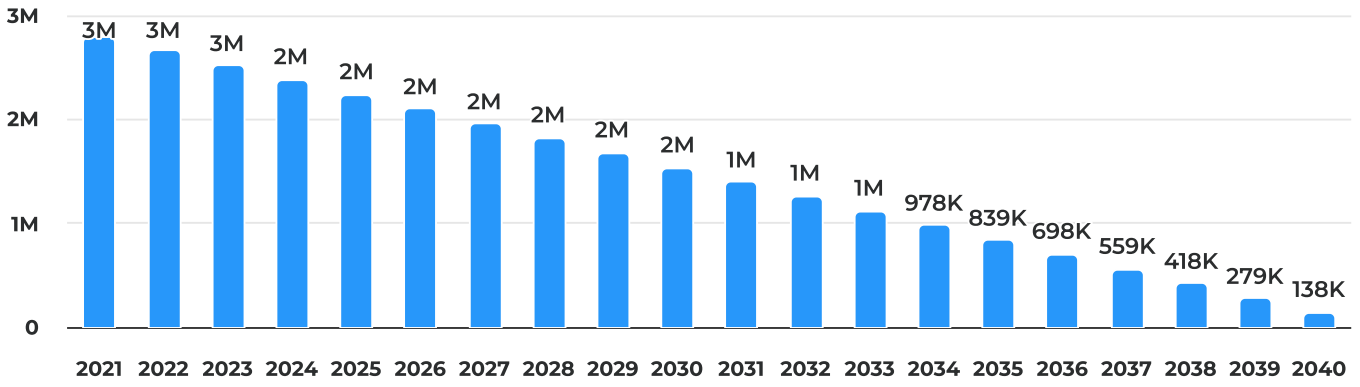
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Urban Service Area Sewer Loan Agreement - Polk County



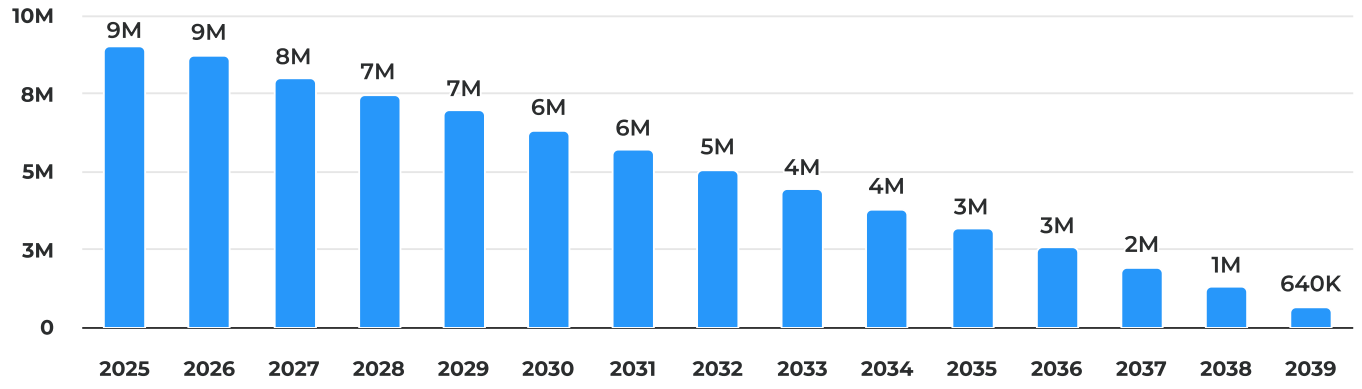
Fund Name	FY2026 Beginning Balance	FY2027	% Change	$ Change
Urban Service Area Sewer Loan Agreement - Polk County	$106,758.46	-	-	-$106,758.46
Total Debt	**$106,758.46**	**-**	**-**	**-$106,758.46**

Stormwater Revenue Bonds, Series 2021E



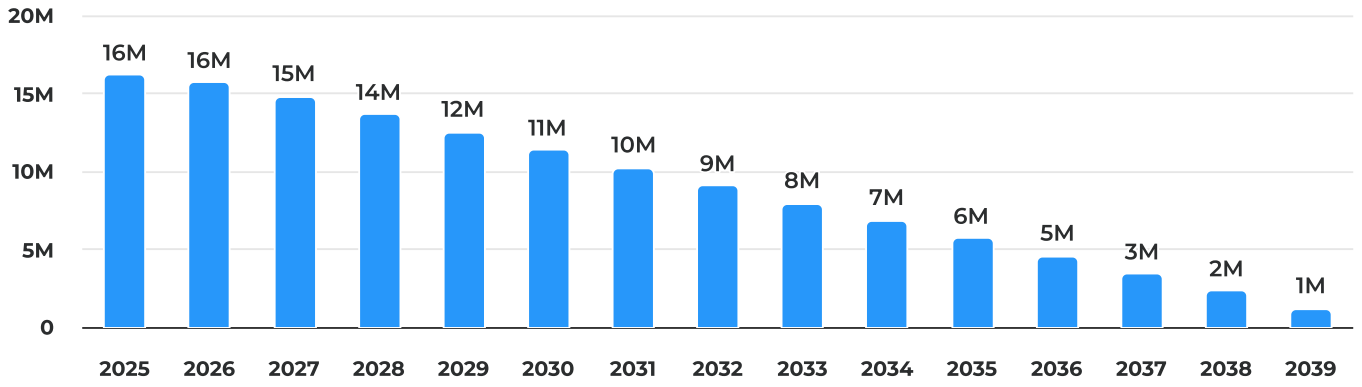
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$1,790,000.00	$1,685,000.00	-5.87%	-$105,000.00
Interest	$299,200.00	$263,400.00	-11.97%	-$35,800.00
Administrative Fee	$9,000.00	$8,400.00	-6.67%	-$600.00
Total Debt	**$2,098,200.00**	**$1,956,800.00**	**-6.74%**	**-$141,400.00**

General Obligation Corporate Purpose Bonds, Series 2023A



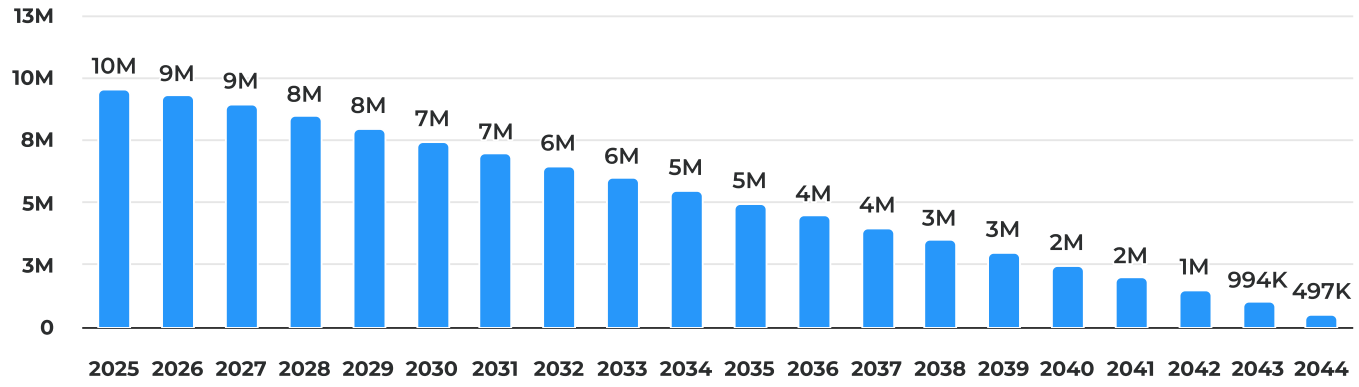
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$6,420,000.00	$5,970,000.00	-7.01%	-$450,000.00
Interest	$2,278,450.00	$1,990,450.00	-12.64%	-$288,000.00
Administrative Fee	$8,400.00	$7,800.00	-7.14%	-$600.00
Total Debt	**$8,706,850.00**	**$7,968,250.00**	**-8.48%**	**-$738,600.00**

General Obligation Urban Renewal Bonds, Series 2023B



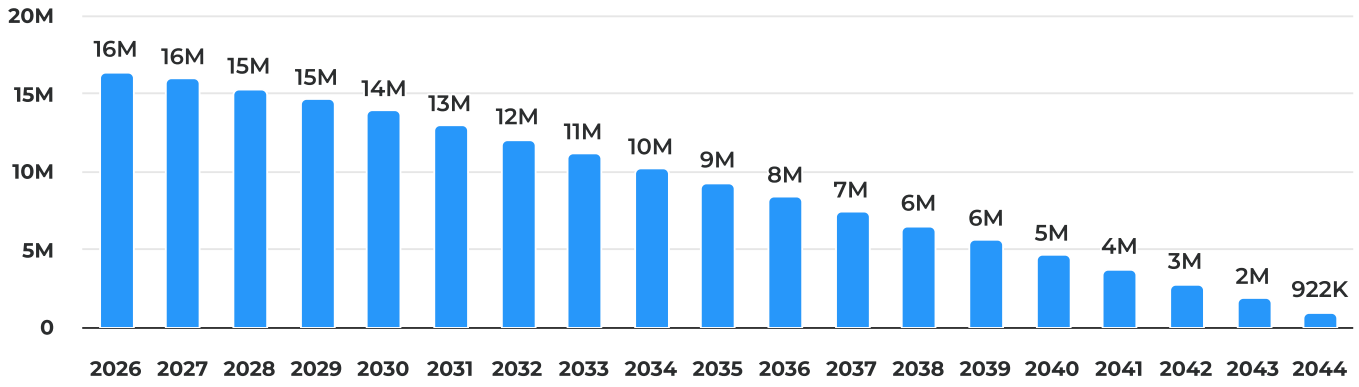
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$11,540,000.00	$11,155,000.00	-3.34%	-$385,000.00
Interest	$4,132,650.00	$3,615,100.00	-12.52%	-$517,550.00
Administrative Fee	$8,400.00	$7,800.00	-7.14%	-$600.00
Total Debt	**$15,681,050.00**	**$14,777,900.00**	**-5.76%**	**-$903,150.00**

Water Revenue Bond 2023



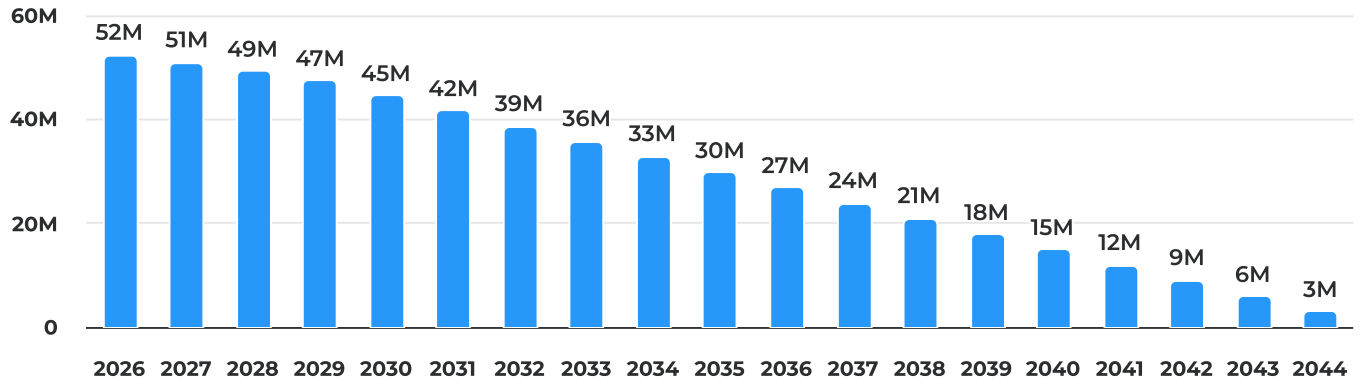
Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$7,650,000.00	$7,450,000.00	-2.61%	-$200,000.00
Interest	$1,441,791.94	$1,307,915.00	-9.29%	-$133,876.94
Administrative Fee	$205,970.28	$186,845.00	-9.29%	-$19,125.28
Total Debt	**$9,297,762.22**	**$8,944,760.00**	**-3.80%**	**-$353,002.22**

GO Corporate Purpose Bond 2025A



Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Principal	$10,225,000.00	$10,225,000.00	0.00%	-
Interest	$6,143,706.08	$5,675,625.00	-7.62%	-$468,081.08
Administrative Fee	$11,400.00	$10,800.00	-5.26%	-$600.00
Total Debt	**$16,380,106.08**	**$15,911,425.00**	**-2.86%**	**-$468,681.08**

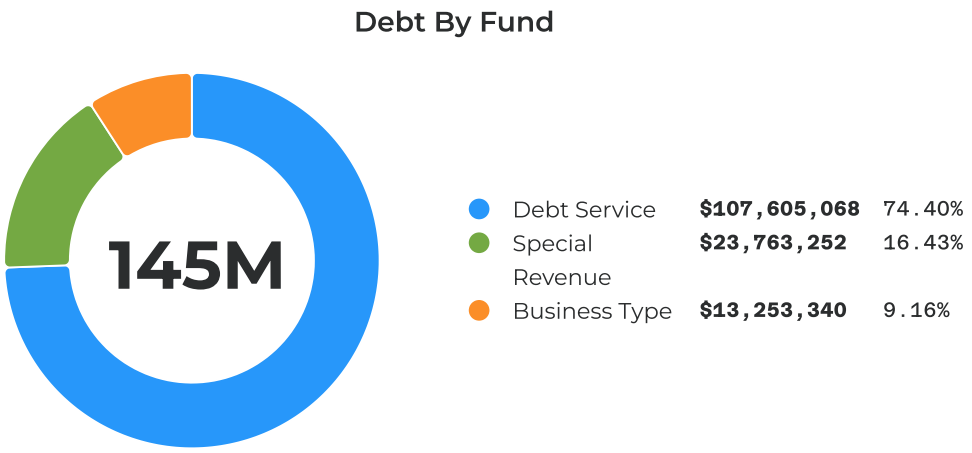
GO Annual Appropriation Urban Renewal Corporate Purpose 2025B



Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
Principal	$31,920,000.00	$31,920,000.00	0.00%
Interest	$20,441,087.50	$18,917,675.00	-7.45%
Administrative Fee	$11,400.00	$10,800.00	-5.26%
Total Debt	**$52,372,487.50**	**$50,848,475.00**	**-2.91%**

Fund Name *(continued from above)*	$ Change
Principal	-
Interest	-$1,523,412.50
Administrative Fee	-$600.00
Total Debt	**-$1,524,012.50**

Debt Service Payment By Fund



Total Debt

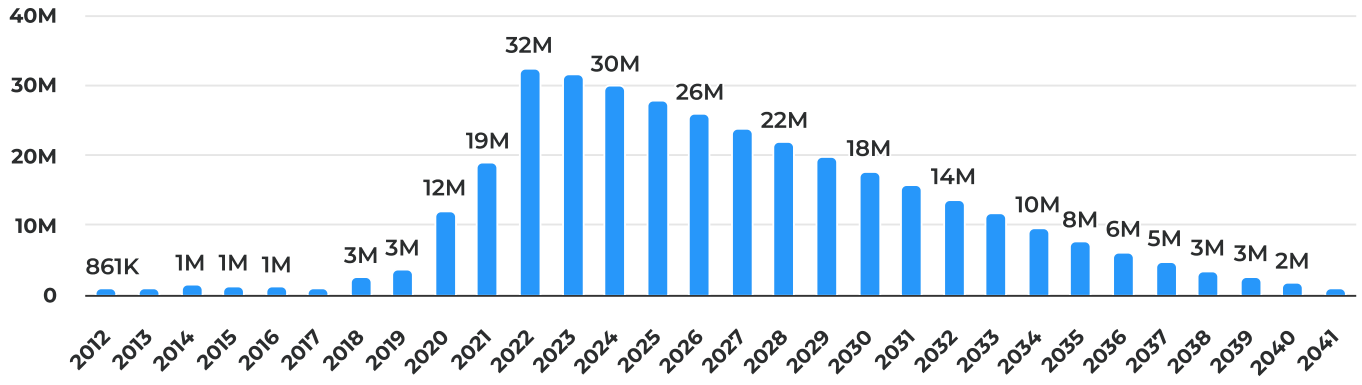
$144,621,660

-$8,590,449 (-5.61% vs. FY26)

Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
Special Revenue	$25,842,957.60	$23,763,251.75	-8.05%
Debt Service	$113,158,355.92	$107,605,068.18	-4.91%
Business Type	$14,210,795.68	$13,253,340.00	-6.74%
Total Debt	**$153,212,109.20**	**$144,621,659.93**	**-5.61%**

Fund Name *(continued from above)*	$ Change
Special Revenue	-$2,079,705.85
Debt Service	-$5,553,287.74
Business Type	-$957,455.68
Total Debt	**-$8,590,449.27**

Special Revenue

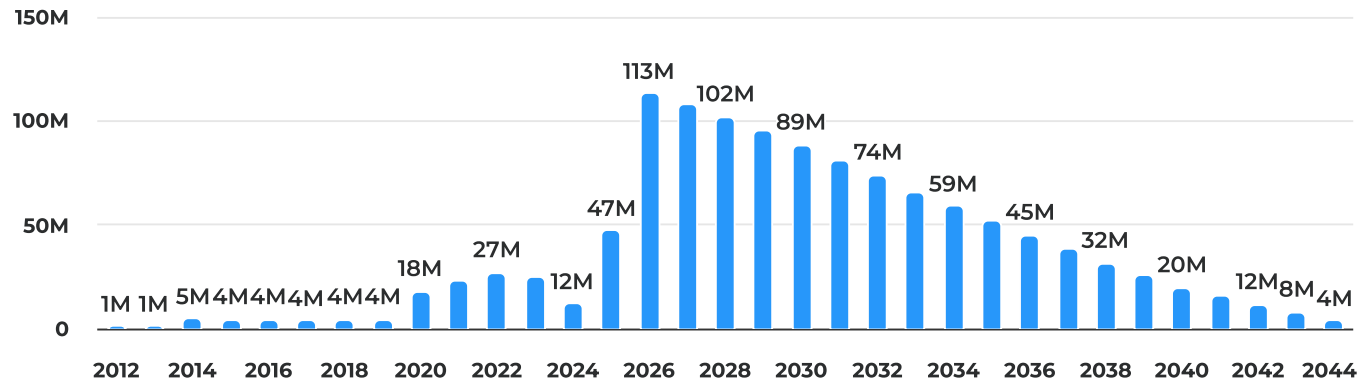


Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
Road Use Tax	$331,080.10	$198,836.75	-39.94%
TIF	$25,511,877.50	$23,564,415.00	-7.63%

Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
Total Debt	**$25,842,957.60**	**$23,763,251.75**	**-8.05%**

Fund Name *(continued from above)*	$ Change
Road Use Tax	-$132,243.35
TIF	-$1,947,462.50
Total Debt	**-$2,079,705.85**

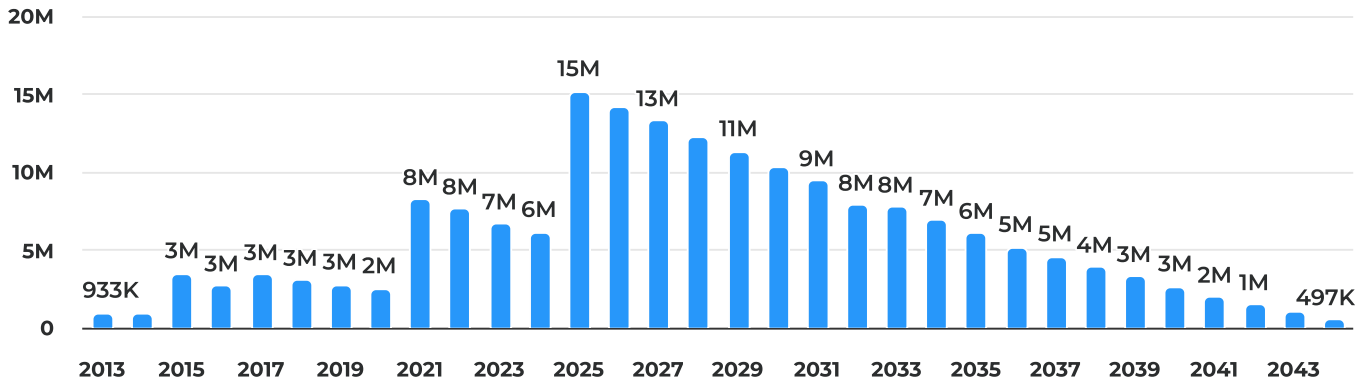
Debt Service



Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change
Debt Service	$113,158,355.92	$107,605,068.18	-4.91%
Total Debt	**$113,158,355.92**	**$107,605,068.18**	**-4.91%**

Fund Name *(continued from above)*	$ Change
Debt Service	-$5,553,287.74
Total Debt	**-$5,553,287.74**

Business Type



Fund Name	FY2026 Beginning Balance	FY2027 Beginning Balance	% Change	$ Change
Water	$9,823,902.22	$9,335,290.00	-4.97%	-$488,612.22
Sewer	$2,288,693.46	$1,961,250.00	-14.31%	-$327,443.46
Storm Water	$2,098,200.00	$1,956,800.00	-6.74%	-$141,400.00
Total Debt	**$14,210,795.68**	**$13,253,340.00**	**-6.74%**	**-$957,455.68**

General Fund

No data available

No data available

Appendix

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the

betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as

directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

3/28/26, 3:42 PM Local Government Property Valuation System

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : BONDURANT County Name: POLK COUNTY
Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.
Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric
Regular	2a	530,563,759	2b	530,426,580
DEBT SERVICE	3a	779,354,169	3b	779,216,990
Ag Land	4a	5,529,096		

City Number: 77-715
Last Official Census: 7,365

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	7.98938	4,140,300	518,225,433	2.38
	Limitation Percentage			
	0			
	CGFL Max Rate	**CGFL Max Dollars**	**Revenue Growth %**	
Max Allowed CGFL for FY 2027	8.10000	4,297,566	3.80	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.10000	Consolidated General Fund			5	4,297,566	4,296,455	43	8.10000
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	184,435	184,387	52	0.34762
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt Comm.			462	4,031	4,031	465	0.00760
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	4,486,032	4,484,873		
384.1	3.00375	Ag Land			26	16,608	16,608	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	4,502,640	4,501,481		**Do Not Add**
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29		0		0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	91,645	91,621		0.17273
Rules	Amt Nec	Other Employee Benefits			31	0	0		0.00000
		Subtotal Employee Benefit Levy (29,30,31)			32	91,645	91,621	65	0.17273
			Valuation						
386	As Req	**With Gas & Elec**		**Without Gas & Elec**					
	SSMID 1 (A)	0	(B)	0	34		0	66	0.00000
	SSMID 2 (A)	0	(B)	0	35		0	67	0.00000
	SSMID 3 (A)	0	(B)	0	36		0	68	0.00000
	SSMID 4 (A)	0	(B)	0	37		0	69	0.00000
	SSMID 5 (A)	0	(B)	0	555		0	565	0.00000
	SSMID 6 (A)	0	(B)	0	556		0	566	0.00000
	SSMID 7 (A)	0	(B)	0	1177		0	1179	0.00000
	SSMID 8 (A)	0	(B)	0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	91,645	91,621		
384.4	Amt Nec	**Debt Service Levy 76.10(6)**			40	1,712,228	1,711,924	70	2.19698
384.7	0.67500	**Capital Projects (Capital Improv. Reserve)**			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	6,306,513	6,305,026	72	10.82493

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:
Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

3/28/26, 3:42 PM Local Government Property Valuation System

CITY NAME: BONDURANT

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2026 - June 30, 2027

CITY #: 77-715

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 4/6/2026 Meeting Time: 05:45 PM Meeting Location: 200 2nd St NE, Bondurant Ia 50035
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
https://www.cityofbondurant.com/

City Telephone Number
(515) 967-2418

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	515,041,746	530,426,580	530,426,580
Consolidated General Fund	4,114,864	4,114,864	4,296,455
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	89,200	89,200	184,387
Support of Local Emergency Mgmt. Comm.	4,666	4,666	4,031
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	240,149	240,149	91,621
Other Employee Benefits	0	0	0
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	671,490,172	779,216,990	779,216,990
Debt Service	1,475,284	1,475,284	1,711,924
CITY REGULAR TOTAL PROPERTY TAX	5,924,163	5,924,163	6,288,418
CITY REGULAR TAX RATE	10.83493	10.28065	10.82493
Taxable Value for City Ag Land	5,465,018	5,529,096	5,529,096
Ag Land	16,416	16,416	16,608
CITY AG LAND TAX RATE	3.00375	2.96902	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of $100,000/$110,000	**Current Year Certified 2025/2026**	**Budget Year Proposed 2026/2027**	**Percent Change**
City Regular Residential	514	530	3.11
Commercial property with an Actual/Assessed Valuation of $300,000/$330,000	**Current Year Certified 2025/2026**	**Budget Year Proposed 2026/2027**	**Percent Change**
City Regular Commercial	2,234	2,477	10.88

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through $150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:
The tax rate is dropping a penny. Revenue is increasing due to major economic development projects coming onto the tax rolls, creating new valuations. Cost drivers include rising liability insurance, a 2.91% health benefit increase, and strategic staffing additions.

Fund Balance

The **Year-End Fund Summary** provides a snapshot of the City's projected financial position at the close of the fiscal year. It shows the anticipated ending balances for each major fund type, based on the combination of beginning balances, revenues, expenditures, and transfers throughout the year. These balances reflect how much money will remain in each fund after all budgeted activity is accounted for.

Each fund serves a specific purpose:

- **General Fund** supports day-to-day operations and services.
- **Special Revenue Funds** are used for specific revenue sources tied to dedicated expenses.
- **TIF (Tax Increment Financing)** and **Debt Service Funds** support economic development and repayment of bonds.
- **Capital Project Funds** track large infrastructure and facility investments.
- **Enterprise Funds** operate City utilities like water and sewer as self-sustaining services.
- **Permanent Funds**, though small, hold assets meant to be preserved over time.

This summary helps City leadership, residents, and other stakeholders understand where resources are concentrated, how funds are managed, and what financial capacity the City will carry forward into the next fiscal year.

The projected **ending fund balance for all funds** in FY26 totals approximately **$31.5 million**, with individual fund balances as follows:

- **General Fund**: $6,291,804
- **Special Revenue Funds**: $649,437
- **TIF Special Revenue**: -$125,567 (negative balance due to the timing of reimbursement for economic development expenses will actually end up at 0 based on how much is actually collected and transferred back to other funds)
- **Debt Service**: $750,733
- **Capital Projects**: $22,104,061 (reflecting bond proceeds allocated to multi-year infrastructure investments)
- **Permanent Funds**: $38,547
- **Proprietary (Enterprise) Funds**: $2,567,655

These balances are projections based on budgeted activity. Some funds, such as the General Fund and Enterprise Funds, are expected to maintain healthy reserves in accordance with City policy and long-term planning needs. Others, like the Capital Project and TIF Funds, may show unusually high or negative balances depending on the timing of bond issuances and project expenses.

https://dom-localgoviowa.gov/budget-renderer?id=25274

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ADOPTED BUDGET SUMMARY

City Name: BONDURANT
Fiscal Year July 1, 2026 - June 30, 2027

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Revenues & Other Financing Sources											
Taxes Levied on Property	1	4,501,481	91,621		1,711,924	0			6,305,026	5,557,142	5,722,503
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	4,501,481	91,621		1,711,924	0			6,305,026	5,557,142	5,722,503
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			7,152,409					7,152,409	3,552,593	3,247,621
Other City Taxes	6	93,760	1,530,024		304	0			1,624,088	1,648,100	1,532,487
Licenses & Permits	7	276,420	0					0	276,420	334,774	305,465
Use of Money and Property	8	125,000	51,837	0	100,000	45,000	1,200	174,438	497,475	1,796,190	1,570,533
Intergovernmental	9	216,590	1,325,020	0	0	15,364,167		0	16,905,777	8,340,552	1,998,660
Charges for Fees & Service	10	836,158	0		0	0	0	5,706,015	6,542,173	6,083,938	5,568,793
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	58,470	8,000		0	0	0	0	66,470	355,971	660,401
Sub-Total Revenues	13	6,107,879	3,006,502	7,152,409	1,812,228	15,409,167	1,200	5,880,453	39,369,838	27,669,260	20,606,463
Other Financing Sources:											
Total Transfers In	14	1,778,263	1,476,234	0	4,112,292	2,844,232	0	0	10,211,021	16,434,322	7,433,719
Proceeds of Debt	15	0	0	0	0	0		17,000,000	17,000,000	1,275,057	47,474,226
Proceeds of Capital Asset Sales	16	6,800	0	0	0	578,912	2,240	0	587,952	9,040	440
Total Revenues and Other Sources	17	7,892,942	4,482,736	7,152,409	5,924,520	18,832,311	3,440	22,880,453	67,168,811	45,387,679	75,514,848
Expenditures & Other Financing Uses											
Public Safety	18	4,278,226	707,468	0			0		4,985,694	4,147,572	3,189,497
Public Works	19	783,669	1,381,643	0			0		2,165,312	1,939,069	1,543,143
Health and Social Services	20	49,625	0	0			0		49,625	49,355	39,786
Culture and Recreation	21	1,256,327	324,140	0			0		1,580,467	1,350,582	1,230,818
Community and Economic Development	22	1,562,116	136,782	0			0		1,698,898	1,033,135	804,969
General Government	23	878,502	148,566	0			0		1,027,068	750,398	775,950
Debt Service	24	0	0	0	6,891,943		0		6,891,943	7,075,103	4,148,782
Capital Projects	25	0	0	0		28,676,578	0		28,676,578	29,570,759	22,737,135
Total Government Activities Expenditures	26	8,808,465	2,698,599	0	6,891,943	28,676,578	0		47,075,585	45,915,973	34,470,080
Business Type Proprietray: Enterprise & ISF	27							22,991,320	22,991,320	7,802,396	4,097,768
Total Gov & Bus Type Expenditures	28	8,808,465	2,698,599	0	6,891,943	28,676,578	0	22,991,320	70,066,905	53,718,369	38,567,848
Total Transfers Out	29	0	2,537,523	7,152,409	0	0	0	521,089	10,211,021	16,434,322	7,433,719
Total ALL Expenditures/Fund Transfers Out	30	8,808,465	5,236,122	7,152,409	6,891,943	28,676,578	0	23,512,409	80,277,926	70,152,691	46,001,567
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-915,523	-753,386	0	-967,423	-9,844,267	3,440	-631,956	-13,109,115	-24,765,012	29,513,281
Beginning Fund Balance July 1	33	8,196,133	1,821,091	998	2,108,093	25,306,823	41,528	4,594,270	42,068,936	66,833,948	37,320,667
Ending Fund Balance June 30	34	7,280,610	1,067,705	998	1,140,670	15,462,556	44,968	3,962,314	28,959,821	42,068,936	66,833,948

Local Government Property Valuation System

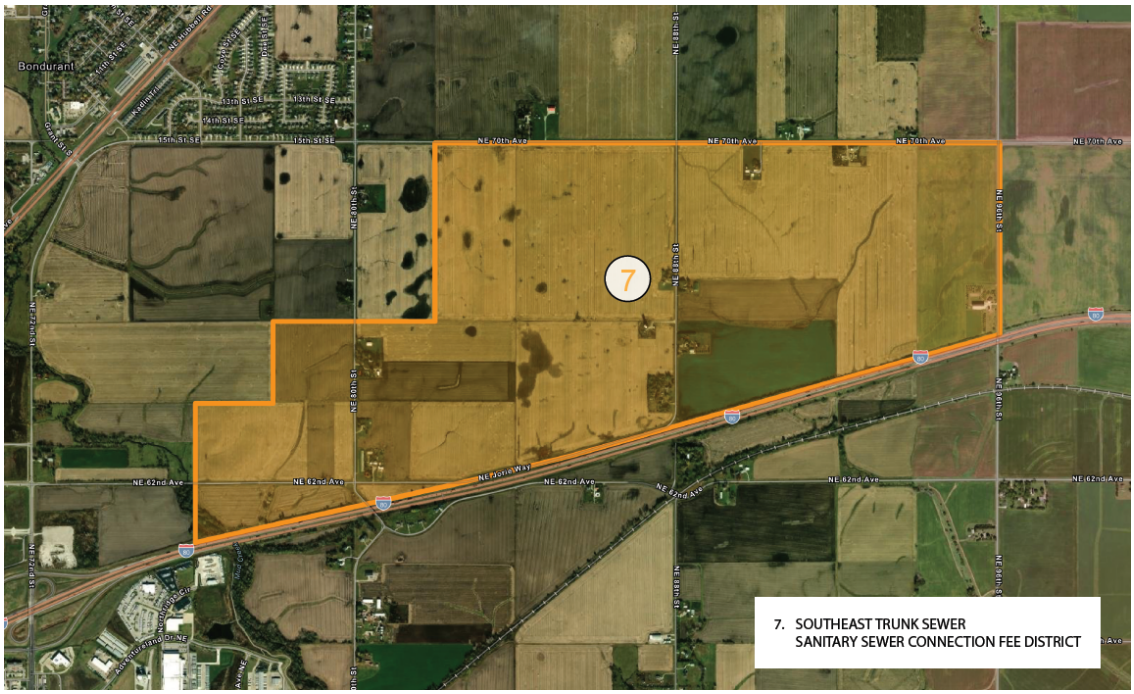
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.b.
For Meeting of 4/20/2026
Ordinance

TITLE: - (First Reading) An ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts

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

BRIEF HISTORY & ANALYSIS: Now is the time and place to consider adoption of the SE Trunk Sewer Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this sanitary sewer connection fee district area.



The purpose of establishing this sanitary sewer connection fee district is so that the City can recover costs that will be incurred as a result of constructing sanitary sewer improvements within the proposed connection fee district area. The estimate of cost

includes the construction of the recently awarded contract to extend the Southeast Trunk Sewer to Pleasant Street SE and the extension of the trunk sewer easterly to Eisenhower Drive SE. The estimate of cost also includes the lift station located in the Timmons East Industrial Park area and the force main extending westerly to connect to the gravity sewer.

The proposed per acre connection fee within the district will be $2,900 per acre. This per acre fee was calculated as follows: estimated construction cost of $3,555,975 for the sanitary sewer improvements within the connection fee district area / 1,226 acres within the proposed connection fee district area = $2,900 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper prior to the public hearing. The City will mail notices to all property owners within the district on March 17, 2026. The notices being mailed will explain the Connection Fee District fees are only applicable if and when a property owner physically connects to the sanitary sewer system of the Sewer Connection Fee District.

FUNDING SOURCE: This is a sewer capital fund revenue.

STAFF RECOMMENDATION: Approve first ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260420-206

CITY OF BONDURANT
ORDINANCE NO. 260420-206

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BONDURANT, IOWA BY ADDING A NEW CONNECTION FEE DISTRICT IN CHAPTER 104 – SANITARY SEWER CONNECTION FEE DISTRICTS

WHEREAS, upon due notice and hearing the City Council finds the general health and welfare of the community will be benefitted by establishment of a sanitary sewer connection fee district located between Interstate 80 and 15th Street SE from west of Pleasant Street SE to NE 96th Street.

THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AS FOLLOWS:

Section 1 Sanitary Sewer Connection Fee District. The Code of Ordinance is amended by adding the following.

CHAPTER 104 – SANITARY SEWER CONNECTION FEE DISTRICTS

104.7 Southeast Trunk Sewer, Sanitary Sewer Connection Fee District

104.7.1 Connection Fee District. The Southeast Trunk Sewer Connection Fee District is hereby established consisting of the following area located in Sections 4, 5, 6, 7 and 8, Township 79 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

> Beginning at the Point of Intersection of the north right-of-way line of Interstate Highway 80 and the west line of the northeast quarter of Section 7, Township 79 North, Range 22 West of the 5th Principal Meridian, thence north along the west line of the northeast quarter of said Section 7 to the North Quarter corner of said Section 7, thence north along the west line of the southeast quarter of Section 6, Township 79 North, Range 22 West of the 5th Principal Meridian to the northwest corner of the south ½ of the southeast quarter of said Section 6, thence east along the north line of the south ½ of the southeast quarter of said Section 6 to the southwest corner of the northeast quarter of the southeast quarter of said Section 6, thence north along the west line of the northeast quarter of the southeast quarter of said Section 6 to the northwest corner of the northeast

quarter of the southeast quarter of said Section 6, thence east along the north line of the northeast quarter of the southeast quarter of said Section 6 to the East Quarter corner of said Section 6, thence north along the west line of the northwest quarter of Section 5, Township 79 North, Range 22 West of the 5th Principal Meridian to the Northwest Corner of said Section 5, thence east along the north line of said Section 5 to the Northeast Corner of said Section 5, thence east along the north line of Section 4, Township 79 North, Range 22 West of the 5th Principal Meridian to the Northeast Corner of said Section 4, thence south along the east line of said Section 4 to the point of intersection with the north right-of-way- line of Interstate Highway 80, thence southwesterly along the north right-of-way line of Interstate Highway 80 to the Point of Beginning.

104.7.2. Fee Schedule. From the effective date hereof through June 30, 2027 a connection fee of $2,900 per acre shall be imposed. The connection fee shall be adjusted on July 1, 2027 and each calendar year thereafter based on the change in the ENR construction cost index for the one year period ending on April 1 of the calendar year in which the adjustment is made. The connection fee shall be rounded to the nearest whole dollar. The City Administrator shall determine the applicable connection fee and shall maintain on file the connection fee effective July 1 of each calendar year.

104.7.3 Payment of the Connection Fee. The payment of the connection fee shall be made prior to the approval of any final plat of an area within the connection fee district, of prior to the approval of a site plan located within the connection fee district, or prior to the issuance of a permit for installation of the sewer connection for any parcel within the connection fee district. The connection fee shall be paid prior to the first of any of the three listed actions. If a connection fee is paid for the parcel for one of the actions said parcel shall not be further subject to the connection fee. For any property within the Southeast Trunk Sewer, Sanitary Sewer Connection Fee District where the City has entered into an agreement for payment of the connection fee, either prior to the establishment of the this connection fee district or subsequent to the establishment of this connection fee district, the property within the plat shall not be subject to separate payment of the connection fee is the payment of the connection fee for said property is subject to the provisions of the agreement.

104.7.4 Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the City Administrator and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside the district may not be allowed.

Section 2 Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3 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, clauses, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4 Effective Date. This ordinance shall be in full force and effect following its passage, adoption and publication as required by law _____
Passed and approved this _____ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.c.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving site plan for Vermeer Corporation located at 2901 Vermeer Drive, SE

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner
Marketa Oliver, ICMA-CM, SPHR, City Administrator

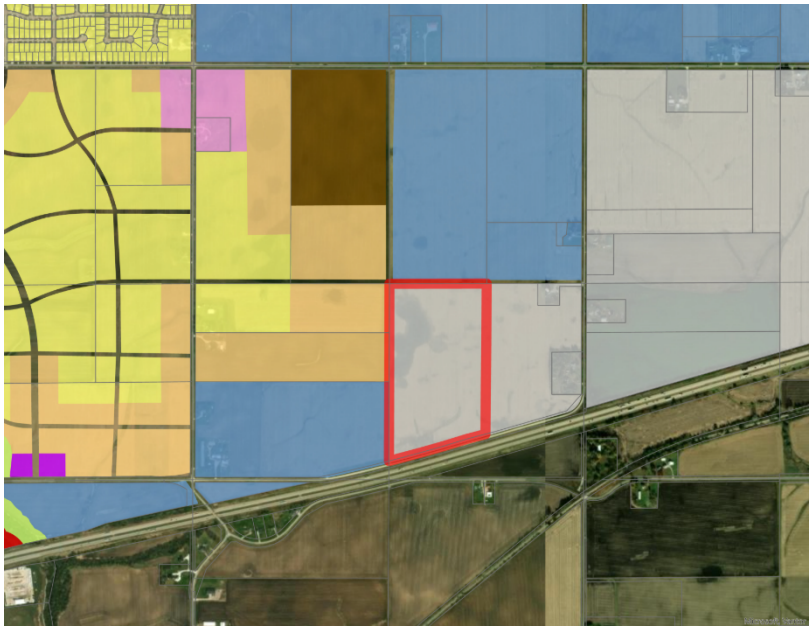
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 2901 Vermeer Drive SE. The site plan applicant and owner of the property is Vermeer Corporation. The site plan was prepared by Snyder & Associates Inc. The applicant is proposing a 318,378 square foot manufacturing/warehouse building. This property is zoned as being within the City's Medium Industrial (M-2) District. The property in question is outlined below in red.



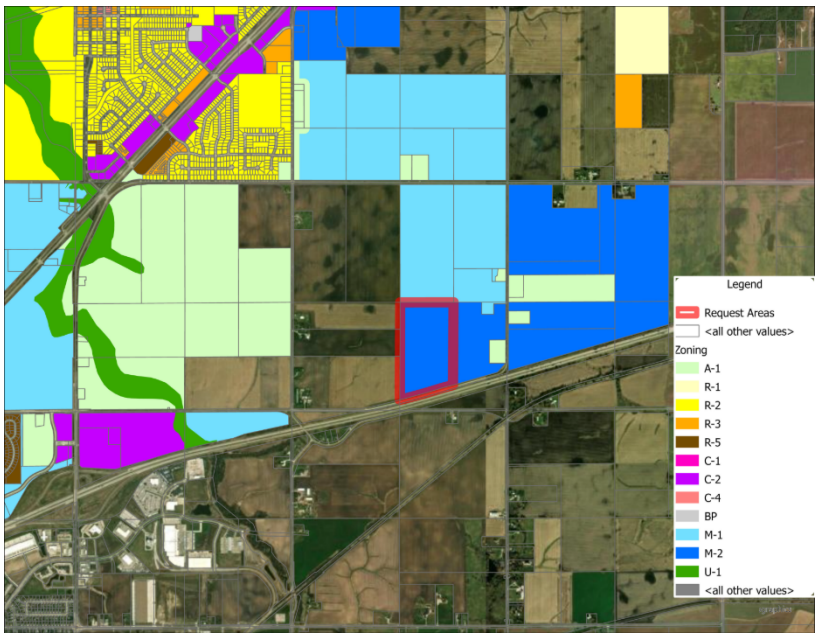
When the Planning & Zoning Commission and City Council review site plans, they

review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
The 2022 Comprehensive Plan guides for Industrial development in this area. The property in question is outlined in red below.



Consistency with the City's Zoning Code:
Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan states setback requirements on page 2.
- The site plan shows 3.15 acres of outdoor storage north of the proposed building. The site plan shows this outdoor storage area as granular, the site plan needs to be updated to show how dust mitigation is planned for this area.

Parking/Drive Areas

- Access to the site is available from 32nd Street SE and Vermeer Drive SE.
    1. Employee entrance to the site will be available from 32nd Street SE
    2. There are two truck entrances available from Vermeer Drive SE.
- The site plan shows one new 318,378 square foot building.
- The site plan shows parking area for employees to the south of the proposed building. This parking area provides 338 spaces (323 stalls are required), including 8 accessible stalls.
- Truck drive and loading areas are shown as 7” PCC pavement.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report at this time.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff. Section 182.6.1.I. states M-2 developments with 150,000 square feet of gross floor area or more are not subject to building design standards.

Other Site Plan Features

- A landscaping plan was submitted. The landscaping plan meets requirements for general tree and grass requirements. The site plan needs to be updated to provide additional trees and parking lot islands within the off-street parking area.
- City staff has requested additional information regarding lighting of the site.
- City staff has requested the site plan show a connection to the adjoining trail to be built in the Vermeer Drive SE right-of-way.

Comments from City Officials:
The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – still being reviewed by engineering staff.
3. Fire Department - reviewed and no comments have been received at this time.

The Planning and Zoning Commission voted 6-0, with one member abstaining, to recommend approval of the Vermeer Site Plan at their April 16, 2026 meeting.

FUNDING SOURCE: NA for Site Plan Approval

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-131
2. Site Plan
3. Architectural Design Elevations
4. Front Elevation

CITY OF BONDURANT
RESOLUTION NO. 260420-131

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR VERMEER CORPORATION AT 2901 VERMEER DRIVE, SE

WHEREAS, Snyder & Associates, Inc, on behalf of the applicant Vermeer Corporation, has submitted the site plan for 2901 Vermeer Drive, SE described as follows;

OUTLOT Z OF TIMMINS ACRES.

WHEREAS the zoning for the property is Medium Industrial (M-2) and machine shed/warehouse facility use is a permitted use of the Zoning Code;

WHEREAS the Planning and Zoning Commission reviewed and voted 6-0, with one member abstaining, to recommend approval of the submitted site plan at their April 16, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect review comments from City staff submitted to the applicants.
2. Site Plan shall be updated to reflect any comments received from Engineering.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

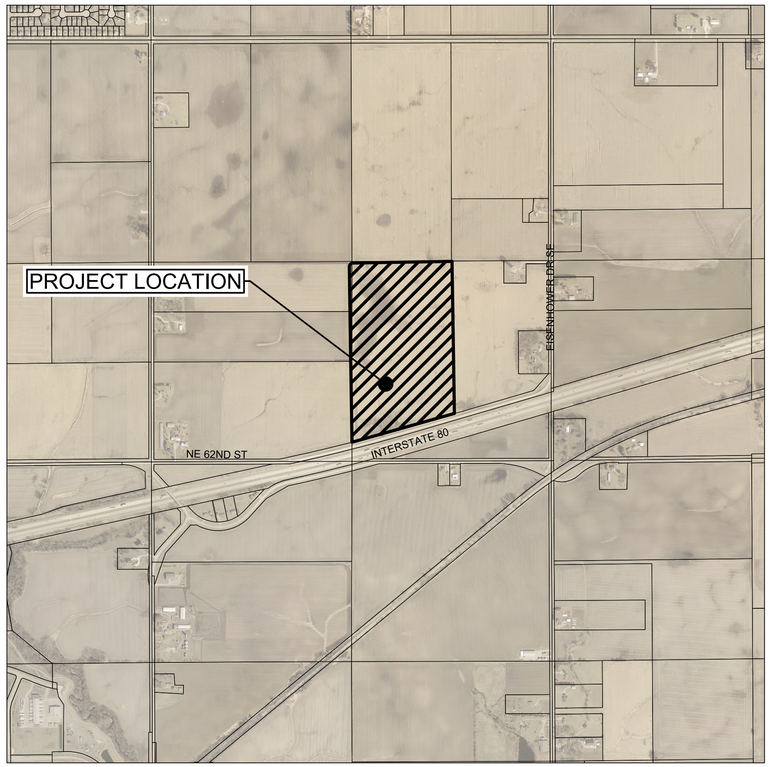
Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Lyman				
Sillanpaa				

SITE PLAN
FOR
VERMEER BONDURANT
2901 VERMEER DRIVE SE
CITY OF BONDURANT, POLK COUNTY, IOWA

OWNER
VERMEER CORPORATION
1210 EAST VERMEER ROAD
PELLA, IOWA 50219
CONTACT: HEATH VAN GORP
PHONE: (641) 780-3910

CONTRACTOR
JENSEN BUILDERS LTD
2097 NE 60TH ST
DES MOINES, IOWA 50313
CONTACT: JIM ELLIOT
PHONE: (515) 292-5100

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: LORENA WASION
PHONE: (515) 964-2020



SCALE: 1" = 1000'

VICINITY MAP

Index of Sheets

C100 TITLE SHEET
C101 PROJECT INFORMATION SHEET
C200 OVERALL LAYOUT PLAN
C201 DIMENSION PLAN
C202 DIMENSION PLAN
C203 DIMENSION PLAN
C300 UTILITY PLAN
C301 UTILITY PLAN
C302 UTILITY PLAN
C400 OVERALL GRADING AND EROSION CONTROL PLAN
C401 DETAILED GRADING PLAN
C402 DETAILED GRADING PLAN
C403 DETAILED GRADING PLAN
C500 PLANTING PLAN
C600 SITE DETAILS

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | Scale: 1" = 1000'
Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS
Project No: 126.0346.01
Sheet C100

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

VERMEER BONDURANT

TITLE SHEET

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

LORENA M. WASION
P29400
IOWA
LICENSED PROFESSIONAL ENGINEER

Lorena M. Wasion, P.E. Date
License Number P29400
My License Renewal Date is December 31, 2027
Pages or sheets covered by this seal:
C100-C400, C600

SNYDER & ASSOCIATES

Project No: 126.0346.01
Sheet C100

V:\Projects\2026\126.0346.01\IC\CAD\SP 1\260346_TSH.dwg LORENA WASION, TITLE SHEET, 2026/04/16, 3:32 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊟	⊟
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size		HPG
Water Main with Size	W(*)	W
Sanitary Sewer with Size	S(*)	S
Duct Bank	DUCT(*)	
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊘	⊘
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	⊘
Single Storm Sewer Intake	▭	
Double Storm Sewer Intake	▭▭	
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve	⋈	⋈
Water Service Valve	⊖	⊖
Well	Ⓦ	Ⓦ
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	⋈ICV	⋈ICV

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 SUDAS STANDARD SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, AND BONDURANT PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF BONDURANT, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO COORDINATE ALL ADJACENT ROADWAY IMPROVEMENTS WITH CITY OF BONDURANT, ROADWAY CONTRACTOR AND DESIGN ENGINEER SHIVE- HATTERY.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552601428.

CLEAR PER MAP	IOWA COMMUNICATIONS NETWORK DAVE AUGSPURGER 5157254604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
CLEAR PER MAP	MIDAMER-ELEC JAMIE NEER 5152526972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DIS DMWW DESIGN REQUESTS 5153236244 ONECALLMAPS@DMWW.COM

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com | 811

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=609774.07 E=1658045.87 Z=981.33
FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968)
SOUTH OF NE JORIE WAY, AT SW CORNER OF SITE. (AS SHOWN ON SURVEY)

CP2 N=612219.60 E=1658072.56 Z=986.74
SET 1/2" REBAR WITH RED PLASTIC CAP AT NW CORNER OF SITE, +-15' SE OF CENTER OF SECTION 5-79-22. (AS SHOWN ON SURVEY)

CP3 N=612232.70 E=1659293.53 Z=994.85
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NORTH SIDE OF SITE, +-900' WEST OF WATER TOWER, AT SOUTH SIDE OF FENCE. (AS SHOWN ON SURVEY)

CP4 N=611317.98 E=1660250.40 Z=982.22
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED #13286
LOCATED AT EAST SIDE OF SITE, +-800' SOUTH OF WATER TOWER, AT NW CORNER OF ACREAGE. (AS SHOWN ON SURVEY)

CP5 N=610474.11 E=1660557.84 Z=973.59
FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968"
LOCATED AT SE CORNER OF SITE, SOUTH OF NE JORIE WAY. (AS SHOWN ON SURVEY)

CP6 N=610115.67 E=1659320.69 Z=977.47
FOUND 5/8" REBAR WITH RED PLASTIC CAP LABELED "THOMAS #19968"
LOCATED SOUTH OF NE JORIE WAY ALONG FENCE, +-1275' EAST OF CP1 AND +-1290' WEST OF CP5. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=609805- E=1657933- Z=980.21
ARROWN ON HYDRANT LOCATED NORTH SIDE OF NW JORIE WAY, +-135' WEST IF FIELD ENTRANCE AT SW CORNER OF SITE. (AS SHOWN ON SURVEY)

PROPERTY DESCRIPTION

OUTLOT Z OF TIMMINS ACRES

PROPERTY ADDRESS

2901 VERMEER DRIVE SE
BONDURANT, IOWA 50035

ZONING

M-2 MEDIUM INDUSTRIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 20 FEET, UNLESS ADJACENT TO R DISTRICT, THEN 30 FEET
REAR YARD SETBACK: 40 FEET

PARKING REQUIREMENTS

REQUIRED:
1 STALL PER 1,000 SF OF GFA
322,500 SF / 1,000 SF = 323 STALLS REQUIRED
338 SPACES PROVIDED
(INCLUDING 8 VAN ACCESSIBLE STALLS
8 REQUIRED)

LOADING SPACES REQUIREMENTS

1 OFF-STREET LOADING SPACE PLUS ONE (1) ADDITIONAL FOR EACH 20,000 SF OVER 10,000 SF OF BUILDING SPACE
322,500 SF-19,000 SF = 312,500 SF/ 20,000 SF = 16 SPACES 16
16 SPACES + 1SPACE= 17 LOADING SPACES REQUIRED
17 LOADING SPACES PROVIDED
(8 INTERNAL, 9 LOADING DOCKS)

OPEN SPACE

15% MINIMUM OPEN SPACE REQUIRED
8,102,160 X 0.15 = 1,215,324 SF REQUIRED
7,403,100 SF (91.4%) OPEN SPACE PROVIDED

IMPERVIOUS AREA

TOTAL SITE IMPERVIOUS AREA = 699,060 SF

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | Scale: 1" = NONE
Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS
Project No: 126.0346.01 | Sheet C101

BONDURANT, IOWA

VERMEER BONDURANT
PROJECT INFORMATION SHEET

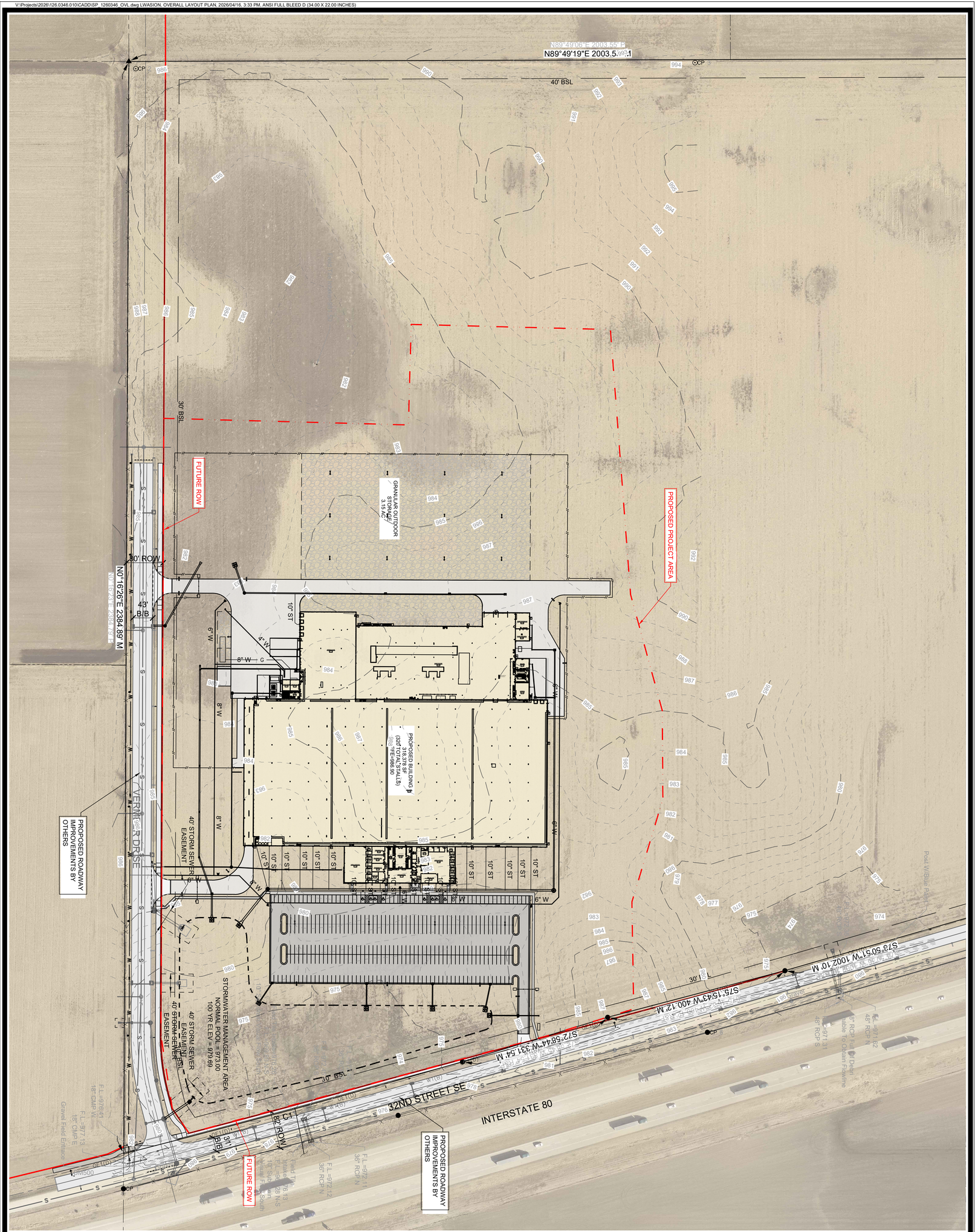
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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0346.01
Sheet C101

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VERMEER BONDURANT

OVERALL LAYOUT PLAN

BONDURANT, IOWA

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC

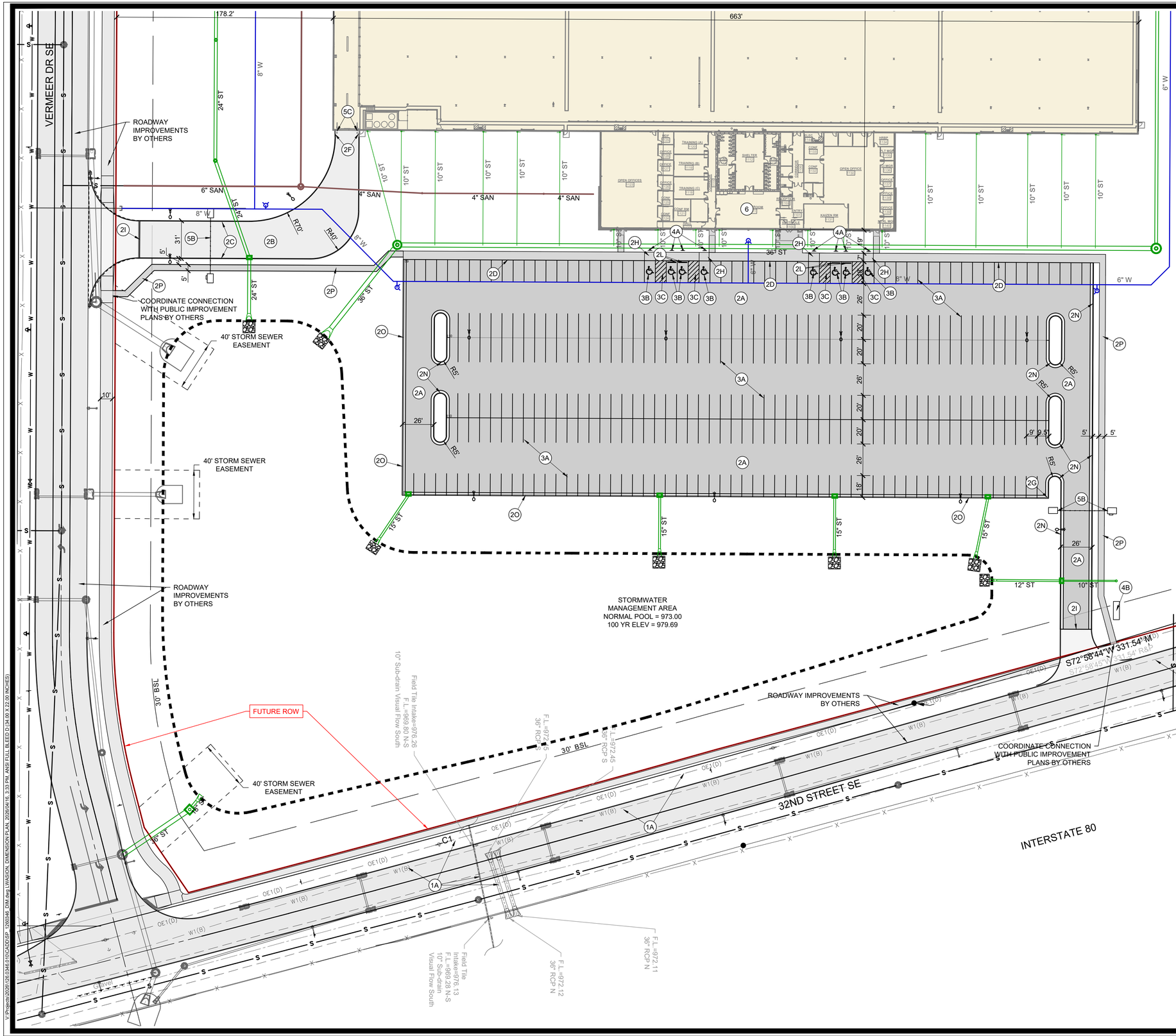
Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS

Project No: 126.0346.01 | Sheet C200

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Project No: 126.0346.01

Sheet C200



DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 5.5" DEPTH HMA WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   B. 8" DEPTH PCC PAVEMENT WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   C. 6" HEIGHT STANDARD CURB.
   D. INTEGRAL SIDEWALK AND CURB. 5" DEPTH PCC ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   E. NO CURB.
   F. TAPER TO NO CURB.
   G. TAPER FROM 6" STANDARD TO 3" ROLLED CURB.
   H. PEDESTRIAN RAMP AT 8.33% MAXIMUM SLOPE.
   I. CONNECT TO DRIVEWAY CONNECTION (BY OTHERS).
   J. 3" ROLLED CURB.
   K. OUTDOOR STORAGE. 8" DEPTH. CONSIST OF 3" ROADSTONE GRANULAR MATERIAL OVER 4" DEPTH CLASS A MACADAM STONE. MITIGATION MEASURES ARE REQUIRED TO PREVENT DUST, GRAVEL, RUNOFF, TRACKING, OR OTHER MATERIALS FROM LEAVING THE SITE OR CREATING IMPACTS TO ADJOINING PROPOERTIES OR PUBLIC RIGHTS-OF-WAY.
   L. PCC CURB STOP.
   M. MECHANICAL PAD. SEE MECHANICAL AND STRUCTURAL PLANS.
   N. 30" WIDE CURB AND GUTTER SECTION WITH 6" HEIGHT STANDARD CURB.
   O. 30" WIDE CURB AND GUTTER SECTION WITH 3" ROLLED CURB.
   P. 5" PCC SIDEWALK.

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4. SIGNS. PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   B. MONUMENT SIGN. SEE ARCHITECTURAL AND SIGN PLANS FOR DETAILS.

5. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. 6' HEIGHT CHAIN LINK FENCE WITH MESH SCREEN. COORDINATE WITH OWNER FOR MATERIAL AND COLOR PRIOR TO CONSTRUCTION.
   B. ENTRANCE GATE. SEE ARCHITECTURAL PLANS FOR DETAILS COORDINATE WITH OWNER PRIOR TO CONSTRUCTION. COORDINATE SIDEWALK CONNECTION AND ROUTING AT GATES AND REVISE AS NECESSARY.
   C. BOLLARD. SEE ARCHITECUTRAL PLANS.
   D. RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS.

6. BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP LOCATIONS.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 5.5" HMA
- 8" PCC PAVEMENT
- 8" DEPTH GRANULAR STORAGE

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC
Technician: LJM | Date: 04-02-2026
T-R-S: TTN-RRW-SS
Project No: 126.0346.01
Sheet C201

BONDURANT, IOWA

VERMEER BONDURANT

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.
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SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C201

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DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 5.5" DEPTH HMA WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   B. 8" DEPTH PCC PAVEMENT WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   C. 6" HEIGHT STANDARD CURB.
   D. INTEGRAL SIDEWALK AND CURB. 5" DEPTH PCC ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   E. NO CURB.
   F. TAPER TO NO CURB.
   G. TAPER FROM 6" STANDARD TO 3" ROLLED CURB.
   H. PEDESTRIAN RAMP AT 8.33% MAXIMUM SLOPE.
   I. CONNECT TO DRIVEWAY CONNECTION (BY OTHERS).
   J. 3" ROLLED CURB.
   K. OUTDOOR STORAGE. 8" DEPTH. CONSIST OF 3" ROADSTONE GRANULAR MATERIAL OVER 4" DEPTH CLASS A MACADAM STONE. MITIGATION MEASURES ARE REQUIRED TO PREVENT DUST, GRAVEL, RUNOFF, TRACKING, OR OTHER MATERIALS FROM LEAVING THE SITE OR CREATING IMPACTS TO ADJOINING PROPOERTIES OR PUBLIC RIGHTS-OF-WAY.
   L. PCC CURB STOP.
   M. MECHANICAL PAD. SEE MECHANICAL AND STRUCTURAL PLANS.
   N. 30" WIDE CURB AND GUTTER SECTION WITH 6" HEIGHT STANDARD CURB.
   O. 30" WIDE CURB AND GUTTER SECTION WITH 3" ROLLED CURB.
   P. 5" PCC SIDEWALK.

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4. SIGNS. PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   B. MONUMENT SIGN. SEE ARCHITECTURAL AND SIGN PLANS FOR DETAILS.

5. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. 6' HEIGHT CHAIN LINK FENCE WITH MESH SCREEN. COORDINATE WITH OWNER FOR MATERIAL AND COLOR PRIOR TO CONSTRUCTION.
   B. ENTRANCE GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.COORDINATE WITH OWNER PRIOR TO CONSTRUCTION. COORDINATE SIDEWALK CONNECTION AND ROUTING AT GATES AND REVISE AS NECESSARY.
   C. BOLLARD. SEE ARCHITECUTRAL PLANS.
   D. RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS.

6. BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP LOCATIONS.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 5.5" HMA
- 8" PCC PAVEMENT
- 8" DEPTH GRANULAR STORAGE

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026

Project No: 126.0346.01

Sheet C202

BONDURANT, IOWA

VERMEER BONDURANT

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C202

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DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 5.5" DEPTH HMA WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   B. 8" DEPTH PCC PAVEMENT WITH 6" MODIFIED SUBBASE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   C. 6" HEIGHT STANDARD CURB.
   D. INTEGRAL SIDEWALK AND CURB. 5" DEPTH PCC ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
   E. NO CURB.
   F. TAPER TO NO CURB.
   G. TAPER FROM 6" STANDARD TO 3" ROLLED CURB.
   H. PEDESTRIAN RAMP AT 8.33% MAXIMUM SLOPE.
   I. CONNECT TO DRIVEWAY CONNECTION (BY OTHERS).
   J. 3" ROLLED CURB.
   K. OUTDOOR STORAGE. 8" DEPTH. CONSIST OF 3" ROADSTONE GRANULAR MATERIAL OVER 4" DEPTH CLASS A MACADAM STONE. MITIGATION MEASURES ARE REQUIRED TO PREVENT DUST, GRAVEL, RUNOFF, TRACKING, OR OTHER MATERIALS FROM LEAVING THE SITE OR CREATING IMPACTS TO ADJOINING PROPOERTIES OR PUBLIC RIGHTS-OF-WAY.
   L. PCC CURB STOP.
   M. MECHANICAL PAD. SEE MECHANICAL AND STRUCTURAL PLANS.
   N. 30" WIDE CURB AND GUTTER SECTION WITH 6" HEIGHT STANDARD CURB.
   O. 30" WIDE CURB AND GUTTER SECTION WITH 3" ROLLED CURB.
   P. 5" PCC SIDEWALK.

3. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.

4. SIGNS. PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
   B. MONUMENT SIGN. SEE ARCHITECTURAL AND SIGN PLANS FOR DETAILS.

5. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. 6' HEIGHT CHAIN LINK FENCE WITH MESH SCREEN. COORDINATE WITH OWNER FOR MATERIAL AND COLOR PRIOR TO CONSTRUCTION.
   B. ENTRANCE GATE. SEE ARCHITECTURAL PLANS FOR DETAILS.COORDINATE WITH OWNER PRIOR TO CONSTRUCTION. COORDINATE SIDEWALK CONNECTION AND ROUTING AT GATES AND REVISE AS NECESSARY.
   C. BOLLARD. SEE ARCHITECURAL PLANS.
   D. RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS.

6. BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND STOOP LOCATIONS.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 5.5" HMA
- 8" PCC PAVEMENT
- 8" DEPTH GRANULAR STORAGE

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026

Project No: 126.0346.01

Sheet C203

VERMEER BONDURANT

DIMENSION PLAN

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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Project No: 126.0346.01

Sheet C203

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UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. TRANSFORMER LOCATION.
   B. GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   C. ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   D. AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
   E. SITE LIGHTING, SEE LIGHTING PLAN FOR DETAILS.

3. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 8" PVC PRIVATE WATER SERVICE.
   B. CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 45° WATER BEND.
   E. HYDRANT ASSEMBLY. CLOW MEDALLION 6'0" BURY MJ SHOE 5 1" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
   F. REMOTE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
   G. KNOX BOX LOCATION.
   H. 6" PVC PRIVATE WATER SERVICE.
   I. 8"X8" TEE.
   J. 8"X8" TEE WITH 6" REDUCER.

4. PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
   B. CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.

5. STORM SEWER, PROVIDE THE FOLLOWING:
   A. ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
   B. DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
   C. PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.

6. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. ENSURE THE SEWER AND WATER PIPES ARE ADEQUATELY SUPPORTED. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING. IF CROSSING IS LESS THAN 18" UTILIZE ONE THE MEASURES OUTLINED IN SUDAS DESIGN STANDARD SECTION 2D-1.F.3.

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026 | Project No: 126.0346.01

Sheet C300

BONDURANT, IOWA

VERMEER BONDURANT

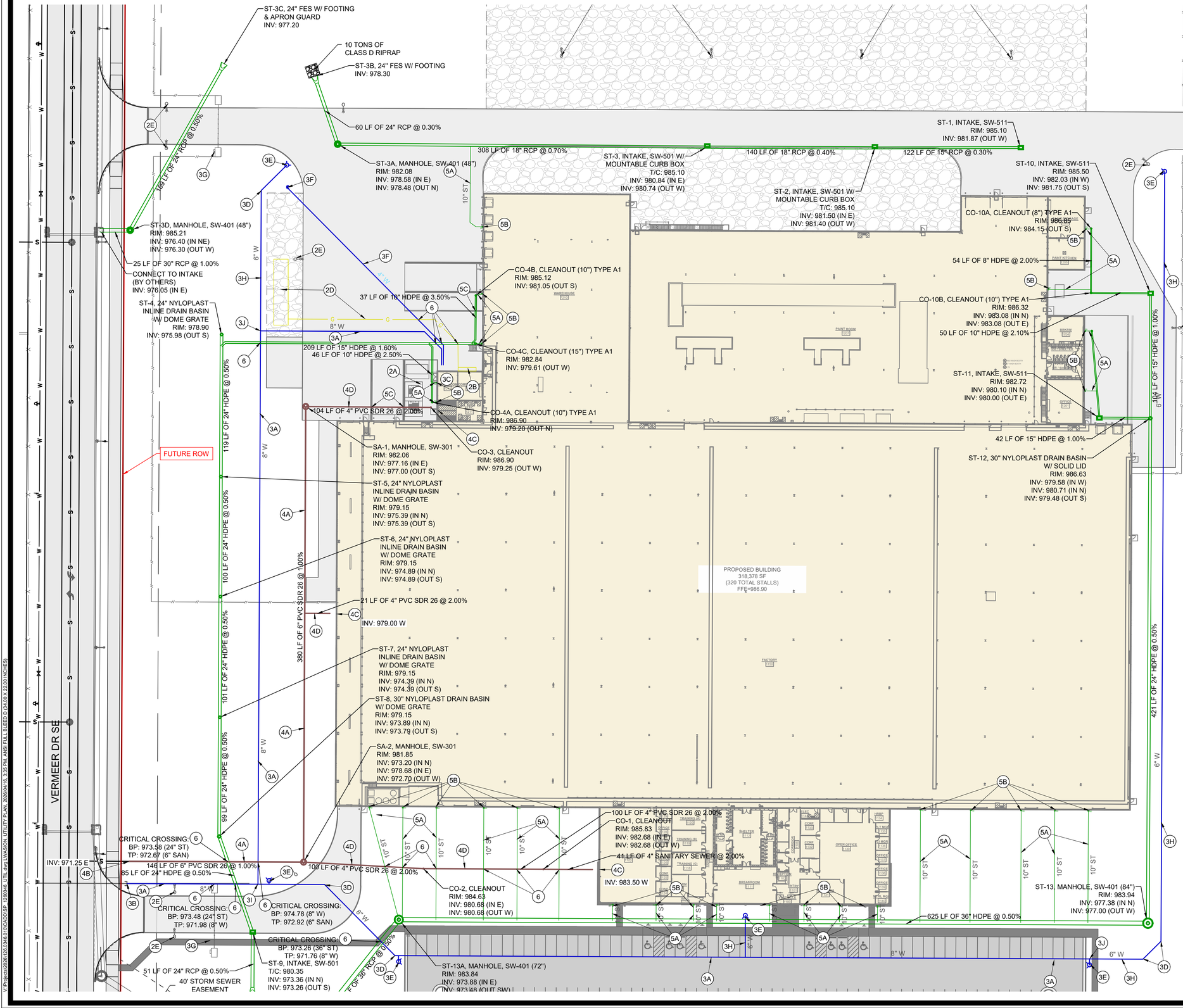
UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C300



UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. TRANSFORMER LOCATION.
   B. GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   C. ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   D. AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
   E. SITE LIGHTING, SEE LIGHTING PLAN FOR DETAILS.

3. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 8" PVC PRIVATE WATER SERVICE.
   B. CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 45° WATER BEND.
   E. HYDRANT ASSEMBLY. CLOW MEDALLION 6'0" BURY MJ SHOE 5 $\frac{1}{4}$" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
   F. REMOTE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
   G. KNOX BOX LOCATION.
   H. 6" PVC PRIVATE WATER SERVICE.
   I. 8"X8" TEE.
   J. 8"X8" TEE WITH 6" REDUCER.

4. PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
   B. CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.

5. STORM SEWER, PROVIDE THE FOLLOWING:
   A. ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
   B. DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
   C. PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.

6. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. ENSURE THE SEWER AND WATER PIPES ARE ADEQUATELY SUPPORTED. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING. IF CROSSING IS LESS THAN 18" UTILIZE ONE THE MEASURES OUTLINED IN SUDAS DESIGN STANDARD SECTION 2D-1.F.3.

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026 | Project No: 126.0346.01

Sheet C301

BONDURANT, IOWA

VERMEER BONDURANT

UTILITY PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
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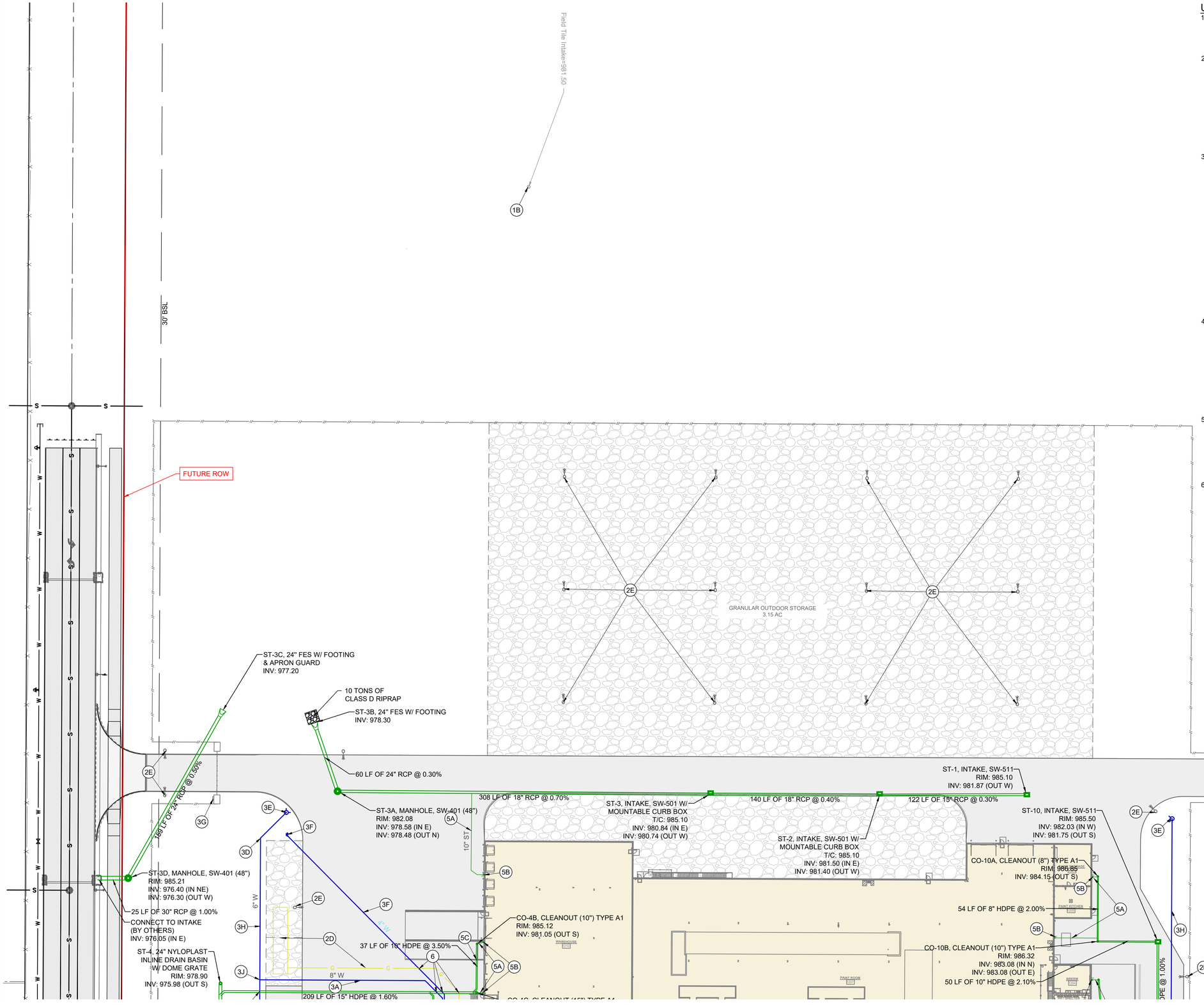
SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C301

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UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.

2. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. TRANSFORMER LOCATION.
   B. GAS METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   C. ELECTRIC METER. SEE ARCHITECTURAL AND MIDAMERICAN PLANS FOR DETAILED SERVICE ROUTING INFORMATION.
   D. AIR AND PROPANE TANK AND SERVICE LINE. SEE MECHANICAL PLANS FOR CONSTRUCTION DETAILS.
   E. SITE LIGHTING, SEE LIGHTING PLAN FOR DETAILS.

3. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 8" PVC PRIVATE WATER SERVICE.
   B. CONNECT TO PUBLIC WATER MAIN STUB. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING SERVICE. VERIFY EXACT LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 45° WATER BEND.
   E. HYDRANT ASSEMBLY. CLOW MEDALLION 6'0" BURY MJ SHOE 5 ¼" PUMPER MUZZLE 5" STORZ CONNECTION. TO BE RED IN COLOR PER BONDURANT STANDARDS.
   F. REMOTE FIRE DEPARTMENT CONNECTION W/ 4" DRY PVC LINE.
   G. KNOX BOX LOCATION.
   H. 6" PVC PRIVATE WATER SERVICE.
   I. 8"X8" TEE.
   J. 8"X8" TEE WITH 6" REDUCER.

4. PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" PRIVATE SANITARY SEWER AT MINIMUM 1.0% SLOPE.
   B. CONNECT TO SANITARY SEWER MAIN. COORDINATE WITH PUBLIC IMPROVEMENT PLANS (BY OTHERS). CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   C. CONNECT TO BUILDING. VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. 4" SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE.

5. STORM SEWER, PROVIDE THE FOLLOWING:
   A. ROOF DRAIN LINES WITH WYE CONNECTION, RUNNING AT 1.0% MINIMUM SLOPE.
   B. DOWNSPOUT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS ON FOOTING ROUTING AND ROOF DRAIN BOOT CONNECTION.
   C. PROVIDE SLEEVE THROUGH RETAINING WALL FOR PIPE.

6. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. ENSURE THE SEWER AND WATER PIPES ARE ADEQUATELY SUPPORTED. USE A LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE POINT OF CROSSING. IF CROSSING IS LESS THAN 18" UTILIZE ONE THE MEASURES OUTLINED IN SUDAS DESIGN STANDARD SECTION 2D-1.F.3.

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC
Technician: LJM | Date: 04-02-2026

T-R-S: TTN-RRW-SS

Project No: 126.0346.01

Sheet C302

BONDURANT, IOWA

VERMEER BONDURANT

UTILITY PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C302

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GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

QUANTITIES

SILT FENCE	4,400 LF
INLET PROTECTION	9 EA
TYPE 1 RECP	60,290 SF

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026 | Project No: 126.0346.01

Sheet C400

VERMEER BONDURANT

OVERALL GRADING AND EROSION CONTROL PLAN

BONDURANT, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

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Project No: 126.0346.01

Sheet C400

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STEEPER GRADING IS REQUIRED AROUND THE FES TO ENSURE BACK JOINT IS NOT EXPOSED.

STEEPER GRADING IS REQUIRED AROUND THE FES TO ENSURE BACK JOINT IS NOT EXPOSED.

NORMAL POOL=973.00'
100-YEAR ELEV=979.69'

60,290 SF OF TYPE 1 RECP MATTING

STEEPER GRADING IS REQUIRED AROUND THE FES TO ENSURE BACK JOINT IS NOT EXPOSED.

FFE=986.90

VERMEER RD SE

32ND STREET SE

36" ST

10" ST

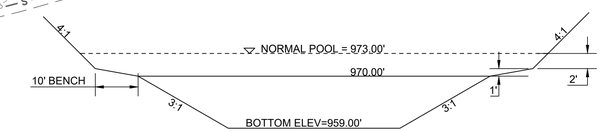
8" W

6" W

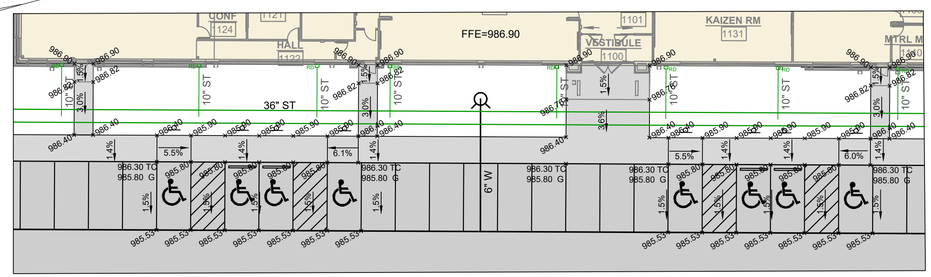
4" SAN

OVERFLOW

0 40
FEET



DETENTION POND CROSS SECTION
NO SCALE



ADA PARKING DETAIL
1" = 20'

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026 | Project No: 126.0346.01

Sheet C401

BONDURANT, IOWA

VERMEER BONDURANT

DETAILED GRADING PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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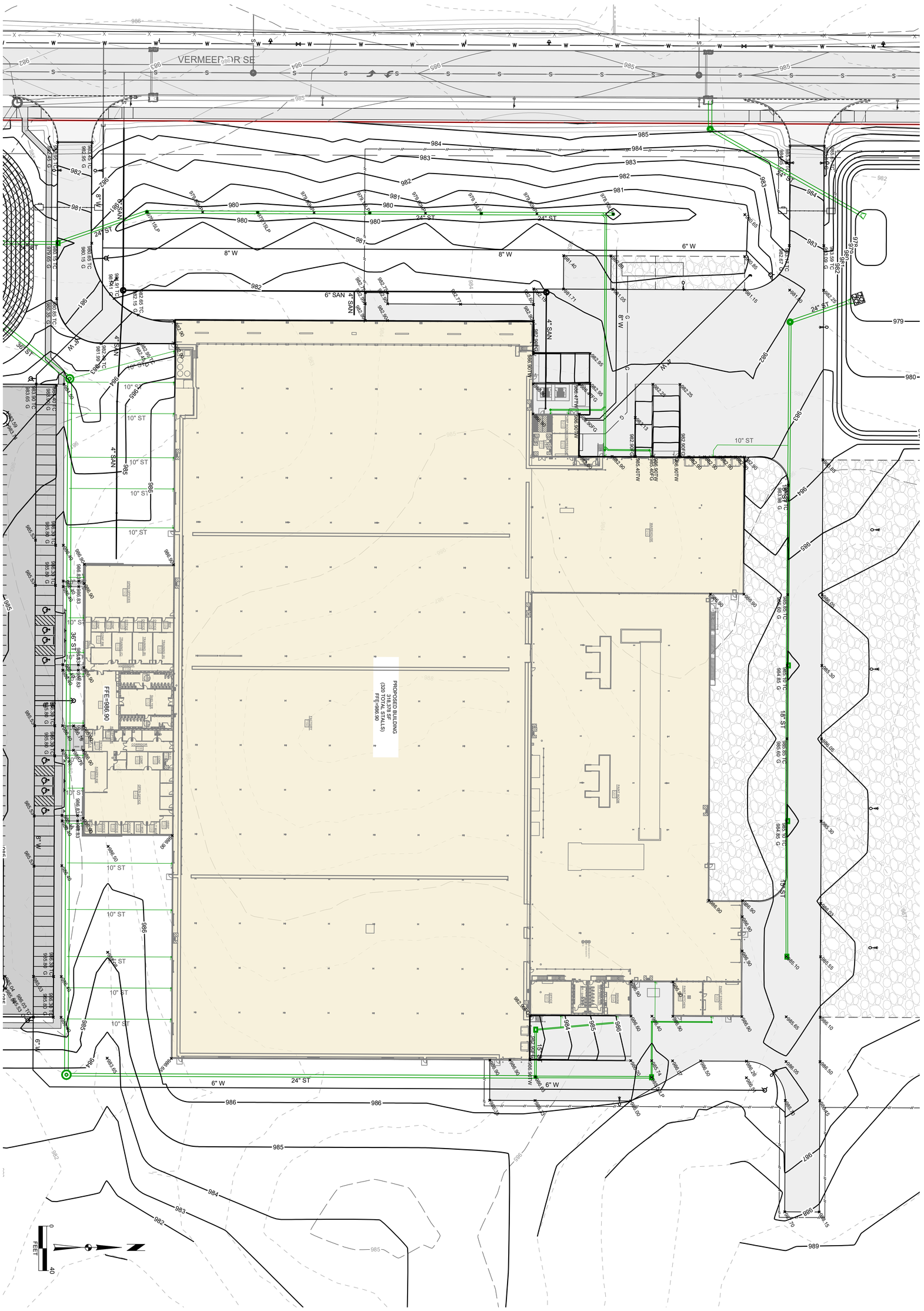
SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C401

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VERMEER BONDURANT

DETAILED GRADING PLAN

BONDURANT, IOWA

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC

Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS

Project No: 126.0346.01 | Sheet C402

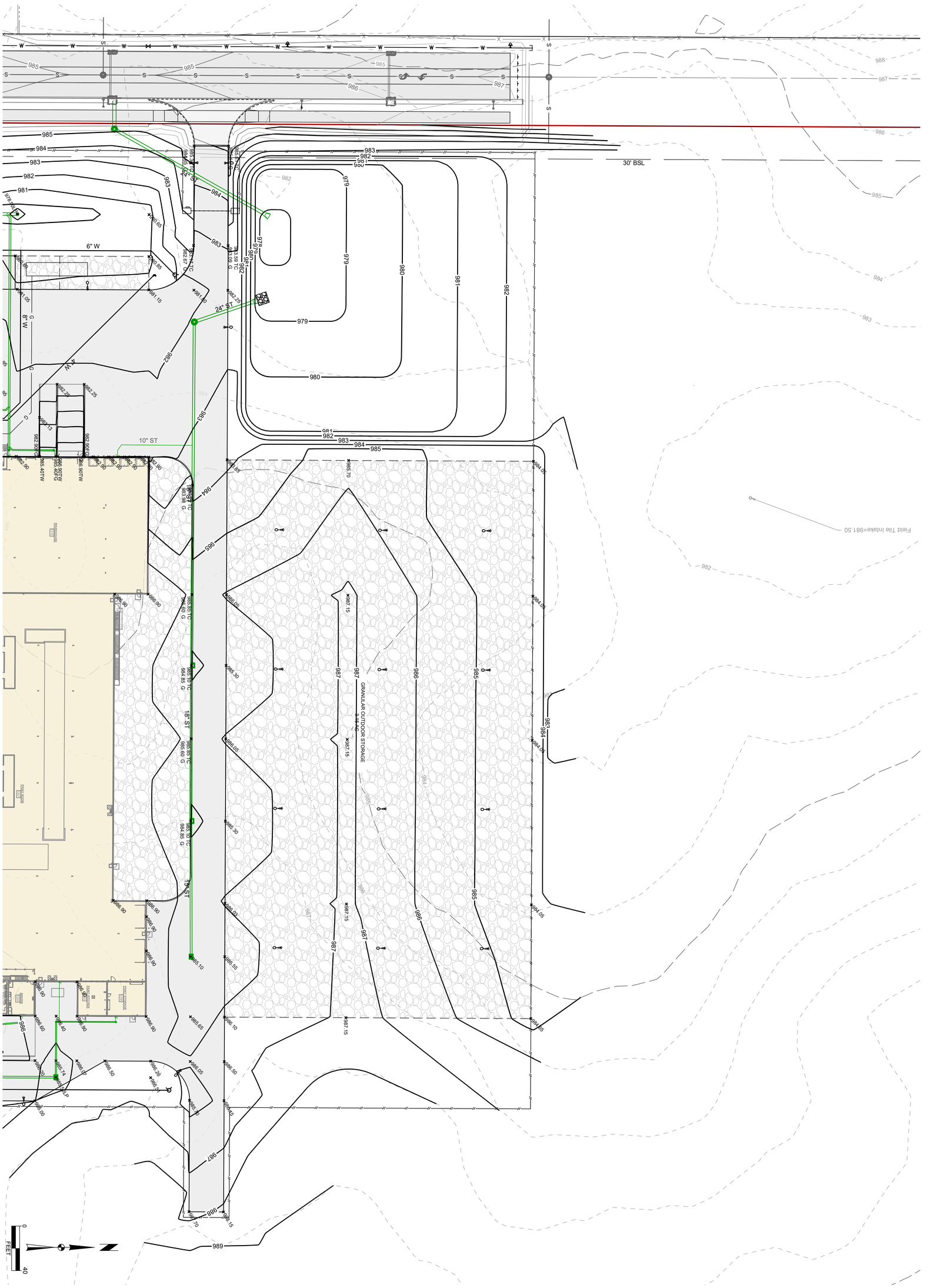
SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

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515-964-2020 | www.snyder-associates.com

Project No: 126.0346.01

Sheet C402



VERMEER BONDURANT

DETAILED GRADING PLAN

BONDURANT, IOWA

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

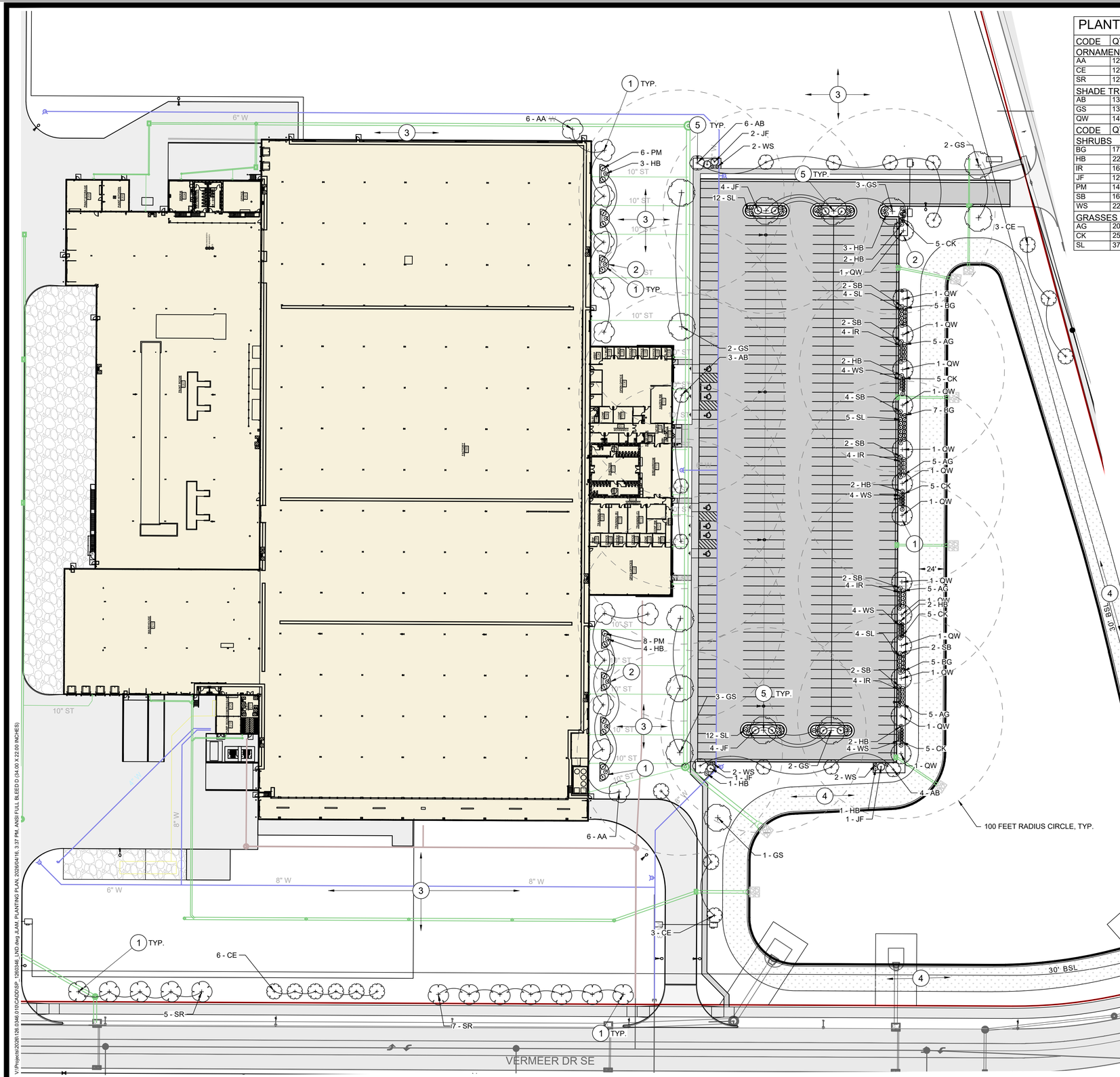
Engineer: LMW | Checked By: EDC

Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS

Project No: 126.0346.01 | Sheet C403

SNYDER & ASSOCIATES, INC.
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Project No: 126.0346.01
Sheet C403



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ORNAMENTAL TREES					
AA	12	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B
CE	12	Cercis canadensis	Eastern Redbud Multi-trunk	1.5" Cal.	B&B
SR	12	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
SHADE TREES					
AB	13	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B
GS	13	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B
QW	14	Quercus x warei 'Long'	Regal Prince® Oak	2" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BG	17	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 GAL	
HB	22	Hydrangea paniculata 'ILVOBO'	Bobo® Panicle Hydrangea	3 GAL	
IR	16	Itea virginica 'SMNIVMM'	Fizzy Mizzy® Sweetspire	3 GAL	
JF	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 GAL	
PM	14	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 GAL	
SB	16	Syringa x 'Bloomerang'	Bloomerang Series Lilac	3 GAL	
WS	22	Weigela florida 'Bokraspiwi'	Spilled Wine® Weigela	3 GAL	
GRASSES					
AG	20	Andropogon gerardii	Big Bluestem	1 GAL	
CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	
SL	37	Schizachyrium scoparium	Little Bluestem	1 GAL	

PLANTING PLAN REQUIREMENT

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

MINIMUM OPEN SPACE REQUIREMENT
15% MINIMUM REQUIRED FOR M-1
1,242,182.87 SF (28.51 AC) x 15% = 186,327.43 SF REQUIRED (551,562.70 SF PROVIDED)

MINIMUM OPEN SPACE PLANTING REQUIREMENT
IF THE INDUSTRIAL ZONED LAND EXCEEDS "20 ACRES IN SIZE, THE TOTAL NUMBER OF REQUIRED PLANTINGS SHALL NOT EXCEED THE AMOUNT THAT WOULD OTHERWISE BE REQUIRED FOR THE FIRST 20 ACRES OF SITE AREA."
871,200 SF (20 AC) x 15% = 130,680 REQUIRED
130,680 SF / 2000 SF = 65.34 PLANT UNITS
65.34 PU x 1 SHADE TREE = 65.34 SHADE TREES REQUIRED
65.34 PU x 2 ORNAMENTAL TREES = 130.68 ORN. TREES REQUIRED
65.34 PU x 2 SHRUBS = 130.68 SHRUBS REQUIRED

27% PLANTING WILL BE PROVIDED FOR 27% OF THE PARCEL BEING DEVELOPED. THE REMAINING 73% OF PLANTING WILL BE PROVIDED WHEN THE REMAINING 73% OF THE PARCEL IS DEVELOPED.

66 SHADE TREES REQUIRED x 27% = 17.82 SHADE TREES REQUIRED (18 PROVIDED)
131 ORN. TREES REQUIRED x 27% = 35.64 ORN. TREES REQUIRED (36 PROVIDED)
131 SHRUBS REQUIRED x 27% = 35.64 SHRUBS REQUIRED (36 PROVIDED)

PARKING LOT TREE PLANTING REQUIREMENT
1 TREE PER PARKING LOT ISLAND
8 PARKING LOT ISLANDS = 8 SHADE TREES REQUIRED (8 PROVIDED)

MINIMUM PARKING FRONTAGE PLANTING REQUIREMENT
532 LF / 40 LF = 13.3 PLANT UNITS
13.3 PU x 1 SHADE TREE = 13.3 SHADE TREES REQUIRED (14 PROVIDED)
13.3 PU x 10 SHRUBS OR GRASSES = 133 SHRUBS OR GRASSES REQUIRED (133 PROVIDED)

MINIMUM OPEN SPACE PLANTINGS, MINIMUM PARKING LOT PLANTING, AND MINIMUM PARKING FRONTAGE PLANTINGS ARE SEPARATE WITH NO PLANT OVERLAPS.

ALL PARKING SPOTS WITHIN 100 FEET OF A DECIDUOUS TREE. SHOWN WITH 100' RADIUS CIRCLES.

TREES MUST BE 4 FEET FROM PARKING LOTS AND SIDEWALKS AND 6 FEET FROM STREET EDGES.

PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MINIMUM 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 3/16" BLACK STEEL EDGER WHERE INDICATED.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
5. ALL PARKING LOT ISLANDS WILL BE LANDSCAPED WITH A COMBINATION OF TURF GRASS, PRAIRIE GRASS PLANTINGS, SHRUBS, AND TREES.

0 50 FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 04-02-2026

Project No: 126.0346.01

Sheet C500

BONDURANT, IOWA

VERMEER BONDURANT

PLANTING PLAN

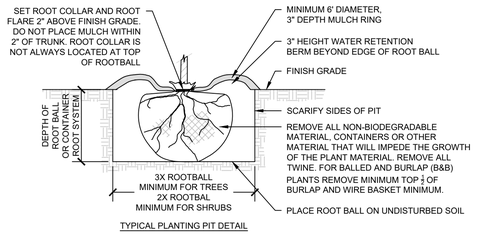
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

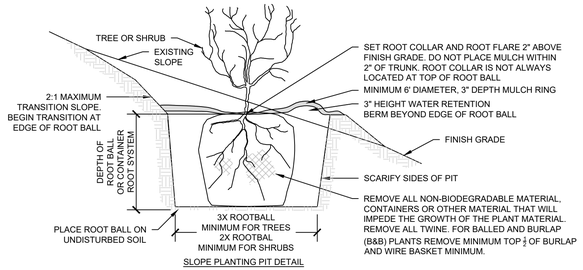
Project No: 126.0346.01

Sheet C500

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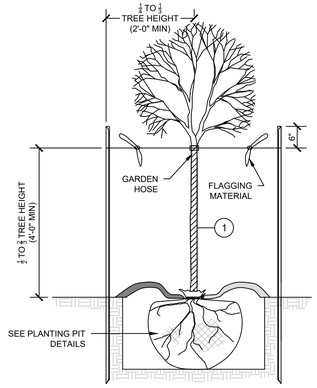
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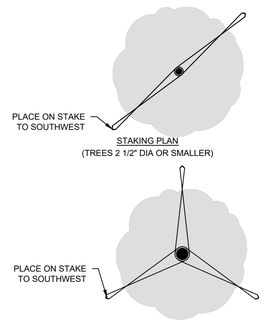


SLOPE PLANTING PIT DETAIL

1 C600 — PLANTING PIT DETAILS

NO SCALE

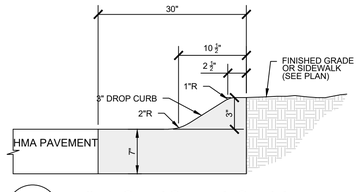




(1) WRAP TRUNK FROM GROUND TO FIRST BRANCH.

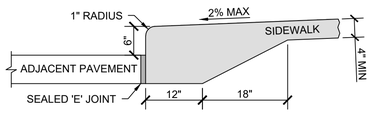
2 C600 — DECIDUOUS TREES STAKING DETAIL

NO SCALE



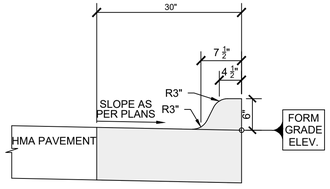
3 C600 — 3-INCH ROLLED CURB

NO SCALE



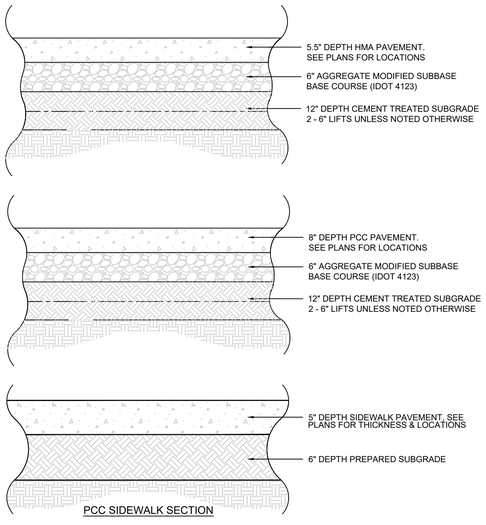
4 C600 — INTEGRAL SIDEWALK AND CURB DETAIL

NO SCALE



5 C600 — 6-INCH STANDARD CURB

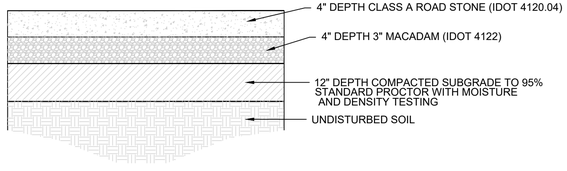
NO SCALE



PCC SIDEWALK SECTION

6 C600 — TYPICAL PAVEMENT CROSS SECTIONS

NO SCALE



7 C600 — GRANULAR STORAGE AREA CROSS SECTIONS

NO SCALE

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	04-16-26	LJM

Engineer: LMW | Checked By: EDC | Scale: 1" = NONE
Technician: LJM | Date: 04-02-2026 | T-R-S: TTN-RRW-SS

Project No: 126.0346.01

Sheet C600

BONDURANT, IOWA

VERMEER BONDURANT

SITE DETAILS

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0346.01

Sheet C600

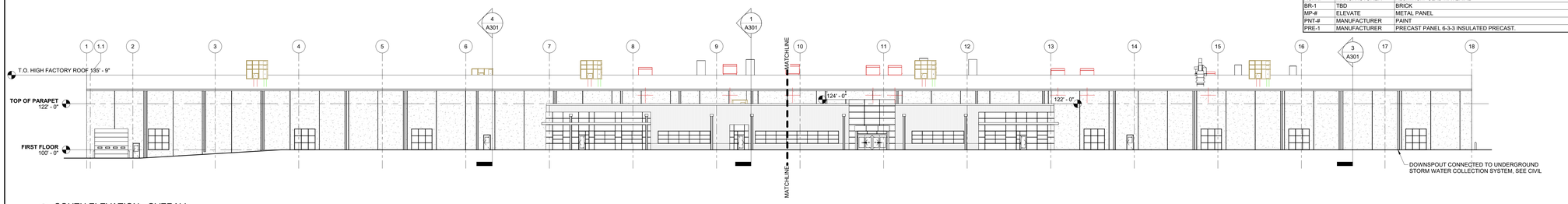
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EXTERIOR FINISH SCHEDULE

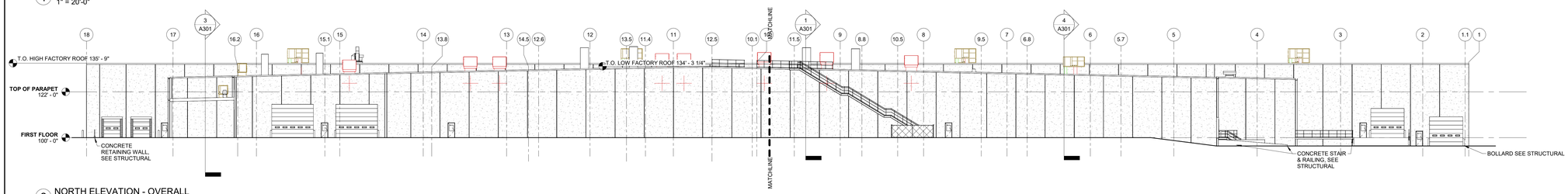
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BR-1	TBD	BRICK	
MP-#	ELEVATE	METAL PANEL	REMARKS
PNT-#	MANUFACTURER	PAINT	HM DOOR & FRAMES, TYP.
PRE-1	MANUFACTURER	PRECAST PANEL 6-3-3 INSULATED PRECAST.	SAND BLAST FINISH

GENERAL ELEVATION NOTES

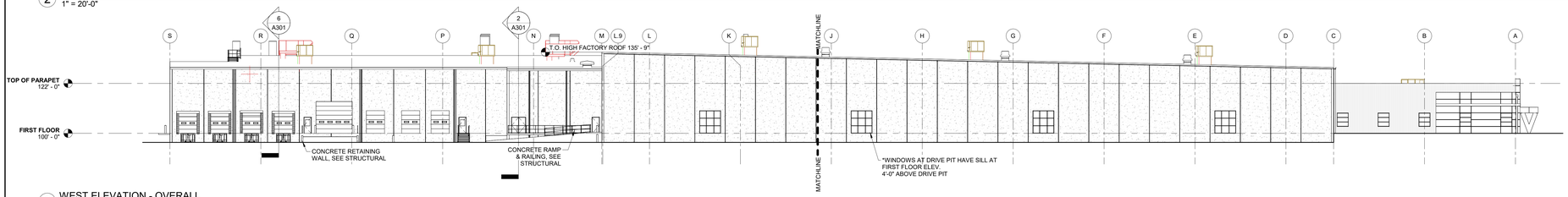
1. PROVIDE DOOR SIGNAGE ABOVE EACH PEDESTRIAN AND OVERHEAD DOOR
2. ALL EXTERIOR STEEL IS GALVANIZED, PRIMED & PAINTED



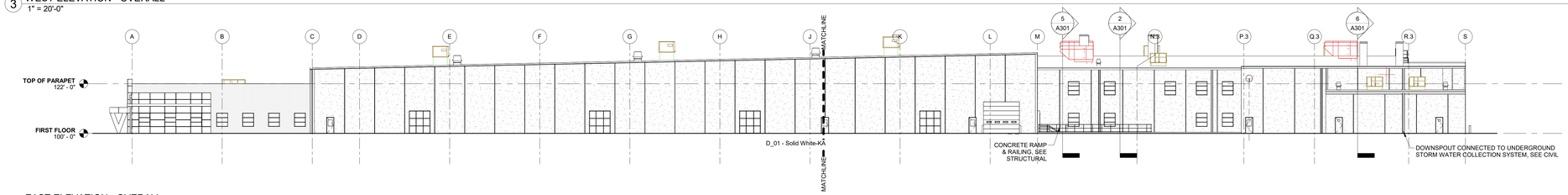
1 SOUTH ELEVATION - OVERALL
1" = 20'-0"



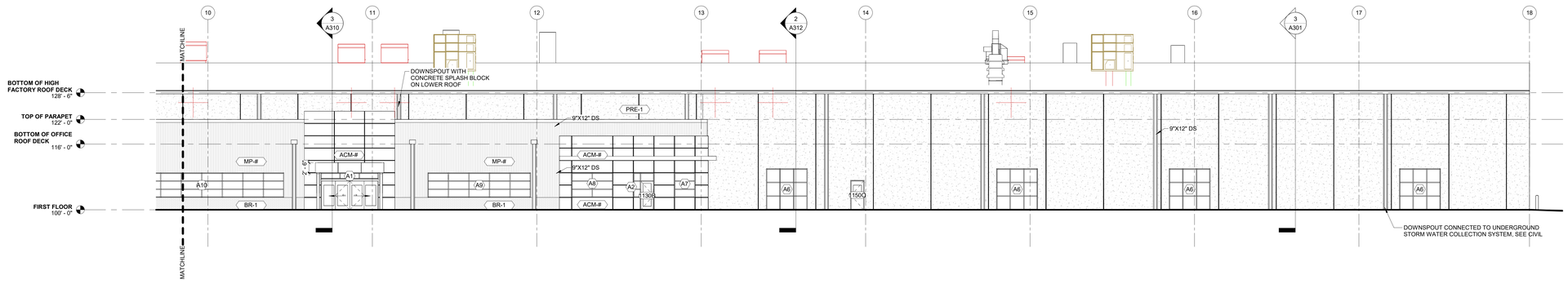
2 NORTH ELEVATION - OVERALL
1" = 20'-0"



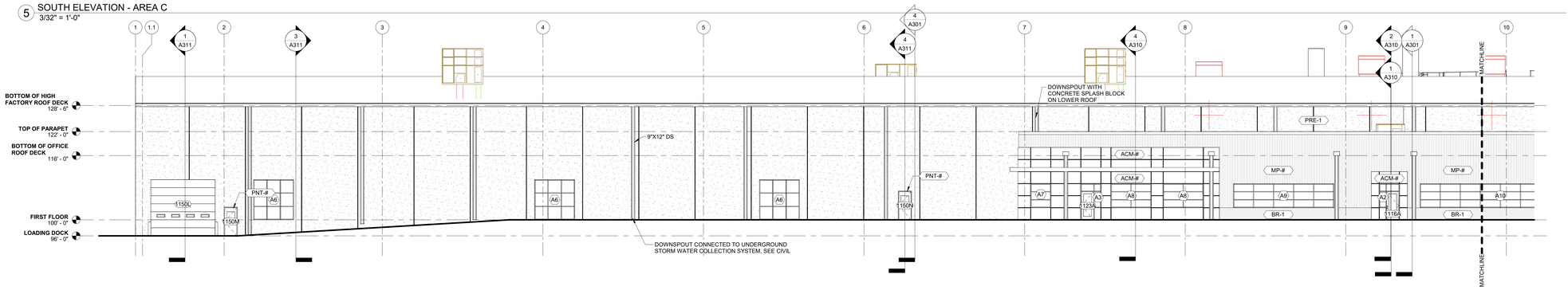
3 WEST ELEVATION - OVERALL
1" = 20'-0"



4 EAST ELEVATION - OVERALL
1" = 20'-0"

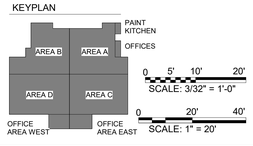


5 SOUTH ELEVATION - AREA C
3/32" = 1'-0"



6 SOUTH ELEVATION - AREA D
3/32" = 1'-0"

KEYPLAN



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www.klingner.com
Pella, Iowa
604 Liberty St, Suite 125
515.512.7402

JENSEN Limited BUILDERS
2097 NE 80TH AVE., DES MOINES, IA 50313
PHONE: 515-282-5100

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REVISION HISTORY

#	DESCRIPTION	DATE	APPR

ISSUED FOR **04/02/2026**

SITE PERMIT

PRELIMINARY NOT FOR CONSTRUCTION

VERMEER BONDURANT IA NEW PLANT

JENSEN BLDRS
2901 VERMEER DRIVE SE, BONDURANT IA, 50035

Non-Reduced Sheet Size 36" x 48"
Full sized plans have been prepared using standard scales. Reduced sized plans may not conform to standard scales.

DESIGNED	DRAWN
MJF	LES
FIELD	FIELD BOOK
CHECKED	CHECK DATE
MJF	04/02/2026

SHEET TITLE

BUILDING ELEVATIONS

PROJECT NO.
26-4001

DRAWING ISSUED DATE:
04/02/2026

SHEET
A201

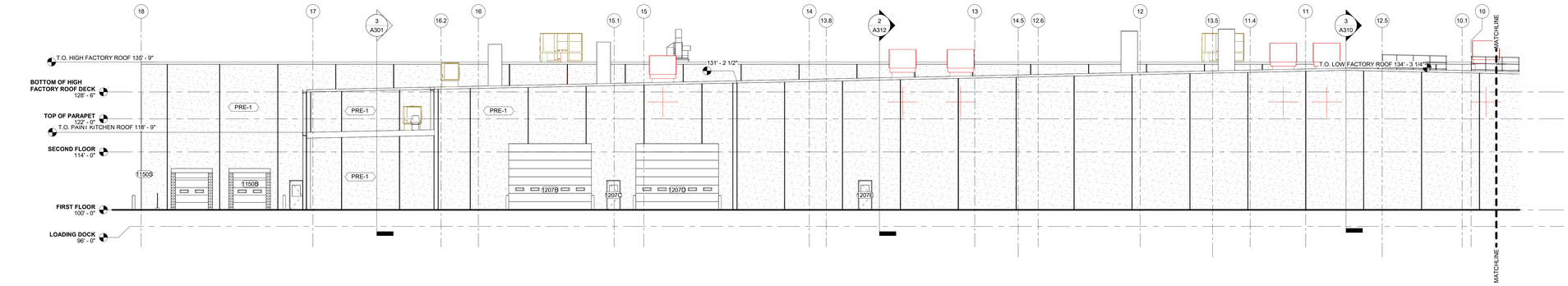
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EXTERIOR FINISH SCHEDULE

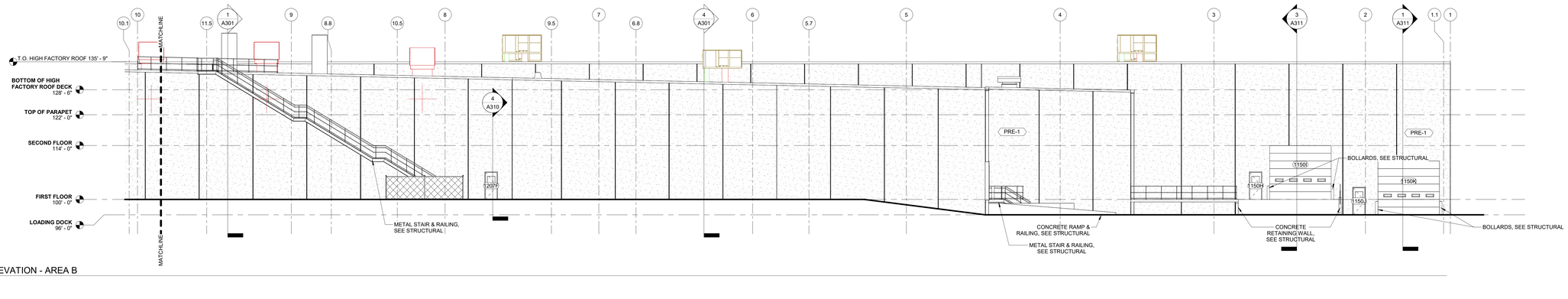
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ACM-#	MANUFACTURER	ALUMINUM CLAD MATERIAL	REMARKS
BR-1	TBD	BRICK	
MP-#	ELEVATE	METAL PANEL	REMARKS
PNT-#	MANUFACTURER	PAINT	HM DOOR & FRAMES, TYP.
PRE-1	MANUFACTURER	PRECAST PANEL 6-3-3 INSULATED PRECAST.	SAND BLAST FINISH

GENERAL ELEVATION NOTES

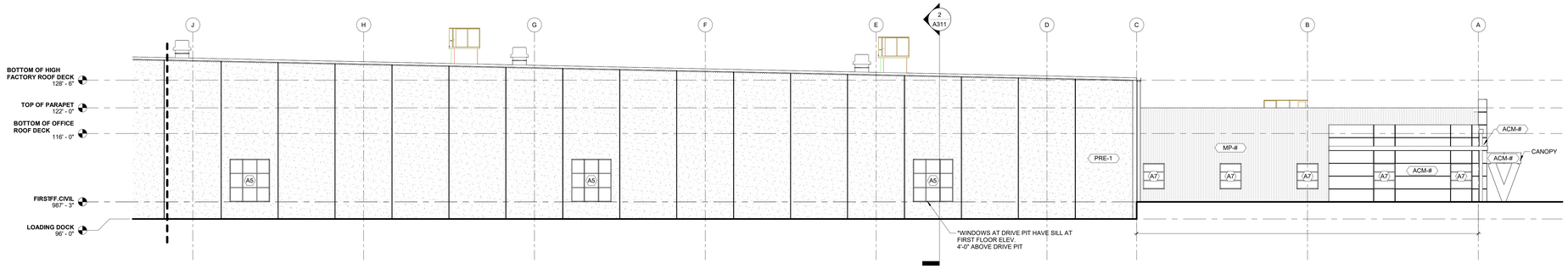
1. PROVIDE DOOR SIGNAGE ABOVE EACH PEDESTRIAN AND OVERHEAD DOOR
2. ALL EXTERIOR STEEL IS GALVANIZED, PRIMED & PAINTED



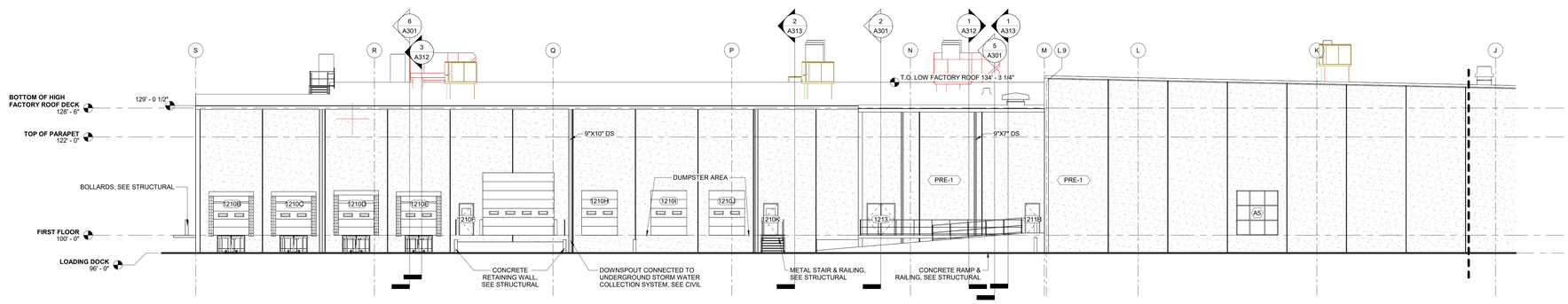
1 NORTH ELEVATION - AREA A
3/32" = 1'-0"



2 NORTH ELEVATION - AREA B
3/32" = 1'-0"



3 WEST ELEVATION - AREA D
3/32" = 1'-0"



4 WEST ELEVATION - AREA B
3/32" = 1'-0"

KEYPLAN



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2097 NE 80TH AVE., DES MOINES, IA 50313
PHONE: 515-282-5100

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REVISION HISTORY

#	DESCRIPTION	DATE	APPR

ISSUED FOR 04/02/2026
SITE PERMIT

PRELIMINARY NOT FOR CONSTRUCTION

VERMEER BONDURANT IA NEW PLANT
JENSEN BLDRS
2901 VERMEER DRIVE SE, BONDURANT IA, 50035

Non-Reduced Sheet Size 36" x 48"
Full sized plans have been prepared using standard scales. Reduced sized plans may not conform to standard scales.

DESIGNED	DRAWN
MJF	LES
FIELD	FIELD BOOK
CHECKED	CHECK DATE
MJF	04/02/2026

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO.
26-4001
DRAWING ISSUED DATE:
04/02/2026
SHEET
A202

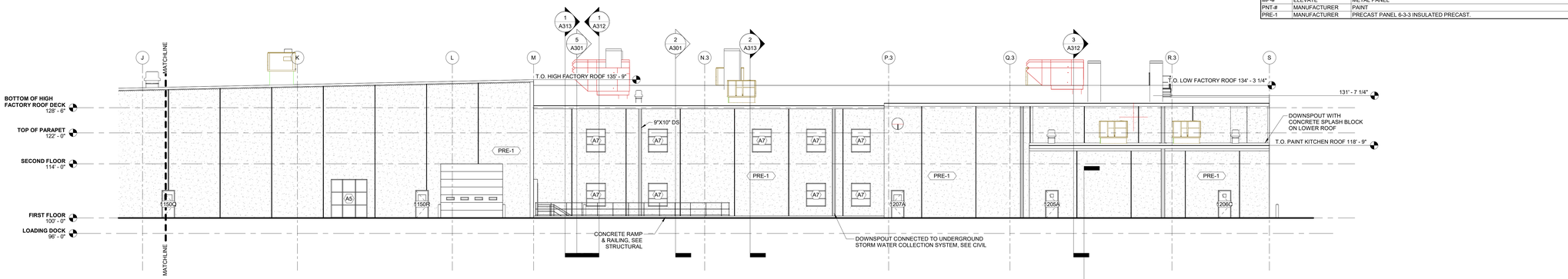
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Autodesk Docs://Vermeer Bondurant Plant/A24_Jensen Bldrs - Vermeer Bondurant IA_26-4001.rvt

EXTERIOR FINISH SCHEDULE

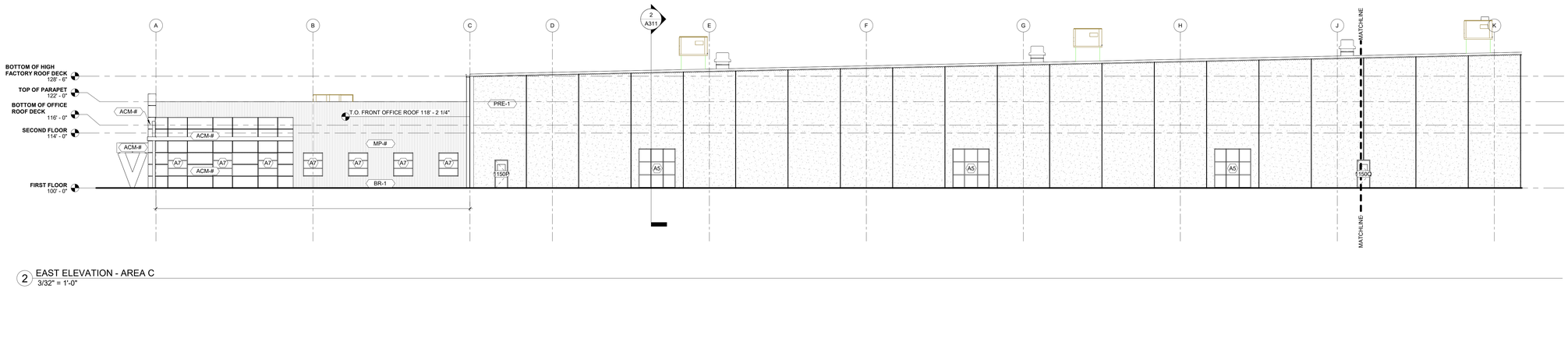
TAG	MANUFACTURER	PRODUCT DESCRIPTION	REMARKS
ACM-#	MANUFACTURER	ALUMINUM CLAD MATERIAL	REMARKS
BR-1	TBD	BRICK	
MP-#	ELEVATE	METAL PANEL	REMARKS
PNT-#	MANUFACTURER	PAINT	HM DOOR & FRAMES, TYP.
PRE-1	MANUFACTURER	PRECAST PANEL 6-3-3 INSULATED PRECAST.	SAND BLAST FINISH

GENERAL ELEVATION NOTES

1. PROVIDE DOOR SIGNAGE ABOVE EACH PEDESTRIAN AND OVERHEAD DOOR
2. ALL EXTERIOR STEEL IS GALVANIZED, PRIMED & PAINTED



1 EAST ELEVATION - AREA A
3/32" = 1'-0"



2 EAST ELEVATION - AREA C
3/32" = 1'-0"

KEYPLAN



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www.klingner.com
Pella, Iowa
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515.917.2402

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2097 NE 80TH AVE., DES MOINES, IA 50313
PHONE: 515-282-5100

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REVISION HISTORY

#	DESCRIPTION	DATE	APPR

ISSUED FOR 04/02/2026

SITE PERMIT

PRELIMINARY NOT FOR CONSTRUCTION

VERMEER BONDURANT IA NEW PLANT

JENSEN BLDRS
2901 VERMEER DRIVE SE, BONDURANT IA, 50035

Non-Reduced Sheet Size 36" x 48"
Full sized plans have been prepared using standard scales. Reduced sized plans may not conform to standard scales.

DESIGNED	DRAWN
MJF	LES
FIELD	FIELD BOOK
CHECKED	CHECK DATE
MJF	04/02/2026

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO.
26-4001

DRAWING ISSUED DATE:
04/02/2026

SHEET
A203

4/2/2026 10:17:31 AM
Autodesk Docs://Vermeer Bondurant Plant/A24_Jensen Bldrs - Vermeer Bondurant IA_26-4001.rvt



BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.d.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution approving the site plan for Ramms Construction located at 1120 2nd Street, NE

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

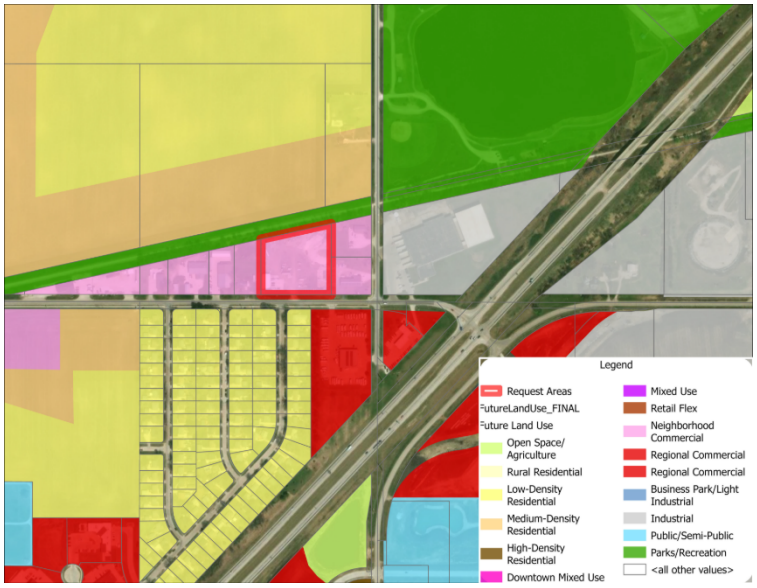
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 1120 2nd Street NE. The site plan applicant and owner of the property is Ramms Construction LLC. The site plan was prepared by Clapsaddle-Garber Associates, Inc. The applicant is proposing a 60-foot by 104-foot building. This property is zoned as being within the City's Medium Industrial (M-2) District. The property in question is outlined below in red.



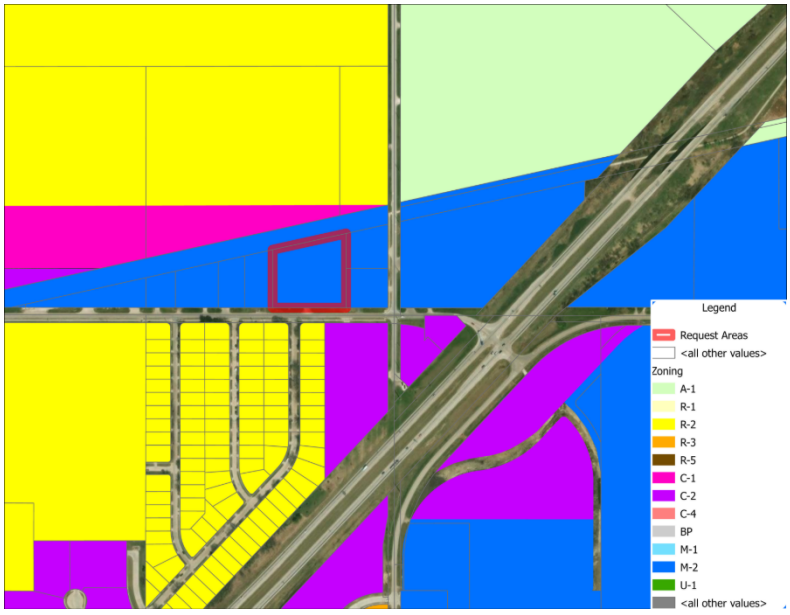
When the Planning & Zoning Commission and City Council review site plans, they

review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
The 2022 Comprehensive Plan guides for Neighborhood Commercial in this area. RAMMS Construction, as well as other industrial users are well established in this area.



Consistency with the City's Zoning Code:
Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan shall be updated to include the bulk regulations for the M-2 District.
- The majority of the existing site has outdoor storage, the outdoor storage component is decreasing with the construction of the proposed structure.

Parking/Drive Areas

- Access to the site is 2nd Street NE.
- The site plan shows one new 60-foot by 104-foot structure.
- The site plan shows all parking/drive/loading areas as gravel. The site plan shall be updated to show drive lanes, parking and loading areas around the proposed structure shall be asphalt or concrete.

Stormwater, Utilities & Natural Features

- A stormwater management report has not been submitted for review by the City Engineer. The City Engineer is reviewing to determine if a report is necessary for this site.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The submitted elevations show the building's exterior will be stone and metal paneling. While these materials meet design requirements, staff has requested a percentage breakdown of materials to be included on the site plan.

Other Site Plan Features

- A landscaping plan was not submitted. This site's landscaping plan was approved for the construction of the existing building. There are existing berming, and trees planted along the southern and northern property lines.

Comments from City Officials:
The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – still being reviewed by engineering staff.
3. Fire Department - reviewed and submitted comments to the applicant.

The Planning and Zoning Commission voted 7-0 to recommend approval of the Site

Plan at their April 16, 2026 meeting.

The Planning and Zoning Commission reviewed the site plan and determined the applicant does not need to provide a paved drive lane to and around the proposed structure. The site is currently rock/gravel and the applicants maintain a dust free and mitigate track out from their site. Do to the existing non-conformity of the lot, the Commission determined a drive lane is not required.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-132
2. Site Plan

CITY OF BONDURANT
RESOLUTION NO. 260420-132

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR RAMMS CONSTRUCTION AT 1120 2ND STREET, NE

WHEREAS Clapsaddle-Garber Associates, Inc, on behalf of the applicant RAMMS Construction LLC, has submitted the site plan for 1120 2nd Street, NE described as follows;

ALL THAT PART OF THE EAST 649.65 FEET OF THE SE ¼ OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF AND ADJACENT TO THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY BEING MORE FULLY DESCRIBED AS TRACT "C" ON THE PLAT OF SURVEY FILED OCTOBER 22, 1997 IN BOOK 7751, PAGE 520 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

WHEREAS the zoning for the property is Medium Industrial (M-2) and machine shed/warehouse facility use is a permitted use of the Zoning Code;

WHEREAS the Planning and Zoning Commission reviewed and voted 7-0 to recommend approval of the submitted site plan at their April 16, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect review comments from City staff submitted to the applicants.
2. Site Plan shall be updated to reflect any comments received from Engineering.
3. The applicants are not required to provide a paved drive lane to and around the proposed building.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

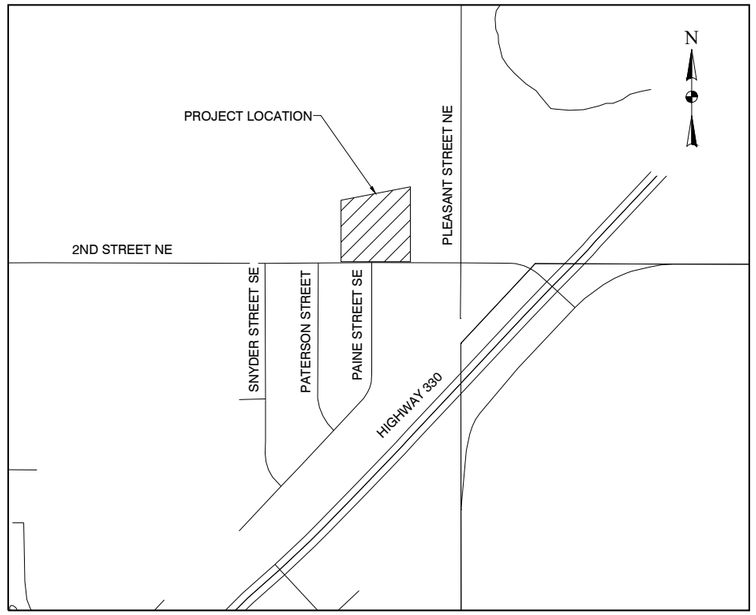
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

_____
Shelby Hagan, City Clerk

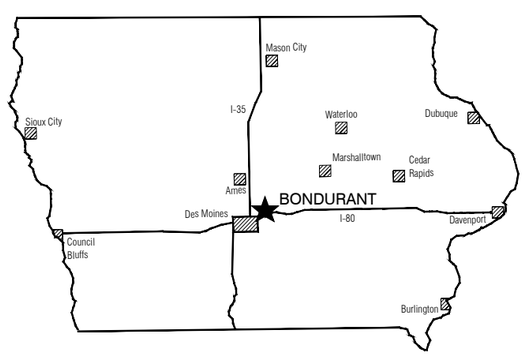
Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA
~2025-2026~



VICINITY MAP

NOT TO SCALE



LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2026 EDITION (SUDAS) AND THE CITY OF BONDURANT STANDARD SPECIFICATIONS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.200	LAYOUT & UTILITY PLAN
C.300	GRADING PLAN
C.500	DETAILS

PLAN SET IS INTENDED TO BE PRINTED IN COLOR. PRINTING WITHOUT COLOR MAY AFFECT LEGIBILITY OF THE PLANS

Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Phone 515-288-4823
www.cgaconsultants.com

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature _____ Date _____

Brad A. Freeman, PE

Iowa License Number 25470

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: _____

PRELIMINARY

CGA PROJECT NO. 25-DS-0425 SHEET C.100

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LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		EVERGREEN TREE	----W(*)----	-----W-----	WATERLINE
		DECIDUOUS TREE			WATER VALVE
		FRUIT TREE			FIRE HYDRANT
SB	SB	SHRUBS (BUSHES)			WATER METER
		TREE LINE			CURB STOP
		STUMP			YARD HYDRANT
		SWAMP	FDC	FDC	FIRE DEPT. CONNECTION
		CEMETERY	PIV	PIV	POST INDICATOR VALVE
G		GRAVE	----San(*)----	----San----	SANITARY SEWER LINE
CV		CAVE	----StS(*)----	----StS----	STORM SEWER LINE
SH		SINK HOLE	---- DT ----	---- DT ----	DRAIN TILE
W		WELL	---- SD ----	---- SD ----	SUBDRAIN
W		WINDMILL			MANHOLE
C		CISTERN			CLEANOUT
ST		SEPTIC TANK			INTAKE
LP		LP GAS TANK			BEEHIVE INTAKE
UST		UNDERGROUND STORAGE TANK			ROOF DRAIN
		SATELLITE DISH			ROOF DRAIN (SURFACE)
SIGN		SIGN (TYPE AS NOTED)			ROOF DRAIN (UNDERGROUND)
		FLAGPOLE	----G(*)----	-----G-----	GAS LINE
		SOIL BORING			GAS VALVE
		MONITORING WELL			GAS METER
		PARKING METER	----OH E----	---OH E---	OVERHEAD ELECTRICAL LINE
		MAILBOX	----E(*)----	-----E-----	BURIED ELECTRICAL LINE
		POST			POWER POLE
		BOLLARD			ELECTRICAL METER
SPH		SPRINKLER HEAD			ELECTRICAL HIGHLINE TOWER
SPV		SPRINKLER HEAD VALVE			TRAFFIC SIGNAL
		GUARDRAIL (BEAM OR CABLE)	---TS(*)---	--- TS ---	TRAFFIC SIGNAL LINE
		FENCE			STREET LIGHT
		TILE OUTLET			LUMINAIRE
		DRAINAGE WAY			ELECTRICAL BOX/TRANSFORMER
		EDGE OF WATER	----FO(*)----	-----FO-----	FIBER OPTICS LINE
		SILT FENCE	FO	FO	FIBER OPTICS BOX
105	105	CONTOUR LINE	FO	FO	FIBER PEDESTAL
+00.00	+00.00	SPOT ELEVATION	----T(*)----	-----T-----	TELEPHONE LINE
		BUILDING			TELEPHONE POLE
			T	T	TELEPHONE PEDESTAL
			T	T	TELEPHONE BOX
			TV	TV	CABLE TELEVISION LINE
			----TV(*)----	---- TV ----	TELEVISION PEDESTAL
			TV	TV	TELEVISION BOX
			AC	AC	AIR CONDITIONER

EXISTING	PROPOSED	
		SECTION/R.O.W. LINE
		BOUNDARY LINE
		PROPERTY LINE
		EASEMENT LINE
		SETBACK LINE
		R.O.W. RAIL OR LOT CORNER
		CONCRETE MONUMENT
		GOVERNMENT CORNER MONUMENT
		PARCEL OR LOT CORNER MONUMENT
		TEMP. CONSTRUCTION EASEMENT CORNER
		SURVEY CONTROL POINT

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Iowa law requires 2 business days. Call before you dig.

VALUE ENGINEERING SAVES. REFER TO ARTICLE 1105.15 OF THE SPECIFICATIONS.

LEGAL DESCRIPTION

All that part of the East 649.65 feet of the SE 1/4 of Section 30, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa, lying South of and adjacent to the Chicago Great Western Railroad right-of-way being more fully described as Tract "C" on the Plat of Survey filed October 22, 1997 in Book 7751, Page 520 in the Office of the Polk County Recorder, Polk County, Iowa.

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM IOWA SOUTH NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
100	620425.811	1651919.966	966.514	5/8" REBAR
101	620510.677	1652413.551	967.710	1/2" REBAR
102	620411.169	1652950.613	971.880	1/2" REBAR
103	620482.734	1653447.689	971.800	1/2" REBAR
104	620412.543	1653942.939	971.350	1/2" REBAR
105	620491.064	1654436.067	974.300	1/2" REBAR
106	620425.764	1654952.948	977.380	1/2" REBAR
20000	620534.711	1654970.308	976.128	MAG HUB
20001	620756.715	1654936.875	973.384	MAG HUB
20002	620685.321	1654747.530	972.352	MAG HUB
20003	620822.168	1655066.857	980.283	MAG HUB

PROPOSED USE

MACHINE SHOP/WAREHOUSE

APPLICANT:

RAMMS CONSTRUCTION LLC
P.O. BOX 582
MARSHALLTOWN, IOWA 50158

PROPERTY ADDRESS:

1120 2ND STREET NE
BONDURANT, IOWA 50025

OWNER OF RECORD:

RAMMS CONSTRUCTION LLC
P.O.BOX 582
MARSHALLTOWN, IOWA 50158

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER: BRAD FREEMAN
CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

12-8-2025

FIELD WORK COMPLETED:

11-28-2025

NOTES:

1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
3. UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" :

   (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

   (B) -INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

   (C) -INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

   (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

City of Bondurant		
	Patrick Collison	515-971-6856
CenturyLink		
	Sadie Hull	918-547-0147
Mid-American		
	Jamie Neer	515-252-6972
MI-Fiber		
	Justin Miller	515-897-8802
MediaCom		
	Dave Meyers	515-991-7388

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN BONDURANT IS 5.5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

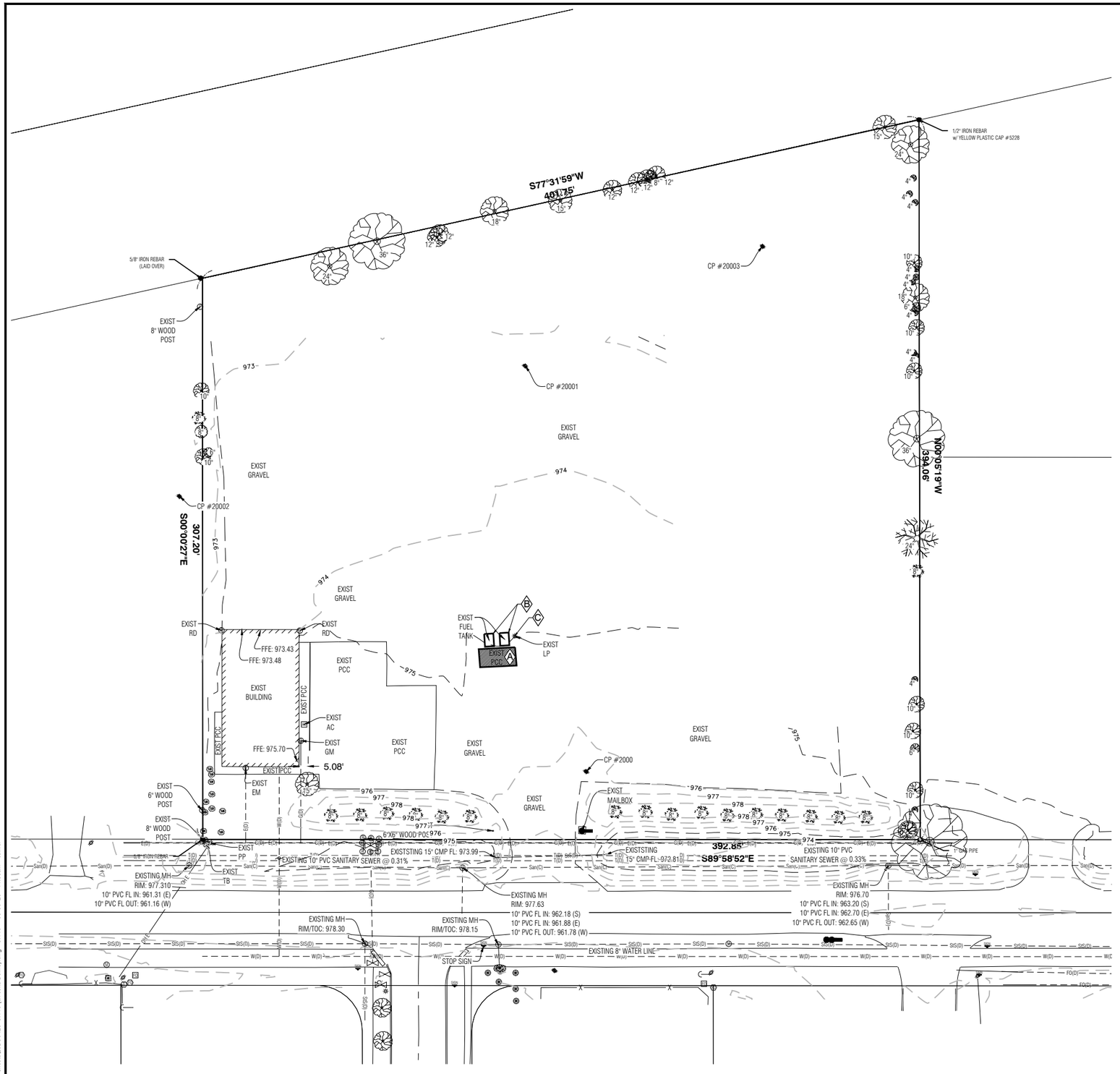
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CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

SYMBOLS, LEGEND, AND GENERAL INFORMATION

PROJECT NO. 25-DS-0425
SHEET NO. C.101

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GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED. BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
4. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF BONDURANT
   B. OWNER
   C. CLAPSADDLE-GARBER ASSOCIATES, INC.
6. CONTRACTOR SHALL DISPOSE OF PAVEMENT & FENCING OFF-SITE.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

KEY DEMOLITION CONSTRUCTION NOTES:

(A) REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.

(B) REMOVE EXISTING FUEL STORAGE TANKS

(C) PROTECT EXISTING LIGHT POLE

GRAPHIC SCALE
0 30' 60' 90'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

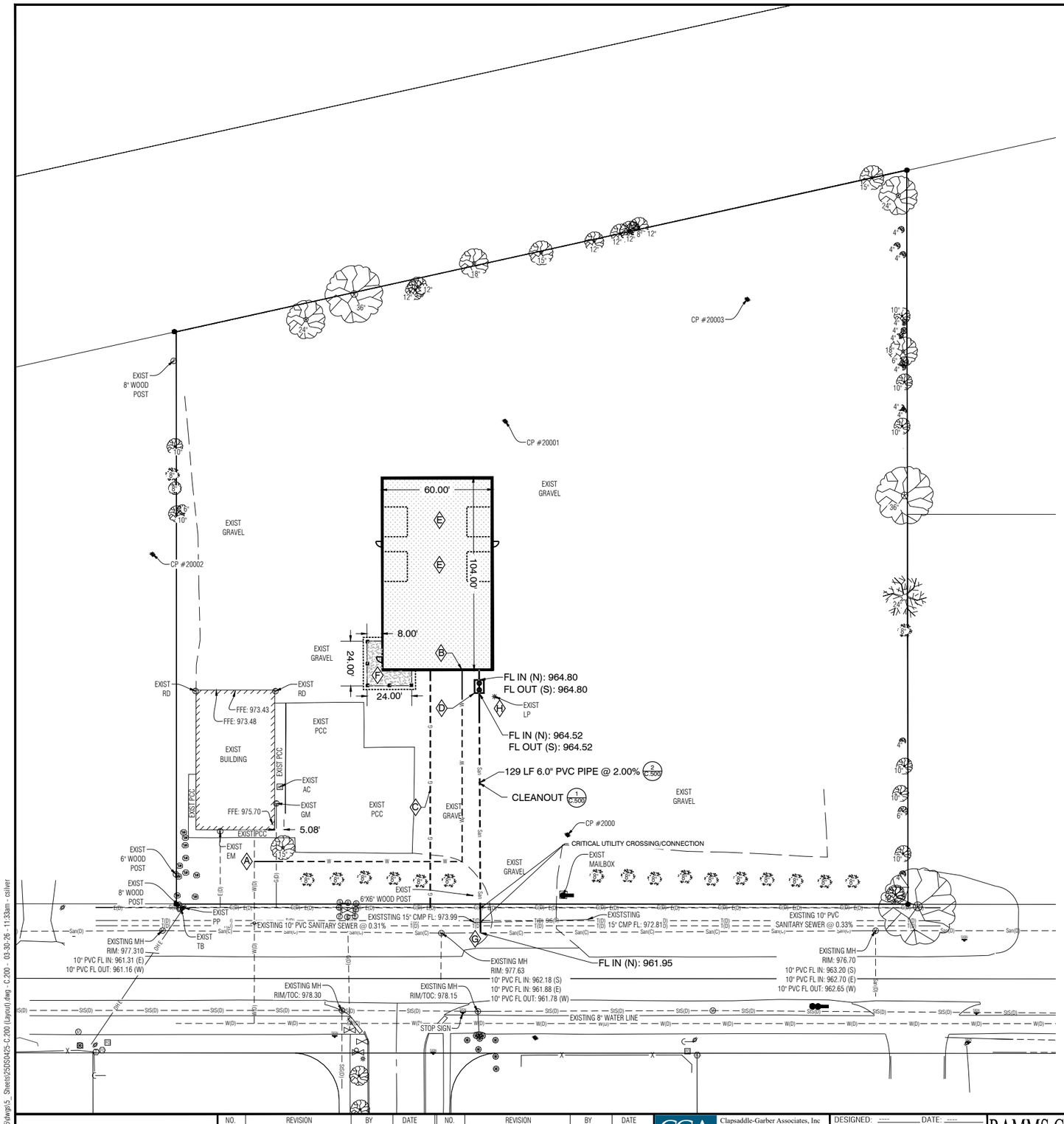
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DRAWN: ---- DATE: ----
CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 25-DS-0425
SHEET NO. C.110

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TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.
2. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE REVIEWED WITH THE ENGINEER BEFORE CHANGES ARE MADE.
3. ACCESS TO NEIGHBORING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
4. ALL UTILITY WORK WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE CITY OF BONDURANT STANDARDS & THE CURRENT ADDITION OF THE MUTCD.
5. TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES ALONG 2ND STREET.
6. THE CONTRACTOR SHALL USE CARE WHEN WORKING UNDER/OVER/AROUND ELECTRICAL LINES.
7. FLASHING OR STEADY BURN WARNING LIGHTS ARE REQUIRED ON TYPE II BARRICADES FOR OVERNIGHT CLOSURES.
8. WORK AREA MUST BE ENCLOSED WITH BARRICADES, FENCING, OR A COMBINATION OF THE TWO.

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

GENERAL UTILITY NOTES:

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BONDURANT.
2. ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK.
3. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES. COSTS ASSOCIATED WITH RELOCATING THESE UTILITIES ON THE PUBLIC SIDE OF THE METER/BUILDING DEMARCATION POINT FOR THE PURPOSES OF CONSTRUCTION SHALL BE BY THE OWNER. COSTS FOR RELOCATING THESE UTILITIES ON THE PRIVATE SIDE OF THE METER/BUILDING DEMARCATION POINT SHALL BE PART OF THE CONTRACTOR'S BASE BID.
4. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
5. FINAL LOCATION AND SIZE OF UTILITIES SERVICE LINES TO BE DETERMINED BY OWNER.
6. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
7. REFER TO 500 SHEETS FOR UTILITY DETAILS.
8. ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES
9. ALL UNDERGROUND UTILITIES SHALL HAVE TRACER WIRE INSTALLED.

CONSTRUCTION DETAILS

1 C.500 INSTALL SANITARY SEWER CLEANOUTS PER SUDAS

2 C.500 INSTALL 6" SANITARY SEWER SERVICE. SLOPE MUST BE 1% OR GREATER.

CONSTRUCTION NOTES:

A CONTRACTOR TO CONFIRM SERVICE SIZE LIVE TAP EXISTING WATER SERVICE TO EXISTING WATER SERVICE

B CONTRACTOR TO COORDINATE WITH CITY TO INSTALL NEW WATER METER

C COORDINATE GAS SERVICE CONNECTION WITH UTILITY COMPANY.

D INSTALL SAND/OIL INTERCEPTOR

E TRENCH DRAINS TO BE DESIGNED BY OTHERS.

F STOOP (SEE ARCHITECTURAL PLANS)

G CONNECT TO EXISTING SANITARY SEWER PER CITY OF BONDURANT SPECIFICATIONS.

H ELECTRICAL SERVICE TO PROPOSED BUILDING WILL TIE INTO SERVICE ON EXISTING POLE. CONTRACTOR TO VERIFY CONNECTION IS VIABLE WITH MID-AMERICAN ENERGY BEFORE CONSTRUCTION.

GRAPHIC SCALE 0 30' 60' 90'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc
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Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

DESIGNED: ---- DATE: ----
DRAWN: ---- DATE: ----
CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

LAYOUT & UTILITY PLAN

PROJECT NO. 25-DS-0425
SHEET NO. C.200

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GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1
2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.

LEGEND

TOC	TOP OF CURB
GUT	GUTTER ELEVATION
HP	HIGH POINT
LP	LOW POINT
T/W	TOP OF WALL AT FINISHED GRADE
B/W	BOTTOM OF WALL AT FINISHED GRADE
2.0% →	PROPOSED SLOPE
→	PROPOSED DRAINAGE PATTERN

N

S77°31'59"W 401.75'

1/2" IRON REBAR w/ YELLOW PLASTIC CAP #5228

5/8" IRON REBAR (LAID OVER)

EXIST 8" WOOD POST

CP #20003

CP #20001

CP #20002

CP #2000

PROPOSED BUILDING FFE: 975.30

S00°00'27"E 307.20'

N00°05'19"W 394.06'

EXIST GRAVEL

EXIST RD

EXIST PCC

EXIST BUILDING

EXIST AC

EXIST GM

EXIST EM

EXIST PP

EXIST TB

EXIST MAILBOX

EXIST 6" WOOD POST

EXIST 8" WOOD POST

FFE: 973.43

FFE: 973.48

FFE: 975.70

5.08'

EXISTING 10" PVC SANITARY SEWER @ 0.31%

EXISTING 15" CMP FL: 973.99

EXISTING 15" CMP FL: 972.81

EXISTING 10" PVC SANITARY SEWER @ 0.33%

392.85'

S89°58'52"E

EXISTING MH
RIM: 977.310
10" PVC FL IN: 961.31 (E)
10" PVC FL OUT: 961.16 (W)

EXISTING MH
RIM/TOC: 978.30

EXISTING MH
RIM/TOC: 978.15

EXISTING MH
RIM: 977.63
10" PVC FL IN: 962.18 (S)
10" PVC FL IN: 961.88 (E)
10" PVC FL OUT: 961.78 (W)

EXISTING MH
RIM: 976.70
10" PVC FL IN: 963.20 (S)
10" PVC FL IN: 962.70 (E)
10" PVC FL OUT: 962.65 (W)

STOP SIGN

EXISTING 8" WATER LINE

TANK PIPE

GRAPHIC SCALE
0 30' 60' 90'

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

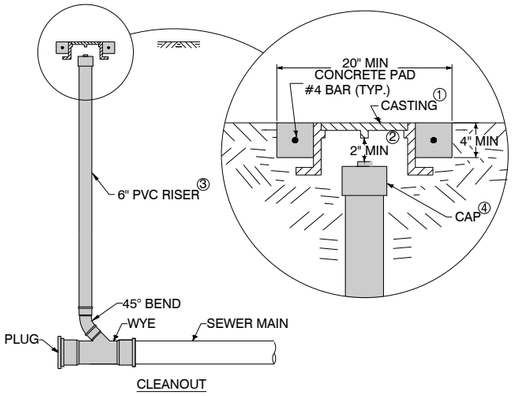
DESIGNED: ---- DATE: ----
DRAWN: ---- DATE: ----
CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

GRADING PLAN

PROJECT NO. 25-DS-0425
SHEET NO. C.300

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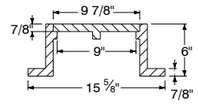


① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."

② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.

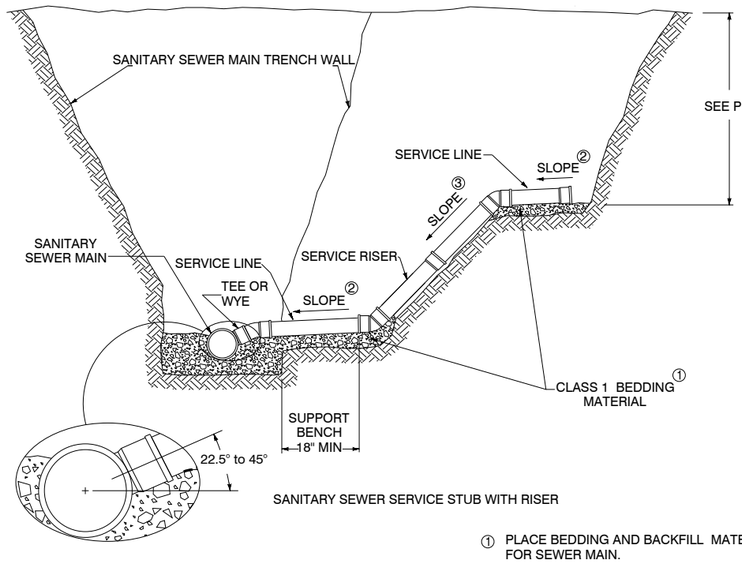
③ 6-INCH PVC SERVICE PIPE

④ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG



CASTING ①
(DIMENSIONS ARE NOMINAL)

① SANITARY SEWER CLEANOUT



SANITARY SEWER SERVICE STUB WITH RISER

① PLACE BEDDING AND BACKFILL MATERIAL AS REQUIRED FOR SEWER MAIN.

② SERVICE LINE SLOPE:
4 INCH: 2% TO 5%
6 INCH AND GREATER: 1% TO 5%

③ IF SERVICE RISER SLOPE IS STEEPER THAN 1:1, CONSTRUCT RISER OF ENTIRE SERVICE LINE WITH SCHEDULE 40 PVC (ASTM D 1785) OR DUCTILE IRON (AWWA C151, CLASS 52). USE SINGLE LENGTH OF PIPE FOR RISER, IF POSSIBLE.

② SANITARY SEWER SERVICE STUB

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

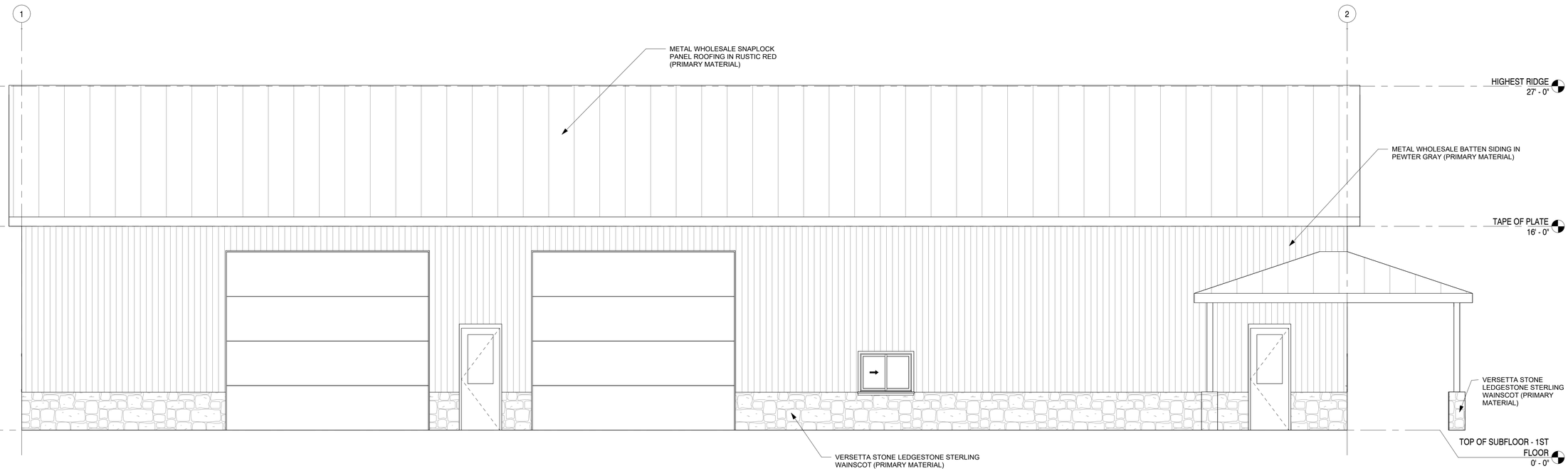
CGA
Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
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Ph 515-288-4823
www.cgaconsultants.com

DESIGNED: ---- DATE: ----
DRAWN: ---- DATE: ----
CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

RAMMS CONSTRUCTION SITE IMPROVEMENTS
BONDURANT, IOWA

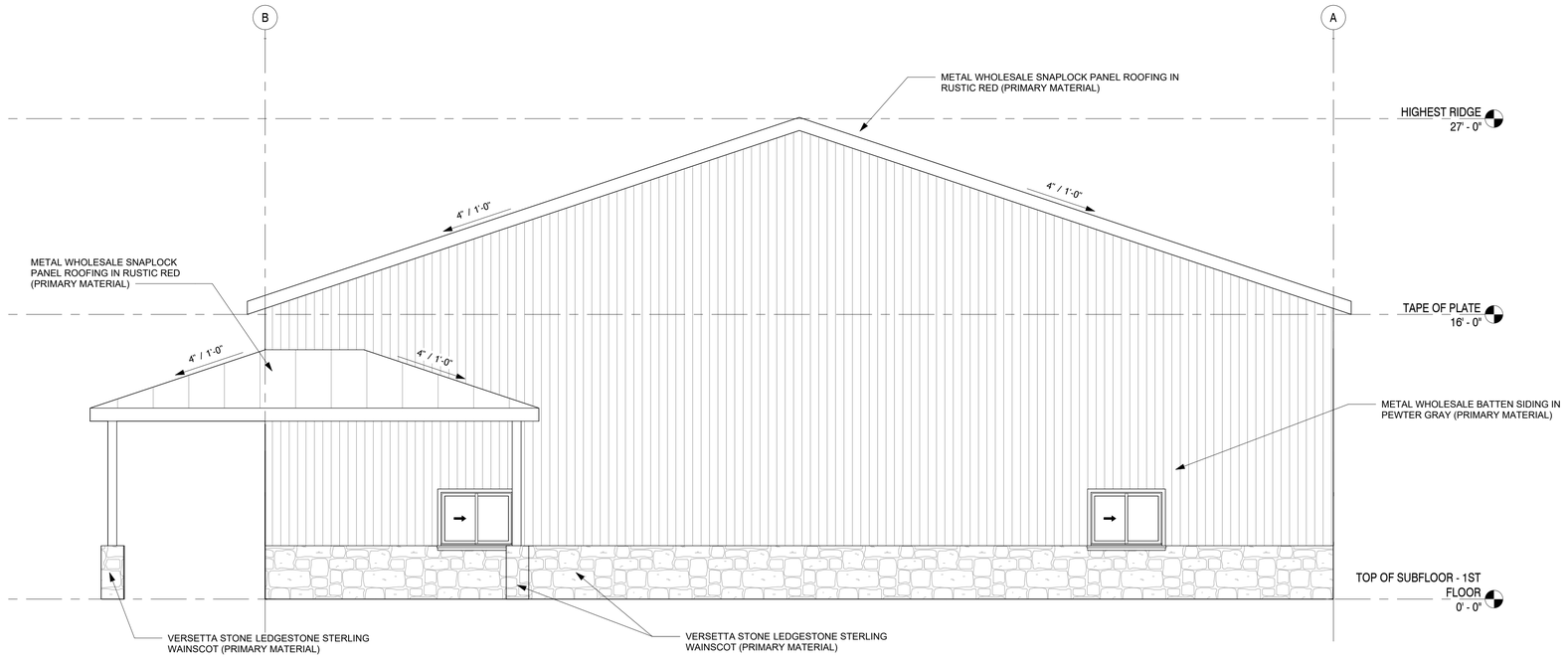
DETAILS

PROJECT NO. 25-DS-0425
SHEET NO. C.500



1 Elevation 1

SCALE: 1/4" = 1'-0"



2 Elevation 2

SCALE: 1/4" = 1'-0"

NOTE: MINIMUM IS 1 PRIMARY OR SECONDARY MATERIAL THAT IS 80% OF THE FAÇADE. THIS ELEVATION EXCEEDS THE MINIMUM. THIS PROPOSAL HAS TWO PRIMARY MATERIALS COVERING 100% OF FAÇADE.

WERTZBERGER ARCHITECTS
a CGA Design Studio
16 E. Main St
Marshalltown, IA 50158
TEL: 641.753.0866
CGA: 641.752.6701
www.wertzbergerarchitects.com

RAMMS CONSTRUCTION

1120 2ND ST NE
BONDURANT, IA 50035

Project No: 25-DS-0425
Project Issue Date: 3/5/2026

#	Description	Date

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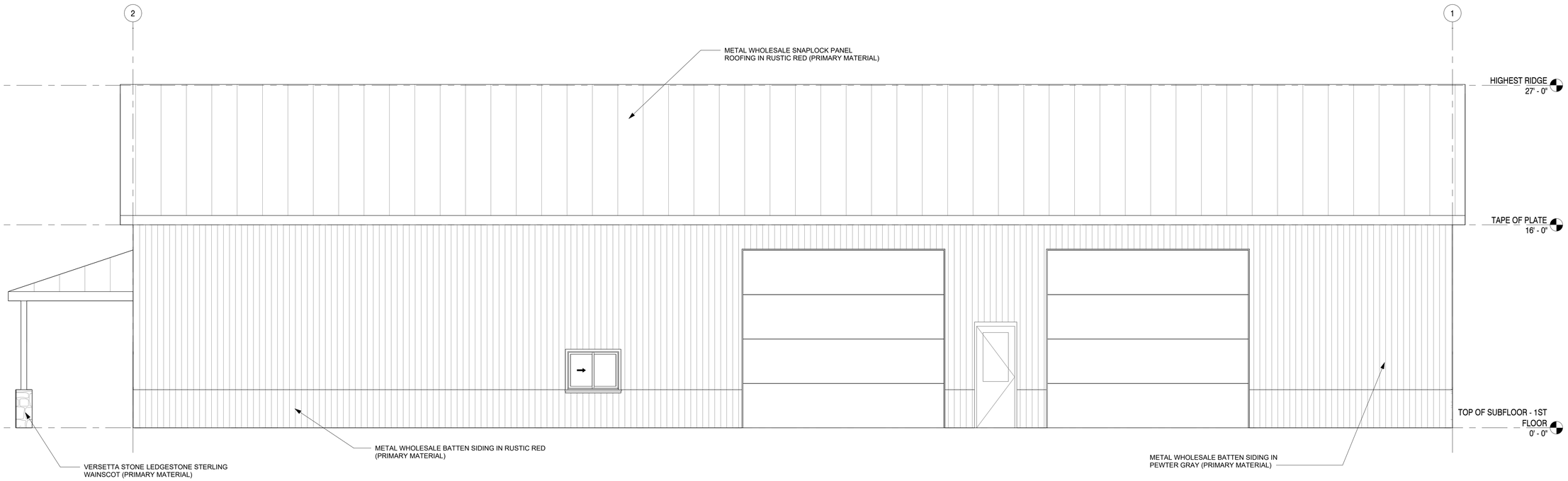
Date:
Scale: 1/4" = 1'-0"

Sheet Title:
Architectural Building Elevations

Sheet Number
A201

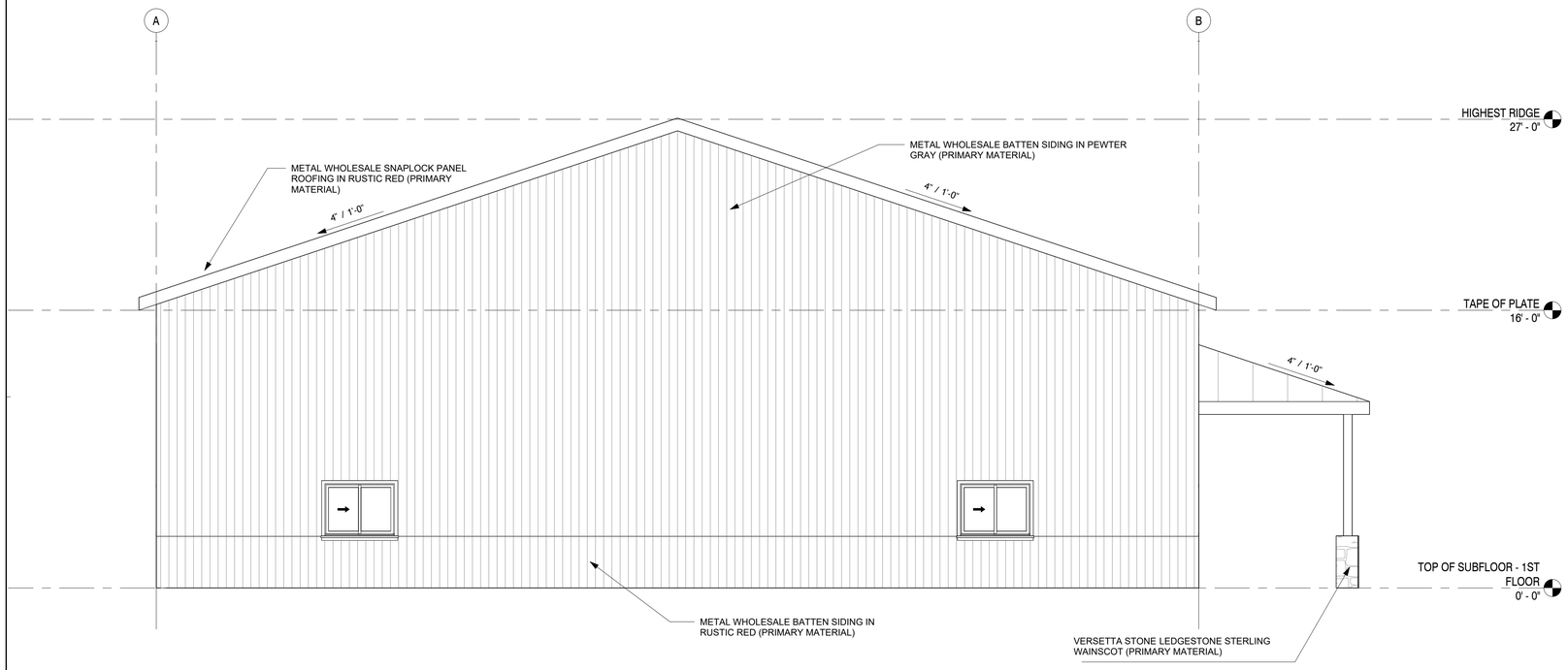
Current Date/Time: 3/5/2026 11:09:04 AM

Project Path: J:\25-DS-0425\dwgs\4_ Design\RAMMS design .rvt



1 Elevation 3

SCALE: 1/4" = 1'-0"



2 Elevation 4

SCALE: 1/4" = 1'-0"

NOTE: MINIMUM 50% OF FAÇADE NEEDS TO BE PRIMARY MATERIAL. AT LEAST TWO DIFFERENT MATERIALS ARE REQUIRED. THIS ELEVATION EXCEEDS THE MINIMUM. THIS PROPOSAL HAS TWO PRIMARY MATERIALS COVERING 100% OF FAÇADE.

WERTZBERGER ARCHITECTS
a CGA Design Studio
16 E. Main St
Marshalltown, IA 50158
TEL: 641.753.0866
CGA: 641.752.6701
www.wertzbergerarchitects.com

RAMMS CONSTRUCTION

1120 2ND ST NE
BONDURANT, IA 50035

Project No: 25-DS-0425
Project Issue Date: 3/5/2026

#	Description	Date

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Date:
Scale: 1/4" = 1'-0"

Sheet Title:
Architectural Building Elevations

Sheet Number
A202

Current Date/Time: 3/5/2026 11:09:04 AM

Project Path: J:\25-DS-0425\dwgs\4_ Design\RAMMS design .rvt

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.e.
For Meeting of 4/20/2026
Resolution

TITLE: - Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy

CONTACT PERSON:
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

The City of Bondurant is currently constructing The Station, a new community facility intended to support meetings, events, and programs that serve residents, organizations, and community partners. As the City prepares for ongoing use and rental of the facility, it is necessary to establish clear rules and regulations to ensure consistent operations, protect public assets, and provide transparency for users. The proposed Station Rental Rules and Regulations outline expectations for facility use, reservations, conduct, and responsibilities, creating a standardized framework for staff and renters.

Additionally, the City has experienced increasing interest from organizations seeking sponsorships, partnerships, and fee waivers for community events and initiatives. Currently, there is no formalized policy to guide the evaluation of these requests. The proposed Sponsorship and Partnership Policy establishes a clear and consistent process for reviewing requests, ensuring alignment with City priorities, equitable consideration, and responsible use of public resources.

Adoption of these policies will improve operational consistency, enhance customer experience, and support transparent decision-making while aligning with the City's goals for community engagement and responsible facility management.

FUNDING SOURCE: Revenue Source to support the options of The Station

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260420-133
2. Sponsorship Partnership Policy Draft 2026
3. The Station Rental Rules & Regulations Draft 2026

CITY OF BONDURANT
RESOLUTION NO. 260420-133

A RESOLUTION APPROVING AND ADOPTING THE STATION RENTAL RULES AND REGULATIONS AND THE CITY OF BONDURANT SPONSORSHIP AND PARTNERSHIP POLICY

WHEREAS the City of Bondurant owns and operates The Station, a community facility intended to support meetings, programs, and gatherings that serve residents and community organizations; AND

WHEREAS City staff have developed a comprehensive set of rental rules and regulations to ensure the appropriate use, maintenance, and protection of The Station facility; AND

WHEREAS the establishment of clear rules and expectations will promote consistent operations, protect public assets, and provide transparency for facility users; AND

WHEREAS the City of Bondurant desires to establish a formal Sponsorship and Partnership Policy to provide a consistent and transparent process for evaluating requests for City support of community events, programs, and initiatives; AND

WHEREAS the policy outlines eligibility requirements, evaluation criteria, and conditions of approval to ensure alignment with City priorities and responsible use of public resources; AND

WHEREAS adoption of these policies supports the City's commitment to community engagement, fiscal responsibility, and effective management of City facilities and partnerships.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant that The Station Rental Rules and Regulations are hereby approved and adopted as official City policy, and the City of Bondurant Sponsorship and Partnership Policy is hereby approved and adopted as official City policy. The City Administrator and/or designee is authorized to implement and administer these policies and make minor administrative updates as needed, provided such updates do not alter the intent of the policies.

These policies shall take effect immediately upon adoption.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

City of Bondurant Sponsorship & Partnership Request Policy

1. Purpose

This policy establishes a clear, consistent process for external organizations, nonprofits, or community groups to request sponsorship or partnership support from the City of Bondurant. Such support may include fee waivers, facility use, staff assistance, event promotion, or other in-kind or financial contributions. The policy ensures transparency, fair consideration, and alignment with City priorities and resource capacity.

2. Definitions

- Sponsorship (Requested from the City): A request for the City to contribute monetary or in-kind support to an outside organization's event, program, or initiative.
- Partnership: A collaborative arrangement where the City and an external group share responsibilities and resources to deliver a public benefit.
- In-Kind Support: Non-monetary contributions such as use of City facilities, equipment, staff time, or promotional services.
- Fee Waiver or Reduction: A request to waive or reduce standard rental or permit fees for City facilities, parks, or services.

3. Eligible Requests

To be considered for sponsorship or partnership, the requesting organization must:

- Demonstrate alignment with the City's mission, values, and strategic priorities
- Provide a clear public benefit to Bondurant residents (e.g., education, recreation, health, culture, economic development)
- Be a nonprofit, school, civic group, or local organization in good standing
- Submit a completed application with all required documentation

4. Types of Support That May Be Considered

- Waiver or reduction of rental or permit fees for City parks or facilities

- Staff support (e.g., set-up, on-site presence, coordination assistance)
- Use of City-owned equipment (as available)
- Promotion via City communication channels (e.g., website, social media)
- Financial contributions (if budgeted and approved)

5. Ineligible Requests

The City will not consider sponsorship or partnership requests that:

- Are organized by for-profit entities
- Primarily promote commercial, religious, or partisan political interests
- Pose risk to public safety or conflict with City ordinances or policies
- Would impose undue burden on City resources
- Duplicate existing City programs without added value or coordination
- Are incomplete or submitted less than 30 days in advance without prior approval

6. Application & Evaluation Process

- Requests must be submitted at least 30 days in advance of the event/program date using the Sponsorship/Partnership Request Form.
- Applications will be reviewed by City staff for completeness, alignment with City goals, and resource feasibility.
- All sponsorship and partnership requests must be approved by the City Council.
- The City reserves the right to approve, deny, or offer partial support at its discretion based on available resources, scheduling, and community impact.
- Approval is required per event, not per organization.

7. Evaluation Criteria

Applications will be evaluated based on:

- Community Benefit: Does the event/program serve Bondurant residents?
- Accessibility: Is the program open to the public or a broad audience?
- Financial Need: Is the organization requesting support due to limited resources?
- City Involvement: What level of support is being requested (and is it reasonable)?

- History: Has the group partnered successfully with the City in the past?
- City Benefit: Does the event benefit the City of Bondurant or city facilities?

8. Conditions of Approval

If approved, the requesting organization must:

- Acknowledge the City of Bondurant's support in both digital and physical materials, including promotional materials before, during and after the event, in alignment with the City's branding guidelines and appropriate to the level of sponsorship provided
- Coordinate logistics and access with City staff
- Comply with all City facility use policies and procedures
- Submit a short post-event report if requested (e.g., attendance numbers, outcomes, photos)

9. Annual Limits

To ensure equitable support across the community, organizations may be limited to a maximum number or dollar value of sponsored facility rentals or contributions per calendar year, subject to Council discretion and budget availability.

Sample Post-Event Impact Report

Organization:
Event/Program:
Date Held:

1. Attendance:
Estimated number of participants: _____

2. City Support Used:
☐ Fee Waiver ☐ Facility Use ☐ Staff Time ☐ Promotion ☐ Other: _____

3. City Recognition:
Briefly describe how the City was acknowledged:

---

4. Impact Highlights:
What was the key outcome or success of the event?

Attachments (Recommended for Implementation)

- Sponsorship/Partnership Request Application Form
- Facility Rental Policy & Fee Schedule

Bondurant

The Station – Rental Information, Rules, and Regulations

Facility Address

The Station
100 Main St. NE
Bondurant Iowa 50035

If you are on-site and need assistance, please call:
For all emergencies (medical, fire, etc.), please call 911
Parks & Rec Staff: 515-630-6982 (during business hours – if you cannot reach anyone at this number, please call City Hall at 515-967-2418)
Polk County Sheriff's Department: (non-emergency): 515-286-3333

1. Purpose and Authority

The Station is a City-owned community facility intended to support meetings, programs, and gatherings that serve residents, organizations, and community partners. The facility is managed by the City of Bondurant.

The City reserves the right to approve, deny, revoke, or cancel any reservation to ensure appropriate use of the facility and protection of public property. The facility may be reserved up to 18 months in advance.

2. Facility Spaces Available for Rent

Conference Room – seats approximately 10 people

Small Event Room – seats approximately 72 people (91 occupancy)

Large Event Room – seats approximately 144 people (166 occupancy)

(Combined Event Rooms – seats approximately 225 people (257 occupancy)

Included Amenities (Event Rooms):

Tables and chairs, AV equipment, wifi, restrooms, adult changing table, personal care room, prep kitchen (commercial fridge, warmer and dishwasher), patio access (large or combined rooms only). No furniture can be moved from inside the facility. Linens are *not included* in your rental. Live music/DJs are allowed inside the venue. All audio equipment must be provided by renter. City sound ordinance must be followed.

We do not have any catering restrictions, meaning you are welcome to bring in any food or catering service of your choice or to serve your own food. Please be cognizant of the required time windows of your catering service – it must fall within the rental period.

*If you would like to have tables/chairs outside on the patio or lawn space, you can reserve the Rec n' Roll Trailer if you are a Bondurant resident in companion with your rental (Only the items in this trailer can be used outdoors). You are also able to rent outdoor equipment through private companies. If these items are set up for your event by the private company, the arrival time and the departure time must be included in your rental.

DRAFT

3. Rental Rates

	Resident Rate	*Non-Resident Rate*
Monday-Friday 2-hr min. rental (7a-Midnight)	**Small Event Room:** $50/hr. **Large Event Room:** $75/hr. **Combined Room:** $110/hr.	**Small Event Room:** $100/hr. **Large Event Room:** $150/hr. **Combined Room:** $220/hr.
Saturday (7a-Midnight)	$1100	$2200
Sunday (7a-Midnight)	**AM Block (7a-3p):** **Small Event Room:** $400 **Large Event Room:** $600 **Combined Room:** $880 **PM Block (4p-Midnight):** **Small Event Room:** $400 **Large Event Room:** $600 **Combined Room:** $880	**AM Block (7a-3p):** **Small Event Room:** $800 **Large Event Room:** $1200 **Combined Room:** $1750 **PM Block (4p-Midnight):** **Small Event Room:** $800 **Large Event Room:** $1200 **Combined Room:** $1750
Holidays* (7a-Midnight)	$1100	$2200
**Includes New Years Eve, New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Day after Thanksgiving, Christmas Eve, Christmas Day*		
The **Conference Room** can be rented by the hour at a rate of $25/hr for residents and $50/hr for non-residents from 7a-Midnight.		
Adjacent Lawn Space (see map) can be rented for an additional $100 flat fee for all rentals.		
A $250 damage deposit is required for all rentals in the small, large and combined event rooms.		

4. Setup, Cleanup, and Damage

The Station does not provide on-site event coordination, decorating services, or custom room setup beyond what is included in the standard rental configuration. Overnight storage is not permitted unless consecutive rental dates have been reserved. Vendors must deliver and remove all supplies, equipment, and materials within the renter's reserved rental period. Deliveries or pickups occurring outside of the contracted timeframe will result in additional charges based on the applicable rental rate.

To ensure The Station remains clean, orderly, and available for future use, the following policy applies to all rentals:

A $160 cleaning fee is required for events with more than 100 attendees and/or events where alcohol is served. For events that do not meet this threshold, the cleaning fee is optional. Renters may choose to pay the $160 fee or complete cleaning themselves in accordance with the attached cleaning checklist.

If the renter elects to clean the facility, all checklist items must be completed. The facility must be returned to its original condition by the end of the rental period, including any outdoor spaces utilized during the event. If the facility is not

restored to its original condition, if refuse remains, or if the cleaning checklist is not satisfactorily completed, cleaning charges will be assessed at a rate of $80 per hour, or $120 per hour on City-recognized holidays, with a two (2) hour minimum. These charges will be billed to the responsible party. Excessive damage to the facility or repeated failure to comply with cleanup requirements may result in denial of future rental privileges.

Nonprofit Organizations

Registered, secular nonprofit organizations may use the Conference Room at no charge. If your organization is interested in city sponsorship of your event, please refer to the Sponsorships/Partnerships Policy and Form. Your organization must be registered as a nonprofit organization through the City's online reservation system in order to utilize this discount. If you are not registered, call our Parks and Recreation staff at 515-630-6982 to get more information on how to register your organization.

Bondurant Area Chamber of Commerce Members

Bondurant Area Chamber of Commerce members are eligible to receive a 20% discount on the rental rate for activities directly related to their registered chamber business. The business must be registered through the City's online reservation system to utilize this discount. If you are not registered, call our Parks and Recreation staff at 515-630-6982 to get more information on how to register your business as a chamber member.

5. Tours

Tours are available Monday through Friday 9am-4pm by appointment only. Please email kklus@cityofbondurant.com to schedule a time. Tours are restricted to 30-minute timeframes. If you have to cancel or reschedule, please contact us as soon as possible. Tours that fail to show without notification will not be rescheduled.

6. Reservations and Payment

Reservations must be made through the City's online reservation system: www.tinyurl.com/bonduparksrec.

7. Cancellation and Refund Policy

Cancellations must follow the City of Bondurant Parks & Recreation Cancellation Policy that is in effect at time of rental. This will be located on your rental paperwork.

8. Responsible Party

The individual making the reservation is responsible for the event and must be present at all times.

9. Additional Approvals

The City of Bondurant requires a Special Events Application for the use of private property, public property and/or park property that is open to the public, or requires right-of-way usage or temporary street closures. Types of events may include parades, runs/walk, fairs/festivals, outdoor concerts/amplified sounds, athletic events, horse carriages, fundraisers, farmer's markets, fireworks/pyrotechnics, demonstrations, exhibitions, and temporary structures (tents, canopies, stages).

10. Alcohol at the facility

If you are having alcohol at your event, you are required to provide proof of event insurance with a minimum liability of $2,00,000. This must be received 1 week prior to your event. This can be submitted directly to kklus@cityofbondurant.com or by mailing to 200 2nd St NE, PO Box 37, Bondurant, IA 50035 (if sending by mail, please

leave plenty of time for this to arrive and be processed. The City cannot guarantee the speed of your documentation through the USPS).

All State and local laws and ordinances must be strictly complied with regarding the use and consumption of alcoholic beverages. The undersigned, being of 21 years of age or older, understands and agrees to the following policies at the above indicated facility:

Only wine, champagne, beer and canned cocktails are allowed. No hard liquor is allowed on the premises. Area of service of alcoholic beverages is confined to inside the reserved facility.

The undersigned shall not solicit or accept donations, charge admission fees, ticket sales or other entrance fees for payment for food or alcoholic beverages without proper permits and approval.

Further, the undersigned acknowledges it is against the law to serve, provide, or make available alcohol to anyone under the age of twenty-one (21). The undersigned acknowledges that in accordance with the indemnification provision set out above, the undersigned is responsible and liable for any damages that result from someone under the age of twenty-one (21) consuming alcohol; such damages to include, but not limited to, property damage, personal injury, death, or disfigurement to themselves, as well as property damage, personal injury, death, disfigurement, or loss of consortium to third parties.

11. Conduct

All individuals using or attending events at The Station are expected to conduct themselves in a respectful, orderly, and lawful manner. Disorderly, disruptive, unsafe, or illegal behavior is prohibited, including excessive noise, harassment, threatening behavior, poses a safety risk, or failure to comply with applicable local, state, or federal laws. The individual making the reservation is the responsible party and is accountable for the conduct of all attendees, vendors, and guests. The City reserves the right to monitor events, issue warnings, require corrective action, or immediately terminate an event if conduct violates City policies, directions from City staff or emergency personnel, or presents a safety concern.

12. Decorations and Facility Protection

No adhesives, nails, glitter, confetti, or open flames are allowed on the interior and exterior of the facility or on adjacent lawn space (if rented). No sparklers, snakes or fireworks.

13. Legal Terms of Use

As the responsible party for this reservation, I acknowledge and agree to the following terms:

14. Compliance with City Ordinances & Rules

All activities during the reservation period will comply with all applicable City of Bondurant ordinances, rules, and regulations. I am responsible for ensuring that all guests, vendors, and participants comply with these requirements.

15. Liability & Responsibility

By signing the rental agreement, the undersigned accepts full responsibility for any and all damages to the facility, park grounds, or equipment resulting from this reservation. The undersigned, and any organization represented, agree to be held financially responsible for any damages or violations of facility rules that occur during the rental period.

If alcohol will be present at the event, the renter is required to provide proof of event liability insurance. Failure to provide acceptable proof of insurance may result in cancellation of the reservation at the discretion of the City of

Bondurant. Access to the facility will not be granted until all required documentation has been received and processed by the City.

The undersigned, on his or her own behalf and on behalf of any participating children, hereby releases, waives, discharges, and covenants not to sue the City of Bondurant, its elected officials, officers, employees, volunteers, and agents from any and all liability for loss or damage, and any claim or demand on account of property damage, illness, injury, or death of the undersigned or such participating children (including any person who may contract COVID-19, directly or indirectly, from the undersigned or participating children), whether caused by the negligence of the City or otherwise, while in, upon, or about City premises, facilities, equipment, or while participating in any City-affiliated program.

The undersigned understands and agrees that the City is not required to provide insurance coverage for illness, injury, death, property loss, theft, or damage occurring upon, about, or within City facilities or programs. The undersigned acknowledges that use of City facilities and participation in City programs involve inherent risks, including but not limited to physical illness, injury, death, or property damage, and hereby assumes full responsibility for and risk of such outcomes.

This Assumption of Risk, Release and Waiver of Liability, and Indemnity Agreement is intended to be as broad and inclusive as permitted under the laws of the State of Iowa. If any portion is held invalid, the remaining provisions shall continue in full force and effect.

16. Enforcement & Penalties

I acknowledge that failure to comply with these rental terms, posted signage, or instructions from City staff may result in immediate termination of the reservation, fines, additional charges, or restriction from future use of City facilities.

17. Authority & Certification

If reserving on behalf of an organization, I certify that I have the legal authority to represent the applicant and all participants. I acknowledge that the City of Bondurant reserves the right to approve, deny, or cancel reservations at its sole discretion.

18. Acknowledgment

Completion of an online reservation constitutes agreement to these rules and legal terms.

DRAFT

Event Facility Cleaning Checklist

To Be Completed Before the End of Your Rental Period

Renters are responsible for returning the facility to the condition in which it was received.
All cleaning must be completed within your rental timeframe.

General

- Remove all personal belongings, decorations, and event materials
- Remove trash and take to dumpster located on the north side of the facility
- Pick up and dispose of large debris from floors

Tables and Chairs

- Wipe down all tables (remove food, spills, residue)
- Wipe visible spills or debris from chairs. Do not use cleaning products on the chairs
- Leave tables and chairs in place (unless otherwise instructed)

Kitchen / Food Prep Areas (if used)

- Remove all food items (including refrigerator and freezer)
- Wipe down countertops and prep surfaces
- Empty sinks and rinse out debris
- Remove all kitchen trash

Floors

- Pick up large debris
- Spot clean spills

Outdoor Areas (if applicable)

- Remove all decorations and event materials
- Pick up trash and debris

Failure to complete the above cleaning requirements may result in additional cleaning fees per your rental agreement.

DRAFT

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.f.
For Meeting of 4/20/2026
Motion

TITLE: - Resolution approving Outdoor Parks Facility Pricing Structure

CONTACT PERSON:
Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS:

The City of Bondurant currently offers park facility rentals, including shelters and associated amenities, through a reservation system that has evolved over time based on usage patterns and operational needs. The existing structure has primarily focused on shelter rentals and has not fully reflected the varying levels of amenities available across different park facilities.

As park usage has increased and facilities have expanded, staff have identified the need for a more comprehensive and standardized pricing structure that better aligns with the types of amenities provided, improves administrative efficiency, and ensures consistency for users. Additionally, increased demand during holidays and peak usage periods has highlighted the need for a formalized approach to holiday pricing.

Reservations occurring on recognized holidays require additional operational support, including staff time for maintenance, monitoring, and cleanup. These holidays often require the City to compensate staff at holiday pay rates, resulting in increased personnel costs. The proposed holiday pricing is intended to partially offset these additional expenses while maintaining access to facilities during high-demand periods.

The proposed Parks Facility Pricing Structure introduces a tiered system based on facility type, incorporates half-day and full-day rental options, and establishes a consistent holiday pricing policy. This update is intended to improve clarity for users, enhance operational management, and align the City’s practices with those of comparable communities. The proposed structure also provides a discount for Bondurant residents, in recognition that it is Bondurant residents' proeprty taxes that support the parks system.

The Parks and Recreation Board voted unanimously to recommend approval at its April 16, 2026, meeting.

FUNDING SOURCE: This is a revenue for Parks.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-134

CITY OF BONDURANT
RESOLUTION NO. 260420-134

RESOLUTION APPROVING OUTDOOR PARKS FACILITY PRICING STRUCTURE

WHEREAS the City of Bondurant provides park facilities, including shelters and related amenities, for public use and reservation; AND

WHEREAS the City currently utilizes a reservation system for park facilities and desires to establish a standardized and clearly defined pricing structure based on facility type and amenities; AND

WHEREAS staff recommend implementing a tiered pricing model that categorizes facilities by available amenities and establishes corresponding rates for residents and non-residents; AND

WHEREAS staff further recommend the implementation of additional holiday pricing to address increased demand and operational considerations during peak usage periods; AND

WHEREAS the pricing structure provides a discount for Bondurant residents; AND

WHEREAS the proposed pricing structure simplifies administration, improves consistency, and aligns with community usage patterns and comparable practices in surrounding communities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA: That the Parks Facility Pricing Structure is hereby approved as follows:

Facility Type 1 (Includes shelter, restroom, water feature):
Resident: Half Day: $100; Full Day: $200
Non-Resident: Half Day: $200; Full Day: $400

Facility Type 2 (Includes shelter, restroom):
Resident: Half Day: $75; Full Day: $150
Non-Resident: Half Day: $100; Full Day: $200

Facility Type 3 (Includes shelter):
Resident: Half Day: $50; Full Day: $100
Non-Resident: Half Day: $75; Full Day: $150

An additional fee shall apply to reservations occurring on City-recognized holidays as follows:

Resident: $50 additional charge
Non-Resident: $100 additional charge

Holiday pricing shall apply to reservations occurring on City-recognized holidays as established by the City. For reference purposes only, the City-recognized holidays for 2026 (JANUARY 1, 2026 - DECEMBER 31, 2026) are as follows:

NEW YEAR'S EVE (HALF-DAY): DECEMBER 31, 2025 (WED)
NEW YEAR'S DAY: JANUARY 1, 2026 (THURSDAY)
MARTIN LUTHER KING, JR. DAY: JANUARY 19, 2026 (MON)
PRESIDENT'S DAY: FEBRUARY 16, 2026 (MONDAY)
MEMORIAL DAY: MAY 25, 2026 (MONDAY)
INDEPENDENCE DAY: JULY 3, 2026 (FRIDAY, OBSERVED)
LABOR DAY: SEPTEMBER 7, 2026 (MONDAY)
VETERANS' DAY: NOVEMBER 11, 2026 (WEDNESDAY)
THANKSGIVING DAY: NOVEMBER 26, 2026 (THURSDAY)
DAY AFTER THANKSGIVING: NOVEMBER 27, 2026 (FRIDAY)
ADD CHRISTMAS HOLIDAY (HALF-DAY): DEC 23, 2026 (WED)
CHRISTMAS EVE: DECEMBER 24, 2026 (THURSDAY)
CHRISTMAS DAY: DECEMBER 25, 2026 (FRIDAY)
This schedule is provided for reference purposes only and may be updated administratively by the City.

City staff are authorized to implement this pricing structure effective June 1, 2026. The Mayor and City Administrator are further authorized to take all actions necessary to carry out this resolution.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.g.
For Meeting of 4/20/2026
Resolution

TITLE: - Discussion and possible consideration of a Resolution directing staff to collaborate with Vermeer Corporation to use Soil from the Private Building Site for the Public Roadway in exchange for Top Soil Distribution

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

BRIEF HISTORY & ANALYSIS: Staff and engineers from Shive-Hattery have been coordinating with Vermeer and their site team to explore the possibility of mining soil needed for the roadway project from the Vermeer Site. This would allow the city's contractor that is selected for the Public Improvements project to have available material readily available for the project and eliminate the need to import soil from a different barrow site. Vermeer has asked the city in exchange for this borrow site soil that our selected contractor re-spread excess topsoil that they will have for their project internally on the balance of the unused ground that they own. Shive-Hattery has run a cost estimation and that table is below. As you can see, there is a cost benefit to working with the Vermeer team to be able to utilize a barrow site close to the city's project versus importing soil from offsite.

	Quantity	Unit	Cost	Extended
Import Fill Option				
Contractor Furnished Embankment	21,500	CY	$ 20.00	$ 430,000
			Total:	**$ 430,000**
On-Site Borrow Option				
On-site Borrow Excavation	21,500	CY	$ 5.00	$ 107,500
Topsoil Strip Stockpile Spread	14,600	CY	$ 6.50	$ 94,900
Topsoil Spread (generated from site)	20,000	CY	$ 3.50	$ 70,000
			Total:	**$ 272,400**

FUNDING SOURCE: SE Industrial Infrastructure Fund/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-136
2. Bondurant-Vermeer Borrow Access Agreement

CITY OF BONDURANT
RESOLUTION NO. 260420-136

A RESOLUTION APPROVING THE USE OF AN ON-SITE BORROW AREA LOCATED ON THE VERMEER PROPERTY AND AUTHORIZING ASSOCIATED WORK FOR THE PUBLIC IMPROVEMENTS PROJECT

WHEREAS the City of Bondurant is undertaking a Public Improvements Project which requires a significant quantity of embankment material; and

WHEREAS staff and engineers from Shive-Hattery have coordinated with Vermeer Corporation and their site team to evaluate the feasibility of utilizing soil from the Vermeer property as a borrow source for the project; and

WHEREAS the use of an on-site borrow area would allow the City's selected contractor to access suitable material in close proximity to the project, thereby eliminating or reducing the need to import fill material from off-site borrow locations; and

WHEREAS Vermeer Corporation has requested, in exchange for providing access to the borrow area, that the City's contractor re-spread excess topsoil generated from the project across unused portions of the Vermeer property; and

WHEREAS Shive-Hattery has prepared a cost comparison demonstrating that utilizing the on-site borrow option provides a financial benefit to the City as compared to importing fill material, as summarized below:

- Import Fill Option Total: $430,000
- On-Site Borrow Option Total: $272,400

resulting in an estimated cost savings of approximately $157,600; and

WHEREAS City staff and engineers have reviewed the proposal and finds that the on-site borrow arrangement is in the best interest of the City due to cost savings, reduced hauling impacts, and improved project efficiency.

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

1. The City Council approves the use of the Vermeer property as a borrow site for the Public Improvements Project, subject to final agreement terms acceptable to the City Administrator and City Attorney.
2. The City's contractor is authorized to perform topsoil stripping, stockpiling, and re-spreading activities on the Vermeer property as part of the project, consistent with the agreement.
3. The City Administrator and/or designee is hereby authorized to execute any necessary agreements and documents to implement this arrangement.

4. This resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

TEMPORARY ACCESS AND BORROW AGREEMENT

4/16/2026

Heath Van Gorp
Vermeer Corporation
1615 Vermeer Road East
Pella, IA, 50219

RE: Temporary Access and Borrow Agreement – SE Industrial Public Improvements

Dear Heath:

The City of Bondurant appreciates Vermeer's willingness to allow access to your property for the purpose of obtaining borrow material in support of the SE Industrial Public Improvements project. This letter documents the agreed-upon terms for access and use of the Vermeer site by the City and its contractor.

1) **Borrow Area and Disturbance Limits**
The borrow area is generally located on the north side of the site, as shown on the attached exhibit. The total disturbed area is approximately 23 acres. Work shall be limited to these areas and includes stripping and stockpiling topsoil, excavation of suitable fill, and replacement and regrading of topsoil following completion.

2) **Quantity of Material**
The estimated quantity of borrow material to be removed is 23,000 cubic yards.

3) **Material Use**
Borrow is intended for general roadway embankment. The City and/or its contractor shall be responsible for determining suitability, processing if needed, and handling of unsuitable materials.

4) **4) Topsoil Handling and Placement (Vermeer Site)**
In addition to borrow activities, the City and/or its contractor shall place approximately 20,000 cubic yards of topsoil generated from Vermeer's site improvements within areas designated by Vermeer. Final placement locations and grading limits shall be coordinated with Vermeer.

5) **Routes / Travel Paths**
Access points and haul routes shall be contained to those shown on the attached exhibit unless otherwise coordinated with Vermeer.

6) **Site Restoration**
All disturbed areas, including the borrow area and access/haul routes, shall be restored to a condition consistent with the existing site and acceptable to Vermeer.

7) **Costs**
The City and/or its contractor shall be solely responsible for all costs associated with this work.

8) **Safety, Permits, and Erosion Control**
The City and its contractor shall be solely responsible for jobsite safety, obtaining any required permits, and implementing and maintaining erosion and sediment control measures.

9) **Environmental Responsibility**
The City and its contractor shall be solely responsible for any spills, contamination, or environmental impacts resulting from these activities. Disturbed areas associated with this work shall be included under the SE Industrial Public Improvements NPDES permit.

10) **Liability**
Vermeer shall not be held liable for any claims, damages, or issues arising from the City's or contractor's activities associated with this work.

11) **Coordination with Vermeer Operations**
All work, including access and haul operations, shall be coordinated with Vermeer and shall not interfere with ongoing operations or construction activities.

12) **Temporary Access**
This agreement provides temporary access only and does not grant any permanent property rights.

If this reflects your understanding, please sign below to confirm Vermeer's authorization for access under the terms outlined above.

Vermeer Corporation

Heath Van Gorp
Director of Facilities

City of Bondurant

John Horton
Public Works Director

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.a.
For Meeting of 4/20/2026
Discussion Item

TITLE: - Discussion of Utility Rate Review and Calculation Structure Updates and Consideration of First Reading of Ordinances

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Utility Rate Review and Calculation Structure Updates

City of Bondurant Enterprise Funds
As part of the City's annual utility rate review, staff evaluated the long-term financial stability of the Water, Sewer, Stormwater, and Solid Waste Enterprise Funds. Each enterprise fund must generate sufficient revenue to support operating expenses, maintain reserves, and comply with bond covenant requirements. Current debt obligations require the City to maintain a minimum net revenue coverage ratio of 1.10 times annual debt service. Maintaining this coverage ensures the City can responsibly operate its utility systems while continuing to invest in infrastructure necessary to support Bondurant's rapid growth.

This agenda item reviews proposed rate adjustments and billing structure updates needed to maintain financial stability across the utility systems while supporting continued community development and infrastructure investment.

Stormwater Fund
The Stormwater Enterprise Fund continues to demonstrate stable and healthy financial performance. Current cashflow projections indicate that the fund maintains adequate operating reserves while meeting required debt service coverage levels.

At this time, the City does not allocate every eligible cost that could legally be assigned to the Stormwater Fund. However, reallocating additional expenses would primarily shift costs between enterprise funds rather than materially change the overall customer bill. Because the fund's financial position remains stable, reserves are sufficient, and debt coverage requirements are being met, no changes to stormwater rates or the existing billing structure are recommended at this time. The current residential rate structure continues to support the fund's operational needs and anticipated infrastructure

requirements.

Water Fund
In 2023, the City adopted a multi-year water rate plan in anticipation of two significant financial pressures: rising wholesale water costs from Des Moines Water Works and the long-term construction of Bondurant's own water treatment facility.

Since adoption of that plan, two major developments have occurred. Des Moines Water Works implemented an additional Capital Improvement Charge, increasing the cost of purchased water beyond what was originally projected. At the same time, the estimated cost of constructing Bondurant's future water treatment facility has increased by more than $12 million, significantly increasing the City's long-term debt service obligations. To ensure the Water Enterprise Fund continues to meet operational needs and required debt coverage levels, staff recommends extending the previously adopted rate plan. The revised schedule maintains annual rate increases of approximately 12.5 percent through FY2028, followed by smaller adjustments of approximately 2.5 percent in later years. Under the updated projections, the average residential water bill is expected to increase by approximately $5.16 per month in FY27. Even with these adjustments, Bondurant's projected comparison with other metro communities shows the City will remain competitive despite the higher infrastructure demands associated with its growth rate.

Sewer Fund
Earlier projections suggested the Sewer Enterprise Fund would require a significant rate increase beginning in FY26 due to rising treatment costs and increasing expenses associated with regional wastewater partnerships. After further analysis and updated forecasting from the Water Reclamation Authority, the projected increase is closer to an annual 10 percent pass-through across all 28E member communities. Rather than implementing a large increase to the consumption rate, staff recommended a structural adjustment to stabilize revenues. Currently, Bondurant provides a discount on sewer charges for the first 1,300 gallons of monthly usage. Consumption trends indicate residents are conserving water and using fewer gallons each year. While conservation is beneficial from a resource standpoint, it reduces sewer revenues even though the majority of system costs remain fixed.
To improve revenue stability and align sewer billing with the structure used in the Water Enterprise Fund, staff recommends eliminating the first-1,300-gallon discount and transitioning to a billing structure that includes an availability fee combined with a consumption-based rate.

The original recommendation proposed a graduated implementation that would begin transitioning to the new structure over several years:
FY27: Implement an availability fee with approximately half the consumption rate
FY28: Increase the availability fee by approximately 50 percent
FY29: Fully align availability and consumption charges similar to the Water Fund

Under the original model, this transition was projected to result in an average sewer bill

increase of approximately $9.05 per month in FY27.

During discussion at the February 17, 2026, City Council meeting, Council requested that the Sewer Enterprise Fund cashflows be re-evaluated to determine whether the transition could be smoothed across additional years so the initial impact to residents would be less steep.

In response, staff revised the financial model to begin the availability fee at a lower level and gradually increase it over multiple years while maintaining the long-term stability of the fund.

Under the revised implementation schedule, the availability fee is proposed to increase as follows:
FY27 availability fee: $3.00
FY28 availability fee: $6.00
FY29 availability fee: $9.00
FY30 availability fee: $12.87, matching the consumption rate

This phased implementation spreads the financial impact over several years while still allowing the Sewer Enterprise Fund to maintain required debt service coverage levels and operational stability. Under this revised approach, the average residential sewer bill is expected to increase by approximately $6.22 per month in FY27.

From FY29 through FY33, the cashflow model assumes predicted annual increases of 5 percent to both the sewer consumption rate and the availability fee. It is important to note that the FY29 through FY33 adjustments are only projected estimates at this time. Staff will continue to monitor sewer fund cashflow annually and return to the City Council each year with updated recommendations based on actual performance, regional cost changes, and revenue stability.

Interfund Loan Consideration
The Sewer Enterprise Fund currently carries an interfund loan associated with an economic development project that was originally expected to be repaid through Tax Increment Financing revenues in FY27 and FY28. Due to the settlement between Polk County and Amazon, property valuations were reduced and the projected TIF revenues associated with the development are no longer sufficient to fully repay the loan. Staff recommend converting the remaining interfund loan balance into a transfer of surplus revenues and formally forgiving the obligation. This accounting adjustment recognizes the loss of the anticipated TIF repayment and exerts no additional long-term financial pressure on the sewer utility.

Solid Waste Fund (Garbage and Recycling)
The Solid Waste Enterprise Fund operates primarily as a pass-through utility that reflects the City’s contractual costs for garbage and recycling services provided through Metro Waste Authority. Metro Waste Authority has announced upcoming contract increases that will affect member communities beginning in FY27. Recycling services

are increasing by approximately 3.1 percent and garbage processing costs are projected to increase by approximately 2.7 percent.

Although the garbage increase is slightly lower, staff recommend applying the same 3.1 percent adjustment to both garbage and recycling services. Aligning the increases simplifies the billing structure and results in stronger cashflow performance for the Solid Waste Fund over the long-term forecast period.

The recommended garbage adjustment equates to an increase of approximately $0.52 per month per residential bill. Applying a consistent increase across both service components helps maintain stable reserves and ensures the long-term sustainability of the fund.

Recommendation and Summary
Staff recommends the City Council:

1. Maintain the current Stormwater rate structure with no adjustments at this time.
2. Continue the Water Fund rate plan with annual increases of approximately 12.5 percent through FY2028 followed by smaller adjustments in later years. An ordinance appears later on this agenda for consideration.
3. Approve the phased restructuring of sewer billing calculations transitioning to an availability-based model with gradual increases starting FY27. An ordinance appears later on this agenda for consideration.
4. Consider formal action to reclassify the Sewer interfund loan as a transfer due to reduced TIF repayment capacity. Staff will bring back a resolution at a future Council meeting.
5. Approve Solid Waste rate adjustments reflecting a 3.1 percent pass-through increase for both recycling and garbage services. An ordinance appears later on this agenda for consideration.

These actions maintain compliance with the City's 1.10 net revenue bond coverage requirements while ensuring each enterprise fund remains financially stable and capable of supporting Bondurant's continued growth and infrastructure investment needs.
Based on the recommended FY27 adjustments, the estimated average monthly residential impacts are as follows:
Water adjustment: $5.16 per month
Sewer adjustment: $6.22 per month
Garbage adjustment: $0.52 per month
The combined total average monthly utility bill will adjust approximately $11.90 per month, down from $14.73 in the last discussion.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Review the documents and have the first reading of the ordinances.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Sewer Cashflows
2. Garbage-Recycling Cashflows
3. Stormwater Cashflows Rate Scenario
4. Water Cashflows

City of Bondurant, Iowa

Sewer Enterprise Fund Cashflows Analysis

Growth Assumptions	
Gallons Sold	3%
Bill Count	5%
Operating Expense	11.50%
Annual Average Growth Rate	10.30%

*** this would change from a discount of the first 1300 gallons to an availablity fee just like water**

Historical/Proposed Rate Adjustments			
FY23	0.0%	FY28	0.0%
FY24	0.0%	FY29	5.0%
FY25	0.0%	FY30	5.0%
FY26	0.0%	FY31	5.0%
FY27	0.0%	FY32	5.0%

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027*	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Sewer Sales Based on Water Sales											
Total Water Gallons Sold	145,607,000	150,242,900	153,494,100	155,271,400	159,929,542	165,027,428	169,978,251	175,077,599	180,329,927	185,739,824	191,312,019
Less the first 1300	102,430,100	104,651,900	106,064,900	106,812,600	120,789,742	123,930,638	126,826,622	129,768,388	132,755,255	135,786,419	138,860,944
Sewer Rates											
Rate per 1,000 Gal/Month	$ 11.67	$ 11.67	$ 11.67	$ 11.67	$ 11.67	$ 11.67	$ 12.25	$ 12.87	$ 13.51	$ 14.18	$ 14.89
Availability Fee for first 1,300 Gallons*	$ 11.03	$ 11.03	$ 11.03	$ 11.03	$ 3.00	$ 6.00	$ 9.00	$ 12.87	$ 13.51	$ 14.18	$ 14.89
Bill Count											
Sewer Bill Count	33,213	35,070	36,484	37,276	39,140	41,097	43,152	45,309	47,575	49,953	52,451
Average Gallons Per Bill Count											
Gallons	4,384	4,284	4,207	4,165	4,086	4,016	3,939	3,864	3,790	3,718	3,647
Avg Monthly Urban Bill	$ 47.02	$ 45.85	$ 44.96	$ 44.47	$ 50.68	$ 52.86	$ 57.27	$ 62.58	$ 64.72	$ 66.93	$ 69.22
Change in Avg Monthly Bill		$ (1.17)	$ (0.90)	$ (0.49)	$ 6.22	$ 2.18	$ 4.41	$ 5.31	$ 2.13	$ 2.21	$ 2.29
Operating Revenues											
Sewer Usage Revenues	$ 1,195,359	$ 1,221,288	$ 1,237,777	$ 1,271,101	$ 1,866,378	$ 1,925,870	$ 2,082,828	$ 2,252,579	$ 2,436,164	$ 2,634,712	$ 2,849,441
Availability Charges	$ 366,339	$ 386,822	$ 402,419	$ 411,154	$ 117,419	$ 246,581	$ 388,365	$ 582,956	$ 642,709	$ 708,587	$ 781,217
Penalties	$ 11,480	$ 11,486	$ 10,399	$ 11,210	$ 11,122	$ 11,122	$ 11,122	$ 11,122	$ 11,122	$ 11,122	$ 11,122
Sewer Connection Fees	$ 197,409	$ 502,978	$ 82,053	$ 36,936	$ 37,088	$ 38,200	$ 39,346	$ 40,526	$ 41,742	$ 42,994	$ 44,284
Sewer Excise Tax	$ 13,936	$ 13,757	$ 13,263	$ 14,006	$ 14,426	$ 14,859	$ 15,305	$ 15,764	$ 16,237	$ 16,724	$ 17,226
Miscellaneous Revenues	$ 528,249	$ 24,181	$ 22,964	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Revenues	$ 2,312,772	$ 2,160,512	$ 1,768,874	$ 1,744,408	$ 2,046,434	$ 2,236,632	$ 2,536,966	$ 2,902,948	$ 3,147,975	$ 3,414,139	$ 3,703,290
Total Revenue	$ 2,391,609	$ 2,255,632	$ 1,893,611	$ 1,807,193	$ 2,108,905	$ 2,298,792	$ 2,598,815	$ 2,964,487	$ 3,209,206	$ 3,475,065	$ 3,763,911

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Operating Expense											
Salaries & Personnel	$ 207,819	$ 241,169	$ 257,024	$ 316,719	$ 393,302	$ 409,302	$ 425,674	$ 442,701	$ 460,409	$ 478,825	$ 497,978
Group Insurance	$ 86,637	$ 95,566	$ 108,178	$ 143,291	$ 144,855	$ 156,985	$ 161,695	$ 166,545	$ 171,542	$ 176,688	$ 181,989
Utilities, Repairs & Maintanence	$ 17,732	$ 14,006	$ 11,547	$ 81,173	$ 81,295	$ 83,734	$ 86,246	$ 88,833	$ 91,498	$ 94,243	$ 97,070
Contract Services	$ 29,144	$ 68,781	$ 34,238	$ 112,643	$ 143,186	$ 147,481	$ 151,905	$ 156,463	$ 161,156	$ 165,991	$ 170,971
Administrative Expense	$ 6,152	$ 3,466	$ 10,880	$ 12,603	$ 12,603	$ 12,982	$ 13,371	$ 13,773	$ 14,186	$ 14,611	$ 15,050
Sewer Excise Tax	$ 13,805	$ 13,748	$ 13,263	$ 14,006	$ 14,426	$ 14,859	$ 15,305	$ 15,764	$ 16,237	$ 16,724	$ 17,226
WRA-Sewer	$ 185,494	$ 201,565	$ 192,903	$ 165,675	$ 182,243	$ 200,467	$ 220,513	$ 242,565	$ 266,821	$ 293,503	$ 322,854
Miscellanious	$ -	$ 1,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additional O&M for New Public Works Building	$ -	$ -	$ -	$ -			$ -	$ -	$ 355,573	$ 366,240	$ 377,227
Total Operating Expense	$ 546,783	$ 639,301	$ 628,033	$ 846,110	$ 971,910	$ 1,025,810	$ 1,074,710	$ 1,126,644	$ 1,537,422	$ 1,240,587	$ 1,303,138
Total Expense	$ 2,219,280	$ 1,847,460	$ 3,068,821	$ 2,336,397	$ 2,357,607	$ 2,413,682	$ 2,787,789	$ 2,942,524	$ 3,459,191	$ 3,281,537	$ 3,476,261
Total WRA Expense	$ 804,847	$ 900,781	$ 801,280	$ 908,779	$ 999,657	$ 1,099,623	$ 1,209,585	$ 1,330,543	$ 1,463,598	$ 1,609,957	$ 1,770,953
Operating Income	**$ 1,765,989**	**$ 1,521,210**	**$ 1,140,841**	**$ 898,298**	**$ 1,074,524**	**$ 1,210,822**	**$ 1,462,256**	**$ 1,776,304**	**$ 1,610,552**	**$ 2,173,552**	**$ 2,400,152**
Investment Interest	$ 78,837	$ 95,120	$ 124,738	$ 62,786	$ 62,472	$ 62,159	$ 61,849	$ 61,539	$ 61,232	$ 60,926	$ 60,621
Net Revenue For Debt	**$ 1,844,827**	**$ 1,616,331**	**$ 1,265,579**	**$ 961,083**	**$ 1,136,996**	**$ 1,272,982**	**$ 1,524,105**	**$ 1,837,843**	**$ 1,671,784**	**$ 2,234,478**	**$ 2,460,773**
Sewer Debt Service											
WRA Debt	$ 381,687	$ 412,952	$ 490,460	$ 514,431	$ 565,874	$ 622,462	$ 684,708	$ 753,178	$ 828,496	$ 911,346	$ 1,002,480
2020C	$ 218,405	$ 219,298	$ 220,058	$ 220,685	$ 221,180	$ 216,543	$ 216,905	$ 219,775	$ 217,233	$ 217,198	$ 217,030
Urban Service Polk County	$ 91,135	$ -	$ 196,592	$ 106,758	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Proposed 2028A G.O. (Public Works Building)	$ -	$ -	$ -	$ -	$ -	$ -	$ 152,118	$ 153,142	$ 152,775	$ 152,314	$ 153,009
Total Sewer Revenue Debt	$ 691,227	$ 632,250	$ 907,109	$ 841,874	$ 787,054	$ 839,004	$ 1,053,731	$ 1,126,095	$ 1,198,504	$ 1,280,857	$ 1,372,519
Debt Service Coverage											
Net Revenues/Revenue Debt	2.67	2.56	1.40	1.14	1.44	1.52	1.45	1.63	1.39	1.74	1.79

SRF loans requires as least 1.1X coverage

	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Net Revenue After Debt	**$ 1,153,600**	**$ 984,081**	**$ 358,469**	**$ 119,209**	**$ 349,941**	**$ 433,978**	**$ 470,374**	**$ 711,748**	**$ 473,280**	**$ 953,621**	**$ 1,088,254**
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/Out	$ (221,388)	$ (214,744)	$ (1,413,629)	$ (169,690)	$ (97,053)	$ (22,124)	$ (188,585)	$ (188,585)	$ (188,585)	$ (188,585)	$ (188,585)

WRA Capital Outlay, R&R, Reserve	$ (237,666)	$ (286,264)	$ (117,917)	$ (228,673)	$ (251,540)	$ (276,694)	$ (304,364)	$ (334,800)	$ (368,280)	$ (405,108)	$ (445,619)
Capital Outlay	$ (522,217)	$ (74,901)	$ (2,133)	$ (250,050)	$ (250,050)	$ (250,050)	$ (166,400)	$ (166,400)	$ (166,400)	$ (166,400)	$ (166,400)
Annual Surplus/(Deficit)	$ 172,329	$ 408,172	$ (1,175,210)	$ (529,204)	$ (248,702)	$ (114,891)	$ (188,974)	$ 21,963	$ (249,985)	$ 193,527	$ 287,650
Unrestricted Cash	**$ 2,122,811**	**$ 2,530,982**	**$ 1,355,772**	**$ 826,568**	**$ 577,866**	**$ 462,976**	**$ 274,001**	**$ 295,964**	**$ 45,980**	**$ 239,507**	**$ 527,157**
Beginning Cash (Fund Balance)	$ 1,950,482	$ 2,122,811	$ 2,530,982	$ 1,355,772	$ 826,568	$ 577,866	$ 462,976	$ 274,001	$ 295,964	$ 45,980	$ 239,507
Ending Cash (Fund Balance)	$ 2,122,811	$ 2,530,982	$ 1,355,772	$ 826,568	$ 577,866	$ 462,976	$ 274,001	$ 295,964	$ 45,980	$ 239,507	$ 527,157
Cash as a % of Expenses	388%	396%	216%	98%	59%	45%	25%	26%	3%	19%	40%

City of Bondurant, Iowa
Garbage/Recyling Fund Cashflows Analysis

Growth Assumptions	
Bill Count	variable
Operating Expense	7.33%
Average Revenue Growth Rate	5.30%

Historical/Proposed Rate Adjustments			
FY23	0.0%	FY28	0.0%
FY24	4.1%	FY29	0.0%
FY25	0.0%	FY30	0.0%
FY26	0.0%	FY31	3.0%
FY27	3.1%	FY32	0.0%

		Audited			Budget			Projected			
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Services											
96 Gallon Trash	30,272	33,397	33,087	33,322	34,838	36,423	38,081	39,813	41,625	43,519	45,499
96 Gallon Trash additional	872	995	1,149	1,548	1,618	1,692	1,769	1,850	1,934	2,022	2,114
48 Gallon Trash	643	635	585	562	536	511	488	465	444	423	404
Recylcling	31,642	33,649	34,676	35,432	36,190	37,415	38,215	39,033	39,869	40,722	41,593
Rates											
96 Gallon Trash	$ 11.32	$ 11.72	$ 11.72	$ 11.72	$ 12.08	$ 12.08	$ 12.08	$ 12.08	$ 12.45	$ 12.45	$ 12.45
96 Gallon Trash additional	$ 11.32	$ 11.72	$ 11.72	$ 11.72	$ 12.08	$ 12.08	$ 12.08	$ 12.08	$ 12.45	$ 12.45	$ 12.45
48 Gallon Trash	$ 11.32	$ 11.72	$ 11.72	$ 11.72	$ 12.08	$ 12.08	$ 12.08	$ 12.08	$ 12.45	$ 12.45	$ 12.45
Recylcling	$ 4.90	$ 5.13	$ 5.13	$ 5.13	$ 5.29	$ 5.29	$ 5.29	$ 5.29	$ 5.45	$ 5.45	$ 5.45
Avg Monthly Residential Bill	$ 16.22	$ 16.85	$ 16.85	$ 16.85	$ 17.37	$ 17.37	$ 17.37	$ 17.37	$ 17.89	$ 17.89	$ 17.89
Change in Avg Monthly Bill	$ -	$ 0.63	$ -	$ -	$ 0.52	$ -	$ -	$ -	$ 0.52	$ -	$ -
Operating Revenues											
Garbage Revenues	$ 367,501	$ 398,690	$ 416,150	$ 428,902	$ 446,994	$ 466,738	$ 487,408	$ 509,045	$ 547,642	$ 572,053	$ 597,598
Recylcling	$ 154,778	$ 168,717	$ 175,233	$ 181,766	$ 191,140	$ 197,616	$ 201,851	$ 206,176	$ 216,920	$ 221,568	$ 226,316
Sticker Pick Up	$ 9,826	$ 10,727	$ 12,802	$ 8,758	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770
Penalties	$ 3,495	$ 3,430	$ 3,854	$ 2,461	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770
Total Operating Revenues	$ 535,601	$ 581,564	$ 608,039	$ 621,886	$ 643,674	$ 669,894	$ 694,799	$ 720,761	$ 770,102	$ 799,161	$ 829,454
Total Revenue	$ 535,694	$ 581,526	$ 607,833	$ 621,886	$ 643,674	$ 669,894	$ 694,799	$ 720,761	$ 770,102	$ 799,161	$ 829,454

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Operating Expense											
Salaries & Personnel	$ 9,794	$ 10,637	$ 11,030	$ 11,435	$ 11,893	$ 12,250	$ 12,740	$ 13,249	$ 13,779	$ 14,330	$ 14,904
Group Insurance	$ 371	$ 15	$ 48	$ 17	$ 18	$ 18	$ 19	$ 19	$ 20	$ 20	$ 21
Utilities, Repairs & Maintanence	$ 278	$ 341	$ 127	$ 139	$ 158	$ 162	$ 167	$ 172	$ 177	$ 183	$ 188
Contract Services	$ 6,189	$ 6,656	$ 7,937	$ 4,225	$ 6,525	$ 6,525	$ 6,525	$ 6,525	$ 6,525	$ 6,525	$ 6,525
MWA Garbage	$ 333,790	$ 371,512	$ 396,258	$ 418,639	$ 439,151	$ 458,574	$ 478,906	$ 500,189	$ 522,463	$ 545,773	$ 570,164
MWA Recylcling	$ 130,314	$ 147,203	$ 143,174	$ 160,857	$ 172,989	$ 178,179	$ 183,524	$ 189,030	$ 194,701	$ 200,542	$ 206,558
Administrative Expense	$ 8,595	$ 11,853	$ 29,319	$ 9,619	$ 9,907	$ 10,205	$ 10,511	$ 10,826	$ 11,151	$ 11,485	$ 11,830
Total Operating Expense	$ 489,332	$ 548,216	$ 587,893	$ 604,932	$ 640,641	$ 665,913	$ 692,392	$ 720,011	$ 748,816	$ 778,859	$ 810,191
Total Expense	$ 489,332	$ 548,218	$ 742,899	$ 604,932	$ 640,641	$ 665,913	$ 692,392	$ 720,011	$ 748,816	$ 778,859	$ 810,191
Operating Income	**$ 46,269**	**$ 33,348**	**$ 20,146**	**$ 16,955**	**$ 3,033**	**$ 3,981**	**$ 2,407**	**$ 751**	**$ 21,286**	**$ 20,303**	**$ 19,263**
Investment Interest	$ 93	$ (38)	$ (206)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Net Revenue	**$ 46,362**	**$ 33,310**	**$ 19,940**	**$ 16,955**	**$ 3,033**	**$ 3,981**	**$ 2,407**	**$ 751**	**$ 21,286**	**$ 20,303**	**$ 19,263**

	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/Out	$ -	$ -	$ (155,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Outlay	$ -	$ (1)	$ (6)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Surplus/(Deficit)	$ 46,362	$ 33,309	$ (135,066)	$ 16,955	$ 3,033	$ 3,981	$ 2,407	$ 751	$ 21,286	$ 20,303	$ 19,263
Unrestricted Cash	**$ 158,088**	**$ 191,397**	**$ 56,331**	**$ 73,286**	**$ 76,319**	**$ 80,300**	**$ 82,707**	**$ 83,457**	**$ 104,743**	**$ 125,046**	**$ 144,309**
Beginning Cash (Fund Balance)	$ 111,726	$ 158,088	$ 191,397	$ 56,331	$ 73,286	$ 76,319	$ 80,300	$ 82,707	$ 83,457	$ 104,743	$ 125,046
Ending Cash (Fund Balance)	$ 158,088	$ 191,397	$ 56,331	$ 73,286	$ 76,319	$ 80,300	$ 82,707	$ 83,457	$ 104,743	$ 125,046	$ 144,309
Cash as a % of Expenses	32%	35%	10%	12%	12%	12%	12%	12%	14%	16%	18%

City of Bondurant, Iowa
Stormwater Enterprise Fund Cashflows Analysis

Growth Assumptions	
ERUs	variable
Bill Count	5.53%
Operating Expense	11.50%
Annual Average Growth Rate	10.30%

Historical/Proposed Rate Adjustments			
FY23	0.0%	FY28	0.0%
FY24	0.0%	FY29	0.0%
FY25	0.0%	FY30	0.0%
FY26	0.0%	FY31	0.0%
FY27	0.0%	FY32	0.0%

		Audited			Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Stormwater Sales Based ERUs											
Residential ERUs	34,516	36,339	38,079	38,814	40,367	41,981	43,660	45,407	47,223	49,112	51,077
Other (Gov, Edu, etc.) ERUs	4,260	7,618	7,620	7,992	8,260	8,536	8,822	9,118	9,423	9,739	10,065
Commercial ERUs	47,091	52,153	51,818	50,172	51,245	52,792	53,922	55,076	56,254	57,458	58,688
Stormwater Rates											
Residential Rate per ERU	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59
Other (Gov, Edu, etc.) Rate per ERUs	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25
Commercial Rate per ERUs	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25	$ 3.25
Bill Count											
Bill Count	31,812	35,175	36,580	37,394	39,462	41,644	43,947	46,377	48,942	51,648	54,505
Average ERU Per Bill Count											
ERUs	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Avg Monthly Residential Bill	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59	$ 6.59
Change in Avg Monthly Bill	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Revenues											
Stormwater Usage Revenues	$ 402,401	$ 433,430	$ 443,397	$ 444,816	$ 459,407	$ 475,973	$ 491,641	$ 507,860	$ 524,653	$ 542,039	$ 560,042
Penalties	$ 3,077	$ 3,513	$ 2,030	$ 2,148	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770	$ 2,770
Stormwater Excise Tax	$ 10,716	$ 11,868	$ 11,790	$ 11,404	$ 11,860	$ 12,335	$ 12,828	$ 13,341	$ 13,875	$ 14,430	$ 15,007
Construction Utility Permits	$ 8,687	$ 12,771	$ 6,667	$ 4,771	$ 8,224	$ 8,224	$ 8,224	$ 8,224	$ 8,224	$ 8,224	$ 8,224
Total Operating Revenues	$ 424,881	$ 461,583	$ 463,884	$ 463,139	$ 482,261	$ 499,302	$ 515,463	$ 532,196	$ 549,522	$ 567,463	$ 586,043
Total Revenue	$ 430,845	$ 469,956	$ 488,274	$ 471,277	$ 490,359	$ 507,359	$ 523,480	$ 540,172	$ 557,459	$ 575,360	$ 593,901

		Audited			Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Operating Expense											
Salaries & Personnel	$ 95,775	$ 107,272	$ 112,491	$ 127,609	$ 132,244	$ 142,381	$ 148,076	$ 153,999	$ 160,159	$ 166,566	$ 173,228
Group Insurance	$ 43,894	$ 51,150	$ 56,058	$ 59,384	$ 62,721	$ 67,641	$ 69,670	$ 71,760	$ 73,913	$ 76,131	$ 78,414
Utilities, Repairs & Maintanence	$ 6,133	$ 13,482	$ 2,198	$ 3,096	$ 3,187	$ 3,282	$ 3,380	$ 3,482	$ 3,586	$ 3,694	$ 3,805
Contract Services	$ 86,054	$ 112,099	$ 37,926	$ 43,664	$ 44,141	$ 45,466	$ 63,696	$ 65,607	$ 67,575	$ 69,602	$ 71,690
Administrative Expense	$ 1,728	$ 2,193	$ 3,052	$ 4,525	$ 4,525	$ 4,661	$ 4,801	$ 4,945	$ 5,093	$ 5,246	$ 5,403
Stormwater Excise Tax	$ 10,643	$ 11,807	$ 11,942	$ 11,404	$ 11,860	$ 12,335	$ 12,828	$ 13,341	$ 13,875	$ 14,430	$ 15,007
Miscellanious	$ -			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additional O&M for New Public Works Building	$ -	$ -	$ -	$ -			$ -	$ -	$ 35,596	$ 36,664	$ 37,764
Total Operating Expense	$ 244,227	$ 298,003	$ 223,666	$ 249,682	$ 258,678	$ 275,766	$ 302,452	$ 313,135	$ 359,798	$ 335,668	$ 347,548
Total Expense	$ 408,351	$ 438,623	$ 642,261	$ 579,662	$ 506,239	$ 529,603	$ 537,118	$ 545,857	$ 595,229	$ 568,684	$ 583,438
Operating Income	**$ 180,654**	**$ 163,580**	**$ 240,218**	**$ 213,457**	**$ 223,583**	**$ 223,536**	**$ 213,011**	**$ 219,061**	**$ 189,724**	**$ 231,795**	**$ 238,495**
Investment Interest	$ 5,964	$ 8,373	$ 24,390	$ 8,138	$ 8,097	$ 8,057	$ 8,017	$ 7,977	$ 7,937	$ 7,897	$ 7,858
Net Revenue For Debt	**$ 186,618**	**$ 171,953**	**$ 264,608**	**$ 221,595**	**$ 231,680**	**$ 231,593**	**$ 221,028**	**$ 227,038**	**$ 197,660**	**$ 239,692**	**$ 246,352**
Stormwater Debt Service											
2020E	$ 142,400	$ 140,400	$ 138,400	$ 141,400	$ 139,300	$ 142,200	$ 140,000	$ 137,800	$ 140,600	$ 138,300	$ 141,000
Proposed 2028A G.O. (Public Works Building)	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,030	$ 38,286	$ 38,194	$ 38,079	$ 38,252
Total Stormwater Revenue Debt	$ 142,400	$ 140,400	$ 138,400	$ 141,400	$ 139,300	$ 142,200	$ 178,030	$ 176,086	$ 178,794	$ 176,379	$ 179,252
Debt Service Coverage											
Net Revenues/Revenue Debt	1.31	1.22	1.91	1.57	1.66	1.63	1.24	1.29	1.11	1.36	1.37

Revenue loans requires as least 1.1X coverage

	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Net Revenue After Debt	**$ 44,218**	**$ 31,553**	**$ 126,208**	**$ 80,195**	**$ 92,380**	**$ 89,393**	**$ 42,998**	**$ 50,952**	**$ 18,867**	**$ 63,313**	**$ 67,100**
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/Out	$ (20,700)	$ 3,177	$ (236,825)	$ (77,925)	$ (103,261)	$ (106,637)	$ (6,637)	$ (6,637)	$ (6,637)	$ (6,637)	$ (6,637)
Capital Outlay	$ (1,023)	$ (220)	$ (43,370)	$ (110,655)	$ (5,000)	$ (5,000)	$ (50,000)	$ (50,000)	$ (50,000)	$ (50,000)	$ (50,000)
Annual Surplus/(Deficit)	$ 22,495	$ 34,510	$ (153,987)	$ (108,385)	$ (15,881)	$ (22,244)	$ (13,639)	$ (5,685)	$ (37,770)	$ 6,676	$ 10,463
Unrestricted Cash	**$ 357,888**	**$ 392,398**	**$ 238,411**	**$ 130,026**	**$ 114,145**	**$ 91,902**	**$ 78,263**	**$ 72,578**	**$ 34,808**	**$ 41,484**	**$ 51,947**
Beginning Cash (Fund Balance)	$ 335,393	$ 357,888	$ 392,398	$ 238,411	$ 130,026	$ 114,145	$ 91,902	$ 78,263	$ 72,578	$ 34,808	$ 41,484
Ending Cash (Fund Balance)	$ 357,888	$ 392,398	$ 238,411	$ 130,026	$ 114,145	$ 91,902	$ 78,263	$ 72,578	$ 34,808	$ 41,484	$ 51,947
Cash as a % of Expenses	147%	132%	107%	52%	44%	33%	26%	23%	10%	12%	15%

City of Bondurant, Iowa
Water Enterprise Fund Cashflows Analysis

Growth Assumptions	
Gallons Sold	4%
Bill Count	4%
Operating Expense	11.50%
Interest Rate	
Water Supply Growth Rate	2.45%

Historical/Proposed Water Revenue Adjustments					
FY18	0.0%	FY23	13.5%	FY28	12.5%
FY19	2.2%	FY24	12.5%	FY29	2.5%
FY20	5.0%	FY25	12.5%	FY30	2.5%
FY21	5.0%	FY26	12.5%	FY31	2.5%
FY22	5.0%	FY27	12.5%	FY32	2.5%

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Water Sales											
Total Water Gallons Sold	180,901,200	179,638,000	182,500,300	177,332,800	181,700,750	189,268,780	196,839,531	204,713,112	212,901,637	221,417,702	230,274,411
Urban	175,240,200	174,499,700	177,474,900	172,834,200	176,357,550	183,711,852	191,060,326	198,702,739	206,650,849	214,916,883	223,513,558
Rural	5,661,000	5,138,300	5,025,400	4,498,600	5,343,200	5,556,928	5,779,205	6,010,373	6,250,788	6,500,820	6,760,853
Water Rates											
Urban Rate per 1,000 Gal/Month	$ 7.20	$ 8.17	$ 9.19	$ 10.34	$ 11.63	$ 13.08	$ 13.41	$ 13.75	$ 14.09	$ 14.44	$ 14.80
Rural Rate per 1,000 Gal/Month	$ 10.80	$ 12.26	$ 13.79	$ 15.51	$ 17.45	$ 19.63	$ 20.12	$ 20.62	$ 21.13	$ 21.66	$ 22.20
Availability Fee for Urban	$ 7.20	$ 8.17	$ 9.19	$ 10.34	$ 11.63	$ 13.08	$ 13.41	$ 13.75	$ 14.09	$ 14.44	$ 14.80
Availability Fee for Rural	$ 10.80	$ 12.26	$ 13.79	$ 15.51	$ 17.45	$ 19.63	$ 20.12	$ 20.62	$ 21.13	$ 21.66	$ 22.20
Bill Count											
Urban	42,538	44,947	46,735	47,854	49,768	51,759	53,829	55,982	58,222	60,551	62,973
Rural	1,183	1,196	1,210	1,212	1,222	1,232	1,242	1,252	1,262	1,272	1,282
Average Gallons Per Bill Count											
Urban	4,120	3,882	3,797	3,612	3,544	3,549	3,549	3,549	3,549	3,549	3,549
Rural	4,785	4,296	4,153	3,712	4,373	4,512	4,654	4,802	4,954	5,110	5,272
Avg Monthly Urban Bill	$ 36.86	$ 39.89	$ 44.09	$ 47.68	$ 52.84	$ 59.52	$ 61.01	$ 62.54	$ 64.10	$ 65.70	$ 67.34
Change in Avg Monthly Bill	$ 2.43	$ 3.03	$ 4.20	$ 3.60	$ 5.16	$ 6.68	$ 1.49	$ 1.53	$ 1.56	$ 1.60	$ 1.64
Operating Revenues											
Water Usage Revenues	$ 1,343,110	$ 1,503,358	$ 1,693,049	$ 1,943,195	$ 2,144,250	$ 2,512,698	$ 2,678,536	$ 2,855,320	$ 3,043,771	$ 3,244,660	$ 3,458,807
Availability Charges	$ 319,050	$ 381,874	$ 446,175	$ 513,608	$ 600,118	$ 701,373	$ 746,874	$ 795,351	$ 847,000	$ 902,030	$ 960,663
Penalties	$ 11,651	$ 12,495	$ 13,314	$ 11,651	$ 13,571	$ 13,571	$ 13,571	$ 13,571	$ 13,571	$ 13,571	$ 13,571
Bulk Water Sales	$ 69,789	$ 64,831	$ 57,155	$ 67,438	$ 64,803	$ 64,803	$ 64,803	$ 64,803	$ 64,803	$ 64,803	$ 64,803
Water Connection Fees	$ 87,452	$ 238,941	$ 83,592	$ 95,827	$ 98,798	$ 101,860	$ 117,745	$ 117,745	$ 117,745	$ 117,745	$ 117,745
Water & Admin Fees	$ 75,703	$ 84,727	$ 66,642	$ 80,778	$ 82,539	$ 84,338	$ 86,177	$ 88,055	$ 89,975	$ 91,936	$ 93,941
Water Excise Tax	$ 100,654	$ 114,311	$ 128,951	$ 145,973	$ 165,241	$ 187,053	$ 211,744	$ 239,695	$ 271,334	$ 307,150	$ 347,694
Miscellaneous Revenues	$ 26,154	$ 20,500	$ 16,164	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Revenues	$ 2,033,563	$ 2,421,037	$ 2,505,043	$ 2,858,471	$ 3,169,320	$ 3,665,697	$ 3,919,450	$ 4,174,539	$ 4,448,199	$ 4,741,895	$ 5,057,224
Total Revenue	$ 2,066,890	$ 2,476,437	$ 2,625,998	$ 2,962,862	$ 3,273,189	$ 3,769,047	$ 4,022,283	$ 4,276,858	$ 4,550,006	$ 4,843,193	$ 5,158,015

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
DMWW Wtd Avg Rate/1000 Gal	$ 3.16	$ 3.44	$ 3.65	$ 3.92	$ 4.23	$ 4.49	$ 4.74	$ 4.98	$ 5.22	$ 5.48	$ 5.74
Average Cost Per 1,000 Gallons	$ 3.15	$ 3.53	$ 3.92	$ 3.92	$ 3.92	$ 3.92	$ 3.92	$ 3.92	$ 3.92	$ 3.92	$ 3.92
SEP Rate per 1,000 Gallons	$ 0.38	$ 0.42	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25	$ 0.25
Total Water Purchased	234,417,775	237,319,180	252,424,630	265,045,862	278,298,155	292,213,062	306,823,715	322,164,901	338,273,146	355,186,804	372,946,144
% Water Loss	*22.8%*	*24.3%*	*27.7%*	*33.1%*	*34.7%*	*35.2%*	*35.8%*	*36.5%*	*37.1%*	*37.7%*	*38.3%*

		Audited		Budget			Projected				
	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Operating Expense											
Salaries & Personnel	$ 235,311	$ 268,300	$ 284,583	$ 337,235	$ 360,617	$ 374,704	$ 389,692	$ 405,280	$ 421,491	$ 438,350	$ 455,884
Group Insurance	$ 95,111	$ 105,427	$ 116,776	$ 135,287	$ 143,024	$ 154,118	$ 160,280	$ 166,691	$ 173,359	$ 180,293	$ 187,505
Utilities, Repairs & Maintanence	$ 64,167	$ 53,425	$ 75,943	$ 94,795	$ 94,795	$ 97,640	$ 101,546	$ 105,607	$ 109,832	$ 114,225	$ 118,794
Contract Services	$ 30,918	$ 32,272	$ 42,341	$ 159,894	$ 160,442	$ 165,255	$ 170,213	$ 175,319	$ 180,579	$ 185,996	$ 191,576
Administrative Expense	$ 7,135	$ 9,929	$ 8,914	$ 18,350	$ 18,350	$ 16,480	$ 16,974	$ 17,484	$ 18,008	$ 18,548	$ 19,105
Water Excise Tax	$ 99,009	$ 114,311	$ 128,951	$ 145,973	$ 165,241	$ 187,053	$ 211,744	$ 239,695	$ 271,334	$ 307,150	$ 347,694
Des Moines Waterworks-Water	$ 826,578	$ 935,197	$ 1,050,642	$ 1,515,515	$ 1,514,439	$ 757,220	$ -	$ -	$ -	$ -	$ -
Miscellanious	$ -	$ -	$ 67,510	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Additional O&M for New Plant	$ -	$ -	$ -	$ -		$ 76,135	$ 78,419	$ 80,772	$ 83,195	$ 85,691	$ 88,261
Additional O&M for New Public Works Building	$ -	$ -	$ -	$ -			$ -	$ -	$ 172,985	$ 178,174	$ 183,519
Total Operating Expense	$ 1,358,228	$ 1,518,862	$ 1,775,661	$ 2,407,049	$ 2,456,908	$ 1,828,605	$ 1,128,868	$ 1,190,847	$ 1,430,782	$ 1,508,428	$ 1,592,339
Total Expense	$ 2,162,044	$ 1,910,694	$ 2,391,255	$ 3,211,951	$ 3,523,528	$ 3,342,297	$ 4,233,526	$ 4,374,647	$ 4,608,910	$ 4,915,862	$ 5,426,886

Operating Income	**$ 675,334**	**$ 902,174**	**$ 729,382**	**$ 451,422**	**$ 712,412**	**$ 1,837,093**	**$ 2,790,582**	**$ 2,983,692**	**$ 3,017,417**	**$ 3,233,467**	**$ 3,464,884**
Investment Interest	$ 33,327	$ 55,400	$ 120,955	$ 104,391	$ 103,869	$ 103,350	$ 102,833	$ 102,319	$ 101,807	$ 101,298	$ 100,792
Net Revenue For Debt	**$ 708,661**	**$ 957,574**	**$ 850,337**	**$ 555,813**	**$ 816,281**	**$ 1,940,442**	**$ 2,893,415**	**$ 3,086,011**	**$ 3,119,224**	**$ 3,334,765**	**$ 3,565,676**
Water Debt Service											
City of Pleasant Hill	$ 55,662	$ 56,238	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2023 SRF Loan (Water Tower & Mains)	$ -	$ 19,843	$ 116,776	$ 353,002	$ 497,000	$ 497,040	$ 496,940	$ 496,700	$ 496,320	$ 496,800	$ 497,120
Proposed 2026 SRF Loan (Water Treatment Plant)	$ -	$ -	$ -	$ -	$ 88,845	$ 634,606	$ 1,970,865	$ 2,178,973	$ 2,174,048	$ 2,403,335	$ 2,829,433
Total Water Revenue Debt	$ 55,662	$ 76,081	$ 116,776	$ 353,002	$ 585,845	$ 1,131,646	$ 2,467,805	$ 2,675,673	$ 2,670,368	$ 2,900,135	$ 3,326,553
G.O. Debt Service											
2014A G.O. Bonds	$ 81,715	$ 80,215	$ 133,715	$ 135,610	$ 132,190	$ 128,590	$ 129,750	$ -	$ -	$ -	$ -
Proposed 2028A G.O. (Public Works Building)	$ -	$ -	$ -	$ -	$ -	$ -	$ 152,118	$ 153,142	$ 152,775	$ 152,314	$ 153,009
Total Water Revenue Debt	$ 137,377	$ 156,296	$ 250,491	$ 488,612	$ 718,035	$ 1,260,236	$ 2,749,673	$ 2,828,815	$ 2,823,143	$ 3,052,449	$ 3,479,562
Debt Service Coverage											
Net Revenues/Revenue Debt	12.73	12.59	7.28	1.57	1.39	1.71	1.17	1.15	1.17	1.15	1.07
Net Revenues/Revenue All Debt	5.16	6.13	3.39	1.14	1.14	1.54	1.05	1.09	1.10	1.09	1.02

SRF loans requires as least 1.1X coverage

	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Net Revenue After Debt	**$ 571,284**	**$ 801,278**	**$ 599,846**	**$ 67,201**	**$ 98,246**	**$ 680,206**	**$ 143,742**	**$ 257,196**	**$ 296,081**	**$ 282,316**	**$ 86,114**
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In/Out	$ (17,100)	$ (59,626)	$ (103,500)	$ (156,290)	$ (188,585)	$ (88,656)	$ (188,585)	$ (188,585)	$ (188,585)	$ (188,585)	$ (188,585)
Capital Outlay	$ (593,676)	$ (99,828)	$ (144,827)	$ (160,000)	$ (160,000)	$ (164,800)	$ (166,400)	$ (166,400)	$ (166,400)	$ (166,400)	$ (166,400)
Annual Surplus/(Deficit)	$ (39,492)	$ 641,824	$ 351,519	$ (249,089)	$ (250,339)	$ 426,750	$ (211,243)	$ (97,789)	$ (58,904)	$ (72,669)	$ (268,871)
Unrestricted Cash	**$ 1,175,803**	**$ 1,817,627**	**$ 2,169,145**	**$ 1,920,056**	**$ 1,669,717**	**$ 2,096,468**	**$ 1,885,224**	**$ 1,787,435**	**$ 1,728,531**	**$ 1,655,862**	**$ 1,386,991**
Beginning Cash (Fund Balance)	$ 1,215,294	$ 1,175,803	$ 1,817,627	$ 2,169,145	$ 1,920,056	$ 1,669,717	$ 2,096,468	$ 1,885,224	$ 1,787,435	$ 1,728,531	$ 1,655,862
Ending Cash (Fund Balance)	$ 1,175,803	$ 1,817,627	$ 2,169,145	$ 1,920,056	$ 1,669,717	$ 2,096,468	$ 1,885,224	$ 1,787,435	$ 1,728,531	$ 1,655,862	$ 1,386,991
Cash as a % of Expenses	87%	120%	122%	80%	68%	115%	167%	150%	121%	110%	87%

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.b.
For Meeting of 4/20/2026
Ordinance

TITLE: - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 92, Water

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Water Fund
In 2023, the City adopted a multi-year water rate plan in anticipation of two significant financial pressures: rising wholesale water costs from Des Moines Water Works and the long-term construction of Bondurant's own water treatment facility.

Since adoption of that plan, two major developments have occurred. Des Moines Water Works implemented an additional Capital Improvement Charge, increasing the cost of purchased water beyond what was originally projected. At the same time, the estimated cost of constructing Bondurant's future water treatment facility has increased by more than $12 million, significantly increasing the City's long-term debt service obligations. To ensure the Water Enterprise Fund continues to meet operational needs and required debt coverage levels, staff recommends extending the previously adopted rate plan. The revised schedule maintains annual rate increases of approximately 12.5 percent through FY2028, followed by smaller adjustments of approximately 2.5 percent in later years. Under the updated projections, the average residential water bill is expected to increase by approximately $5.16 per month in FY27. Even with these adjustments, Bondurant's projected comparison with other metro communities shows the City will remain competitive despite the higher infrastructure demands associated with its growth rate.

FUNDING SOURCE: This is revenue for the water utility.

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260420-207

CITY OF BONDURANT
ORDINANCE NO. 260420-207

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 92, WATER RATES

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2027**, Chapter 92.02 Rates for Service of the Code is amended as follows:

92.02 RATES FOR SERVICE. Water service shall be furnished at the following rates and charges within the City: (Code of Iowa, Sec. 384.84)

1. A service availability charge of ~~$11.63~~ $13.08 per month.

2. In addition to the service availability charge, a usage charge of ~~$11.63~~ $13.08 for each 1,000 gallons of water used per month.

3. A usage charge of ~~$16.58~~ $18.65 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.

4. A usage charge of ~~$18.17~~ $20.44 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.

5. A usage surcharge of ~~$25.69~~ $28.90 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.

6. A bulk usage charge for construction water of ~~$908.00~~ $1021.50 will be added to applicable building permits for new construction as determined by the Building Inspector or Permit Clerk.

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.

PASSED AND APPROVED by the City Council this 20 day of April, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.c.
For Meeting of 4/20/2026
Ordinance

TITLE: - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 106, Solid Waste

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Solid Waste Fund (Garbage and Recycling)
The Solid Waste Enterprise Fund operates primarily as a pass-through utility that reflects the City's contractual costs for garbage and recycling services provided through Metro Waste Authority. Metro Waste Authority has announced upcoming contract increases that will affect member communities beginning in FY27. Recycling services are increasing by approximately 3.1 percent and garbage processing costs are projected to increase by approximately 2.7 percent.

Although the garbage increase is slightly lower, staff recommend applying the same 3.1 percent adjustment to both garbage and recycling services. Aligning the increases simplifies the billing structure and results in stronger cashflow performance for the Solid Waste Fund over the long-term forecast period.

The recommended garbage adjustment equates to an increase of approximately $0.52 per month per residential bill. Applying a consistent increase across both service components helps maintain stable reserves and ensures the long-term sustainability of the fund.

FUNDING SOURCE: This is a utility revenue.

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260420-208

CITY OF BONDURANT
ORDINANCE NO. 260420-208

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 106, COLLECTION OF SOLID WASTE

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. SECTION AMENDED. Chapter 106.09 is amended to update rates for garbage and recycling services as follows:

1. Schedule of Fees. The fees for solid waste collection and disposal service, used or available, are:
   - A. For each residential premises and for each dwelling unit of a multiple-family dwelling for either a 96 gallon toter - ~~$11.72~~ $12.08 per month, per toter
   - B. For each residential premises and for each dwelling of a multi-family dwelling for a 48 gallon toter - ~~$11.72~~ $12.08 per month, per toter
   - C. Recycling Fee - ~~$5.13~~ $5.29 per month

Section 2. SEVERABILITY. If any section, provision, 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 not adjudged invalid.

PASSED AND APPROVED by the City Council this 20 day of April 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.d.
For Meeting of 4/20/2026
Ordinance

TITLE: - Discussion & Possible Consideration of (First Reading) Ordinance amending Chapter 99, Sewer

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Sewer Fund
Earlier projections suggested the Sewer Enterprise Fund would require a significant rate increase beginning in FY26 due to rising treatment costs and increasing expenses associated with regional wastewater partnerships. After further analysis and updated forecasting from the Water Reclamation Authority, the projected increase is closer to an annual 10 percent pass-through across all 28E member communities. Rather than implementing a large increase to the consumption rate, staff recommended a structural adjustment to stabilize revenues. Currently, Bondurant provides a discount on sewer charges for the first 1,300 gallons of monthly usage. Consumption trends indicate residents are conserving water and using fewer gallons each year. While conservation is beneficial from a resource standpoint, it reduces sewer revenues even though the majority of system costs remain fixed.
To improve revenue stability and align sewer billing with the structure used in the Water Enterprise Fund, staff recommends eliminating the first-1,300-gallon discount and transitioning to a billing structure that includes an availability fee combined with a consumption-based rate.

The original recommendation proposed a graduated implementation that would begin transitioning to the new structure over several years:
FY27: Implement an availability fee with approximately half the consumption rate
FY28: Increase the availability fee by approximately 50 percent
FY29: Fully align availability and consumption charges similar to the Water Fund

Under the original model, this transition was projected to result in an average sewer bill increase of approximately $9.05 per month in FY27.

During discussion at the February 17, 2026, City Council meeting, Council requested that the Sewer Enterprise Fund cashflows be re-evaluated to determine whether the transition could be smoothed across additional years so the initial impact to residents

would be less steep.

In response, staff revised the financial model to begin the availability fee at a lower level and gradually increase it over multiple years while maintaining the long-term stability of the fund.

Under the revised implementation schedule, the availability fee is proposed to increase as follows:
FY27 availability fee: $3.00
FY28 availability fee: $6.00
FY29 availability fee: $9.00
FY30 availability fee: $12.87, matching the consumption rate

This phased implementation spreads the financial impact over several years while still allowing the Sewer Enterprise Fund to maintain required debt service coverage levels and operational stability. Under this revised approach, the average residential sewer bill is expected to increase by approximately $6.22 per month in FY27.

From FY29 through FY33, the cashflow model assumes predicted annual increases of 5 percent to both the sewer consumption rate and the availability fee. It is important to note that the FY29 through FY33 adjustments are only projected estimates at this time. Staff will continue to monitor sewer fund cashflow annually and return to the City Council each year with updated recommendations based on actual performance, regional cost changes, and revenue stability.

FUNDING SOURCE: This is a utility revenue.

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260420-209

CITY OF BONDURANT
ORDINANCE NO. 260420-209

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 99, SEWER RATES

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2026**, Chapter 99.02 Rates for Service of the Code is amended as follows:

99.02 RATE. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

1. ~~First 1,300 gallons or lesser amount per month @ $11.03 (minimum bill);~~ A service availability charge of $3.00 per month;

2. All over ~~1,300~~ 1,000 gallons per month @ $11.67 per 1,000 gallons.

Section 2. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2027**, Chapter 99.02 Rates for Service of the Code is amended as follows:

99.02 RATE. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

~~1. First 1,000 gallons or lesser amount per month @ $14.00 $15.40 (minimum bill);~~

~~2. All over 1,000 gallons per month @ $14.00 $15.40 per 1,000 gallons.~~

1. A service availability charge of $6.00 per month.
2. In addition to the service availability charge, a usage charge of $11.67 per 1,000 gallons.

Section 3. SECTION AMENDED. Applied to all bills issued on and after **7/1/2028**, Chapter 99.02 Rates for Service of the Code is amended as follows:

99.02 RATE. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

1. A service availability charge of $9.00 per month.

2. In addition to the service availability charge, a usage charge of $12.25 per 1,000 gallons.

Section 4. SECTION AMENDED. Applied to all bills issued on and after **7/1/2029**, Chapter 99.02 Rates for Service of the Code is amended as follows:

99.02 RATE. Each customer shall pay sewer service charges for the use of and for the service supplied by the municipal sanitary sewer system based upon the amount of water consumed as follows:

1. A service availability charge of $12.87 per month.
2. In addition to the service availability charge, a usage charge of $12.87 per 1,000 gallons.

Section 5. STRUCTURE CHANGE. The previous rate structure providing a reduced charge for the first 1,300 gallons of usage is eliminated. Sewer charges shall be based solely on the availability charge and consumption rate as outlined above.

Section 6. SEVERABILITY. If any section, provision, 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 not adjudged invalid.

PASSED AND APPROVED by the City Council this 20 day of April, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.e.
For Meeting of 4/20/2026
Discussion Item

TITLE: Owners Representative Services for SE Industrial Infrastructure Project

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

BRIEF HISTORY & ANALYSIS:

Staff evaluated the potential benefit of engaging an owner's representative to assist with oversight of the SE Industrial Area Public Improvements Project, based on the successful experience with Project Bluejay. To explore this option, the City issued a Request for Proposals (RFP) and received multiple submissions from qualified firms.

Upon review, staff noted a wide range of proposed compensation structures and costs among the respondents. In order to better understand these differences and ensure a thorough and fair evaluation, staff conducted a clarification question-and-answer session with all responding firms on April 13 at 10:00 a.m. During this session, firms were given the opportunity to ask questions about the intended scope the City was asking for and to provide additional detail regarding their scope and approach.

After carefully considering the original proposals along with the additional information provided during the clarification process, staff determined that the variability in cost and approach, combined with the City's internal capabilities, supports managing the project in-house. Staff believes this approach will provide greater control over project delivery, ensure alignment with City priorities, and represent the most effective use of public funds.

Therefore, after careful review and consideration, staff recommends that the City Council reject all proposals received in response to the RFP for owner's representative services for the SE Industrial Area Public Improvements Project and to proceed with managing the project internally.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

Staff recommends that the City Council reject all proposals received in response to the RFP for owner's representative services for the SE Industrial Area Public Improvements Project and proceed with managing the project internally. This is a discussion item and direction from Council would appear on a future agenda.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.f.
For Meeting of 4/20/2026
Resolution

TITLE: - Discussion and possible consideration of a resolution rescinding Resolution No. 260406-108 related to the Grain Silo Mural Concept and authorizing Letter of Intent for Design Revision Services

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

BRIEF HISTORY & ANALYSIS:

The 2024-adopted *Art, Culture, & Wayfinding Master Plan* identified the grain silos as a key placemaking opportunity and specifically recommended incorporating public art within this area as part of the broader Grain District vision.

In August 2025, the Bondurant City Council approved a resolution authorizing the release of a Request for Qualifications (RFQ) for the Grain Silo Mural project, beginning a multi-step process summarized below.

Following the RFQ process, the Parks & Recreation Board reviewed submissions during their November 2025 meeting and recommended a shortlist of five artists/artist teams to advance to a full Request for Proposals (RFP), which was subsequently approved by the City Council on November 17, 2025.

In February 2026, the Parks & Recreation Board voted to recommend the artist team Yanoe x Zoueh for the project. On March 2, 2026, the Bondurant City Council approved a resolution formally selecting Yanoe x Zoueh. This March 2, 2026, resolution approved Yanoe x Zoueh, but required the artist group to develop an updated Grain Silo Mural concept, as the concept originally submitted as part of the RFP process did not fully resonate with the Parks & Recreation Board; attached is the original concept for reference. It should be noted that none of the artist concepts submitted as part of the RFP process resonated with the Parks & Recreation Board, but the Board felt comfortable recommending Yanoe x Zoueh subject to the artist group creating an

updated concept. Yanoe x Zoueh proceeded with creating an updated concept without requesting further compensation.

The Parks & Recreation Board reviewed the updated concept during its March 2026 meeting. There was discussion about various elements of the mural. There was discussion about representing Bondurant's identity. A member expressed how much she liked that the concept was not literal, with another Commission Member wanting a more literal interpretation. There was discussion about the art being a tourism draw similar to Webster City's Arts R Alive annual event and how many people it draws to a small town in central Iowa. The Board noted that a benefit of the app that will activate the Augmented Reality portion of the mural is that it can have additional areas devoted to art tourism and promoting small businesses in the Grain + Main area. The majority of the board supported advancing the item to council.

Following the Board's discussion, the Bondurant City Council approved both the mural concept and the associated artist contract. Attached is the concept that was approved on April 6th for reference.

The Mayor has since indicated interest in additional refinement of the mural concept prior to implementation. As a result, this item has been prepared to consider rescinding Resolution No. 260406-108 and authorizing a Letter of Intent for design revision services with the selected artist team. If the attached Letter of Intent is approved, Yanoe x Zoueh will work to create another updated concept related to grounding the concept with a theme of where agriculture meets urbanization. As part of the artists' scope of services related to the Letter of Intent, they will host a collaborative Zoom session with the Mayor, the Parks & Recreation Board chair, and staff.

Pursuant to the Art, Culture, and Wayfinding Master Plan, "Bondurant’s art projects and cultural events should endeavor to draw on local assets and stories, to help root their work in Bondurant culture and maintain a strong “sense of place.” Art, culture and wayfinding can help foster resident’s feelings of fondness and connection to Bondurant, by highlighting things that are meaningful to the community.

Examples of Bondurant’s unique assets and stories include:

- The Bondurant Vibe: Quirky, “Big Group Hug” Feeling
- Driveway Culture - Bondurant is a neighborly place where residents gather in driveways and ride golf carts through the streets
- High School Talent - Bondurant’s strong high school art program brings young talent to the community
- Sidewalk Chalk - Bondurant is known for its sidewalk chalk festival and can embrace this theme year-round through artistic pieces or programs
- Cultural Diversity - Residents want to see more celebration of the various cultures in Bondurant.
- Local Lore & History- Bondurant has treasured community stories and local legends, such as:
- Stewart Buck, legendary art teacher

- “Old man moped biker gang”
- Chicken leash law
- Ag and railroad history (still highly visible with silos downtown and the centerpiece Bondurant Regional Trailhead of the Chichaqua Valley Trail being a distinctive replica of the original Bondurant train station from 1883)."

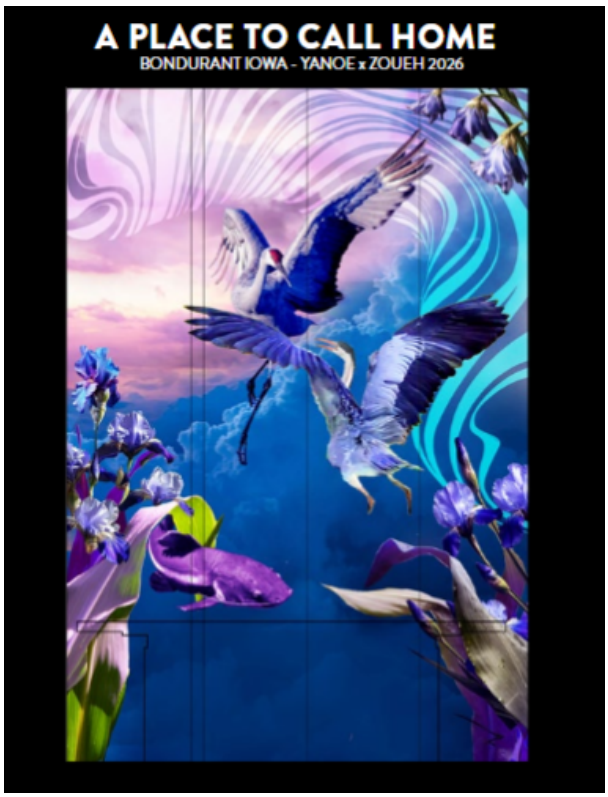
The below image is of Silo Commons, where the mural will be painted above the amphitheater space.



Timing is a critical factor for this mural project. The mural must be installed prior to the construction of the planned amphitheater, as construction activities will limit or eliminate safe access to the silo structure for artists. Additionally, the amphitheater project is tied to a $210,000 Prairie Meadows Legacy Grant and a $749,000 Destination Iowa grant. The Destination Iowa funding requirements necessitate construction beginning in 2026 to achieve completion and public opening by Summer 2027. The Destination Iowa Program requires all funded projects to be completed by September 2027.

Rescinding the prior resolution and authorizing design revisions at this stage allows the City to refine the mural concept while maintaining alignment with construction timelines and funding obligations. Following the adoption of a new concept, the artist contract will be updated with a new exhibit showing the updated concept.

Below is the mural concept from the April 6, 2026 meeting:





Below is the original mural submittal from the Request for Proposals. The Parks and

Recreation Board reviewed this concept, along with others in February 2026, and liked the artist aesthetic, but thought the concept needed to be revised.



FUNDING SOURCE: Grants and TIF supported bonds

STAFF RECOMMENDATION: Discussion and possible vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260420-135
2. Yanoe_x_Zoueh_Updated Concept Approved April 6, 2026
3. Yanoe x Zoueh RFP Concept_Original
4. Letter_of_Intent_Bondurant_Updated

CITY OF BONDURANT
RESOLUTION NO. 260420-135

RESOLUTION RESCINDING RESOLUTION NO. 260406-108 RELATED TO THE GRAIN SILO MURAL CONCEPT AND AUTHORIZING LETTER OF INTENT FOR DESIGN REVISION SERVICES

WHEREAS the City of Bondurant adopted the Art, Culture, & Wayfinding Master Plan in 2024, which identified the grain silos as a key placemaking opportunity and recommended incorporation of public art as part of the broader Grain District vision; AND

WHEREAS in August 2025, the City Council approved the release of a Request for Qualifications (RFQ) for the Grain Silo Mural Project; AND

WHEREAS following the RFQ process, the Parks & Recreation Board reviewed submissions in November 2025 and recommended a shortlist of five artists/artist teams to advance to a Request for Proposals (RFP), which the shortlist was subsequently approved by the City Council on November 17, 2025; AND

WHEREAS in February 2026, the Parks & Recreation Board recommended the artist team Yanoe x Zoueh for the project, and on March 2, 2026, the City Council approved their selection, subject to development of an updated mural concept; AND

WHEREAS the Parks & Recreation Board reviewed an updated concept in March 2026 and the majority of the board supported advancing the item to the City Council, and on April 6, 2026, the City Council approved Resolution No. 260406-108, approving the mural concept titled “A Place to Call Home,” and Resolution No. 260406-109, approving the associated Artist Agreement for design, fabrication, and installation of the mural; AND

WHEREAS the Mayor has since expressed interest in further refinement of the mural concept prior to implementation, specifically to more clearly ground the design in the theme of where agriculture meets urbanization; AND

WHEREAS the City desires to rescind Resolution No. 260406-108 including the previously approved mural concept, for the purpose of allowing additional design refinement prior to final design approval and installation; AND

WHEREAS the City intends to continue working with the selected artist team, Yanoe x Zoueh, to advance the Grain Silo Mural Project through additional concept refinement; AND

WHEREAS the Letter of Intent establishes a scope of services including additional mural design revisions, updated renderings, and narrative concept materials, with each revision phase treated as a distinct scope of work; AND

WHEREAS the Letter of Intent provides for compensation to the artist team in the amount of Ten Thousand Dollars ($10,000) per revision phase, with payment due Net 30 from invoice date, and includes a credit of Six Thousand Dollars ($6,000) toward the total project budget upon execution of a future full project agreement; AND

WHEREAS timely completion of the mural project is critical, as installation must occur prior to construction of the planned amphitheater, which is tied to Destination Iowa funding requirements mandating construction commencement in 2026 and project completion by September 2027; AND

WHEREAS authorizing design revisions at this stage will allow the City to refine the mural concept while maintaining alignment with project timelines and funding obligations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Resolution No. 260406-108 is hereby rescinded in their entirety, including approval of the previously approved mural concept.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council hereby approves and authorizes the Mayor and City staff to execute the Letter of Intent with Oh Yanoe LLC, on behalf of Yanoe x Zoueh, for mural design revision services consistent with the terms presented.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

Docusign Envelope ID: CAC0D61D-4286-8955-803D-AF0B0C436134

A PLACE TO CALL HOME

BONDURANT IOWA - YANOE x ZOUEH 2026



Docusign Envelope ID: CAC0D61D-4286-8955-803D-AF0B0C436134



A Place to Call Home captures a moment of connection between two birds in midair, their movement reading as both a dance and a dialogue. Their wings meet in balance symbolizing harmony, cooperation, and shared space within a growing community.

The sky shifts from warm dusk tones to deep blue, reflecting Bondurant's blend of tradition and forward momentum. Flowing patterns echo wind and prairie movement, while vibrant florals ground the scene in place and represent growth and seasonal change. A vividly colored fish blurs the boundary between water and sky, inviting imagination and reminding us that creativity has no limits.

Together, these elements reflect the spirit of Bondurant: connected, evolving, and full of possibility.



Underlying Compositional Design



A PLACE TO CALL HOME

BONDURANT IOWA - YANOE x ZOUEH 2026

COVER LETTER



YANOE (Ya-know) x ZOUEH (Zoo)

"Yanoe x Zoueh" are an interdisciplinary collaborative team from Los Angeles, CA. Both are experienced in a multitude of mediums and styles, navigating between graffiti, traditional portraiture, representational imagery, sculptural form, and vivacious abstraction with agility. In working together, they bring their disparate aesthetic influences and their professional experiences in the art world, into a cohesive whole. They have created site specific installations and murals throughout the world. Both artists have a keen understanding of mass and space and are expertly versed at translating multidimensional modalities into dynamic, unidimensional artwork. Yanoe x Zoueh currently have the world record for largest Augmented Reality mural with 15,000sq ft of painted space transformed into a 360 degree ethereal world. In the last few years the duo have received several awards in the field of public art, recognized by cities and government entities across the globe.

TEAM MEMBER CONTACT INFORMATION

Ryan "Yanoe" Sarfati
Lead Artist
Los Angeles CA
(818)261-1367
Hello@OhYanoe.com

Website: www.OhYanoe.com

Eric "Zoueh" Skotnes
Lead Artist
Los Angeles CA
(323)947-3157
YanoexZoueh@gmail.com

Website: www.EricSkotnes.com

SUB CONTRACTORS

Frame Sixty, LLC
T: 818-512-0275
E: sean@framesixty.com

TEAM MEMBERS

Heidi Jumper	**Angie Navarro**	**Eric Snyder**
Project Management	Artist Assistant	Artist Assistant
Los Angeles CA	Los Angeles CA	Los Angeles CA
15 yrs experience	9yrs experience	7yrs experience

PROJECT NARRATIVE

“A Place to Call Home”

Past, present, and future come together through three generations, local flora and fauna, and the historic rail line, marking Silo Commons as a crossroads of Bondurant’s farming roots, today’s residents, and the generations still to come.

Our proposed concept treats the Silo Commons as a place of connection where Bondurant’s **past, present, and future meet**. A curved band of railroad track runs along the lower portion of the mural, a direct reference to the Chicago Great Western line and Bondurant’s historic depot. Near the base of that track, a Blue Heron lifts into mid-flight, reflecting movement, migration, and the way people and stories still pass through the crossroads at I-80 and Highway 65. Corn stalk leaves and floral vines grow up and away from the rail, tying the image to the tallgrass prairie and agricultural roots that still shape Bondurant today. Above, three generations share the center of the mural: an older man as a nod to the town’s founding era, and a mother holding her child close, carrying a bouquet of prairie flowers. Together, these figures represent families who have been in Bondurant for generations, people who have arrived more recently, and the generations who will call it home next.

Daytime appearance. In daylight, the mural reads as a clear, layered landscape from the amphitheater lawn, trailhead, and approach drives. The rail line, foliage, and Blue Heron sit just above the amphitheater roofline and stage, grounding the eye at performance level. The older figure occupies the middle band of the silos, and the mother and child rise into the upper third so they are legible from distance. Cool blues and violets on the left side of the sky give depth and a calm backdrop, while warmer pinks and oranges toward the right suggest sunrise and sunset and the blend of “old and new” Bondurant.

Nighttime appearance. At night, the composition is designed to work with the project’s dynamic lighting system. The figures, Blue Heron, and rail band are built with strong silhouettes and clear value shifts so color-changing light can wash across the silos without losing legibility. The full moon and open sky provide a clean field for slow shifts in color and rhythm, while the arc of the track and the crane’s wings can be picked up by pixel-mapped effects during performances or seasonal programs. This allows the silo to feel calm and grounded on everyday evenings and more animated during events.

T**ransition to base color**. In keeping with the project requirements, the lower section of the silo wall behind the amphitheater will be painted as a single, soft, muted base color (final tone to be confirmed with the City and design team). That solid band will sit below the main figures and track, with overlapping foliage and a gentle gradient tying it into the mural above rather than creating a hard edge. Our intention is to give the stage a clean, functional backdrop for performances while keeping the amphitheater, base color, and mural reading as one continuous composition from all key vantage points.

OH YANOE LLC

Owner: Ryan Sarfati
2050 N. Catalina St
Los Angeles Ca 90027
(818)261-1367

CONCEPT ARTWORK



Human figures are included here as a narrative element and may or may not be part of the final artwork; the composition could also shift to a purely flora and fauna based approach. Final direction would be established upon project award.



5






FARMERS
ELEVA
RONDURANT

AUGMENTED REALITY

For the Bondurant silo project, we are proposing a custom Augmented Reality app that extends the artwork beyond the painted surface into a living, interactive and immersive experience. The app is designed to complement the mural composition and deepen the themes of Bondurant's past, present, and future through motion, layered storytelling, and site specific interactive elements that viewers unlock on location.

A key feature is seasonal transformation. The AR experience will be produced in two distinct versions, **summer and winter**, and the app will automatically shift the content based on the time of year. This allows the same artwork to feel new across seasons, encouraging **repeat visits** and creating an **ongoing relationship between the community and the site**.

As a custom-built AR experience, it can later include richer features such as **guided narrative moments**, **educational modules** for schools and families, **interactive details** tied to Bondurant's agricultural identity and local history, and future content updates. The City can later build on for additional cultural initiatives, events, or future public artworks, adding long term value well beyond the initial installation. The AR layer is modular and can scale to align with the City's comfort level, technical preferences, and budget priorities.

PREVIOUS AR WORK

The Journey - Yanoe x Zoueh - Columbus Ohio
https://youtu.be/DLblYY5WLoo?si=MBj71xr5CaMuWtzO

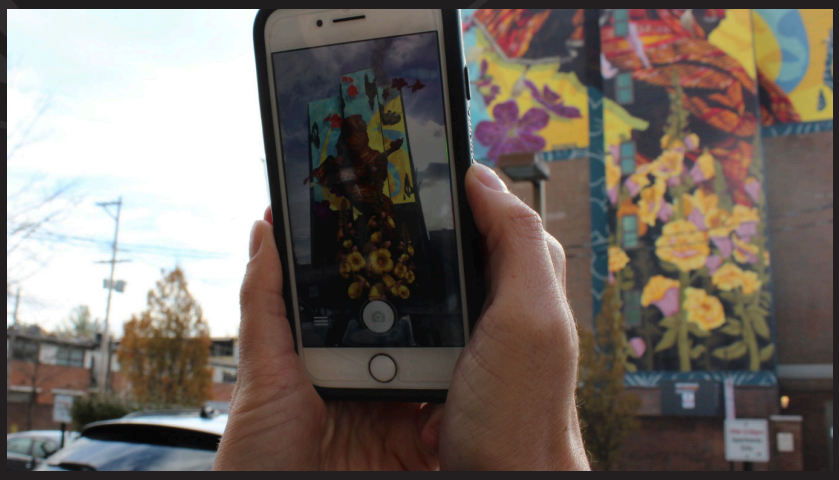
The Majestic - Yanoe x Zoueh - Tulsa Oklahoma (World Record)
https://youtu.be/rDPCWOaCqqw?si=5AdeoDxn6X_RZmjU

AUGMENTED REALITY (AR): FRAME SIXTY, LLC

https://framesixty.com/

Responsible for developing and implementing Augmented Reality elements into the mural project, enhancing the public art experience with innovative digital technology, including app creation and development for seamless integration of AR experiences with the mural.





SEASONAL AR ANIMATIONS



SUMMER AR ANIMATION

In summer, the AR experience will lean into the energy of Silo Commons when the lawn and trail are busy. By scanning the QR code, the Heron will lift into flight, the figures will come to life, and the prairie grasses and flowers will show subtle movement that echoes the warmer summer months. Soft audio will accompany the animation so families and visitors feel immersed in the installation. This moment offers an opportunity to more fully tell the story of Bondurant by introducing additional native wildlife, such as fish and birds in motion, weaving local ecology and narrative into the experience.

WINTER AR ANIMATIONS

In winter, the AR experience will shift to reflect the quieter, colder season at Silo Commons. The animation will move more slowly with cooler tones, introducing winter wildlife and subtle snow settling on flowers and landscape elements. The accompanying audio will become more minimal and atmospheric, reinforcing a sense of stillness. Together, the seasonal transitions between summer and winter allow the AR layer to evolve throughout the year, offering a distinct experience in both warmer and colder months.



DYNAMIC LIGHTING + PIXEL MAPPING

WINTER SEASON



SPRING SEASON



SUMMER SEASON



SPRING SEASON



We are designing the mural so Teknephos can treat it as a canvas for seasonal lighting scenes. In **winter**, cooler blue tones would emphasize the moon and upper sky; in **spring**, greens and yellows can sit in the prairie and foliage zones; in **summer,** warmer pinks and purples can move through the sky; and in **fall**, reds and oranges can support a harvest feel in the plants and rail band. Key parts of the mural, the moon, the Heron's wings, and bands of corn leaves and foliage, are laid out as clear lighting zones so they can be pixel-mapped. That allows for simple, readable movement at night, while the figures and main forms remain clear from the lawn, trail, and approach drives.

MATERIALS, TECHNOLOGIES, AND EXTERNAL COMPONENTS

For lighting, all fixtures, controls, and power remain within the existing Teknephos contract. Our contribution is design coordination: color palettes, emphasis zones (moon, crane, foliage, track), and review of simulations so the scenes support both mural and programming.

FOR AUGMENTED REALITY (AR), WE ANTICIPATE:

- A custom-built mobile app using a Unity-based AR experience
- QR code signage at the silo with a short instruction line
- Optimized 3D assets, simple animations, and audio for each AR moment
- Standard smartphones or tablets owned by visitors

We would partner with our implementation team to handle build-out, optimization, testing, and schedule a comprehensive handoff to the City of Bondurant's web/IT team.

INSTALLATION AND FABRICATION COSTS

All interactive costs are included in our main project budget, under:

- Artist design and coordination time for lighting (meetings with Teknephos, palette and zone development, review rounds)
- AR design and production: 3D assets, animation, audio, Unity app integration, testing, and a handoff kit for the City
- Fabrication/installation of durable on-site signage with QR code and instructions

There are no separate physical interactive elements mounted to the silo; the mural, lighting, and AR experience all rely on infrastructure that is already part of the project plus visitors' personal devices.

MAINTENANCE AND ONGOING COSTS

For the AR element, we will structure the project so the City hosts the experience on its own web infrastructure, avoiding ongoing platform subscription fees. Expected ongoing costs include:

- Normal web hosting and bandwidth (provided by the City's existing infrastructure)
- Optional periodic updates or bug fixes as mobile browsers evolve
- Occasional QR signage replacement if it is damaged or needs re-branding

For planning purposes, we recommend that the City anticipate approximately $2,500–$4,500 per year in optional AR application maintenance (OS compatibility updates, minor bug fixes, light content adjustments, and retesting). In the Maintenance Plan, we will flag this range as a reasonable allowance for AR upkeep so the City has a clear picture of potential long-term costs, even though those are not part of the initial installation budget.

TECHNICAL APPROACH

From the first site visit through completion, we approach a project like this with equal **attention to planning, safety, and craft**. As lead artists, we are responsible for the full arc of the work: surface assessment and prep, design transfer, installation, and long-term durability. We coordinate closely with City staff and the Silo Commons team on scheduling, site access, and any overlapping construction or programming, and we map out clear milestones before work begins.

SURFACE PREPARATION

Before any paint goes on the silo, we schedule an **in-person site evaluation** to review the concrete conditions, including cracks, spalling, efflorescence, or moisture issues. Based on that walk, we plan appropriate prep which may include **power washing, light sanding or patching, and priming** suited to the existing coatings and climate. After the mural is complete, we apply Modern Masters UV-protective clear topcoat over the entire painted surface to support color retention and long-term durability.

DESIGN TRANSFER

For a project of this scale and curvature, we plan to use a combination of **projection and pouncing** to transfer the approved design accurately. We begin by preparing full-scale patterns on paper or film, then use a pouncing method to transfer key line work and composition to the silo, section by section. Where possible, we may use nighttime projection to confirm placement and proportions, but pouncing will be our primary method to ensure consistency across the full height and curve of the structure.

INSTALLATION PROCESS

Once the design is transferred, we work from a defined color and materials plan using **high-quality exterior acrylics formulated for concrete and large-scale murals**. We build the image in layers, starting with broad value and color blocking, then moving into mid-tones, glazes, and detail work. Throughout the install, we monitor coverage, opacity, and transitions from cylinder to cylinder so the mural reads cleanly from primary viewing zones. We keep a simple, **written log of products, colors, and mix ratios** used so touch-ups and future conservation work are straightforward.

SAFETY AND ACCESS

All work on the silo will be completed using boom lifts only, operated by artists who are **trained and certified** in their safe use. We follow **OSHA safety standards** and site-specific safety protocols, including fall protection, harness use, tool tethering, and daily equipment inspections. We coordinate with the City on staging areas, barricades, and any needed temporary closures so that the public, amphitheater operations, and trail users remain safe while work is underway.

EQUIPMENT AND MATERIALS

Key equipment will include **boom lifts sized appropriately** for the silo height and site access, personal fall-arrest systems (harnesses, lanyards, anchors), tool lanyards, and standard surface-prep and painting tools (pressure washer, sprayers if appropriate, rollers, brushes, mixing equipment). Paints, primers, and clear coats will be specified for exterior concrete and UV exposure, with all major products listed in our final materials documentation.

By combining careful prep, a tested large-scale transfer method, disciplined lift and safety protocols, and coatings designed for long-term exterior use, our goal is to deliver a mural that is i**nstalled efficiently, safely, and with a clear plan for how it will age** on the silo over time.

COMMUNITY CONNECTION

We start every project by **listening first**. In Bondurant, this was learning and paying attention to how residents describe their own city: a **tight-knit community with a strong hometown fee**l and deeply valued familial and agricultural roots.

At the base of our mural design, the rail band and older figure tell the story of the years when activity at this **site was a key point of connection** for grain, goods, and, most importantly, people, with the older figure serving as a nod to the town's **founding families** and **multi-generational residents** who built their lives around agriculture and the silo. Together, these elements acknowledge how important this silo site has been across different phases of the town's life, and why it still feels like, and will continue to be, a **natural gathering place** for the community.

The prairie flowers, corn, and climbing vines are direct references pulled directly from the **tallgrass system and watershed** behind local farms, the trail heads, and open space. Paired with the mother-and-child figures, they speak both to **younger families in Bondurant today** and to **future generations** who will live here and still want a slower-paced place to call home.

In the mural, the sky color shifts from cool, moonlit blue to warm pink and orange sunrise tones, in celebration of the **joining of old and new in Bondurant**. Installed on the silo pack at Silo Commons, next to trails, outdoor spaces, and future programming, we intend for this mural to serve as a **landmark and a point of return** for residents and visitors, whether they are moving through the Commons on foot, by bike, or by car.

COMMUNITY ENGAGEMENT, EDUCATION, AND COLLABORATION

Alongside the finished mural, we want residents to have accessible, low-barrier ways to connect with our project.

Before we finalize the augmented reality (AR) animation, we plan to invite input on that layer through a simple **community meeting and/or an online form**. We want residents and project partners to share ideas, themes, or small story moments they'd like to see reflected in the interactive experience. We'd carry those suggestions into the 3D animation so the digital layer isn't just a tech feature, but another way Bondurant's own voices and stories are present in the piece.

We also plan to present a **free, all-ages art-making workshop** focused on the prairie plants and other flora in the mural. Not only will this give participants a chance to get to know these forms and **create their own orginal artworks**, but they'll later be able to recognize those same shapes and colors when they see them in the mural at scale. In this small way, our mural's final design is grounded in **natural forms that residents already feel a connection to**.



During installation, we plan to schedule one or two **open community installation visits** where local schools, community groups, and residents can stop by the site to watch a portion of the mural being painted. We'd pair that with a short, informal project talk about the concept and our process. In our experience, those kinds of touch-points demystify large-scale work and help people feel personally connected to the silo and amphitheater as they take shape.

SCHEDULE AND PAYMENT PLAN

Start begins immediately upon selection and contract execution

1. AWARD AND CONTRACT EXECUTION APRIL 2026

- Project kickoff call and final scope confirmation
- Confirm site access plan, lift schedule, safety requirements, insurance, and permitting
- Confirm final mural design direction and production drawings
- AR starts immediately
- AR creative direction and storyboard locked
- Technical plan confirmed custom app workflow, tracking method, and alignment approach
- Initial build begins and test target planning

Payment milestone 1

50 percent due at contract execution and notice to proceed in April 2026

2. PREPRODUCTION AND MOBILIZATION MAY 2026

- Travel planning from Los Angeles, lodging, local logistics, and schedule lock
- Procurement of paint, primers, clear coat, consumables, and hardware
- Ship or stage materials and tools
- Final surface prep plan confirmed with City and site partners
- AR continues
- Asset production and development sprint
- Early prototypes and internal tests

3. MURAL INSTALLATION JUNE 2026

Four weeks total on site

Week 1

- Surface prep, cleaning, repairs as needed
- Priming and pounce layout

Week 2 + 3

- Base coats and main composition build
- Detail pass and color refinement
- Progress milestone target approximately 75 percent complete

Payment milestone 2

25 percent due at approximately 75 percent completion of mural installation in June 2026

Week 4

- Final detailing, touch ups, and edge work
- Present community art-making activity
- Clear coat and protection
- Punch list, site clean up, and photo documentation

4. AR COMPLETION AND LAUNCH JUNE TO OCTOBER 2026

Runs in parallel with mural production, then finishes after paint completion

- On site alignment and calibration capture during or immediately after painting
- Beta testing and revisions
- Final deployment, launch, and handoff
- Delivery of documentation, backups, and maintenance files

Payment milestone 3

Final 25 percent due at final completion and delivery
Mural completed with clear coat and documentation delivered, AR deployed and accepted by City if included in final scope.

BUDGET

MATERIALS

EXPENSE	AMOUNT	NOTES
Boom Lifts	$20,000.00	1 x 125' boom, 1 x 80' boom (1 month)
Latex Paint	$5,000.00	Sherwin Williams
Spray Paint	$3,500.00	Montana Colors
Clear Coat	$3,500.00	Modern Masters
primer	$3,600.00	Loxon
pounce	$3,000.00	
power washing	$1,000.00	Detailed Materials list can be provided
Work Supplies	$2,000.00	Detailed Materials list can be provided
Travel	$8,000.00	Lodging, flights, car
Storage PODS	$400.00	7' x 12' for 1 month
Total	**$50,000.00**	

PRODUCTION

EXPENSE	AMOUNT	NOTES
Project Management	$10,000.00	
Insurance	$2,000.00	
Overhead	$2,000.00	
Contingency	$10,000.00	
Bond	$5,000.00	
Assistant Fees	$16,000.00	
Artist Fee	$40,000.00	
Total	**$85,000.00**	

SUBCONTRACTORS

EXPENSE	AMOUNT	DATES	NOTES
Augmented Reality	$40,000.00		
Total	**$40,000.00**		

OVERALL

EXPENSES	BID	ACTUALS
Materials	$50,000.00	$0.00
Subcontractors	$40,000.00	$0.00
Production	$85,000.00	$0.00
Project Total	**$175,000.00**	

MATERIALS LIST

EXPENSE	AMOUNT
Mis Supplies	$500.00
Graco Flexliners	$90.00
Solvent FlexLiner 42 oz. System	$260.00
Latex Paint	$5,000.00
Spray Paint	$3,500.00
Clear Coat / UV protection	$3,500.00
Primer	$3,600.00
Rollers	$500.00
Paint Brushes	$400.00
Canvas drop cloths	$200.00
Tape	$50.00
Storage PODS	$400.00
Total	$18,000.00

MAINTENANCE PLAN

Bondurant Silo Mural With Pixel Mapping Lighting

MONTHLY INSPECTIONS

QUARTERLY LIGHTING MAINTENANCE

ANNUAL GENERAL CLEANING

5 YEAR DEEP CLEANING + ADJUSTMENTS

OVERVIEW

Longevity and permanence considerations are planned for a long term outdoor installation. The artwork requires relatively low maintenance. Using professional-grade exterior paints, Modern Masters UV-protective clear topcoat. If Maintenance is kept up, the mural is expected to remain in good condition for 10–15 years before any major touch-ups are needed.
This plan provides:

- Monthly Inspection Schedule
- Quarterly Lighting System Maintenance Plan
- Annual General Cleaning of mural surfaces and lighting components
- Five Year Deep Cleaning Plan with adjustments and system review

Upon completion of installation, this maintenance plan should be kept with the property's building records and provided to the party responsible for ongoing operations. It is recommended that inspections and cleaning are coordinated with any existing facility maintenance schedule.

1. VISUAL INSPECTIONS

MONTHLY PREVENTATIVE

Preventative maintenance requires visual inspections monthly as most maintenance needs manifest visually. A watchful eye goes a long way in identifying areas that need attention. Skilled and or professional personnel should be used for inspections and maintenance as appropriate. Following a checklist and dating monthly reviews is beneficial in keeping track of inspections.

Recommended visual inspections checklist

- Complete overall inspection of artwork and surrounding area.
- Check for graffiti, vandalism, impact damage, or abrasion to mural surface.
- Inspect mural surface for peeling, cracking, chalking, fading, bubbling, rust bleed, or moisture related staining.
- Inspect all pixel mapped lighting components visible from grade:
- Signs of water intrusion, corrosion, pest activity, or loose hardware
- Confirm that birds are not nesting above or within lighting elements and that droppings are

not accumulating on lighting or mural surfaces.
• After heavy storms, hail, high winds, or ice events, perform an additional quick check for physical damage or shifted fixtures.

If any issues are observed, photograph, note location, date, and severity, then schedule corrective action.

2. LIGHTING SYSTEM MAINTENANCE

QUARTERLY OR AS NEEDED

A quarterly maintenance cadence is recommended for lighting systems. Pixel mapped lighting adds two extra priorities: software configuration integrity and waterproofing and corrosion control.

Recommended quarterly maintenance tasks

A quarterly maintenance cadence is recommended for lighting systems. For pixel mapped lighting, two added priorities are software configuration integrity and waterproofing and corrosion control.

Recommended quarterly tasks

A. Cleaning
• Clean lenses and housings with water and mild soap
• Remove dust, pollen, webs, and residue that reduce output

B. Controls and programming
• Inspect control enclosures for moisture, corrosion, pests, and secure closure
• Verify timers, photocell or astronomical clock, relays, dimming, and network connections
• Confirm correct show schedule is active including seasonal cues and event playlists
• Back up show files and configuration

C. Replacement and spares
• Replace failed modules or fixtures with manufacturer approved equivalents to preserve color matching and pixel mapping
• Keep spares on hand: 1 to 2 fixtures or modules, power supply units, controller output modules if applicable, key connectors and waterproof couplers

3. GENERAL CLEANING
ANNUALLY

Annual cleaning should address both mural coating performance and light output clarity.

Recommended annual cleaning scope

- Rinse mural surfaces to remove dust, pollen, and agricultural residue.
- Spot clean stains, bird droppings, and grime.
- Clean lighting lenses or diffusers and housings to maintain brightness and color accuracy.
- Inspect sealants and penetrations again after cleaning.

Recommended cleaning method

- Use low pressure rinse plus soft brush or microfiber where needed.
- Use mild soap only. Avoid solvents or abrasive pads.
- Do not direct high pressure water into fixtures, vents, enclosures, or penetrations.

Cleaning equipment kit

- Soft fiber cloths or microfiber
- Soft wash brush
- Mild liquid soap
- Hose with spray nozzle or low pressure washer setting
- Distilled or deionized water optional best for avoiding spotting

Timing

- Schedule annual cleaning during a mild temperature window and avoid freezing conditions.

4. DEEP CLEANING + SYSTEM REVIEW
EVERY 7 YEARS OR AS NEEDED

A deeper service interval with lift access is recommended to reset the system, confirm hardware integrity, and renew protective coatings. The primary long term maintenance item is reapplying the clear coat.

Deep cleaning requirements

Use lift access to:
- Thoroughly clean mural surfaces where buildup occurs

- Thoroughly clean all lighting lenses and housings
- Inspect every mounting point, bracket, fastener, and cable anchor
- Re tighten hardware where needed.
- Inspect wiring and connectors end to end for wear and water ingress.
- Evaluate protective coatings, complete touch ups as needed, and reapply clear coat where specified to restore UV and moisture protection.
- Conduct a full pixel mapping system calibration check:
- Verify pixel addressing and zoning still match the installed layout
- Confirm controller configuration has not drifted
- Update show files only if required and back up the final configuration

Notes specific to Bondurant silo conditions

Because this is a silo environment, plan for:
- Windborne dust and agricultural particulate increasing cleaning needs, potentially shifting annual cleaning to as needed.
- Freeze thaw cycles requiring close attention to seals, penetrations, and water intrusion risks.
- Bird activity, nesting, and droppings as recurring maintenance items.

Record keeping

Maintain a simple log with:
- Date of inspection or service
- Inspector name
- Notes and photos
- Corrective actions taken
- Parts replaced and serial numbers if applicable
- Backup date for show files and configuration

Timing
- Schedule annual cleaning during a mild temperature window and avoid freezing conditions.

COMPLETED MURAL INSTALLATIONS

ALMA. CHAMPAIGN, IL



RENDERING



EXECUTION

TOGETHER WE BLOOM. CEDAR RAPIDS, IA



RENDERING



EXECUTION

DRAFT ARTIST AGREEMENT – SUMMARY OF PREFERRED TERMS

DRAFT – FOR DISCUSSION PURPOSES ONLY

Parties:

- **Artist Team**: Ryan "Yanoe" Sarfati and Eric "Zoueh" Skotnes ("Artist Team")
- **Client**: City of Bondurant, Iowa ("City")

This summary outlines preferred terms for the Silo Mural at Silo Commons.

Project & Scope of Work

- Design, fabrication (as applicable), and installation of a large-scale painted mural on the Grain Silo at Silo Commons.
- Integration of the mural concept with lighting and AR components as described in the proposal.
- Scope includes:
  - Concept and final design development
  - Coordination with City staff, lighting consultant, and AR implementation team
  - Surface preparation, design transfer, painting, and protective coatings
  - Delivery of maintenance and materials documentation at close-out

Schedule (Target)

- Contract execution & Notice to Proceed: April 2026
- On-site installation window: May–October 2026
- Substantial completion of mural painting: Target late June / early July 2026 (or as coordinated with the City)
- Final completion and close-out: Upon City acceptance and completion of Schedule & Work Plan

Compensation & Payment Milestones

Total artist fee not to exceed the amount approved in the final project budget and contract. Preferred payment schedule:

1. **50%** – At contract execution and Notice to Proceed (anticipated April 2026)
2. **25%** – At approximately 75% completion of mural installation (anticipated June 2026), confirmed by the City
3. **25%** (Final) – At final completion and City acceptance of the Artwork, including delivery of required documentation

Preferred payment terms: Net 15 on approval of invoice.

Technical Approach & Responsibilities

Artist Team responsible for:

- Site review and confirmation of surface prep strategy
- Use of professional exterior mural materials and coatings suitable for concrete and climate

- Design transfer (including pouncing and related methods) and full mural execution
- Coordination of AR and lighting alignment within the approved concept

Any significant changes to materials, methods, or design to be coordinated with the City for review and approval.

Safety, Site Access, and Compliance

- Artist Team to follow all applicable safety regulations, including OSHA and site-specific rules.
- Use of appropriate lift equipment (boom lifts) and fall protection.
- Coordination with the City on staging, barricades, and protection of public access, amphitheater use, and nearby trail activity.

Insurance

Prior to on-site work, the Artist Team will carry insurance in types and amounts consistent with City requirements, which may include:

- Commercial General Liability
- Automobile Liability (if applicable)
- Workers' Compensation (for any employees)
- Other coverage as required by the City, with the City named as additional insured where appropriate.

Maintenance & Conservation

- Artist Team provides a written maintenance plan, including:
  - Recommended cleaning and inspection schedule
  - Touch-up procedures and product information (paints, coatings, vendors)

- City is responsible for long-term maintenance following the plan, including the AR application maintenance
- City will promptly notify and consult the Artist Team whenever repairs to the Artwork are needed, and before any repair work begins.

Changes, Delays, and Force Majeure

- Final contract to include procedures for:
  - City-initiated changes to scope or schedule
  - Time extensions due to weather, access issues, or conditions beyond Artist's control
  - Force majeure events (e.g., natural disasters, strikes)
- Material changes to be documented and mutually agreed in writing.

Termination

- Final contract to include standard terms for:
  - Termination for convenience by the City (with fair compensation for work completed to date)
  - Termination for cause following notice and opportunity to cure
  - Clarification of ownership and handling of work in progress if termination occurs before completion.

Independent Contractor

- Artist Team acts as an independent contractor, not as employees of the City.

***Draft – For Discussion Purposes Only**

This summary is provided to demonstrate project readiness and preferred contract structure.
No signatures requested at this stage; terms subject to negotiation with the City of Bondurant. All terms are subject to negotiation and alignment with the City of Bondurant's standard Artist Agreement.

YANOE X ZOUEH

April 14, 2026

To: City of Bondurant
200 2nd Street NE
Bondurant, IA 50035

Letter of Intent for Mural Design Revision Services | Grain Silo Mural Public Art Project

1. Purpose

This Binding Letter of Intent ("LOI") confirms the agreement between the City of Bondurant ("City") and Oh Yanoe LLC, on behalf of Yanoe x Zoueh ("Artist Team") for additional mural design services associated with the Grain Silo Mural Project.

The Artist Team has completed an initial concept and one round of revisions prior to execution of a formal Agreement. At the request of the City, additional revisions and related design work are required. This LOI establishes the terms under which that work will proceed while the City finalizes its Agreement.

2. Scope of Services

The Artist Team shall provide:

• Additional rounds of mural design revisions
• Updated renderings, including multiple viewpoints as requested
• Narrative and concept descriptions for review and presentation
• One (1) collaborative Zoom session per revision phase with City representatives, including participation from City staff, leadership, and designated stakeholders, to gather input and feedback to inform the design direction

Each requested revision phase shall constitute a distinct scope of work.

3. Compensation

The City agrees to compensate the Artist Team as follows:

- $10,000 per revision phase
  (calculated at $1,000 per artist per day, $2,000 per day total for two artists over five working days)

The above fee includes one (1) collaborative Zoom session per revision phase. Additional meetings beyond this scope may be billed separately upon written approval.

4. Payment Terms

- The Artist Team will issue an invoice at the start of each revision phase
- Payment is due Net 30 from invoice date

Upon execution of the full project Agreement, a credit of $6,000 will be applied toward the total project budget for work completed under this LOI.

5. Authorization to Proceed

Work will begin only upon written authorization from the City.

No additional services beyond those described in this LOI will be undertaken without written approval.

6. Binding Effect

This LOI creates enforceable obligations for the design services described herein. The parties expressly agree that this LOI is binding and enforceable with respect to:

- Scope of Services (Section 2)
- Compensation (Section 3)
- Payment Terms (Section 4)
- Authorization to Proceed (Section 5)

7. Relationship to Future Agreement

The parties intend to enter into a formal Agreement governing the full design, fabrication, and installation of the mural.

Upon execution of that Agreement, this LOI will be superseded, except for any outstanding payment obligations incurred under this LOI.

8. Entire Agreement

This LOI represents the full agreement for the services described above and may only be modified in writing signed by both parties.

ACCEPTED AND AGREED

OH YANOE LLC

Ryan “Yanoe” Sarfati
Owner

Signature: Ryan Sarfati

Date: 4/15/26

CITY OF BONDURANT

Signature:

Name:

Title:

Date: