[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
MAY 18, 2026

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 18, 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. Presentations
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. Proclamation - Public Works Week
   b. Proclamation - EMS Week
   c. Approval of May 4, 2026, City Council Meeting Minutes
   d. Claims List and Treasurer's Report
   e. Applications for Council Approval
   f. Receive & File - March 16, 2026, Library Board Meeting Minutes, April 1, 2026, Library Board Meeting Minutes & Director's Report
   g. O-260420-206 - (Third 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
   h. O-260420-207 - (Third Reading) Ordinance amending Chapter 92, Water
   i. O-260420-208 - (Third Reading) Ordinance amending Chapter 106, Solid Waste
   j. O-260420-209 - (Third Reading) Ordinance amending Chapter 99, Sewer
   k. O-260504-210 - (Second Reading) Ordinance amending Chapter 125, Mobile Food Vendor
   l. - Resolution approving pay request no. 3 to Graphite Construction Group Inc. for the 108 Main Street Parking Lot Project in the amount of $42,319.72

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.

**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*

m. - Resolution regarding recommended approval of the Plats of Survey to create Parcel '2026-43' and Parcel '2026-44'

n. - Resolution affixing a date for a public hearing to consider vacation of public highway easement along 2nd Street NE at 1920 2nd Street NE for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

o. - Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers

p. - Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers

q. - Resolution affixing a date for public hearing on the request for Future Land Use designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial on June 1, 2026, at 6:00 p.m. in the Bondurant City Council Chambers

r. - Resolution affixing a date for public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

s. - Resolution affixing a date for public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

t. - Resolution affixing a date for public hearing on the request to rezone vacated roadway easement area along 2nd Street, NE at 1920 2nd Street NE to the (M-2) Medium Industrial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

u. - Resolution authorizing the submission of an application for Economic Development Assistance Program Grant Funds to the Economic Development Administration for Timmins Industrial Park Roadway Improvements Phase 3

v. - Resolution authorizing Navigate Construction Services, LLC for Silo Commons repair work related to window replacement and roof waterproofing in the amount of $20,440

w. - Resolution approving Borrow Access Agreement

7. Guests requesting to address the City Council

8. **Public Hearing**

a. Public Hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the SE Industrial Public Improvements

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.

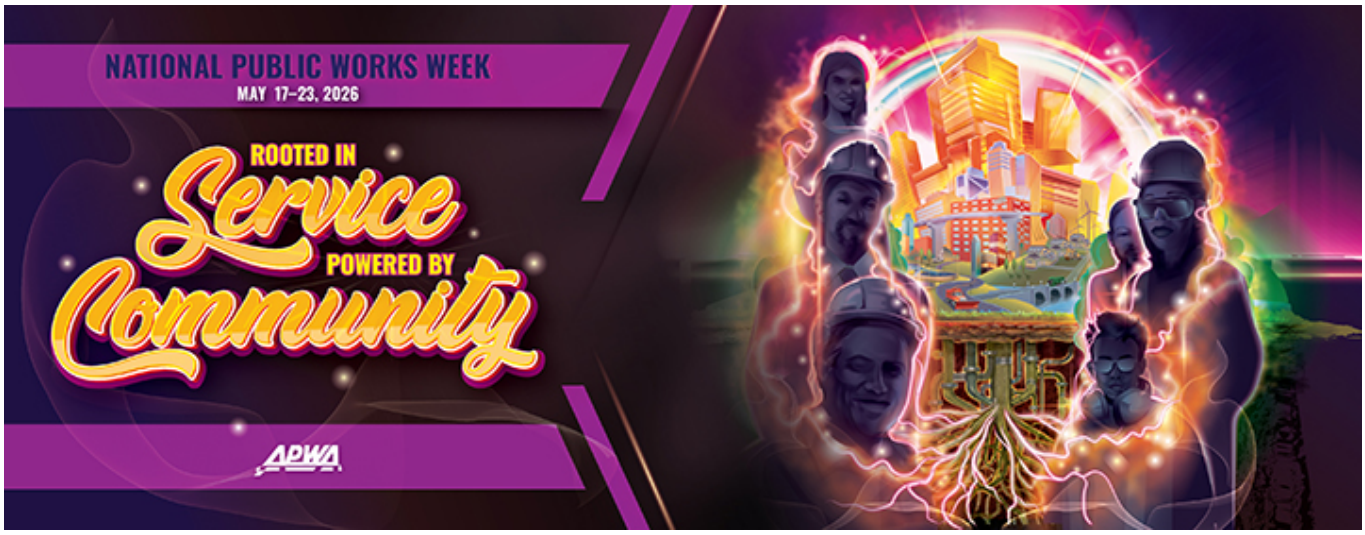
**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise.* *Join: Zoom Meeting Link*

Phase 1 project

9. Action Items
   a. - Resolution considering the Site Plan for Silo Commons
   b. - Resolution awarding the contract for the SE Industrial Public Improvements Phase 1 Project to McAninch Corp. in the amount of $4,519,416.55
10. Discussion Items -
   a. - Discussion and possible consideration of resolution to issue Notice to Proceed to Story Construction for the Bondurant Municipal Water Treatment Plant project
   b. Downtown Parking
11. Reports / Comments and appropriate action thereon:
   a. Mayor
   b. Council Members
   c. Administrator
   d. Directors
12. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
13. 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.



National Public Works Week Proclamation

May 17–23, 2026

“Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Bondurant; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in Bondurant to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

RESOLVED, I, **Doug Elrod, Mayor**, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State (to be affixed),

DONE at the Bondurant Iowa this 18th day of May 2026.

_____

Doug Elrod, Mayor

EMS WEEK™
May 17-23, 2026
Improving Outcomes, Together

EMS Week Proclamation

To designate the Week of May 17-23, 2026, as Emergency Medical Services Week

(EMS Week).

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services fills healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating the Emergency Medical Services Week; now

THEREFORE, I Doug Elrod, Mayor, Bondurant, Iowa in recognition of this event do hereby proclaim the weekof May 17 - 23, 2026, as

EMERGENCY MEDICAL SERVICES WEEK

The 52nd anniversary of EMS Week theme is ***EMS WEEK:*** **Improving Outcomes, Together**. I encourage the community to observe this week with appropriate programs, ceremonies, and activities in honor of the EMS profession and the essential service it provides.

_____

Doug Elrod, Mayor

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
May 4, 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, Library Director Michell Klinker-Feld, City Engineer Anthony Harbaugh, Assistant Fire Chief Anthony Rauterberg, Events & Communication Coordinator Katie Klus, Bondurant Emergency Services Member Dani Spoerry, Bondurant Emergency Services Member Kyleigh Meyeres, Bondurant Emergency Services Member Ashton Briggs, Bondurant Emergency Services Member Chris Jennings, Bondurant Emergency Services Member Brody Miller

2. Call to Order and Declaring a Quorum

   Mayor Elrod called the meeting to order at 06:0 PM and declared a quorum.

3. Abstentions declared

   None.

4. Perfecting and Approval of the Agenda

   Motion by Driscoll, seconded by Lyman, to amend the agenda by moving item #6s to action items. Vote on Motion 5-0. Motion carried. Motion by Driscoll, seconded by Lyman, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Guests requesting to address the City Council

   Kenadi Trammell, 906 Washington Ave SE, Apt. 206, addressed the Council regarding a disputed water bill. City staff indicated the meter had been replaced and will review the situation further and work with the customer to determine next steps.

   Devin Johnson, 320 Aaron Avenue NW, addressed the Council

regarding concerns with the operations of Bondurant Emergency Services. Mr. Johnson provided his contact information and indicated he would follow up with additional details.

A representative from the Polk County Sheriff's Office reported 693 calls for service for the month of April. The Sheriff and Council also discussed matters related to scooters within the community.

a. Bluejay Landing Park Presentation
University of Iowa students presented the Bluejay Landing Greenway and Eagle Park concepts, outlining project considerations, proposed design elements, phasing plans, and preliminary cost estimates for the project.

b. Community Service Awards
Fire Chief Kreuder recognized Dani Spoerry, Kyleigh Meyeres, and Ashton Briggs for their volunteer efforts during the "Letters for Santa" initiative, noting their dedication to bringing joy to children and families during the holiday season. The individuals were presented with the Community Service Award in appreciation of their contributions to the community.

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 20, 2026, City Council Meeting Minutes

b. Claims List & Treasurer's Report

c. Applications for Council Approval

d. Proclamation - City Clerk Week

e. Proclamation - Bike Month

f. Receive & File - Parks & Recreation Board Meeting Minutes of April 16, 2026

g. R-260504-137- Resolution approving Change Order No. 3 for Core Construction for The Station Project in the amount of $3,475.44

**A virtual meeting was offered.*

h. R-260504-138- Resolution approving amendment no. 3 to the professional services agreement with Shive-Hattery for the Garden project in the amount of $4,982.48

i. R-260504-139- Resolution approving Pay Request No. 1 for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of $30,233.45

j. R-260504-140- Resolution approving an amendment to the professional services agreement contract with Veenstra & Kimm for the sanitary force main related to the City of Bondurant Municipal Water System Improvements

k. R-260504-141- Resolution approving the Request for Permit for a Supervised Fireworks Display on June 9, 2026, for Summerfest

l. R-260504-142- Resolution approving Change Order No. 5 for spring 2026 restoration work for the 2nd Street Widening Project in the amount of $3,300

m. R-260504-143- Resolution approving Pay Request No. 14 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of $78,906.59

n. R-260504-144- Resolution approving Pay Request No. 5 to Sternquist Construction for the BFSD Truman Drive Project in the amount of $364,994.39

o. R-260504-145- Resolution approving Pay Request No. 7 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of $90,833.97

p. R-260504-146- Resolution approving action to order construction and set date of letting, and setting a public hearing on the Silo Commons Project for June 1, 2026 at 6:00 p.m.

q. R-260504-147- Resolution ratifying Community Betterment Grant Agreement with Polk County for lighting at City Park

r. R-260504-148- Resolution authorizing engagement of contractors via Navigate Construction Services LLC for Silo Commons repair work related to window replacement and roof waterproofing

t. O-260420-206 - (Second 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

u. O-260420-207 - (Second Reading) Ordinance amending Chapter 92, Water

v. O-260420-208 - (Second Reading) Ordinance amending Chapter 106, Solid Waste

w. O-260420-209 - (Second Reading) Ordinance amending Chapter 99, Sewer

x. R-260504-150- Resolution approving the Lucky Wife Wine Slushies Lease

Council Member Lyman had questions regarding communication related to upcoming water bill changes. Council Member Driscoll asked questions regarding Item 6r.

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.

7. **Public Hearing**

a. Public Hearing for FY26 City of Bondurant Budget Amendment No. 1

Mayor Elrod opened the public hearing at 07:03 PM.

Assistant City Administrator Jess provided an overview of the amendment, including updates to revenues, expenditures, and transfers. There were no public comments.

Mayor Elrod closed the public hearing at 07:05 PM.

b. Public Hearing to consider the Civic Campus North Right-of-Way Easement Vacation Plats

Mayor Elrod opened the public hearing at 07:05 PM.

Planning and Community Development Director Murray provided an overview of the proposed vacation of portions of Pleasant Street, SE and 2nd Street, NE, noting the changes align with prior roadway realignments and future commercial development plans. There were no public comments.

Mayor Elrod closed the public hearing at 07:07 PM.

8. Action Items

a. R-260504-151- Resolution Approving FY26 Budget Amendment No. 1
Motion by Cox, seconded by Driscoll, to Approve R-260504-151. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. O-260504-210 - Discussion and possible consideration of the (First Reading) Ordinance amending Chapter 125, Mobile Food Vendor
Motion by Cox, seconded by Driscoll, to Approve the first reading of O-260504-210. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

c. R-260504-152- Resolution considering vacation of the public roadway easements in the Civic Campus North area
Motion by Cox, seconded by Lyman, to Approve R-260504-152. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

s. R-260504-149- Resolution Rejecting All Proposals Received for Owner's Representative Consulting Services for the SE Industrial Public Improvements Project
Staff presented a recommendation to reject all proposals received for the SE Industrial Infrastructure Improvements Project following evaluation of the RFP responses. Council Member Sillanpaa expressed reservations with the recommendation and indicated a preference to move forward with hiring an external firm to provide oversight for the project.

Motion by Cox, seconded by Driscoll, to Approve R-260504-149. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: Sillanpaa. Absent: None. Motion carried 4-1.

9. Discussion Items -

a. Wheeling Agreement Annual Cost Recovery Counter Proposal with Des Moines Water Works
Assistant City Administrator Jess presented the proposed Wheeling Agreement Annual Cost Recovery Counter Proposal with Des Moines Water Works, outlining the methodology for recovering operating, maintenance, and capital costs based on metered usage and system depreciation. The City Council reviewed the proposal and provided direction to staff regarding the framework and continued negotiations with DMWW.

b. Modification to BES Staffing Plan and Consideration of In-House Building Permit Services

Staff presented a proposed modification to the Emergency Services staffing plan, including advancing two Firefighter/Paramedic positions from FY28 to FY27, and provided an overview of operational and financial impacts. Staff also presented options for bringing building permit and inspection services in-house, and Council and staff discussed the proposed changes and provided direction.

c. R-260504-153- Discussion and possible consideration of resolution adopting the 2026 Federal Legislative Priorities Booklet
Staff presented the City's draft Federal Legislative priorities and noted that additional support letters will be incorporated prior to finalizing the document. The final materials will be prepared in advance of the Greater Des Moines Partnership trip to Washington, D.C., where meetings with federal legislators have been requested.

Motion by Driscoll, seconded by Cox, to Approve R-260504-153. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

10. Reports / Comments and appropriate action thereon:

a. Mayor
Mayor Elrod provided updates on DART, attended the Marco Logistics ribbon cutting, reported on a recent meeting with the artist group regarding the Grain Silo mural, and shared comments on the recently passed property tax legislation.

b. Council Members
McKenzie - None.
Driscoll - Liaison updates, including a CVB update, noted an upcoming Library Board meeting, and shared that the soccer club is adding a select program.
Lyman - Liaison updates and shared an update from the recent Community Foundation meeting.
Cox - Liaison updates, including upcoming Chamber events and meetings, as well as an upcoming Metro Waste Authority (MWA) meeting.
Sillanpaa - Liaison updates, including information regarding the Friends of CVT and the upcoming Hillbilly Bike Ride.

c. Administrator
City updates, including the recent house move through town.

d. Directors
Hagan - Department update, including AV project update, and upcoming events.
Murray - Department update, including the City of Bondurant has received a "Best Practice in Economic Development" award from the American Planning Association. And upcoming BOA and Planning &

**A virtual meeting was offered.*

Zoning Commission meetings are scheduled.
Horton - Department update, including project updates.
Kreuder - Department update, including staffing update.
Jess - Department update.
Klinker-Feld - Department update, including Book Sale and upcoming Summer Reading Program.

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 Driscoll, seconded by Cox, to adjourn at 08:32 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 May 4, 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.d.
For Meeting of 5/18/2026
Motion

TITLE: Claims List and Treasurer's Report

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
2. Treasurer Report April FY26

Check Register

Packet: APPKT03936 - 5/1/26 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						
3079	DEREK SMITH	05/01/2026	Regular	0.00	189.50	65284
3080	ELAINE MATTSON	05/01/2026	Regular	0.00	1,250.84	65285
3078	KAYDON HANNAN	05/01/2026	Regular	0.00	15.00	65286
2492	NATIONAL PUBLIC EMPLOYER LABOI	05/01/2026	Regular	0.00	215.00	65287
0772	FRANCOTYP-POSTALIA INC	04/27/2026	Bank Draft	0.00	500.00	DFT0004717
2492	NATIONAL PUBLIC EMPLOYER LABOI	04/28/2026	Bank Draft	0.00	-215.00	DFT0004718
3038	VEIT & COMPANY, INC	04/30/2026	Bank Draft	0.00	333.68	DFT0004719
2336	RYAN COMPANIES US INC.	04/30/2026	Bank Draft	0.00	30,536.99	DFT0004720
2336	RYAN COMPANIES US INC.	04/30/2026	Bank Draft	0.00	13,789.80	DFT0004721

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	1,670.34
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	44,945.47
EFT's	0	0	0.00	0.00
	9	**9**	**0.00**	**46,615.81**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2026	45,375.47
999	POOLED CASH	5/2026	1,670.34
			47,045.81

Check Register

Packet: APPKT03939 - 5/1/26 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						
2600	AIRGAS USA, LLC	05/01/2026	AP Automation	0.00	64.02	APA002086
3063	ALL-AMERICAN FIRE EQUIPMENT INC	05/01/2026	AP Automation	0.00	4,453.29	APA002087
2199	BENTLEY RIDGE TREE FARM & NURS	05/01/2026	AP Automation	0.00	1,988.50	APA002088
1585	BIG GREEN UMBRELLA MEDIA INC	05/01/2026	AP Automation	0.00	9,342.00	APA002089
2377	BOB'S SEPTIC & PORTABLE RESTROO	05/01/2026	AP Automation	0.00	175.00	APA002090
2638	BOLTON & MENK, INC	05/01/2026	AP Automation	0.00	3,889.50	APA002091
1537	BOUND TREE MEDICAL LLC	05/01/2026	AP Automation	0.00	584.24	APA002092
1228	CINTAS CORPORATION #762	05/01/2026	AP Automation	0.00	39.93	APA002093
0145	DIAM PEST CONTROL	05/01/2026	AP Automation	0.00	75.00	APA002094
2018	DOG WASTE DEPOT	05/01/2026	AP Automation	0.00	366.74	APA002095
0936	FEH ASSOCIATES, INC.	05/01/2026	AP Automation	0.00	4,022.00	APA002096
2637	GENERAL TRAFFIC CONTROLS, INC.	05/01/2026	AP Automation	0.00	6,900.00	APA002097
2754	HR GREEN, INC.	05/01/2026	AP Automation	0.00	31,003.40	APA002098
1062	IOWA PRISON INDUSTRIES	05/01/2026	AP Automation	0.00	1,830.50	APA002099
1057	ICMA	05/01/2026	AP Automation	0.00	200.00	APA002100
2091	IEDA	05/01/2026	AP Automation	0.00	60.00	APA002101
0286	METRO WASTE AUTHORITY	05/01/2026	AP Automation	0.00	67.20	APA002102
3025	MI-FIBER LLC	05/01/2026	AP Automation	0.00	17.60	APA002103
1457	OREILLY AUTO PARTS	05/01/2026	AP Automation	0.00	45.98	APA002104
0325	P & P SMALL ENGINES	05/01/2026	AP Automation	0.00	42.99	APA002105
2930	PATRIOT CRITICAL POWER LLC	05/01/2026	AP Automation	0.00	706.71	APA002106
2835	RELIANT FIRE APPARATUS, INC.	05/01/2026	AP Automation	0.00	332.50	APA002107
3077	SPENCER MUNICIPAL HOSPITAL	05/01/2026	AP Automation	0.00	18.00	APA002108
1534	STRATUS BUILDNG SOLUTIONS IOW	05/01/2026	AP Automation	0.00	755.00	APA002109
2886	TERRACON CONSULTANTS, INC	05/01/2026	AP Automation	0.00	4,920.00	APA002110
2745	TULIP AND FRIENDS	05/01/2026	AP Automation	0.00	292.50	APA002111

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	29	26	0.00	72,192.60
	29	**26**	**0.00**	**72,192.60**

	AP Automation	29	26	0.00	72,192.60

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	72,192.60
			72,192.60

Check Register

Packet: APPKT03982 - 5/4/26 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						
0020	ALTOONA ACE HARDWARE	05/04/2026	AP Automation	0.00	16.99	APA002138
2705	AMAZON CAPITAL SERVICES	05/04/2026	AP Automation	0.00	206.28	APA002139
2199	BENTLEY RIDGE TREE FARM & NURS	05/04/2026	AP Automation	0.00	884.00	APA002140
3076	BLINK CHARGING, INC.	05/04/2026	AP Automation	0.00	480.00	APA002141
3003	BLOOMING PRAIRIE NURSERY, LLC	05/04/2026	AP Automation	0.00	108.00	APA002142
0073	BRICK GENTRY P.C.	05/04/2026	AP Automation	0.00	820.00	APA002143
1228	CINTAS CORPORATION #762	05/04/2026	AP Automation	0.00	78.62	APA002144
1217	CONSTRUCTION MATERIALS TESTIN(	05/04/2026	AP Automation	0.00	1,361.00	APA002145
3069	ECOSOURCE, LLC	05/04/2026	AP Automation	0.00	9,196.00	APA002146
3004	EIDE BAILLY LLP	05/04/2026	AP Automation	0.00	8,972.50	APA002147
0936	FEH ASSOCIATES, INC.	05/04/2026	AP Automation	0.00	15,037.50	APA002148
1192	GRAINGER	05/04/2026	AP Automation	0.00	27.39	APA002149
1062	IOWA PRISON INDUSTRIES	05/04/2026	AP Automation	0.00	183.90	APA002150
1057	ICMA	05/04/2026	AP Automation	0.00	1,200.00	APA002151
0228	IMFOA	05/04/2026	AP Automation	0.00	150.00	APA002152
3074	KATHRYN DICKEL	05/04/2026	AP Automation	0.00	3,125.00	APA002153
0842	MENARDS - ALTOONA	05/04/2026	AP Automation	0.00	8.58	APA002154
0286	METRO WASTE AUTHORITY	05/04/2026	AP Automation	0.00	51,720.24	APA002155
2236	NIPPON SANSO MATHESON, INC.	05/04/2026	AP Automation	0.00	63.50	APA002156
2192	OMNI EMS	05/04/2026	AP Automation	0.00	1,600.53	APA002157
2629	OPN ARCHITECTS	05/04/2026	AP Automation	0.00	48,821.60	APA002158
1504	SHIVE-HATTERY INC	05/04/2026	AP Automation	0.00	39,281.40	APA002159
1106	SPRAYER SPECIALTIES, INC.	05/04/2026	AP Automation	0.00	379.56	APA002160
1534	STRATUS BUILDNG SOLUTIONS IOW/	05/04/2026	AP Automation	0.00	475.00	APA002161
2706	VALEO NETWORKS	05/04/2026	AP Automation	0.00	11,393.80	APA002162
2595	VENDNOVATION, LLC	05/04/2026	AP Automation	0.00	50.00	APA002163

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	39	26	0.00	195,641.39
	39	**26**	**0.00**	**195,641.39**

	AP Automation	39	26	0.00	195,641.39

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	195,641.39
			195,641.39

Check Register

Packet: APPKT04028 - 5/12/26 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						
2705	AMAZON CAPITAL SERVICES	05/12/2026	AP Automation	0.00	3,992.21	APA002226
2687	AT&T MOBILITY	05/12/2026	AP Automation	0.00	638.98	APA002227
1537	BOUND TREE MEDICAL LLC	05/12/2026	AP Automation	0.00	1,546.37	APA002228
0577	CAPITAL CITY EQUIPMENT	05/12/2026	AP Automation	0.00	30.45	APA002229
1228	CINTAS CORPORATION #762	05/12/2026	AP Automation	0.00	39.93	APA002230
1217	CONSTRUCTION MATERIALS TESTIN(	05/12/2026	AP Automation	0.00	178.00	APA002231
1994	CONVERGINT TECHNOLOGIES LLC	05/12/2026	AP Automation	0.00	1,448.00	APA002232
2483	DES MOINES CHILDRENS MUSEUM	05/12/2026	AP Automation	0.00	200.00	APA002233
1311	ENVISIONWARE INC.	05/12/2026	AP Automation	0.00	2,585.83	APA002234
2462	FOR SURE ROOFING, LLC	05/12/2026	AP Automation	0.00	210.00	APA002235
3044	HONEYWELL INTERNATIONAL INC.	05/12/2026	AP Automation	0.00	120.01	APA002236
2937	INGRAM LIBRARY SERVICES	05/12/2026	AP Automation	0.00	1,248.54	APA002237
2078	KADETH INC	05/12/2026	AP Automation	0.00	125.00	APA002238
2642	KONICA MINOLTA BUSINESS SOLUTI	05/12/2026	AP Automation	0.00	286.13	APA002239
3084	LATIMER ASSOCIATES, INC.	05/12/2026	AP Automation	0.00	135.00	APA002240
0842	MENARDS - ALTOONA	05/12/2026	AP Automation	0.00	143.82	APA002241
2409	MERCY NORTH PHARMACY	05/12/2026	AP Automation	0.00	285.79	APA002242
0599	MICROMARKETING LLC	05/12/2026	AP Automation	0.00	108.31	APA002243
2545	MIDWEST ALARM SERVICES	05/12/2026	AP Automation	0.00	725.28	APA002244
2100	MIDWEST TAPE, LLC	05/12/2026	AP Automation	0.00	606.58	APA002245
2232	OPG-3 INC	05/12/2026	AP Automation	0.00	3,420.00	APA002246
1858	OVERDRIVE INC	05/12/2026	AP Automation	0.00	2,375.90	APA002247
0325	P & P SMALL ENGINES	05/12/2026	AP Automation	0.00	379.99	APA002248
3057	RYAN SARFATI	05/12/2026	AP Automation	0.00	10,000.00	APA002249
2607	SIGLER COMPANIES, INC	05/12/2026	AP Automation	0.00	649.83	APA002250
1534	STRATUS BUILDNG SOLUTIONS IOW/	05/12/2026	AP Automation	0.00	851.56	APA002251
2222	SURVEYING AND MAPPING, LLC	05/12/2026	AP Automation	0.00	750.00	APA002252
2406	UNIQUE	05/12/2026	AP Automation	0.00	46.60	APA002253
0525	US CELLULAR	05/12/2026	AP Automation	0.00	262.75	APA002254
0843	WEST DES MOINES PUBLIC LIBRARY	05/12/2026	AP Automation	0.00	115.00	APA002255
3082	YOURMEMBERSHIP.COM, INC	05/12/2026	AP Automation	0.00	299.00	APA002256

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	38	31	0.00	33,804.86
	38	**31**	**0.00**	**33,804.86**

	AP Automation	38	31	0.00	33,804.86

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	33,804.86
			33,804.86

Check Register

Packet: APPKT03985 - 5/12/2026 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						
2022	RICK BRAMMER - ABSOLUTE SCIENC	05/12/2026	Regular	0.00	375.00	65309
2965	ARTS FOR THE CITY, INC.	05/12/2026	Regular	0.00	420.00	65310
2301	BONDURANT SOCCER CLUB	05/12/2026	Regular	0.00	10,000.00	65311
2963	CHERI SORENSON	05/12/2026	Regular	0.00	150.00	65312
3086	JOHN KERR	05/12/2026	Regular	0.00	37.35	65313
2493	JP PARTY RENTALS	05/12/2026	Regular	0.00	225.75	65314
3087	KIRK MARSH	05/12/2026	Regular	0.00	350.00	65315
2837	KATIE KLUS	05/12/2026	Regular	0.00	402.96	65316
2869	POP UP GAMES	05/12/2026	Regular	0.00	300.00	65317
2964	THE DEALT HAND	05/12/2026	Regular	0.00	350.00	65318
0416	POSTMASTER	05/04/2026	Bank Draft	0.00	666.90	DFT0004750
2757	GOOGLE LLC	05/05/2026	Bank Draft	0.00	26.71	DFT0004752
1069	FIRST NATIONAL BANK OMAHA	05/08/2026	Bank Draft	0.00	1,465.18	DFT0004753
1069	FIRST NATIONAL BANK OMAHA	05/08/2026	Bank Draft	0.00	1,741.85	DFT0004754
1185	IOWA INSURANCE DIVISION	05/12/2026	Bank Draft	0.00	87.50	DFT0004755
0387	TREASURER - STATE OF IOWA	05/12/2026	Bank Draft	0.00	10,647.08	DFT0004756
0387	TREASURER - STATE OF IOWA	05/12/2026	Bank Draft	0.00	2,153.81	DFT0004757
2433	WEX BANK	05/11/2026	Bank Draft	0.00	6,468.34	DFT0004758

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	10	0.00	12,611.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	23,257.37
EFT's	0	0	0.00	0.00
	20	**18**	**0.00**	**35,868.43**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	35,868.43
			35,868.43

Payable Register

Payable Detail by Vendor Name

Packet: APPKT03903 - PYPKT00817 - 04/06-04/19/26 PAID ON 04/24/26

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 2304 - EBS									**Vendor Total:**	**36,132.41**
INV0005707	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	1,997.13	0.00	0.00	0.00	1,997.13
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004700

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DELTA DENTAL PAYMENT	Service	0.00	0.00	1,997.13	0.00	0.00	0.00	1,997.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2125	DENTAL INSURANCE		1,997.13	100.00%

INV0005711	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	26,765.73	0.00	0.00	0.00	26,765.73
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004703

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	26,765.73	0.00	0.00	0.00	26,765.73

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		26,765.73	100.00%

INV0005712	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	1,332.84	0.00	0.00	0.00	1,332.84
EBS ADMIN COST	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004704

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EBS ADMIN COST	Service	0.00	0.00	1,332.84	0.00	0.00	0.00	1,332.84

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,332.84	100.00%

INV0005714	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	1,683.53	0.00	0.00	0.00	1,683.53
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004706

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIFE & DIS PRINCIPAL	Service	0.00	0.00	1,683.53	0.00	0.00	0.00	1,683.53

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,683.53	100.00%

INV0005715	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	4,113.50	0.00	0.00	0.00	4,113.50
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004707

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SELF FUNDED DEDUCTABLE INSURANCE	Service	0.00	0.00	4,113.50	0.00	0.00	0.00	4,113.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		4,113.50	100.00%

INV0005716	Invoice	5/1/2026	5/1/2026	5/1/2026	5/1/2026	239.68	0.00	0.00	0.00	239.68
VISION AVISES	AP Bank Code - AP Bank				No	**Payment Date:** 5/1/2026			**Bank Draft:**	DFT0004708

***AE* - Accrual Entry**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
VISION AVISES	Service	0.00	0.00	239.68	0.00	0.00	0.00	239.68

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2132	VISION WITHHOLDING		239.68	100.00%

Vendor: 2956 - IDEAL CARE, LLC **Vendor Total: 2,175.00**

INV0005708	Invoice	4/10/2026	4/10/2026	4/10/2026	4/10/2026	2,175.00	0.00	0.00	0.00	2,175.00
EXEMPLAR CARE MEMBERSHIP	AP Bank Code - AP Bank				No	**Payment Date:** 4/10/2026			**Bank Draft:**	DFT0004713

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EXEMPLAR CARE MEMBERSHIP	Service	0.00	0.00	2,175.00	0.00	0.00	0.00	2,175.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-150-6150	GROUP INSURANCE		500.25	23.00%
112-160-6150	GROUP INSURANCE		500.25	23.00%
112-170-6150	GROUP INSURANCE		43.50	2.00%
112-210-6150	GROUP INSURANCE		130.50	6.00%
112-410-6150	GROUP INSURANCE		326.25	15.00%
112-430-6150	GROUP INSURANCE		43.50	2.00%
112-440-6150	GROUP INSURANCE		43.50	2.00%
112-450-6150	GROUP INSURANCE		21.75	1.00%
112-520-6150	GROUP INSURANCE		65.25	3.00%
112-540-6150	GROUP INSURANCE		65.25	3.00%
112-620-6150	GROUP INSURANCE		43.50	2.00%
112-621-6150	GROUP INSURANCE		87.00	4.00%
112-840-6150	GROUP INSURANCE		21.75	1.00%
600-811-6150	GROUP INSURANCE		65.25	3.00%
600-812-6150	GROUP INSURANCE		43.50	2.00%
610-816-6150	GROUP INSURANCE		87.00	4.00%
610-817-6150	GROUP INSURANCE		21.75	1.00%
741-865-6150	GROUP INSURANCE		65.25	3.00%

Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total: 147.33**

INV0005720	Invoice	6/19/2026	6/19/2026	6/19/2026	6/19/2026	147.33	0.00	0.00	0.00	147.33
Unemployement Insurance	AP Bank Code - AP Bank				No	**Payment Date:** 6/19/2026			**Bank Draft:**	DFT0004712

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployement Insurance	NA	0.00	0.00	147.33	0.00	0.00	0.00	147.33

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		147.33	100.00%

Vendor: 0239 - IPERS **Vendor Total: 23,083.38**

INV0005713	Invoice	4/24/2026	4/24/2026	4/30/2026	4/24/2026	626.77	0.00	0.00	0.00	626.77
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 4/30/2026			**Bank Draft:**	DFT0004705

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	626.77	0.00	0.00	0.00	626.77

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		626.77	0%

INV0005717	Invoice	4/24/2026	4/24/2026	4/30/2026	4/24/2026	22,456.61	0.00	0.00	0.00	22,456.61
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 4/30/2026			**Bank Draft:**	DFT0004709

***AE* - Accrual Entry**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	8,988.15	0.00	0.00	0.00	8,988.15

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		8,988.15	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	13,468.46	0.00	0.00	0.00	13,468.46

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		13,468.46	100.00%

Vendor: 1512 - IRS USATAXPYMT **Vendor Total: 33,665.07**

INV0005719	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	33,665.07	0.00	0.00	0.00	33,665.07
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004711

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	17,790.18	0.00	0.00	0.00	17,790.18

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		17,790.18	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	4,160.56	0.00	0.00	0.00	4,160.56

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		4,160.56	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	11,714.33	0.00	0.00	0.00	11,714.33

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2120	FEDERAL WITHHOLDING		34.62	0.30%
741-050-2120	FEDERAL WITHHOLDING		336.20	2.87%
610-050-2120	FEDERAL WITHHOLDING		944.39	8.06%
600-050-2120	FEDERAL WITHHOLDING		1,006.05	8.59%
110-050-2120	FEDERAL WITHHOLDING		896.63	7.65%
001-050-2120	FEDERAL WITHHOLDING		8,496.44	72.53%

Vendor: 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 3,217.93**

INV0005709	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	3,165.53	0.00	0.00	0.00	3,165.53
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004701

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	3,165.53	0.00	0.00	0.00	3,165.53

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		3,165.53	100.00%

INV0005710	Invoice	5/6/2026	5/6/2026	5/6/2026	5/6/2026	52.40	0.00	0.00	0.00	52.40
FSA ADMIN FEE	AP Bank Code - AP Bank				No	**Payment Date:** 5/6/2026			**Bank Draft:**	DFT0004702

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	52.40	0.00	0.00	0.00	52.40

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		52.40	100.00%

***AE* - Accrual Entry**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: 1274 - MISSION SQUARE **Vendor Total: 3,897.72**

INV0005704	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	2,800.00	0.00	0.00	0.00	2,800.00
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004697

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,800.00	0.00	0.00	0.00	2,800.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2130	ICMA-RC		2,800.00	100.00%

INV0005705	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	435.22	0.00	0.00	0.00	435.22
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004698

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFFERED COMPENSATION	Service	0.00	0.00	435.22	0.00	0.00	0.00	435.22

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2130	ICMA-RC		435.22	100.00%

INV0005706	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	662.50	0.00	0.00	0.00	662.50
ICMA-ROTH	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004699

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ICMA-ROTH	NA	0.00	0.00	662.50	0.00	0.00	0.00	662.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2130	ICMA-RC		4.98	0.75%
741-050-2130	ICMA-RC		2.50	0.38%
670-050-2130	ICMA-RC		2.50	0.38%
610-050-2130	ICMA-RC		83.75	12.64%
600-050-2130	ICMA-RC		81.25	12.26%
001-050-2130	ICMA-RC		487.52	73.59%

Vendor: 1832 - TREASURER - STATE OF IOWA **Vendor Total: 4,100.98**

INV0005718	Invoice	4/24/2026	4/24/2026	4/24/2026	4/24/2026	4,100.98	0.00	0.00	0.00	4,100.98
State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 4/24/2026			**Bank Draft:**	DFT0004710

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	4,100.98	0.00	0.00	0.00	4,100.98

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
741-050-2122	STATE WITHHOLDING		141.28	0%
600-050-2122	STATE WITHHOLDING		336.72	0%
610-050-2122	STATE WITHHOLDING		310.46	0%
670-050-2122	STATE WITHHOLDING		12.18	0%
110-050-2122	STATE WITHHOLDING		328.33	0%
001-050-2122	STATE WITHHOLDING		2,972.01	0%

***AE* - Accrual Entry**

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	17	106,419.82	0.00	0.00	0.00	106,419.82	106,419.82	0.00
	Grand Total:	**106,419.82**	**0.00**	**0.00**	**0.00**	**106,419.82**	**106,419.82**	**0.00**

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	8,496.44
001-050-2122	STATE WITHHOLDING	2,972.01
001-050-2130	ICMA-RC	3,722.74
	Total:	**15,191.19**

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	896.63
110-050-2122	STATE WITHHOLDING	328.33
110-050-2130	ICMA-RC	4.98
	Total:	**1,229.94**

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	21,950.74
112-050-2122	STATE WITHHOLDING	147.33
112-050-2123	IPERS WITHHOLDING	23,083.38
112-050-2124	HEALTH INSURANCE WITHHOLDING	33,895.60
112-050-2125	DENTAL INSURANCE	1,997.13
112-050-2132	VISION WITHHOLDING	239.68
112-150-6150	GROUP INSURANCE	500.25
112-160-6150	GROUP INSURANCE	500.25
112-170-6150	GROUP INSURANCE	43.50
112-210-6150	GROUP INSURANCE	130.50
112-410-6150	GROUP INSURANCE	326.25
112-430-6150	GROUP INSURANCE	43.50
112-440-6150	GROUP INSURANCE	43.50
112-450-6150	GROUP INSURANCE	21.75
112-520-6150	GROUP INSURANCE	65.25
112-540-6150	GROUP INSURANCE	65.25
112-620-6150	GROUP INSURANCE	43.50
112-621-6150	GROUP INSURANCE	87.00
112-840-6150	GROUP INSURANCE	21.75
	Total:	**83,206.11**

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	1,006.05
600-050-2122	STATE WITHHOLDING	336.72
600-050-2130	ICMA-RC	81.25
600-811-6150	GROUP INSURANCE	65.25
600-812-6150	GROUP INSURANCE	43.50
	Total:	**1,532.77**

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	944.39
610-050-2122	STATE WITHHOLDING	310.46
610-050-2130	ICMA-RC	83.75
610-816-6150	GROUP INSURANCE	87.00
610-817-6150	GROUP INSURANCE	21.75
	Total:	**1,447.35**

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	34.62
670-050-2122	STATE WITHHOLDING	12.18

Account Summary

Account	Name		Amount
670-050-2130	ICMA-RC		2.50
		Total:	**49.30**

Account	Name		Amount
741-050-2120	FEDERAL WITHHOLDING		336.20
741-050-2122	STATE WITHHOLDING		141.28
741-050-2130	ICMA-RC		2.50
741-865-6150	GROUP INSURANCE		65.25
		Total:	**545.23**

Account	Name		Amount
820-050-2131	SELF-FUNDED WITHHOLDING		3,217.93
		Total:	**3,217.93**

Payroll Check Register

Checks

Pay Period: 4/20/2026-5/3/2026

Packet: PYPKT00820 - 04/20-05/03/26 PAID ON 05/08/26
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: 4/20/2026-5/3/2026

Packet: PYPKT00820 - 04/20-05/03/26 PAID ON 05/08/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	05/08/2026	110.79	107868
ADAMS, CASSANDRA	3148	05/08/2026	110.80	107868
ADKISSON, JENNIFER	3145	05/08/2026	1,173.35	107869
AGANS, PAYTON	1602	05/08/2026	2,086.53	107870
BAAS, JAMIE	4147	05/08/2026	227.34	107871
BAILEY, BOYCE E	7104	05/08/2026	1,344.34	107872
BERGESON, JOHN W	7121	05/08/2026	2,111.07	107873
BRAUN, ALEXA	1612	05/08/2026	2,095.54	107874
BRIGGS, ASHTON S	1511	05/08/2026	1,360.04	107875
BRODSACK, MITCHELL JOHN	1615	05/08/2026	485.47	107876
BRODSACK, MITCHELL JOHN	1615	05/08/2026	1,941.87	107876
CARPENTER, JOHN C	5129	05/08/2026	1,725.02	107877
CLAMAN, CATHERINE JO	3146	05/08/2026	266.06	107878
CLAMAN, CATHERINE JO	3146	05/08/2026	399.09	107878
COLLISON, PATRICK F	5103	05/08/2026	2,701.26	107879
CORY, JOHN P	7120	05/08/2026	1,709.97	107880
CRITTENDEN, MATTHEW	1567	05/08/2026	1,303.34	107881
DE LOS SANTOS, JUAN DAVID	7128	05/08/2026	1,674.43	107882
DENHAM, DARIN	7129	05/08/2026	1,507.01	107883
DENNY, KOLE	1585	05/08/2026	145.69	107884
ELLIOTT, KYLE	1568	05/08/2026	628.12	107885
GILSON, DUSTY ALAN	7124	05/08/2026	1,701.96	107886
HAGAN, SHELBY L	5118	05/08/2026	2,885.17	107887
HIGGINS, DAVID P.	7105	05/08/2026	1,581.01	107888
HORTON, JOHN C	7112	05/08/2026	3,897.57	107889
HORTON, JOHN C	7112	05/08/2026	100.00	107889
HUFF, TIMOTHY J	1559	05/08/2026	330.00	107890
HUFF, TIMOTHY J	1559	05/08/2026	2,124.47	107890
ISKE, BLAKE	1600	05/08/2026	237.15	107891
JENNINGS, CHRISTOPHER	1614	05/08/2026	3,009.50	107892
JESS, JENE' N	5123	05/08/2026	3,792.70	107893
KENT, RONALD D	7115	05/08/2026	611.31	107894
KERR, JOHN	1611	05/08/2026	2,905.08	107895
KING, CHRISTINA M	3143	05/08/2026	742.92	107896
KLINKER-FELD, MICHELL M	3135	05/08/2026	2,785.71	107897
KLUS, KATIE	5134	05/08/2026	2,068.52	107898
KOBER, ANDREW M	1557	05/08/2026	473.15	107899
KREUDER, AARON M	1441	05/08/2026	4,039.45	107900
KRUSE, OSCAR	1586	05/08/2026	1,230.02	107901
LEINEN, DAVID	1608	05/08/2026	523.34	107902
LUING, TIFFANY A	5133	05/08/2026	2,280.69	107903
LUNDQUIST, BRADLEY D	1555	05/08/2026	1,367.25	107904
MARSHMAN, CRAIG A	5125	05/08/2026	1,969.67	107905
MASON, KYLE	1598	05/08/2026	1,115.70	107906
MATTSON, ELAINE	5135	05/08/2026	1,710.82	107907
MEYERES, KYLEIGH	1601	05/08/2026	682.88	107908
MILLER, BRODY E	1582	05/08/2026	1,944.97	107909
MURRAY, MARGARET	5126	05/08/2026	3,509.63	107910
OLIVER, MARKETA S	8403	05/08/2026	300.00	107911
OLIVER, MARKETA S	8403	05/08/2026	4,209.71	107911
PEZLEY, ISAAC J	5132	05/08/2026	3,210.76	107912

Packet: PYPKT00820 - 04/20-05/03/26 PAID ON 05/08/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
RAUTERBERG, ANTHONY	1599	05/08/2026	2,967.16	107913
REYNOLDS, RAY A	1537	05/08/2026	730.06	107914
RICCIO, ANTHONY F	1583	05/08/2026	907.80	107915
SCHINCKE, MEGAN	3137	05/08/2026	1,732.65	107916
SEXTON, WILLIAM M	7125	05/08/2026	1,174.49	107917
SEXTON, WILLIAM M	7125	05/08/2026	250.00	107917
SIEVE, BENJAMIN JOSHUA	1606	05/08/2026	2,424.64	107918
SIMONI, ANDREW	1604	05/08/2026	2,227.86	107919
SIMONI, ANDREW	1604	05/08/2026	300.00	107919
SOCKNESS TEEPLE, MEGAN E	3147	05/08/2026	250.00	107920
SOCKNESS TEEPLE, MEGAN E	3147	05/08/2026	2,138.64	107920
SPOERRY, DANIELLE M	1527	05/08/2026	1,463.30	107921
STOULIL, JUSTIN	7131	05/08/2026	1,631.14	107922
SUHR, CARLENE E.F.	3144	05/08/2026	954.92	107923
SUMMERS, AANNA N	1575	05/08/2026	2,185.17	107924
SUMMERS, ALAN C	1534	05/08/2026	1,578.25	107925
WELTHA, CLAYTON	1566	05/08/2026	1,415.37	107926

Payroll Check Register
Report Summary
Pay Period: 4/20/2026-5/3/2026

Packet: PYPKT00820 - 04/20-05/03/26 PAID ON 05/08/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	68	106,779.69
Total	**68**	**106,779.69**

Refund Check Register

Refund Check Detail

UBPKT08260 - Refunds 01 UBPKT08258 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01106-01	TOP SHELF PROPERTY	5/5/2026	65288	41.33			41.33	Generated From Billing
01-01711-02	CRYSTAL MITCHELL	5/5/2026	65289	89.63			89.63	Generated From Billing
01-02374-09	BYRD, MYLISA	5/5/2026	65290	86.39			86.39	Generated From Billing
01-03188-11	LAMUNYON, PAUL J	5/5/2026	65291	121.42			121.42	Generated From Billing
01-03536-02	JEFLYN GILMAN	5/5/2026	65292	54.90			54.90	Generated From Billing
02-01273-03	DOHRMAN, WAYNE E	5/5/2026	65293	113.75			113.75	Generated From Billing
02-01600-02	BRIAN BLESSMAN	5/5/2026	65294	70.33			70.33	Generated From Billing
06-02419-06	THOMAS, COLIN G	5/5/2026	65295	124.72			124.72	Generated From Billing
06-02531-06	CARSON, ANDREW B	5/5/2026	65296	112.65			112.65	Generated From Billing
06-02581-01	RUSSELL SCHWALBACH	5/5/2026	65297	71.42			71.42	Generated From Billing
10-02805-02	GABRIEL YEAKEL	5/5/2026	65298	154.98			154.98	Generated From Billing
10-02810-03	SICARD, RACHEL L	5/5/2026	65299	110.46			110.46	Generated From Billing
16-01448-02	MORTENSON, AMY L	5/5/2026	65300	120.33			120.33	Generated From Billing
16-01575-01	ANGELO, MELISSA M	5/5/2026	65301	121.42			121.42	Generated From Billing
16-01846-03	FOSTER, WILLIAM J	5/5/2026	65302	121.42			121.42	Generated From Billing
16-02070-00	HUBBELL HOMES, LC	5/5/2026	65303	108.26			108.26	Generated From Billing
16-02128-00	LC, HUBBELL HOMES	5/5/2026	65304	108.26			108.26	Generated From Billing
16-02154-00	GREENLAND HOMES IA INC	5/5/2026	65305	113.75			113.75	Generated From Billing
16-02159-00	GREENLAND HOME IA INC	5/5/2026	65306	52.85			52.85	Generated From Billing
16-02174-00	HAPPE HOMES	5/5/2026	65307	113.75			113.75	Generated From Billing
16-02199-00	GREENLAND HOMES IA INC	5/5/2026	65308	82.63			82.63	Generated From Billing
Total Refunds: 21			**Total Refunded Amount:**	2,094.65				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2094.65
Revenue Total:	2094.65

General Ledger Distribution

Posting Date: 05/01/2026

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-2,094.65	Yes

Account Number	Account Name		Posting Amount	IFT
600-050-2141	APPLIED CREDITS		2,094.65	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
999-000-1100	POOLED CASH		-2,094.65	
999-050-2300	DUE TO OTHER FUNDS		2,094.65	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

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

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

The City's general checking account had a beginning balance on April 1, 2026, of $12,381,015.36. The ending balance as of April 30, 2026, was $11,870,793.13. This account earned $30,619.18 of interest. The interest rate increased from 3.24% to 3.27%. This account remains in strong financial condition.

The City's IPAIT account began April 2026 with a balance of $39,502,580.38 and ended the month at $38,898,553.87. During the month, the City's 22 diversified investment accounts generated $95,973.49 in interest earnings. A total of $700,000.00 was transferred to the checking account to fund current project expenditures, including a $600,000.00 transfer for partial pay requests related to the Station project, which is making great progress. On March 26, 2026, the City invested $5,300,000 of funds designated for 2nd Street NW improvements into new three-month Certificates of Deposits at a fixed rate of 3.56% due to project timing.

Notable expenditures during the month included payments for the State Revolving Fund, engineering services, the Station project, Wastewater Reclamation Authority, payroll, law enforcement, wholesale water, employee benefits, and solid waste removal. The total of cleared checks and bank drafts was $5,412,823.91.

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

Respectfully,



Craig Marshman
Administrative Services Coordinator
cmarshman@cityofbondurant.com

Fund Balance Report

As Of 04/30/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	8,312,692.80	5,090,226.06	5,785,398.60	7,617,520.26
110 - ROAD USE TAX	647,188.60	1,092,471.04	899,099.03	840,560.61
112 - EMPLOYEE BENEFIT	353,526.82	277,396.10	990,006.61	-359,083.69
121 - LOCAL OPTION SALES & SERVICE TAX	525,518.37	1,635,772.26	0.00	2,161,290.63
125 - TIF	0.94	3,586,613.70	0.00	3,586,614.64
160 - ECONOMIC DEVELOPMENT	47,351.87	0.00	0.00	47,351.87
167 - LIBRARY GRANT	23,755.50	24,380.05	5,663.90	42,471.65
169 - PARK & REC	37,842.60	27,000.00	0.00	64,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	2,573.71	0.00	0.00	2,573.71
172 - TREE FUND	37,703.85	10,916.00	11,235.00	37,384.85
200 - DEBT SERVICE	4,215,876.54	1,464,556.57	1,977,527.48	3,702,905.63
306 - CIVIC CAMPUS	8,795,399.91	143,495.72	8,645,104.41	293,791.22
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS MASTER PLAN	15,196,800.59	405,512.73	3,754,756.76	11,847,556.56
327 - GRANT ST S/COMMUTER LOOP	177,226.92	19.17	0.00	177,246.09
329 - TIF-TRAIL TO CHICHAQUA	825,117.36	21,986.51	74,926.10	772,177.77
330 - COMMUNITY CENTER	3,567,210.12	115,547.22	1,776,010.01	1,906,747.33
335 - PARK IMPROVEMENTS	2,799,177.19	67,478.88	1,211,137.14	1,655,518.93
337 - THE GRAIN DISTRICT	4,971,479.20	646,591.11	2,271,503.63	3,346,566.68
341 - TIF-PARK LAND PURCHASE	0.00	0.00	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	0.00	0.00	0.00	0.00
343 - DOWNTOWN PARKING	0.00	4,631.55	0.00	4,631.55
344 - 16TH ST NE - GRANT TO HUBBELL	0.00	0.00	13,356.91	-13,356.91
346 - CITY HALL RECONSTRUCTION	0.00	0.00	27,151.24	-27,151.24
347 - BRIDGE/INTERSECTION	2,772,081.57	80,566.88	4,782.00	2,847,866.45
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	0.00	0.00	0.00	0.00
349 - PLEASANT GROVE	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	-627,475.15	3,776,837.16	1,874,182.67	1,275,179.34
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	6,987,052.28	183,779.62	54,170.28	7,116,661.62
356 - CERTIFIED SITE IMPROVEMENTS	3,235,044.39	29,296.73	3,451,310.20	-186,969.08
357 - SE INDUSTRIAL INFRASTRUCTURE	0.00	0.00	824,126.50	-824,126.50
500 - CEMETERY PERPETUAL CARE	37,800.97	1,786.00	0.00	39,586.97
600 - WATER	2,169,146.08	2,429,767.12	4,097,299.36	501,613.84
610 - SEWER	1,355,773.02	1,672,097.07	1,371,899.06	1,655,971.03
670 - GARBAGE	56,330.88	522,953.22	567,867.99	11,416.11
741 - STORM WATER	238,411.48	396,767.19	314,432.12	320,746.55
820 - SELF-FUNDED INSURANCE	12.13	17.65	1,254.76	-1,224.98
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	**66,833,636.32**	**23,708,463.31**	**40,004,201.76**	**50,537,897.87**

Consolidated Balance Sheet Report

Account Summary

As Of 04/30/2026

Account	Name	Balance	
Assets			
000-1100	POOLED CASH	11,243,901.32	
000-1101	CLAIM ON POOLED CASH	11,243,901.32	
000-1111	SAVINGS - CEMETERY XXX1037	117,142.18	
000-1113	CHECKING - WATER SINKING	436,963.09	
000-1114	CHANGE FUND - WATER	270.00	
000-1115	PETTY CASH - GENERAL	100.00	
000-1116	PETTY CASH - LIBRARY	200.00	
000-1117	CHANGE FUND - LIBRARY	20.00	
000-1150	IPAIT - GENERAL FUND 11763 MM	27,903,557.79	
000-1151	IPAIT CD - STREET MASTER PLAN	6,900,190.89	
000-1154	IPAIT - SEWER RESERVE 201	116,616.39	
000-1159	IPAIT - ROAD FUND 125	818,969.62	
000-1162	IPAIT - DEBT SERVICE 124	3,159,219.18	
000-1170	CHECKING - WATER DEPOSITS	74,059.38	
000-1300	DUE FROM GENERAL FUND	19,625.62	
000-1310	DUE FROM ROAD USE TAX	10,114.72	
000-1425	DUE FROM TIF-GRANT ST FRONTAGE	33,522.90	
000-1430	DUE FROM COMMUNITY CENTER	11,673.00	
000-1435	DUE FROM PARK IMPROVEMENTS	1,988.50	
000-1460	DUE FROM WATER	2,119.02	
000-1461	DUE FROM SEWER	2,103.85	
000-1467	DUE FROM GARBAGE	51,723.35	
000-1471	DUE FROM STORM WATER	1,108.08	
	Total Assets:	**62,149,090.20**	**62,149,090.20**
Liability			
050-2010	POOLED PAYABLES	133,979.04	
050-2011	PENDING POOLED PAYABLES	133,979.04	
050-2120	FEDERAL WITHHOLDING	31.94	
050-2121	FICA/MEDICARE WITHHOLDING	43.46	
050-2122	STATE WITHHOLDING	332.14	
050-2123	IPERS WITHHOLDING	1,100.01	
050-2124	HEALTH INSURANCE WITHHOLDING	67,648.76	
050-2125	DENTAL INSURANCE	3,994.26	
050-2131	SELF-FUNDED WITHHOLDING	773.08	
050-2132	VISION WITHHOLDING	479.36	
050-2141	APPLIED CREDITS	24,727.55	
050-2300	DUE TO OTHER FUNDS	11,243,901.32	
050-2350	PY CORRECTION	202.37	
	Total Liability:	**11,611,192.33**	
Equity			
050-3950	FUND BALANCE	66,833,636.32	
	Total Beginning Equity:	**66,833,636.32**	
Total Revenue		23,708,463.31	
Total Expense		40,004,201.76	
	Total Equity and Current Surplus (Deficit):	**50,537,897.87**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**62,149,090.20**

BANK RECONCILIATION APRIL 2026

Bank Statement Balance:	$ 11,870,793.13		
IPAIT balance	$ 38,898,553.87		
Cemetery Vision	$ 5,975.44		
Petty Cash	$ 590.00		
Less:			
Outstanding Checks:	$ 4,702.60		
(See listing next page)			
Calculated Book Balance:	$ 50,771,209.84		
Actual Incode10 Balance:	$ 50,771,209.84	Liabilities	233311.97
Fund Balances	$ 50,537,897.87	DIFFERENCE:	$ (0.00)
DIFFERENCE:	$ -		

Bank Statement Register

Iowa Public Agency Investment Trust

Period 4/1/2026 - 4/30/2026

Packet: BRPKT00337

Bank Statement		General Ledger	
Beginning Balance	39,502,580.38	Account Balance	38,802,580.38
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	700,000.00	Plus Outstanding Credits	0.00
Adjustments	95,973.49	Adjustments	95,973.49
Ending Balance	38,898,553.87	Adjusted Account Balance	38,898,553.87

Statement Ending Balance	38,898,553.87
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

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

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
04/30/2026	INT0001549	Interest	INTEREST GENERAL	001-950-4-4300	11,511.97
04/30/2026	INT0001567	Interest	INTEREST STATION	330-440-4-4300	6,647.76
04/30/2026	INT0001566	Interest	INTEREST CVT	329-210-4-4300	2,029.61
04/30/2026	INT0001565	Interest	INTEREST 2020C	610-815-4-4300	327.68
04/30/2026	INT0001564	Interest	INTEREST CENTRAL	355-865-4-4300	16,965.12
04/30/2026	INT0001563	Interest	INTEREST STREETS	325-210-4-4300	18,564.43
04/30/2026	INT0001562	Interest	INTEREST CAMPUS	306-150-4-4300	737.62
04/30/2026	INT0001561	Interest	INTEREST 2020E	741-865-4-4300	427.02
04/30/2026	INT0001560	Interest	INTEREST LOSST	121-950-4-4301	2,302.65
04/30/2026	INT0001568	Interest	INTEREST GRAIN	337-210-4-4300	8,930.49
04/30/2026	INT0001559	Interest	INTEREST LOOP	327-210-4-4300	1.80
04/30/2026	INT0001557	Interest	INTEREST DEBT	200-710-4-4300	8,877.18
04/30/2026	INT0001556	Interest	INTEREST BRIDGE	347-520-4-4300	7,251.23
04/30/2026	INT0001555	Interest	INTEREST DEPOSITS	600-810-4-4300	1,122.78
04/30/2026	INT0001554	Interest	INTEREST LIBRARY	167-410-4-4300	18.49
04/30/2026	INT0001553	Interest	INTEREST PARKS	335-430-4-4300	4,475.34
04/30/2026	INT0001552	Interest	INTEREST CEMETERY	500-450-4-4300	94.41
04/30/2026	INT0001551	Interest	INTEREST WATER	600-810-4-4300	2,248.48
04/30/2026	INT0001550	Interest	INTEREST SEWER	610-815-4-4300	2,247.98
04/30/2026	INT0001558	Interest	INTEREST ROAD	110-210-4-4300	1,178.47
04/30/2026	INT0001569	Interest	INTEREST DOWNTOWN	343-220-4-4300	12.98
				Total Adjustments (21)	95,973.49

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/24/2026	EFT0000896	EFT	TRANSFER 600K FOR CORE PAY APPS 5 AN	-600,000.00
04/30/2026	EFT0000897	EFT	4/30/26 TRANSFER 100K FROM IPAIT 325	-100,000.00
			Total Cleared Other (2)	-700,000.00

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
EFT	2	0.00	-700,000.00	-700,000.00
		0.00	-700,000.00	-700,000.00

Bank Statement Register

General Fund

Period 4/1/2026 - 4/30/2026

Packet: BRPKT00339

Bank Statement		General Ledger	
Beginning Balance	12,381,015.36	Account Balance	11,866,090.53
Plus Debits	4,908,648.05	Less Outstanding Debits	493.50
Less Credits	5,418,870.28	Plus Outstanding Credits	5,196.10
Adjustments	0.00	Adjustments	0.00
Ending Balance	11,870,793.13	Adjusted Account Balance	11,870,793.13

Statement Ending Balance	11,870,793.13
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/01/2026	DEP0047786	002157 Insite	Visa - Insite	CLPKT13043 BG:Online Payments	50.00
04/01/2026	DEP0047786	002158 Insite	Discover - Ins	CLPKT13043 BG:Online Payments	611.00
04/01/2026	DEP0047789	001280 Point Of Sale	OpenEdge Pei	CLPKT13044 BG:CC	179.65
04/01/2026	DEP0047796			Utility Reverse Payment Packet UBPKT0	-150.00
04/01/2026	DEP0047799			CLPKT13046 BG:DD	150.00
04/01/2026	DEP0047802			Utility Reverse Payment Packet UBPKT0	-150.00
04/01/2026	DEP0047805			CLPKT13047 BG:DD	150.00
04/01/2026	DEP0047808			Utility Reverse Payment Packet UBPKT0	-150.00
04/01/2026	DEP0047811			CLPKT13048 BG:DD	150.00
04/01/2026	DEP0047820			CLPKT13049 BG:DD	87.45
04/01/2026	DEP0047823			CLPKT13050 BG:DD	2,320.87
04/01/2026	DEP0047832			CLPKT13053 BG:DD	341.93
04/01/2026	DEP0047832			CLPKT13053 BG:DD	150.00
04/01/2026	DEP0047835			CLPKT13054 BG:DD	77.15
04/01/2026	DEP0048123			SEWER SINKING FUNDS	18,340.42

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/01/2026	DEP0048124			STORMWATER SINKING FUNDS	11,733.34
04/01/2026	DEP0048125			WATER SINKING FUND	29,416.86
04/02/2026	DEP0047826	002159 Insite	Visa - Insite	CLPKT13051 BG:Online Payments	460.00
04/02/2026	DEP0047829	001281 Point Of Sale	OpenEdge Pe	CLPKT13052 BG:CC	414.50
04/02/2026	DEP0047838			Utility Reverse Payment Packet UBPKT0	-150.00
04/02/2026	DEP0047841			CLPKT13055 BG:DD	150.00
04/02/2026	DEP0047844			Utility Reverse Payment Packet UBPKT0	-150.00
04/02/2026	DEP0047847			CLPKT13056 BG:DD	150.00
04/02/2026	DEP0047850			CLPKT13057 BG:DD	4.92
04/02/2026	DEP0047862			CLPKT13060 BG:DD	1,312.95
04/02/2026	DEP0047865			CLPKT13061 BG:DD	5,353.49
04/03/2026	DEP0047856	002160 Insite	Visa - Insite	CLPKT13058 BG:Online Payments	4,502.70
04/03/2026	DEP0047859	001282 Point Of Sale	OpenEdge Pe	CLPKT13059 BG:CC	38.60
04/03/2026	DEP0047859	000695 Point Of Sale	OpenEdge Uti	CLPKT13059 BG:CC	150.00
04/03/2026	DEP0047868			Utility Reverse Payment Packet UBPKT0	-150.00
04/03/2026	DEP0047871			CLPKT13062 BG:DD	150.00
04/03/2026	DEP0047874			CLPKT13063 BG:CC	85.00
04/03/2026	DEP0047877			CLPKT13064 BG:DD	123.82
04/03/2026	DEP0047907			CLPKT13073 BG:DD	750.00
04/03/2026	DEP0047907			CLPKT13073 BG:DD	436.86
04/03/2026	DEP0047910			CLPKT13074 BG:DD	1,036.35
04/03/2026	DEP0047910			CLPKT13074 BG:DD	150.00
04/06/2026	DEP0047880	002163 Insite	Discover - Ins	CLPKT13065 BG:Online Payments	6,560.64
04/06/2026	DEP0047883	002162 Insite	Mastercard - I	CLPKT13066 BG:Online Payments	3,995.61
04/06/2026	DEP0047886	002161 Insite	Visa - Insite	CLPKT13067 BG:Online Payments	3,795.18
04/06/2026	DEP0047889	001284 Point Of Sale	OpenEdge Pe	CLPKT13068 BG:CC	204.00
04/06/2026	DEP0047892	001283 Point Of Sale	OpenEdge Pe	CLPKT13069 BG:CC	204.00
04/06/2026	DEP0047892	001284 Point Of Sale	OpenEdge Pe	CLPKT13069 BG:CC	10.00
04/06/2026	DEP0047895			Utility Reverse Payment Packet UBPKT0	-150.00
04/06/2026	DEP0047898			CLPKT13070 BG:DD	150.00
04/06/2026	DEP0047901			CLPKT13071 BG:CC	35.00
04/06/2026	DEP0047904			CLPKT13072 BG:DD	520.02
04/06/2026	DEP0047916			CLPKT13077 BG:DD	1,954.66
04/06/2026	DEP0047916			CLPKT13077 BG:DD	600.00
04/06/2026	DEP0047919			CLPKT13078 BG:DD	1,500.00
04/06/2026	DEP0047919			CLPKT13078 BG:DD	13,582.76
04/07/2026	DEP0047913	002164 Insite	Visa - Insite	CLPKT13076 BG:Online Payments	4,548.42
04/07/2026	DEP0047928			CLPKT13081 BG:DD	2,458.91
04/07/2026	DEP0047931			CLPKT13082 BG:DD	689.31
04/07/2026	DEP0047996			POLK COUNTY - SILO COMMONS PROJE	100,000.00
04/08/2026	DEP0047922	002165 Insite	Visa - Insite	CLPKT13079 BG:Online Payments	1,860.19
04/08/2026	DEP0047925	000696 Point Of Sale	OpenEdge Uti	CLPKT13080 BG:CC	100.41
04/08/2026	DEP0047925	001285 Point Of Sale	OpenEdge Pe	CLPKT13080 BG:CC	139.00
04/08/2026	DEP0047934			CLPKT13083 BG:DD	70.71
04/08/2026	DEP0047937			Utility Reverse Payment Packet UBPKT0	-150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/08/2026	DEP0047940			CLPKT13084 BG:DD	150.00
04/08/2026	DEP0047943			Utility Reverse Payment Packet UBPKT0	-150.00
04/08/2026	DEP0047946			CLPKT13085 BG:DD	150.00
04/08/2026	DEP0047949			Utility Reverse Payment Packet UBPKT0	-150.00
04/08/2026	DEP0047952			CLPKT13086 BG:DD	150.00
04/08/2026	DEP0047962			CLPKT13090 BG:DD	2,887.17
04/08/2026	DEP0047965			CLPKT13091 BG:DD	1,494.86
04/08/2026	DEP0047967			CLPKT13087 BG:DD	68.45
04/08/2026	DEP0047970			CLPKT13092 BG:DD	5,854.95
04/08/2026	DEP0047991			CLPKT13096 BG:CC	50.00
04/08/2026	DEP0047992			MARKETPLACE HCCLAIMPMT	52.15
04/08/2026	DEP0047995			CLPKT13097 BG:DD	796.27
04/09/2026	DEP0047956	002166 Insite	Visa - Insite	CLPKT13088 BG:Online Payments	2,671.17
04/09/2026	DEP0047959	000697 Point Of Sale	OpenEdge Uti	CLPKT13089 BG:CC	127.22
04/09/2026	DEP0047959	001286 Point Of Sale	OpenEdge Pe	CLPKT13089 BG:CC	185.00
04/09/2026	DEP0047973			Utility Reverse Payment Packet UBPKT0	-150.00
04/09/2026	DEP0047976			CLPKT13093 BG:DD	150.00
04/09/2026	DEP0047979			Utility Reverse Payment Packet UBPKT0	-150.00
04/09/2026	DEP0047982			CLPKT13094 BG:DD	150.00
04/09/2026	DEP0047985			Utility Reverse Payment Packet UBPKT0	-150.00
04/09/2026	DEP0047988			CLPKT13095 BG:DD	150.00
04/09/2026	DEP0048009			CLPKT13102 BG:DD	4,478.79
04/09/2026	DEP0048012			CLPKT13103 BG:DD	398.13
04/09/2026	DEP0048015			CLPKT13104 BG:DD	2,189.76
04/09/2026	DEP0048018			CLPKT13105 BG:DD	6,389.88
04/10/2026	DEP0048000	002167 Insite	Mastercard - I	CLPKT13099 BG:Online Payments	3,406.20
04/10/2026	DEP0048003	000698 Point Of Sale	OpenEdge Uti	CLPKT13100 BG:CC	100.41
04/10/2026	DEP0048006	001287 Point Of Sale	OpenEdge Pe	CLPKT13101 BG:CC	17.90
04/10/2026	DEP0048021			CLPKT13106 BG:CC	70.00
04/13/2026	DEP0048024	002169 Insite	Mastercard - I	CLPKT13107 BG:Online Payments	11,063.35
04/13/2026	DEP0048027	002170 Insite	Mastercard - I	CLPKT13108 BG:Online Payments	2,166.29
04/13/2026	DEP0048030	001290 Point Of Sale	OpenEdge Pe	CLPKT13109 BG:CC	8.60
04/13/2026	DEP0048033	001288 Point Of Sale	OpenEdge Pe	CLPKT13110 BG:CC	9.10
04/13/2026	DEP0048036	001289 Point Of Sale	OpenEdge Pe	CLPKT13111 BG:CC	169.00
04/13/2026	DEP0048036	000699 Point Of Sale	OpenEdge Uti	CLPKT13111 BG:CC	225.36
04/13/2026	DEP0048039	002168 Insite	Visa - Insite	CLPKT13112 BG:Online Payments	3,554.86
04/13/2026	DEP0048042			Utility Reverse Payment Packet UBPKT0	-150.00
04/13/2026	DEP0048045			CLPKT13113 BG:DD	150.00
04/13/2026	DEP0048048			CLPKT13114 BG:DD	9,045.63
04/13/2026	DEP0048057			CLPKT13117 BG:DD	16,074.57
04/13/2026	DEP0048060			CLPKT13118 BG:DD	6,606.78
04/13/2026	DEP0048063			CLPKT13119 BG:DD	9,352.83
04/13/2026	DEP0048066			CLPKT13120 BG:DD	19,151.00
04/13/2026	DEP0048069			CLPKT13121 BG:DD	1,121.96
04/13/2026	DEP0048072			CLPKT13122 BG:DD	9,154.56

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/13/2026	DEP0048075			CLPKT13123 BG:DD	1,008.39
04/13/2026	DEP0048075			CLPKT13123 BG:DD	150.00
04/13/2026	DEP0048083			MARKETPLACE HCCLAIMPMT	119.17
04/13/2026	DEP0048084			SILO COMMONS PHASE 2 - BROWNFIEL	9,196.00
04/13/2026	DEP0048110			CLPKT13133 BG:DD	3,168,833.59
04/14/2026	DEP0048051	002171 Insite	Visa - Insite	CLPKT13115 BG:Online Payments	3,275.61
04/14/2026	DEP0048054	001291 Point Of Sale	OpenEdge Pe	CLPKT13116 BG:CC	0.50
04/14/2026	DEP0048078			Utility Reverse Payment Packet UBPKT0	-150.00
04/14/2026	DEP0048081			CLPKT13124 BG:DD	150.00
04/14/2026	DEP0048087			CLPKT13126 BG:CC	15.00
04/14/2026	DEP0048090			CLPKT13127 BG:CC	50.00
04/14/2026	DEP0048093			CLPKT13128 BG:CC	75.00
04/14/2026	DEP0048111			SILO COMMONS PHASE 1 - BROWNFIEL	7,100.00
04/14/2026	DEP0048116			CLPKT13136 BG:DD	1,430.68
04/14/2026	DEP0048119			CLPKT13134 BG:DD	2,956.46
04/14/2026	DEP0048122			CLPKT13135 BG:DD	2,662.00
04/15/2026	DEP0048095			ACH Draft Packet UBPKT08182	177,343.01
04/15/2026	DEP0048098	002172 Insite	Mastercard - I	CLPKT13129 BG:Online Payments	5,171.72
04/15/2026	DEP0048101	000700 Point Of Sale	OpenEdge Uti	CLPKT13130 BG:CC	221.21
04/15/2026	DEP0048101	001292 Point Of Sale	OpenEdge Pe	CLPKT13130 BG:CC	102.95
04/15/2026	DEP0048104			CLPKT13131 BG:CC	50.00
04/15/2026	DEP0048107			CLPKT13132 BG:DD	417.00
04/15/2026	DEP0048112			IA CLAIMS HCCLAIMPMT	163.55
04/15/2026	DEP0048113			MED-PAYMENT.COM COF CREDIT	25.00
04/15/2026	DEP0048159			CLPKT13141 BG:DD	1,226.25
04/15/2026	DEP0048162			CLPKT13142 BG:DD	10,157.51
04/15/2026	DEP0048165			CLPKT13143 BG:DD	2,975.72
04/15/2026	DEP0048168			CLPKT13145 BG:DD	2,592.56
04/15/2026	DEP0048171			CLPKT13144 BG:DD	2,439.87
04/16/2026	DEP0048132	002173 Insite	Mastercard - I	CLPKT13137 BG:Online Payments	9,316.68
04/16/2026	DEP0048135	000701 Point Of Sale	OpenEdge Uti	CLPKT13138 BG:CC	265.04
04/16/2026	DEP0048135	001293 Point Of Sale	OpenEdge Pe	CLPKT13138 BG:CC	165.50
04/16/2026	DEP0048138			Utility Reverse Payment Packet UBPKT0	-150.00
04/16/2026	DEP0048141			CLPKT13139 BG:DD	150.00
04/16/2026	DEP0048144			Utility Reverse Payment Packet UBPKT0	-161.52
04/16/2026	DEP0048147			Utility Reverse Payment Packet UBPKT0	-136.27
04/16/2026	DEP0048150			Utility Reverse Payment Packet UBPKT0	-120.78
04/16/2026	DEP0048153			CLPKT13140 BG:CC	210.00
04/16/2026	DEP0048156			Utility Reverse Payment Packet UBPKT0	-100.05
04/16/2026	DEP0048174			Utility Reverse Payment Packet UBPKT0	-176.85
04/16/2026	DEP0048177			Utility Reverse Payment Packet UBPKT0	-125.31
04/16/2026	DEP0048180			Utility Reverse Payment Packet UBPKT0	-59.68
04/16/2026	DEP0048183			CLPKT13146 BG:DD	15,934.50
04/16/2026	DEP0048186			CLPKT13147 BG:DD	6,551.11
04/16/2026	DEP0048189			CLPKT13148 BG:DD	1,092.34

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/17/2026	DEP0048192			Utility Reverse Payment Packet UBPKT0	-98.55
04/17/2026	DEP0048195	000702 Point Of Sale	OpenEdge Uti	CLPKT13149 BG:CC	68.74
04/17/2026	DEP0048198	002174 Insite	Mastercard - I	CLPKT13150 BG:Online Payments	27,081.87
04/17/2026	DEP0048201	001294 Point Of Sale	OpenEdge Pei	CLPKT13151 BG:CC	11.45
04/17/2026	DEP0048204			CLPKT13152 BG:CC	165.00
04/17/2026	DEP0048207			CLPKT13153 BG:DD	1,780.10
04/17/2026	DEP0048208			HUMANA INS CO HCCLAIMPMT	549.64
04/17/2026	DEP0048211			Utility Reverse Payment Packet UBPKT0	-56.39
04/17/2026	DEP0048214			Utility Reverse Payment Packet UBPKT0	-195.46
04/17/2026	DEP0048238			CLPKT13161 BG:DD	1,378.62
04/17/2026	DEP0048238			CLPKT13161 BG:DD	1,650.00
04/20/2026	DEP0048217	001297 Point Of Sale	OpenEdge Pei	CLPKT13155 BG:CC	30.25
04/20/2026	DEP0048220	001296 Point Of Sale	OpenEdge Pei	CLPKT13156 BG:CC	220.90
04/20/2026	DEP0048223	002177 Insite	Visa - Insite	CLPKT13157 BG:Online Payments	714.93
04/20/2026	DEP0048226	002176 Insite	Mastercard - I	CLPKT13158 BG:Online Payments	2,478.03
04/20/2026	DEP0048229	001295 Point Of Sale	OpenEdge Pei	CLPKT13159 BG:CC	213.50
04/20/2026	DEP0048229	000703 Point Of Sale	OpenEdge Uti	CLPKT13159 BG:CC	347.96
04/20/2026	DEP0048232	002175 Insite	Visa - Insite	CLPKT13160 BG:Online Payments	7,241.05
04/20/2026	DEP0048235			Utility Reverse Payment Packet UBPKT0	-100.51
04/20/2026	DEP0048241			Utility Reverse Payment Packet UBPKT0	-150.00
04/20/2026	DEP0048244			CLPKT13162 BG:DD	150.00
04/20/2026	DEP0048247			Utility Reverse Payment Packet UBPKT0	-150.00
04/20/2026	DEP0048250			CLPKT13163 BG:DD	150.00
04/20/2026	DEP0048253			Utility Reverse Payment Packet UBPKT0	-150.00
04/20/2026	DEP0048256			CLPKT13164 BG:DD	150.00
04/20/2026	DEP0048259			Utility Reverse Payment Packet UBPKT0	-150.00
04/20/2026	DEP0048262			CLPKT13165 BG:DD	150.00
04/20/2026	DEP0048271			CLPKT13169 BG:DD	1,379.66
04/20/2026	DEP0048274			CLPKT13168 BG:DD	361.23
04/21/2026	DEP0048265	001298 Point Of Sale	OpenEdge Pei	CLPKT13166 BG:CC	0.80
04/21/2026	DEP0048268	002178 Insite	Visa - Insite	CLPKT13167 BG:Online Payments	589.20
04/21/2026	DEP0048277			CLPKT13172 BG:CC	55.00
04/21/2026	DEP0048280			CLPKT13171 BG:CC	105.00
04/21/2026	DEP0048283			CLPKT13170 BG:CC	456.00
04/21/2026	DEP0048284			ROAD USE TAX REVENUE	107,995.37
04/21/2026	DEP0048339			CLPKT13187 BG:DD	656.95
04/22/2026	DEP0048287	002179 Insite	Visa - Insite	CLPKT13173 BG:Online Payments	2,260.79
04/22/2026	DEP0048290	000704 Point Of Sale	OpenEdge Uti	CLPKT13174 BG:CC	54.69
04/22/2026	DEP0048290	001299 Point Of Sale	OpenEdge Pei	CLPKT13174 BG:CC	5,523.88
04/22/2026	DEP0048293			Utility Reverse Payment Packet UBPKT0	-150.00
04/22/2026	DEP0048296			CLPKT13176 BG:DD	150.00
04/22/2026	DEP0048299			CLPKT13177 BG:CC	204.00
04/22/2026	DEP0048300			MARKETPLACE HCCLAIMPMT	22.49
04/22/2026	DEP0048303			CLPKT13178 BG:DD	1,752.50
04/22/2026	DEP0048333			CLPKT13185 BG:DD	639.28

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/22/2026	DEP0048336			CLPKT13186 BG:DD	24,017.85
04/23/2026	DEP0048306	002180 Insite	Visa - Insite	CLPKT13179 BG:Online Payments	1,672.55
04/23/2026	DEP0048309	001300 Point Of Sale	OpenEdge Pe	CLPKT13180 BG:CC	620.00
04/23/2026	DEP0048312			Utility Reverse Payment Packet UBPKT0	-150.00
04/23/2026	DEP0048315			CLPKT13181 BG:DD	150.00
04/23/2026	DEP0048318			Utility Reverse Payment Packet UBPKT0	-150.00
04/23/2026	DEP0048321			CLPKT13182 BG:DD	150.00
04/23/2026	DEP0048324			Utility Reverse Payment Packet UBPKT0	-150.00
04/23/2026	DEP0048327			CLPKT13183 BG:DD	150.00
04/23/2026	DEP0048330			CLPKT13184 BG:CC	251.00
04/23/2026	DEP0048340			WPS HCCLAIMPMT	2,537.14
04/23/2026	DEP0048341			MARKETPLACE HCCLAIMPMT	80.00
04/23/2026	DEP0048357			CLPKT13191 BG:DD	1,126.38
04/24/2026	DEP0048345	002181 Insite	Visa - Insite	CLPKT13188 BG:Online Payments	4,321.05
04/24/2026	DEP0048348	000705 Point Of Sale	OpenEdge Uti	CLPKT13189 BG:CC	112.94
04/24/2026	DEP0048351			Utility Reverse Payment Packet UBPKT0	-150.00
04/24/2026	DEP0048354			CLPKT13190 BG:DD	150.00
04/24/2026	DEP0048358			TRANSFER 600K FOR CORE PAY APPS 5	600,000.00
04/24/2026	DEP0048359			AETNA AS01 HCCLAIMPMT	526.95
04/24/2026	DEP0048362			CLPKT13192 BG:DD	10,820.53
04/27/2026	DEP0048365			CLPKT13193 BG:CC	145.00
04/27/2026	DEP0048368	002182 Insite	Mastercard - I	CLPKT13194 BG:Online Payments	3,914.54
04/27/2026	DEP0048370			MED-PAYMENT.COM COF CREDIT	989.50
04/27/2026	DEP0048372	002183 Insite	Visa - Insite	CLPKT13195 BG:Online Payments	826.31
04/27/2026	DEP0048375	001303 Point Of Sale	OpenEdge Pe	CLPKT13196 BG:CC	10.00
04/27/2026	DEP0048378	002184 Insite	Visa - Insite	CLPKT13197 BG:Online Payments	200.00
04/27/2026	DEP0048381	001302 Point Of Sale	OpenEdge Pe	CLPKT13198 BG:CC	136.25
04/27/2026	DEP0048384	000706 Point Of Sale	OpenEdge Uti	CLPKT13199 BG:CC	170.18
04/27/2026	DEP0048384	001301 Point Of Sale	OpenEdge Pe	CLPKT13199 BG:CC	332.20
04/27/2026	DEP0048387			Utility Reverse Payment Packet UBPKT0	-150.00
04/27/2026	DEP0048390			CLPKT13200 BG:DD	150.00
04/27/2026	DEP0048396			CLPKT13202 BG:DD	2,640.63
04/28/2026	DEP0048393	001304 Point Of Sale	OpenEdge Pe	CLPKT13201 BG:CC	0.70
04/28/2026	DEP0048399			CLPKT13203 BG:CC	660.00
04/28/2026	DEP0048402			CLPKT13204 BG:CC	115.00
04/28/2026	DEP0048413			CLPKT13207 BG:DD	172.00
04/29/2026	DEP0048406	002185 Insite	Visa - Insite	CLPKT13205 BG:Online Payments	293.00
04/29/2026	DEP0048409	001305 Point Of Sale	OpenEdge Pe	CLPKT13206 BG:CC	33.99
04/29/2026	DEP0048410			REFUND DOUBLE PAYMENT SHIVE INVC	1,545.50
04/29/2026	DEP0048416			CLPKT13208 BG:DD	17.65
04/29/2026	DEP0048417			LOSST REVENUE - STATE OF IOWA	167,137.98
04/29/2026	DEP0048418			HOTEL/MOTEL TAX REVENUE - STATE C	1,009.19
04/29/2026	DEP0048421			CLPKT13209 BG:DD	1,595.53
04/29/2026	DEP0048431			CLPKT13213 BG:DD	150.00
04/29/2026	DEP0048455			CLPKT13217 BG:DD	1,800.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
04/29/2026	DEP0048455			CLPKT13217 BG:DD	265.00
04/29/2026	DEP0048461			CLPKT13219 BG:DD	2,074.04
04/30/2026	DEP0048403			4/30/26 TRANSFER 100K FROM IPAIT 3	100,000.00
04/30/2026	DEP0048424	002186 Insite	Visa - Insite	CLPKT13210 BG:Online Payments	665.00
04/30/2026	DEP0048427	001306 Point Of Sale	OpenEdge Pe	CLPKT13211 BG:CC	179.50
04/30/2026	DEP0048427	000707 Point Of Sale	OpenEdge Uti	CLPKT13211 BG:CC	100.00
04/30/2026	DEP0048434			Utility Reverse Payment Packet UBPKT0	-150.00
04/30/2026	DEP0048437			CLPKT13214 BG:DD	150.00
04/30/2026	DEP0048440			Utility Reverse Payment Packet UBPKT0	-150.00
04/30/2026	DEP0048443			CLPKT13215 BG:DD	150.00
04/30/2026	DEP0048446			Utility Reverse Payment Packet UBPKT0	-150.00
04/30/2026	DEP0048449			CLPKT13216 BG:DD	150.00
04/30/2026	DEP0048452			Utility Reverse Payment Packet UBPKT0	-150.00
04/30/2026	DEP0048458			CLPKT13218 BG:DD	150.00
04/30/2026	DEP0048462			WPS HCCLAIMPMT	506.11
04/30/2026	DEP0048478			CLPKT13223 BG:DD	211.00
04/30/2026	DEP0048478			CLPKT13223 BG:DD	150.00
04/30/2026	DEP0048559			INTEREST	30,619.18
				Total Cleared Deposits (258)	4,902,601.68

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
03/02/2026	65222	Check	CHAD M BURNETT	-114.85
04/01/2026	65254	Check	TOM R HALL	-121.42
04/01/2026	65255	Check	BRADEN D THORSON	-126.92
04/01/2026	65256	Check	KEN WATTS	-71.42
04/01/2026	65257	Check	TIM PERRY	-45.85
04/01/2026	65259	Check	ALEXIS N MORROW	-111.55
04/01/2026	65260	Check	DUSTIN & SARA FARGO	-5.13
04/01/2026	65261	Check	VICTORIA J WHITE	-67.73
04/01/2026	65262	Check	RONALD ADAMSON	-70.33
04/01/2026	65263	Check	MASON L MILLER	-109.37
04/01/2026	65264	Check	RICHARD L VOSS	-107.17
04/01/2026	65265	Check	IOWA REALTY RELOCATION	-121.42
04/01/2026	65266	Check	YAMUNA BHANDARI	-121.42
04/01/2026	65267	Check	D R HORTON - IOWA, LLC	-121.42
04/01/2026	65268	Check	GREENLAND HOMES IA INC	-114.85
04/01/2026	65269	Check	GREENLAND HOMES IA INC	-110.46
04/01/2026	65270	Check	HUBBELL HOMES LC	-108.26
04/01/2026	65272	Check	SAGE HOMES	-115.94
04/01/2026	65273	Check	SAGE HOMES, INC	-111.55
04/01/2026	65274	Check	HUBBELL HOMES, LC	-48.33
04/02/2026	65248	Check	DES MOINES WATER WORKS	-28,515.06

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
04/02/2026	65249	Check	SHELBY HAGAN	-422.57
04/02/2026	65250	Check	KATIE KLUS	-467.63
04/02/2026	65251	Check	LYNN LLOYD	-15.00
04/02/2026	65252	Check	THE WEBSTUARANTSTORE LLC	-18,977.20
04/17/2026	65276	Check	JOSEPH DUNHAM	-15.00
04/17/2026	65277	Check	KATIE KLUS	-112.50
04/23/2026	65280	Check	CORE CONSTRUCTION SERVICES, LLC	-583,901.40
04/23/2026	65282	Check	SHELBY HAGAN	-237.44
			Total Cleared Checks (29)	-634,589.19

Cleared Other

Item Date	Reference	Item Type	Description	Amount
03/30/2026	DFT0004611	Bank Draft	DES MOINES WATER WORKS	-26,513.18
03/30/2026	DFT0004612	Bank Draft	DES MOINES WATER WORKS	-68,558.85
03/31/2026	237138	Deposit Reversal	Clear 3/26 GL Dif for a deposit on 4/1/26	-50.00
04/01/2026	DFT0004593	Bank Draft	EBS	-1,920.99
04/01/2026	DFT0004596	Bank Draft	EBS	-23,247.50
04/01/2026	DFT0004597	Bank Draft	EBS	-1,287.02
04/01/2026	DFT0004599	Bank Draft	EBS	-1,638.69
04/01/2026	DFT0004600	Bank Draft	EBS	-3,894.00
04/01/2026	DFT0004601	Bank Draft	EBS	-230.82
04/01/2026	DFT0004632	Bank Draft	EBS	-1,920.99
04/01/2026	DFT0004635	Bank Draft	EBS	-24,095.07
04/01/2026	DFT0004636	Bank Draft	EBS	-1,294.52
04/01/2026	DFT0004638	Bank Draft	EBS	-1,639.15
04/01/2026	DFT0004639	Bank Draft	EBS	-3,977.50
04/01/2026	DFT0004640	Bank Draft	EBS	-230.82
04/01/2026	DFT0004751	Bank Draft	EBS	-3,668.30
04/01/2026	EFT0000887	EFT	SEWER SINKING FUNDS	-18,340.42
04/01/2026	EFT0000888	EFT	STORMWATER SINKING FUNDS	-11,733.34
04/01/2026	EFT0000889	EFT	WATER SINKING FUND	-29,416.86
04/02/2026	DFT0004649	Bank Draft	POSTMASTER	-671.11
04/06/2026	DFT0004595	Bank Draft	ISOLVED BENEFIT SERVICES	-55.22
04/06/2026	DFT0004634	Bank Draft	ISOLVED BENEFIT SERVICES	-49.78
04/06/2026	DFT0004670	Bank Draft	GOOGLE LLC	-26.71
04/07/2026	APA001974	AP Automation	AIRGAS USA, LLC	-45.00
04/07/2026	APA001975	AP Automation	AMAZON CAPITAL SERVICES	-1,843.87
04/07/2026	APA001976	AP Automation	AMERICAN PLUMBING SUPPLY CO	-91.80
04/07/2026	APA001977	AP Automation	ARROW MANUFACTURING INC	-26,840.00
04/07/2026	APA001978	AP Automation	BOLTON & MENK, INC	-282.00
04/07/2026	APA001979	AP Automation	BOUND TREE MEDICAL LLC	-646.02
04/07/2026	APA001980	AP Automation	BRICK GENTRY P.C.	-17,900.00
04/07/2026	APA001981	AP Automation	CAPITAL CITY EQUIPMENT	-1,002.05

Item Date	Reference	Item Type	Description	Amount
04/07/2026	APA001982	AP Automation	CINTAS CORPORATION #762	-78.62
04/07/2026	APA001983	AP Automation	CORE & MAIN LP	-3,218.00
04/07/2026	APA001984	AP Automation	D & K PRODUCTS	-650.00
04/07/2026	APA001985	AP Automation	DEMCO	-277.98
04/07/2026	APA001986	AP Automation	ELECTRIC PUMP INC.	-398.30
04/07/2026	APA001987	AP Automation	EMBARK IT, INC	-812.86
04/07/2026	APA001988	AP Automation	FEH ASSOCIATES, INC.	-16,956.25
04/07/2026	APA001989	AP Automation	GANNETT MEDIA CORP	-1,367.76
04/07/2026	APA001990	AP Automation	GENERAL TRAFFIC CONTROLS, INC.	-504.00
04/07/2026	APA001991	AP Automation	GREATER DES MOINES PARTNERSHIP	-2,250.00
04/07/2026	APA001992	AP Automation	HENRY ROBERT VEENSTRA JR.	-1,500.00
04/07/2026	APA001993	AP Automation	HOME BOY CONSTRUCTION, INC	-31,040.00
04/07/2026	APA001994	AP Automation	HR GREEN, INC.	-18,408.50
04/07/2026	APA001995	AP Automation	IOWA PRISON INDUSTRIES	-290.19
04/07/2026	APA001996	AP Automation	IMAGE 360	-597.00
04/07/2026	APA001997	AP Automation	INGRAM LIBRARY SERVICES	-3,148.43
04/07/2026	APA001998	AP Automation	KONICA MINOLTA PREMIER FINANCE	-231.72
04/07/2026	APA001999	AP Automation	KONICA MINOLTA PREMIER FINANCE	-248.85
04/07/2026	APA002000	AP Automation	LIBRARY IDEAS	-100.24
04/07/2026	APA002001	AP Automation	MENARDS - ALTOONA	-459.51
04/07/2026	APA002002	AP Automation	MIDWEST TAPE, LLC	-626.34
04/07/2026	APA002003	AP Automation	MIRACLE RECREATION EQUIPMENT	-425.99
04/07/2026	APA002004	AP Automation	MUNICIPAL SUPPLY, INC.	-1,300.00
04/07/2026	APA002005	AP Automation	OMNISITE	-169.26
04/07/2026	APA002006	AP Automation	OREILLY AUTO PARTS	-71.99
04/07/2026	APA002007	AP Automation	OVERDRIVE INC	-72.41
04/07/2026	APA002008	AP Automation	P & P SMALL ENGINES	-43.98
04/07/2026	APA002009	AP Automation	POLK COUNTY AUDITOR	-73,616.25
04/07/2026	APA002010	AP Automation	RELIANT FIRE APPARATUS, INC.	-357.00
04/07/2026	APA002011	AP Automation	SHIVE-HATTERY INC	-30,548.46
04/07/2026	APA002012	AP Automation	SKOLD DOOR & FLOOR COMPANY, INC	-447.62
04/07/2026	APA002013	AP Automation	SMITH'S SEWER SERVICE, INC.	-715.40
04/07/2026	APA002014	AP Automation	STERICYCLE, INC.	-8.37
04/07/2026	APA002015	AP Automation	STOREY-KENWORTHY COMPANY	-42.00
04/07/2026	APA002016	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-1,606.56
04/07/2026	APA002017	AP Automation	SYSTEMS TECHNOLOGY GROUP INCORPOR	-495.00
04/07/2026	APA002018	AP Automation	TERRACON CONSULTANTS, INC	-2,525.00
04/07/2026	APA002019	AP Automation	TITAN MACHINERY	-4,080.00
04/07/2026	APA002020	AP Automation	UNIQUE	-69.90
04/07/2026	APA002021	AP Automation	US CELLULAR	-262.75
04/07/2026	APA002022	AP Automation	VEENSTRA & KIMM, INC.	-183,011.59
04/07/2026	APA002023	AP Automation	VERIZON WIRELESS	-1,623.21
04/08/2026	APA002024	AP Automation	ALL MAKES OFFICE EQUIPMENT CO. OF DE	-75,216.67
04/08/2026	APA002025	AP Automation	AMAZON CAPITAL SERVICES	-153.90
04/08/2026	APA002026	AP Automation	BRICK GENTRY P.C.	-11,676.52

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/08/2026	APA002027	AP Automation	CALHOUN-BURNS & ASSOC INC.	-1,583.25
04/08/2026	APA002028	AP Automation	CAPITAL CITY EQUIPMENT	-850.71
04/08/2026	APA002029	AP Automation	CITY OF DES MOINES	-151,494.60
04/08/2026	APA002030	AP Automation	CORE & MAIN LP	-2,117.00
04/08/2026	APA002031	AP Automation	DIAM PEST CONTROL	-75.00
04/08/2026	APA002032	AP Automation	EIDE BAILLY LLP	-970.00
04/08/2026	APA002033	AP Automation	JESTER INSURANCE SERVICE	-6,859.49
04/08/2026	APA002034	AP Automation	FLOWCUS	-27,540.00
04/08/2026	APA002035	AP Automation	HENRY ROBERT VEENSTRA JR.	-500.00
04/08/2026	APA002036	AP Automation	I & S GROUP, INC.	-77,790.00
04/08/2026	APA002037	AP Automation	ISU EXTENSION - POLK COUNTY	-520.00
04/08/2026	APA002038	AP Automation	KONICA MINOLTA	-354.35
04/08/2026	APA002039	AP Automation	MENARDS - ALTOONA	-81.48
04/08/2026	APA002040	AP Automation	METRO WASTE AUTHORITY	-52,201.38
04/08/2026	APA002041	AP Automation	MICROBAC LABORATORIES, INC	-97.50
04/08/2026	APA002042	AP Automation	PATRIOT CRITICAL POWER LLC	-2,261.59
04/08/2026	APA002043	AP Automation	SHIVE-HATTERY INC	-791,300.00
04/08/2026	APA002044	AP Automation	SPRAYER SPECIALTIES, INC.	-408.00
04/08/2026	APA002045	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-950.00
04/08/2026	APA002046	AP Automation	TYLER TECHNOLOGIES INC	-848.80
04/08/2026	APA002047	AP Automation	VENDNOVATION, LLC	-50.00
04/09/2026	DFT0004606	Bank Draft	IDEAL CARE, LLC	-2,100.00
04/09/2026	DFT0004645	Bank Draft	IDEAL CARE, LLC	-2,100.00
04/09/2026	DFT0004646	Bank Draft	MIDAMERICAN ENERGY	-14,823.30
04/09/2026	DFT0004673	Bank Draft	VISION BANK	-64.00
04/10/2026	DFT0004654	Bank Draft	ISOLVED BENEFIT SERVICES	-3,147.88
04/10/2026	DFT0004664	Bank Draft	IRS USATAXPYMT	-33,644.35
04/10/2026	DFT0004666	Bank Draft	IDEAL CARE, LLC	-2,175.00
04/10/2026	DFT0004669	Bank Draft	IOWA FINANCE AUTHORITY	-2,111,113.35
04/10/2026	DFT0004671	Bank Draft	TREASURER - STATE OF IOWA	-2,222.31
04/10/2026	DFT0004672	Bank Draft	TREASURER - STATE OF IOWA	-11,165.29
04/10/2026	DFT0004713	Bank Draft	IDEAL CARE, LLC	-2,175.00
04/10/2026	EFT0000885	EFT	Payroll EFT	-103,134.46
04/14/2026	DFT0004674	Bank Draft	FIRST NATIONAL BANK OMAHA	-313.63
04/14/2026	DFT0004677	Bank Draft	TCM BANK NA	-1,051.99
04/14/2026	DFT0004692	Bank Draft	FIRST NATIONAL BANK OMAHA	-3,622.12
04/14/2026	DFT0004693	Bank Draft	TCM BANK NA	-2,337.29
04/15/2026	DFT0004678	Bank Draft	WEX BANK	-5,332.93
04/17/2026	APA002048	AP Automation	AMAZON CAPITAL SERVICES	-510.38
04/17/2026	APA002049	AP Automation	AT&T MOBILITY	-1,119.66
04/17/2026	APA002050	AP Automation	BOUND TREE MEDICAL LLC	-839.93
04/17/2026	APA002051	AP Automation	CALHOUN-BURNS & ASSOC INC.	-1,583.25
04/17/2026	APA002052	AP Automation	D & K PRODUCTS	-929.95
04/17/2026	APA002053	AP Automation	ELECTRIC PUMP INC.	-450.00
04/17/2026	APA002054	AP Automation	EMPLOYERS MUTUAL CASUALTY COMPANY	-2,500.00

Item Date	Reference	Item Type	Description	Amount
04/17/2026	APA002055	AP Automation	ICMA	-1,039.48
04/17/2026	APA002056	AP Automation	KONICA MINOLTA	-379.31
04/17/2026	APA002057	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-286.13
04/17/2026	APA002058	AP Automation	KONICA MINOLTA PREMIER FINANCE	-526.29
04/17/2026	APA002059	AP Automation	LANDSCAPE TECHNOLOGIES LLC	-500.00
04/17/2026	APA002060	AP Automation	TIFFANY LUING	-156.86
04/17/2026	APA002061	AP Automation	MENARDS - ALTOONA	-69.18
04/17/2026	APA002062	AP Automation	MERCY NORTH PHARMACY	-674.02
04/17/2026	APA002063	AP Automation	METRO WASTE AUTHORITY	-51,025.38
04/17/2026	APA002064	AP Automation	MI-FIBER LLC	-17.60
04/17/2026	APA002065	AP Automation	OMNI EMS	-1,088.94
04/17/2026	APA002066	AP Automation	POLK COUNTY SHERIFF	-73,616.25
04/17/2026	APA002067	AP Automation	RACOM CORPORATION	-4,053.84
04/17/2026	APA002068	AP Automation	STOREY-KENWORTHY COMPANY	-101.88
04/17/2026	APA002069	AP Automation	TRUCK EQUIPMENT, INC.	-500.35
04/17/2026	APA002070	AP Automation	TYLER TECHNOLOGIES INC	-38,341.30
04/17/2026	APA002071	AP Automation	VALEO NETWORKS	-6,221.54
04/17/2026	APA002072	AP Automation	VERIZON WIRELESS	-1,831.15
04/17/2026	DFT0004689	Bank Draft	POSTMASTER	-126.27
04/17/2026	DFT0004691	Bank Draft	GRAPHITE CONSTRUCTION GROUP, INC	-42,250.45
04/22/2026	APA002073	AP Automation	AMAZON CAPITAL SERVICES	-236.14
04/22/2026	APA002074	AP Automation	CORE & MAIN LP	-6,840.00
04/22/2026	APA002075	AP Automation	GRIMES ASPHALT & PAVING	-317.75
04/22/2026	APA002076	AP Automation	HARTER CONCRETE LLC	-9,390.00
04/22/2026	APA002077	AP Automation	MENARDS - ALTOONA	-90.74
04/22/2026	APA002078	AP Automation	METRO WASTE AUTHORITY	-40.00
04/22/2026	APA002079	AP Automation	MICROBAC LABORATORIES, INC	-97.50
04/22/2026	APA002080	AP Automation	MIDAMERICAN ENERGY	-10,548.16
04/22/2026	APA002081	AP Automation	OREILLY AUTO PARTS	-31.65
04/22/2026	APA002082	AP Automation	P & P SMALL ENGINES	-76.99
04/22/2026	APA002083	AP Automation	PLUMB SUPPLY	-28.40
04/22/2026	APA002084	AP Automation	SMITH'S SEWER SERVICE, INC.	-350.00
04/22/2026	APA002085	AP Automation	SURVEYING AND MAPPING, LLC	-3,960.00
04/24/2026	DFT0004650	Bank Draft	MISSION SQUARE	-2,900.00
04/24/2026	DFT0004651	Bank Draft	MISSION SQUARE	-435.22
04/24/2026	DFT0004652	Bank Draft	MISSION SQUARE	-842.50
04/24/2026	DFT0004658	Bank Draft	IPERS	-626.77
04/24/2026	DFT0004662	Bank Draft	IPERS	-22,510.99
04/24/2026	DFT0004663	Bank Draft	TREASURER - STATE OF IOWA	-4,078.91
04/24/2026	DFT0004694	Bank Draft	TREASURER - STATE OF IOWA	-8.05
04/24/2026	DFT0004695	Bank Draft	IRS USATAXPYMT	-185.40
04/24/2026	DFT0004697	Bank Draft	MISSION SQUARE	-2,800.00
04/24/2026	DFT0004698	Bank Draft	MISSION SQUARE	-435.22
04/24/2026	DFT0004699	Bank Draft	MISSION SQUARE	-662.50
04/24/2026	DFT0004701	Bank Draft	ISOLVED BENEFIT SERVICES	-3,165.53

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/24/2026	DFT0004710	Bank Draft	TREASURER - STATE OF IOWA	-4,100.98
04/24/2026	DFT0004711	Bank Draft	IRS USATAXPYMT	-33,665.07
04/24/2026	EFT0000894	EFT	Payroll EFT	-1,111.01
04/24/2026	EFT0000895	EFT	Payroll EFT	-103,691.99
04/27/2026	DFT0004675	Bank Draft	DES MOINES WATER WORKS	-72,862.40
04/27/2026	DFT0004676	Bank Draft	DES MOINES WATER WORKS	-29,184.60
04/27/2026	DFT0004717	Bank Draft	FRANCOTYP-POSTALIA INC	-500.00
04/28/2026	DFT0004718	Bank Draft Reversal	NATIONAL PUBLIC EMPLOYER LABOR RELA	215.00
04/30/2026	DFT0004705	Bank Draft	IPERS	-626.77
04/30/2026	DFT0004709	Bank Draft	IPERS	-22,456.61
04/30/2026	DFT0004719	Bank Draft	VEIT & COMPANY, INC	-333.68
04/30/2026	DFT0004720	Bank Draft	RYAN COMPANIES US INC.	-30,536.99
04/30/2026	DFT0004721	Bank Draft	RYAN COMPANIES US INC.	-13,789.80
			Total Cleared Other (179)	-4,778,234.72

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2023	62410	Check	MARGARET BUTLER	-5.01
08/01/2024	64098	Check	TYLER M JOHNSTON	-36.19
01/02/2025	64721	Check	BROCK M CHAPMAN	-16.68
02/03/2025	64760	Check	KENNETH CORNELIUS	-10.73
03/03/2025	64781	Check	MATTHEW MCKENNA	-74.87
03/03/2025	64784	Check	WOLF CREEK PLAN LLC	-150.00
03/03/2025	64788	Check	JODI L THOMPSON	-44.00
03/03/2025	64789	Check	SHAWN A WILLIAMSON	-77.85
03/03/2025	64804	Check	K JOHNSON CONSTRUCTION	-150.00
03/03/2025	64805	Check	WORLD CLASS LIQUOR	-101.75
05/01/2025	64867	Check	ORTON HOMES LLC	-110.95
06/02/2025	64915	Check	SYDNEY COOPER	-20.99
06/02/2025	64916	Check	NDAYISHIMIYE ISHMAEL	-122.64
07/01/2025	64959	Check	CHLOE J CARSON	-104.90
08/01/2025	65005	Check	SOLOMON BLESS	-20.95
09/02/2025	65029	Check	DEVIN I EARLY	-119.23
09/02/2025	65036	Check	MICHAEL J LANCASTER	-66.44
09/02/2025	65042	Check	VINCENT GENERAL CONTRACTING	-14.20
10/01/2025	65062	Check	NICHOLAS KRONE	-11.98
11/03/2025	65105	Check	FREDRICK J PACE	-0.81
01/02/2026	65166	Check	COLE LAZELLA	-121.42
03/02/2026	65226	Check	ARTHUR J CLEARY	-121.42
03/24/2026	65246	Check	DAMIEN MITCHELL	-1,500.00
04/01/2026	65258	Check	BRADEN A SENARIGHI	-120.33
04/01/2026	65271	Check	D.R. HORTON - IOWA, LLC	-113.75
04/02/2026	65247	Check	JOHN BERGESON	-13.00

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
04/02/2026	65253	Check	TRUE TIME RACING SERVICES	-892.50
04/09/2026	65275	Check	POLK COUNTY SHERIFF	-493.50
04/17/2026	65278	Check	ROBERT KERR	-25.00
04/23/2026	65279	Check	CHAD DRISCOLL	-509.40
04/23/2026	65281	Check	TARA COX	-25.61
			Total Outstanding Checks (31)	-5,196.10

Outstanding Other

Item Date	Reference	Item Type	Description	Amount
04/10/2026	65275	Check Reversal	POLK COUNTY SHERIFF Reversal	493.50
			Total Outstanding Other (1)	493.50

Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	1	0.00	215.00	215.00
Bank Draft	59	0.00	-2,651,393.37	-2,651,393.37
Check	60	-5,196.10	-634,589.19	-639,785.29
Deposit	258	0.00	4,902,601.68	4,902,601.68
EFT	6	0.00	-267,428.08	-267,428.08
Check Reversal	1	493.50	0.00	493.50
Deposit Reversal	1	0.00	-50.00	-50.00
AP Automation	112	0.00	-1,859,578.27	-1,859,578.27
		-4,702.60	-510,222.23	-514,924.83

Bank Statement Register

Cemetery Perpetual Care

Period 4/1/2026 - 4/30/2026

Packet: BRPKT00338

Bank Statement		General Ledger	
Beginning Balance	5,959.67	Account Balance	5,959.67
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	15.77	Adjustments	15.77
Ending Balance	5,975.44	Adjusted Account Balance	5,975.44

Statement Ending Balance	5,975.44
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

500-000-1111 SAVINGS - CEMETERY XXX1037

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
04/30/2026	INT0001548	Interest	INTEREST CEMETERY	500-450-4-4300	15.77
				Total Adjustments (1)	15.77

Applicant

Help

Name of Legal Entity : CASEYS MARKETING COMPANY

Business Name (DBA) : CASEY'S GENERAL STORE #1373

Business Type : Corporation

Insurance Company :

Premises Address

Street : 302 2ND ST NE

Suite/Apt :

City : BONDURANT

County : POLK

State : IOWA

ZIP : 50035-1054

Mailing Address

Street : 1 SE CONVENIENCE BLVD

Suite/Apt :

City : ANKENY

County : POLK

State : IOWA

ZIP : 50021-9672

License Information

License Number : LE0003286

License/Permit Type : Class "E" Retail Alcohol License (LE)

Current Status : Active

Premises Type : Convenience Store

Term : 12 months

Effective Date : 01-Jul-2026

Expiration Date : 30-Jun-2027

Contact Information

Name : LICENSING DEPARTMENT

Phone Number : (515) 381-4090

Email : licensingteam@caseys.com

License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
29-Aug-2003	Call for Status

Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
No application history found.			

Ownership

Name : FABER, SCOTT

% of Ownership : 0.0000

Position : Officer

Name : LARSEN, ERIC

% of Ownership : 0.0000

Position :

Name : BEECH, DOUGLAS

% of Ownership : 0.0000

Position :

Name : CASEY'S GENERAL STORES, INC.

% of Ownership : 100.0000

Position :

Name : JAMES, SAMUEL

% of Ownership : 0.0000

Position :

Name : JOHNSON, BRIAN

% of Ownership : 0.0000

Position : Officer

GovConnectIowa License Administration

CITY OF BONDURANT

Local Authority Review

CITY OF BONDURANT
1107375808

Owners

Business Information

Customer Type
BUS

Business Sub-Type
Limited Liability Company

Legal Business Name
DOLGENCORP LLC

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Officer	TAYLOR, EMILY	100 MISSION RDG DEP	0.00
Owner	BRINING, ZACHARY	100 MISSION RIDGE DF	0.00

Updated Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	BRINING, ZACHARY	100 MISSION RIDGE DF	0.00
Officer	HARTSHORN, BRIAN	100 MISSION RIDGE DF	0.00

Impacted Active Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Bondurant	Class "B" Retail Alc	LG0000063	501 HAWTHORNE CROSS

Criminal History

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

Local Authority Information

Local Authority Reviewing

City of Bondurant

Local Authority Signature Date

Approved/Denied *

Required

Local Authority Email *

Required

Local Authority Attestation Name *

Required

Local Authority Contact Phone Number *

Required

Comments

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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: 5 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: 09-Jul-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: 07-May-2026

GovConnectIowa License Administration

CITY OF BONDURANT

Retail Tobacco License Review

CITY OF BONDURANT
1107375808

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: GIT-N-GO CONVENIENCE STORES INC
Type of ownership	: Corporation
Primary office address	: 2716 INDIANOLA AVE DES MOINES IA 50315-2377
Legal Ownership Phone	: 515-288-8565
Legal Ownership Email	: offmanagergng@outlook.com

Application Information

City/County Permit Number	: 2025-05
Sales and Use Permit Number	: 177113619
Location Name	: GIT-N-GO CONVENIENCE STORE #41
Location Phone Number	: 515-967-5217
Location Address	: 3207 HENRY ST BONDURANT IA 50035-4412
Location Mailing Address	: 2716 INDIANOLA AVE DES MOINES IA 50315-2377

Renewal	: Yes
Start Date	: 01-Jul-2026
End Date	: 30-Jun-2027
License Fee	: 75.00
Types of Sales	: Over the Counter
Type of Establishment	: Convenience store/gas station
Types of Products Sold	: Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products
Do you intend to make retail sales to ultimate consumers?	: Yes
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step:	: No

Ownership Details

Owner	Position	Single Line Address
FLORA, DENNIS	PRESIDENT	2716 INDIANOLA AVE DES MC

Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

AMCON DISTRIBUTING

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved.

However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve	Deny

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Meeting Minutes
Bondurant Community Library │ Library Board of Trustees
Monday, March 16, 2026

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

Roll Call: *Members Present:* Josh Bryant, Julie Bergeson, Jen Keeler, Mike Kramer, Amber Flinn, Travel Appelgate and Sue Ugulini. Library Director Michell Klinker-Feld, Assistant Director Megan Sockness Teeple, Chad Driscoll (City Council Liaison) and Marketa Oliver (Bondurant City Administrator) were also present.

1. **Guests:**

Bridget Cochran, 11th Ct. NW, Bondurant
Mike Demastus, Des Moines
Rev. Kay Crozier, 8997 72nd St. NE, Bondurant
Emily Entelman, 101 1st St. NW, Bondurant
Brianna Kramer, 120 4th St. NW, Bondurant
David
Tom Lathen, 720 1st St. NW, Bondurant
Todd Erzen, 3001 E. Porter Ave, Des Moines
Sarah Hayden Paris, (on-line comment) Johnston
Jessica Higgins
Deanna Buchanen, 1st St. NW, Bondurant
Thomas Christianson, Ankeny
Kennedy Layville Thonen, 7508 NW Timbercreek Dr., Bondurant
Callie Edelen 9783 NE 88th St, Bondurant
Bonita Wiley, 728 1st St. W, Bondurant
Heaven Chamberlin, 3209 Polar Dr. SW, Bondurant
Sarah Johnson, 213 3rd St. NW, Bondurant
John Konin, 609 Brick St., Bondurant
Brant Peterson, Carlisle
Chris Gonzalez
Mark Spencer, 8028 NE Morgan Dr., Bondurant
Steven Hibbs, 405 E. 3rd St., Pella
Jennifer, 200 Tailfeather, Bondurant
Christina King (written correspondence), Bondurant

2. **Perfecting and Approving the Agenda:**
   a) **Discussion regarding Middle School Book Club.** This Book is Gay by Juno Dawson.

   Board heard in-person and on-line statements from the above guests present.

   Library Director Klinker-Feld recommended and has cancelled the upcoming Middle School Book Club due to safety concerns for patrons and staff.

3. **Board President Items.** None.

4. **Adjournment.** Motion to adjourn by Flinn, seconded by Bergeson. Motion carried.

Next Meeting: April 1, 2026 at 6 PM.

Meeting Minutes
Bondurant Community Library │ Library Board of Trustees
Wednesday, April 1, 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, Amber Flinn, Travis Appelgate, and Sue Ugulini and Library Director Klinker-Feld. Marketa Oliver (Bondurant City Administrator) attended virtually.
   Guests:
   Tommy Flynn, 10760 NE 82nd, Bondurant
   Thomas Christenson, 103 2nd St. SW, Bondurant
   Grant Westrum, 2068 NE Hickory Lane, Ankeny
   Dennis Brostrum, 93 Mallard Pointe Dr., Bondurant
   Joe Antelman, 101 1st NW, Bondurant
   Drew, 4026 ? Ave.
   Carson, 5221 Village Run NE, Des Moines

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

3. **Approval of Consent Agenda:**
   a. Minutes of past meeting – March 2026 and March 16, 2026
   b. Financial Report
   c. Approve Warrant list / authorize expenditures
   d. Staff Report – March 2026.
   e. Director's Report – March 2026
   f. Statistics – March 2026

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

4. **Public Comments:** Two guests addressed the Board concerning the public meeting on March 16th addressing the Book Club selection.

5. **Library Foundation Update:** Foundation will provide funding for new video game club.

6. **Friends of the Library Update:** Friends to provide $200 for Learn to Play Mahjongg; and funds for new video game club. Book Sale is April 24 & 25 and volunteers are welcome.

7. **City Council Liaison Report:** City Administrator Oliver provided information regarding the ground breaking at the new elementary school; the Community

Building scheduled to be open in June for Summerfest; and upcoming Council meeting that includes budget hearing and proposed tax levy rate. Upcoming events include:

- 4/6/26 Keep Iowa Beautiful Award, Capital Rotunda
- 4/11/26 Keep Bondu Beautiful, Clean-up day
- 4/8/26 Bondurant Chamber of Commerce, Cocktails and Conversation

8. **Old Business:** None.

9. **New Business:**

   a) **Review/Approve Photography & Video Policy.** After discussion, motion to table to allow more time for research by Keeler, seconded by Uguilini.
   b) **Review/Approve Artwork Display Policy.** Motion to approve with edits by Bergeson, seconded by Appelgate.
   c) **Discuss Reconsideration of Library Materials request.** Library received a reconsideration request and will need to convene a review committee. Discussion held on similar policy at B-F Community Schools and examples from other Metro libraries. Director Klinker-Feld will e-mail several options and provide an update.

10. **Board President Items:** None

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

Next Meeting: May 6, 2026 at 6 PM.

Library Director Report to City Council for April 2026

Michell

- April 4: Men's Club Easter Egg Hunt
- April 10: MAR Meeting
- April 13: ISLA Meeting
- April 14: City Staff Meeting

Megan T.

- April 1-3: PLA Conference in Minneapolis
- April 7: Attended ILA Exhibitors Committee Meeting
- April 10: Kindergarten visit to help with Animal Research Reports
- April 16 & 17: 1st Grade Diversity Program School Visits
- April 28 & 29: 3rd Grade Diversity Program School Visits

Megan S.

- April 8: Attention Grabbers for Kids and Adults Webinar
- April 16 & 17: Pop YS Con
    - Jim Gill Interactive Story Time
    - Comprehensive Teen Programming
    - Picture Perfect Teen Programming
    - Public Libraries and the Science of Reading
    - Creating Meaningful Online Content for Patrons of All Ages
    - Out of the Margins Disability Representation in Juvenile Graphic Novels
    - Social Emotional Learning at the Library
- April 23: KidsLib April
- April 28: Check It Out April
- Summer Scares YA New Releases
- Read to Succeed: Title Selections for Build Young Reader Interest and Growth
- Tech Tools: Improving the Library Experience

Carly

- Chapter Books and Early Readers Webinar
- April 8 & 9: Kindergarten visit to help with Animal Research Reports
- April 14: Sunny Summer Reading Webinar
- April 16: Pop YS Con
    - Stretch the Limits of Story Time
    - Public Libraries and the Science of Reading
    - How Public Libraries Can Support Communities
    - Social Emotional Learning at the Library
- April 23: KidsLib April

Library Director Report to City Council for April 2026

Jeni

- Developed social media campaign for National Library Week April 19-25
-

Events in April

- *Early Literacy Programs*
  - 14 story times
  - 5 baby story times
  - Messy Munchkins
  - Saturday Stories
- *Recurring Children's Programs (3rd-5th Grade):*
  - Reading Dragons & Friends
  - Pokemon Club
  - Curious & Creative Kids Club
- *Early Out Monday Programs*
  - After-School Marble Run
  - After-School Activity
  - After-School BINGO
  - After-School Movie
- *Teen Programs (6th grade and up)*
  - Anime Club
  - In the Middle Book Club
  - Teen Café
- *All Ages Programs*
  - Spring 2026 Bookmark Contest
  - Family Game Night – BINGO
  - Raindrop Scavenger Hunt
- *Adult Programs*
  - 9 Fit for Life
  - Adult Craft Night: Marker Dyed Coasters
  - Adaptive Equipment Program
  - Rain Barrel Workshop
  - Book Discussion: Lady Tan's Circle of Women
  - How Iowa Met Baseball: The Myths, The History, The Players
  - Adult Crafternoon: Marker Dyed Coasters

Library Director Report to City Council for April 2026

- Caregiving 101
- Local Author Visits with Kali White VanBaale
- Plants and Pollinators

- *Outreach*
  - Courtyard Estates
  - 2 Story Times at Bloom
  - 3 Story Times at Generation Next
  - 2 Story Times with the Church Pre-K
  - Kindergarten Presentations at Morris Elementary
  - 1st Grade Diversity Program at Morris Elementary
  - 3rd Grade Diversity Program at Anderson Elementary
  - Men's Club Easter Egg Hunt

Public Comments

4/5/26 Comment on Facebook post about summer reading donations: "Best library ever; great staff and events within the community!"

4/10/26 Comment on Library Facebook page (in general): "Lovely library. Great staff."

4/11/26 Comment on Rain Barrel Workshop feedback form: "Thank you for hosting such helpful gardening education events this year. I've learned a lot!"

4/21/26 Comments on Facebook post about National Library Workers Day:

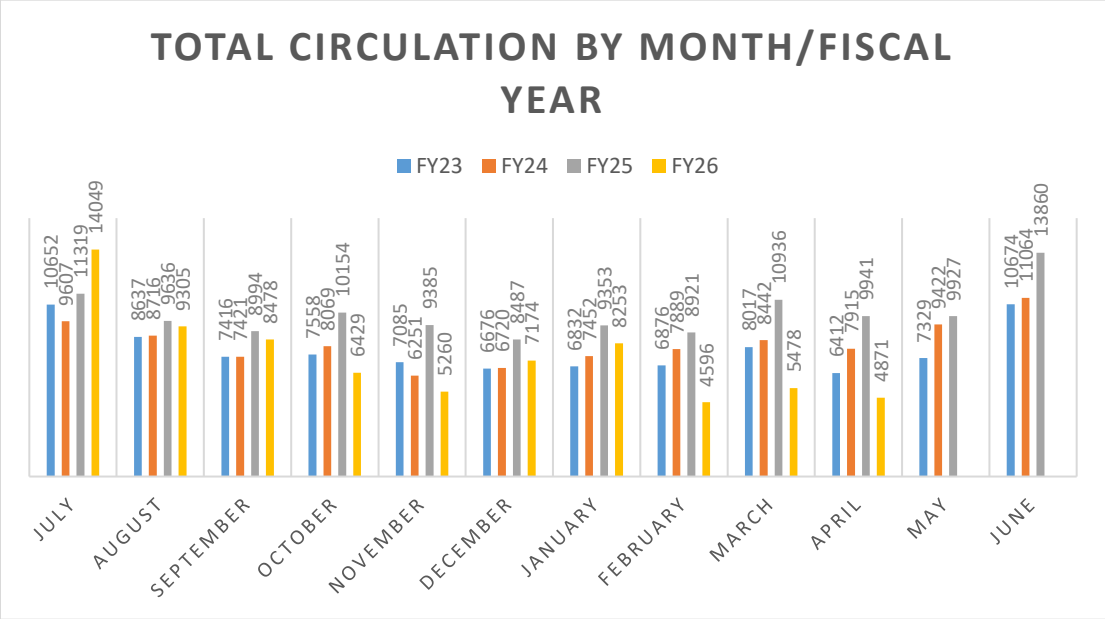
• "Love our library! Every person working there is always willing to help me with faxes, emails, etc. and so patient 😇 with me, lol. Love all the staff!"

• "We're very spoiled in Bondurant! Our library staff is the best! Thank you for your service to our community."

Library Director Report to City Council for April 2026

• “Seriously so thankful to have such a wonderful library in town devoted to offering a variety of activities for the community!

• “You're all the best! Thank you for everything you do to make reading and learning available to our community!”



PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	20	398
Ages 6-11	7	169
Teens	3	28
Adults	17	169
General	1	58

Library Director Report to City Council for April 2026

OTHER STATISTICS:

DOOR COUNT: 4,572

Same month, previous year: **4,490**

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,675
Hoopla	366
Physical Materials	4,871
Total	**7,912**

Same month, previous year: **9,941**

LIBRARY OF THINGS CIRCULATION: 79

NOTARY SERVICE: 7

TABLET STATION USE: 21

IOWA ADVENTURE PASS: 12

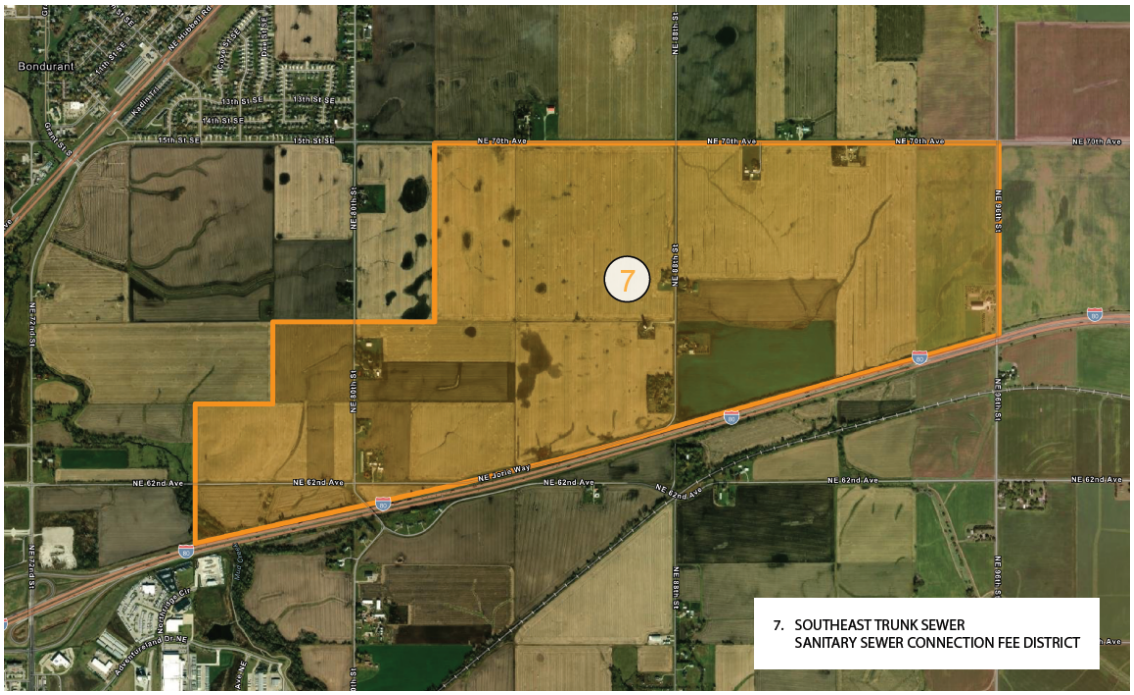
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.g.
For Meeting of 5/18/2026
Ordinance

TITLE: - (Third 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: This is the third and final ordinance reading 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 third and final 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. 6.h.
For Meeting of 5/18/2026
Ordinance

TITLE: - (Third 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.

This is the third and final reading of the ordinance. The first and second readings were approved at the April 20, and May 4, 2026. City Council Meetings respectively.

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. 6.i.
For Meeting of 5/18/2026
Ordinance

TITLE: - (Third 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. The adjustment is necessary due to the rate increase charged to the City from the provider.

This is the third and final reading of the ordinance. The first and second readings were approved at the April 20, and May 4, 2026. City Council Meetings respectively.

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. 6.j.
For Meeting of 5/18/2026
Ordinance

TITLE: - (Third 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. The adjustment is necessary due to the rate increase charged to the City from the provider.

This is the third and final reading of the ordinance. The first and second readings were approved at the April 20, and May 4, 2026. City Council Meetings respectively.

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. 6.k.
For Meeting of 5/18/2026
Ordinance

TITLE: - (Second Reading) Ordinance amending Chapter 125, Mobile Food Vendor

CONTACT PERSON:
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS: Staff consulted with the City's insurance broker to review the existing food truck ordinance. Based on this review, it is recommended that the provision requiring the City to be named as an additional insured on vendor policies requirement be removed. While obtaining additional insured status can provide certain protections, it must be paired with explicit non-waiver language preserving the City's governmental immunities under Iowa Code Chapter 670. Without this language, the City could inadvertently forfeit those immunities. Additionally, many insurance carriers that underwrite food truck vendors may be unwilling or unable to include the required non-waiver provision, creating administrative challenges and increased staff oversight to ensure compliance. Therefore, the proposed amendment eliminates this requirement to reduce risk and administrative burden.

The first reading of the ordinance was approved at the May 4, 2026, City Council meeting.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260504-210

CITY OF BONDURANT
ORDINANCE NO. 260504-210

ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BONDURANT, IOWA, BY AMENDING CHAPTER 125 – MOBILE FOOD VENDOR

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:
Section 1. SECTION MODIFIED. Chapter 125, Section 125.05 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, are hereby amended to read as follows:
125.05 INSURANCE Every mobile vendor shall maintain liability insurance for operation of the mobile vendor vehicle, or the tow vehicle if the mobile vendor vehicle is a trailer, and provide proof of the following coverages in its application for a mobile vendor license and any time upon request by the city administrator.

(1) An insurance policy or policies, or certificate of insurance, issued by an insurance company having an A.M. Best rating of no less than B+. The policy(ies) shall include commercial general liability insurance coverage and automobile liability insurance coverage, or the equivalent thereof, for the owner of the mobile vendor vehicle and tow vehicle if applicable, and for the mobile vendor business if different from the vehicle owner. The commercial general liability insurance shall include coverage for bodily injury, death and property damage with limits of liability of not less than $1,000,000.00 per occurrence and aggregate combined single limit. The automobile liability insurance shall include coverage for bodily injury, death and property damage with limits of liability of not less than $1,000,000.00 per occurrence, combined single limit.
(2) The certificate of insurance referred to in this section shall provide that the insurance policy or policies have been endorsed to provide 30 days advance written notice of cancellation, 45 days advance written notice of non-renewal, and ten days advance written notice of cancellation due to nonpayment of premium, and that these written notices shall be provided by e-mail, facsimile, delivery or regular mail to the city administrator.
(3) The cancellation or other termination of any required insurance policy shall automatically revoke and terminate the mobile vendor license, unless another policy(ies), complying with this section, shall be provided and in effect at the time of such cancellation or termination. The city administrator shall immediately issue written notification of the revocation of the mobile vendor license.
~~(4) The "mobile vendor" further agrees to add the City of Bondurant as an Additional Insured only with respect to liability for bodily injury, property damage, or personal and advertising injury caused, in whole or part, by their acts or omissions or the acts of those acting on their behalf In the performance of Vendor's ongoing operations; or in connection with the premises owned by or rented to Vendor.~~

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 clause, 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 4th day of May 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

_____
DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: May 4, 2026
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK’S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. 260504-210, was published as required by law on the 4th day of May 2026.

_____

Shelby Hagan
City Clerk

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.l.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution approving pay request no. 3 to Graphite Construction Group Inc. for the 108 Main Street Parking Lot Project in the amount of $42,319.72

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #3 in the amount of $42,319.72 related to the 108 Main Street Parking Lot Project.

Pay application #3 reflects work that has been completed from April 1st through April 30th, 2026. This pay application has been reviewed by city staff and engineers from Bolton & Menk for accuracy.

As a reminder, this 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.

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.

FUNDING SOURCE: IDALS Grant/Bond funds/TIF/Private Contribution

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-154
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 260518-154

RESOLUTION APPROVING PAY REQUEST NO. 3 TO GRAPHITE CONSTRUCTION GROUP INC. FOR THE 108 MAIN STREET PARKING LOT PROJECT IN THE AMOUNT OF $42,319.72

WHEREAS, the City of Bondurant entered into a contract with Graphite Construction Group Inc. for the *108 Main Street Parking Lot Project*; and

WHEREAS, the Contractor has submitted Pay Request No. 3, dated April 30th, 2026, for work completed from April 1st through April 30th; and

WHEREAS, the engineers from Bolton & Menk have reviewed the application and certified the amount of $42,319.72 is due and payable in accordance with the Contract Documents; and

WHEREAS, City staff recommends approval of Pay Request No. 3 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 3 to Graphite Construction Group Inc., in the amount of Forty-two Thousand Three Hundred Nineteen Dollars and Seventy-two Cents ($42,319.72) is hereby approved for payment.

Passed This 18th day of May 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				
Lyman				
Driscoll				
McKenzie				
Sillanpaa				

Contractor's Application for Payment

Owner:	City of Bondurant, Iowa	**Owner's Project No.:**	
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	25X.139112.000
Contractor:	Graphite Construction Group Inc.	**Agency's Project No.:**	
Project:	108 Main Street NE Parking Lot Expansion		
Contract:			
Application No.:	03	**Application Date:**	4/30/2026
Application Period:	**From** 4/1/2026	**to**	4/30/2026

1. Original Contract Price						$	266,000.00
2. Net change by Change Orders						$	-
3. Current Contract Price (Line 1 + Line 2)						$	266,000.00
4. Total Work completed and materials stored to date (Sum of Column H Unit Price Total and Column M Stored Materials)						$	88,732.13
5. Retainage							
a.	3%	X	$ 88,732.13	Work Completed		$	2,661.96
b.	3%	X	$ -	Stored Materials		$	-
c.		X	$ 500.00	Liquidated Damages (Lump Sum)		$	-
d. Total Retainage (Line 5.a + Line 5.b + Line 5.c)						$	2,661.96
6. Amount eligible to date (Line 4 - Line 5.d)						$	86,070.17
7. Less previous payments						$	43,750.45
8. **Amount due this application**						**$**	**42,319.72**
9. Balance to finish, including retainage (Line 3 - Line 4)						$	177,267.87

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: **Graphite Construction Group Inc.**
1955 NE 58th Avenue, Suite 100
Des Moines, Iowa 50313

Signature: [signature] **Date:** 5/7/26

Name: Russell Carew **Title:** President

Recommended by Engineer: **Bolton & Menk, Inc.**
430. E. Grand Avenue Suite 101
Des Moines, Iowa 50309

Name: Forrest Martinson, P.E. **Title:** Municipal Project Manager

Signature: [signature] **Date:** 5/7/2026

Approved for Payment: **City of Bondurant**
200 2nd St NE
Bondurant, Iowa 50035

Name: Doug Elrod **Title:** Mayor

Signature: **Date:**

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant, Iowa
Owner's Project No.:
Engineer: Bolton & Menk, Inc.
Engineer's Project No.: 25X.139112.000
Contractor: Graphite Construction Group Inc.
Agency's Project No.:
Project: 108 Main Street NE Parking Lot Expansion
Contract:

Application No.: 03 **Application Period:** From 04/01/26 to 4/30/2026 **Application Date:** 4/30/2026

A	B	C	D	E	F	F1	F2	G1	G2	H1	H2	I	J
		Contract Information				Previous Estimate		Work Completed		This Estimate			
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Estimated Quantity of Work this Pay Estimate	Work complete during this Pay Estimate (H1 x E) $	% of Value of Item (G2 / F) (%)	Balance to Finish (F - H) ($)
Original Contract													
1	TOPSOIL, ON-SITE	689.00	CY	$ 2.85	$ 1,963.65	344.50	$ 981.83	344.50	$ 981.83	-	$ -	50%	$ 981.82
2	ENGINEERED SOIL	24.00	CY	$ 61.25	$ 1,470.00	-	$ -	-	$ -	-	$ -		$ 1,470.00
3	EXCAVATION, CLASS 10	672.00	CY	$ 11.25	$ 7,560.00	268.80	$ 3,024.00	604.80	$ 6,804.00	336.00	$ 3,780.00	90%	$ 756.00
4	SUBBASE, MODIFIED, 6 INCHES	704.00	SY	$ 9.25	$ 6,512.00	-	$ -	563.20	$ 5,209.60	563.20	$ 5,209.60	80%	$ 1,302.40
5	SUBBASE, MODIFIED, 4 INCHES	124.00	SY	$ 14.50	$ 1,798.00	-	$ -	-	$ -	-	$ -		$ 1,798.00
6	STONE CHOKER LAYER, 3/8" WASHED CHIPS	5.00	TON	$ 112.50	$ 562.50	-	$ -	-	$ -	-	$ -		$ 562.50
7	STONE FILTER AGGREGATE BASE, 1-2" CRUSHED STONE,	27.00	TON	$ 72.00	$ 1,944.00	-	$ -	-	$ -	-	$ -		$ 1,944.00
8	STORM SEWER, TRENCHED, RCP, 12 INCH	40.00	LF	$ 59.00	$ 2,360.00	40.00	$ 2,360.00	40.00	$ 2,360.00	-	$ -	100%	$ -
9	STORM SEWER, TRENCHED, RCP, 15 INCH	164.00	LF	$ 65.00	$ 10,660.00	164.00	$ 10,660.00	164.00	$ 10,660.00	-	$ -	100%	$ -
10	REMOVAL OF STORM SEWER, ≤ 15 INCH	130.00	LF	$ 11.25	$ 1,462.50	104.00	$ 1,170.00	130.00	$ 1,462.50	26.00	$ 292.50	100%	$ -
11	PIPE APRON, RCP, 12 INCH	3.00	EA	$ 1,455.00	$ 4,365.00	-	$ -	2.00	$ 2,910.00	2.00	$ 2,910.00	67%	$ 1,455.00
12	FOOTING FOR CONCRETE PIPE APRON, RCP, 12 INCH	3.00	EA	$ 767.00	$ 2,301.00	-	$ -	2.00	$ 1,534.00	2.00	$ 1,534.00	67%	$ 767.00
13	PIPE APRON GUARD, 12 INCH	3.00	EA	$ 1,223.00	$ 3,669.00	-	$ -	2.00	$ 2,446.00	2.00	$ 2,446.00	67%	$ 1,223.00
14	SUBDRAIN OUTLETS AND CONNECTIONS, 6 INCH	4.00	EA	$ 393.50	$ 1,574.00	-	$ -	3.60	$ 1,416.60	3.60	$ 1,416.60	90%	$ 157.40
15	STORM MANHOLE, SW-401, 48 INCH	2.00	EA	$ 5,944.00	$ 11,888.00	2.00	$ 11,888.00	2.00	$ 11,888.00	-	$ -	100%	$ -
16	INTAKE, SW-512	1.00	EA	$ 3,637.00	$ 3,637.00	1.00	$ 3,637.00	1.00	$ 3,637.00	-	$ -	100%	$ -
17	REMOVE INTAKE	1.00	EA	$ 278.00	$ 278.00	1.00	$ 278.00	1.00	$ 278.00	-	$ -	100%	$ -
18	PAVEMENT, PCC, 7 INCH, C-MIX	670.00	SY	$ 78.50	$ 52,595.00	-	$ -	-	$ -	-	$ -		$ 52,595.00
19	SIDEWALK, CLASS 'A', PCC, 5 INCH	124.00	SY	$ 125.00	$ 15,500.00	-	$ -	-	$ -	-	$ -		$ 15,500.00
20	SIDEWALK, PCC, 6 INCH	25.00	SY	$ 100.50	$ 2,512.50	-	$ -	-	$ -	-	$ -		$ 2,512.50
21	DETECTABLE WARNING	24.00	SF	$ 41.00	$ 984.00	-	$ -	-	$ -	-	$ -		$ 984.00
22	PAVEMENT REMOVAL	17.00	SY	$ 79.50	$ 1,351.50	-	$ -	-	$ -	-	$ -		$ 1,351.50
23	ENGINEERING FABRIC	540.00	SY	$ 1.55	$ 837.00	-	$ -	-	$ -	-	$ -		$ 837.00
24	UNDERDRAIN, 6 INCH, PERFORATED PVC	366.00	LF	$ 24.75	$ 9,058.50	-	$ -	-	$ -	-	$ -		$ 9,058.50
25	STORAGE AGGREGATE, NO. 2 STONE	370.00	TON	$ 49.75	$ 18,407.50	-	$ -	333.00	$ 16,566.75	333.00	$ 16,566.75	90%	$ 1,840.75
26	FILTER AGGREGATE, NO. 57 STONE	160.00	TON	$ 63.00	$ 10,080.00	-	$ -	144.00	$ 9,072.00	144.00	$ 9,072.00	90%	$ 1,008.00
27	PERMEABLE INTERLOCKING PAVERS, PARKING	490.00	SY	$ 88.00	$ 43,120.00	-	$ -	-	$ -	-	$ -		$ 43,120.00
28	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	4.50	STA	$ 195.00	$ 877.50	-	$ -	-	$ -	-	$ -		$ 877.50
29	TEMPORARY TRAFFIC CONTROL	1.00	LS	$ 436.00	$ 436.00	-	$ -	-	$ -	-	$ -		$ 436.00
30	TRAFFIC SIGNS	2.00	EA	$ 376.00	$ 752.00	-	$ -	-	$ -	-	$ -		$ 752.00
31	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND	0.80	AC	$ 5,177.00	$ 4,141.60	-	$ -	-	$ -	-	$ -		$ 4,141.60
32	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND	0.10	AC	$ 4,469.00	$ 446.90	-	$ -	-	$ -	-	$ -		$ 446.90
33	PLANTS WITH WARRANTY, PERENNIAL, #1 CONT.	19.00	EA	$ 20.25	$ 384.75	-	$ -	-	$ -	-	$ -		$ 384.75
34	PLANTS WITH WARRANTY, GRASSES, #1 CONT.	4.00	EA	$ 20.50	$ 82.00	-	$ -	-	$ -	-	$ -		$ 82.00
35	PLANTS WITH WARRANTY, GROUND COVER, #1 CONT.	206.00	EA	$ 29.75	$ 6,128.50	-	$ -	-	$ -	-	$ -		$ 6,128.50
36	PLANTS WITH WARRANTY, OVERSTORY TREE, 2.5 CAL, B&B	7.00	EA	$ 677.00	$ 4,739.00	-	$ -	-	$ -	-	$ -		$ 4,739.00
37	PLANTS WITH WARRANTY, UNDERSTORY TREE	2.00	EA	$ 479.00	$ 958.00	-	$ -	-	$ -	-	$ -		$ 958.00
38	WATTLE, STRAW, 9 INCH	1,200.00	LF	$ 2.20	$ 2,640.00	97.50	$ 214.50	97.50	$ 214.50	-	$ -	8%	$ 2,425.50
39	RIP RAP, EROSION STONE	13.00	TON	$ 123.00	$ 1,599.00	-	$ -	-	$ -	-	$ -		$ 1,599.00

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Bondurant, Iowa
Owner's Project No.:
Engineer: Bolton & Menk, Inc.
Engineer's Project No.: 25X.139112.000
Contractor: Graphite Construction Group Inc.
Agency's Project No.:
Project: 108 Main Street NE Parking Lot Expansion
Contract:

Application No.: 03 **Application Period:** From 04/01/26 to 4/30/2026 **Application Date:** 4/30/2026

A	B	C	D	E	F	F1	F2	G1	G2	H1	H2	I	J
		Contract Information				Previous Estimate		Work Completed		This Estimate			
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Estimated Quantity of Work this Pay Estimate	Work complete during this Pay Estimate (H1 x E) $	% of Value of Item (G2 / F) (%)	Balance to Finish (F - H) ($)
40	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF	285.00	LF	$ 1.90	$ 541.50	165.75	$ 314.93	165.75	$ 314.93	-	$ -	58%	$ 226.57
41	TURF REINFORCEMENT MATS, 5.F	10.00	SY	$ 16.50	$ 165.00	-	$ -	-	$ -	-	$ -		$ 165.00
42	INLET PROTECTION DEVICE, DROP-IN	5.00	EA	$ 233.00	$ 1,165.00	2.50	$ 582.50	2.50	$ 582.50	-	$ -	50%	$ 582.50
43	CONSTRUCTION SURVEY	1.00	LS	$ 5,014.00	$ 5,014.00	0.25	$ 1,253.50	0.33	$ 1,654.62	0.08	$ 401.12	33%	$ 3,359.38
44	MOBILIZATION	1.00	LS	$ 17,478.60	$ 17,478.60	0.50	$ 8,739.30	0.50	$ 8,739.30	-	$ -	50%	$ 8,739.30
	Original Contract Totals				**$ 266,000.00**		**$ 45,103.55**		**$ 88,732.13**		**$ 43,628.57**		**$ 177,267.87**

EJCDC C-620 Contractor's Application for Payment
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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.m.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution regarding recommended approval of the Plats of Survey to create Parcel '2026-43' and Parcel '2026-44'

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

BRIEF HISTORY & ANALYSIS: The City of Bondurant recently vacated portions of the 2nd Street NE and Pleasant Street SE rights-of-way that were no longer used when the streets were realigned. These vacated areas are now being presented as platted parcels '2026-43' and '2026-44' for City Council's approval. The City of Bondurant is the property owner of each of the proposed parcels. These parcels are intended for future commercial use and will have Future Land Use map amendment and Rezoning requests to be considered by the City Council. The parcel areas are shown below in red.



FUNDING SOURCE: Publication notices are funded from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-155
2. Plat of Survey 2026-43
3. Plat of Survey 2026-44

CITY OF BONDURANT
RESOLUTION NO. 260518-155

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLATS OF SURVEY TO CREATE PARCEL ‘2026-43’ AND PARCEL ‘2026-44’.

WHEREAS, Veenstra & Kimm INC. has submitted two plats of survey on the behalf of the City of Bondurant to create Parcels ‘2026-43’ and ‘2026-44’ located in the Civic Campus North development area in Bondurant and further described as follows:

PARCEL 2026-43
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.

PARCEL 2026-44
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..
CONTAINING 16,254 SQUARE FEET (0.37 ACRES).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approve the submitted Plat of Survey,

Passed this 18th day of May 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				

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of the NW1/4 NW1/4 in Section 32-T80N-R22W
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

PLAT OF SURVEY - PARCEL "2026-43"

A PART OF THE NW/4 NW1/4 IN SECTION 32-T80N-R22W

PLOTTED: Wednesday, April 29, 2026 12:22:53 PM

PROPERTY DESCRIPTION: PARCEL "2026-43"

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 Northwest Corner of said Section 32; thence South 00°06'23" East along the West Line of the Northwest Quarter of the Northwest Quarter of said Section 32, a distance of 917.55 feet to a point on the Easterly Right-of-Way Line of Hubbell Avenue (U.S. Highway 65), also being the Point of Beginning; thence North 43°25'07" East along the Easterly Right-of-Way Line of Hubbell Avenue (U.S. Highway 65), a distance of 881.00 feet to a point on the Southerly Right-of-Way Line of 2nd Street NE; thence South 46°41'31" East along the Southerly Right-of-Way Line of 2nd Street NE, 268.12 feet to a point on the Westerly Right-of-Way Line of Pleasant Street SE; thence Southeasterly 39.22 feet along a 25.00 foot radius curve concave Westerly having a chord bearing South 01°45'12" East, 35.32 feet along the Westerly Right-of-Way Line of Pleasant Street SE; thence South 43°11'06" West along the Westerly Right-of-Way Line of Pleasant Street SE, 134.45 feet; thence Southwesterly 313.97 feet along a 450.00 foot radius curve concave Northwesterly having a chord bearing South 63°10'22" West, 307.64 feet along the Westerly Right-of-Way Line of Pleasant Street SE; thence Southwesterly 562.97 feet along a 550.00 foot radius curve concave Southeasterly having a chord bearing South 53°50'13" West, 538.71 feet along the Westerly 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 the West Line of the Northwest Quarter of the Northwest Quarter of said Section 32, a distance of 134.05 feet to the Point of Beginning, containing 3.83 Acres, subject to all easements, restrictions and covenants of record.



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.

04/29/2026

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: PS-1-1 / PS-1-2

FILE PATH:

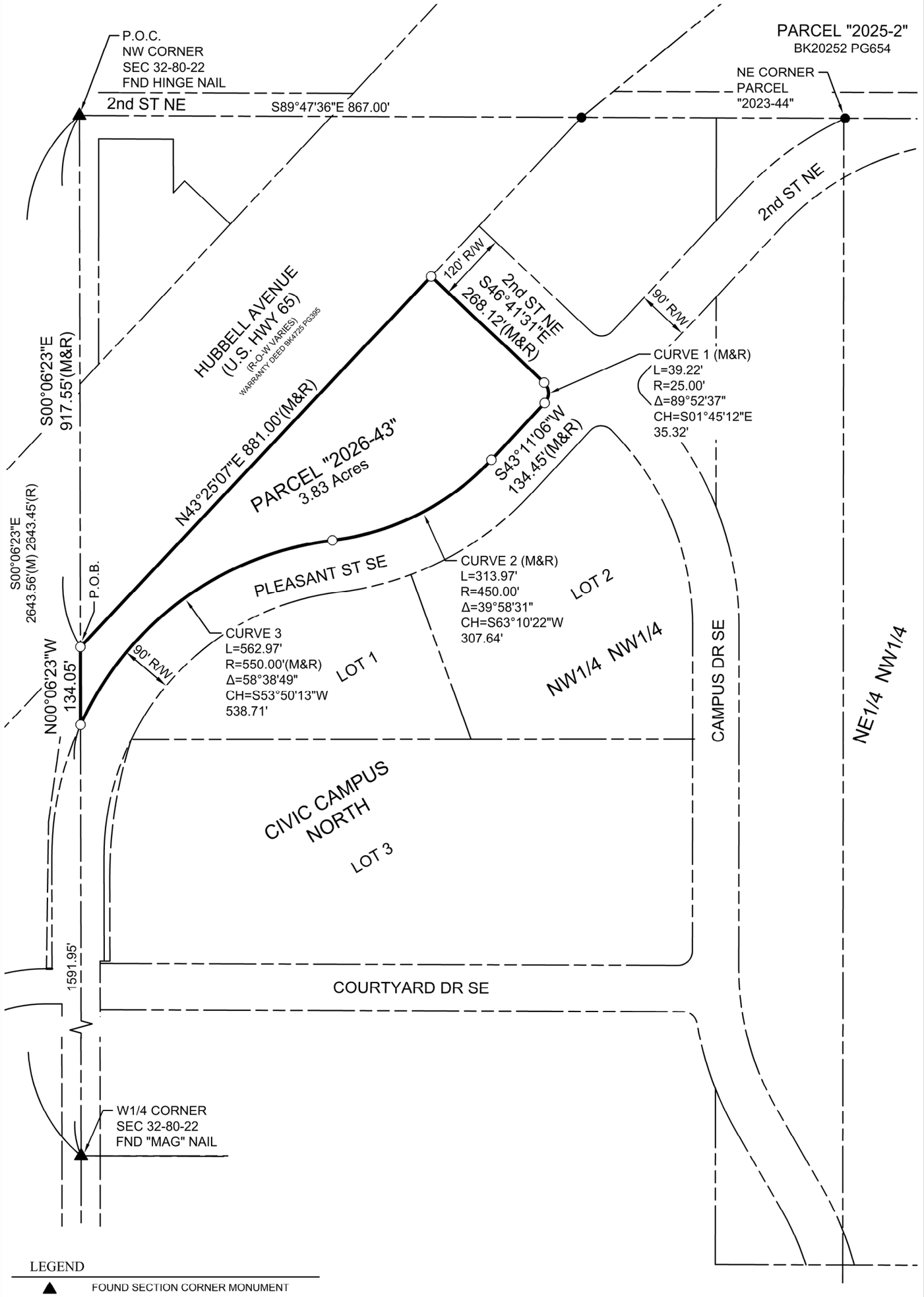
SCALE	AS NOTED
DRAWN	M THOMAS
CHECKED	M THOMAS
APPROVED	M THOMAS
DATE	04/20/2026
ISSUED FOR	BONDURANT

VEENSTRA & KIMM INC.
A Kleinfelder Company

PLAT OF SURVEY - PARCEL "2026-43"
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W
CITY OF BONDURANT, POLK COUNTY, IOWA

SHEET NO.
PS-1-1

PROJECT 428112



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND PROPERTY MONUMENT
- ○ SET 5/8" REBAR W/RED CAP #19968 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- PARCEL BOUNDARY LINE

0' 100' 200'

SCALE	AS NOTED
DRAWN	M THOMAS
CHECKED	M THOMAS
APPROVED	M THOMAS
DATE	M THOMAS
ISSUED FOR	BONDURANT

VEENSTRA & KIMM INC.
A Kleinfelder Company

PLAT OF SURVEY - PARCEL "2026-43"
A PART OF THE NW1/4 NW1/4 IN SECTION 32-T80N-R22W
CITY OF BONDURANT, POLK COUNTY, IOWA

SHEET NO.
PS-1-2

PROJECT 428112

PLOTTED: Wednesday, April 29, 2026 5:01:57 PM

FILE PATH:

Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	PARCEL "2023-44" and Part of the NW1/4 in Section 32-T80N-R22W
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

PLAT OF SURVEY - PARCEL "2026-44"

ALL OF PARCEL "2026-44" AND PART OF THE NW1/4 IN SECTION 32-T80N-R22W

PLOTTED: Tuesday, April 28, 2026 9:59:20 AM

PROPERTY DESCRIPTION: PARCEL "2026-44"

All of PARCEL "2023-44", as filed on December 11, 2023 and recorded in Book 19672 Page 833 of the Office of the Polk County Recorder, and part 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:

Beginning at Northeast Corner of said PARCEL "2023-44" and a point on the Northerly Right-of-Way Line of 2nd Street NE; thence Southwesterly 215.04 feet along a 550.00 foot radius curve concave Southeasterly having a chord bearing South 54°23'09" West, 213.67 feet along the Southerly Line of said PARCEL "2023-44" and the Northerly Right-of-Way Line of 2nd Street NE; thence South 43°11'06" West along the Northerly Right-of-Way Line of 2nd Street NE, 334.21 feet; thence Southwesterly 39.32 feet along a 25.00 foot radius curve concave Northerly having a chord bearing South 88°14'48" West, 35.39 feet along the Northerly Right-of-Way Line of 2nd Street NE; thence North 46°41'31" West along the Northerly Right-of-Way Line of 2nd Street NE, 267.52 feet to a point on the Easterly Right-of-Way Line of Hubbell Avenue (U.S. Highway 65); thence North 43°25'07" East along the Easterly Right-of-Way Line of Hubbell Avenue (U.S. Highway 65), a distance of 257.92 feet to the Southwest Corner of PARCEL "2025-2", as filed on August 29, 2025 and recorded in Book 20252 Page 654 of the Office of the Polk County Recorder, also being a point on the North Line of the Northwest Quarter of said Section 32; thence North 89°47'36" East along the South Line of said PARCEL "2025-2", also being the North Line of the Northwest Quarter of said Section 32, a distance of 455.19 feet to the Point of Beginning, containing 2.68 Acres, subject to all easements, restrictions and covenants of record.

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.

04/29/2026

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: PS-2-1 / PS-2-2

SCALE	1" = 150'
DRAWN	M THOMAS
CHECKED	M THOMAS
APPROVED	M THOMAS
DATE	04/20/2026
ISSUED FOR	BONDURANT

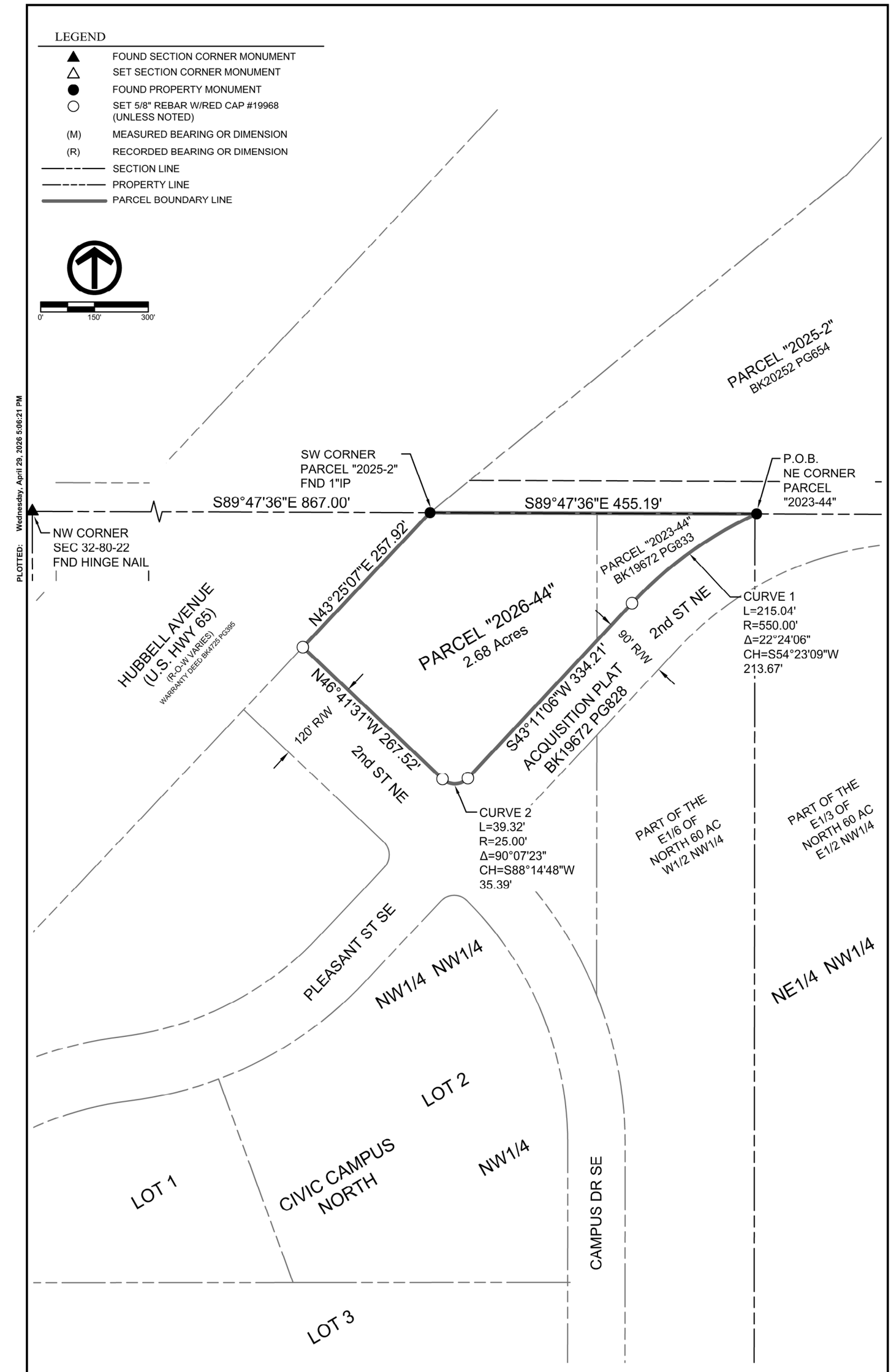
VEENSTRA & KIMM INC.
A Kleinfelder Company

PLAT OF SURVEY - PARCEL "2026-44"
A PART OF THE NW1/4 IN SECTION 32-T80N-R22W
CITY OF BONDURANT, POLK COUNTY, IOWA

SHEET NO. PS-2-1

PROJECT 428112

FILE PATH:



PLOTTED: Wednesday, April 29, 2026 5:06:21 PM

FILE PATH:

SCALE	AS NOTED
DRAWN	M THOMAS
CHECKED	M THOMAS
APPROVED	M THOMAS
DATE	04/28/26
ISSUED FOR	BONDURANT

VEENSTRA & KIMM INC.
A Kleinfelder Company

PLAT OF SURVEY - PARCEL "2026-44"
A PART OF THE NW1/4 IN SECTION 32-T80N-R22W
CITY OF BONDURANT, POLK COUNTY, IOWA

SHEET NO.
PS-2-2

PROJECT 428112

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.n.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider vacation of public highway easement along 2nd Street NE at 1920 2nd Street NE for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

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

BRIEF HISTORY & ANALYSIS: The City is in receipt of a right-of-way vacation request for portions of the 2nd Street NE roadway easement area located near the Civic Campus North Plat area. This vacation is to remove portions 2nd Street NE that were removed to allow for the reconstruction of the Campus Drive SE-Hubbell Avenue intersection. Pleasant Street SE and 2nd Street NE were realigned to provide for safer entrance into the Campus Drive SE-Hubbell Avenue intersection. The vacation area is outlined below in blue.



Comments from City Officials:

The following City departments were notified of the submitted vacation:

1. Public Works - reviewed and noted no comments/concerns.
2. Engineering – reviewed and noted no comments/concerns.
3. Fire Department - reviewed and noted no comments/concerns.

The Planning and Zoning Commission voted 7-0 to recommend approval of the vacation request at their May 14, 2026 meeting.

FUNDING SOURCE: Publication costs for notices for this hearing are funded from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-156
2. Vacation Plat

CITY OF BONDURANT
RESOLUTION NO. 260518-156

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARINGTO CONSIDER VACATION OF PUBLIC HIGHWAY EASEMENT ALONG 2ND STREET NE AT 1920 2ND STREET NE.

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to vacate public highway easement area along 2nd Street NE at 1920 2nd Street NE and further described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

WHEREAS the Planning and Zoning Commission voted 7-0 to recommend approval of the vacation request at their May 14, 2026, meeting; AND

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June 2026, 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in the Future Land Use map.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Center at 106 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to vacate public highway easement area along 2nd Street NE at 1920 2nd Street NE and further described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

All interested parties are encouraged to attend.

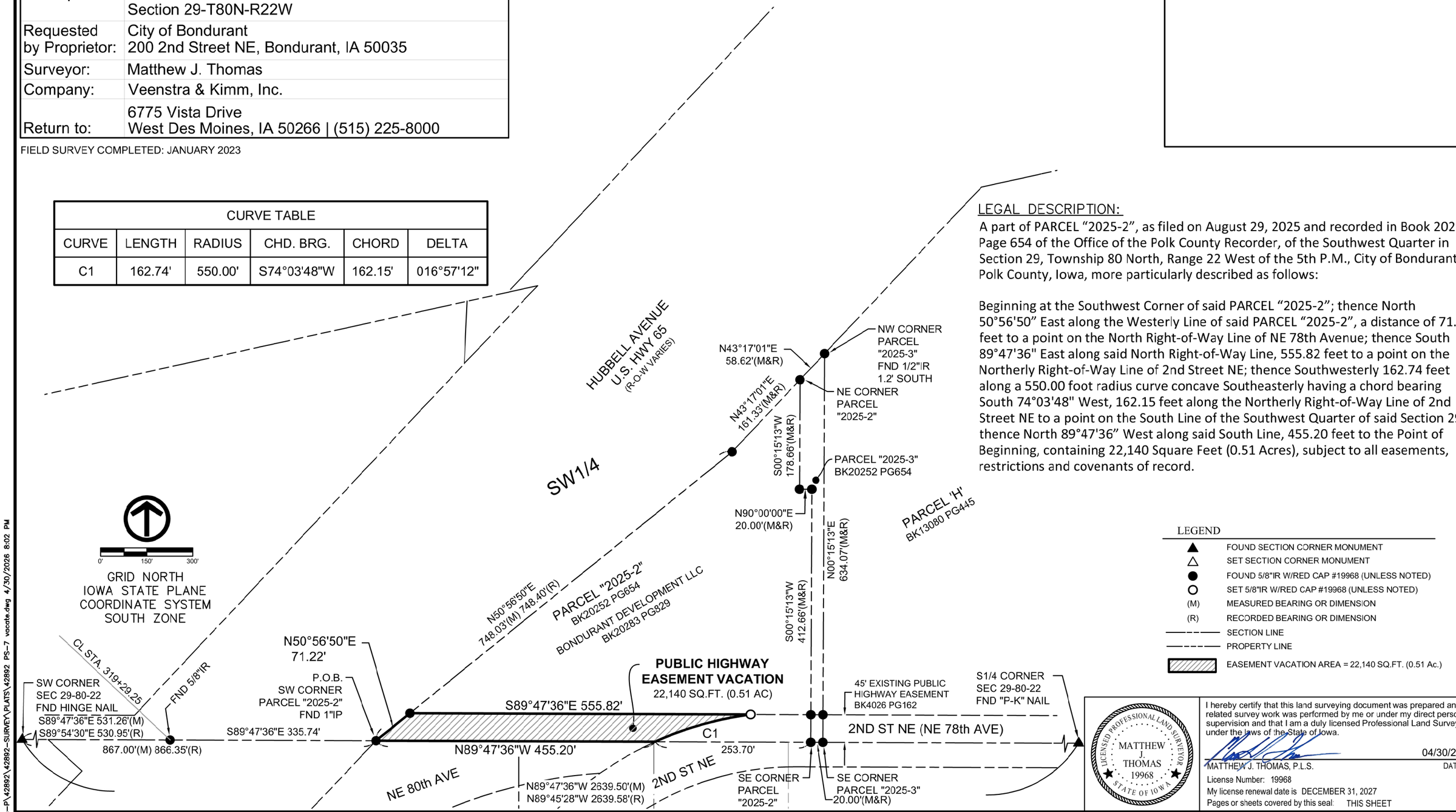
Index Legend	
Location:	City of Bondurant, Polk County
Parcel ID:	N/A
Description:	Part of PARCEL "2025-2" of the SW1/4 in Section 29-T80N-R22W
Requested by Proprietor:	City of Bondurant 200 2nd Street NE, Bondurant, IA 50035
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 | (515) 225-8000

FIELD SURVEY COMPLETED: JANUARY 2023

VACATION OF PUBLIC HIGHWAY EASEMENT

FOR VACATING A PORTION OF EASEMENT FOR PUBLIC HIGHWAY
A PART OF THE SW1/4 IN SECTION 29-T80N-R22W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BRG.	CHORD	DELTA
C1	162.74'	550.00'	S74°03'48"W	162.15'	016°57'12"



LEGAL DESCRIPTION:

A part of PARCEL "2025-2", as filed on August 29, 2025 and recorded in Book 20252 Page 654 of the Office of the Polk County Recorder, of the Southwest Quarter in Section 29, Township 80 North, Range 22 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of said PARCEL "2025-2"; thence North 50°56'50" East along the Westerly Line of said PARCEL "2025-2", a distance of 71.22 feet to a point on the North Right-of-Way Line of NE 78th Avenue; thence South 89°47'36" East along said North Right-of-Way Line, 555.82 feet to a point on the Northerly Right-of-Way Line of 2nd Street NE; thence Southwesterly 162.74 feet along a 550.00 foot radius curve concave Southeasterly having a chord bearing South 74°03'48" West, 162.15 feet along the Northerly Right-of-Way Line of 2nd Street NE to a point on the South Line of the Southwest Quarter of said Section 29; thence North 89°47'36" West along said South Line, 455.20 feet to the Point of Beginning, containing 22,140 Square Feet (0.51 Acres), subject to all easements, restrictions and covenants of record.

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 5/8"IR W/RED CAP #19968 (UNLESS NOTED)
- ○ SET 5/8"IR W/RED CAP #19968 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- EASEMENT VACATION AREA = 22,140 SQ.FT. (0.51 Ac.)

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.

04/30/2026
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: THIS SHEET

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	M THOMAS
CHECKED	M THOMAS
APPROVED	M THOMAS
DATE	04/29/2026
A.C.	

VEENSTRA & KIMM INC.

BONDURANT CERTIFIED SITE IMPROVEMENTS

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

VACATION OF PUBLIC HIGHWAY EASEMENT
A PART PARCEL "2025-2" OF THE SW1/4 IN SECTION 29-T80N-R22W
CITY OF BONDURANT, POLK COUNTY, IOWA

DWG. NO. VAC-7
SHEET 1 OF 1
PROJECT 42892

V:\WestDesMoines-P\42892\42892-SURVEY\PLATS\42892 PS-7 vacate.dwg 4/30/2026 8:02 PM

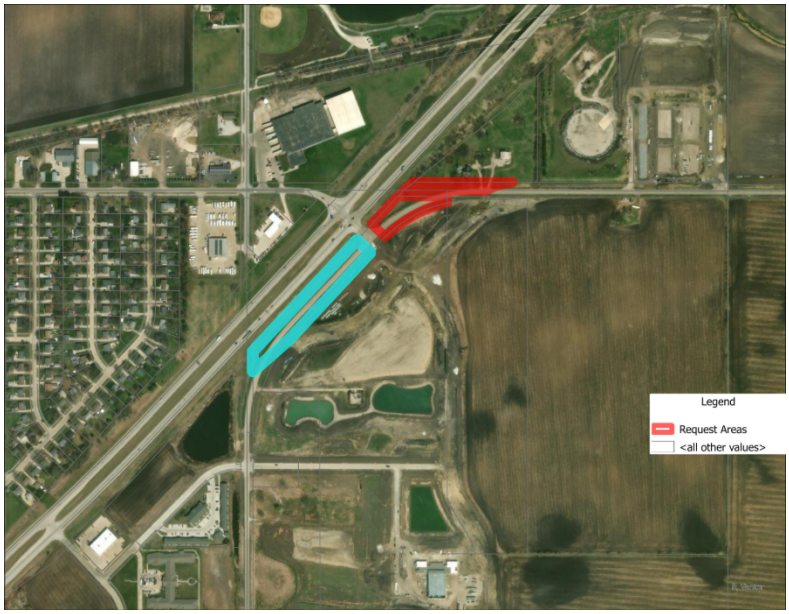
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.o.
For Meeting of 5/18/2026
Resolution

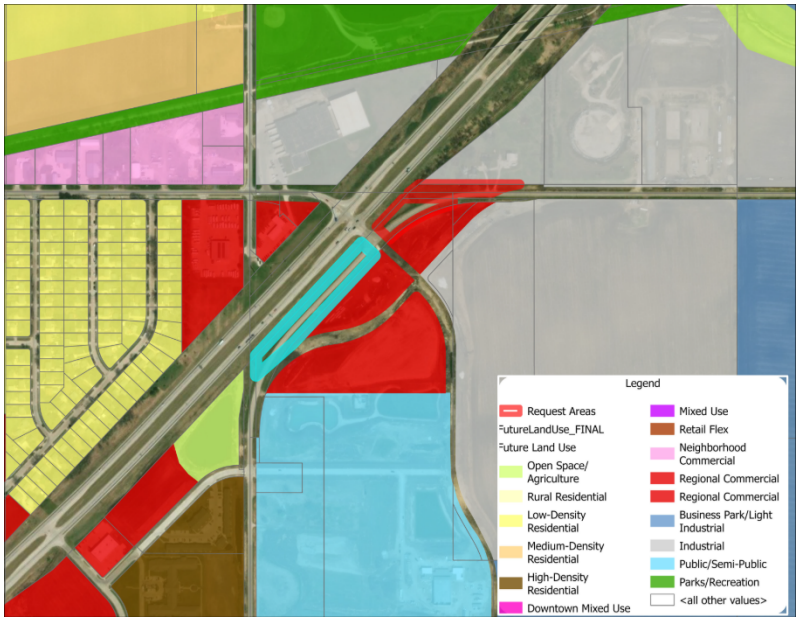
TITLE: - Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers

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

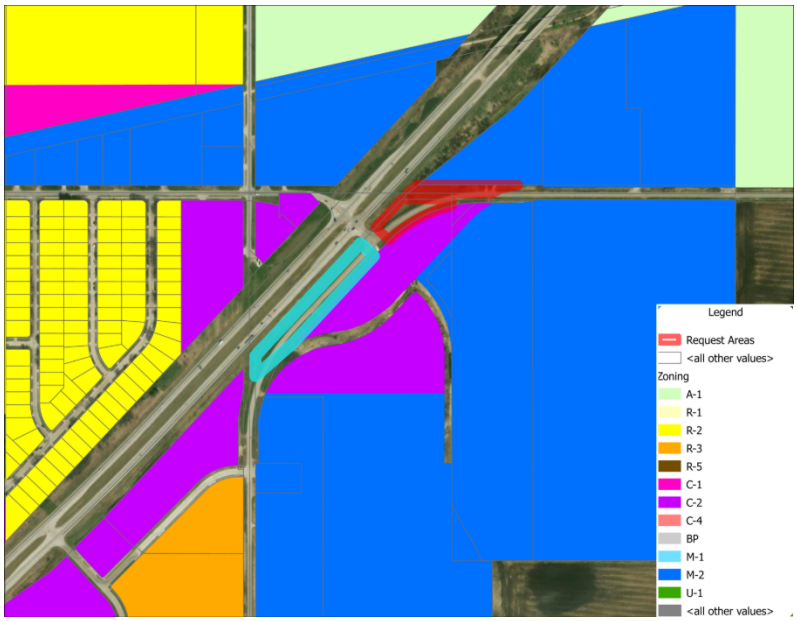
BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for a future land use amendment for June 1, 2026, at 6:00 p.m. in City Council Chambers. The City of Bondurant is submitting a request to amend the Future Land Use Map. The request would designate Parcel 2026-43 as Regional Commercial. The request would allow for commercial development consistent with the City's C-2 General Commercial District to take place on the property. The parcel currently has no Future Land Use designation as it was formerly street right-of-way. An aerial of proposed amendment area can be found below:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Regional Commercial. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question currently has no zoning designation. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in blue on the City Zoning Map below:



Analysis:

The Future Land Use Map shows general commercial proposed along the northern side of the Civic Campus North Plat area. There is existing C-2 General Commercial zoning along the southern property line.

The General Commercial Future Land Use designation translates most closely to the City's General Commercial (C-2) District. This zoning district allows for a multitude of commercial uses. The City has submitted a rezoning request to designate this parcel as C-2 General Commercial.

FUNDING SOURCE: Publication for this hearing is paid for from the Planning Department in the General Fund.

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the Future Land Use designation at their May 14, 2026 meeting.

Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-157
2. Vacation Plat

CITY OF BONDURANT
RESOLUTION NO. 260518-157

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR FUTURE LAND USE DESIGNATION FOR PARCEL 2026-43 TO REGIONAL COMMERCIAL FOR JUNE 1, 2026, AT 6:00 P.M.

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to amend the Future Land Use Map for Parcel 2026-43 to Regional Commercial, on property 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 THE 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;

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June 2026, 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in the Future Land Use map.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Center at 106 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to amend the Future Land Use Map for Parcel 2026-43 to Regional Commercial, property further 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 THE 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;
.

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 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 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 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 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 Westerly 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 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 of Pleasant Street SE, as Acquisition 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 Westerly 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.

SUPPORTING DOCUMENTS	BOOK	PAGE
PUBLIC HWY EASEMENT	4725	399
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
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	04/07/2026
A.C.	

VEENSTRA & KIMM INC.

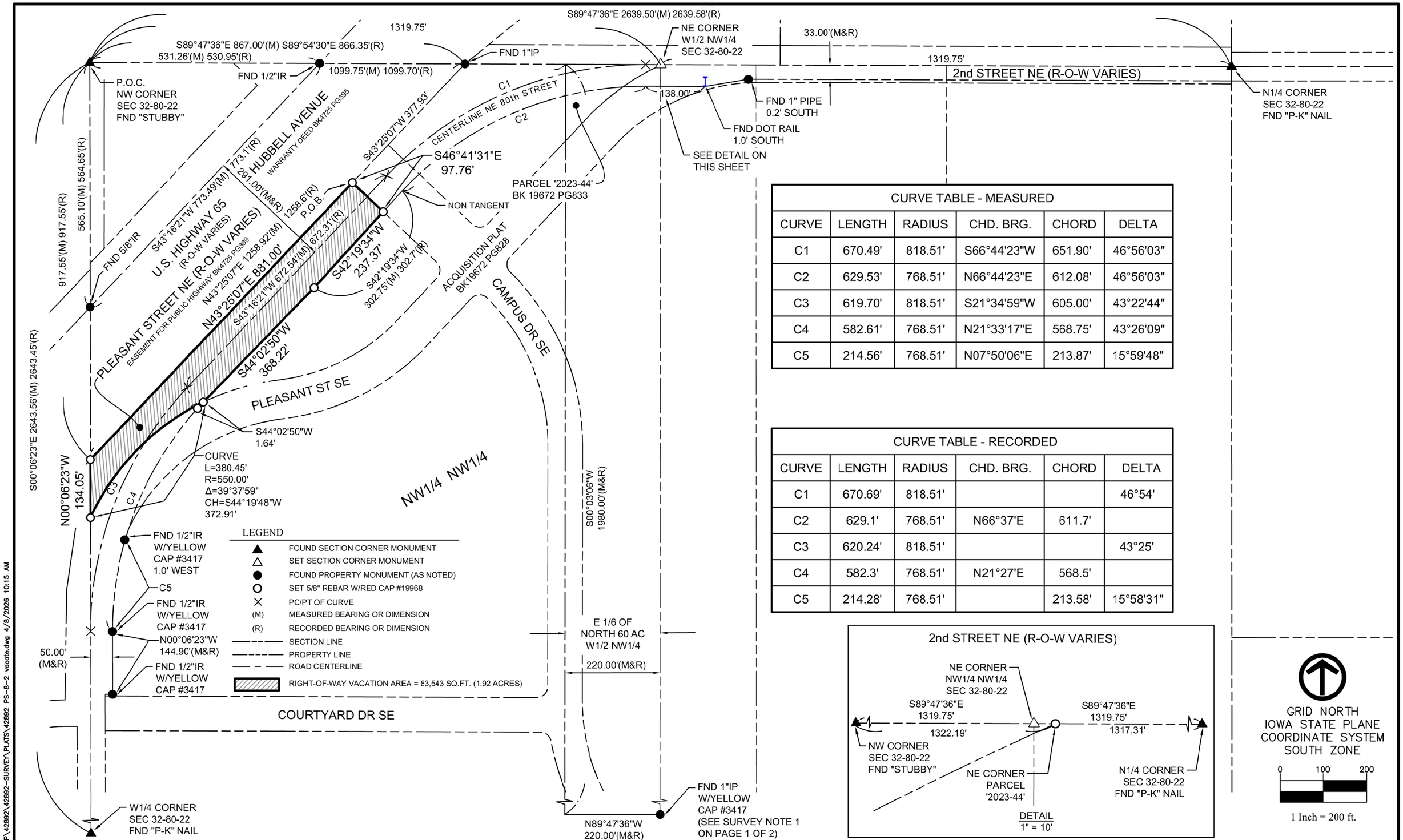
BONDURANT CERTIFIED SITE IMPROVEMENTS

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.p.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers

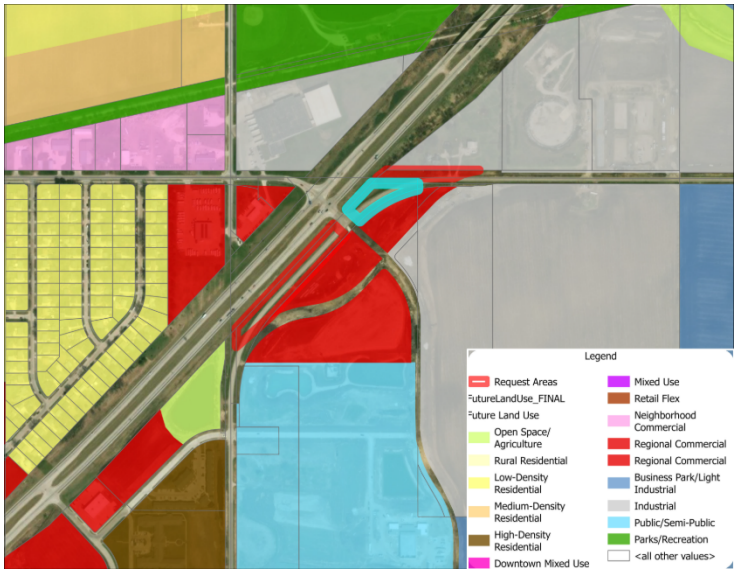
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for a future land use amendment for June 1, 2026, at 6:00 p.m. in City Council Chambers. The City of Bondurant is submitting a request to amend the Future Land Use Map. The request would designate Parcel 2026-44 as Regional Commercial. The request would allow for commercial development consistent with the City's C-2 General Commercial District to take place on the property. The parcel currently has no Future Land Use designation as it was formerly street right-of-way. An aerial of proposed amendment area can be found below:

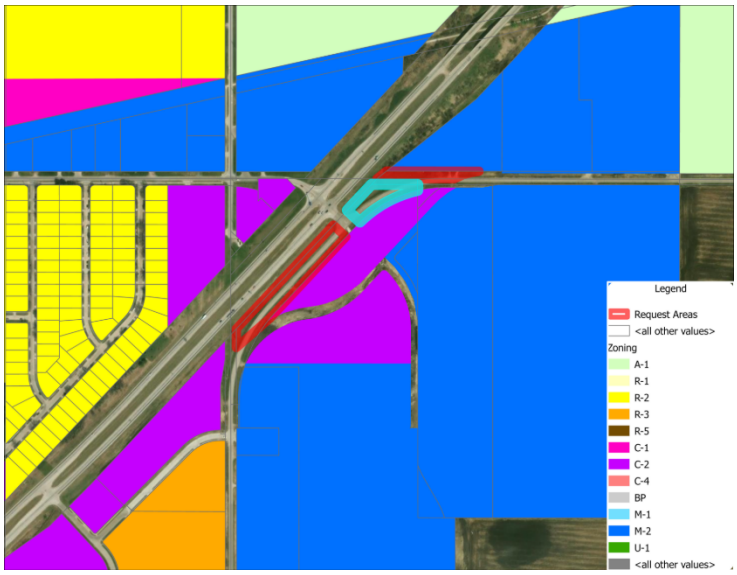


The City's Future Land Use Map, which guides potential rezoning requests but is not

the regulatory tool like the Zoning Ordinance/Map, currently guides this area as General Commercial. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question currently has no zoning designation. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in blue on the City Zoning Map below:



Analysis:

The Future Land Use Map shows general commercial proposed along the northern side of the Civic Campus North Plat area. There is existing C-2 General Commercial zoning along the southern property line.

The General Commercial Future Land Use designation translates most closely to the City's General Commercial (C-2) District. This zoning district allows for a multitude of commercial uses. The City has submitted a rezoning request to designate this parcel as C-2 General Commercial.

FUNDING SOURCE: Funding for the publication notices is drawn from the Planning Department in the General Fund.

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the Future Land Use designation at their May 14, 2026 meeting.

Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-158
2. Vacation Plat

CITY OF BONDURANT
RESOLUTION NO. 260518-158

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR FUTURE LAND USE DESIGNATION FOR PARCEL 2026-44 TO REGIONAL COMMERCIAL

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to amend the Future Land Use Map for Parcel 2026-44 to Regional Commercial, on property 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°**4**7'36" 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.
AND;

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June 2026, 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in the Future Land Use map.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Center at 106 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to amend the Future Land Use Map for Parcel 2026-44 to Regional Commercial, property further 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°**4**7'36" 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
WARRANTY DEED	4725	395
WARRANTY DEED	6539	463
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.

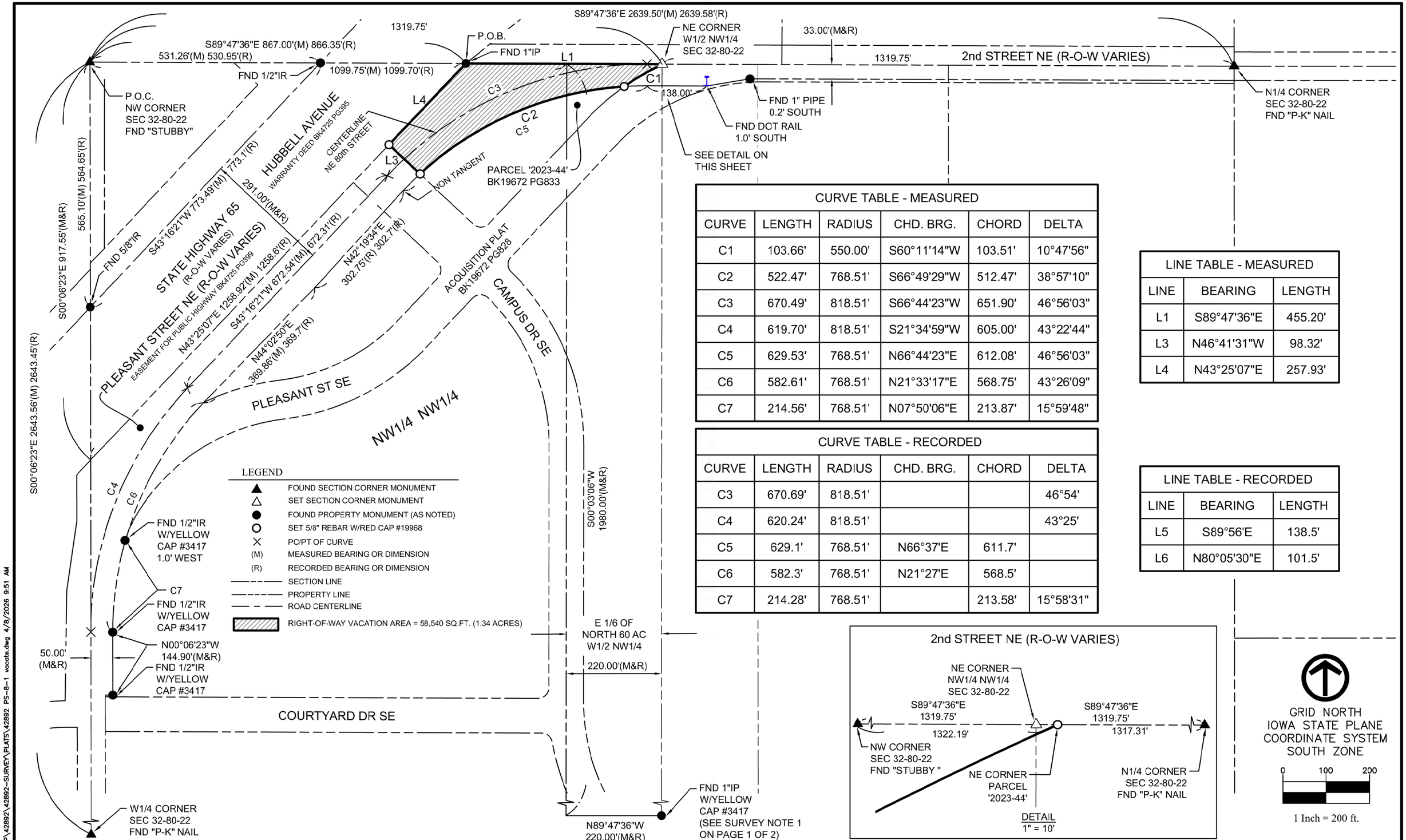
BONDURANT CERTIFIED SITE IMPROVEMENTS

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'

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

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

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.q.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for public hearing on the request for Future Land Use designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial on June 1, 2026, at 6:00 p.m. in the Bondurant City Council Chambers

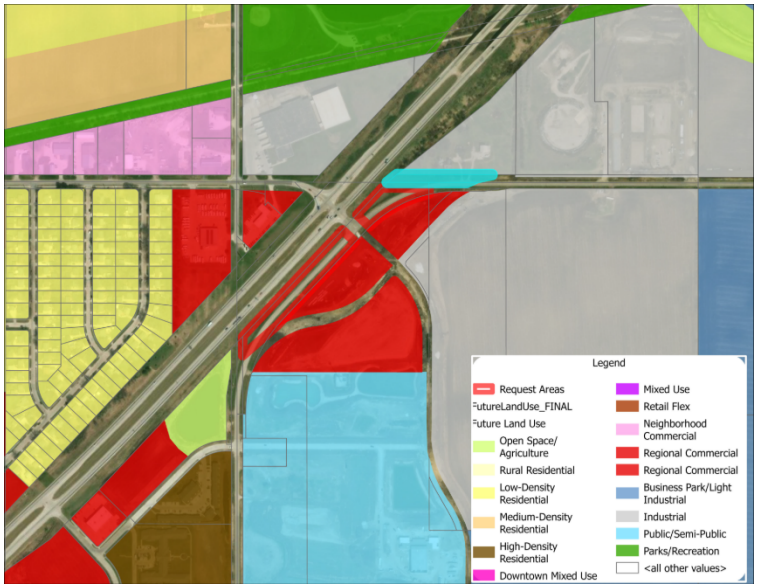
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing on the City of Bondurant request to amend the Future Land Use Map. The request would designate vacated roadway easement area as Industrial. The request would allow for industrial development consistent with the City's M-2 Medium Industrial District to take place on the property. The parcel currently has no Future Land Use designation as it was formerly street right-of-way. An aerial of proposed amendment area can be found below:

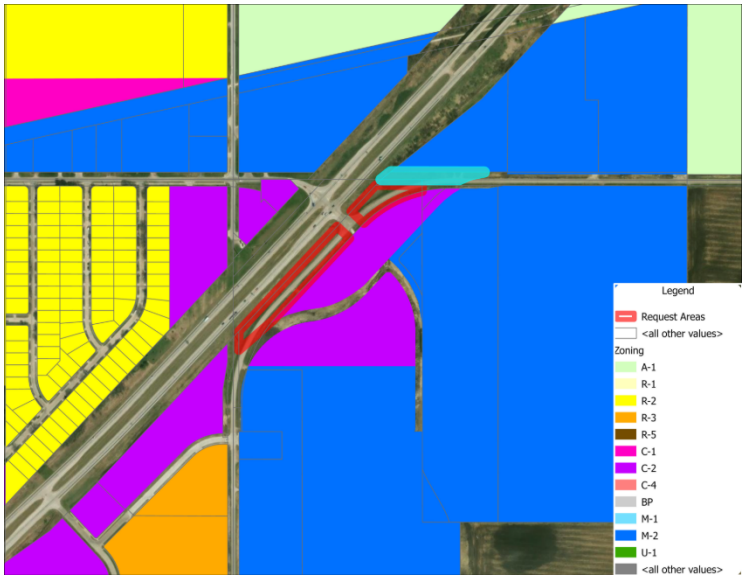


The City's Future Land Use Map, which guides potential rezoning requests but is not

the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Industrial. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question currently has no zoning designation. The requested amendment would not change the zoning of the property, a rezoning request for this property has been submitted and will be considered by the Planning and Zoning Commission. The property is outlined in blue on the City Zoning Map below:



Analysis:

The Future Land Use Map shows general commercial proposed along the southern property line and M-2 Medium Industrial along the northern property line.
The Industrial Future Land Use designation translates most closely to the City's Light

Industrial (M-1) or Medium Industrial (M-2) District. This zoning district allows for a multitude of industrial uses. The City has submitted a rezoning request to designate this parcel as M-2 Medium Industrial.

The Planning and Zoning Commission voted 7-0 to recommend approval of the Future Land Use designation at their May 14, 2026 meeting.

FUNDING SOURCE: Publication notices for this hearing are funding from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-159

CITY OF BONDURANT
RESOLUTION NO. 260518-159

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO DESIGNATE VACATED ROADWAY EASEMENT TO INDUSTRIAL ON THE FUTURE LAND USE MAP

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to amend the Future Land Use Map to designate vacated roadway easement area as Industrial, on property described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June 2026, 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in the Future Land Use map.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Center at 106 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to amend the Future Land Use Map to designate vacated roadway easement area as Industrial, on property further described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

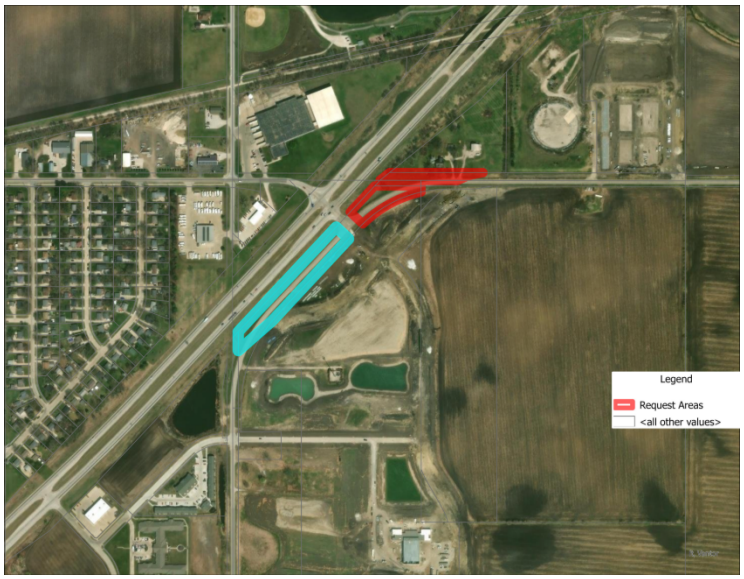
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.r.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

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

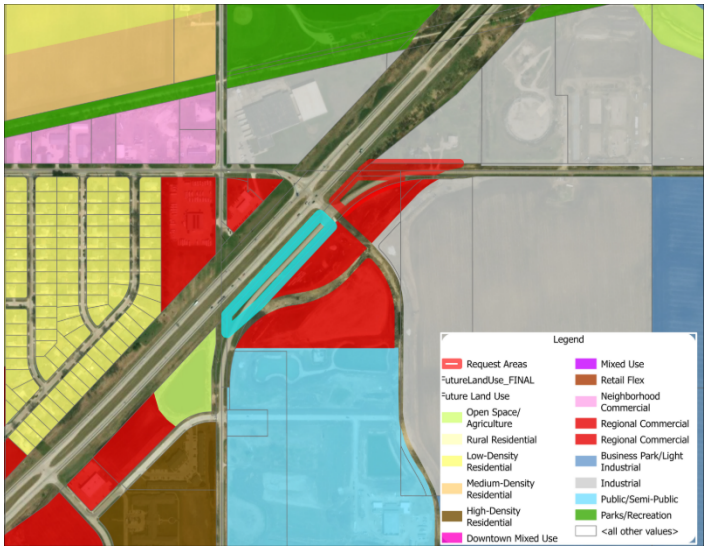
BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for June 1, 2026, at 6:00 p.m. in Council Chambers for the City of Bondurant rezoning request for Parcel 2026-43, located in the Civic Campus North area and to the southeast of the intersection of Hubbell Avenue and Campus Drive SE. The rezoning request proposes to designate the zoning of previous road right-of-way to the C-2 General Commercial District. The request area is highlighted below.



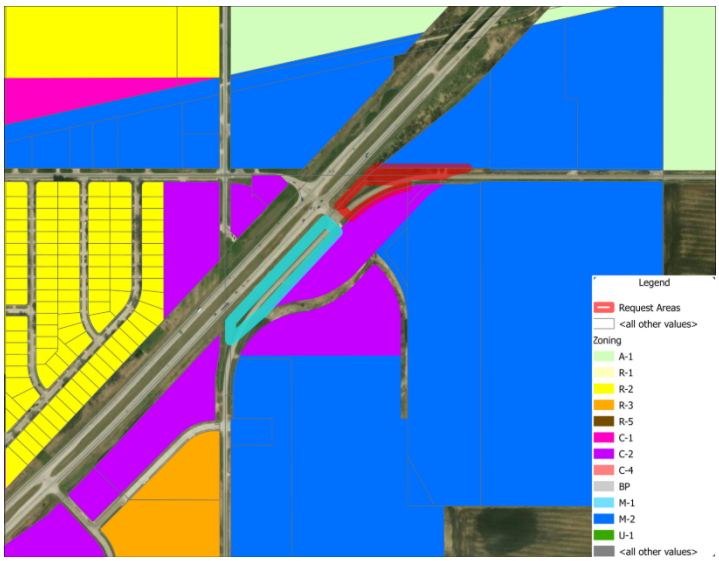
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land

use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – The City of Bondurant has requested an amendment to the 2022 Future Land Use Map. The amendment would designate the previous road right-of-way area to Regional Commercial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 2026-43 currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to C-2 General Commercial. There is C-2 General Commercial District located on the southern portion of the subject property.



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

Streets – The property will be accessible from Truman Drive NE and Pleasant Street SE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects to the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026, meeting.

FUNDING SOURCE: Funding for notice publication is from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-160

CITY OF BONDURANT
RESOLUTION NO. 260518-160

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO REZONE PARCEL 2026-43 TO THE (C-2) GENERAL COMMERCIAL DISTRICT FOR JUNE 1, 2026, AT 6:00 PM

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone Parcel 2026-43 to the General Commercial (C-2) District, on property further 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 THE 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.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June, 2026 at 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property to the General Commercial (C-2) District, on property 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 THE 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.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.s.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

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

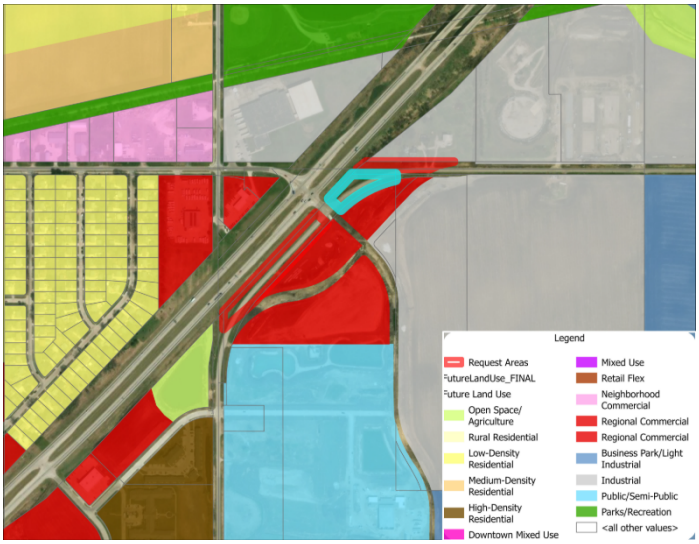
BRIEF HISTORY & ANALYSIS: The attached resolutions sets a public hearing date for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers for the City of Bondurant has rezoning request for Parcel 2026-44, located in the Civic Campus North area and to the southwest of the intersection of Hubbell Avenue and Campus Drive SE. The rezoning request proposes to designate the zoning of previous road right-of-way to the C-2 General Commercial District. The request area is highlighted below.



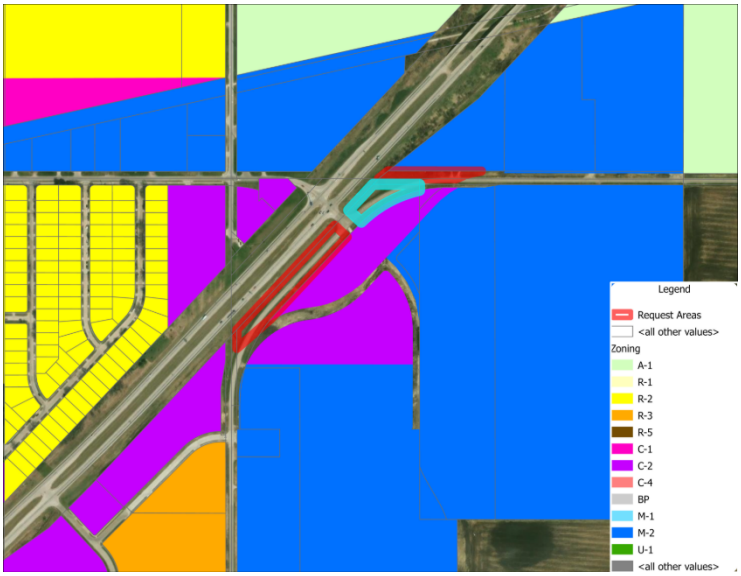
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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

Comprehensive Plan/Future Land Use Map – The City of Bondurant has requested an amendment to the 2022 Future Land Use Map. The amendment would designate the previous road right-of-way area to Regional Commercial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – Parcel 2026-44 currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to C-2 General Commercial. There is C-2 General Commercial District located on the southern portion of the subject property.



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

Streets – The property will be accessible from Truman Drive NE and 2nd Street NE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects into the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026 meeting.

FUNDING SOURCE: Publication notices for this are funded from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-161

CITY OF BONDURANT
RESOLUTION NO. 260518-161

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO REZONE PARCEL 2026-44 TO THE (C-2) GENERAL COMMERCIAL DISTRICT

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone Parcel 2026-44 to the General Commercial (C-2) District, on property further 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°**4**7'36" 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 1st day of June 2026 at 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE,

Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property to the General Commercial (C-2) District, on property 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°**4**7'36" 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

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.t.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution affixing a date for public hearing on the request to rezone vacated roadway easement area along 2nd Street, NE at 1920 2nd Street NE to the (M-2) Medium Industrial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers

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

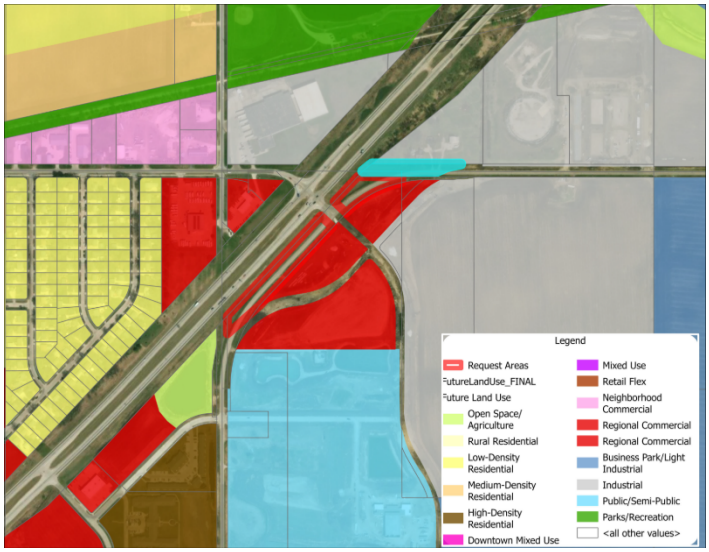
BRIEF HISTORY & ANALYSIS: The attached resolution sets the date of a public hearing for June 1, 2026, at 6:00 p.m. for the City of Bondurant has submitted rezoning request for vacated roadway easement area, located in the Civic Campus North area and to the south of 1920 2nd Street NE. The rezoning request proposes to designate the zoning of the vacated roadway easement area to the M-2 Medium Industrial District. The request area is highlighted below.



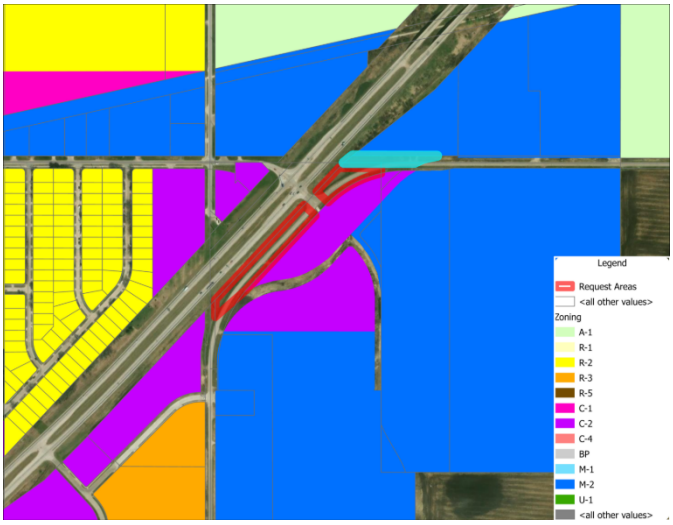
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land

use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – The City of Bondurant has requested an amendment to the 2022 Future Land Use Map. The amendment would designate the vacated roadway easement area to Industrial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The vacated roadway easement area currently does not have a zoning designation as it was previously road right-of-way. The City of Bondurant is requesting to rezone the property to M-2 Medium Industrial. There is C-2 General Commercial District located to the south of the subject property. There is M-2 Medium Industrial District located to the north of the subject property.



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

Streets – The property will be accessible from 2nd Street NE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that connects into the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their May 14, 2026 meeting.

FUNDING SOURCE: Publication notices for this hearing are funding from the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-162

CITY OF BONDURANT
RESOLUTION NO. 260518-162

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO REZONE VACATED ROADWAY EASEMENT AREA TO THE (M-2) MEDIUM INDUSTRIAL DISTRICT FOR JUNE 1, 2026, AT 6:00 P.M.

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone vacated roadway easement area to the Medium Industrial (M-2) District, on property further described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 1st day of June 2026, at 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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 June 1st, 2026 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone vacated roadway easement area to the Medium Industrial (M-2) District, on property described as follows:

A PART OF PARCEL “2025-2”, AS FILED ON AUGUST 29, 2025 AND RECORDED IN BOOK 20252 PAGE 654 OF THE OFFICE OF THE POLK COUNTY RECORDER, OF THE SOUTHWEST QUARTER IN SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL “2025-2”; THENCE NORTH 50°56’50” EAST ALONG THE WESTERLY LINE OF SAID PARCEL “2025-2”, A DISTANCE OF 71.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE; THENCE SOUTH 89°47’36” EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 555.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE; THENCE SOUTHWESTERLY 162.74 FEET ALONG A 550.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING SOUTH 74°03’48” WEST, 162.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND STREET NE TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89°47’36” WEST ALONG SAID SOUTH LINE, 455.20 FEET TO THE POINT OF BEGINNING, CONTAINING 22,140 SQUARE FEET (0.51 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.u.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution authorizing the submission of an application for Economic Development Assistance Program Grant Funds to the Economic Development Administration for Timmins Industrial Park Roadway Improvements Phase 3

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

BRIEF HISTORY & ANALYSIS:

The attached resolution authorizes the submission of an application to the U.S. Economic Development Administration (EDA) for FY25 Public Works and Economic Adjustment Assistance Program funding. The City of Bondurant is seeking grant funding in the amount of $4,655,743.50, representing 75% of the estimated total project cost of $6,207,658.00.

The proposed project includes the expansion of utilities and construction of paved roadway improvements along Vermeer Drive SE, south of 15th Street SE. These infrastructure improvements are intended to support continued economic development and industrial growth opportunities within the community.

The resolution also authorizes City Administrator Marketa Oliver to serve as the City's Authorized Organizational Representative for purposes of executing and signing grant-related documents. In addition, the resolution commits the City to providing the required 25% local cash match in the amount of $1,551,914.50.

FUNDING SOURCE: Capital Project Funds supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-163

CITY OF BONDURANT
RESOLUTION NO. 260518-163

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR ECONOMIC DEVELOPMENT ASSISTANCE PROGRAM GRANT FUNDS TO THE ECONOMIC DEVELOPMENT ADMINISTRATION

WHEREAS, the City of Bondurant lies within the boundaries of the Mid-Iowa Planning Alliance which is the Economic Development District for central Iowa as designated by the U.S. Department of Commerce, Economic Development Administration; and

WHEREAS, the Economic Development Administration has grant funds available pursuant to the FY 25 Public Works and Economic Adjustment Assistance Program on a cost-sharing basis to assist in carrying out projects identified in the District's Comprehensive Economic Development Strategy; and

WHEREAS, the City of Bondurant is applying for funds in the amount of $4,655,743.50 to cover 75% of the cost of infrastructure improvements estimated at $6,207,658.00 for the expansion of utilities and paved roadway along Vermeer Drive SE, south of 15th Street SE; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bondurant hereby authorizes City Administrator Marketa Oliver to serve as the City's Authorized Organizational Representative to execute and sign any and all grant documents; and

BE IT FURTHER RESOLVED that the City of Bondurant agrees to provide 25% of project funds as local cash match in the amount of $1,551,914.50. This cash match is committed to the project for the period of performance, available as needed, and is not conditioned or encumbered in any way that may preclude its use consistent with the requirements of EDA investment assistance; and

Adopted and approved this 18th day of May 2026 by the City Council of the City of Bondurant, Polk County, Iowa.

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.v.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution authorizing Navigate Construction Services, LLC for Silo Commons repair work related to window replacement and roof waterproofing in the amount of $20,440

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

BRIEF HISTORY & ANALYSIS:

At the May 4, 2026, City Council meeting, the Council approved a resolution authorizing the City to coordinate with Navigate Construction Services LLC to engage contractors for additional repair work at the future Silo Commons site, specifically related to window replacement and roof waterproofing.

The 101 LLC currently owns the property that will become Silo Commons. As part of the Memorandum of Understanding approved in 2024 between The 101 LLC and the City of Bondurant, The 101 LLC agreed to complete certain repairs identified in VAA Engineering reports. Those repairs are currently underway and are being coordinated through Navigate Construction Services LLC.

During the design process, ISG, serving as the City's design team for Silo Commons, identified additional repair items that would further improve the structure's weather resistance. In response, Navigate Construction Services LLC suggested that the City consider utilizing contractors already mobilized on-site to complete this additional work, potentially creating efficiencies and cost savings through economies of scale.

City staff have continued coordinating with Navigate Construction Services LLC to engage contractor(s) for window repairs and roof waterproofing. These improvements are important, as portions of the silo structure are anticipated to be used for storage and to support technology associated with the planned amphitheater. Conditions have been evaluated and a scope of work proposed, the cost of which is $20,440.

SCOPE OF WORK:
1) Replacement of up to (23) total windows (glass only) on grain elevator "house". This

proposal covers 80 total hours (40 per technician). If additional labor is needed to achieve completion that will be billed at time and materials or quoted in addition to this proposal.

NOTE AND CLARIFICATIONS:
1) Glass type to be 1/8” clear annealed, ¼” laminate where safety glass is required if applicable.
2) 150’ lift rental included for access, glass is expected to be interior set.
3) Safety measures including but not limited to roofline safety line required by others.
4) A clear and unobstructed area required for the aerial lift to be positioned for the duration of the project.

NOTES AND EXCEPTIONS:
• Price is based on working straight time hours only.
• Wood Blocking, sheet rock repair replacement
• We do not provide final cleaning of glass.
• Any violations or additions to the Scope of Work may result in additional charges.
• Comiskey Glass does not warranty against water and air leak mitigation.
• Materials will not be ordered until we have received a signed proposal.
• Payment is due upon receipt of invoice.
• This proposal is good for 30 days.

The attached resolution authorizes the work to be done on Silo Commons.

FUNDING SOURCE: Capital Project fund supported by TIF, LOSST, and Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-164

CITY OF BONDURANT
RESOLUTION NO. 260518-164

A RESOLUTION AUTHORIZING NAVIGATE CONSTRUCTION SERVICES LLC FOR SILO COMMONS REPAIR WORK RELATED TO WINDOW REPLACEMENT AND ROOF WATERPROOFING IN THE AMOUNT OF $20,440

WHEREAS The 101 LLC currently owns the property that will become Silo Commons; AND

WHEREAS the City of Bondurant and The 101 LLC entered into a Memorandum of Understanding in 2024, which identified certain repair obligations to be completed by The 101 LLC based on VAA Engineering reports; AND

WHEREAS The 101 LLC is currently completing said repairs in coordination with Navigate Construction Services LLC; AND

WHEREAS ISG, serving as the City's design team for Silo Commons, has identified additional repair work, including window replacement and roof waterproofing, to improve the long-term weather resistance and functionality of the silo structure; AND

WHEREAS Navigate Construction Services LLC has indicated that contractors are currently mobilized on-site and available to perform such additional work, creating a potential opportunity for cost savings and efficiencies through economies of scale; AND

WHEREAS portions of the Silo Commons structure are anticipated to be used for storage and to support technology associated with the planned amphitheater, making these additional repairs necessary and beneficial to the project; and

WHEREAS, Navigate Construction Services LLC has evaluated the structure and proposes the following scope of work:

SCOPE OF WORK:
1) Replacement of up to (23) total windows (glass only) on grain elevator "house". This proposal covers 80 total hours (40 per technician). If additional labor is needed to achieve completion that will be billed at time and materials or quoted in addition to this proposal.

NOTE AND CLARIFICATIONS:
1) Glass type to be 1/8" clear annealed, ¼" laminate where safety glass is required if applicable.
2) 150' lift rental included for access, glass is expected to be interior set.
3) Safety measures including but not limited to roofline safety line required by others.
4) A clear and unobstructed area required for the aerial lift to be positioned for the duration of the project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, City staff are authorized to coordinate with Navigate Construction Services LLC to engage contractor(s) currently working on-site, or otherwise available through Navigate Construction Services LLC, to complete additional repair work at Silo Commons, including window replacement and roof waterproofing and authorizes execution of an agreement in the above-referenced amount, subject to review and approval by the City Attorney, to facilitate the completion of this work.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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.w.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution approving Borrow Access Agreement

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

BRIEF HISTORY & ANALYSIS: On the April 20, 2026 Council meeting, there was a discussion about creating a "borrow" site in conjunction with the Vermeer Corporation.

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**

The attached resoltion authorizes the execution of an agreement with Vermeer Corporation for a borrow site, pending legal counsel review.

FUNDING SOURCE: This would be a projected savings to the SE Industrial Infrastructure Capital Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-165
2. Bondurant-Vermeer Borrow Access Agreement
3. Pages from Bondurant-Vermeer Borrow Access Agreement

CITY OF BONDURANT
RESOLUTION NO. 260518-165

A RESOLUTION APPROVING A TEMPORARY ACCESS AND BORROW AGREEMENT WITH VERMEER MANUFACTURING COMPANY FOR THE SE INDUSTRIAL PUBLIC IMPROVEMENTS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY LEGAL COUNSEL

WHEREAS the City of Bondurant is undertaking the SE Industrial Public Improvements Project; and

WHEREAS the City has negotiated a Temporary Access and Borrow Agreement with Vermeer Manufacturing Company to allow temporary access to property for the purpose of obtaining borrow material necessary for the project; and

WHEREAS the Agreement outlines terms related to borrow area limits, restoration obligations, environmental responsibilities, coordination of operations, and temporary access rights; and

WHEREAS the City Council finds that entering into the Agreement is in the best interests of the City and will support timely completion of the SE Industrial Public Improvements Project; and

WHEREAS the City Council desires to approve the Agreement subject to final review and approval by the City Attorney/legal counsel.

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

1. The Temporary Access and Borrow Agreement between the City of Bondurant and Vermeer Manufacturing Company regarding the SE Industrial Public Improvements Project is hereby approved, subject to final review and approval by the City Attorney/legal counsel.
2. The Mayor and City Clerk are hereby authorized and directed to execute the Agreement and any related documents upon approval by legal counsel.
3. City staff are authorized to take such further actions as necessary to implement this Resolution and the Agreement.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of May 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				

TEMPORARY ACCESS AND BORROW AGREEMENT

4/21/2026

Heath Van Gorp
Vermeer Manufacturing Company
1615 Vermeer Road East
Pella, IA, 50219

RE: Temporary Access and Borrow Agreement – SE Industrial Public Improvements

Dear Heath:

The City of Bondurant (the "City") 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 Manufacturing Company ("Vermeer") site by the City and its contractor for such purpose and, once signed, shall constitute a binding agreement between the City and Vermeer with respect to the same. An exhibit has also been included as an attachment to this letter to further document general locations of Borrow, stockpile and construction limits.

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. The City's work shall be limited to these areas and the City's rights in this area include stripping and stockpiling topsoil, excavation of suitable fill, and replacement and regrading of topsoil following completion. The City has no right to assign this agreement, in whole or in part, without Vermeer's written consent. But, the City may engage contractors to complete its work without consent.

2) **Quantity of Material**
The estimated quantity of borrow material to be removed is 23,000 cubic yards and shall not, without Vermeer's consent, exceed such amount.

3) **Material Use; No Warranty**
Borrow is intended for general roadway embankment. The City and/or its contractor shall be responsible for determining suitability, processing if needed, and handling and legal disposal of unsuitable materials. Vermeer makes no representation or warranty, of any kind, with respect to, and the City accepts in "as is" condition, the borrow materials, the borrow area, and/or access routes.

4) **Topsoil Handling and Placement (Vermeer Site)**
In addition to borrow activities, the City and/or its contractor shall, before the Term expires or within 30 days after this agreement terminates, whichever is earlier, 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 and approved by Vermeer, in its reasonable discretion, but understood to generally be as shown on the attached exhibit. This section, and the parties' rights and obligations hereunder, shall survive any expiration or termination of this agreement.

5) **Routes / Travel Paths**
Access points and haul routes shall be contained to those shown on the attached exhibit unless

otherwise coordinated with Vermeer. The City or its contractors shall provide at least seven (7) days' advance notice to Vermeer before initial entry onto Vermeer's land. Notice may be by email to Heath Van Gorp (hvangorp@vermeer.com).

6) **Site Restoration**
As of the expiration or earlier termination of this agreement, all disturbed areas, including the borrow area and access/haul routes, shall be, in addition to the City's obligations per Section 4, restored to a condition consistent with the existing site and acceptable to Vermeer, such obligations to survive the expiration or the earlier termination of this agreement.

7) **Costs**
The City and/or its contractor shall be solely responsible for all costs associated with this work and its rights/obligations under this agreement.

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, improper disposal, or environmental impacts resulting from any work or the activities contemplated by this agreement. 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 or any breach of any obligations of the City or its contractors under this agreement and the City shall, to the fullest extent allowed by law and except to the extent of Vermeer's or its contractor's negligence or intentional misconduct, indemnify, hold harmless, and defend Vermeer against any and all such claims, damages, or issues. The terms of this Section survive any expiration or the termination of this agreement.

11) **Coordination with Vermeer Operations**
All work, including access and haul operations, shall be coordinated with Vermeer and its designated contractors and shall not interfere with Vermeer's and its contractor's ongoing operations or construction activities.

12) **Temporary Access**
This agreement provides temporary access for the Term and in the areas designated on the attached exhibit only and does not grant any permanent property rights.

13) Term
The term of this agreement starts upon the execution of this agreement by Vermeer and ends on November 1, 2026 or the earlier termination of this agreement (the "Term"). If the City defaults (directly or through its contractors) in performance of this Agreement, and such default continues for more than 20 days after the City's receipt of notice of the default, then Vermeer may terminate this agreement on notice to the City. Notice hereunder shall be directed to the Public Works Director and is deemed delivered upon receipt, including by email to (INSERT).

If this reflects your understanding, please sign below to confirm Vermeer's authorization for access under the terms outlined above.

Vermeer Manufacturing Company

Heath Van Gorp
Director of Facilities

City of Bondurant

John Horton
Public Works Director

PROTECT EXISTING PROPERTY LINE FENCE (TYP)

ROADWAY/BORROW
TOPSOIL STOCKPILE
22,800 CY
(LIMITS ARE APPROXIMATE)

PHASE 1 - ROADWAY BORROW
21,785 CY
6.7 ACRE SURFACE AREA
(LIMITS ARE APPROXIMATE)

SITE TOPSOIL
STOCKPILE
20,000 CY
(LIMITS ARE
APPROXIMATE)

TEMPORARY
CONSTRUCTION
EASEMENT (TYP.)

TEMPORARY
CONSTRUCTION
EASEMENT/ROW
FOR HAUL ROUTE
(TYP.)

Can this be removed as this may impact our site work.

TEMPORARY
CONSTRUCTION
EASEMENT FOR
HAUL ROUTE (TYP.)

50.0'

VERMEER SITE IMPROVEMENTS (BY OTHERS)

VERMEER DR SE

EISENHOWER DRIVE SE

32ND ST SE

NOTES:
1. CONTRACTOR SHALL CONFINE WORK TO WITHIN THE TEMPORARY EASEMENTS AS SHOWN.
2. VOLUME SHOWN IS APPROXIMATE. CONTRACTOR SHALL ADJUST EXCAVATION TO ACHIEVE EARTHWORK BALANCE.
3. REFER TO ESTIMATE REFERENCE NOTES FOR ADDITIONAL INFORMATION.
4. SPREAD STRIPPED TOPSOIL FROM BORROW AREA OVER BORROW AREA AFTER IT BECOMES CLEAR NO ADDITIONAL BORROW WILL BE NECESSARY.
5. SPREAD SITE TOPSOIL OVER BORROW AREA TO REESTABLISH GRADE. FINAL GRADES WILL BE APPROXIMATELY EQUAL TO EXISTING GRADES. MAINTAIN POSITIVE DRAINAGE.

N

0 100 200
SCALE IN FEET

SHIVEHATTERY ARCHITECTURE + ENGINEERING
4125 Westown Parkway Suite 100
West Des Moines, Iowa 50266
515.223.8104 | shive-hattery.com

Bondurant Life Connecting

SH PROJECT NO: 2250019060

DRAWN BY: MAM
APPROVED BY: DRF
DATE: 04/21/2026

SE INDUSTRIAL PUBLIC IMPROVEMENTS - PHASE 1

BORROW AND STOCKPILE PLAN

T.1

MManzer P:\Projects\2025\2250019060\Deliverables\Drawings\1_Civil\plans\Bid Package 1\T_Earthwork Quantity Sheets\T-Sheets.dgn 4/16/2026 10:04:45 PM

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 5/18/2026
Public Hearing

TITLE: Public Hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the SE Industrial Public Improvements Phase 1 project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Now is the time and date for public hearing on this project. This project includes construction of public infrastructure improvements in south-east 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, 3,500 linear feet of storm sewer, 5,800 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.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Hold the public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.a.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution considering the Site Plan for Silo Commons

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

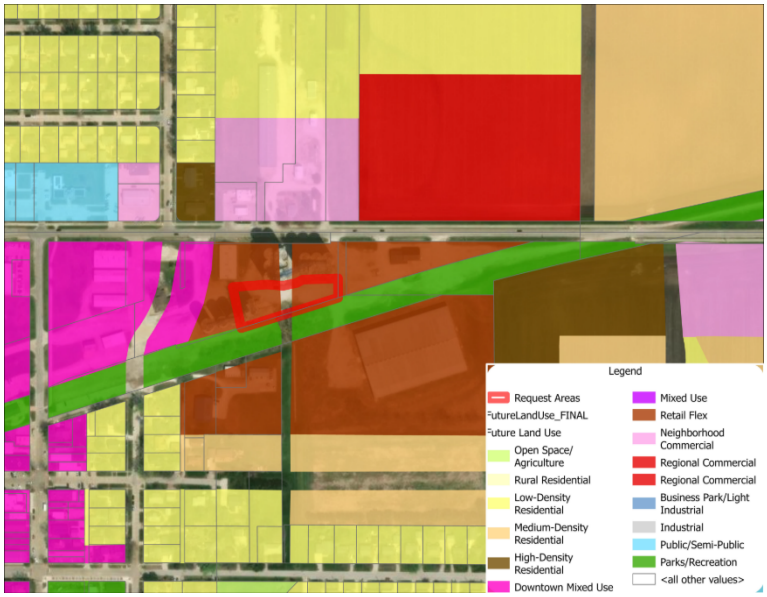
BRIEF HISTORY & ANALYSIS: The City submitted a site plan for review by the Planning & Zoning Commission and City Council for the proposed Silo Commons. The site plan applicant and owner of the property is the City of Bondurant. The site plan was prepared by ISG. The applicant is proposing an amphitheater, green space and bathroom facilities. This property is zoned as being within the City's Planned Unit Development (PUD) District and within the Grain District Planned Unit Development. 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.

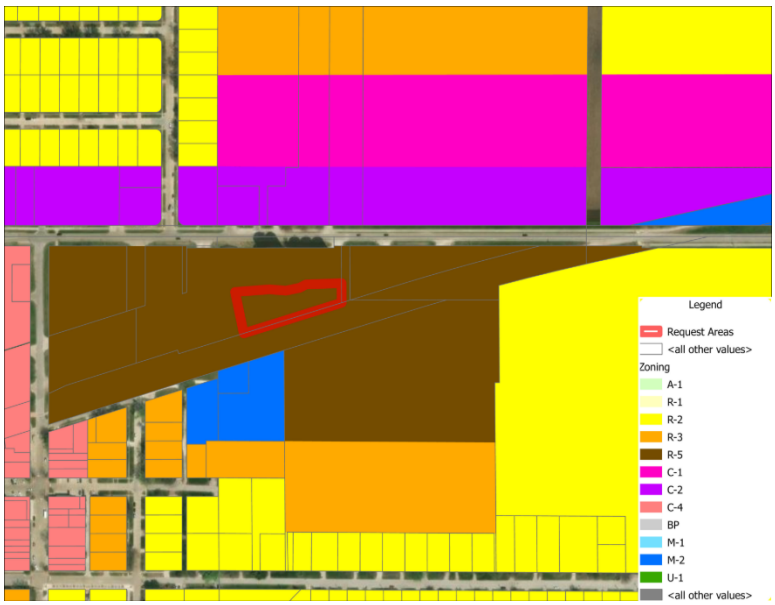
Consistency with the City's Comprehensive Plan:

The 2022 Comprehensive Plan guides for retail flex 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.
- The site plan shows an amphitheater space to the east of the existing silo pack. The silo pack is planned to be used as storage for users of the amphitheater.
- Bathroom facilities are shown along the southern property line of the Silo Commons property.
- A green space for events attendees is shown in green on the site plan.

Parking/Drive Areas

- Access to the site is available from Filmore Avenue NE.
- The site plan shows sixteen parking stalls on site. Additional parking will be provided to the south of the property.
- The parking lot area is shown as permeable pavers.

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 renderings have been submitted and reviewed by staff, at this time these renderings have not been finalized. The most recent rendering submitted to staff have been included in the packet.

Other Site Plan Features

- A landscaping plan was submitted and shown on pages 22-25 of the site plan.
- Bike racks are placed in the southern portion of the property adjacent to the entrance from the Chichaqua Valley Trail.

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 7-0 to recommend approval of the Silo Commons Site Plan at their May 14, 2026 meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-166
2. Silo Commons Renderings
3. Silo Commons Site Plan

CITY OF BONDURANT
RESOLUTION NO. 260518-166

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR SILO COMMONS

WHEREAS ISG, on behalf of the City of Bondurant, has submitted the site plan for Silo Commons described as follows;

LOT 4 OF GRAIN DISTRICT FINAL PLAT

WHEREAS, the zoning for the property is Planned Unit Development (PUD) and amphitheater use is a permitted use of the Zoning Code and of the Grain District PUD AND;

WHEREAS, the Planning and Zoning Commission reviewed and voted 7-0 to recommend approval of the submitted site plan at their May 14, 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 18th day of May 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				

SILO COMMONS AERIAL



SILO COMMONS AMPHITHEATER



SILO COMMONS CHICHAQUA VALLEY TRAIL BIKE HUB

SILO COMMONS RESTROOM



SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

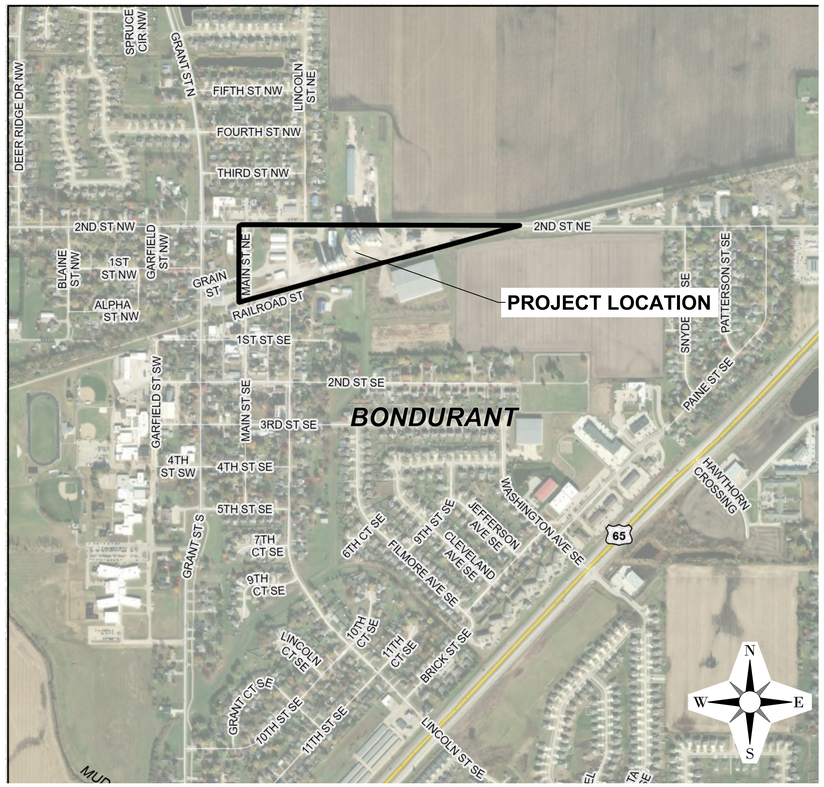
LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
W	WATER MAIN	W
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
X	FENCE LINE	X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDENDUM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	GD	GROUND	PVMT	PAVEMENT
APPROX	APPROXIMATE	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GL	GUTTERLINE	R	RIM
BFE	BASEMENT FLOOR ELEVATION	GPM	GALLONS PER MINUTE	RAD	RADIUS
BIT	BITUMINOUS	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
BM	BENCHMARK	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CAD	COMPUTER-AIDED DESIGN	HH	HANDHOLE	REM	REMOVE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	RW	RIGHT OF WAY
CF	CUBIC FOOT	HR	HOUR	SAN	SANITARY
CI	CAST IRON	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIP	CAST IRON PIPE	HWY	HIGHWAY	SF	SQUARE FOOT
CIPC	CAST IN PLACE CONCRETE	HYD	HYDRANT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	I	INVERT	SQ	SQUARE
CL	CENTERLINE	ID	INSIDE DIAMETER	STA	STATION
CMP	CORRUGATED METAL PIPE	IN	INCH	STM	STORM
CO	CLEANOUT	INV	INVERT	SY	SQUARE YARD
CONC	CONCRETE	IP	IRON PIPE	T/C	TOP OF CURB
CONST	CONSTRUCTION	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONT	CONTINUOUS	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CR	COUNTY ROAD	JT	JOINT	THRU	THROUGH
CY	CUBIC YARD	LF	LINEAR FEET	TNFH	TOP NUT OF FIRE HYDRANT
C&G	CURB AND GUTTER	LIN	LINEAR	TRANS	TRANSFORMER
DEMO	DEMOLITION	LPS	LOW PRESSURE STEAM	TV	TELEVISION
DI	DROP INTAKE	LS	LUMP SUM	T/W	TOP OF WALL
DIA	DIAMETER	LSO	LOWEST STRUCTURAL OPENING	TYP	TYPICAL
DIM	DIMENSION	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND TELEPHONE
DS	DOWNSPOUT	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EA	EACH	MECH	MECHANICAL	W/O	WITHOUT
EG	EXISTING GROUND	MH	MANHOLE	W/	WITH
ELEC	ELECTRICAL	MIN	MINIMUM	YD	YARD
ELEV	ELEVATION	MISC	MISCELLANEOUS	YR	YEAR
EOF	EMERGENCY OVERFLOW	NO	NUMBER		
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
FG	FINISHED GROUND	OC	ON CENTER		
F/G	FORM GRADE	OCEW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PED	PEDESTAL, PEDESTRIAN		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		



LOCATION MAP

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	102 FILMORE AVE. NE BONDURANT, IOWA 55035
ZONING:	PUD - PLANNED UNIT DEVELOPMENT
SITE/LOT AREA:	47,139 SF (1.1 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'

CIVIL SHEET INDEX

Sheet Number	Sheet Title
C0-10	SITE DATA
C0-30	SITE DETAILS
C0-31	SITE DETAILS
C0-32	SITE DETAILS
C0-33	SITE DETAILS
C0-34	SITE DETAILS
C0-35	SITE DETAILS
C0-36	SITE DETAILS
C0-37	SITE DETAILS
C0-38	SITE DETAILS
C1-10	SWPPP NOTES
C1-20	SWPPP DETAILS
C1-30	STORMWATER POLLUTION PREVENTION PLAN
C2-10	EXISTING SITE AND REMOVALS PLAN
C3-10	SITE PLAN
C3-11	SITE PLAN WEST
C3-12	SITE PLAN JOINTING
C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	RESTORATION PLAN
C5-11	RESTORATION PLAN WEST
C5-20	OVERALL PLANTING PLAN
C5-21	PLANTING PLAN ENLARGEMENT WEST
C5-22	PLANTING PLAN ENLARGEMENT EAST
C5-30	PLANTING NOTES AND DETAILS
C5-40	IRRIGATION PLAN
C6-10	SITE FURNISHING PLAN

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BONDURANT REQUIREMENTS AND WITH THE 2026 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 8, ON THE IOWA REGIONAL COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN SEPTEMBER, 2024 BY ISG.

B.M. ELEVATION=XXXX.XX

ISG

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

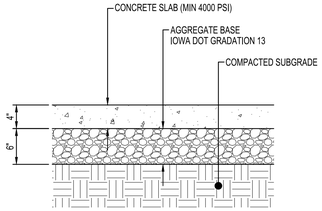
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SHEET

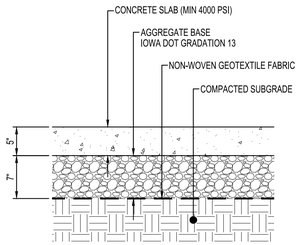
C0-10

PRELIMINARY NOT FOR CONSTRUCTION

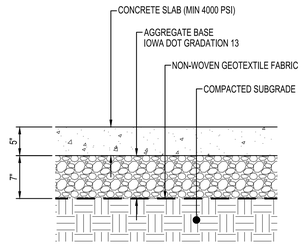
PLOT DATE: 4/30/2026 2:39 PM



CONCRETE WALK
NTS



HEAVY DUTY
CONCRETE WALK
NTS



HEAVY DUTY
CONCRETE PAVEMENT
NTS

NOTES: DECORATIVE CONCRETE PAVEMENT

DECORATIVE CONCRETE PAVEMENT SHALL BE INTEGRAL COLOR. COLOR MATCH SAMPLE WILL BE ON SITE TO REFERENCE. EXISTING MOCK UPS WILL INCLUDE (4) 4'X4' PANELS OF SIKA COLOR 100P INTEGRAL COLOR OR APPROVED EQUAL OF THE FOLLOWING COLORS: (1) STANDARD CONCRETE, (1) SIKA U18 GULL GRAY, (1) SIKA U28 CHARCOAL, (1) SIKA U49 DEEP CHARCOAL. FINAL COLOR TO MATCH TO WILL BE SELECTED BETWEEN ONE OF THESE.

APPROVED MOCKUP SHALL BE USED AS A STANDARD FOR DESIGN INTENT MOVING FORWARD

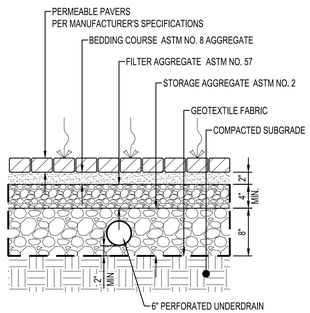
CURING COMPOUND FOR INTEGRALL COLORED CONCRETE: CURING COMPOUND SHALL COMPLY WITH ASTM C309 AND BE OF SAME MANUFACTURER AS COLORED ADMIXTURE, FOR USE WITH INTEGRALLY COLORED CONCRETE.
1. EXTERIOR INTEGRALLY COLORED CONCRETE: LITHOCHROME® Colorwax ; Sika Corporation. USE TO CURE EXTERIOR FLATWORK THAT WILL BE ALLOWED TO CURE NATURALLY WITH ONLY OCCASIONAL MAINTENANCE, OR APPROVED EQUAL.

NOTES:

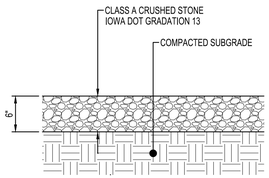
PERMEABLE PAVEMENT TO BE BELGARD AQUALINE SERIES.

4.5"X9" PAVER SIZE IN CHARCOAL, PEWTER or FOG COLOR. PROVIDE COLOR SAMPLES OF EACH TO BE APPROVED BY CLIENT AND ARCHITECT

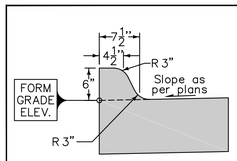
PERMEABLE PAVERS TO BE LAID IN A STACKED RUNNING BOND PATTERN AS INDICATED ON SITE PLAN



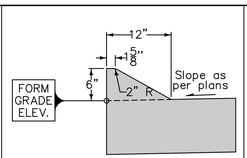
HEAVY DUTY
PERMEABLE PAVERS
NTS



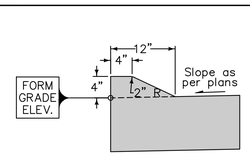
STANDARD
AGGREGATE SURFACE
NTS



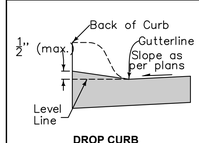
6" STANDARD CURB



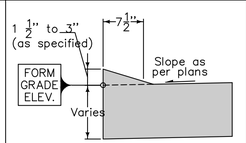
6" SLOPED CURB



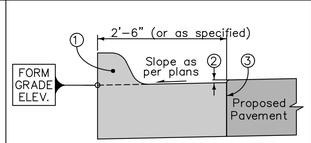
4" SLOPED CURB



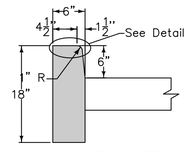
DROP CURB
AT SIDEWALK



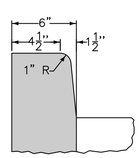
DRIVEWAY DROP CURB



CURB AND GUTTER UNIT



BEAM CURB*
*For short replacement sections, match existing curb profile



DETAIL A

For joint details, see PV-101.

① 6" Standard Curb, 6" Sloped Curb, or 4" Sloped Curb as specified.

② 8" if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.

③ 'BT', 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.

FIGURE 7010.102 SHEET 1 OF 2

SUDAS	IOWADOT	REVISION 4 10-18-16
FIGURE 7010.102	STANDARD ROAD PLAN	PV-102
		SHEET 1 of 2

REVISIONS: Added note, 'Slope as per plans' on Drop Curb views on page 1. Updated DOT logo to new version.

Paul D. Wiegand — Brian Smith
SUDAS DIRECTOR — DESIGN METHODS ENGINEER

PCC CURB DETAILS

PLOT DATE: 4/30/2026 2:49 PM

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

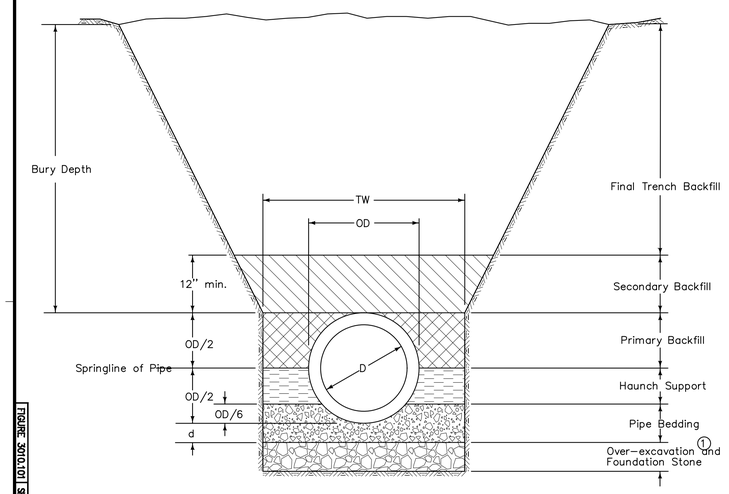
SITE DETAILS

SHEET

C0-30

Refer to the contract documents for specific material and placement requirements.

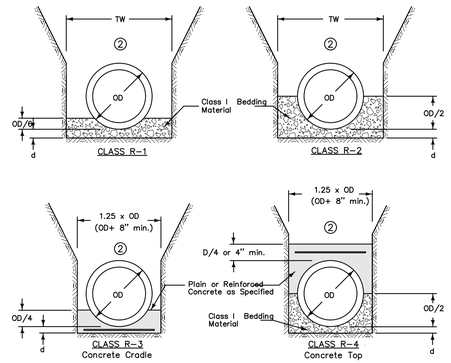
① Required only when specified in the contract documents or when directed by the Engineer.



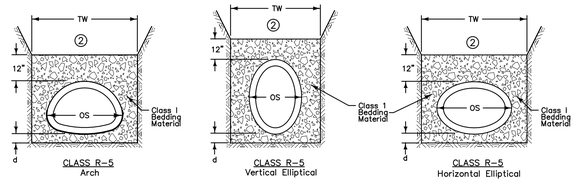
Key

OD = Outside diameter of pipe
D = Inside diameter of pipe
TW = Trench width at top of pipe
d = Depth of bedding material below pipe

RCP AND VCP PIPE BEDDING ①



REINFORCED CONCRETE ARCH AND ELLIPTICAL PIPE BEDDING



Refer to sheet 2 for bury depth restrictions.

① Use Bedding Class R-1 or R-2 unless specified otherwise.

② Place remainder of bedding and backfill materials as specified in the contract documents.

Key

OD = Outside diameter of pipe
OS = Outside span of pipe
TW = Trench width at top of pipe:
Min. = OD+18 inches
Max.= 1.25xOD+12 inches OR 54 inches (whichever is greater)
d = Depth of bedding material below pipe:
OD/8 or OS/8, OR 4 inches (whichever is greater)

FIGURE 3010.101 SHEET 1 OF 1

SUDAS	IOWADOT	REVISION
FIGURE 3010.101	STANDARD ROAD PLAN	NEW 04-17-14
		SW-101
		SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D Wigant, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

TRENCH BEDDING AND BACKFILL ZONES

FIGURE 3010.102 SHEET 1 OF 2

SUDAS	IOWADOT	REVISION
FIGURE 3010.102	STANDARD ROAD PLAN	2 04-18-17
		SW-102
		SHEET 1 of 2

REVISIONS: Changed title to RCP AND VCP "CIRCULAR" BEDDING. Changed title on bedding Class R-4 from Concrete Arch to Concrete "Top".

Paul D Wigant, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

RIGID GRAVITY PIPE TRENCH BEDDING

ALLOWABLE BURY DEPTH

CLASS III RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'
15	8'	10'	16'	19'	27'
18	8'	11'	16'	20'	40'
21	8'	11'	18'	26'	40'
24	8'	12'	23'	36'	40'
27	10'	15'	30'	40'	40'
30	11'	15'	29'	40'	40'
33	11'	15'	28'	40'	40'
36	11'	15'	27'	40'	40'
42	11'	15'	26'	38'	40'
48	11'	15'	26'	36'	40'
54	11'	15'	25'	34'	40'
60	11'	15'	25'	33'	40'
66	11'	15'	24'	32'	40'
72	11'	15'	24'	32'	40'

As = Area of Steel Reinforcing

CLASS IV RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	12'	15'	23'	28'	40'
15	12'	16'	23'	30'	40'
18	13'	16'	29'	40'	40'
21	13'	18'	40'	40'	40'
24	16'	23'	40'	40'	40'
27	19'	30'	40'	40'	40'
30	19'	29'	40'	40'	40'
33	19'	28'	40'	40'	40'
36	19'	28'	40'	40'	40'
42	18'	27'	40'	40'	40'
48	18'	26'	40'	40'	40'
54	18'	25'	40'	40'	40'
60	18'	25'	40'	40'	40'
66	18'	25'	40'	40'	40'
72	18'	24'	40'	40'	40'

As = Area of Steel Reinforcing

CLASS V RCP

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	18'	23'	35'	40'	40'
15	19'	24'	40'	40'	40'
18	19'	30'	40'	40'	40'
21	25'	40'	40'	40'	40'
24	34'	40'	40'	40'	40'
27	40'	40'	40'	40'	40'
30	40'	40'	40'	40'	40'
33	40'	40'	40'	40'	40'
36	40'	40'	40'	40'	40'
42	37'	40'	40'	40'	40'
48	35'	40'	40'	40'	40'
54	33'	40'	40'	40'	40'
60	32'	40'	40'	40'	40'
66	31'	40'	40'	40'	40'
72	31'	40'	40'	40'	40'

As = Area of Steel Reinforcing

EXTRA STRENGTH VCP

Pipe Dia. (in)	Bedding Class				
	R-1	R-2	R-3 & R-4		
			No Steel	As=0.4%	As=1.0%
6	25'	30'	30'	30'	30'
8	20'	26'	30'	30'	30'
10	18'	23'	30'	30'	30'
12	16'	20'	30'	30'	30'
15	15'	19'	28'	30'	30'
18	14'	18'	30'	30'	30'
21	15'	22'	30'	30'	30'
24	18'	28'	30'	30'	30'
27	20'	30'	30'	30'	30'
30	19'	29'	30'	30'	30'
33	20'	30'	30'	30'	30'
36	20'	30'	30'	30'	30'
39	19'	29'	30'	30'	30'
42	18'	26'	30'	30'	30'

As = Area of Steel Reinforcing

CONCRETE ARCH PIPE

Pipe Size (inch by inch)	Equiv. Dia. (in)	Pipe Class	
		A-III	A-IV
18 x 11	15	6'	11'
22 x 13	18	6'	11'
26 x 15	21	6'	13'
29 x 18	24	7'	15'
36 x 22	30	8'	15'
44 x 27	36	8'	14'
51 x 31	42	8'	15'
58 x 36	48	8'	15'
65 x 40	54	8'	15'
73 x 45	60	8'	14'
88 x 54	72	9'	14'

Based on Class R-5 bedding

HORIZONTAL ELLIPTICAL RCP

Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class	
		HE-III	HE-IV
14 x 23	18	12'	22'
19 x 30	24	15'	29'
22 x 34	27	15'	28'
24 x 38	30	15'	27'
27 x 42	33	15'	27'
29 x 45	36	15'	26'
32 x 49	39	15'	26'
34 x 54	42	15'	25'
38 x 60	48	15'	25'
43 x 68	54	15'	24'
48 x 76	60	15'	24'
53 x 83	66	15'	24'
58 x 91	72	15'	24'
63 x 98	78	15'	23'
68 x 106	84	15'	23'

Based on Class R-5 bedding

VERTICAL ELLIPTICAL RCP

Pipe Size (in x in)	Equiv. Dia. (in)	Pipe Class			
		VE-III	VE-IV	VE-V	VE-VI
23 x 14	18	10'	15'	22'	33'
30 x 19	24	10'	16'	34'	40'
34 x 22	27	11'	20'	40'	40'
38 x 24	30	12'	23'	40'	40'
42 x 27	33	15'	30'	40'	40'
45 x 29	36	15'	29'	40'	40'
49 x 32	39	15'	29'	40'	40'
54 x 34	42	15'	28'	40'	40'
60 x 38	48	15'	27'	40'	40'
68 x 43	54	15'	27'	40'	40'
76 x 48	60	15'	26'	40'	40'
83 x 53	66	15'	25'	40'	40'
91 x 58	72	15'	25'	40'	40'
98 x 63	78	15'	25'	40'	40'
106 x 68	84	15'	24'	40'	40'

Based on Class R-5 bedding

SUDAS	IOWADOT	REVISION
FIGURE 3010.102	STANDARD ROAD PLAN	2 04-18-17
		SW-102
		SHEET 2 of 2

REVISIONS: Changed title to RCP AND VCP "CIRCULAR" BEDDING. Changed title on bedding Class R-4 from Concrete Arch to Concrete "Top".

Paul D Wigant, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

RIGID GRAVITY PIPE TRENCH BEDDING

BEDDING CLASSES

① Place remainder of bedding and backfill materials as specified in the contract documents.

② Minimum depth of bury 12 inches or as specified by the manufacturer.

ALLOWABLE BEDDING CLASSES

PIPE MATERIAL	STORM SEWER	SANITARY SEWER
Ductile Iron	F-1, F-2, F-3	F-1, F-2, F-3
HDPE	F-2, F-3	Not allowed
Polypropylene	F-2, F-3	F-3
PVC	F-2, F-3	F-3

Key

OD = Outside diameter of pipe
TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12 inches (whichever is greater)

ALLOWABLE BURY DEPTH ②

PVC PIPE

Pipe Diameter (in)	ASTM D 3034 Solid Wall			ASTM F 679 Solid Wall	ASTM F 949	ASTM F 1803	ASTM D 2680
	SDR 23.5	SDR 26	SDR 35	SDR 35	Corrug. Exterior	Closed Profile	Composite (Truss Type)
8	30'	28'	24'	---	24'	---	32'
10	30'	28'	24'	---	24'	---	32'
12	30'	28'	24'	---	24'	---	32'
15	30'	28'	24'	---	24'	---	32'
18	---	---	---	24'	24'	---	---
21	---	---	---	24'	24'	24'	---
24	---	---	---	24'	24'	24'	---
27	---	---	---	24'	---	24'	---
30	---	---	---	24'	24'	24'	---
33	---	---	---	24'	---	---	---
36	---	---	---	24'	24'	24'	---
42	---	---	---	24'	---	24'	---
48	---	---	---	24'	---	24'	---
54	---	---	---	---	---	24'	---
60	---	---	---	---	---	24'	---

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (in)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	40'	40'	40'
12	37'	40'	40'
14	31'	40'	40'
16	28'	37'	40'
18	25'	34'	40'
20	23'	32'	40'
24	20'	29'	38'
30	18'	23'	31'
36	18'	22'	30'
42	17'	21'	29'
48	16'	19'	27'
54	16'	19'	27'

HDPE PIPE

Pipe Diameter (in)	AASHTO M 294
12	8'
15	9'
18	9'
24	9'
30	9'
36	9'
42	8'
48	8'
54	8'
60	8'

POLYPROPYLENE PIPE

Pipe Diameter (in)	ASTM F 2736	ASTM F 2764
12	24'	---
15	25'	---
18	22'	---
24	20'	---
30	22'	22'
36	---	21'
42*	---	22'
48*	---	23'
54*	---	21'
60*	---	21'

*Storm Sewer Only

SUDAS	IOWADOT	REVISION
FIGURE 3010.103	STANDARD ROAD PLAN	2 10-18-16
		SW-103
		SHEET 1 of 1

REVISIONS: Added polypropylene pipe for storm sewer applications.

Paul D Wigant, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

FLEXIBLE GRAVITY PIPE TRENCH BEDDING

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

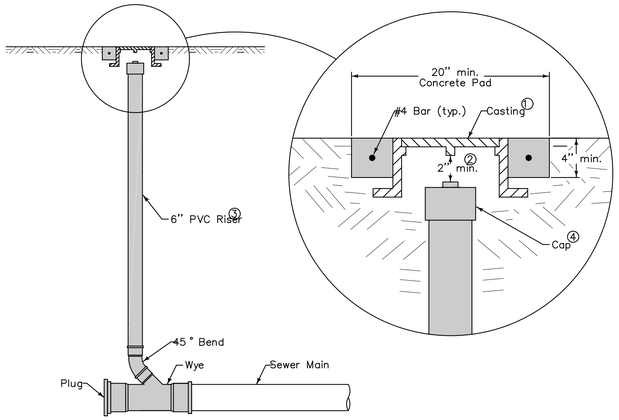
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SITE DETAILS

SHEET

C0-31

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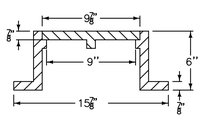
CLEANOUT

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)

SUDAS	IOWADOT	REVISION 1 04-17-18
FIGURE 4010.203	STANDARD ROAD PLAN	SW-203
		SHEET 1 of 1

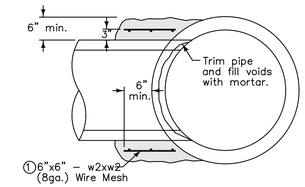
REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D. Wigant — Adrian Smith

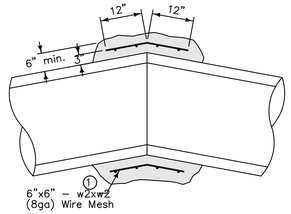
SUDAS DIRECTOR — DESIGN METHODS ENGINEER

SANITARY SEWER CLEANOUT

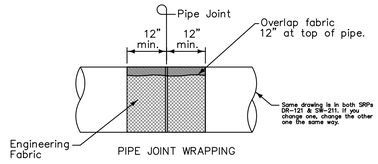
FIGURE 4010.203 SHEET 1 OF 1



TYPE PC–1 CONCRETE COLLAR CONNECTION

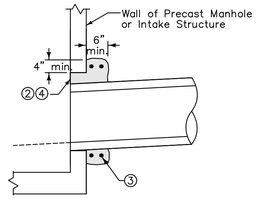


TYPE PC–2 CONCRETE COLLAR CONNECTION

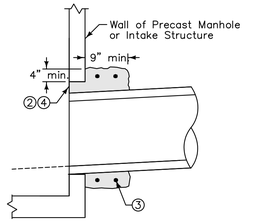


PIPE JOINT WRAPPING

PIPE TO PIPE CONNECTION



CONCRETE COLLAR FOR PIPES 12" AND SMALLER



CONCRETE COLLAR FOR PIPES GREATER THAN 12"

PIPE TO STRUCTURE CONNECTION

① Lap ends of wire mesh a minimum of 6 inches.

② Concrete collar is required when annular space between the outside of the pipe and the wall of the structure is 2 inches or greater.

③ Provide two #4 hoop bars in concrete collar. Lap bars a minimum of 6 inches.

④ Trowel concrete flush with inside wall of structure.

SUDAS	IOWADOT	REVISION 2 04-17-18
FIGURE 4020.211	STANDARD ROAD PLAN	SW-211
		SHEET 1 of 1

REVISIONS: Removed "invert" callout on Pipe to Structure View. Retitled and replaced old Iowa DOT and SUDAS logos with new logos.

Paul D. Wigant — Adrian Smith

SUDAS DIRECTOR — DESIGN METHODS ENGINEER

STORM SEWER PIPE CONNECTIONS

FIGURE 4020.211 SHEET 1 OF 1

TYPICAL SECTION

ELEVATION

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'–4"	4f1	4	2'–0"	3
		4f2	4	3'–8"	2
15"	2'–10 ½"	4f1	4	2'–6 ½"	3
		4f2	4	3'–8"	2
18"	3'–5"	4f1	4	3'–1"	3
		4f2	4	3'–8"	3
24"	4'–6"	4f1	4	4'–2"	3
		4f2	4	3'–8"	3
30"	5'–7"	4f1	4	5'–3"	3
		4f2	4	3'–8"	4
36"	6'–8"	4f1	4	6'–4"	3
		4f2	4	3'–8"	5
42"	7'–3"	4f1	4	6'–11"	3
		4f2	4	3'–8"	5
48"	7'–10"	4f1	4	7'–6"	3
		4f2	4	3'–8"	6
54"	8'–5"	4f1	4	8'–1"	3
		4f2	4	3'–8"	6
60"	8'–11"	4f1	4	8'–7"	3
		4f2	4	3'–8"	6
66"	8'–11"	4f1	4	8'–7"	3
		4f2	4	3'–8"	6
72"	10'–0"	4f1	4	9'–8"	3
		4f2	4	3'–8"	7
78"	10'–7"	4f1	4	10'–3"	3
		4f2	4	3'–8"	7
84"	11'–1"	4f1	4	10'–9"	3
		4f2	4	3'–8"	8

SUDAS	REVISION 1 05-21-14
	4030.221
	SHEET 1 of 1

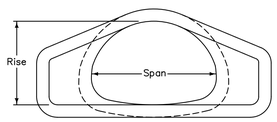
SUDAS Standard Specifications

RCP APRON SECTION FOOTING

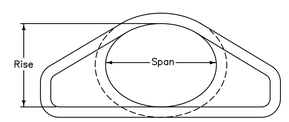
FIGURE 4030.221 SHEET 1 OF 1

PLAN

SECTION A–A



END (ARCH)



END (ELLIPTICAL)

EQUIVALENT DIAMETER Inches	SLOPE	APPROXIMATE DIMENSIONS Inches				
		A	B	C	E	F
18	3:1	7	27	45	72	36
24	3:1	8 1/2	39	33	72	48
30	3:1	9 1/2	50	46	96	60
36	3:1	11 1/8	60	36	96	72
42	3:1	15 15/16	60	36	96	78
48	3:1	21	60	36	96	84
54	3:1	25 1/2	60	36	96	90
60	3:1	31	60	36	96	96
72	2:1	31	60	39	99	120
84	2:1	21 1/2	83	19	102	144

ARCH PIPE

EQUIVALENT DIAMETER Inches	SLOPE	APPROXIMATE DIMENSIONS Inches				
		A	B	C	E	F
18	3:1	7 1/2	27	45	72	36
24	3:1	8 1/2	39	33	72	48
30	3:1	9 1/2	54	18	72	60
36	2.5 to 1	11 1/8	60	24	84	72
42	2.5 to 1	15 1/2	60	36	96	78
48	2.5 to 1	21	60	36	96	84
54	2.5 to 1	25 1/2	60	36	96	90
60	2.5 to 1	30	60	36	96	96
72	2.5 to 1	36	63	33	96	108
90	1.6 to 1	36 5/8	58	38	96	113

ELLIPTICAL PIPE

Dimension 'E' shown is the minimum and is considered the design length. Adjust for any difference between the actual length of concrete apron installed and the length indicated below for the length of concrete culvert pipe furnished.

① Tongue end used on inlet end section. Groove end used on outlet end section.

SUDAS	REVISION New 10-18-16
	4030.223
	SHEET 1 of 1

SUDAS Standard Specifications

ARCH AND ELLIPTICAL CONCRETE PIPE APRONS

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

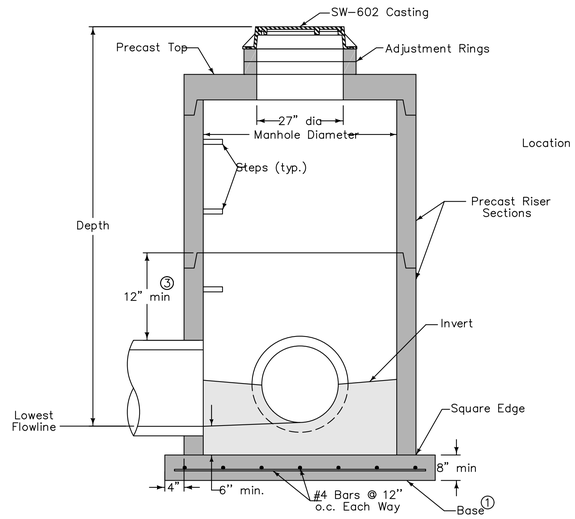
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SITE DETAILS

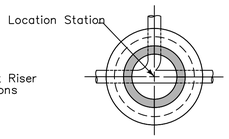
SHEET

C0-32

PRELIMINARY NOT FOR CONSTRUCTION



TYPICAL SECTION



PLAN

① Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.

② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

③ 12 inch minimum riser height above all pipe openings.

Manhole Diameter (inches)	Maximum Pipe Diameter ② (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

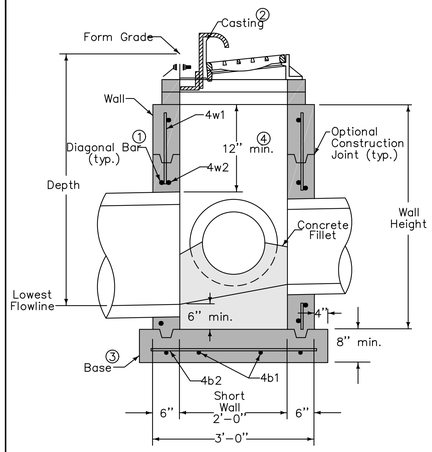
SUDAS	IOWADOT	REVISION 1 04-17-18
FIGURE 6010.401	STANDARD ROAD PLAN	SW-401
		SHEET 1 of 1

REVISIONS: Changed 'Invert' callout to 'Concrete Fillet'. Updated linework and Sudas and DOT logo.

Paul D. Wigant — ROADS DIRECTOR
Brian Smith — DESIGN METHODS ENGINEER

CIRCULAR STORM SEWER MANHOLE

FIGURE 6010.401 SHEET 1 OF 1



SECTION A-A

Refer to SW-514 for boxout details.

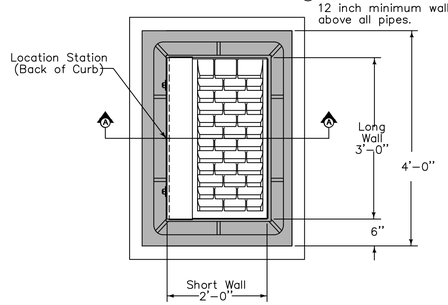
① Install four #4 diagonal bars at all pipe openings.

② SW-603 Type R unless Type Q is specified in the contract documents.

③ Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

④ 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	——Wall Height minus 4"		14	12"
4w2	4	Long Walls	——	3'-8"	Varies	12"
4w3	4	Short Walls	——	2'-8"	Varies	12"
4b1	4	Base	——	4'-2"	4	10"
4b2	4	Base	——	3'-2"	5	10"



PLAN

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SUDAS	IOWADOT	REVISION 2 04-17-18
FIGURE 6010.501	STANDARD ROAD PLAN	SW-501
		SHEET 1 of 1

REVISIONS: Changed 'Invert' callout to 'Concrete Fillet'. Updated DOT and Sudas logo.

Paul D. Wigant — ROADS DIRECTOR
Brian Smith — DESIGN METHODS ENGINEER

SINGLE GRATE INTAKE

FIGURE 6010.501 SHEET 1 OF 1

TYPICAL SECTION

CASE 1

① Precast (shown) or cast-in-place base:

- Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
- Cast-in-place: 8 inch thick non-reinforced concrete.

② 12 inch minimum riser height above all pipes.

INTAKE SIZE - CASE 1	
Outlet Pipe Diameter, D1	Minimum Riser Diameter, D2
12"	18"
15"	24"
18"	24"
21"	30"
24"	30"
27"	36"

SUDAS	IOWADOT	REVISION 3 04-17-18
FIGURE 6010.512	STANDARD ROAD PLAN	SW-512
		SHEET 1 of 2

REVISIONS: Changed 'Invert' callout to 'Concrete Fillet'.

Paul D. Wigant — ROADS DIRECTOR
Brian Smith — DESIGN METHODS ENGINEER

CIRCULAR AREA INTAKE

FIGURE 6010.512 SHEET 1 OF 2

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

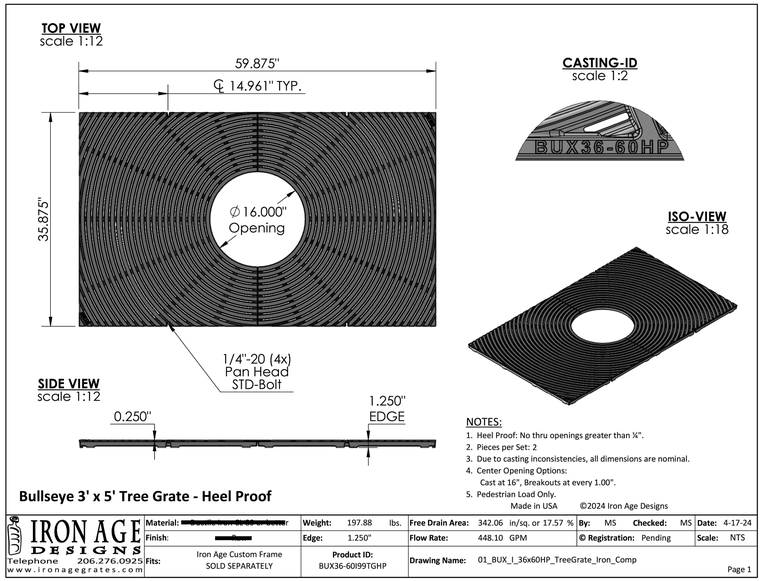
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C0-33

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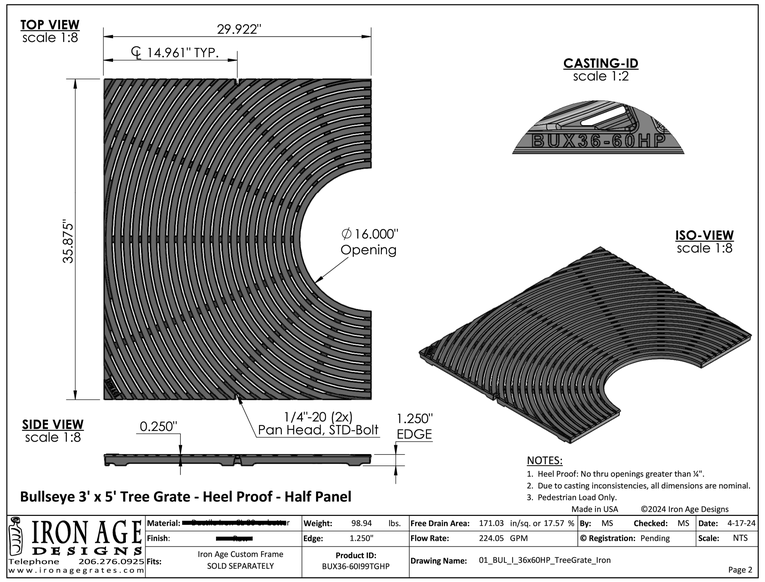
GRATES TO BE CAST ALUMINUM



Bullseye 3' x 5' Tree Grate - Heel Proof

IRON AGE DESIGNS
Telephone 206.276.0925
www.ironagegrates.com

Material: [redacted]		**Weight:** 197.88 lbs.	**Free Drain Area:** 342.06 in/sq. or 17.57 %	**By:** MS	**Checked:** MS	**Date:** 4-17-24
Finish: [redacted]		**Edge:** 1.250"	**Flow Rate:** 448.10 GPM	**© Registration:** Pending		**Scale:** NTS
Fits:	Iron Age Custom Frame SOLD SEPARATELY	**Product ID:** BUX36-60I99TGHP	**Drawing Name:** 01_BUX_I_36x60HP_TreeGrate_Iron_Comp			Page 1

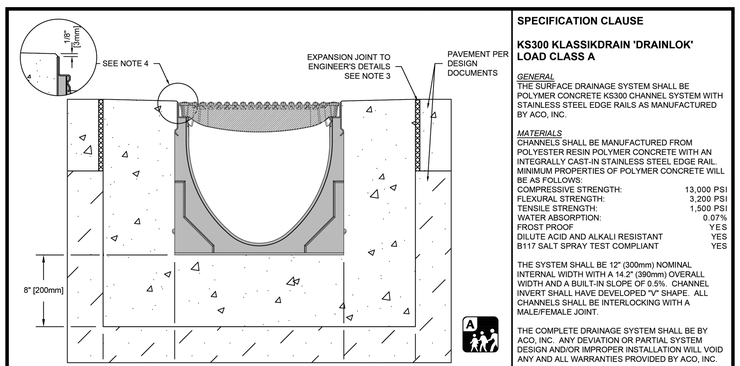


Bullseye 3' x 5' Tree Grate - Heel Proof - Half Panel

IRON AGE DESIGNS
Telephone 206.276.0925
www.ironagegrates.com

Material: [redacted]		**Weight:** 98.94 lbs.	**Free Drain Area:** 171.03 in/sq. or 17.57 %	**By:** MS	**Checked:** MS	**Date:** 4-17-24
Finish: [redacted]		**Edge:** 1.250"	**Flow Rate:** 224.05 GPM	**© Registration:** Pending		**Scale:** NTS
Fits:	Iron Age Custom Frame SOLD SEPARATELY	**Product ID:** BUX36-60I99TGHP	**Drawing Name:** 01_BUL_I_36x60HP_TreeGrate_Iron			Page 2

TREE GRATE (BASIS OF DESIGN)
NTS



SPECIFICATION CLAUSE

KS300 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE KS300 CHANNEL SYSTEM WITH STAINLESS STEEL EDGE RAILS AS MANUFACTURED BY ACO, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN STAINLESS STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	13,000 PSI
FLEXURAL STRENGTH:	3,200 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (290mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

KS3D-A-ECP	KS300 - KLASSIKDRAIN - LOAD CLASS: A Exposed Concrete Pavement	**ACO, Inc.**
DATE: 12/18/25	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 481 Munn Rd. Suite #225 Fort Mill, SC 29715 Tel: 440-639-7230 Fax: 803-802-1063

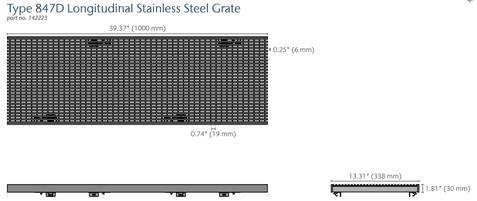
Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 440-639-7230 www.acoswm.com South Carolina Tel: 440-639-7230

TRENCH DRAIN (BASIS OF DESIGN)
NTS

ACO Drain® | KlassikDrain

Type 847D/848D Longitudinal Stainless Steel Grate (ADA) Spec Sheet

Type 847D Longitudinal Stainless Steel Grate
part no. 142223



Product Name	Part No.	Length in (mm)	Width in (mm)	Weight lbs
Type 847D Longitudinal Stainless Steel Grate (ADA)	**142223**	39.37 (1000)	13.31 (338)	28.6
Type 848D Longitudinal Stainless Steel Grate (ADA)	**142224**	19.69 (500)	13.31 (338)	14.5

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
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CLIENT PROJECT NO.	-

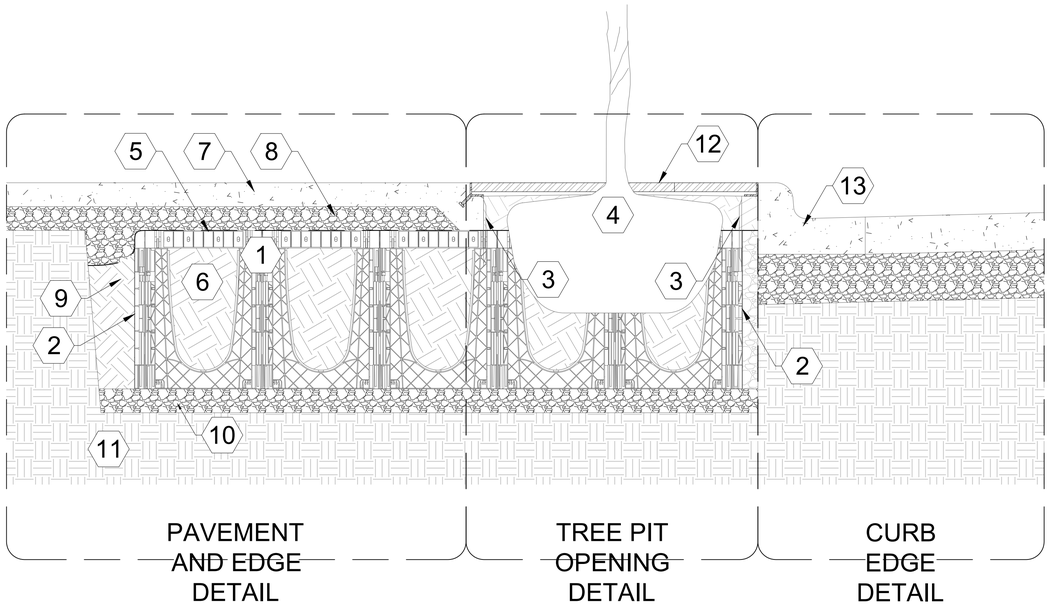
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SITE DETAILS

SHEET

C0-34

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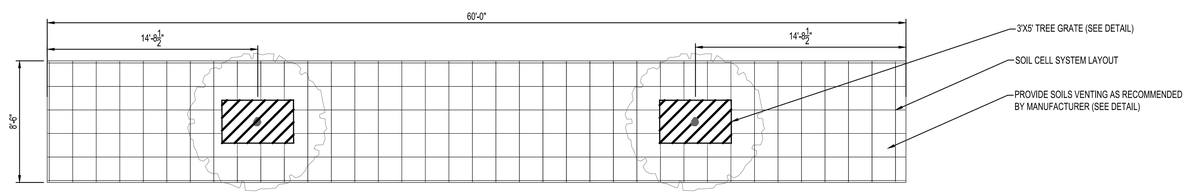
ARBORSYSTEM® URBAN TREE PLANTING SYSTEM

1. RootSpace® 600 Series Soil Cell System (24" depth)
2. RootStop™ 600 Root & Moisture Barrier (24" depth)
3. ReRoot™ 300 Ribbed Root Barrier (12" depth)
4. Tree / Rootball
5. CombiGrid® Geocomposite Fabric/Grid
6. Planting Soil
7. Pavement
8. Aggregate Base
9. Compacted Backfill Material
10. Aggregate Sub-base
11. Compacted Native Subgrade
12. Tree Grate (optional)
13. Curb and Gutter

SOIL CELL (BASIS OF DESIGN)
NTS

NOTES:

PROVIDE SOIL VENTING, PLACEMENT AND QUANTITY, AS REQUIRED BY MANUFACTURER.



SOIL CELL LAYOUT (BASIS OF DESIGN)
1"=5'

RootRain™ ArborVent™ 150

Aeration/Irrigation Inlet

DESCRIPTION
The ArborVent™ is a heavy-duty cast irrigation inlet for heavily trafficked hardscape areas. The RootRain™ tree irrigation and aeration system maintains long term soil health and fertility by facilitating high volumes of nutrients such as water and oxygen to reach the tree rooting area directly and allowing toxic gasses to escape – all critical factors in tree welfare.

CODE
RAV/AL -150

MATERIAL
Body: Aluminum
Grate: Aluminum

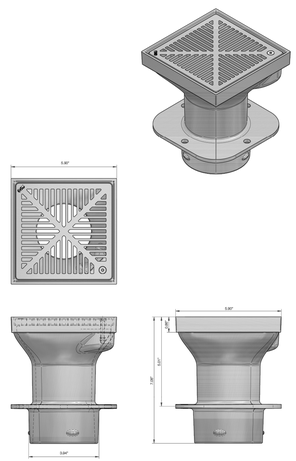
FINISH
Body: Natural Aluminum
Grate: Brushed Aluminum

COMPLIANCE
Meets ADA Compliance for ½" or smaller openings in the grate.

Meets the heel-safe requirments for ≤¼" or smaller openings in the grate.

DIMENSIONS
Width x Depth: 5.90" x 7.08"

COUNTRY OF MANUFACTURE
United Kingdom, EU, Canada, United States, India, China



GreenBlue® URBAN
Establishing the future urban landscape

2533 Hoitt Avenue
Knoxville, TN USA

www.greenblue.com
inquiries@greenblue.com

Sales and Service: 1 866 282 2743

SOIL VENT (BASIS OF DESIGN)
1"=5'

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PROJECT

BONDURANT

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DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-35

PRELIMINARY NOT FOR CONSTRUCTION

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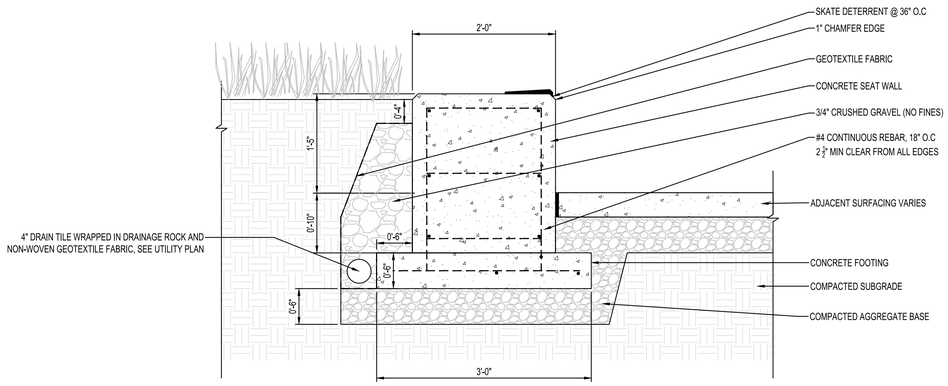
MOCK UP OF 4 FOOT LENGTH OF SEAT WALL SECTION SHALL BE MADE FOR APPROVAL BY CLIENT AND ARCHITECT. MOCK-UPS SHALL BE PLACED IN A LOCATION AS NOT TO BE DAMAGED DURING CONSTRUCTION AND CAN BE EASILY VIEWED AND COMPARED AGAINST ONE ANOTHER. APPROVED MOCKUP SHALL BE USED AS A STANDARD FOR DESIGN INTENT MOVING FORWARD.

CAST IN PLACE SEAT WALLS SHALL CONFORM TO ASTM C-150 SPECIFICATIONS FOR PORTLAND CEMENT AND INCLUDE REINFORCEMENT AS INDICATED ON DETAIL. COLOR IS TO BE STANDARD CONCRETE WITH A SMOOTH FINISH. ALL SEAT WALLS SHALL CONFORM TO THE DETAILS IN RELATION TO DESIGN AND SIZE. ALL EXPOSED EDGES TO HAVE 1 INCH CHAMFER TO PREVENT CHIPPING. ALL FINISHED SURFACES TO MATCH APPROVED MOCKUP SAMPLE.

SKATE DETERRENTS SHALL BE INSTALLED AS INDICATED ON DRAWINGS ONLY AFTER FULL CURING OF CONCRETE SEAT WALLS. SKATE DETERRENT SHALL BE GORILLA 135 (SKATESTOPPERS.COM) CLEAR ANODIZE FINISH OR APPROVED EQUAL

SEAT WALLS TO BE 4500 PSI F'C @28 DAYS WITH 6%+-1.5% AIR ENTRAINMENT AND .45 MAX W/C RATION

CURING AND SEALING MATERIALS FOR CAST IN PLACE CONCRETE SEAT WALLS: PENETRATING SEALER - SIKACEM 102 FIRST SEAL. REFER TO MANUFACTURERS RECOMMENDATION FOR APPLICATION METHOD. SIKACEM 102 FIRST SEAL SHALL BE DRY TO TOUCH PRIOR TO APPLICATION OF SIKACEM ACRYLIC SEALERS. CURING AND SEALING COMPOUND - SIKACEM 100 CLEAR GUARD. REFERENCE ASHTO C309-19, ASHTO M 148, ASHTO C315-19, REFER TO MANUFACTURERS RECOMMENDATION FOR APPLICATION METHOD, OR APPROVED EQUAL.

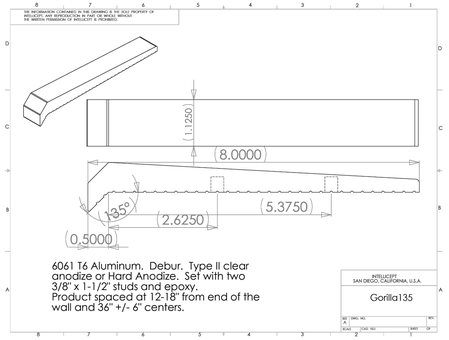


CAST IN PLACE CONCRETE SEAT WALL – BACKFILLED
1"=1'

NOTES:

SKATE DETERRENTS SHALL BE INSTALLED AS INDICATED ON DRAWINGS ONLY AFTER FULL CURING OF CONCRETE SEAT WALLS. SKATE DETERRENT SHALL BE GORILLA 135 (SKATESTOPPERS.COM) CLEAR ANODIZE FINISH OR APPROVED EQUAL

REFER TO SITE FURNISHING PLAN FOR SKATE DETERRENT LOCATIONS

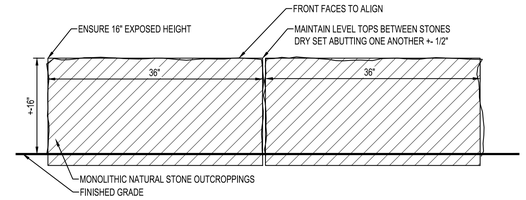


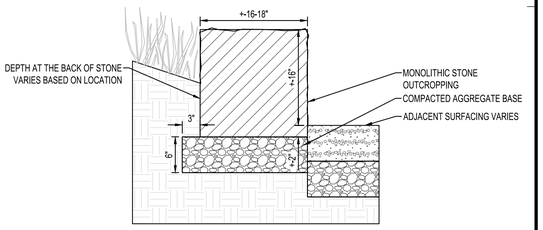
SKATE DETERRENT (BASIS OF DESIGN)
NTS

NOTES:

STONE OUTCROPPINGS TO BE LARGE IOWA BUFF WALLSTONE. SPLIT SIDES AND FACES

OVERALL SIZE TO BE 17-18" HEIGHT WITH 16-18" DEPTH AND +-36" LONG.





MONOLITHIC STONE OUTCROPPING
1"=1'

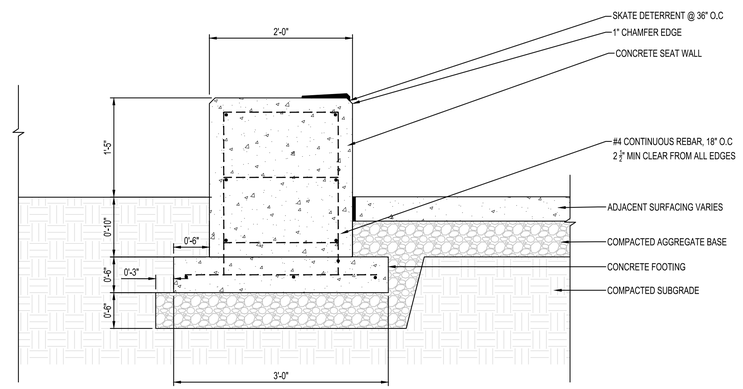
NOTES:

CAST IN PLACE SEAT WALLS SHALL CONFORM TO ASTM C-150 SPECIFICATIONS FOR PORTLAND CEMENT AND INCLUDE REINFORCEMENT AS INDICATED ON DETAIL. COLOR IS TO BE STANDARD CONCRETE WITH A SMOOTH FINISH. ALL SEAT WALLS SHALL CONFORM TO THE DETAILS IN RELATION TO DESIGN AND SIZE. ALL EXPOSED EDGES TO HAVE 1 INCH CHAMFER TO PREVENT CHIPPING. ALL FINISHED SURFACES TO MATCH APPROVED MOCKUP SAMPLE.

SKATE DETERRENTS SHALL BE INSTALLED AS INDICATED ON DRAWINGS ONLY AFTER FULL CURING OF CONCRETE SEAT WALLS. SKATE DETERRENT SHALL BE GORILLA 135 (SKATESTOPPERS.COM) CLEAR ANODIZE FINISH OR APPROVED EQUAL

SEAT WALLS TO BE 4500 PSI F'C @28 DAYS WITH 6%+-1.5% AIR ENTRAINMENT AND .45 MAX W/C RATION

CURING AND SEALING MATERIALS FOR CAST IN PLACE CONCRETE SEAT WALLS: PENETRATING SEALER - SIKACEM 102 FIRST SEAL. REFER TO MANUFACTURERS RECOMMENDATION FOR APPLICATION METHOD. SIKACEM 102 FIRST SEAL SHALL BE DRY TO TOUCH PRIOR TO APPLICATION OF SIKACEM ACRYLIC SEALERS. CURING AND SEALING COMPOUND - SIKACEM 100 CLEAR GUARD. REFERENCE ASHTO C309-19, ASHTO M 148, ASHTO C315-19, REFER TO MANUFACTURERS RECOMMENDATION FOR APPLICATION METHOD, OR APPROVED EQUAL.



CAST IN PLACE CONCRETE SEAT WALL – FREE STANDING
1"=1'

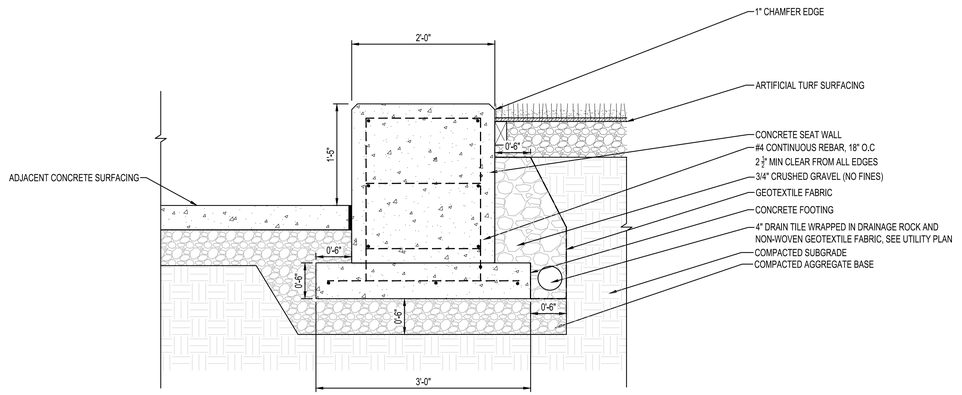
NOTES:

CAST IN PLACE SEAT WALLS SHALL CONFORM TO ASTM C-150 SPECIFICATIONS FOR PORTLAND CEMENT AND INCLUDE REINFORCEMENT AS INDICATED ON DETAIL. COLOR IS TO BE STANDARD CONCRETE WITH A SMOOTH FINISH. ALL SEAT WALLS SHALL CONFORM TO THE DETAILS IN RELATION TO DESIGN AND SIZE. ALL EXPOSED EDGES TO HAVE 1 INCH CHAMFER TO PREVENT CHIPPING. ALL FINISHED SURFACES TO MATCH APPROVED MOCKUP SAMPLE.

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SEAT WALLS TO BE 4500 PSI F'C @28 DAYS WITH 6%+-1.5% AIR ENTRAINMENT AND .45 MAX W/C RATION

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CAST IN PLACE CONCRETE SEAT WALL – TURF PANEL
1"=1'

ISG

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PROJECT

BONDURANT

SILO COMMONS

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
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DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

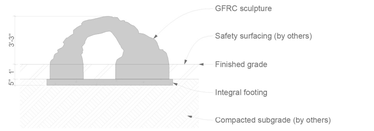
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C0-36

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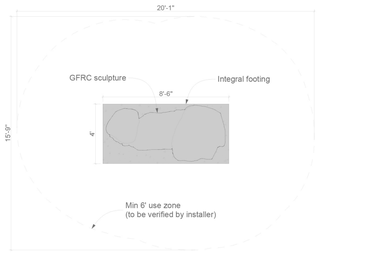
NOTES:

PLAY FEATURE TO BE GRANITE COLOR



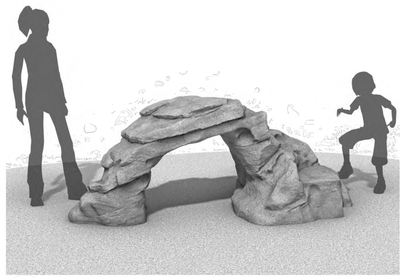
1 Section
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 Mini Arch_CB015 (Granite)

Note:
When determining critical fall height, please allow for +/- 2" tolerance in concrete surface

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Mini Arch
CB015

Age Group: 2-5

100% CONSTRUCTION DRAWINGS

IPEMA CERTIFIED to ASTM F1487
To verify product certification, visit www.ipema.org

All IDS projects are designed to meet or exceed ASTM 1487. Please consult ASTM 1487 for required hazard warning and signage specifications. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

Date 12/4/2025
Sheet # A.01.2
Drawing Title Layout (Granite)
Approved By / Date:

591 South Boulevard Street
Gunnison, Colorado 81230
hello@idsculpture.com

MINI ARCH PLAY FEATURE
NTS

NOTES:

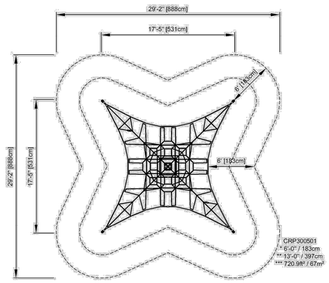
NETTING TO BE MEDIUM GREEN COLOR

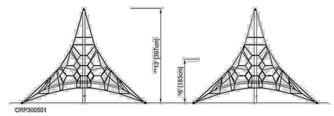
Mini Spacenet

KOMPAN

CRP300501

* Max fall height | ** Total height | *** Safety surfacing area	* Max fall height | ** Total height

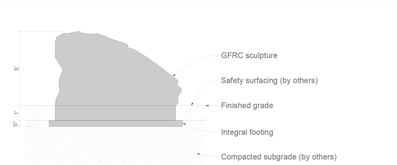




CLIMBING NET PLAY FEATURE (BASIS OF DESIGN)
NTS

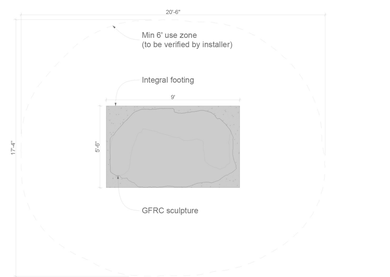
NOTES:

PLAY FEATURE TO BE GRANITE COLOR



1 Section
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 Cave Rock CB011 (Rock Type: Granite)

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Cave Rock
CB011

Age Group: 2-5

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

IPEMA CERTIFIED to ASTM F1487
To verify product certification, visit www.ipema.org

All IDS projects are designed to meet or exceed ASTM 1487. Please consult ASTM 1487 for required hazard warning and signage specifications. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

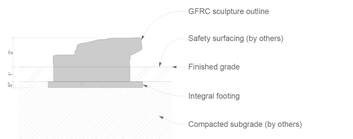
Date 4/29/2025
Sheet # A.01.1
Drawing Title Layout
Approved By / Date:

591 South Boulevard Street
Gunnison, Colorado 81230
info@idsculpture.com

CAVE ROCK PLAY FEATURE
NTS

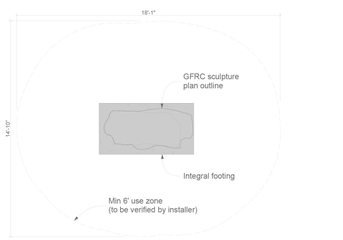
NOTES:

PLAY FEATURE TO BE GRANITE COLOR



1 Section
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Plan
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 Wingate Shelf_CB062 (Granite)

ID SCULPTURE
PLAY. CLIMB. EXPLORE.

Wingate Shelf
CB062

Age Group: 2-5

100% CONSTRUCTION DRAWINGS

All IDS projects are designed to meet or exceed ASTM 1487. Please consult ASTM 1487 for required hazard warning and signage specifications. Not all equipment may be appropriate for all children. Supervision is required. ASTM compliant safety surfacing is required under and around all play equipment. The Americans with Disabilities Act (ADA) may require your play area to be accesible, please consult with an ADA professional to ensure compliance.

Date 1/13/2026
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Drawing Title Layout
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WINGATE SHELF PLAY FEATURE
NTS

ISG

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

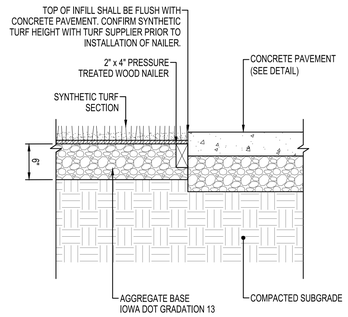
SITE DETAILS

SHEET

C0-37

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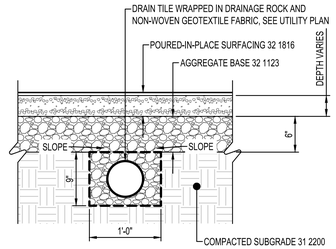
SYNTHETIC TURF EDGE AT CONCRETE PAVEMENT

NTS

NOTES:

POURED IN PLACE SURFACING TO BE SOLID FIELD OF COLOR - NO FAULT SURFACES, OR APPROVED EQUAL

PROVIDE COLOR SAMPLES FOR APPROVAL BY ARCHITECT AND OWNER. COLOR TO BE 25% REGAL BLUE/25% LIGHT BLUE/50% BLACK.



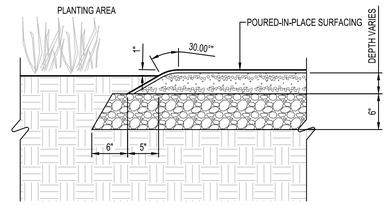
POURED–IN–PLACE SURFACING (PIP)

SCALE: 1" =1'–0"

NOTES:

POURED IN PLACE SURFACING TO BE SOLID FIELD OF COLOR - NO FAULT SURFACES, OR APPROVED EQUAL

PROVIDE COLOR SAMPLES FOR APPROVAL BY ARCHITECT AND OWNER. COLOR TO BE 25% REGAL BLUE/25% LIGHT BLUE/50% BLACK.



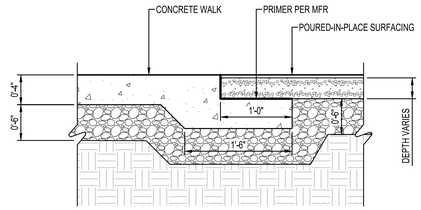
POURED–IN–PLACE SURFACING AT PLANTING AREA

SCALE: 1" =1'–0"

NOTES:

POURED IN PLACE SURFACING TO BE SOLID FIELD OF COLOR - NO FAULT SURFACES, OR APPROVED EQUAL

PROVIDE COLOR SAMPLES FOR APPROVAL BY ARCHITECT AND OWNER. COLOR TO BE 25% REGAL BLUE/25% LIGHT BLUE/50% BLACK.



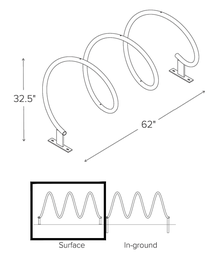
POURED–IN–PLACE SURFACING AT CONCRETE WALK

SCALE: 1" =1'–0"

NOTES:

COLOR SHALL BE POWDER COATED YELLOW

DERO | **Helix** Rack



CAPACITY 6 Bikes

MATERIALS 1.25" Pipe (1.66" OD)

FINISHES

- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ✖ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

- ✖ **Surface** Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option

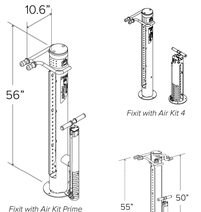
BICYCLE RACK (BASIS OF DESIGN)

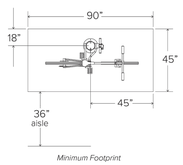
NTS

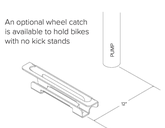
DERO | **Fixit**® Plus

NOTES:

COLOR SHALL BE POWDER COATED YELLOW







CAPACITY

- ✖ **1 Bike** (One set of hanger arms)
- ☐ **2 Bikes** (Two sets of hanger arms)

MATERIALS
Main body: 6" x 12g tube
Bike Hanger: 1" solid round bar
Foot: 10" dia. x .25" plate
Tool tethers: 3/16" stainless steel cable
Manual air pump
Hand tools:
Philips and flat head screwdrivers
2.5, 3, 4, 5, 6, 8mm Allen wrenches
T25 Torx wrench
32mm Headset wrench
15mm Pedal wrench
8, 9, 10, 11mm box wrenches
Tire levers (2)

FINISHES

- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. **Cap, hanger arms, and strike plates are galvanized only.**
- ✖ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat

MOUNT OPTIONS **Surface only** Fixit has 10" diameter x.25" foot with four anchors per foot. Tamper-resistant fasteners are included.

PUMP OPTIONS

- ☐ **No Pump**
- ☐ **Air Kit Prime**
  - ☐ Attached to Fixit
  - ☐ Separate
- ☐ **Air Kit 4**

CANE STOP ☐ **Add Cane Stop** (Galvanized only)

A cane-detectable attachment beneath the hanger arms is available for improved safety. (Additional cost)



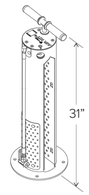
BICYCLE FIX–IT (BASIS OF DESIGN)

NTS

NOTES:

COLOR SHALL BE POWDER COATED YELLOW

DERO | **Air Kit**™ 4



MATERIALS
Main Body: 6" x 1/8" tube
Top: 1/8" aluminum
Manual air pump: Dero made, max 100psi
Foot: 1/4" steel

FINISHES

- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ✖ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS **Surface Only** Surface Mount has 10" diameter x .25" flange with four anchoring holes for mounting with standard wedge anchors. Tamper-resistant fasteners are included.

BICYCLE AIR KIT (BASIS OF DESIGN)

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C0-DETAILS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-38

PLOT DATE: 4/30/2026 2:43 PM

EROSION CONTROL PLAN NARRATIVE

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:
CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS.
USE PHASED CONSTRUCTION WHEREVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.
TURF ESTABLISHMENT OR TEMPORARY SEEDING OR MULCHING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHOULD BE PRACTICED FOLLOWING THE TABLE BELOW:

TYPE OF SLOPE OR DISTURBANCE AREA	TIME AREA CAN REMAIN OPEN WITHOUT BEING ACTIVELY WORKED:
STEEPER THAN 3:1	14 DAYS
10:1 TO 3:1	14 DAYS
FLATTER 10:1	14 DAYS
DITCHES	1 DAY
PIPE ENDS	1 DAY
WITHIN 200' OF SURFACE WATER	1 DAY
LAST 200' OF THE WETTED DITCH PERIMETER FROM THE DITCH OUTLET	1 DAY

ALL EXPOSED SOILS SHALL BE SEEDED OR SODDED AT THE EARLIEST POSSIBLE TIME TO PREVENT/REDUCE EROSION.
TEMPORARY COVER DURING CONSTRUCTION IS INCIDENTAL.
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL PRACTICES:
CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE PRIOR TO LAND DISTURBING ACTIVITIES OCCUR.
INLET EROSION PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL TURF HAS BEEN ESTABLISHED.
THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION FROM LEAVING THE CONSTRUCTION ZONE. ALL ERODED MATERIAL THAT LEAVES THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND RETURNED TO THE SITE AT THE CONTRACTOR'S EXPENSE.
ALL STREETS MUST BE SWEPT WITHIN 24 HOURS WHEN ANY TRACKING OCCURS.
SILT FENCE OR OTHER EFFECTIVE EROSION CONTROL MEASURES MUST BE INSTALLED AROUND THE PERIMETER OF ANY SOIL STOCKPILES, INCLUDING TEMPORARY STOCKPILES. STOCKPILES CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
PERIMETER CONTROL SHALL BE INSTALLED ALONG THE BACK OF CURB IMMEDIATELY FOLLOWING CURB INSTALLATION AT ALL LOCATIONS WITH POSITIVE DRAINAGE TO PARKING LOT AND/OR STREETS, AND SHALL REMAIN UNTIL STABILIZATION IS ACHIEVED. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE, BIOROLLS, ROCK LOGS, OR OTHER METHODS APPROVED BY THE ENGINEER.

DEWATERING AND BASIN DRAINING:
DEWATER SEDIMENT-LADEN WATER TO SEDIMENTATION BASINS IF POSSIBLE OR USE OTHER BMP'S TO PREVENT EROSION AND REMOVE SEDIMENT WHEN DISCHARGING TO SURFACE WATERS. USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES.
DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION OR IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS.

POLLUTION PREVENTION:
ALL SOLID WASTE COLLECTED FROM THE CONSTRUCTION SITE MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE, STORAGE AREAS SHALL PROVIDE SECONDARY CONTAINMENT AND A HAZARDOUS MATERIALS SPILL KIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
EQUIPMENT MAINTENANCE AREAS MUST BE LIMITED TO A DEFINED AREA OF THE SITE. ALL RUNOFF CONTAINING ANY HAZARDOUS MATERIAL MUST BE PROPERLY COLLECTED AND DISPOSED. NO ENGINE DEGREASING SHALL BE ALLOWED ON SITE.
THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE, OR FEDERAL REGULATIONS. THIS INCLUDES DUST CREATED BY WORK BEING PERFORMED ON THE SITE. AIR POLLUTION AND DUST CONTROL CORRECTION IS CONSIDERED INCIDENTAL TO THE UNIT BID PRICES FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.
CONCRETE WASHOUT ONSITE: ALL LIQUID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS
MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED
CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID WASTE MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH CITY OF CARLISLE, IOWA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

APPROVED AND NON-APPROVED STORMWATER DISCHARGES
ALL DISCHARGES IN THE STORM SEWER SYSTEM ON THIS PROPERTY ARE IN ACCORDANCE WITH GENERAL PERMIT #2 PART III. A PROHIBITION ON NON-STORMWATER DISCHARGES. THE ONLY PLANNED DISCHARGE WITHIN THE STORMWATER SYSTEM IS STORMWATER, HYDRANT FLUSHING, AND FIREFIGHTING ACTIVITIES. THERE IS NO DESIGNED OR PLANNED ACTIVITIES ON THE GENERAL PERMIT #2 PART III.C.6 PROHIBITION DISCHARGES.

HAZARDOUS SPILL RESPONSE:
THERE WILL BE NO PLANNED REGULAR HAZARDOUS MATERIALS OR OPERATIONS OCCURING ON OUR SITE. IF THERE ARE HAZARDOUS MATERIALS STORED ON SITE, THEY MAY ONLY BE STORED ON SITE IN THEIR ORIGNAL CONTAINER. MATERIALS STORED OUTSIDE MUST BE IN CLOSED AND SEALED WATER-PROOF CONTAINERS AND LOCATED OUTSIDE OF DRAINAGEWAYS OR AREAS SUBJECT TO FLOODING. LOCKS AND OTHER MEANS TO PREVENT OR REDUCE VANDALISM SHALL BE USED. IN THE EVENT THAT A HAZARDOUS SPILL EVENT DOES OCCUR, THE DESIGNATED SWPPP MANAGER ON SITE WILL DOCUMENT THE EVENT AND CONTAIN THE EVENT TO THE BEST OF HIS/HER ABILITY. THE SWPPP MANAGER WILL CONTACT THE NECESSARY CITY AUTHORITY OF THE SPILL. THEY WILL THEN TAKE THE MEASURES TO FULLY CONTAIN AND REMEDIATE THE AFFECTED AREA. SWPPP MANAGER TO HIRE REMEDIATION COMPANY IF NEEDED.

INSPECTION AND MAINTENANCE:
THE PERMITTEES MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION. ALL INSPECTIONS PERFORMED DURING CONSTRUCTION MUST BE RECORDED AND RECORDS RETAINED WITH THE EROSION CONTROL PLAN.
CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD OF ALL RAINFALL INFORMATION & EROSION CONTROL MAINTENANCE UNTIL FINAL ESTABLISHMENT OF TURF.
ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE.
EROSION CONTROL, AND OTHER BMP'S MUST BE REPLACED, REPAIRED, OR SUPPLEMENTED WHEN THEY REACH 50% DESIGN LOAD.

FINAL STABILIZATION:
THE PERMITTEES MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITTEES MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR CONTROL HAS BEEN PASSED TO ANOTHER OWNER.
ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.
THE STORM WATER PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.

MAINTENANCE SCHEDULE:

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR MATERIALS DROPPED, WASHED OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. FILTER SOCKS – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) FILTER SOCKS SHALL BE INSPECTED WEEKLY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES; (2.3) NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER SOCKS SHALL BE ACCOMPLISHED PROMPTLY; (2.4) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE FILTER SOCK; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FILTER SOCK IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. SILT FENCE – THE MAINTENANCE MEASURES ARE AS FOLLOWS; (3.1) SILT FENCES SHALL BE INSPECTED WEEKLY, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (3.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (3.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (3.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (3.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
4. STORM DRAIN INLET PROTECTION – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (4.1) STRUCTURES SHALL BE INSPECTED WEEKLY AND REPAIRS MADE AS NECESSARY AND (4.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
5. TEMPORARY DIVERSION DIKE – THE MEASURE SHALL BE INSPECTED WEEKLY AND REPAIRS MADE TO THE DIKE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY WEEK, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
6. TEMPORARY FILL DIVERSION – SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY. THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORKDAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
7. TEMPORARY SEDIMENT TRAP – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (7.1) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE, SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS; (7.2) FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED, STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED; AND (7.3) THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
8. TEMPORARY SEDIMENT BASIN – THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO ENSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE BASIN SHOULD BE CHECKED AFTER EACH RUNOFF PRODUCING RAINFALL FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
9. TEMPORARY SEEDING – AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
10. PERMANENT SEEDING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (10.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (10.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (10.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [10.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [10.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [10.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
11. MULCHING – ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
12. SOIL STABILIZATION BLANKETS & MATTING – ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
13. STREET CLEANING / SWEEPING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (13.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (13.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (13.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (13.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C1-SWPPP
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SWPPP NOTES

SHEET

C1-10

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CLIENT PROJECT NO.	-

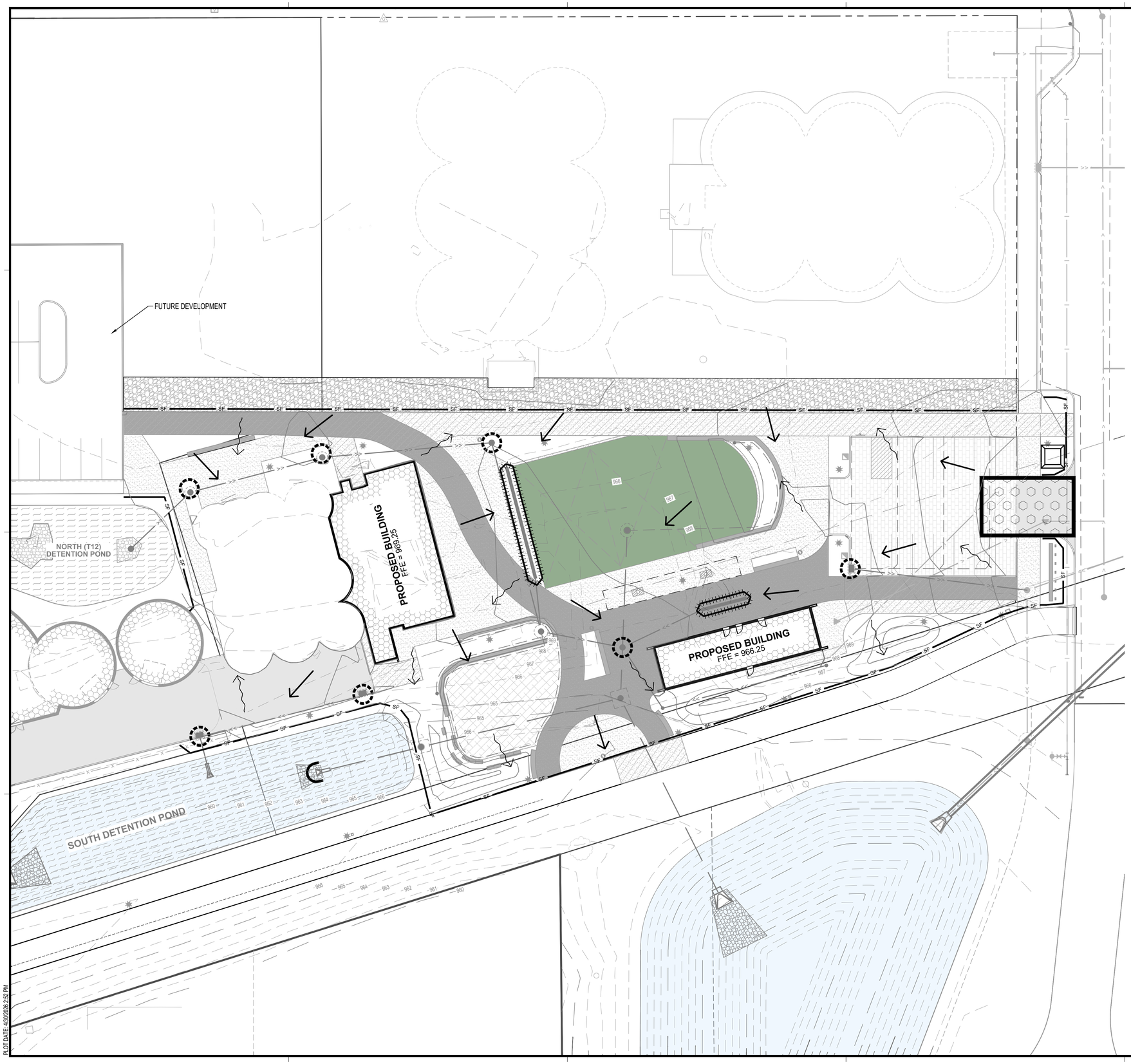
TITLE

SWPPP DETAILS

SHEET

C1-20

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EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RIP RAP, CLASS __
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	WATTLE
	STABILIZED CONSTRUCTION EXIT
	ROLLED EROSION CONTROL PRODUCT (RECP), TYPE ____
	TURF REINFORCEMENT MAT (TRM), TYPE ___
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR WATTLE.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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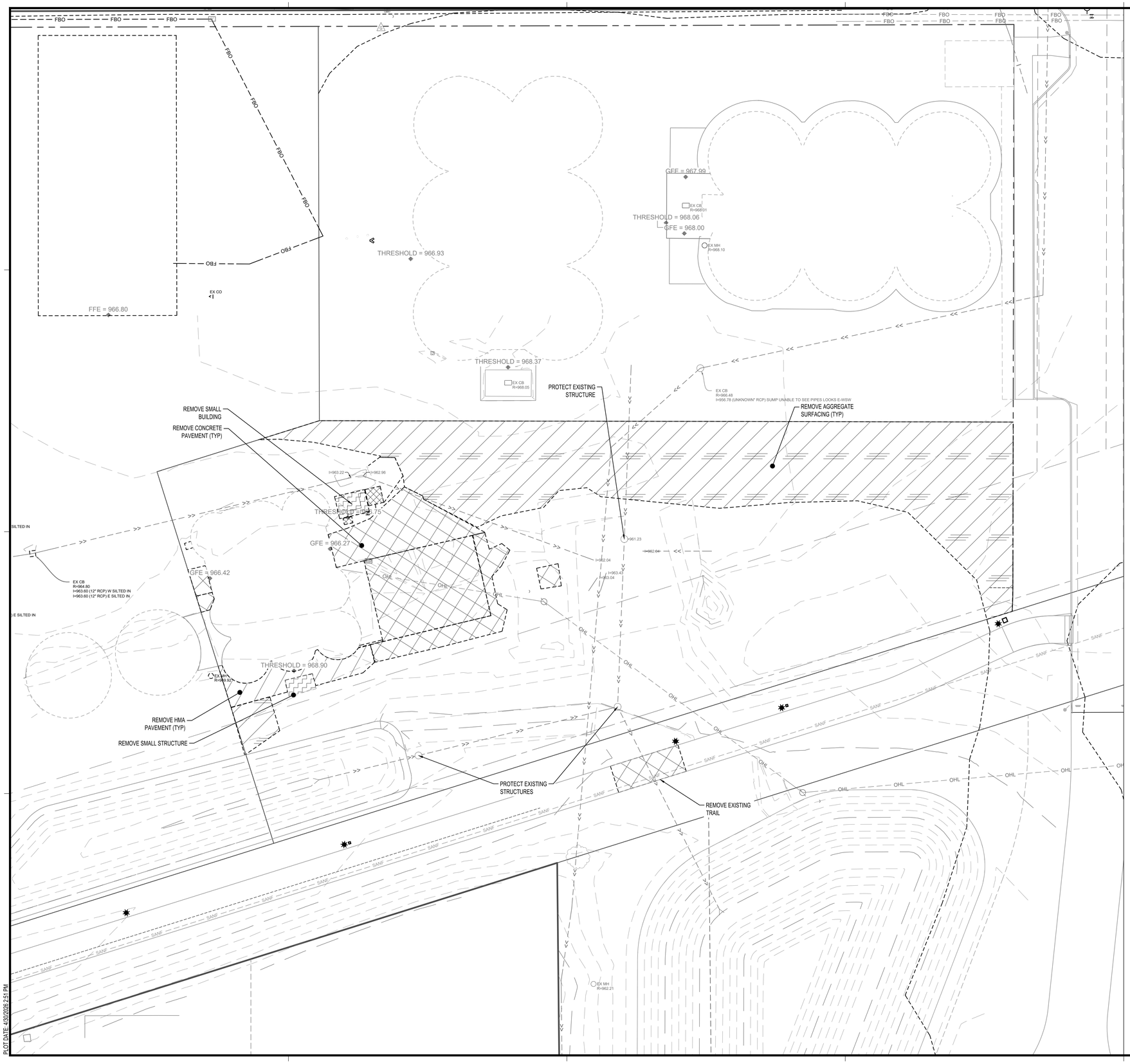
STORMWATER POLLUTION PREVENTION PLAN

SHEET

C1-30

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REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE AGGREGATE SURFACING
	DEMOLISH BUILDING

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
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REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
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TITLE

EXISTING SITE AND REMOVALS PLAN

SHEET

C2-10

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PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	HEAVY DUTY CONCRETE WALK
	DECORATIVE CONCRETE WALK
	PERMEABLE PAVERS
	POURED IN PLACE SURFACING
	SYNTHETIC TURF
	GRAVEL SURFACING

FUTURE DEVELOPMENT
REPAIR EXISTING GRAVEL SURFACING TO LIMITS OF DISTURBANCE
DECORATIVE CONCRETE WALK (TYP)
W 16x67 STEEL BEAM (TYP 0F 6, SEE STRUCTURAL)
CONCRETE BORDER EDGE
SYNTHETIC TURF SURFACING
CONCRETE PAVEMENT (TYP)
SEATWALL (TYP - SEE DETAIL, FURNISHINGS PLAN)
CONCRETE BORDER EDGE
ACCESSIBLE PARKING STRIPING (TYP)
ACCESSIBLE PARKING SIGN
HEAVY DUTY CONCRETE PAVEMENT
HEAVY DUTY CONCRETE WALK (TYP)
HEAVY DUTY PERMEABLE PAVEMENT (TYP - SEE DETAIL)
LOT STRIPING (TYP)
NORTH (T12) DETENTION POND
PROPOSED BUILDING FFE = 969.25
PROPOSED BUILDING FFE = 966.25
SOUTH DETENTION POND
MONUMENT SIGN (SEE ARCHITECTURAL, STRUCTURAL)
DRIVEWAY DROP CURB
SITE LIGHTING (TYP, SEE ELECTRICAL)
TREE GRATE (SEE DETAIL)
SOIL CELL (SEE DETAIL)
DRIVEWAY DROP CURB (TYP)
HEAVY DUTY CONCRETE PAVEMENT
MONOLITHIC NATURE STONE OUTCROPPING (SEE DETAIL
POURED IN PLACE SURFACING (TYP, SEE DETAIL)
EXISITNG DETENTION POND

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PROJECT

BONDURANT

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C3-SITE
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

FUTURE DEVELOPMENT

NORTH (T12) DETENTION POND

PROPOSED BUILDING
FFE = 969.25

SOUTH DETENTION POND

REPAIR EXISTING GRAVEL SURFACING TO LIMITS OF DISTURBANCE

3" SLEEVING (2)

PRICE BREAKOUT #1, END

SERVICE DRIVEWAY TO BE INSTALLED AS APART OF SILO COMMONS

HEAVY DITY CONCRETE PAVEMENT (TYP)

PRICE BREAKOUT #1

{Ihde Family Trust}

{Brett Meier}

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	HEAVY DUTY CONCRETE WALK
	DECORATIVE CONCRETE WALK
	PERMEABLE PAVERS
	POURED IN PLACE SURFACING
	SYNTHETIC TURF
	GRAVEL SURFACING

N

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

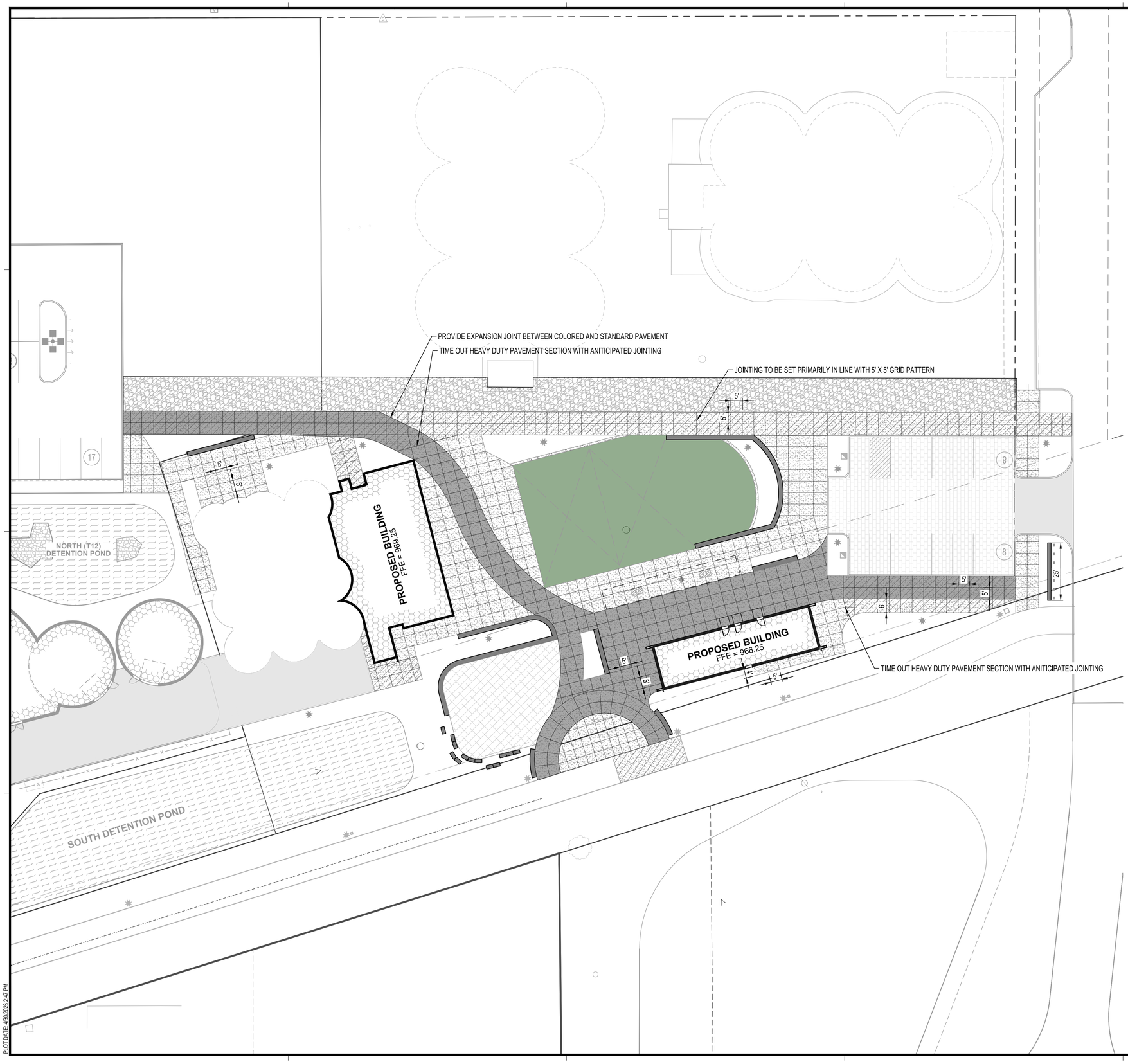
PROJECT NO.	26-33617
FILE NAME	33617 C3-SITE
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ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN WEST

SHEET

C3-11



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	HEAVY DUTY CONCRETE WALK
	DECORATIVE CONCRETE WALK
	PERMEABLE PAVERS
	POURED IN PLACE SURFACING
	SYNTHETIC TURF

N

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C3-SITE
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TITLE

SITE PLAN JOINTING

SHEET

C3-12

PLOT DATE: 4/30/2026 2:47 PM

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	SW-501	36 x 24	RC	SW-603 TYPE R	6.75	966.75	960.00	P-1
ST-2	SW-401	72 Ø	RC	SW-604 TYPE 4B	6.97	965.54	958.57	EXP-3
ST-3	SW-401	60 Ø	RC	SW-602 TYPE E	8.32	967.25	958.93	P-3
ST-4	DRAIN BASIN	18 Ø	PVC	SOLID COVER	6.24	966.02	959.78	P-4
ST-5	SW-401	48 Ø	RC	SW-604 TYPE 4B	5.39	965.91	960.52	P-5
ST-6	SW-401	48 Ø	RC	SW-604 TYPE 4B	4.92	966.04	961.12	P-6
ST-8	SW-501	36 x 24	RC	SW-603 TYPE R	4.66	968.21	963.55	P-8
ST-9	SW-501	36 x 24	RC	SW-603 TYPE R	3.78	968.06	964.28	P-9
STCO-1	CLEANOUT	8 Ø	PVC	SEE DETAIL	5.91	965.56	959.65	P-10
STCO-2	CLEANOUT	8 Ø	PVC	SEE DETAIL	5.31	966.42	961.11	P-11

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	960.00	EXST-1	958.56	15	RCP	RCP	1.85%	78
P-2	TRENCH DRAIN	963.25	ST-2	962.00	12	HDPE	HDPE	3.28%	38
P-3	ST-3	958.93	ST-2	958.57	18	RCP	RCP	1.01%	36
P-4	ST-4	959.78	ST-3	958.93	15	RCP	RCP	1.00%	85
P-4A	TRENCH DRAIN	963.50	ST-3	963.00	12	HDPE	HDPE	2.14%	23
P-5	ST-5	960.52	ST-4	959.78	15	RCP	RCP	1.01%	74
P-6	ST-6	961.12	ST-5	960.52	15	RCP	RCP	1.00%	59
P-7	ST-7	961.48	ST-6	961.12	15	RCP	RCP	1.02%	36
P-8	ST-8	963.55	FES-1	963.08	15	RCP	RCP	2.64%	18
P-9	ST-9	964.28	ST-8	963.55	15	RCP	RCP	1.00%	73
P-10	STCO-1	959.65	ST-2	959.00	8	HDPE	HDPE	2.06%	32
P-11	STCO-2	961.11	STCO-1	959.65	8	HDPE	HDPE	1.99%	73

FUTURE DEVELOPMENT
PRICE BREAKOUT #2

ST-6
R=968.04
I=961.12 (15") P-7
I=961.12 (15") P-6

ST-5
R=965.91
I=960.52 (15") P-6
I=960.52 (15") P-5

ST-4
R=966.02
I=959.78 (15") P-5
I=959.78 (15") P-4

6" SUBDRAIN FOR PERMEABLE PAVERS, TYP.

4" WATER SERVICE, PVC.

CO-1
R=969.50
I=962.50 (6") SP-1

CAP AND BURY UPSTREAM END OF P-7

NORTH (T12) DETENTION POND

PROPOSED BUILDING
FFE = 969.25

12" WIDE ADA TRENCH DRAIN (SEE DETAIL)

CORE IN 4" SUBDRAIN, MAINTAIN POSITIVE DRAINAGE

ST-1
R=966.75
I=960.00 (15") P-1

ST-2
R=965.54
I=958.57 (36") EXP-4
I=962.00 (12") P-2
I=958.57 (18") P-3
I=959.00 (8") P-10
I=958.57 (36") EXP-3

12" WIDE ADA TRENCH DRAIN (SEE DETAIL)

ST-3
R=967.25
I=958.93 (15") P-4
I=963.00 (12") P-4A
I=958.93 (18") P-3

SP-1 107.66' @ 1.00%

CONNECT SUBDRAIN TO MANHOLE

PROPOSED BUILDING
FFE = 966.25

CO-2
R=966.75
I=963.51 (6") SP-1

ST-8
R=968.21
I=963.55 (15") P-9
I=963.55 (15") P-8

ST-9
R=968.06
I=964.28 (15") P-9

STCO-2
R=966.42
I=961.11 (8") P-11

INSULATE SANITARY SERVICE, 50 LF

STCO-1
R=965.56
I=959.65 (8") P-11
I=959.65 (8") P-10

STORM INFRASTRUCTURE BY OTHERS.

FES-1
I=963.08

SOUTH DETENTION POND

P-1 P-2 P-3 P-4 P-4A P-5 P-6 P-7 P-8 P-9 P-10 P-11

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C3-UTILITY
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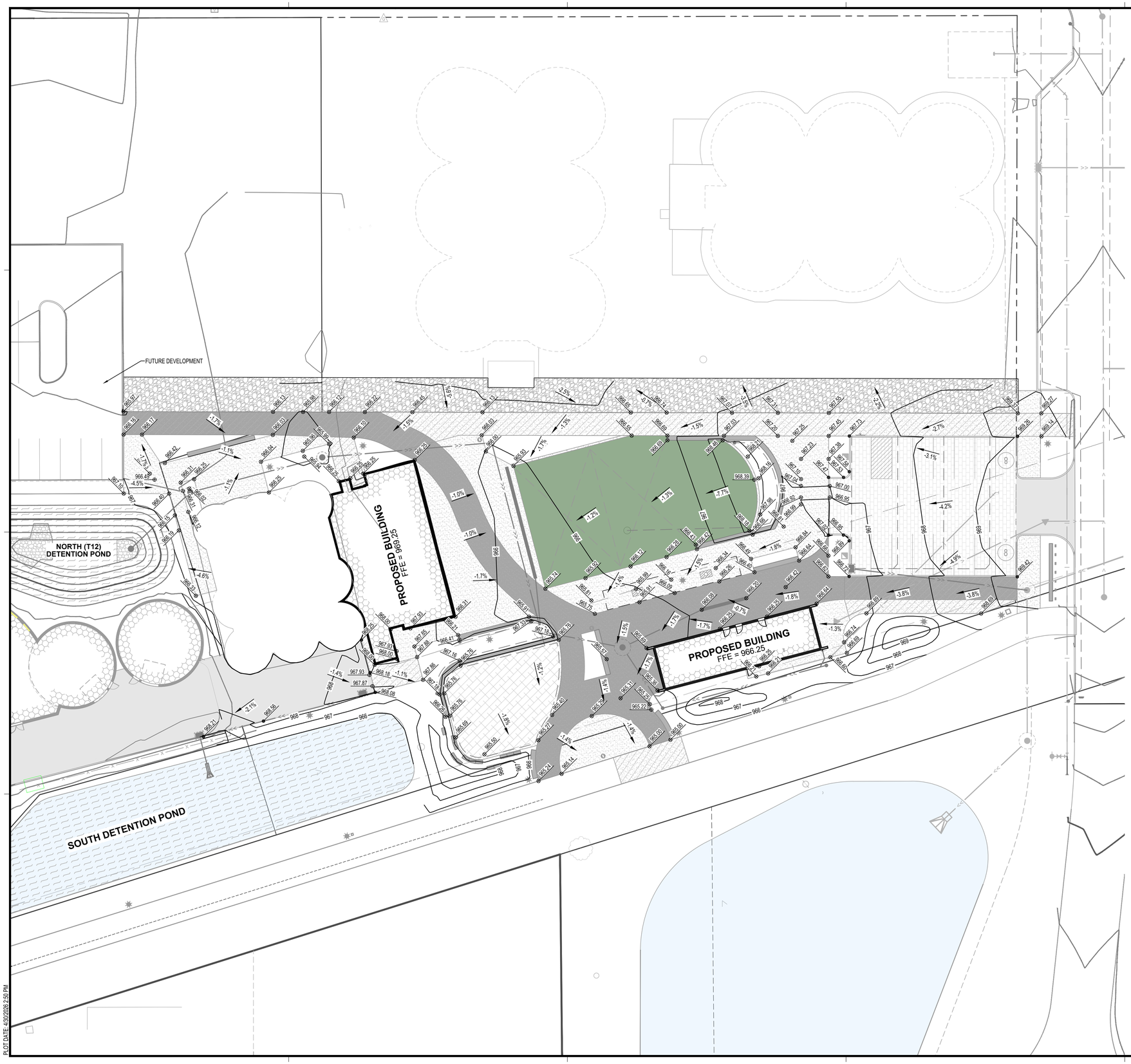
TITLE

UTILITY PLAN

SHEET

C3-20

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GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C4-GRADE
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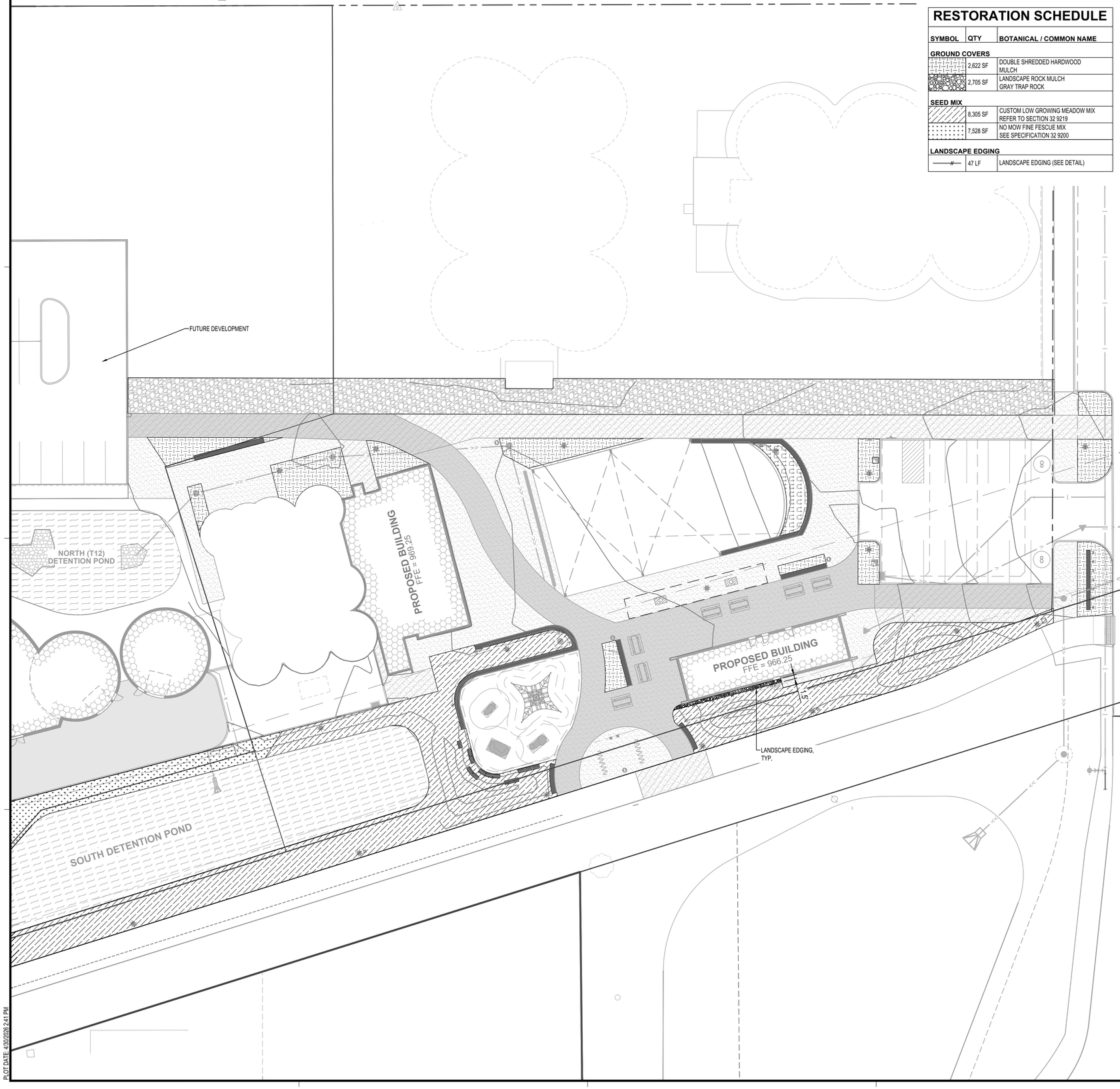
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GRADING PLAN

SHEET

C4-10

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RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,622 SF	DOUBLE SHREDDED HARDWOOD MULCH
	2,705 SF	LANDSCAPE ROCK MULCH GRAY TRAP ROCK
SEED MIX		
	8,305 SF	CUSTOM LOW GROWING MEADOW MIX REFER TO SECTION 32 9219
	7,528 SF	NO MOW FINE FESCUE MIX SEE SPECIFICATION 32 9200
LANDSCAPE EDGING		
——#——	47 LF	LANDSCAPE EDGING (SEE DETAIL)

SITE RESTORATION NOTES

PART 1: SEED MIXES

1. ALL AREAS INDICATED ON PLAN SHALL BE SEEDED WITH THOSE SEED MIXES LISTED IN SPEC SECTION 32-9219 OR APPROVED EQUAL.

PART 2: SITE PREPARATION

1. THE CONTRACTOR SHALL ASSESS THE SITE FOR THREATS TO SEED RESTORATION. THREATS, INCLUDING WEEDS, UNDESIRABLE AND NON-NATIVE SPECIES OF TREES, SHRUBS, VINES, AND HERBACEOUS PLANTS, SHALL BE MINIMIZED THROUGHOUT THE GROWING SEASON IN PREPARATION FOR FALL SEEDING.
2. SITE PREPARATION METHODOLOGY MAY VARY DEPENDING ON THE PLANTS SPECIES PRESENT ON SITE, LAND USE HISTORY, AND SITE CONDITIONS. THE CONTRACTOR SHALL PERFORM ADAPTIVE WEED MANAGEMENT DEPENDENT ON EXISTING THREATS IDENTIFIED IN THE SITE ASSESSMENT. THE CONTRACTOR SHALL MANAGE BROADLEAF WEEDS BY MECHANICAL REMOVAL OR WITH UP TO 3 APPLICATIONS OF BROADLEAF HERBICIDE SUCH AS 2,4-D. IF NECESSARY, SPRAY EVERY 6-8 WEEKS STARTING IN LATE MAY/EARLY JUNE. GLYPHOSATE IS NOT RECOMMENDED AS IT WILL KILL THE TEMPORARY SEED MIX. THE CONTRACTOR SHALL NOT USE PRE-EMERGENT HERBICIDES. THE CONTRACTOR SHALL MANAGE GRASS WEEDS VIA MOWING, WHERE MOWING OCCURS WHEN PLANTS ARE NO MORE THAN 8 INCHES TALL THROUGHOUT THE GROWING SEASON. THE CONTRACTOR SHALL COLLECT AND COMPOST GRASS CLIPPINGS OFF SITE.
3. THE CONTRACTOR SHALL APPLY ALL HERBICIDES IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS AND MANUFACTURER'S INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOT APPLY HERBICIDES DURING OR WITHIN 72 HOURS OF A RAIN EVENT OR WHEN WIND VELOCITIES EXCEED 5 MILES PER HOUR.

PART 3: SEEDBED PREPARATION

1. CONSTRUCTION AND GRADING ACTIVITIES CAN COMPACT THE SOIL. PRIOR TO SEEDING, THE CONTRACTOR SHALL INSPECT SOIL FOR COMPACTION.
2. ANY COMPACTED AREAS MUST BE REMEDIED TO PROVIDE A LOOSE, SMOOTH, EVENLY TEXTURED SEEDBED. USE CULTIVATING EQUIPMENT LIKE A DISC AND HARROW. ON SLOPES, OPERATE EQUIPMENT AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE.
3. THE DISC SHALL NOT INVERT THE SOIL. AVOID SOIL INVERSION AND TILLING TO PRESERVE SOIL BIOLOGY AND PREVENT EMERGENCE OF WEED SEEDS. SOIL DISTURBANCE SHALL NOT EXCEED 2 INCH DEPTH.
4. IN AREAS WHERE NO COMPACTION OCCURRED, THE CONTRACTOR SHALL TREAT REMAINING VEGETATION WITH GLYPHOSATE AND 2,4-D HERBICIDES TO KILL REMAINING VEGETATION IN SEPTEMBER, AT LEAST 1 MONTH PRIOR TO FALL SEEDING.

PART 4: SOIL AMENDMENTS

1. IN ALL AREAS DISGNATED AS SEEDBED ESTABLISHMENT, WHERE AGGREGATE SURFACING (EG., GRAVEL, CRUSHED ROCK, OR COMPACTED BASE) EXISTS, THE ENTIRE AGGREGATE SECTION SHALL BE REMOVED IN FULL. EXCAVATION SHALL EXTEND TO THE DEPTH NECESSARY TO ELIMINATE ALL AGGREGATE MATERIAL AND PROVIDE ADEQUATE DEPTH FOR TURF AND SEED ROOT GROWTH. REMOVED MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE. REPLACE WITH TOPSOIL PER SECTION 4.
2. ALL OTHER SEEDBED AREAS NOT CONTAMINATED ARE TO BE AMENDED WITH COMPOST AS NEEDED TO ACHIEVE MINIMUM STANDARDS.
3. IN ALL AREAS DISGNATED AS PLANTING BED, WHERE AGGREGATE SURFACING (EG., GRAVEL, CRUSHED ROCK, OR COMPACTED BASE) EXISTS, THE ENTIRE AGGREGATE SECTION SHALL BE REMOVED IN FULL. EXCAVATION SHALL EXTEND TO THE DEPTH NECESSARY TO ELIMINATE ALL AGGREGATE MATERIAL TO A MINIMUM DEPTH OF 18" WHICHEVER IS GREATER. REMOVED MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE. REPLACE WITH AMENDED PLANTING SOIL.
4. TOPSOIL: FERTILE, AGRICULTURAL SOIL, TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOUROUS PLANT GROWTH, TAKEN FROM DRAINED SITE, FREE OF SUBSOIL, CLAY OR IMPURITIES, PLANTS, WEEDS AND ROOTS
   - 4.1. TOPSOIL SHALL HAVE A MINIMUM PH VALUE OF 5.5 AND MAXIMUM 8.0.
   - 4.2. SOIL ORGANIC MATTER SHALL BE A MINIMUM OF 3%. A COMPOST AMENDMENT SHALL BE ADDED TO ACHIEVE SOIL ORGANIC AMENDMENT THRESHOLD IF NEEDED.
5. PLANTING SOIL
   - 5.1. PLANTING SOIL SHALL CONSIST OF 33% SAND, 33% COMPOST, 33% TOPSOIL

PART 5: SEEDING METHODOLOGY

1. THE CONTRACTOR SHALL SOW SEED IN SPRING OR FALL SEEDING: SPRING SEEDING (APRIL 15TH - JULY 1ST), FALL SEEDING: OCTOBER 1 - NOVEMBER 30, AFTER A HARD FROST HAS OCCURRED. SUMMER SEEDING (JULY - SEPTEMBER) IS NOT PERMITTED.
2. THE CONTRACTOR SHALL SEED AFTER ALL GRADING, CONSTRUCTION, AND SITE PREPARATION ACTIVITIES ARE COMPLETED. THE CONTRACTOR MUST WAIT THREE (3) DAYS AFTER GLYPHOSATE APPLICATION TO SEED NATIVE SPECIES. IF OTHER HERBICIDES HAVE BEEN USED ON SITE, CONSULT THE MANUFACTURER'S RECOMMENDATION FOR SAFE RE-ENTRY PERIOD PRIOR TO SEEDING. SOME HERBICIDES CAN STAY IN THE SOIL FOR MONTHS AND HINDER THE GERMINATION OF NATIVE PLANTS.
3. THE CONTRACTOR SHALL BROADCAST OR DRILL SEED.
4. HAND OR MECHANICAL BROADCASTING - BEST FOR SMALL SITES (LESS THAN 1 ACRE) OR AREAS WHERE LARGE EQUIPMENT (TRACTORS, DRILLS, ETC) CANNOT BE USED. THIS METHOD REQUIRES A CARRIER OR FILLER MATERIAL (DAMP SAWDUST, PEAT MOSS, PERLITE, VERMICULITE, CRACKED CORN, PARBOILED RICE HULLS, ETC) TO EVENLY DISTRIBUTE DIFFERENT SIZED SEED. CONSULT ARCHITECT / OWNER'S REPRESENTATIVE FOR FURTHER INFORMATION ON SEED CARRIERS IF NEEDED. THE CONTRACTOR SHALL ENSURE AN EVEN DISTRIBUTION OF SEED ACROSS THE SITE.
5. DRILLING WITH A NATIVE SEED DRILL - BEST FOR LARGE (>1 ACRE), RELATIVELY FLAT SITES. PLANTING DEPTH SHALL BE 1/4" -1/2". THE DRILL SHALL ACCURATELY METER THE TYPES OF SEED TO BE PLANTED AND KEEP ALL SEEDS UNIFORMLY MIXED DURING THE DRILLING. THE DRILL SHALL CONTAIN A MINIMUM OF TWO SEED BOXES; A SMALL SEED BOX FOR FINE SEED AND ANOTHER SEED BOX FOR LARGE/FLUFFY SEEDS. THE DRILL SHALL BE EQUIPPED WITH DISC FURROW OPENERS AND PACKER ASSEMBLY TO COMPACT THE SOIL DIRECTLY OVER THE DRILL ROWS. MAXIMUM ROW SPACING SHALL BE 8 INCHES. SMALL SEED SHALL BE DROP-SEEDED ONTO THE GROUND SURFACE FROM THE FINE SEED BOX. DRILL SEEDING SHALL BE DONE AT A RIGHT ANGLE TO SURFACE DRAINAGE IF POSSIBLE. A FILLER OR CARRIER MATERIAL (DAMP SAWDUST, PEAT MOSS, PERLITE, VERMICULITE, CRACKED CORN, PARBOILED RICE HULLS, ETC) MAY BE USED TO FACILITATE PROPER SEED METERING.
   - 5.1. SEED BOX 1: SMALL FLOWABLE SEED = MOST WILDFLOWER SPECIES + SOME SEDGES + RUSHES.
   - 5.2. SEED BOX 2: LARGE FLOWABLE SEED = COVER CROP + SOME WILDFLOWER SPECIES + SOME GRASS (DEPENDING ON TO WHAT DEGREE THE SEED WAS CLEANED).
   - 5.3. SEED BOX 3: FLUFFY NON-FLOWABLE SEED = GRASSES + SOME WILDFLOWER SEEDS (DEPENDING ON TO WHAT DEGREE THE SEED WAS CLEANED).
6. THE CONTRACTOR IS RESPONSIBLE FOR CALIBRATING EQUIPMENT TO DELIVER SEED AT THE SPECIFIED RATE AND TO OPERATE EQUIPMENT IN A MANNER NECESSARY TO EVENLY DISTRIBUTE THE SEEDS OVER THE SPECIFIED AREA AT THE SPECIFIED RATE.
7. SEEDED AREAS MAY HAVE ONE PASS WITH A ROLLER OR CULTIPACKER TO FIRM THE SOIL AND ENSURE SEED-TO-SOIL CONTACT.

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

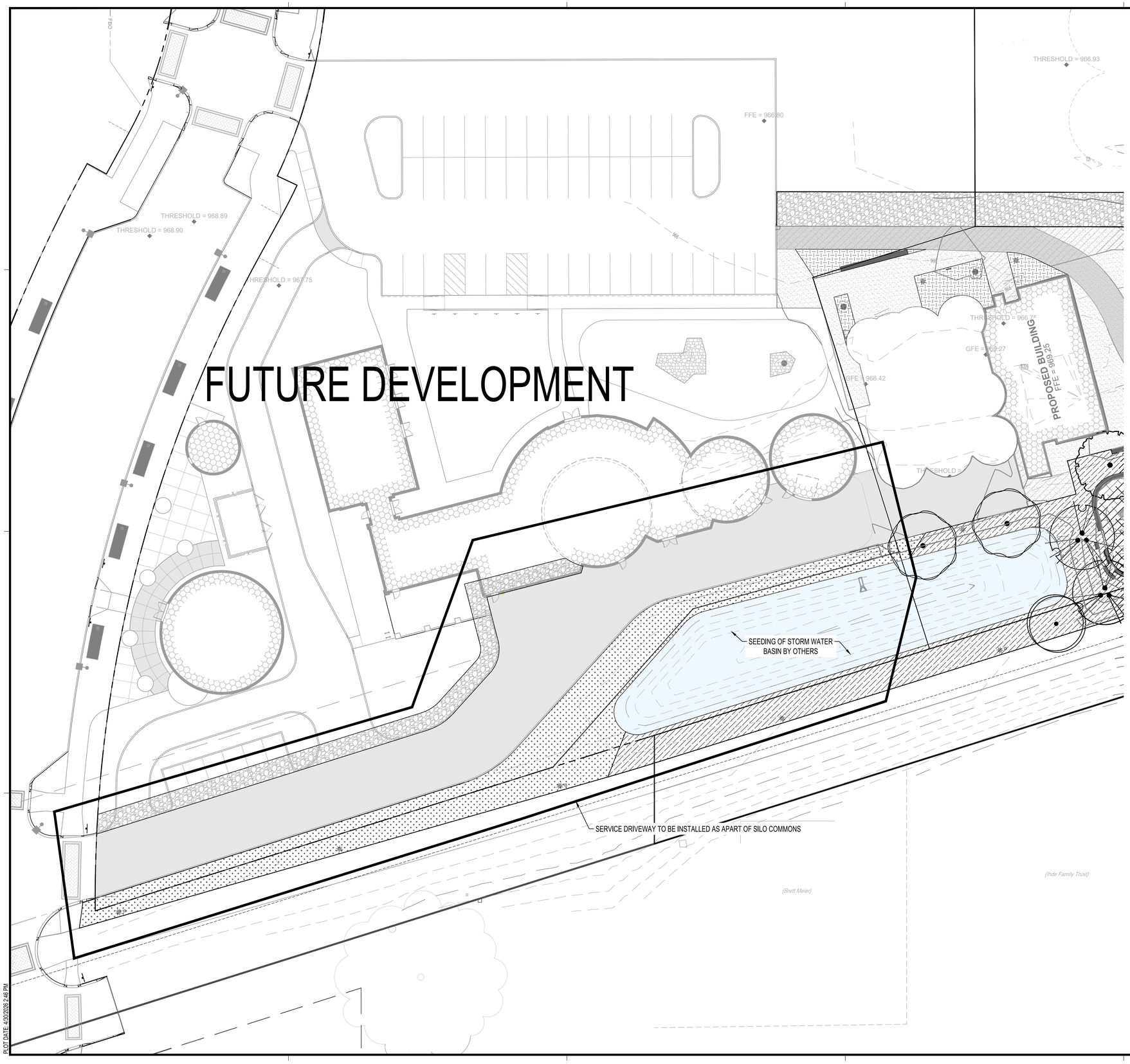
PROJECT NO.	26-33617
FILE NAME	33617 C5-LAND
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
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TITLE

RESTORATION PLAN

SHEET

C5-10



RESTORATION SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,622 SF	DOUBLE SHREDDED HARDWOOD MULCH
	2,705 SF	LANDSCAPE ROCK MULCH GRAY TRAP ROCK
SEED MIX		
	8,305 SF	CUSTOM LOW GROWING MEADOW MIX REFER TO SECTION 32 9219
	7,528 SF	NO MOW FINE FESCUE MIX SEE SPECIFICATION 32 9200
LANDSCAPE EDGING		
——#——	47 LF	LANDSCAPE EDGING (SEE DETAIL)

NOTE: REFER TO SHEET C5-10 FOR SITE RESTORATION NOTES.

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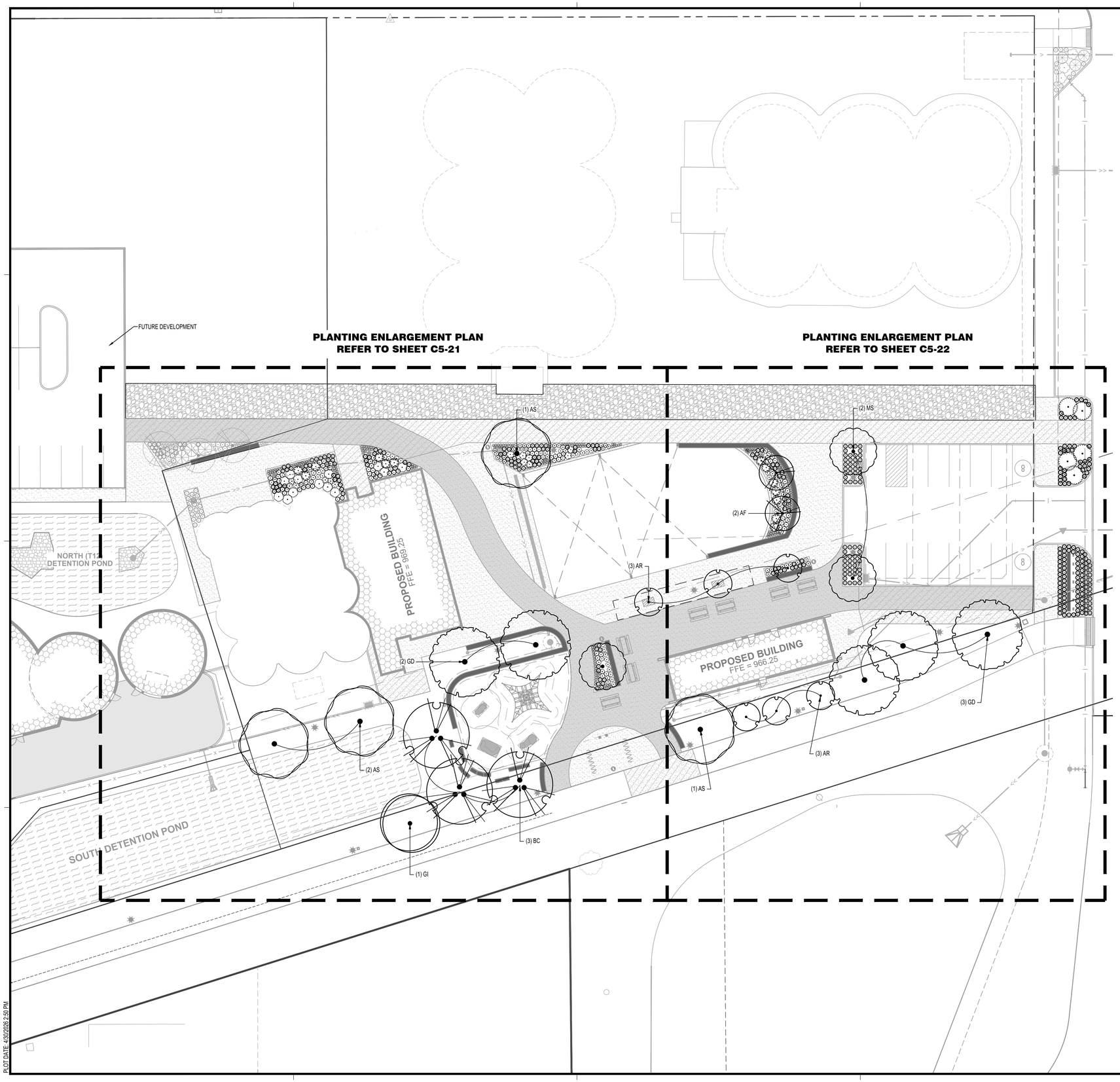
TITLE

RESTORATION PLAN WEST

SHEET

C5-11

PLOT DATE: 4/20/2026 2:45 PM



MASTER PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	AR	6	ACER RUBRUM `JFS-KW78` ARMSTRONG GOLD® MAPLE	2.5" CAL	B & B
	AS	4	ACER X FREEMANII 'SIENNA' PP11,322 SIENNA GLENN® MAPLE	2.5" CAL	B & B
	BC	3	BETULA NIGRA 'CULLY' HERITAGE® RIVER BIRCH (MULTI-TRUNK)	6` HT MIN	B & B
	GI	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2.5" CAL	B & B
	GD	5	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' ESPRESSO KENTUCKY COFFEE TREE	2.5" CAL	B & B
ORNAMENTAL TREES					
	AF	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	8` HT MIN	B & B
	MS	3	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL	B & B
SHRUBS					
	CG	6	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	3 GAL	CONT
	HB	13	HYDRANGEA PANICULATA 'ILVOBO' BOBO® PANICLE HYDRANGEA	3 GAL	CONT
	RG	5	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL	CONT
PERENNIALS					
	AP	46	ASTER NOVAE-ANGLIAE 'PURPLE DOME' PURPLE DOME NEW ENGLAND ASTER	1 GAL	CONT
	BA	7	BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	CONT
	CI	32	CAREX MORROWII 'ICE DANCE' ICE DANCE JAPANESE SEDGE	1 GAL	CONT
	CM	126	CAREX MUSKINGUMENSIS PALM SEDGE	1 GAL	CONT
	CP	198	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	6"	PLUG
	DT	32	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	CONT
	EM	24	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL	CONT
	MD	6	MONARDA DIDYMA BEE BALM	1 GAL	CONT
	PA	7	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' PP #29,281 BLUE JEAN BABY RUSSIAN SAGE	1 GAL	CONT
	RH	10	RUDBECKIA HIRTA BLACK-EYED SUSAN	1 GAL	CONT
	SS	21	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL	CONT
	SH	183	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	6"	PLUG

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PROJECT

BONDURANT

SILO COMMONS

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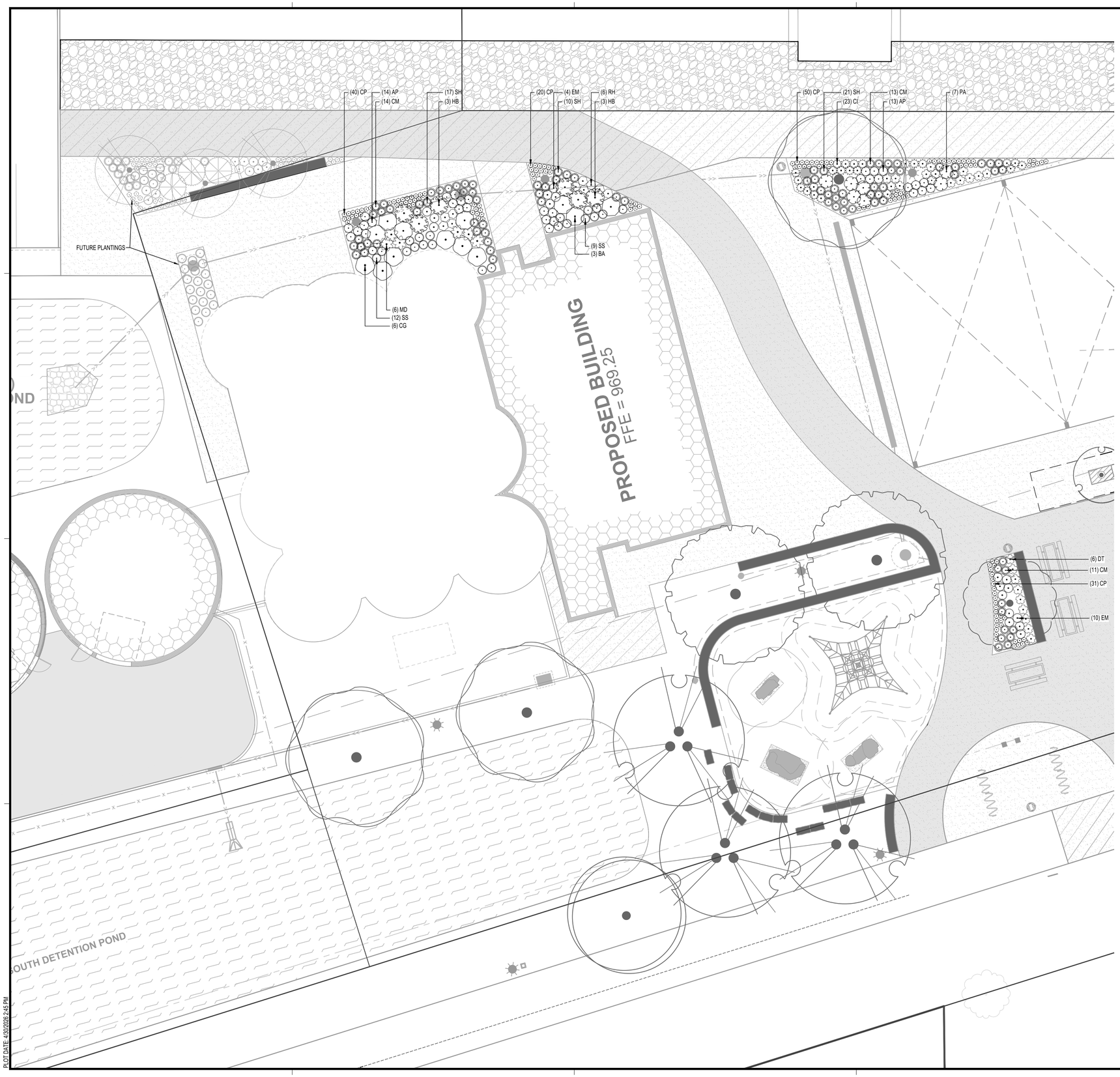
TITLE

OVERALL PLANTING PLAN

SHEET

C5-20

PLOT DATE: 4/30/2026 2:50 PM



PLANT SCHEDULE ENLG 01

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SHRUBS					
	CG	6	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	3 GAL	CONT
	HB	6	HYDRANGEA PANICULATA 'ILVOBO' BOBO® PANICLE HYDRANGEA	3 GAL	CONT
PERENNIALS					
	AP	32	ASTER NOVAE-ANGLIAE 'PURPLE DOME' PURPLE DOME NEW ENGLAND ASTER	1 GAL	CONT
	BA	7	BAPTISIA AUSTRALIS BLUE WILD INDIGO	1 GAL	CONT
	CI	23	CAREX MORROWII 'ICE DANCE' ICE DANCE JAPANESE SEDGE	1 GAL	CONT
	CM	38	CAREX MUSKINGUMENSIS PALM SEDGE	1 GAL	CONT
	CP	141	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	6"	PLUG
	DT	23	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	CONT
	EM	17	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL	CONT
	MD	6	MONARDA DIDYMA BEE BALM	1 GAL	CONT
	PA	7	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' PP #29,281 BLUE JEAN BABY RUSSIAN SAGE	1 GAL	CONT
	RH	10	RUDBECKIA HIRTA BLACK-EYED SUSAN	1 GAL	CONT
	SS	21	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM	1 GAL	CONT
	SH	48	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	6"	PLUG

NOTE: PLANTING SCHEDULE IS FOR THIS SHEET ONLY. REFER TO MASTER SCHEDULE ON SHEET C5-20 FOR PROJECT TOTALS.

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PROJECT

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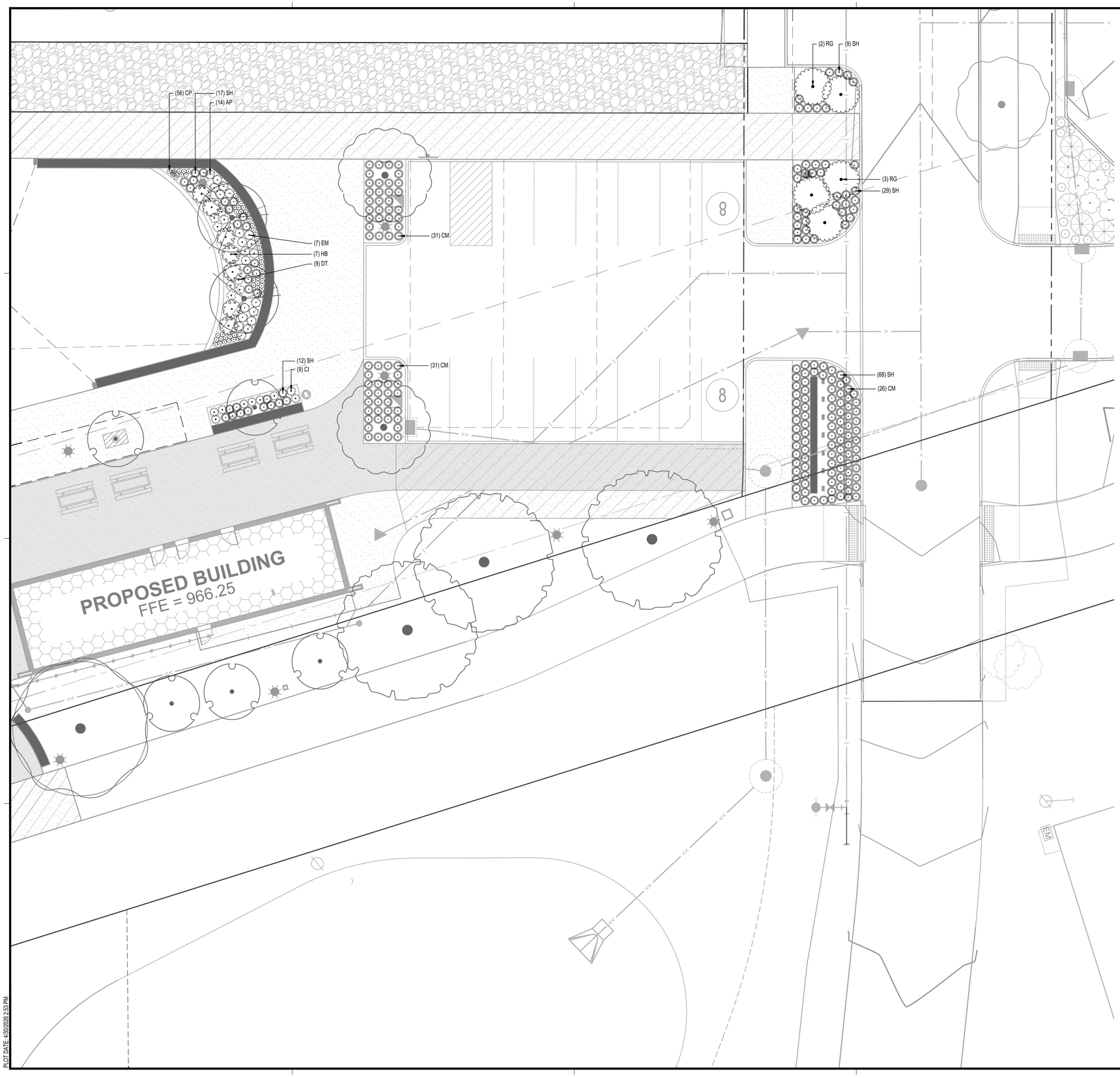
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PLANTING PLAN ENLARGEMENT WEST

SHEET

C5-21

PLOT DATE: 4/30/2026 2:45 PM



PLANT SCHEDULE ENLG 02

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SHRUBS					
	HB	7	HYDRANGEA PANICULATA 'ILVOBO' BOBO® PANICLE HYDRANGEA	3 GAL	CONT
	RG	5	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL	CONT
PERENNIALS					
	AP	14	ASTER NOVAE-ANGLIAE 'PURPLE DOME' PURPLE DOME NEW ENGLAND ASTER	1 GAL	CONT
	CI	9	CAREX MORROWII 'ICE DANCE' ICE DANCE JAPANESE SEDGE	1 GAL	CONT
	CM	88	CAREX MUSKINGUMENSIS PALM SEDGE	1 GAL	CONT
	CP	56	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	6"	PLUG
	DT	9	DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS	1 GAL	CONT
	EM	7	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL	CONT
	SH	135	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	6"	PLUG

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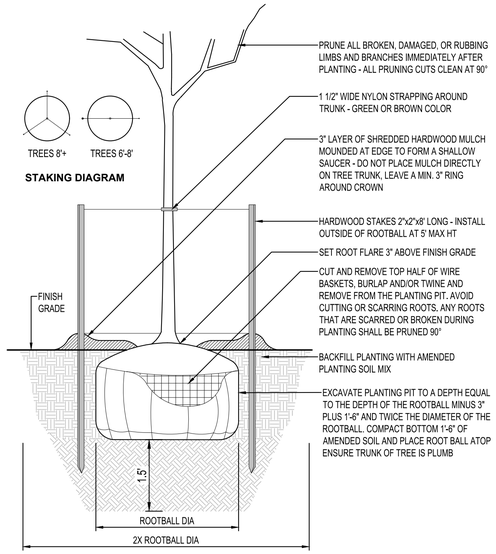
PLANTING PLAN ENLARGEMENT EAST

SHEET

C5-22

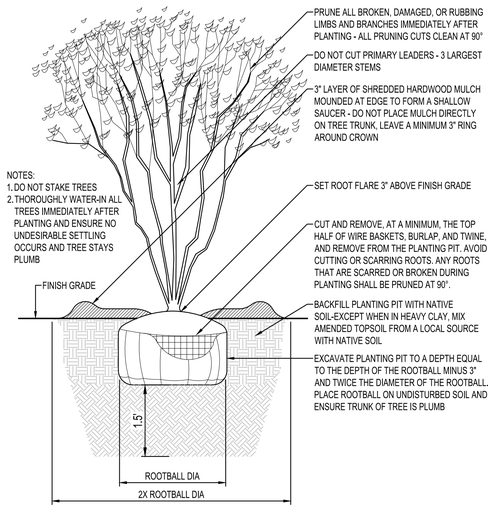
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AMENDED PLANTING SOIL
33% SAND
33% TOPSOIL
33% COMPOST

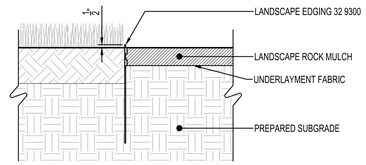


DECIDUOUS TREE PLANTING
NTS

AMENDED PLANTING SOIL
33% SAND
33% TOPSOIL
33% COMPOST



MULTI-STEM TREE PLANTING
NTS

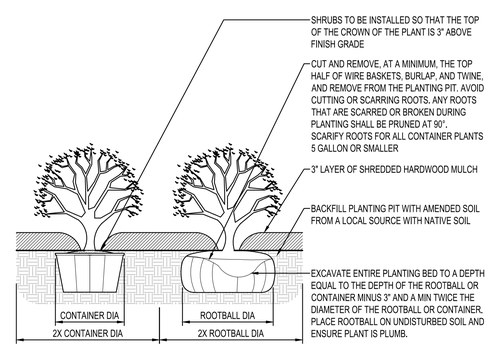


LANDSCAPE EDGING
NTS

PLANTING NOTES

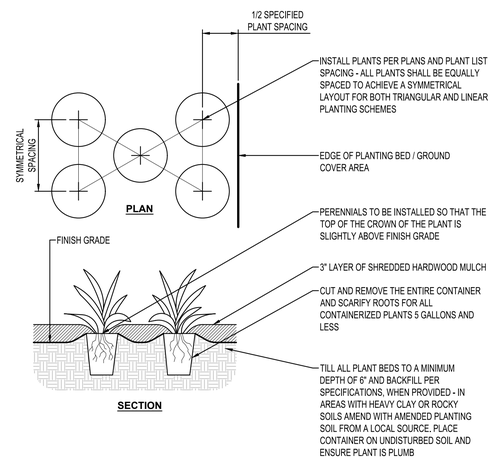
1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. PROVIDE LANDSCAPE ROCK MULCH AT AREAS INDICATED ON PLAN. PROVIDE UNDERLAYMENT FABRIC AT ROCK MULCH BEDS.
15. MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS. ROCK MULCH SHALL BE 2" GRAY TRAP ROCK OF APPROVED EQUAL.
16. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
17. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
18. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

AMENDED PLANTING SOIL
33% SAND
33% TOPSOIL
33% COMPOST



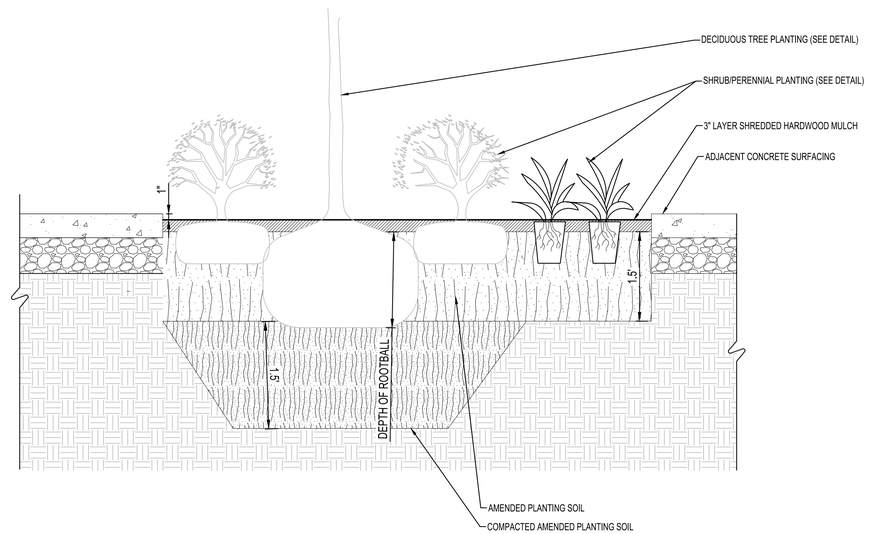
SHRUB PLANTING
NTS

AMENDED PLANTING SOIL
33% SAND
33% TOPSOIL
33% COMPOST



PERENNIAL PLANTING
NTS

AMENDED PLANTING SOIL
33% SAND
33% TOPSOIL
33% COMPOST



PLANTING BED DETAIL
NTS

PLOT DATE: 4/30/2026 2:46 PM

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

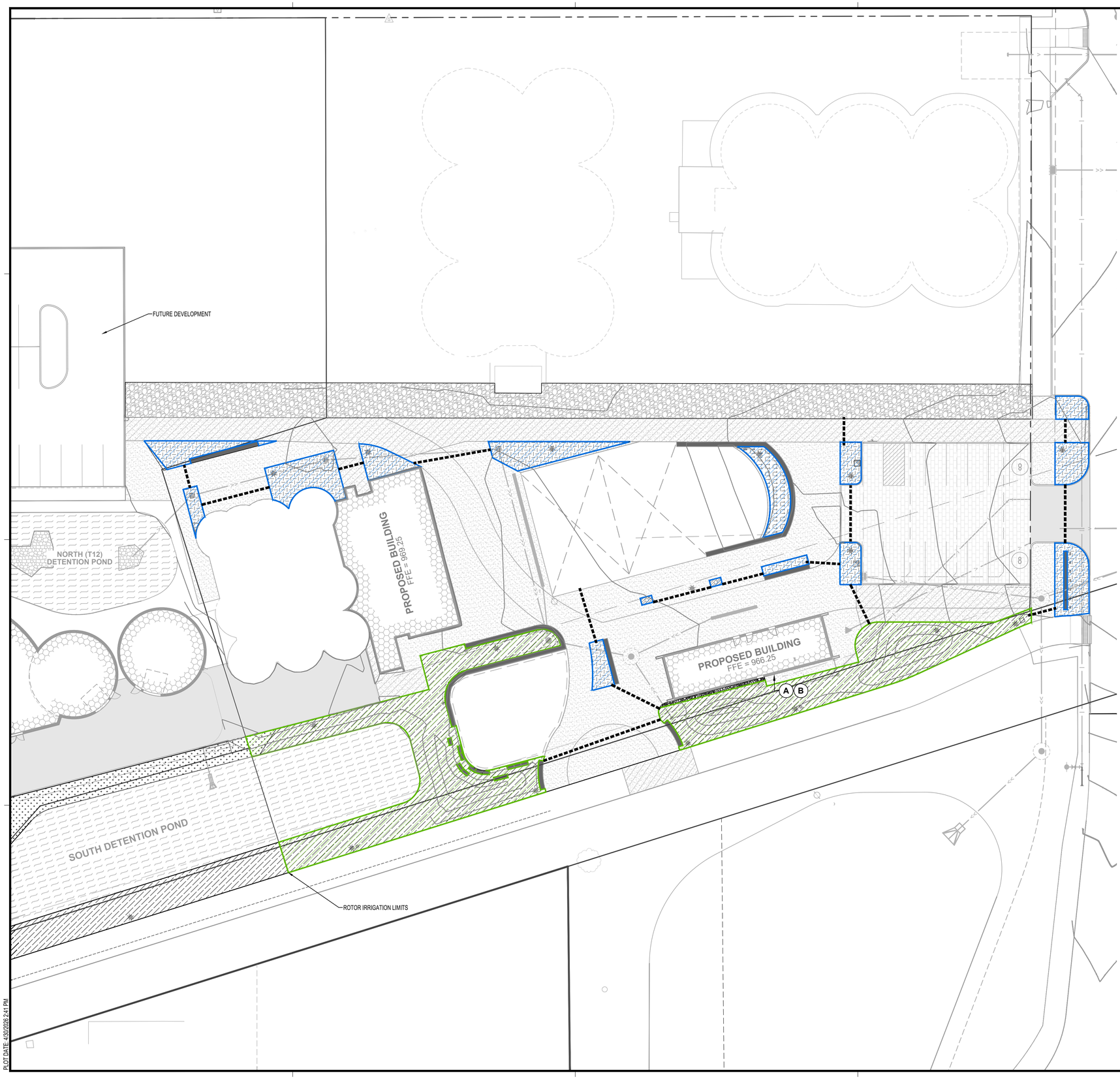
PROJECT NO.	26-33617
FILE NAME	33617 C5-LAND
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-30



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	DRIP-LINE IRRIGATION AREAS
	SPRAY HEAD IRRIGATION
	SLEEVING (4" SCH 40 PVC BY IRRIGATION CONTRACTOR)
A	POINT OF CONNECTION
B	CONTROLLER (TO BE LOCATED IN RESTROOM UTILITY ROOM, REFER TO MECHANICAL)

IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
2. THE IRRIGATION CONTRACTOR TO FIELD ADJUST LAYOUT TO AVOID CONFLICTS WITH TREES, SITE FURNISHINGS, UTILITIES OR OTHER OBSTRUCTIONS.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE FINAL LOCATION OF ALL SLEEVING LOCATIONS. IRRIGATION CONTRACTOR TO COORDINATE WITH OTHER DISCIPLINES AS NEEDED. ALL SLEEVING TO BE SCHEDULE 40 PVC PIPE. EACH END OF PIPE IS TO BE SEALED TO PREVENT SOIL OR OTHER DEBRIS FROM ENTERING PIPE. PLACE WOOD SURVEY STAKE AT EACH END OF SLEEVE FOR LATER IDENTIFICATION. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
4. THE IRRIGATION CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE QUICK COUPLER VALVES.
5. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
6. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
7. INSTALL DRIP-LINE FOR ALL PLANTING AREAS AND SPRAY HEADS FOR OPEN SEEDED AREAS.
8. THE GENERAL CONTRACTOR SHALL SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SUBMIT IRRIGATION PLAN AT A SCALE OF 1 INCH EQUALS 30 FEET OR GREATER INDICATING POINT OF CONNECTION, BACKFLOW PREVENTER, LAYOUT / LOCATIONS OF DRIP-LINE, SPRAY HEADS, VALVES, MAINLINE, ISOLATION VALVES, FLOW SENSORS, RAIN / FREEZE SENSOR, PIPE SIZING, SLEEVING, AND CONTROLLER LOCATIONS. IRRIGATION SYSTEM TO BE COMPRISED OF RAINBIRD PRODUCT MATERIALS.
9. THE IRRIGATION CONTRACTOR SHALL SOURCE CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM SINGLE MANUFACTURER. THE GENERAL CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. IRRIGATION CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS. IRRIGATION SYSTEM TO BE COMPRISED OF RAINBIRD PRODUCT MATERIALS.
10. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
11. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.
12. CONTRACTOR TO PROVIDE ON SITE DEMONSTRATION AND INSTRUCTION OF SYSTEM TO OWNER. CONTRACTOR TO NOTIFY OWNER A MINIMUM 48 HOURS IN ADVANCE.
13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR SYSTEM WINTERIZATION AND SPRING START UP PROCEDURES DURING THE WARRANTY PERIOD.
14. THE IRRIGATION CONTRACTOR TO ZONE THE SYSTEM ACCORDING TO ANTICIPATED MICROCLIMATES. ALL SEEDED AREAS SHALL BE PLACED ON SEPARATE ZONES FROM THOSE AREAS IRRIGATED WITH DRIP IRRIGATION.
15. THE IRRIGATION CONTRACTOR TO PROVIDE AS BUILT PLANS TO SCALE INDICATING ALL INSTALLED ELEMENTS OF THE SYSTEM INCLUDING LOCATIONS OF MAINLINE, LATERAL LINES, VALVE BOXES, SLEEVING, ETC. PROVIDE ONE LAMINATED COPY OF AS BUILT PLANS TO SCALE TO BE PLACED WITHIN CONTROLLER HOUSING TO AIDE IN TROUBLESHOOTING THE IRRIGATION SYSTEM.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR SETTING THE INITIAL WATERING SCHEDULE AND MONITORING PERFORMANCE DURING THE PLANT ESTABLISHMENT PERIOD OR UNTIL FINAL OWNER ACCEPTANCE. ADJUST WATERING SCHEDULE AS NEEDED DURING THIS TIME.
17. REFER TO SPECIFICATION SECTION 32 8423 - LANDSCAPE IRRIGATION FOR MORE INFORMATION.

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C5-LAND
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

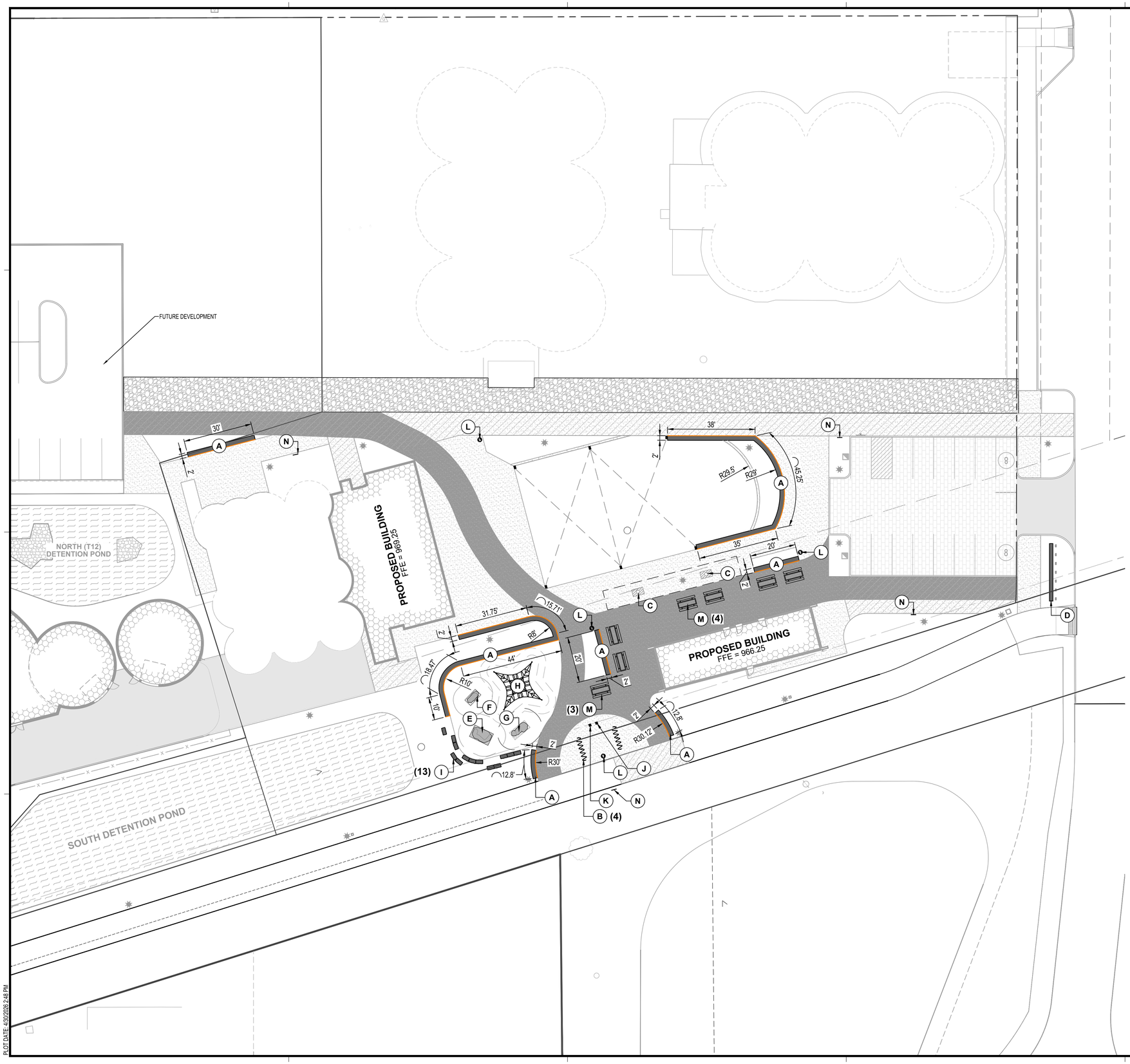
TITLE

IRRIGATION PLAN

SHEET

C5-40

PLOT DATE: 4/30/2026 2:41 PM



SITE FURNISHING LEGEND

A	CONCRETE SEAT WALL (SEE DETAIL)
B	BIKE RACK (SEE DETAIL)
C	TREE GRATE (SEE DETAIL)
D	MONUMENT SIGN (SEE ARCH, STRUCTURAL)
E	CAVE ROCK PLAY FEATURE (SEE DETAIL)
F	WINGATE SHELF PLAY FEATURE (SEE DETAIL)
G	MINI ARCH PLAY FEATURE (SEE DETAIL)
H	CLIMBING NET PLAY FEATURE (SEE DETAIL)
I	MONOLITHIC STONE OUTCROPPING (SEE DETAIL)
J	BICYCLE FIX-IT STATION (SEE DETAIL)
K	BICYCLE AIR KIT (SEE DETAIL)
L	LITTER RECEPTACLE (BY OWNER)
M	PICNIC TABLE (BY OWNER)
N	EDUCATIONAL SIGNAGE (BY OWNER, PLACEMENT TO BE DETERMINED)
	SKATE DETERRENT AT SEAT WALL (SEE DETAIL)

N

0 20 40

SCALE IN FEET

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PROJECT

BONDURANT

SILO COMMONS

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-33617
FILE NAME	33617 C6-FURN
DRAWN BY	– – –
DESIGNED BY	– – –
REVIEWED BY	– – –
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE FURNISHING PLAN

SHEET

C6-10

PLOT DATE: 4/30/2026 2:48 PM

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.b.
For Meeting of 5/18/2026
Resolution

TITLE: - Resolution awarding the contract for the SE Industrial Public Improvements Phase 1 Project to McAninch Corp. in the amount of $4,519,416.55

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This contract is for the SE Industrial Public Improvements Phase 1 Project that includes construction of public infrastructure improvements in south-east Bondurant, 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. Attached is a table showing the bid results from the public bid opening on May 14th, 2026. The City received bids ranging from $4,519,416.54 to $6,209,595.00.

The engineer's estimate of cost for the project was $5,970,000.00. Based on a review of the bids by Shive-Hattery and City Staff, McAninch Corp. is the lowest responsive bidder for the project at $4,519,416.55.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-167
2. Bid Results
3. Bid Tab

CITY OF BONDURANT
RESOLUTION NO. 260518-167

RESOLUTION AWARDING THE CONTRACT AND BOND FOR THE SE INDUSTRIAL PUBLIC IMPROVEMENTS PHASE 1 PROJECT TO MCANINCH CORP. IN THE AMOUNT OF $4,519,416.55

WHEREAS, on April 20th, 2026, the City of Bondurant approved the order of construction for the SE Industrial Public Improvements Phase 1 Project; AND

WHEREAS, on May 14th, 2026, the City of Bondurant received the bids for the Project; AND

WHEREAS the location of the work to and the kinds and sizes of materials proposed to be used as follows:

SE Industrial Public Improvements Phase 1 Project that 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.

WHEREAS, The City Council approves the contract and bond for the SE Industrial Public Improvements Phase 1 Project; AND

WHEREAS payments are to be made to McAninch Corp. in accordance with and subject to the provisions embodied in the documents made a part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that SE Industrial Public Improvements Phase 1 Project contract is awarded to McAninch Corp. and the contract and bond are hereby approved, pending review by legal counsel.

Passed this 18th day of May 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				

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

May 15, 2026

City of Bondurant
Attn: John Horton
200 2nd Street NE
Bondurant, IA 50035

RE: SE Industrial Public Improvements Phase 1 Bids

Dear Mr. Horton,

Eight (8) bids were received on May 14, 2026 for the above referenced project.

We propose that the City of Bondurant consider the bids and award the contract McAninch Corporation, on the basis of their lowest responsive, responsible bid of four million five hundred nineteen thousand four hundred sixteen dollars and fifty-four cents ($4,519,416.54).

This award is subject to submittal of acceptable bonds and insurance.

Once approval from the board is obtained on May 18, 2026, please contact our office and we will proceed with obtaining the agreement, bonds, and insurance.

We look forward to continuing our work with the City of Bondurant and beginning work with McAninch Corporation on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,

SHIVE-HATTERY, INC.



David Fliehler, PE, Project Manager

Enclosure: Bid Tabulation

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

I hereby certify that this is a true and correct tabulation of bids received on May 14, 2026 for the City of Bondurant - Phase 1, SE Industrial Public Improvments Project in Bondurant, IA.

David R. Flieher, PE Registration #: 23509

Bondurant
Life Connecting

TABULATION OF BIDS
BID LETTING DATE: May 14, 2026 2:00PM

PHASE 1 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		McAninch Corporaton		Concrete Technologies Inc.		Alliance Paving		Peterson Contractors Inc.		All Star Concrete		C.J. Moyna & Sons		Reilly Construction		S.M. Hentges & Sons	
Bid Bond						X		X		X		X		X		X		X		X	
Addena Acknowledged						X		X		X		X		X		X		X		X	
Bidder Status Form						X		X		X		X		X		X		X		X	
Item No.	**Item**	**Unit**	**Qty**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**	**Unit Price**	**Amount**
1	CLEARING AND GRUBBING	UNIT	26.8	$110.00	$2,948.00	$90.00	$2,412.00	$91.30	$2,446.84	$90.00	$2,412.00	$110.00	$2,948.00	$90.00	$2,412.00	$120.00	$3,216.00	$100.00	$2,680.00	$100.00	$2,680.00
2	TOPSOIL, ON-SITE	CY	22800	$7.50	$171,000.00	$8.40	$191,520.00	$8.50	$193,800.00	$8.40	$191,520.00	$6.50	$148,200.00	$6.50	$148,200.00	$8.60	$196,080.00	$8.50	$193,800.00	$10.00	$228,000.00
3	TOPSOIL, SPREAD ONLY	CY	20000	$4.50	$90,000.00	$2.80	$56,000.00	$2.85	$57,000.00	$2.80	$56,000.00	$3.00	$60,000.00	$2.75	$55,000.00	$4.10	$82,000.00	$6.50	$130,000.00	$3.50	$70,000.00
4	EXCAVATION, CLASS 10	CY	34100	$7.00	$238,700.00	$4.50	$153,450.00	$4.55	$155,155.00	$4.50	$153,450.00	$3.95	$134,695.00	$3.95	$134,695.00	$10.80	$368,280.00	$6.50	$221,650.00	$7.50	$255,750.00
5	OBLITERATE EXISTING ROAD BED	STA	30.2	$1,000.00	$30,200.00	$619.00	$18,693.80	$628.10	$18,968.62	$619.00	$18,693.80	$775.00	$23,405.00	$775.00	$23,405.00	$600.00	$18,120.00	$1,650.00	$49,830.00	$1,000.00	$30,200.00
6	SUBGRADE PREPARATION	SY	20100	$4.00	$80,400.00	$3.65	$73,365.00	$3.70	$74,370.00	$3.65	$73,365.00	$1.25	$25,125.00	$1.25	$25,125.00	$4.90	$98,490.00	$3.25	$65,325.00	$3.00	$60,300.00
7	SUBGRADE TREATMENT, CEMENT STABILIZATION, 4%	SY	1000	$75.00	$75,000.00	$3.80	$3,800.00	$3.85	$3,850.00	$3.80	$3,800.00	$22.75	$22,750.00	$22.75	$22,750.00	$26.00	$26,000.00	$25.00	$25,000.00	$30.00	$30,000.00
8	SUBGRADE TREATMENT, GEOGRID	SY	1000	$5.00	$5,000.00	$3.60	$3,600.00	$3.65	$3,650.00	$3.60	$3,600.00	$4.75	$4,750.00	$4.75	$4,750.00	$4.00	$4,000.00	$5.00	$5,000.00	$3.50	$3,500.00
9	SUBBASE, MODIFIED	SY	20100	$12.00	$241,200.00	$10.70	$215,070.00	$10.85	$218,085.00	$10.70	$215,070.00	$9.55	$191,955.00	$9.55	$191,955.00	$15.20	$305,520.00	$12.00	$241,200.00	$15.00	$301,500.00
10	TRENCH FOUNDATION	TON	25	$50.00	$1,250.00	$34.00	$850.00	$34.50	$862.50	$34.00	$850.00	$48.00	$1,200.00	$91.00	$2,275.00	$55.00	$1,375.00	$75.00	$1,875.00	$110.00	$2,750.00
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 6 IN.	LF	53	$50.00	$2,650.00	$81.00	$4,293.00	$82.20	$4,356.60	$81.00	$4,293.00	$92.00	$4,876.00	$84.00	$4,452.00	$65.00	$3,445.00	$75.00	$3,975.00	$215.00	$11,395.00
12	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	776	$75.00	$58,200.00	$87.75	$68,094.00	$89.05	$69,102.80	$87.75	$68,094.00	$98.00	$76,048.00	$92.00	$71,392.00	$75.00	$58,200.00	$100.00	$77,600.00	$250.00	$194,000.00
13	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 12 IN.	LF	3182	$125.00	$397,750.00	$96.70	$307,699.40	$98.10	$312,154.20	$96.70	$307,699.40	$117.00	$372,294.00	$112.00	$356,384.00	$88.00	$280,016.00	$130.00	$413,660.00	$180.00	$572,760.00
14	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 15 IN.	LF	1878	$175.00	$328,650.00	$117.00	$219,726.00	$118.70	$222,918.60	$117.00	$219,726.00	$138.00	$259,164.00	$152.00	$285,456.00	$126.00	$236,628.00	$165.00	$309,870.00	$210.00	$394,380.00
15	STORM SEWER, TRENCHED, 15 IN.	LF	1605	$90.00	$144,450.00	$71.90	$115,399.50	$72.95	$117,084.75	$71.90	$115,399.50	$67.00	$107,535.00	$67.00	$107,535.00	$78.00	$125,190.00	$85.00	$136,425.00	$80.00	$128,400.00
16	STORM SEWER, TRENCHED, 18 IN.	LF	347	$95.00	$32,965.00	$73.75	$25,591.25	$74.85	$25,972.95	$73.75	$25,591.25	$72.00	$24,984.00	$71.00	$24,637.00	$82.00	$28,454.00	$90.00	$31,230.00	$85.00	$29,495.00
17	STORM SEWER, TRENCHED, 24 IN.	LF	253	$115.00	$29,095.00	$91.75	$23,212.75	$93.10	$23,554.30	$91.75	$23,212.75	$88.00	$22,264.00	$85.00	$21,505.00	$98.00	$24,794.00	$125.00	$31,625.00	$105.00	$26,565.00
18	STORM SEWER, TRENCHED, 30 IN.	LF	36	$130.00	$4,680.00	$113.50	$4,086.00	$115.15	$4,145.40	$113.50	$4,086.00	$128.00	$4,608.00	$114.00	$4,104.00	$129.00	$4,644.00	$175.00	$6,300.00	$130.00	$4,680.00
19	STORM SEWER, TRENCHED, 42 IN.	LF	204	$200.00	$40,800.00	$190.00	$38,760.00	$192.80	$39,331.20	$190.00	$38,760.00	$200.00	$40,800.00	$176.00	$35,904.00	$190.00	$38,760.00	$270.00	$55,080.00	$195.00	$39,780.00
20	STORM SEWER, TRENCHED, 54 IN.	LF	365	$300.00	$109,500.00	$259.00	$94,535.00	$262.80	$95,922.00	$259.00	$94,535.00	$285.00	$104,025.00	$283.00	$103,295.00	$264.00	$96,360.00	$330.00	$120,450.00	$295.00	$107,675.00
21	STORM SEWER, TRENCHED, 60 IN.	LF	680	$400.00	$272,000.00	$360.35	$245,038.00	$365.65	$248,642.00	$360.35	$245,038.00	$355.00	$241,400.00	$356.00	$242,080.00	$308.00	$209,440.00	$420.00	$285,600.00	$330.00	$224,400.00
22	REMOVAL OF STORM SEWER, ANY TYPE, ANY SIZE	LF	213	$25.00	$5,325.00	$37.50	$7,987.50	$38.05	$8,104.65	$37.50	$7,987.50	$40.00	$8,520.00	$66.00	$14,058.00	$22.50	$4,792.50	$27.50	$5,857.50	$100.00	$21,300.00
23	PIPE APRON, RCP, 15 IN.	EA	3	$2,200.00	$6,600.00	$2,086.50	$6,259.50	$2,117.10	$6,351.30	$2,086.50	$6,259.50	$2,250.00	$6,750.00	$2,775.00	$8,325.00	$2,900.00	$8,700.00	$3,000.00	$9,000.00	$4,500.00	$13,500.00
24	PIPE APRON, RCP, 18 IN.	EA	1	$2,500.00	$2,500.00	$2,233.50	$2,233.50	$2,266.25	$2,266.25	$2,233.50	$2,233.50	$2,400.00	$2,400.00	$2,890.00	$2,890.00	$3,150.00	$3,150.00	$3,500.00	$3,500.00	$4,750.00	$4,750.00
25	PIPE APRON, RCP, 30 IN.	EA	1	$3,200.00	$3,200.00	$2,943.75	$2,943.75	$2,986.90	$2,986.90	$2,943.75	$2,943.75	$3,700.00	$3,700.00	$4,035.00	$4,035.00	$4,450.00	$4,450.00	$4,250.00	$4,250.00	$5,850.00	$5,850.00
26	PIPE APRON, RCP, 42 IN.	EA	3	$5,000.00	$15,000.00	$4,607.00	$13,821.00	$4,674.55	$14,023.65	$4,607.00	$13,821.00	$5,400.00	$16,200.00	$5,600.00	$16,800.00	$6,600.00	$19,800.00	$6,000.00	$18,000.00	$8,750.00	$26,250.00
27	PIPE APRON, RCP, 60 IN.	EA	1	$8,000.00	$8,000.00	$6,918.50	$6,918.50	$7,019.95	$7,019.95	$6,918.50	$6,918.50	$9,200.00	$9,200.00	$8,250.00	$8,250.00	$9,500.00	$9,500.00	$9,000.00	$9,000.00	$13,500.00	$13,500.00
28	SUBDRAIN, PERFORATED, 4 IN.	LF	7206	$18.00	$129,708.00	$14.75	$106,288.50	$14.95	$107,729.70	$14.75	$106,288.50	$13.75	$99,082.50	$13.75	$99,082.50	$12.50	$90,075.00	$27.50	$198,165.00	$20.00	$144,120.00
29	SUBDRAIN CLEANOUT, TYPE A-1, 6 IN.	EA	21	$900.00	$18,900.00	$350.00	$7,350.00	$355.15	$7,458.15	$350.00	$7,350.00	$750.00	$15,750.00	$750.00	$15,750.00	$1,250.00	$26,250.00	$725.00	$15,225.00	$1,000.00	$21,000.00
30	SUBDRAIN OUTLETS AND CONNECTIONS, INTAKE, 4 IN.	EA	60	$375.00	$22,500.00	$300.00	$18,000.00	$304.40	$18,264.00	$300.00	$18,000.00	$375.00	$22,500.00	$375.00	$22,500.00	$216.00	$12,960.00	$500.00	$30,000.00	$400.00	$24,000.00
31	ROCK CHIMNEY	LF	965	$40.00	$38,600.00	$19.25	$18,576.25	$19.55	$18,865.75	$19.25	$18,576.25	$15.00	$14,475.00	$15.00	$14,475.00	$25.00	$24,125.00	$30.00	$28,950.00	$40.00	$38,600.00
32	LOCATE TILE LINES	STA	42.25	$550.00	$23,237.50	$279.50	$11,808.88	$283.60	$11,982.10	$279.50	$11,808.88	$525.00	$22,181.25	$525.00	$22,181.25	$175.00	$7,393.75	$800.00	$33,800.00	$350.00	$14,787.50
33	FIELD TILE REPAIR AND FITTINGS, PVC, UNSPECIFIED DIA	LF	2000	$30.00	$60,000.00	$16.00	$32,000.00	$16.25	$32,500.00	$16.00	$32,000.00	$20.00	$40,000.00	$20.00	$40,000.00	$38.00	$76,000.00	$32.00	$64,000.00	$35.00	$70,000.00
34	REMOVAL OF FIELD TILE	LF	3000	$15.00	$45,000.00	$6.65	$19,950.00	$6.75	$20,250.00	$6.65	$19,950.00	$6.50	$19,500.00	$6.50	$19,500.00	$7.00	$21,000.00	$8.00	$24,000.00	$8.50	$25,500.00
35	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	102	$70.00	$7,140.00	$50.75	$5,176.50	$51.50	$5,253.00	$50.75	$5,176.50	$45.00	$4,590.00	$48.00	$4,896.00	$38.00	$3,876.00	$65.00	$6,630.00	$70.00	$7,140.00
36	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	1555	$85.00	$132,175.00	$57.05	$88,712.75	$57.90	$90,034.50	$57.05	$88,712.75	$62.00	$96,410.00	$61.00	$94,855.00	$62.00	$96,410.00	$70.00	$108,850.00	$80.00	$124,400.00
37	CONNECTION TO EXISTING WATER SYSTEM	EA	4	$6,000.00	$24,000.00	$4,321.75	$17,287.00	$4,385.15	$17,540.60	$4,321.75	$17,287.00	$2,500.00	$10,000.00	$2,395.00	$9,580.00	$3,000.00	$12,000.00	$4,500.00	$18,000.00	$7,000.00	$28,000.00
38	FITTING, DUCTILE IRON, 8 IN.	EA	6	$1,000.00	$6,000.00	$685.75	$4,114.50	$695.80	$4,174.80	$685.75	$4,114.50	$1,000.00	$6,000.00	$1,255.00	$7,530.00	$900.00	$5,400.00	$1,500.00	$9,000.00	$1,050.00	$6,300.00
39	FITTING, DUCTILE IRON, 12 IN.	EA	8	$1,500.00	$12,000.00	$1,234.50	$9,876.00	$1,252.60	$10,020.80	$1,234.50	$9,876.00	$1,800.00	$14,400.00	$3,025.00	$24,200.00	$1,575.00	$12,600.00	$2,250.00	$18,000.00	$1,700.00	$13,600.00
40	WATER MAIN REMOVAL, 12 IN.	LF	22	$200.00	$4,400.00	$45.50	$1,001.00	$46.15	$1,015.30	$45.50	$1,001.00	$50.00	$1,100.00	$66.00	$1,452.00	$13.50	$297.00	$50.00	$1,100.00	$50.00	$1,100.00
41	VALVE, RESILIENT WEDGE GATE, 8 IN.	EA	2	$3,000.00	$6,000.00	$2,400.50	$4,801.00	$2,435.70	$4,871.40	$2,400.50	$4,801.00	$3,000.00	$6,000.00	$3,255.00	$6,510.00	$3,100.00	$6,200.00	$3,500.00	$7,000.00	$3,700.00	$7,400.00
42	VALVE, RESILIENT WEDGE GATE, 12 IN.	EA	5	$5,000.00	$25,000.00	$4,178.25	$20,891.25	$4,239.55	$21,197.75	$4,178.25	$20,891.25	$4,500.00	$22,500.00	$5,650.00	$28,250.00	$5,100.00	$25,500.00	$6,000.00	$30,000.00	$5,725.00	$28,625.00
43	FIRE HYDRANT ASSEMBLY	EA	7	$9,500.00	$66,500.00	$9,038.50	$63,269.50	$9,171.05	$64,197.35	$9,038.50	$63,269.50	$8,700.00	$60,900.00	$9,270.00	$64,890.00	$9,900.00	$69,300.00	$10,000.00	$70,000.00	$12,000.00	$84,000.00
44	FIRE HYDRANT RELOCATION	EA	3	$5,000.00	$15,000.00	$3,077.75	$9,233.25	$3,122.90	$9,368.70	$3,077.75	$9,233.25	$2,250.00	$6,750.00	$2,625.00	$7,875.00	$3,600.00	$10,800.00	$10,500.00	$31,500.00	$10,000.00	$30,000.00
45	VALVE BOX EXTENSION	EA	8	$700.00	$5,600.00	$276.50	$2,212.00	$280.55	$2,244.40	$276.50	$2,212.00	$125.00	$1,000.00	$848.00	$6,784.00	$208.00	$1,664.00	$275.00	$2,200.00	$400.00	$3,200.00
46	MANHOLE, SW-301, 48 IN.	EA	14	$6,500.00	$91,000.00	$6,151.00	$86,114.00	$6,241.20	$87,376.80	$6,151.00	$86,114.00	$8,000.00	$112,000.00	$6,725.00	$94,150.00	$7,400.00	$103,600.00	$8,750.00	$122,500.00	$12,500.00	$175,000.00
47	MANHOLE, SW-401, 48 IN.	EA	1	$7,000.00	$7,000.00	$4,402.75	$4,402.75	$4,467.30	$4,467.30	$4,402.75	$4,402.75	$6,500.00	$6,500.00	$4,935.00	$4,935.00	$4,000.00	$4,000.00	$4,500.00	$4,500.00	$6,500.00	$6,500.00
48	MANHOLE, SW-401, 72 IN.	EA	1	$10,500.00	$10,500.00	$9,249.00	$9,249.00	$9,384.65	$9,384.65	$9,249.00	$9,249.00	$14,000.00	$14,000.00	$11,750.00	$11,750.00	$6,300.00	$6,300.00	$10,750.00	$10,750.00	$11,500.00	$11,500.00
49	MANHOLE, SW-401, 96 IN.	EA	1	$22,000.00	$22,000.00	$19,653.75	$19,653.75	$19,942.00	$19,942.00	$19,653.75	$19,653.75	$34,000.00	$34,000.00	$20,100.00	$20,100.00	$12,500.00	$12,500.00	$21,500.00	$21,500.00	$25,000.00	$25,000.00
50	INTAKE, SW-501	EA	2	$5,500.00	$11,000.00	$3,366.25	$6,732.50	$3,415.60	$6,831.20	$3,366.25	$6,732.50	$5,000.00	$10,000.00	$4,170.00	$8,340.00	$4,100.00	$8,200.00	$4,000.00	$8,000.00	$6,500.00	$13,000.00
51	INTAKE, SW-502, 60 IN.	EA	1	$8,000.00	$8,000.00	$5,655.75	$5,655.75	$5,738.70	$5,738.70	$5,655.75	$5,655.75	$10,000.00	$10,000.00	$7,500.00	$7,500.00	$6,000.00	$6,000.00	$6,500.00	$6,500.00	$8,500.00	$8,500.00
52	INTAKE, SW-502, 96 IN.	EA	1	$15,500.00	$15,500.00	$14,155.75	$14,155.75	$14,363.60	$14,363.60	$14,155.75	$14,155.75	$20,000.00	$20,000.00	$14,800.00	$14,800.00	$12,600.00	$12,600.00	$15,500.00	$15,500.00	$18,000.00	$18,000.00
53	INTAKE, SW-505	EA	26	$7,000.00	$182,000.00	$5,403.25	$140,484.50	$5,482.50	$142,545.00	$5,403.25	$140,484.50	$11,000.00	$286,000.00	$6,085.00	$158,210.00	$5,800.00	$150,800.00	$6,500.00	$169,000.00	$8,500.00	$221,000.00
54	INTAKE, SW-516, MODIFIED	EA	3	$25,000.00	$75,000.00	$12,599.00	$37,797.00	$12,783.75	$38,351.25	$12,599.00	$37,797.00	$30,000.00	$90,000.00	$16,120.00	$48,360.00	$20,000.00	$60,000.00	$28,000.00	$84,000.00	$35,000.00	$105,000.00
55	PAVEMENT, PCC, 9 IN.	SY	16647	$75.00	$1,248,525.00	$61.30	$1,020,461.10	$59.50	$990,496.50	$66.50	$1,107,025.50	$61.50	$1,023,790.50	$64.50	$1,073,731.50	$60.00	$998,820.00	$62.50	$1,040,437.50	$66.00	$1,098,702.00

PHASE 1 SE INDUSTRIAL IMPROVEMENTS				ENGINEERS ESTIMATE		McAninch Corporaton		Concrete Technologies Inc.		Alliance Paving		Peterson Contractors Inc.		All Star Concrete		C.J. Moyna & Sons		Reilly Construction		S.M. Hentges & Sons	
Bid Bond						X		X		X		X		X		X		X		X	
Addena Acknowledged						X		X		X		X		X		X		X		X	
Bidder Status Form						X		X		X		X		X		X		X		X	
Item No.	Item	Unit	Qty	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
56	GRANULAR SURFACING	TON	404	$65.00	$26,260.00	$37.75	$15,251.00	$38.30	$15,473.20	$37.75	$15,251.00	$40.00	$16,160.00	$40.00	$16,160.00	$46.00	$18,584.00	$50.00	$20,200.00	$55.00	$22,220.00
57	SHARED USE PATH, PCC, 6 IN.	SY	1799	$60.00	$107,940.00	$45.50	$81,854.50	$51.50	$92,648.50	$51.00	$91,749.00	$45.00	$80,955.00	$50.00	$89,950.00	$45.00	$80,955.00	$46.50	$83,653.50	$55.00	$98,945.00
58	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	2454	$4.00	$9,816.00	$3.10	$7,607.40	$3.15	$7,730.10	$3.10	$7,607.40	$1.75	$4,294.50	$1.75	$4,294.50	$5.20	$12,760.80	$3.25	$7,975.50	$3.50	$8,589.00
59	SIDEWALK, PCC, 4 IN.	SY	428	$55.00	$23,540.00	$53.50	$22,898.00	$54.25	$23,219.00	$55.00	$23,540.00	$55.00	$23,540.00	$45.00	$19,260.00	$54.00	$23,112.00	$54.50	$23,326.00	$44.00	$18,832.00
60	DETECTABLE WARNING	SF	62	$70.00	$4,340.00	$64.60	$4,005.20	$50.00	$3,100.00	$63.00	$3,906.00	$62.75	$3,890.50	$47.00	$2,914.00	$65.00	$4,030.00	$66.00	$4,092.00	$51.00	$3,162.00
61	DRIVEWAY, PAVED, PCC, 8 IN.	SY	605	$70.00	$42,350.00	$77.25	$46,736.25	$77.25	$46,736.25	$80.00	$48,400.00	$80.00	$48,400.00	$75.00	$45,375.00	$75.00	$45,375.00	$78.75	$47,643.75	$65.00	$39,325.00
62	PAINTED PAVEMENT MARKINGS, DURABLE	STA	95.67	$110.00	$10,523.70	$87.55	$8,375.91	$86.25	$8,251.54	$102.25	$9,782.26	$110.00	$10,523.70	$110.00	$10,523.70	$85.00	$8,131.95	$89.25	$8,538.55	$110.00	$10,523.70
63	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	8	$400.00	$3,200.00	$334.75	$2,678.00	$329.75	$2,638.00	$325.00	$2,600.00	$400.00	$3,200.00	$400.00	$3,200.00	$325.00	$2,600.00	$341.25	$2,730.00	$400.00	$3,200.00
64	GROOVES CUT FOR PAVEMENT MARKINGS	STA	95.67	$100.00	$9,567.00	$87.55	$8,375.91	$86.25	$8,251.54	$85.00	$8,131.95	$65.00	$6,218.55	$65.00	$6,218.55	$85.00	$8,131.95	$89.25	$8,538.55	$65.00	$6,218.55
65	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	8	$225.00	$1,800.00	$206.00	$1,648.00	$202.95	$1,623.60	$200.00	$1,600.00	$200.00	$1,600.00	$200.00	$1,600.00	$200.00	$1,600.00	$210.00	$1,680.00	$200.00	$1,600.00
66	TEMPORARY TRAFFIC CONTROL	LS	1	$40,000.00	$40,000.00	$7,725.00	$7,725.00	$7,610.00	$7,610.00	$7,500.00	$7,500.00	$25,000.00	$25,000.00	$10,300.00	$10,300.00	$18,000.00	$18,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
67	TRAFFIC SIGN, TYPE A ASSEMBLY, PSST	EA	30	$250.00	$7,500.00	$309.00	$9,270.00	$304.40	$9,132.00	$300.00	$9,000.00	$200.00	$6,000.00	$200.00	$6,000.00	$300.00	$9,000.00	$315.00	$9,450.00	$200.00	$6,000.00
68	TRAFFIC SIGN, TYPE A, LIGHT POLE MOUNT	EA	13	$200.00	$2,600.00	$154.50	$2,008.50	$152.20	$1,978.60	$150.00	$1,950.00	$100.00	$1,300.00	$100.00	$1,300.00	$150.00	$1,950.00	$157.50	$2,047.50	$100.00	$1,300.00
69	REMOVE AND REINSTALL TRAFFIC SIGN ASSEMBLY	EA	1	$150.00	$150.00	$515.00	$515.00	$507.35	$507.35	$500.00	$500.00	$250.00	$250.00	$250.00	$250.00	$500.00	$500.00	$525.00	$525.00	$250.00	$250.00
70	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	AC	5	$5,500.00	$27,500.00	$4,325.00	$21,625.00	$3,612.20	$18,061.00	$4,200.00	$21,000.00	$4,200.00	$21,000.00	$4,200.00	$21,000.00	$4,200.00	$21,000.00	$4,620.00	$23,100.00	$4,200.00	$21,000.00
71	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	1.2	$5,500.00	$6,600.00	$1,235.00	$1,482.00	$1,420.55	$1,704.66	$1,200.00	$1,440.00	$1,200.00	$1,440.00	$1,200.00	$1,440.00	$1,200.00	$1,440.00	$3,675.00	$4,410.00	$1,200.00	$1,440.00
72	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 5	AC	6.2	$3,500.00	$21,700.00	$2,575.00	$15,965.00	$1,065.40	$6,605.48	$2,500.00	$15,500.00	$2,500.00	$15,500.00	$2,500.00	$15,500.00	$2,500.00	$15,500.00	$2,100.00	$13,020.00	$2,500.00	$15,500.00
73	WATERING	MGAL	630	$75.00	$47,250.00	$41.20	$25,956.00	$32.45	$20,443.50	$40.00	$25,200.00	$40.00	$25,200.00	$40.00	$25,200.00	$40.00	$25,200.00	$32.55	$20,506.50	$40.00	$25,200.00
74	PLANTS, TREE, 2" CAL., FURNISHED AND INSTALLED (WITH WARRANTY)	EA	65	$550.00	$35,750.00	$463.50	$30,127.50	$481.95	$31,326.75	$450.00	$29,250.00	$450.00	$29,250.00	$450.00	$29,250.00	$450.00	$29,250.00	$498.75	$32,418.75	$450.00	$29,250.00
75	PLANTS, SHRUBS, 3 GAL., FURNISHED AND INSTALLED (WITH WARRANTY)	EA	155	$60.00	$9,300.00	$72.00	$11,160.00	$79.15	$12,268.25	$70.00	$10,850.00	$70.00	$10,850.00	$70.00	$10,850.00	$70.00	$10,850.00	$157.50	$24,412.50	$90.00	$13,950.00
76	PLANTS, PERENNIALS, 1 GAL., FURNISHED AND INSTALLED (WITH WARRANTY)	EA	37	$35.00	$1,295.00	$25.75	$952.75	$32.45	$1,200.65	$25.00	$925.00	$25.00	$925.00	$25.00	$925.00	$25.00	$925.00	$24.15	$893.55	$25.00	$925.00
77	SWPPP PREPARATION	LS	1	$1,500.00	$1,500.00	$1,545.00	$1,545.00	$1,217.00	$1,217.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$25,000.00	$25,000.00
78	SWPPP MANAGEMENT	LS	1	$5,000.00	$5,000.00	$4,635.00	$4,635.00	$2,536.65	$2,536.65	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
79	FILTER SOCK, 9 IN.	LF	33600	$1.50	$50,400.00	$1.55	$52,080.00	$1.75	$58,800.00	$1.50	$50,400.00	$2.50	$84,000.00	$1.50	$50,400.00	$1.50	$50,400.00	$1.50	$50,400.00	$1.50	$50,400.00
80	FILTER SOCKS, REMOVAL	LF	33600	$0.50	$16,800.00	$0.01	$336.00	$0.02	$672.00	$0.01	$336.00	$0.01	$336.00	$0.01	$336.00	$0.01	$336.00	$0.01	$336.00	$0.01	$336.00
81	TEMPORARY RECP, TYPE 2D	SY	1540	$2.00	$3,080.00	$1.25	$1,925.00	$1.55	$2,387.00	$1.20	$1,848.00	$1.20	$1,848.00	$1.20	$1,848.00	$1.20	$1,848.00	$1.65	$2,541.00	$1.20	$1,848.00
82	RIP RAP, CLASS E	TON	131	$85.00	$11,135.00	$62.50	$8,187.50	$63.40	$8,305.40	$62.50	$8,187.50	$70.00	$9,170.00	$70.00	$9,170.00	$84.00	$11,004.00	$100.00	$13,100.00	$110.00	$14,410.00
83	RIP RAP, REMOVE AND REINSTALL	TON	44	$75.00	$3,300.00	$62.50	$2,750.00	$63.40	$2,789.60	$62.50	$2,750.00	$30.00	$1,320.00	$30.00	$1,320.00	$50.00	$2,200.00	$50.00	$2,200.00	$90.00	$3,960.00
84	SILT FENCE OR SILT FENCE DITCH CHECK	LF	21400	$1.75	$37,450.00	$1.55	$33,170.00	$1.50	$32,100.00	$1.50	$32,100.00	$1.50	$32,100.00	$1.50	$32,100.00	$1.50	$32,100.00	$1.50	$32,100.00	$1.50	$32,100.00
85	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	EA	21400	$0.25	$5,350.00	$0.01	$214.00	$0.02	$428.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00
86	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	21400	$0.25	$5,350.00	$0.01	$214.00	$0.02	$428.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00	$0.01	$214.00
87	TRACK-OUT CONTROL	TON	360	$75.00	$27,000.00	$42.25	$15,210.00	$42.85	$15,426.00	$42.25	$15,210.00	$55.00	$19,800.00	$55.00	$19,800.00	$80.00	$28,800.00	$65.00	$23,400.00	$80.00	$28,800.00
88	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6.2	$550.00	$3,410.00	$515.00	$3,193.00	$608.80	$3,774.56	$500.00	$3,100.00	$500.00	$3,100.00	$500.00	$3,100.00	$500.00	$3,100.00	$656.25	$4,068.75	$500.00	$3,100.00
89	INLET PROTECTION DEVICE, GRATE	EA	64	$130.00	$8,320.00	$124.00	$7,936.00	$126.85	$8,118.40	$120.00	$7,680.00	$120.00	$7,680.00	$120.00	$7,680.00	$120.00	$7,680.00	$127.50	$8,160.00	$120.00	$7,680.00
90	INLET PROTECTION DEVICE, MAINTENANCE	EA	64	$20.00	$1,280.00	$10.30	$659.20	$10.15	$649.60	$10.00	$640.00	$10.00	$640.00	$10.00	$640.00	$10.00	$640.00	$1.00	$64.00	$10.00	$640.00
91	REMOVAL OF FENCE	LF	1468	$5.00	$7,340.00	$2.75	$4,037.00	$2.80	$4,110.40	$2.75	$4,037.00	$3.25	$4,771.00	$2.75	$4,037.00	$4.00	$5,872.00	$3.00	$4,404.00	$3.00	$4,404.00
92	FIELD FENCE	LF	2542	$45.00	$114,390.00	$7.00	$17,794.00	$6.80	$17,285.60	$7.41	$18,836.22	$7.75	$19,700.50	$6.75	$17,158.50	$6.20	$15,760.40	$8.00	$20,336.00	$7.50	$19,065.00
93	MOBILIZATION	LS	1	$350,000.00	$350,000.00	$186,000.00	$186,000.00	$239,000.00	$239,000.00	$225,000.00	$225,000.00	$255,000.00	$255,000.00	$476,000.00	$476,000.00	$550,000.00	$550,000.00	$425,000.00	$425,000.00	$352,659.25	$352,659.25
94	CONCRETE WASHOUT	LS	1	$20,000.00	$20,000.00	$12,700.00	$12,700.00	$9,250.00	$9,250.00	$12,500.00	$12,500.00	$15,000.00	$15,000.00	$10,700.00	$10,700.00	$12,000.00	$12,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
95	NO EXCUSE ROAD OPENING BONUS	LS	1	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00	$150,000.00
		TOTAL BID		$5,969,435.20		$4,519,416.54		$4,576,378.94		$4,651,913.65		$4,935,616.00		$4,966,084.50		$5,341,139.35		$5,744,089.40		$6,209,595.00	

Indicates Low Bid

(*) Indicates bid was submitted incomplete and was deemed unresponsive

ITEMS SHOWN IN RED INDICATE QUANTITIES WITH ERRORS IN BID, EXTENDED COSTS HAVE BEEN CORRECTED FOR BID SUMMARY

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 10.a.
For Meeting of 5/18/2026
Discussion Item

TITLE: - Discussion and possible consideration of resolution to issue Notice to Proceed to Story Construction for the Bondurant Municipal Water Treatment Plant project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is proceeding with the construction phase of the new Bondurant Water Treatment Facility project. Story Construction Co. has submitted a Guaranteed Maximum Price (GMP) proposal for completion of the project based on the construction documents prepared by Veenstra & Kimm, Inc. dated February 27, 2026, including Addenda Nos. 1 through 5. The proposed GMP establishes the maximum construction cost for the project and allows the City to move forward with procurement, subcontractor commitments, and construction activities. Story Construction anticipates receiving authorization to proceed on May 18, 2026, with onsite construction activities beginning in late June or early July 2026. Substantial completion is anticipated by February 28, 2028, with a proposed contractual substantial completion date of March 31, 2028. Final completion is anticipated by June 30, 2028, with a proposed contractual final completion date of July 31, 2028.

Story Construction has proposed a Guaranteed Maximum Price of $33,321,400, inclusive of the previously approved $75,000 pre-construction fee. The GMP includes construction costs, contingencies, insurance, fees, permits, and associated project administration costs. The proposal also includes several identified value engineering and cost-reduction options for City Council consideration that could reduce overall project costs if accepted. One significant alternate includes converting the agreement from a cost-plus arrangement to a lump sum contract, resulting in a proposed deductive change of $457,751. Under a Cost+ structure, there is a significant level of effort required each month to track, compile, review, and substantiate detailed cost documentation to support billing for a job of this size. Transitioning away from that structure reduces the time and resources spent on these activities, resulting in a more efficient process for the Story team. They have a lot of projects that are delivered in this manner, so they are well practiced and efficient, but it still takes resources and time.

The second part of the deduction for shifting to a lump sum arrangement is the

reduction to Story's contingency and returning that in the form of savings for the City upfront. This is a shift of opportunity/risk. In the current Cost+/GMP contract structure, any savings below the GMP are returned entirely to the city, while Story carries the full risk for any cost exceeding the GMP. In the lump sum scenario, Story still carries the full risk of overages but gains the benefit of keeping any savings. In both scenarios, they would manage costs to deliver a cost-effective project. The key difference for the City is timing and certainty of savings with the shift of risk or benefit. The City can gain the opportunity of taking guaranteed savings today by changing to a lump sum. Or can alternatively, choose to maintain the current Cost+/GMP arrangement in which there is potential for more savings if everything goes favorably but also the possibility that there may be less or no savings at the end of the project.

Additional value engineering options identified by the project team could also reduce the overall project cost by up to approximately $1.98 million depending on Council direction and acceptance of individual items. Funding for the project is included within the City's Water Utility capital improvement financing plan and associated State Revolving Fund (SRF) funding strategy.

FUNDING SOURCE: Water Capital Funds/SRF Loan Funds

STAFF RECOMMENDATION:

Staff recommends approval of the GMP Contract Amendment with Story Construction Co. for the Bondurant Water Treatment Facility project in the amount of $33,321,400, subject to final review by the City Attorney and project consultants, and authorization for the Mayor to execute all necessary contract documents.

Staff further recommends Council direction regarding the proposed value engineering and alternate items included within the GMP proposal packet.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260518-168
2. Bondurant Municipal Water Treatment GMP Proposal Packet

CITY OF BONDURANT
RESOLUTION NO. 260518-168

RESOLUTION APPROVING THE NOTICE TO PROCEED FOR THE BONDURANT WATER TREATMENT FACILITY PROJECT WITH STORY CONSTRUCTION

WHEREAS, the City of Bondurant has identified the need for a new Water Treatment Facility to support existing and future water system demands and infrastructure improvements; AND

WHEREAS the city previously entered into a Construction Manager at Risk agreement with Story Construction Co. for preconstruction and construction management services related to the Bondurant Water Treatment Facility Project; AND

WHEREAS Story Construction Co. submitted a Guaranteed Maximum Price (GMP) proposal dated May 13, 2026, in the amount of $33,321,400 for completion of the project based upon plans and specifications prepared by Veenstra & Kimm, Inc.; AND

WHEREAS the city council has reviewed the value engineering options to reduce the overall cost of the project and has directed staff to proceed with preparing a contract amendment with all agreed upon items from that value engineering list; AND

WHEREAS, the City Council has reviewed the proposed Guaranteed Maximum Price and associated project schedule and has determined that proceeding with construction is in the best interests of the City of Bondurant; AND

WHEREAS Story Construction Co. anticipates commencing procurement, subcontractor commitments, and submittal activities upon issuance of the Notice to Proceed, with onsite construction activities anticipated to begin in late June or early July 2026; AND

WHEREAS the City Council desires to authorize issuance of the Notice to Proceed for the Bondurant Water Treatment Facility Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that a notice to proceed with Story Construction for the Bondurant Water Treatment Facility Project is hereby approved, pending review by legal counsel.

Passed this 18th day of May 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				

STORY CONSTRUCTION | 100% Employee Owned.

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Ames, IA 50010
515-232-4358

Mr. John Horton, Public Works Director
City of Bondurant
200 Second Street NE Box 37
Bondurant, IA 50035

May 13, 2026

Re: Proposal for Water Treatment Facility Project
Bondurant, IA

Dear Mr. Horton,

Per our recent discussions, we are prepared to set the Guaranteed Maximum Price (GMP) for the project.

Scope

The scope of the Guaranteed Maximum Price (GMP) is based on the work enumerated in the drawings and specifications produced by VEENSTRA & KIMM, INC. of West Des Moines, Iowa dated February 27, 2026, Addendum Nos. 1 through 5 issued during bidding, and the list of clarifications and assumptions included later in this letter.

Schedule

We anticipate receiving notice or authorization to proceed on May 18, 2026 to begin making commitments to subcontractors and suppliers in conjunction with starting the submittal process to allow on sitework to begin late June/early July of 2026.

Based on the above authorization date of May 18, 2026, we anticipate reaching substantial completion by February 28, 2028. Regarding liquidated damages related to substantial completion, we propose a contractual substantial completion date of March 31, 2028.

Based on the above authorization date of May 18, 2026, we anticipate some sitework and restoration taking place March through June of 2028 once weather allows, thus we anticipate achieving final completion by June 30, 2028. Regarding liquidated damages related to final completion, we propose a contractual final completion date of July 31, 2028.

Price

Our guaranteed maximum price for a cost-plus billing arrangement, per the executed contract agreement, is in the amount of **$ 33,321,400**. This amount is inclusive of the **$75,000** Preconstruction Fee and based on the labor and equipment rates, and fees that were included with the final contract. A breakdown of the total price is attached to this letter.

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As we have discussed previously, we are also proposing to convert this project from a cost-plus arrangement to a lump sum arrangement. Our voluntary deductive alternate for this option is in the amount of **($ 457,751)** (per "Alt 3" in the attached and later referenced list of potential alternates and cost reduction options for your consideration). This cost reduction is a function of fewer project administration hours needed to manage lump sum billings as compared to cost-plus billings and by reducing Story's contingency from 2% to 1%.

The above GMP amount does not include a general or change order allowance for the Owner's discretion or anticipated changes or additional scope. We would recommend that some contingency is included in the owner's overall budget for changes to the work or scope due to owner or design revisions, unforeseen conditions, etc.

The above GMP includes allowances for the following items or work for which actual cost may be variable or there is not sufficient information at this time to determine. Once actual cost can be determined or established, each allowance will be adjusted upward or downward, as appropriate, through change order.

- Allowance No. 1 - Bulk Chemical Supply Allowance of $75,000 for the initial fill of chemical feed tanks and supply of initial bulk canisters or totes.
- Allowance No. 2 - Appliance Allowance of $3,600 for the supply and installation of appliances in Break Room 106
- Allowance No. 3 – Window Covering Allowance of $2,400 for the supply and installation of window blinds or shades at the windows of the Administration Area.
- Allowance No. 4 - Face Brick Allowance of $9,450 for the brick masonry material on the exterior of the administration building.

With respect to Story's contingencies (both the lump-sum and percentage-based contingency noted in the contract), these funds are managed and used at Story Construction's discretion. Examples of items which these funds may be used are scope gaps between us and our subcontractors/suppliers for items which are shown in the drawings and/or specifications or strategically paying for things that enhance our ability to complete the project on time as the project unfolds. This contingency is not intended for added project scope, design changes or omissions, or unforeseen conditions.

Clarification and Assumptions

The base bid or GMP amount above is based on the following (some of these may be modified or revised by the alternates or cost reduction options in the next section):

1. DNR and SRF authorizations and approvals to support start of onsite construction and payment process per the aforementioned schedule timeframes.
2. Base bid includes Komline-Harn RO equipment at the 1042 gpm capacity.

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3. If Alternate No. 2 for the WesTech RO equipment is approved, DNR approval with no new pilot testing or lengthy approval duration.
4. Limit the flood coverage portion of the Builders Risk being provided by Story Construction to $1 million.
5. Testing and Special Inspections Services are by the Owner.
6. Story will pay for temporary power through the temporary power service. Power usage cost through the permanent transformer and service once established will be by the Owner.
7. For monitoring surcharge at the GSR, Story will provide and install (3) monitoring monuments and shoot elevations which will be provided to the Owner's 3rd party testing agency for evaluation and recommendation. The project schedule is based on the estimated settlement period that was provided.
8. Adequate and enough material is available at the Civic Center stockpile for the fill and/or surcharge quantities required/needed.
9. IDOT permitting and fees for highway median and turning lane work are by others.
10. No permanent groundwater control or sub-drain under or around building is shown, nor included.
11. Should ready-mix concrete products or type differ between notes on Sheet 99-S-1 and Section 03300, the more detailed information on Sheet 99-S-1 applies.
12. Stainless steel hardware or connection components for the precast were not considered.
13. Restroom Elevations 1 and 2 were not provided, only included items that could be determined from plan views or specification
14. Break Room and Control Room casework elevations were not provided in plans so only included what can be determined for plans or available sections or details.
15. For the GMP amount/scope, the extent of the epoxy flooring was Rooms 101-115 and 208-212 (a reduction to this amount is presented as a VE idea).
16. A wet fire sprinkler system can be used to protect the attic of the Administration Area.
17. Empty raceway for Conduit C-8 between the building and fiber manhole. The fiber manhole and fiber is by others.

Voluntary Alternates and Cost Reduction Options

As previously reviewed and discussed, a number of potential alternates and cost-reduction ideas were identified and evaluated with the project team. The final list of vetted and priced items is included in the attached "Cost Reduction / Value Analysis" document dated May 13, 2026. Please review the attached document and return a copy noting which alternates and items the City of Bondurant authorizes us to proceed with and be included in the final contract amount and scope.

Contract Amendment for Construction

Upon approval and authorization of the proposed alternates and cost-reduction items, we will prepare an amendment to the ConsensusDocs 230 Standard Agreement and General Conditions

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Between Owner and Constructor previously executed. This amendment will establish the final contract amount, contract duration, and revisions to any terms or scope adjustments resulting from accepted alternates and cost-saving measures. The amendment will then be executed by both parties.

Thank you for the opportunity to work with the City of Bondurant.

Sincerely,

Story Construction Co.



Pat Geary
President
(515) 290-1793

ESTIMATE SUMMARY BY PACKAGE
BONDURANT WATER TREATMENT FACILITY

May 13, 2026

SCOPE PACKAGES		<<<< **CURRENT GMP ESTIMATE** >>>>				***DD ESTIMATE***		
SP #	**Description**	**Amount**		**GMP Notes**	**Variance from DD**	**Estimate**		**DD Notes**
01-1	Concrete & Exposed Piping Work	$ 6,038,000	18.1%	*Some scope moved to 99's and 02-2*	$ (1,411,855)	$ 7,449,855	23.6%	
02-1	Earthwork & Grading Work	519,850	1.6%	*Added surcharge, access/laydown rock*	274,607	245,243	0.8%	
02-2	Buried Piping Work	2,177,463	6.5%	*Some additional scope, some absorbed*	152,909	2,024,554	6.4%	
02-3	PCC Paving Work	354,254	1.1%		41,499	312,755	1.0%	
	Ground Improvement Budget - DELETED	-	0.0%	*Revised to surcharge >> moved to 02-1*	(95,974)	95,974	0.3%	*This was deleted after DD; replaced with surcharge*
02-4	PCC Median & Hwy 330 Paving Work	110,150	0.3%	*Added scope from DD*	110,150	-	0.0%	*Work added after DD in its entirety*
03-1	Precast Concrete Supply	1,161,800	3.5%		(20,276)	1,182,076	3.7%	
03-2	Precast Concrete Work	265,315	0.8%	*Grouting & Joint Sealant at P/C removed*	(242,352)	507,667	1.6%	
04-1	Masonry Work	414,936	1.2%	*Some DD scope deleted*	(85,777)	500,713	1.6%	
07-1	Membrane Roofing Work	306,687	0.9%		47,418	259,269	0.8%	
09-1	Painting and High-Performance Coatings Work	258,473	0.8%	*Containment Coating added from DD*	153,406	105,067	0.3%	
11-1	Aerator & Pressure Filters Supply	3,134,000	9.4%	*Added aerator*	694,490	2,439,510	7.7%	
11-2	Vert.Turbine, HES, & HSC Pumps Supply	403,893	1.2%		(50,857)	454,750	1.4%	
11-3	Submersible Pumps Supply	786,200	2.4%		(37,687)	823,887	2.6%	
11-4	Platform Scales & Chemical Feed Equipment Supply	825,300	2.5%	*99-26 in DD moved into this, Monoclor added*	589,668	235,632	0.7%	
11-5	Membrane Softening System Supply	2,893,684	8.7%	*Using Harn 1042 gpm*	(415,908)	3,309,592	10.5%	*Was 99-32 in DD*
13-1	Ground Storage Reservoir Work	1,301,538	3.9%		372,104	929,434	2.9%	
15-1	Plumbing & HVAC Work	771,100	2.3%		(14,611)	785,711	2.5%	
16-1	Electrical & SCADA Controls Work	3,982,448	12.0%	*Additional gear & controls installation*	698,790	3,283,658	10.4%	
	Scope Package Subtotal	**$ 25,705,091**	77.1%		**$ 759,744**	**$ 24,945,347**	78.9%	

CMr & NON SCOPE PACKAGE WORK		<<<< **CURRENT GMP ESTIMATE** >>>>				***DD ESTIMATE***		
99 #	**Description**	**Amount**		**GMP Notes**	**Variance from DD**	**Estimate**		**DD Notes**
99-1	General Conditions by Story Construction Co.	$ 786,539	2.4%		$ 31,984	$ 754,555.00	2.4%	
99-2	Temporary Erosion Control Work	36,999	0.1%	*Moved temp seeding from 99-4*	9,257	27,742	0.1%	
99-3	Post Mounted Signs Work	495	0.0%		141	354	0.0%	
99-4	Permanent Lawn Work	27,900	0.1%		(23,266)	51,166	0.2%	
99-5	Plantings Work	64,000	0.2%		(38,850)	102,850	0.3%	
99-6	Parking Lot Specialties & Striping Work	890	0.0%		453	437	0.0%	
99-7	Fence and Gate Work	106,862	0.3%		(105,056)	211,918	0.7%	
99-8	Structural & Miscellaneous Metals Materials Supply	128,160	0.4%	*Added grating and embed angles*	77,266	50,894	0.2%	
99-9	Structural & Miscellaneous Metals Materials Work	44,033	0.1%		13,419	30,614	0.1%	
99-10	Wood Truss & Sheathing Work	64,516	0.2%		4,561	59,955	0.2%	
99-11	Flat Roof and Wall Blocking Work	28,717	0.1%		959	27,758	0.1%	
99-12	Architectural Casework Work	17,191	0.1%		5,104	12,087	0.0%	
99-13	Solid Surfacing Window Sill Work	2,610	0.0%		(521)	3,131	0.0%	
99-14	Roof & Access Hatches Work	49,041	0.1%	*Added & consolidated material supply from DD*	44,495	4,546	0.0%	
99-15	Standing Seam Metal Roof, Soffit, Fascia, Gutter, & Downspout Work	151,441	0.5%		(21,087)	172,528	0.5%	
99-16	Dampproofing Detention Tank Walls Work	-	0.0%		(41,794)	41,794	0.1%	*This was put in SP01-1*
99-17	Joint Sealants Work	45,276	0.1%	*Added P/C joint sealants from SP03-2*	28,318	16,958	0.1%	
99-18	Attic Insulation Work	-	0.0%	*Included in 99-22*	(14,588)	14,588	0.0%	
99-19	Door Frames, Doors, & Hardware Work	121,427	0.4%		7,404	114,023	0.4%	
99-20	Overhead Doors Work	73,425	0.2%	*Added one additional*	38,066	35,359	0.1%	
99-21	Windows Work	36,163	0.1%		10,706	25,457	0.1%	
99-22	Framing, Gypsum Board, & Acoustical Ceilings Work	76,787	0.2%	*Includes insulation in 99-18 @ DD*	22,445	54,342	0.2%	
99-23	Tile Work	17,278	0.1%		(22,324)	39,602	0.1%	
99-24	Quartz Epoxy Floor Work + Sealed Concrete	58,457	0.2%	*Added all of Admin & chem rooms*	48,354	10,103	0.0%	
99-25	Division 10 Work	25,836	0.1%		(10,679)	36,515	0.1%	
99-26	Chemical Storage Tanks Supply	-	0.0%	*This moved into SP11-4*	(129,616)	129,616	0.4%	*Combined into 11-4*
99-27	Chemical Storage Tanks Work	-	0.0%	*Combined with 99-31*	(26,077)	26,077	0.1%	*Combined with 99-31*
99-28A	Install Aerators	21,965	0.1%	*Added install of 2nd aerator*	(127,105)	149,070	0.5%	
99-28B	Install Pressure Filters	140,863	0.4%		140,863	-	0.0%	*Combined with 99-28A in DD*
99-29	Install Low & High Service Pumps	31,719	0.1%		7,512	24,207	0.1%	
99-30	Install Submersible Pumps & Prefabricated Building	17,725	0.1%		(2,760)	20,485	0.1%	
99-31A	Install Chemical Feed System	148,886	0.4%	*Added install of additional sys & Monoclor added*	90,271	58,615	0.2%	
99-31B	Chemical Feed System Piping Materials	76,580	0.2%	*Some of this budgeted with SP01-1 at DD*	76,580	-	0.0%	
99-32	Membrane Softening System Supply	-	0.0%	*Moved to SP11-5 for bidding*	-	-	0.0%	*Moved to Scope Package*
99-33	Membrane Softening System Work	129,102	0.4%		96,181	32,921	0.1%	
99-34	Lab Casework Work	24,998	0.1%		499	24,499	0.1%	
99-35	Residential Appliances Work	3,600	0.0%	*Do we need? Or will this be by owner*	(37)	3,637	0.0%	
99-36	Window Shades Work	2,400	0.0%	*Do we need? Or will this be by owner*	(25)	2,425	0.0%	
99-37	Portable Monorail Hoist Work	1,774	0.0%	*Material with SP11-3*	(33,901)	35,675	0.1%	
99-38	Fire Suppression Work	99,967	0.3%	*Assume wet system in admin attic*	11,076	88,891	0.3%	
99-39	Owner's Allowance #1 - Bulk Chemical Supply	75,000	0.2%	*Unknown at DD*	75,000	-	0.0%	
99-40	Grout Precast	21,200	0.1%	*This was budgeted with SP03-2 at DD*	21,200	-	0.0%	
99-41	Insulation with FRP at Precast	23,548	0.1%		(19,483)	43,031	0.1%	
99-42	Misc. Piping & Equipment Support Work	121,490	0.4%	*Budgeted with SP01-1 at DD*	121,490	-	0.0%	*Assumed as SP01-1 work at DD*
99-48	Reglet Sawcutting	5,000	0.0%		5,000	-	0.0%	
99-49	Resilient Flooring	1,409	0.0%		(345)	1,754	0.0%	
99-51	Pilot Plant Support	41,611	0.1%		41,611	-	0.0%	
99-91	Construction Phasing Staffing	1,599,312	4.8%	*Adjusted staffing for project schedule and effort*	259,511	1,339,801	4.2%	
	CMr & Non-Scope Package Subtotal	**$ 4,552,192**	13.7%		**$ 672,212**	**$ 3,879,980.00**	12.3%	
	Builder's Risk	$ 83,427				$ -		*Not determined at DD*
	Polk County Building Permit	128,367				-		*Not known at DD*
	P&P Bond	167,924				-		*Allocated in DD*
	Cost of the Work Subtotal before Contingencies	**$ 30,637,001**				**$ 28,825,327**		
	Lump Sum Contingency	$ 100,000		*per final contract*		$ -		*Contract in progress at DD; lump sump cont added in contract*
	Construction Contingency %	612,740	2.0%	*Set at GMP*		720,633	2.5%	*Estimated at DD*
	Escalation Contingency	-	0%	*No longer needed/moved into bid numbers*		172,253	0.6%	*Included 2 months at DD for Jan>March*
	Owner Change Order Allowance	-		*Owner to carry in overall budget*		-		
	Cost of the Work Subtotal Including Contingencies	**$ 31,349,741**	94.1%			**$ 29,718,213**	94.0%	
	General Liability Insurance	$ 407,547	1.3%	*per final contract*		$ 386,337	1.3%	*per final contract*
	Software Fee %	250,798	0.8%	*per final contract*		241,436	0.8%	*per final contract*
	Fee %	1,238,315	3.95%	*per final contract*		1,201,629	4.0%	*DD breakdown showed rounded percentage.*
	Markup Subtotal	$ 1,896,659				$ 1,829,402		
	Total Estimated Construction Cost	**$ 33,246,400**				**$ 31,547,615**		
	Precon	$ 75,000				$ 75,000		
	Total GMP Amount	***$ 33,321,400***			***$ 1,698,785***	***$ 31,622,615***		

Cost Reduction/Value Analysis

Water Treatment Facility
Bondurant, IA
5/13/2026

STORY CONSTRUCTION

Idea #	Type	Description	Notes	Ball In Court	Status	Amount	City Acceptance
Alt 1	Other	**Reduce Komline Harn RO Equipment to 842 GPM**	Can't accept both Alt #1 and #2, it is one or the other; showing is as rejected with anticipated acceptance of Alt #2	Owner		$ (213,105)	YES / NO
Alt 2	Other	**Revise from RO Equipment from 1042 gpm Komline-Harn to 842 gpm WesTech**	Revise manufacturer and capacity to 842 gpm of RO equipment	Owner	Decision	$ (825,499)	YES / NO
Alt 3	Other	**Revise to Contract to Lump Sum**	Credit for administrative effiecencies and reduction in contigency to switch contract from GMP to a lump sum	Owner	Decision	$ (457,751)	YES / NO
Idea 4	Structural	**Change the precast wall panels and double tees to a width of 12'.□**	The 12' width is a more efficient production size. The wall panels would be 12' wide and the double tees would be 6' tee-to-tee center spacing□	Owner	Decision	$ (147,656)	YES / NO
Idea 5	Electrical	**Delete VFD 4 from Starnet Building**	The Starnet building has (4) VFD's but only (3) pumps in the lift station. Complete the rough-in and no change in TJB's. If or when a (4) pump was added to the Lift Station, then supply and install the VFD at that time.	Owner	Decision	$ (7,651)	YES / NO
Idea 8	Finishes	**Revise portions of Epoxy Flooring to Sealed Concrete**	Epoxy flooring only at 104, 208, 209, 210, 211, 212	Owner	Decision	$ (26,466)	YES / NO
Idea 9	Other	**Delete Owner Allowance #1 for Bulk Chemical Supply**	Owner provides initial fill of chemicals for startup, testing and operation	Owner	Decision	$ (81,040)	YES / NO
Idea 10	Electrical	**Revise Arc Flash Requirements to allow for standard components**	Revise or removal of arc flash requirements for Automatic System's panels/gear	Owner	Decision	$ (111,532)	YES / NO
Idea 11	Finishes	**Revise Burnished Block to Painted CMU**	Delete all burnish block in administration rooms and provide standard CMU with paint	Owner	Decision	$ (42,340)	YES / NO
Idea 13	Site	**Revise 8" PCC to 7" PCC**	Change all 8" PCC doweled joint paving to 7" PCC sawcut joint paving	Owner	Decision	$ (31,443)	YES / NO
Idea 14	Envelope	**Revise Standing Seam to Shingle Roof**	Delete the standing seam metal roof at the administration area and instead provide asphalt shingle system	Owner	Decision	$ (93,040)	YES / NO
Idea 21	Envelope	**Delete Allowance No. 4 and Narrow Selection of Brick to Two Options**	Brickworks (Glen Gery) Select either, Hearthside Velour, or Mocha Velour. Both colors appear to be close to the rendering provided.	Owner	Decision	$ (3,520)	YES / NO
Idea 22	Other	**Delete sealer on non-burnished interior and exterior masonry**	Deletes the sealer specified for use on non-painted exposed CMU and the split face and brick on the exterior. CMU and split face have integral waterproofing in the block when manufactured. Story typically doesn't see brick sealed, except to combat graffiti.	Owner	Decision	$ (13,142)	YES / NO
Idea 23	Other	**Revise Sch40 SS to Sch10 SS piping under GSR**	Change the wall thickness/schedule of the stainless steel piping underground at the GSR	Owner	Decision	$ (21,555)	YES / NO
Idea 24	Site	**Cap 18" RW Main at Tee and Delete Stub to Property Line**	Revise to plug at tee instead of cap.	Owner	Decision	$ (36,146)	YES / NO
Idea 26	Site	**Delete sub-drain at paving perimeter**	Eliminate all of the sub-drain piping and bedding/cover aggregate shown around the edge of the building paving and drives	Owner	Decision	$ (48,492)	YES / NO
Idea 27	Site	**Watering of lawns & planting by City**	Include only initial watering of plantings at installation; Include no watering or mowing for seeding.	Owner	Decision	$ (19,252)	YES / NO
Idea 28	Finishes	**Delete tile wainscot**	Delete all tile wainscot in locker rooms and revise to painted cmu with vinyl base	Owner	Decision	$ (11,386)	YES / NO
Idea 29	Other	**Flood Insurance portion of builders risk**	Currently have $1M coverage for flood coverage associated with the builders risk cost included in the GMP (this is included in the current gmp amount with no change in cost); To increase limit to $5M or $10M of flood coverage this goes up substantially	Owner	Decision		*$1M limit included with no change in GMP*
Idea 18	Other	**Value of Well Meter Pits**	This is a rough estimation of the value of the work that was originally in the Well Contract that was shifted to the WTF scope.		Informational Only	$ 223,629	Included in GMP
Idea 19	Other	**Value of Turning Lane Work**	Turning lane work on the highway that was added to the project scope.		Informational Only	$ 119,133	Included in GMP
Idea 20	Other	**Value of Aerator at GSR**	Rough estimation of adding the additional aerator on top of the GSR; this saves chemical and operational costs but added scope from DD		Informational Only	$ 312,936	Included in GMP

Total Accepted	$ -
Total Decision	$ (1,977,911)
Total Rejected	$ (151,435)
Total Pricing	$ -
Total Undefined	$ -
Grand Total	**$ (2,129,346)**

Total of Informational Only Items (Transfered/Additional Scope) $ 655,698

Current GMP Estimate Total $ 33,321,400

Current Estimated GMP With Accepted VE Items $ 33,321,400

Current Estimated GMP if All Items in Decision are or could be accepted $ 31,343,489

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 10.b.
For Meeting of 5/18/2026
Discussion Item

TITLE: Downtown Parking

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

BRIEF HISTORY & ANALYSIS: This item is related to a request from the property owner at 1st Street SE and Main Street. The business at that location is requesting a review of the parking on the adjacent street.



The current parking spaces are approximately 14.6 feet long. The average care is between 14.7 to 15 feet long and SUV's and trucks are 17 to 20 feet long. The challenge with the spots (as is evident with this picture) is that vehicles hang over into the street or onto the sidewalk, blocking access.

The owner has requested the City review re-orientation of the parking to parallel spots instead of head-in spots. While this would alleviate the challenge of blocking the sidewalk and hanging into the street, this would decrease the number of stalls,

potentially by four stalls.

The City has created additional parking in downtown Bondurant over the past few years, adding parking in The Grain District, which will open later this summer; off of Grant Street S; on the north side of City Park; and on the south side of City Park.

This is a discussion item to talk through the opportunities and challenges of this issue.

FUNDING SOURCE: RUT

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None