

**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
JUNE 1, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 1, 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. 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 May 18, 2026, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. R-260601-169- Resolution appointing representatives to the Stormwater Management Committee
- e. R-260601-170- Resolution approving Position Description and FY27 Wage Range for the Building Official Position
- f. O-260504-210 - (Third Reading) Ordinance amending Chapter 125, Mobile Food Vendor
- g. R-260601-171- Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 2 Project for June 29, 2026, at 6:00 p.m.
- h. R-260601-172- Resolution extending existing Lease Agreement with Burke Overturff through March 31, 2027, for the 84,000 SF building owned by the City of Bondurant in the Grain District
- i. R-260601-173- Resolution approving pay request no. 8 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$236,844.53
- j. R-260601-174- Resolution approving pay request no. 15 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$105,967.56

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

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or shagan@cityofbondurant.com, no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.

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- k. R-260601-175- Resolution approving action to order construction and set a date for bid letting and public hearing for June 15, 2026, at 6:00 p.m. at City Hall for the NE Hubbell Ave Water and Force Main Project
 - l. R-260601-176- Resolution approving Change Order No. 2 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$5,060.00
 - m. R-260601-177- Resolution approving pay request no. 6 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$423,586.10
 - n. R-260601-178- Resolution approving pay request no. 1 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$152,429.68
 - o. R-260601-179- Resolution approving Pay Request No. 20 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of \$349,764.91
 - p. R-260601-180- Resolution approving temporary construction easements and permanent stormwater easements for the BFSD Stormwater Improvements Project
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial
 - b. Public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial
 - c. 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
 - d. Public hearing to consider vacation of public highway easement along 2nd Street, NE at 1920 2nd Street, NE
 - e. Public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District
 - f. Public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District
 - g. 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
 - h. Public Hearing on Budget Amendment No. 2 for Fiscal Year 2026
 - i. Public hearing regarding the proposed plans, specifications, form of

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contract, and estimate of cost for the Silo Commons Project

8. Action Items

- a. R-260601-181- Resolution approving Budget Amendment No. 2 for Fiscal Year 2026
- b. R-260601-182- Resolution approving the Future Land Use Map designation for Parcel 2026-43 of Regional Commercial
- c. R-260601-183- Resolution approving the Future Land Use Map designation for Parcel 2026-44 of Regional Commercial
- d. R-260601-184- Resolution approving the Future Land Use Map designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial
- e. R-260601-185- Resolution vacating public highway easement along 2nd Street, NE at 1920 2nd Street, NE
- f. O-260601-211 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
- g. O-260601-212 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
- h. O-260601-213 - (First Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE
- i. R-260601-186- Resolution rejecting all bids for the Silo Commons Project
- j. R-260601-187- Resolution approving the contract amendment no. 1 for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction

9. Discussion Items -

- a. R-260601-188- Discussion and possible consideration of resolution of support for a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Caliber Company for the project at Lot 5 of the Bondurant Mixed Use Development site
- b. Discussion and direction related to service procurement models

10. Reports / Comments and appropriate action thereon:

- a. Mayor
- b. Council Members
- c. Administrator

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

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*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
May 18, 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, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, City Engineer David Fliehler, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by Cox, to approve the agenda. Vote on Motion 5-0. Motion carried.

5. Presentations

None.

6. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

a. 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

**A virtual meeting was offered.*

- 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. R-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
- m. R-260518-155- Resolution regarding recommended approval of the Plats of Survey to create Parcel '2026-43' and Parcel '2026-44'
- n. R-260518-156- 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. R-260518-157- 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. R-260518-158- 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

**A virtual meeting was offered.*

- q. R-260518-159- 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. R-260518-160- 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. R-260518-161- 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. R-260518-162- 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. R-260518-163- 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. R-260518-164- 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. R-260518-165- Resolution approving Borrow Access Agreement Motion by Driscoll, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
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 Phase 1 project
Mayor Elrod opened the public hearing at 06:06 PM.

**A virtual meeting was offered.*

City Engineer David Fliehler reviewed the proposed Southeast Industrial Infrastructure Improvements Project, which includes roadway, utility, and stormwater infrastructure improvements to support the Vermeer industrial manufacturing facility and surrounding development area. Fliehler also outlined the project timeline, interim completion requirements, liquidated damages provisions, and the proposed “No Excuse Road Opening Bonus” associated with meeting the December 1, 2026, roadway opening deadline.

Mayor Elrod closed the public hearing at 06:09 PM.

9. Action Items

- a. R-260518-166- Resolution considering the Site Plan for Silo Commons
Staff and Council discussed the proposed Silo Commons Site Plan, including the amphitheater, green space, restroom facilities, parking layout, trail connectivity, landscaping, and architectural concepts. Discussion also included the project’s consistency with the Comprehensive Plan and Grain District PUD, ongoing engineering review items, and the Planning and Zoning Commission’s 7-0 recommendation for approval.

Motion by Cox, seconded by McKenzie, to Approve R-260518-166. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

- b. R-260518-167- Resolution awarding the contract for the SE Industrial Public Improvements Phase 1 Project to McAninch Corp. in the amount of \$4,519,416.55

Motion by Cox, seconded by Driscoll, to amend and approve R-260518-167 to reflect the corrected amount of \$4,519,416.54. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items -

- a. R-260518-168- Discussion and possible consideration of resolution to issue Notice to Proceed to Story Construction for the Bondurant Municipal Water Treatment Plant project
Public Works Director Horton and representatives from Story Construction Co. presented the proposed Guaranteed Maximum Price (GMP) agreement for the new Bondurant Water Treatment Facility project, valued at \$33,321,400. The presentation included the project timeline, funding strategy, construction delivery methods, and identified value engineering opportunities. Staff and Council discussed the overall project scope, schedule, and potential cost-saving alternatives, and Story Construction representatives answered questions from the Council

regarding the project.

Motion by Driscoll, seconded by Lyman, to Approve R-260518-168. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. Downtown Parking

Staff and Council discussed a request from the property owner at 1st Street, SE and Main Street regarding the existing downtown parking configuration and concerns with vehicles extending into the sidewalk and street due to stall length limitations. Discussion included the potential re-orientation of the parking from head-in to parallel parking, impacts to the total number of parking stalls, and additional parking options recently added throughout downtown Bondurant.

11. Reports / Comments and appropriate action thereon:

- a. Mayor
Liaison updates, and upcoming events.
- b. Council Members
Cox - Liaison updates and upcoming events.
Lyman - None.
Driscoll - Liaison updates.
McKenzie - Liaison updates.
Sillanpaa - Upcoming event.
- c. Administrator
City updates.
- d. Directors
Hagan - Department update.
Murray - None.
Horton - Department update.
Kreuder - Department update.
Klinker-Feld - Department update.

12. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
None.

13. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 07:37 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

**A virtual meeting was offered.*

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 18, 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. 5.b.
For Meeting of 6/1/2026
Motion

TITLE: Claims List

CONTACT PERSON:

Craig Marshman, Administrative Specialist

BRIEF HISTORY & ANALYSIS:

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

FUNDING SOURCE:

N/A

STAFF RECOMMENDATION:

Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Check Register

Packet: APPKT04047 - 5/22/26 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	05/26/2026	AP Automation	0.00	63.00	APA002257
2030	ALLEGRA	05/26/2026	AP Automation	0.00	166.50	APA002258
2687	AT&T MOBILITY	05/26/2026	AP Automation	0.00	517.95	APA002259
1537	BOUND TREE MEDICAL LLC	05/26/2026	AP Automation	0.00	321.51	APA002260
2075	CORE & MAIN LP	05/26/2026	AP Automation	0.00	2,142.00	APA002261
3089	CROW'S AUTO SERVICE INC.	05/26/2026	AP Automation	0.00	60.75	APA002262
2525	DINGES FIRE COMPANY	05/26/2026	AP Automation	0.00	1,729.00	APA002263
1927	HARTER CONCRETE LLC	05/26/2026	AP Automation	0.00	31,277.00	APA002264
2984	HAWKINS INC	05/26/2026	AP Automation	0.00	198.49	APA002265
2895	JAMES CONSTRUCTION	05/26/2026	AP Automation	0.00	1,820.00	APA002266
2523	MACQUEEN EQUIPMENT, LLC	05/26/2026	AP Automation	0.00	874.50	APA002267
0842	MENARDS - ALTOONA	05/26/2026	AP Automation	0.00	134.94	APA002268
0251	MICROBAC LABORATORIES, INC	05/26/2026	AP Automation	0.00	510.00	APA002269
1457	OREILLY AUTO PARTS	05/26/2026	AP Automation	0.00	14.74	APA002270
2930	PATRIOT CRITICAL POWER LLC	05/26/2026	AP Automation	0.00	296.75	APA002271
0342	POLK COUNTY PUBLIC WORKS	05/26/2026	AP Automation	0.00	15,973.90	APA002272
1106	SPRAYER SPECIALTIES, INC.	05/26/2026	AP Automation	0.00	215.81	APA002273
0991	ZIEGLER INC.	05/26/2026	AP Automation	0.00	1,623.24	APA002274

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	26	18	0.00	57,940.08
	26	18	0.00	57,940.08

AP Automation	26	18	0.00	57,940.08
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	57,940.08
			<u>57,940.08</u>



Check Register

Packet: APPKT04030 - 5/22/26 MANUAL CHECKS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3085	CAHOY PUMP SERVICE, INC.	05/26/2026	Regular	0.00	30,233.45	65320
2619	KONICA MINOLTA PREMIER FINANCIAL	05/26/2026	Regular	0.00	235.90	65321
3090	LUKE HARBUR	05/26/2026	Regular	0.00	325.00	65322
2824	PAT DRISCOLL	05/26/2026	Regular	0.00	125.00	65323
2774	ISAAC PEZLEY	05/26/2026	Regular	0.00	50.00	65324
3091	SALLY SHAVER DUBOIS	05/26/2026	Regular	0.00	250.00	65325
2322	SHRM	05/26/2026	Regular	0.00	165.00	65326
0081	CALHOUN-BURNS & ASSOC INC.	05/13/2026	Bank Draft	0.00	-1,583.25	DFT0004759
2412	ALLIANCE CONSTRUCTION GROUP	05/14/2026	Bank Draft	0.00	78,906.59	DFT0004778
3009	STERNQUIST CONSTRUCTION, INC.	05/14/2026	Bank Draft	0.00	364,994.39	DFT0004779
0965	MANATT'S INC.	05/15/2026	Bank Draft	0.00	90,833.97	DFT0004780
0291	MIDAMERICAN ENERGY	06/08/2026	Bank Draft	0.00	10,302.80	DFT0004781
0291	MIDAMERICAN ENERGY	05/21/2026	Bank Draft	0.00	512.60	DFT0004782
2254	TCM BANK NA	05/20/2026	Bank Draft	0.00	567.87	DFT0004783
2254	TCM BANK NA	05/20/2026	Bank Draft	0.00	1,700.23	DFT0004784
0416	POSTMASTER	05/19/2026	Bank Draft	0.00	109.80	DFT0004785

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	7	0.00	31,384.35
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	9	9	0.00	546,345.00
EFT's	0	0	0.00	0.00
	16	16	0.00	577,729.35

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	570,593.05
999	POOLED CASH	6/2026	10,302.80
			580,895.85



Payroll Check Register

Checks

Pay Period: 5/4/2026-5/17/2026

Packet: PYPKT00822 - 05/04-05/17/26 PAID ON 05/22/2026

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



Payroll Check Register

Direct Deposits

Pay Period: 5/4/2026-5/17/2026

Packet: PYPKT00822 - 05/04-05/17/26 PAID ON 05/22/2026

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	05/22/2026	197.90	107927
ADAMS, CASSANDRA	3148	05/22/2026	197.89	107927
ADKISSON, JENNIFER	3145	05/22/2026	1,152.78	107928
AGANS, PAYTON	1602	05/22/2026	2,123.85	107929
BAAS, JAMIE	4147	05/22/2026	227.34	107930
BAILEY, BOYCE E	7104	05/22/2026	1,421.69	107931
BERGESON, JOHN W	7121	05/22/2026	2,111.07	107932
BRAUN, ALEXA	1612	05/22/2026	2,035.62	107933
BRIGGS, ASHTON S	1511	05/22/2026	908.18	107934
BRODSACK, MITCHELL JOHN	1615	05/22/2026	485.47	107935
BRODSACK, MITCHELL JOHN	1615	05/22/2026	1,941.87	107935
CARPENTER, JOHN C	5129	05/22/2026	1,725.02	107936
CLAMAN, CATHERINE JO	3146	05/22/2026	271.93	107937
CLAMAN, CATHERINE JO	3146	05/22/2026	407.90	107937
COLLISON, PATRICK F	5103	05/22/2026	2,747.40	107938
CORY, JOHN P	7120	05/22/2026	1,709.31	107939
CRITTENDEN, MATTHEW	1567	05/22/2026	1,167.92	107940
DE LOS SANTOS, JUAN DAVID	7128	05/22/2026	1,574.30	107941
DENHAM, DARIN	7129	05/22/2026	1,664.57	107942
DENNY, KOLE	1585	05/22/2026	548.16	107943
ELLIOTT, KYLE	1568	05/22/2026	485.86	107944
GILSON, DUSTY ALAN	7124	05/22/2026	1,852.95	107945
HAGAN, SHELBY L	5118	05/22/2026	2,885.17	107946
HIGGINS, DAVID P.	7105	05/22/2026	1,564.84	107947
HORTON, JOHN C	7112	05/22/2026	3,897.57	107948
HORTON, JOHN C	7112	05/22/2026	100.00	107948
HUFF, TIMOTHY J	1559	05/22/2026	1,970.77	107949
HUFF, TIMOTHY J	1559	05/22/2026	330.00	107949
JENNINGS, CHRISTOPHER	1614	05/22/2026	3,009.50	107950
JESS, JENE' N	5123	05/22/2026	3,792.70	107951
KENT, RONALD D	7115	05/22/2026	1,248.92	107952
KERR, JOHN	1611	05/22/2026	3,650.43	107953
KING, CHRISTINA M	3143	05/22/2026	622.59	107954
KLINKER-FELD, MICHELL M	3135	05/22/2026	2,785.71	107955
KLUS, KATIE	5134	05/22/2026	1,853.56	107956
KOBER, ANDREW M	1557	05/22/2026	241.39	107957
KREUDER, AARON M	1441	05/22/2026	4,039.45	107958
KRUSE, OSCAR	1586	05/22/2026	1,028.27	107959
LEINEN, DAVID	1608	05/22/2026	701.80	107960
LUING, TIFFANY A	5133	05/22/2026	2,280.69	107961
LUNDQUIST, BRADLEY D	1555	05/22/2026	578.51	107962
MARSHMAN, CRAIG A	5125	05/22/2026	1,969.67	107963
MASON, KYLE	1598	05/22/2026	1,043.45	107964
MATTSON, ELAINE	5135	05/22/2026	1,508.45	107965
MEYERES, KYLEIGH	1601	05/22/2026	685.08	107966
MILLER, BRODY E	1582	05/22/2026	1,983.18	107967
MURRAY, MARGARET	5126	05/22/2026	3,509.63	107968
OLIVER, MARKETA S	8403	05/22/2026	300.00	107969
OLIVER, MARKETA S	8403	05/22/2026	4,209.71	107969
PEZLEY, ISAAC J	5132	05/22/2026	2,438.55	107970
PFALTZGRAFF, REED	7117	05/22/2026	1,007.09	107971

Employee	Employee #	Date	Amount	Number
RAUTERBERG, ANTHONY	1599	05/22/2026	2,967.16	107972
REYNOLDS, RAY A	1537	05/22/2026	650.97	107973
RICCIO, ANTHONY F	1583	05/22/2026	907.80	107974
SCHINCKE, MEGAN	3137	05/22/2026	1,732.65	107975
SEXTON, WILLIAM M	7125	05/22/2026	1,174.49	107976
SEXTON, WILLIAM M	7125	05/22/2026	250.00	107976
SIEVE, BENJAMIN JOSHUA	1606	05/22/2026	2,424.64	107977
SIMONI, ANDREW	1604	05/22/2026	300.00	107978
SIMONI, ANDREW	1604	05/22/2026	2,227.86	107978
SOCKNESS TEEPLE, MEGAN E	3147	05/22/2026	2,138.63	107979
SOCKNESS TEEPLE, MEGAN E	3147	05/22/2026	250.00	107979
SPOERRY, DANIELLE M	1527	05/22/2026	1,428.46	107980
STOULIL, JUSTIN	7131	05/22/2026	1,631.14	107981
SUHR, CARLENE E.F.	3144	05/22/2026	909.88	107982
SUMMERS, AANNA N	1575	05/22/2026	2,152.39	107983
SUMMERS, ALAN C	1534	05/22/2026	1,433.14	107984
WELTHA, CLAYTON	1566	05/22/2026	796.18	107985



Payroll Check Register Report Summary

Pay Period: 5/4/2026-5/17/2026

Packet: PYPKT00822 - 05/04-05/17/26 PAID ON 05/22/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	68	105,571.05
Total	68	105,571.05



Refund Check Register

Refund Check Detail

UBPKT08350 - 5/20/26 - REFUND CHECK 16-02248-00

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02248-00	TIEDT NURSERY LTD	5/20/2026	65319	1,477.76			1477.76	Deposit
Total Refunds: 1		Total Refunded Amount:		1,477.76				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1477.76
Revenue Total:	1477.76

General Ledger Distribution

Posting Date: 05/20/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-1,477.76	Yes
	600-050-2141	APPLIED CREDITS	1,477.76	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,477.76	
	999-050-2300	DUE TO OTHER FUNDS	1,477.76	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Submission information

Form: [Special Event Application](#) ^[1]
Submitted by Anonymous (not verified)
May 19, 2026 - 1:33pm
199.120.100.82

Name

Katie Klus

Address

200 2nd St. NE

Phone Number

5156306982

Email Address

kklus@cityofbondurant.com

Event Name

Bondu Blues Brews and BBQ

Event Address

5 Main St. SE / Downtown Bondurant (See map)

Day-of Event Phone Number

5156306982

Event Date

July 11, 2026

How many people will be in attendance?

700

What is the start and end times of your event?

9a-9p

Will alcohol be present at your event? *If so, you must receive permission from City Council prior to your event. All other state regulations apply.

Yes

What time will setup begin? *If you are closing down a street, this would be the time you need the street to close.

7.30a

Will your event cause interference or disruption to vehicle or trail traffic (compared to normal usage)?

Yes

Will your event require barricades provided by the City of Bondurant?

Yes

Will your event include an inflatable(s)? *If yes, the location of the inflatable must be indicated on the provided event map.

No

What is your plan to address sanitation/garbage collection?

Public Works

Will you be posting temporary signage during your event? *Signage is only allowed on a temporary basis and must only be displayed during the day of your event.

Yes

Will you be shooting off fireworks at your event? *If so, a fireworks permit is required. Please email shagan@cityofbondurant.com

No

Please check the option below to indicate what size of tent you will be using? If the tent(s) is smaller than 200 sq ft., please choose not applicable.

200+ sqft. tent

Will you be using amplified sound? *If yes, a permit is required and a \$20 fee applies.

Yes

Would you like to use the Rec n' Roll Trailer for your event? The Rec-N-Roll Trailer is a free, city-supported mobile unit available to Bondurant residents and Chamber Members for weekend block parties and community events, fully equipped to help neighbors easily host gatherings. It includes all the essentials for a successful event and is delivered and picked up by the City, promoting stronger, more connected neighborhoods.

Yes

I understand that I am required to submit a map showing where special event equipment will be located at your event. This includes items such as stages, speakers, trash bins, inflatables, Rec n' Roll trailer, tents, etc. This map is required for event approval. The map can be submitted to kklus@cityofbondurant.com.

Yes

I hereby certify the included statements are true and correct, to the best of my knowledge, and that false statement(s) may be grounds for denial of this application. It is understood that activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event, and, if this application is approved by the City, the applicant shall be required to execute a Special Event Permit—Hold Harmless Agreement waiving any and all claims which the applicant may have as a result of this event against the City of Bondurant, Iowa, its officials, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event. An event for which a Permit has either not been obtained or which is in violation occurs will be subject to a municipal infraction up to \$750. I have read the Special Event Application guidelines and requirement for issuance of the permit. I understand the conditions under which it is issued and agree to comply with these conditions for this event. I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the state of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants. It is further understood the City of Bondurant has the authority to grant or deny permission for this event.

Yes

THE UNDERSIGNED, ON HIS OR HER BEHALF AND ON BEHALF OF ANY PARTICIPATING CHILDREN, HEREBY RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE the CITY, its elected

officials, officers, employees, volunteers and agents from all liability to the undersigned or such participating children and all personal representatives, assigns, heirs, and next of kin of the undersigned or such participating children for any loss or damage, and any claim or demands on account of any property damage or any injury to, or an illness including COVID-19, or the death of, the undersigned or such participating children (or any person who may contract COVID-19, directly or indirectly, from the undersigned or such participating children) whether caused by the negligence, active or passive, of the CITY or otherwise while the undersigned or such participating children are in, upon, or about the premises or any facilities or using equipment therein or participating in any program affiliated with the CITY. I HAVE CAREFULLY READ AND VOLUNTARILY SIGN THIS AGREEMENT AND I AM AWARE THAT BY AGREEING TO THIS AGREEMENT I AM GIVING UP VALUABLE LEGAL RIGHTS.

Yes

Source URL:<https://www.cityofbondurant.com/node/75286/submission/8351>

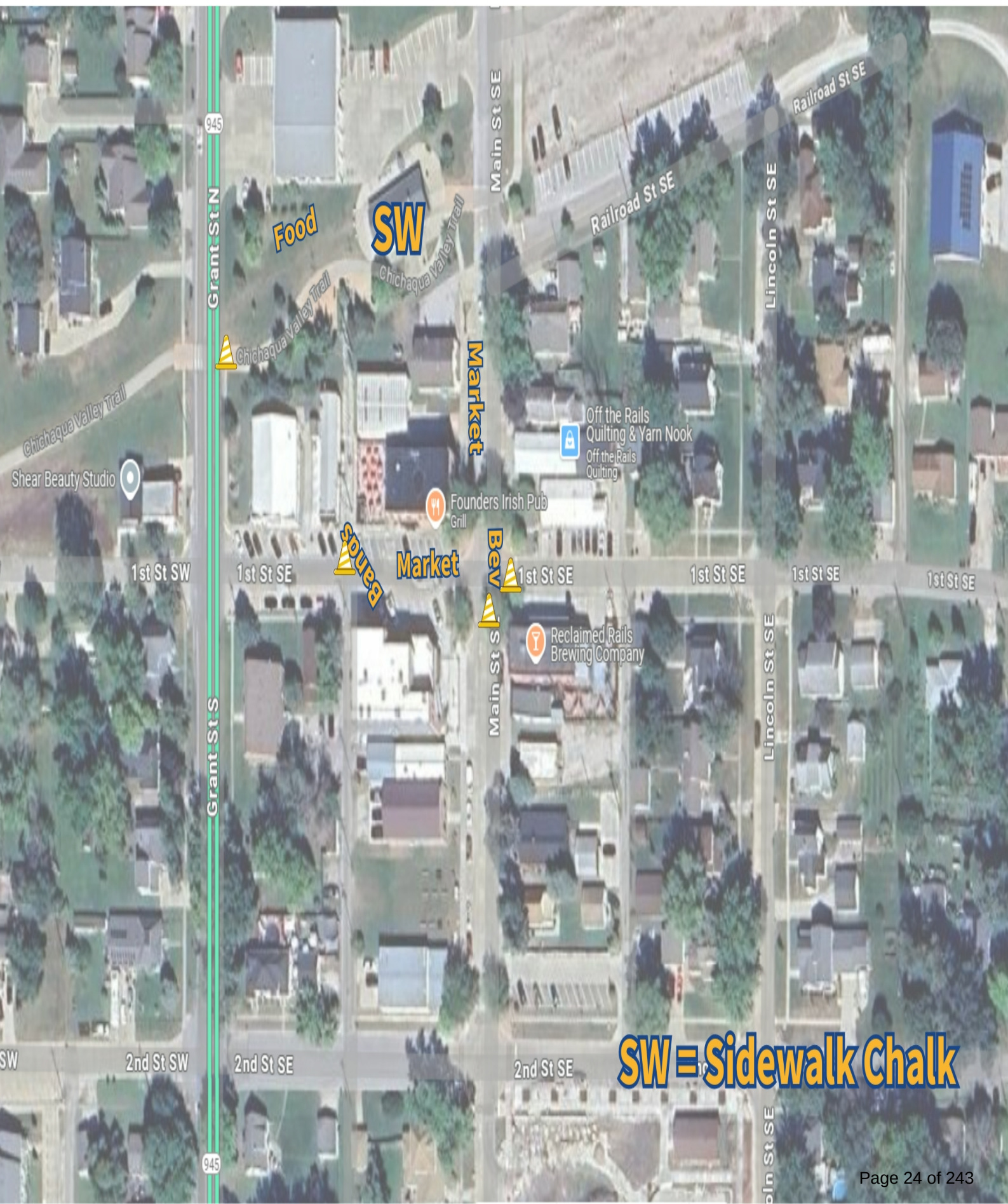
Links

[1] <https://www.cityofbondurant.com/community/webforms/special-event-application>

Bondu Blues, Brews and BBQ:

Bands begin at 5pm, start setting up around 1pm (after Farmer's Market). Bands end at 9pm.

Farmer's Market will be from 9-12pm



Submission information

Form: [Special Event Application](#) ^[1]
Submitted by Anonymous (not verified)
April 23, 2026 - 2:45pm
207.177.65.130

Name
Allen Ihde

Address
623 mallard Ct Nw

Phone Number
5152028282

Email Address
agihde@gmail.com

Event Name
Bondurant Summerfest 2026

Event Address
downtown bondurant streets

Day-of Event Phone Number
5152028282

Event Date
June 8, 2026

How many people will be in attendance?
4,000

What is the start and end times of your event?
June 8th & June 9th 6:00 pm to 10:00 PM

Will alcohol be present at your event? *If so, you must receive permission from City Council prior to your event. All other state regulations apply.
No

What time will setup begin? *If you are closing down a street, this would be the time you need the street to close.
Sunday June 7th starting at 12:00 PM

Will your event cause interference or disruption to vehicle or trail traffic (compared to normal usage)?
Yes

Will your event require barricades provided by the City of Bondurant?
Yes

Will your event include an inflatable(s)? *If yes, the location of the inflatable must be indicated on the provided event map.
No

What is your plan to address sanitation/garbage collection?
City Staff and Men's Club working on Sanitation/Garage Plan

Will you be posting temporary signage during your event? *Signage is only allowed on a temporary basis and must only be displayed during the day of your event.

Yes

Will you be shooting off fireworks at your event? *If so, a fireworks permit is required. Please email shagan@cityofbondurant.com

Yes

Please check the option below to indicate what size of tent you will be using? If the tent(s) is smaller than 200 sq ft., please choose not applicable.

Not applicable

Will you be using amplified sound? *If yes, a permit is required and a \$20 fee applies.

Yes

Would you like to use the Rec n' Roll Trailer for your event? The Rec-N-Roll Trailer is a free, city-supported mobile unit available to Bondurant residents and Chamber Members for weekend block parties and community events, fully equipped to help neighbors easily host gatherings. It includes all the essentials for a successful event and is delivered and picked up by the City, promoting stronger, more connected neighborhoods.

No

I understand that I am required to submit a map showing where special event equipment will be located at your event. This includes items such as stages, speakers, trash bins, inflatables, Rec n' Roll trailer, tents, etc. This map is required for event approval. The map can be submitted to kklus@cityofbondurant.com.

Yes

I hereby certify the included statements are true and correct, to the best of my knowledge, and that false statement(s) may be grounds for denial of this application. It is understood that activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event, and, if this application is approved by the City, the applicant shall be required to execute a Special Event Permit—Hold Harmless Agreement waiving any and all claims which the applicant may have as a result of this event against the City of Bondurant, Iowa, its officials, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event. An event for which a Permit has either not been obtained or which is in violation occurs will be subject to a municipal infraction up to \$750. I have read the Special Event Application guidelines and requirement for issuance of the permit. I understand the conditions under which it is issued and agree to comply with these conditions for this event. I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the state of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants. It is further understood the City of Bondurant has the authority to grant or deny permission for this event.

Yes

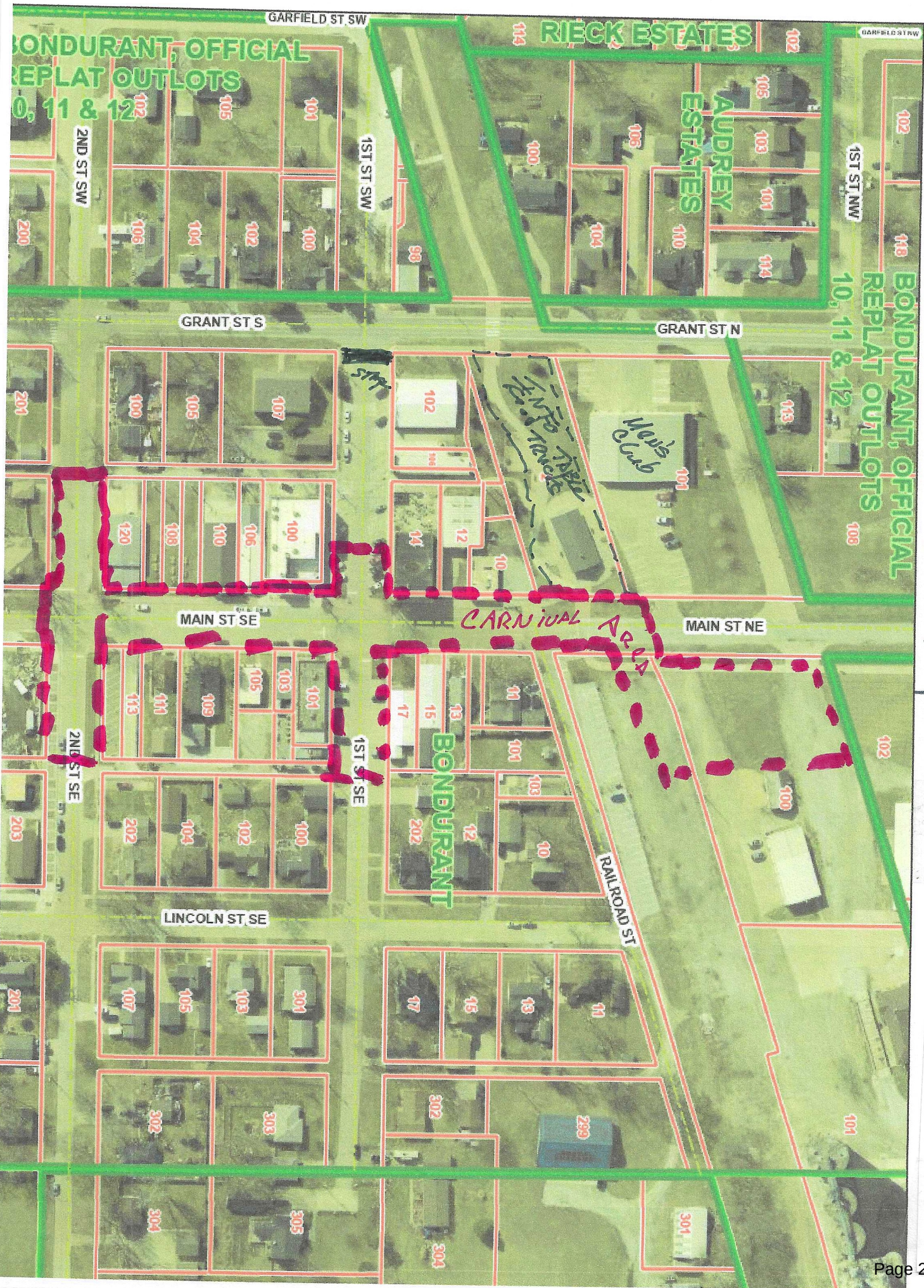
THE UNDERSIGNED, ON HIS OR HER BEHALF AND ON BEHALF OF ANY PARTICIPATING CHILDREN, HEREBY RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE the CITY, its elected officials, officers, employees, volunteers and agents from all liability to the undersigned or such participating children and all personal representatives, assigns, heirs, and next of kin of the undersigned or such participating children for any loss or damage, and any claim or demands on account of any property damage or any injury to, or an illness including COVID-19, or the death of, the undersigned or such participating children (or any person who may contract COVID-19, directly or indirectly, from the undersigned or such participating children) whether caused by the negligence, active or passive, of the CITY or otherwise while the undersigned or such participating children are in, upon, or about the premises or any facilities or using equipment therein or participating in any program affiliated with the CITY. I HAVE CAREFULLY READ AND VOLUNTARILY SIGN THIS AGREEMENT AND I AM AWARE THAT BY AGREEING TO THIS AGREEMENT I AM GIVING UP VALUABLE LEGAL RIGHTS.

Yes

Source URL:<https://www.cityofbondurant.com/node/75286/submission/8296>

Links

[1] <https://www.cityofbondurant.com/community/webforms/special-event-application>



Bondurant Summerfest 2024
Site Map



BONDURANT
MENS
CLUB
Serving Our Community

P.O. Box 244 - Bondurant, Iowa 50035

Bondurant Men's Club Summerfest Parade route and request
May 7, 2026

Attached is Summerfest 2026 Parade Route.

We need a special request for an addition staging location. Due to an event happening at the Bondurant Highschool on June 8th, not all parking lots will be available.

We would like to use 13th St NW across from the high school for a staging location for parade participates.

Men's Club will have members and volunteers available to help direct parade participates to the correct locations.

Al Ihde
515-202-8282



BONDURANT
MENS
CLUB
Sewing Our Community

P.O. Box 244 - Bondurant, Iowa 50035

Bondurant Men's Club Summerfest 2026
May 7, 2026

Garbage & Kybo's

Austin Sullivan has met with John Horton about the number of Kybo's and there locations.

Garbage

John Horton will be handling that based on how many and locations of garbage cans and dumpter.

Al Ihde
515-202-8282

CLASS "E" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: EZ MART

FEIN: XX-XXX5270

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 432936

Premises Information

Premises DBA: EZ MART

Premises Address: 1111 SE LINCOLN ST BONDURANT IA 50035

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Own

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business.
This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
3000

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

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
No

License Information

Effective Date: 01-Jun-2026

Length of License Requested: 12MONTH

Endorsements

Local Authority: City of Bondurant

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	SINGH, MANPREET	SSN	***-**-1752				0.00
Individual	KAUR, SAVNEET	SSN	***-**-4393	14-Jul-1988		501 3RD ST SE BONDURANT IA 50035	50.00
Individual	KAUR, GURMEET	SSN	***-**-3576	15-Mar-1969		4421 NE 45TH CT ANKENY IA 50021	50.00

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: GURMEET KAUR

Phone Number: (515) 883-0530

Email Address: bp.ezmart@gmail.com

Address: 1111 SE LINCOLN STREET BONDURANT IA 50035

Bond

Do you want to add a bond for this permit?

No

Premises Hours

Is the premises open 24/7?

No

Store Hours Description:

Monday to Thursday: 5 am to 10 PM

Friday: 5 AM to 11PM
Saturday: 7 AM to 11PM
Sunday: 7 AM to 10 PM

Deliveries Hours

Are deliveries able to be received 24/7?

Yes

Delivery Hours Description:

24/7

Automatic Renewal Enrollment

Do you wish to enroll in the Automatic Renewal Program at this time?

Yes

Attestation Information

Attestation Name: GURMEET KAUR

Attestation Date: 01-Jun-2026



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

Item No. 5.d.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution appointing representatives to the Stormwater Management Committee

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City is tasked with the important job of Stormwater management to limit the impact of stormwater runoff and the amount of pollution traveling to local rivers and streams. Unmanaged stormwater can cause water pollution, stream bank erosion, and flooding. As more areas of the City are developed into homes and businesses, less precipitation can infiltrate into the ground, and more stormwater runoff is generated. By slowing down the stormwater through Best Management Practices (BMPs), the pollutants have a chance to settle out. These practices can help improve the water quality in local bodies of water and help improve the water quality in our state's rivers.

To comply with federal regulations, the City is required to implement a stormwater management program. A few of the requirements include:

- Inspect construction sites and post-construction stormwater facilities to reduce sediment loss.
- Provide opportunities for public involvement and participation, as well as public education and outreach on stormwater impacts and water quality management.
- Enforce a discharge detection and elimination program to allow unpolluted stormwater to enter the municipal sewer system.
- Maintain pollution prevention and good housekeeping program aimed at preventing or reducing pollutant runoff from municipal operations.

One requirement under the City's MS4 permit is to have a Citizens' Stormwater Management Committee. The attached resolution approves appointments to that committee.

FUNDING SOURCE: Stormwater activities are funded through the stormwater utility

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-169

CITY OF BONDURANT
RESOLUTION NO. 260601-169

RESOLUTION APPOINTING REPRESENTATIVES TO THE STORMWATER
ADVISORY COMMITTEE

WHEREAS, the City Council of the City of Bondurant, Iowa, has established a Stormwater Advisory Committee to provide recommendations and guidance regarding stormwater management, policies, and related matters within the City; and

WHEREAS, multiple vacancies currently exist on the Stormwater Advisory Committee; and

WHEREAS, the City Council finds it to be in the best interest of the city to appoint qualified individuals to serve on the Stormwater Advisory Committee.

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

1. Kristin Brostrom, Bryan Plants, Noah Sculte, Louise Jennings, & Jake Becker are hereby appointed to serve as a member of the Stormwater Advisory Committee.
2. The term of appointment shall commence upon approval of this Resolution and continue through June 2029 or until a successor is appointed in accordance with City policy.
3. The City Clerk is hereby directed to maintain a copy of this Resolution and update the official records of committee appointments accordingly.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 5.e.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving Position Description and FY27 Wage Range for the Building Official Position

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS:

At the May 4, 2026, City Council meeting, the issue of bringing building inspections in house was discussed. For reference, the City currently contracts building permit and inspection services through Veenstra & Kimm. Below is a table showing the amount paid for these services over the past few years.

FY23	FY24	FY25	FY26 (est)	FY27 Projected
\$196,184	\$212,062	\$264,505	\$295,207	\$295,207

Recently, Veenstra & Kimm significantly altered their staffing model, including the departure of their Building Official. This change presents an opportunity for the City to evaluate transitioning these services in-house. Staff had originally planned to bring services in house a few years from now; however, this change presents an opportunity to bring services in house now.

The discussion and direction at the meeting was to move forward with bringing these services in house. The City Council has previously approved a position description and wage range for a Building Inspector position, but not yet for a Building Official position. The attached resolution approves the position description and wage range, which was developed pursuant to the City's adopted Compensation Policy.

FUNDING SOURCE: Building Permit Fees

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-170

CITY OF BONDURANT
RESOLUTION NO. 260601-170

A RESOLUTION APPROVING THE POSITION DESCRIPTION AND FY27 WAGE
RANGE FOR THE BUILDING OFFICIAL POSITION

WHEREAS the City Council previously approved a position description and wage range for a Building Inspector position; and

WHEREAS the City has identified the need to establish a Building Official position within the Planning & Community Development Department to oversee building inspection, permitting, plan review, rental housing inspection, and code enforcement activities; and

WHEREAS the proposed Building Official position description outlines the duties, responsibilities, qualifications, and expectations necessary to effectively administer and enforce the City's adopted building and safety codes; and

WHEREAS the wage range for the Building Official position has been developed pursuant to the City's adopted Compensation Policy and is recommended by City staff; and

WHEREAS the City Council finds it to be in the best interests of the City to approve the position description and wage range for the Building Official position.

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

Section 1. The position description for the Building Official position, attached hereto and incorporated herein by reference, is hereby approved.

Section 2. The FY27 wage range for the Building Official position is hereby approved at the following levels.

Min	Mid	Max
\$92,842	\$111,411	\$123,790

Section 3. This resolution shall be effective immediately upon its passage and approval.

Passed this 1st day of June 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				

CITY OF BONDURANT

JOB DESCRIPTION

Title: Building Official Coordinator

Department: Planning & Community Development

Range:

\$92,842 \$111,411 \$123,790

FLSA: Exempt

Reports To: Planning & Community Development Director

PURPOSE OF POSITION

The Building Official is responsible for administering, coordinating, and enforcing the City's building inspection, permitting, plan review, rental housing inspection, and code enforcement programs to ensure the safety, health, and welfare of residents, businesses, and the community. This position oversees the implementation and enforcement of local, state, and federal building, mechanical, plumbing, electrical, fuel gas, property maintenance, and related codes and ordinances.

The Building Official provides leadership and technical expertise in support of development activities, construction compliance, customer service, and operational efficiency. This position works collaboratively with City departments, contractors, developers, consultants, and the public to support the City's growth and development objectives through consistent code application and professional service delivery.

ESSENTIAL DUTIES AND RESPONSIBILITIES

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

Inspection and Compliance:

- Administers and enforces the City's adopted building, zoning, and safety codes, ensuring compliance with applicable regulations.

- Conducts and oversees inspections of residential, commercial, and public structures for compliance with approved plans and codes.
- Reviews building plans, specifications, and permit applications to ensure compliance prior to issuance.
- Evaluates structural, electrical, plumbing, HVAC, and related systems for adherence to safety and performance standards.
- Investigates complaints regarding unsafe or non-compliant structures and initiates corrective actions as necessary.
- Issues correction notices, stop-work orders, and citations for violations and ensures timely resolution.

Administration and Program Management:

- Oversees the administration of the City's building permit and inspection program, ensuring accuracy, efficiency, and consistency.
- Develops and maintains procedures, policies, and workflows to support effective code enforcement and inspection services.
- Assists in the preparation and administration of the division budget, including forecasting needs and recommending improvements.
- Evaluates processes and implements improvements to enhance service delivery and operational efficiency.

Leadership and Coordination:

- Provides direction, training, and support to inspection staff, ensuring consistency and quality in inspections and enforcement.

- Coordinates with Planning & Community Development staff on development review, permitting, and zoning compliance.
- Works collaboratively with other City departments, contractors, developers, and external agencies to support development activities.
- Serves as a technical resource to staff and leadership on building codes, construction practices, and regulatory requirements.

Public Assistance and Communication:

- Provides information and technical guidance to contractors, developers, architects, property owners, and the general public.
- Responds to inquiries related to code requirements, permitting processes, and inspection results.
- Represents the City in meetings, hearings, and discussions related to building and code enforcement matters.

Recordkeeping and Reporting:

- Maintains accurate records of permits, inspections, enforcement actions, and correspondence.
- Prepares reports, recommendations, and documentation for the Planning & Community Development Director and City leadership.
- Ensures timely and accurate entry of data into the City's permitting and record management systems.

Professional Development:

- Maintains current knowledge of building codes, construction methods, and regulatory updates.
- Participates in professional development, training, and certification programs as required.

Routine Job Duties/Responsibilities

Routine Job Duties/Responsibilities

- Provides supervision and coordination of the building inspection service by determining assignments, schedules, type of inspection priorities, level of inspection, documentation procedures, maintaining consistency, confirming compliance with City requirements, and recommending appropriate codes and editions.
- Provides supervision and coordination of the plan submittal and review process, conducts plan reviews as necessary, supervises the rental housing program, and code enforcement process.
- Provides supervision and coordination, and reviews and makes determinations concerning commercial and multi-family projects, diagrams, calculations, specifications, Special Inspection reports, Underwriters Laboratory listings, Building Code evaluation reports, designed systems, energy forms, accessibility documents, and any other submittal documents for compliance with building codes and all other pertinent ordinance requirements.
- Provides preconstruction code consultation with builders, developers, citizens and other City departments to advise them of codes, ordinances, schedules, processes, submittal requirements, etc., i.e. public education.
- Provides overall supervision and coordination of permit processing, inspection documentation, short term and long term filing system.
- Assists with the selecting, orientation, training, performance management, and discipline of employees in the Building Division in accordance with City policy.
- Assures fair and consistent treatment of all employees in the Building Division and that all employees comply with all City policies and procedures.
- Assures that all work performed in the Building Division meets the City's standards for customer service, accuracy, quality, and efficiency.
- Directs activities of the Building Division to assure that appropriate communication and coordination of efforts occurs with other Departments of the City.

- Assures that the City's mission, goals and objectives are fully supported and initiated.
- Performs other duties and responsibilities as assigned.

Periodic Job Duties/Responsibilities

- Develops a comprehensive budget for the Building Division.
- Maintains code updates and provides information and analysis to all concerned parties, including construction associations, staff, adjacent communities, citizens, etc.
- Manages the appeals, code interpretations, and code development/updates before the Board of Appeals regarding the building code, housing code electrical code, plumbing and mechanical codes.
- Makes determinations regarding code requirements, interpretations, project decisions, project status, plan review comments, and submittal requirements, and relates these determinations to inspection and clerical personnel.
- Provides written documentation and updates for the Community Development Director and Administration regarding any ongoing project or situation which may generate legal or financial concerns, issues which may attract the media, or any other pertinent items which affect operations or public perception.
- Assists in the development and maintenance of disaster mitigation plans, procedures, and coordination factors with Federal, State, County, and City representatives.
- Reviews proposed legislation which may impact code and inspection responsibilities, including modular housing, accessibility issues, energy requirements, non-funded mandates, etc.
- Provides input towards code development at the national and state level, and is responsible for analysis of code criteria, ensuring that the City is legally and practically accurate with its code interpretation and enforcement.
- Develops and maintains Building Division standards based on achieving the highest possible rating from the Insurance Services Offices review, which determines community insurance ratings.

Typical Qualifications

Must be able to pass a pre-employment offer: professional reference checks, drug screen, motor vehicle report and background check. Any combination of education and experience providing the required skill and knowledge is qualifying. Typical qualifications would be equivalent to:

- Bachelors Degree in Architecture, Engineering, Construction Management or related field; applicable related experience can be substituted for a college education.

- Five years of construction management, design or equivalent experience
- One year of applicable experience can be substituted for each year of college education
- Valid Drivers' License
- Certified Building Official by the International Code Council (ICC) (ICC #B6)
- Certified Building Plans Examiner by the ICC (ICC #B3)

Skills

- Ability to read and interpret construction plans and specifications and applicable technical codes and ordinances
- Ability to effectively convey information in verbal, written and graphic forms; to provide accurate guidance to the customer to resolve deficiencies and bring the structure into compliance with the appropriate codes
- Ability to accurately calculate algebraic and geometric calculations and to utilize dimensions on plans to calculate permit cost, building area and related information
- Ability to establish and maintain effective work relationships, ability to handle potential confrontational situations
- Ability to manage multiple tasks simultaneously
- Sound judgment and decision-making abilities
- Ability to take initiative
- Problem-solving ability
- Ability to perform essential duties at designated work site location at designated hours.

Knowledge

- Comprehensive knowledge of applicable state and local building related laws, International Building Code, International Residential Code, National Electric Code, International or Uniform Plumbing Code, International Mechanical Code and/or International Fuel Gas Code
- In-depth knowledge of general construction practices
- Ability to conduct combination inspections
- General knowledge of office equipment, including telephone, facsimile, photo copier, and calculator

- Proficiency with PC's and computer software and applications.

Working Conditions

- Long period of sitting
- Occasional lifting and carrying up to 50 pounds.
- Constant dexterity, near sight acuity, concentration and writing ability
- Frequent stooping, kneeling, crouching, reaching, handling, talking, able to hear normal conversation, near and far sight acuity, and judgment
- Intermittent climbing, balancing, depth perception, color vision and field of vision

Safety Hazards

- Occasional exposure to noise intensity levels and traffic hazards
- Typical construction site conditions during periodic inspections and follow-up of complaints.



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

Item No. 5.f.
For Meeting of 6/1/2026
Ordinance

TITLE: - (Third 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 and the second reading at the May 18, 2026, 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. 5.g.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 2 Project for June 29, 2026, at 6:00 p.m.

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves action to order construction and sets the date of letting and the date of public hearing for the SE Industrial Public Improvements - Phase 2 Project.

This project includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE west of Phase 1 to Grant Street South. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area.

Phase 2 includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Grant St S and Vermeer Drive, and intersection improvements at 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 2 includes approximately 7,800 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane to an urban three-lane Portland cement concrete (PCC) section, along with the extension of a 32'x12' precast arch culvert at mud creek. Additionally, the project includes approximately 500 linear feet of roadway reconstruction along and through the intersection of Pleasant St SE.

Major items of work include approximately 72,000 cubic yards of earthwork, 46,000 square yards of PCC pavement, 9,200 linear feet of storm sewer, 2,400 linear feet of 15" sanitary sewer and bore under Pleasant St SE, minor water relocations.

Construction staking and materials testing will be provided by the project Engineer, Shive-Hattery, Inc., and retained by City of Bondurant.

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

An interim (substantial) completion date has been established for July 1, 2027. 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 July 1, 2027.

Sealed bids for the work comprising improvements as stated must be filed by 2:00 p.m., according to the clock in the office of the Bondurant City Hall on June 25, 2026. Bids will be received and accepted via the vBid online electronic bid service through QuestCDN, or by sealed paper copy. Sealed bids will be opened publicly and bids tabulated on June 25, 2026, at 2:00 p.m. at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035.

The attached resolution also sets a public hearing for June 29, 2026, at 6:00 p.m.

FUNDING SOURCE: The publication will be funded by the SE Industrial Infrastructure Capital Fund, supported by grants and TIF.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-171

CITY OF BONDURANT
RESOLUTION NO. 260601-171

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET A
DATE OF LETTING, AND SETTING A PUBLIC HEARING ON THE SE INDUSTRIAL
PUBLIC IMPROVEMENTS – PHASE 2 PROJECT FOR JUNE 29, 2026, AT 6:00 P.M.

WHEREAS the City Council orders construction for the SE Industrial Public Improvements – Phase 2 Project; AND

WHEREAS Sealed bids for the work comprising improvements as stated below must be filed by 2:00 PM, according to the QuestCDN bid clock on June 25, 2026; AND

WHEREAS Bids will be received and accepted via the vBid online electronic bid service through QuestCDN; AND

WHEREAS Sealed bids will be opened publicly and bids tabulated on June 25, 2026, at 2:05 PM at the Bondurant City Hall, 200 2nd Street SE, Bondurant, IA 50035; AND

WHEREAS This project includes construction of public infrastructure improvements in southeast Bondurant, Iowa, north of Interstate 80, along 32nd Street SE between Grant St S and Vermeer Drive, and intersection improvements at Pleasant Street SE. The improvements support development of the Vermeer industrial manufacturing facility and provide access, utilities, and stormwater infrastructure for the surrounding area; AND

WHEREAS Phase 2 includes approximately 7,800 linear feet of reconstruction of 32nd Street SE, converting the existing rural two-lane to an urban three-lane Portland cement concrete (PCC) section, along with the extension of a 32'x12' precast arch culvert at mud creek. Additionally, the project includes approximately 500 linear feet of roadway reconstruction along and through the intersection of Pleasant St SE; AND

WHEREAS Major items of work include approximately 72,000 cubic yards of earthwork, 46,000 square yards of PCC pavement, 9,200 linear feet of storm sewer, 2,400 linear feet of 15" sanitary sewer and bore under Pleasant St SE, minor water relocations; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for June 29, 2026, at 6:00 p.m. in the Bondurant City Hall Council Chambers at 200 Second Street NE, Bondurant, Iowa 50035.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction, setting date for public hearing, and date of bid letting for the SE Industrial Public Improvements – Phase 2 Project is hereby approved as presented.

BE IT FURTHER RESOLVED that the City Council for Bondurant does hereby approve bids and specifications for this project, pending review and approval of the Iowa Department of Transportation and the Bondurant City Engineer.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 5.h.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution extending existing Lease Agreement with Burke Overturff through March 31, 2027, for the 84,000 SF building owned by the City of Bondurant in the Grain District

CONTACT PERSON:

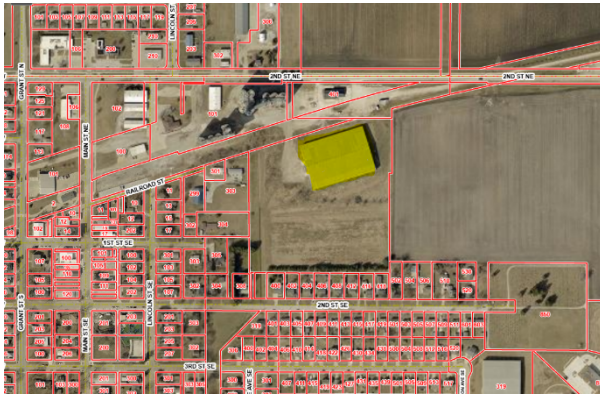
Maggie Murray, Planning & Community Development Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The proposed resolution approves an extension of the existing lease agreement with Burke Overturff for use of the approximately 84,000 square foot building located within the City-owned Grain District area. The original lease agreement, which is attached to this agenda statement, was assumed by the City of Bondurant as part of the City's acquisition of the surrounding Grain District property in 2024. The current lease term expires June 1, 2026.

The proposed extension would allow continued occupancy through March 31, 2027. While the extension period spans ten months, access to the building is anticipated to be substantially impacted during the months of June and July 2026 due to planned activities associated with the broader Grain District redevelopment area. As a result, the proposed lease extension amount has been reduced by \$1,000 (\$500 per month) so the lease extension will total \$4,000 for a period of eight months of payment plus the two additional months free of charge.

The City currently owns the 13-acre site which is home to the 84,000 warehouse structure. These 13 acres are anticipated to serve as overflow parking for the future Silo Commons development during large community events and peak activity periods. Silo Commons is expected to open prior to Summer 2027, and extending the lease only through March 31, 2027 will provide the City with sufficient time to coordinate removal of the existing 84,000 square foot structure in advance of the opening of Silo Commons and associated public use of the surrounding property.

Area Map (84,000 SF structure highlighted in yellow):



FUNDING SOURCE: This is a revenue.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-172
2. Burke Overturf Lease Agreement

CITY OF BONDURANT
RESOLUTION NO. 260601-172

RESOLUTION EXTENDING EXISTING LEASE AGREEMENT WITH BURKE
OVERTURFF THROUGH MARCH 31, 2027, FOR THE 84,000 SF BUILDING OWNED
BY THE CITY OF BONDURANT IN THE GRAIN DISTRICT

WHEREAS the City of Bondurant acquired approximately 13 acres within the Grain District area in 2024, including the approximately 84,000 square foot warehouse structure located on the property; AND

WHEREAS as part of the acquisition, the City assumed an existing lease agreement with Burke Overturff for use of the warehouse structure, with the current lease term expiring on May 31, 2026; AND

WHEREAS Burke Overturff has requested an extension of the existing lease agreement to allow continued occupancy of the structure through March 31, 2027; AND

WHEREAS the proposed extension period spans ten (10) months; however, due to anticipated impacts to site access during the months of June and July 2026 associated with broader Grain District redevelopment activities, the proposed lease extension amount has been reduced to \$4,000, reflecting eight (8) months of occupancy at the previously established lease rate of \$500 per month; AND

WHEREAS the City-owned 13-acre site surrounding the structure is anticipated to serve as overflow parking for the future Silo Commons development during large community events and peak activity periods; AND

WHEREAS extending the lease through March 31, 2027, will provide the City sufficient time to coordinate removal of the existing warehouse structure prior to the anticipated opening of Silo Commons and related public use of the surrounding property; AND

WHEREAS the City Council has determined that extending the lease agreement through March 31, 2027, is in the best interest of the City and consistent with ongoing redevelopment efforts within the Grain District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the existing lease agreement with Burke Overturff for use of the approximately 84,000 square foot warehouse structure located within the Grain District is hereby extended through March 31, 2027, in the amount of \$4,000, pending review by legal counsel.

Passed this 1st day of June 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				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2024

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

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

PRODUCER StateFarm  Tim Forbes 325 8th Street SE Altoona IA 50009	CONTACT NAME: Tim Forbes PHONE: 515-967-6601 (A/C, No, Ext): E-MAIL: tim.forbes.icjp@statefarm.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: NAIC # 25143
INSURED Overturff, Burke PO BOX 312 ALTOONA IA 500090312	

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

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Farm Ranch GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	N	N	95-CC-V832-8	06/18/2024	06/18/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

LOCATION OF BUILDING:
102 LINCOLN ST NE
BONDURANT, IA 50035

CERTIFICATE HOLDER**CANCELLATION**

CITY OF BONDURANT 200 2ND ST NE BONDURANT IA 50035	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  This form was system-generated on 12/16/2024
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LEASE AGREEMENT

THIS LEASE AGREEMENT is made by and between **Farmers Grain Co**, PO Box 477, Pond Creek OK 73766-0477 (Landlord) and **Burke Overturff**, PO Box 312, Altoona IA 50009 (Tenant).

WITNESSETH:

WHEREAS, Landlord owns real property in Caldwell, Sumner County, Kansas and desires to lease a portion of said premises to the Tenant; and

WHEREAS, Tenant desires to lease the premises from Landlord on the terms and conditions set forth below;

NOW, THEREFORE, for and in consideration of the premises, the receipt and adequacy of which are hereby acknowledged and for the mutual agreements and pledges herein contained, the parties do hereby covenant and agree with each other as follows:

1. Leased Premises: In consideration of the rents and of the covenants hereinafter contained, Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the real property, fixtures and improvements located thereon, described on Exhibit "A" attached hereto (Premises).

2. Term: This Lease shall be for an original term of two (2) years, commencing on the 1 day of June, 2024 and ending at Midnight on the 31 day of May, 2026. Said Lease may be extended strictly to allow Tenant to clean premises for no more than 3 months for the sum of \$500.00 per month payable in advance at termination of said lease.

3. Rent: This Lease is made for and in consideration of a rental amount of \$6,000.00 per year totaling \$12,000.00 for the two year term. Rent payable as follows: \$6,000.00 on or before June 1, 2024 and \$6,000.00 on or before June 1, 2025. All rent shall be payable to Landlord in cash or check at the following address: PO Box 477, Pond Creek OK 73766-0477.

"Force Majeure": If performance of this lease or of any obligation hereunder is prevented or substantially restricted or interfered with by reason of an event of Force Majeure (as defined below), the affected party, upon giving notice to the other party shall be excused from such performance to the extent of and for the duration of such prevention, restriction or interference. The affected party shall use its reasonable efforts to avoid or remove such causes of nonperformance and shall continue performance as soon as such causes are removed. Force Majeure means: fire, earthquake, flood, tornado or other acts of God and natural disasters; strikes or labor disputes; war, civil strife or other violence; any law, order, proclamation, regulation, ordinance, action, demand or requirement of any government agency or utility; or any other act or condition beyond the reasonable control of a party.

4. Use of Premises: The Tenant hereby covenants and agrees that the premises shall be used for the general purpose of storage of straw bales. Tenant's use of the premises shall comply with all applicable laws, ordinances and governmental regulations. No other use of the premises may be had without the prior written approval of Landlord.

5. Acceptance of Premises: By taking possession of the premises, Tenant will be deemed to have accepted the premises as suitable for the purposes for which the same are leased, to have accepted the premises in "as is" condition and to have waived any and all defects therein which reasonable inspection of the premises would disclose.

6. Utilities: Landlord shall be responsible for payment of all utilities for the term of this lease.

7. Maintenance: Tenant shall maintain the interior of the premises during the term of this lease. All fixtures and buildings shall be at a minimum kept in the same state of repair as when occupancy begins by the tenant. Tenant shall be responsible for keeping the grounds free of clutter, debris and trash and landlord shall be responsible for mowing and trimming of grass.

8. Assignment and Subletting: Tenant shall not sublet or assign any portion of the premises without the consent of the Landlord, which consent shall not be unreasonably withheld.

9. Indemnity: Tenant shall save and hold the Landlord harmless from all liabilities, charges, expenses and costs on account of all claims for damages by reason of any injury or injuries to any person or property of any kind whatsoever which is occasioned by the negligence or willful actions of Tenant. Likewise, Landlord shall save and hold the Tenant harmless from all liabilities, charges, expenses and costs on account of all claims for damages by reason of any injury or injuries to any person or property of any kind whatsoever which is occasioned by the negligence or willful actions of the Landlord.

10. Taxes: Landlord shall continue to pay and be responsible for property taxes for the premises. Tenant shall pay for all personal property taxes levied on its property used and utilized on said real property, if any.

11. Insurance: Tenant assumes all risk of damage to any property that is placed in or on the premises by tenant and shall hold Lessor harmless for any claim upon the same. Tenant shall maintain a premises liability insurance policy on said building in the amount of \$_____ naming Landlord as an additional insured. Proof of payment of the same shall be provided to the Landlord on a yearly basis. In the event of a lapse of any insurance, the Tenant shall immediately notify the Landlord.

12. Events of Default: Tenant shall be in default of this lease if tenant fails to pay the rent stipulated herein or fails to comply with the terms, conditions or covenants of this lease within ten (10) days after receipt of notice by lessor to tenant, or if tenant shall make an assignment for creditors, or if the interest of the tenant herein shall be sold under execution or other legal process.

If tenant is in default hereunder, upon due notice to tenant, it shall be lawful for Landlord, its successors and assigns, at its option, to cure such default on tenant's behalf and charge the tenant the full reasonable cost of such cure, to terminate this lease, or to enter the premises and again have, repossess and enjoy the same without terminating the lease and without prejudice to the rights of the lessor hereunder.

If the tenant becomes insolvent or adjudicated bankrupt before the end of said term or any extension hereof, the landlord is hereby irrevocably authorized, at its option, to forthwith terminate this lease. Landlord may elect to accept rent from any receiver or other judicial officer during the term of its occupancy in its fiduciary capacity without affecting lessor's rights as contained in this lease, but no receiver, trustee, or other judicial officer shall ever have any right, title or interest in or to the premises by virtue of this lease.

13. Casualty and Damage: If during the term of the lease the premises are made substantially untenable by fire or other casualty, landlord may terminate this lease or proceed with reasonable diligence to repair, restore or rehabilitate the leased premises and the improvements located thereon, other than leasehold improvements paid for by the tenant, at landlords expense. During the term that said premises is untenable, the rent shall be abated according to the extent that tenant is deprived of its benefits under this lease. If the aforesaid premises, or any part thereof, shall be destroyed or damaged by fire, the elements or other causes so as to render the premises totally unfit for use by the tenant for the intended purposes of the lease, landlord or tenant may terminate this lease of the date of such damage and tenant's obligation to pay rent shall not extend beyond the date of such termination.

14. Termination: Tenant shall surrender and deliver up to the premises at the end of the term in as good order and condition as the same are now, reasonable use and wear and tear excepted.

15. Holding Over: Should tenant, with or without the express or implied consent of landlord, continue to hold and occupy the premises after the expiration of the term of this lease or any renewal term, such holding over beyond the term, and the acceptance of or collection of rent by landlord shall operate and be construed as creating a tenancy from month to month and not for any other term whatsoever, but the same may be terminated by either party by giving the other party thirty (30) days written notice thereof, and at any time thereafter lessor may re-enter and take possession of the premises.

16. Waiver: Any waiver of any default or breach of any covenant, agreement or condition of this lease shall be construed to be a waiver of the rights as to any future default or breach by tenant or lessor.

17. Notice: Any notice required to be given hereunder shall be in writing and shall be served by hand delivery; overnight express courier or by registered certified mail with return receipt requested, postage prepaid. All such notices shall be sent as follows:

If to Landlord: Farmers Grain Co
PO Box 477
Pond Creek OK 73766-0477

If to Tenant: Burke Overturff
PO Box 312
Altoona IA 50009

either party may hereafter and from time to time designate in writing a different address for the mailing of notices.

18. No Joint Venture: Nothing contained in this lease shall be deemed or construed to create the relationship of principal and agent or of partnership or joint venture or of any association whatsoever between landlord and tenant, except that of landlord and tenant.

19. Quiet Enjoyment: Landlord represents that it has good right and authority to lease the premises and that tenant shall quietly enjoy the premises so long as it complies with the terms and conditions of this lease.

20. Binding Effect: This lease shall be binding and shall inure to the benefit of the parties hereto and their respective heirs, legatees, executors, administrators, successors, and assigns.

21. Alterations and Improvements: Any structural or non-structural alterations to said premises shall only be made with the written permission of the Landlord and shall be promptly paid for so no mechanic liens attach.

22. Applicable Law: The laws of the State of Kansas shall govern the validity, performance and enforcement of this lease.

Terms of this lease binding on the parties, their heirs, successors and or assigns.

LANDLORD:

Farmers Grain Co
PO Box 477
Pond Creek OK 73766-0477

TENANT:

Burke Overturff
PO Box 312
Altoona IA 50009
(515) 681-4010
burkeoverturff@yahoo.com



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

Item No. 5.i.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving pay request no. 8 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$236,844.53

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend to the attached resolution to approve pay app #8 in the amount of \$236,844.53 related to the Grain District Lincoln St. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from April 25th through May 22nd, for the project. Most paving has been completed on the streets and the arboretum trail section. Sidewalk along Railroad St. has been poured and light pole bases are being installed. Sidewalks on Lincoln are completed and final grading and landscaping is being installed.

FUNDING SOURCE: TIF/Bond funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-173
2. Pay Request No. 8

CITY OF BONDURANT
RESOLUTION NO. 260601-173

RESOLUTION APPROVING PAY REQUEST NO. 8 TO MANATTS INC. FOR THE
GRAIN DISTRICT LINCOLN STREET PUBLIC IMPROVEMENTS PROJECT IN THE
AMOUNT OF \$236,844.53

WHEREAS the Grain District Lincoln St. Public Improvements Project Pay Request No. 8 was submitted on May 27th, 2026; AND

WHEREAS the pay request no. 8 is for work completed April 25th through May 22nd, 2026, on the Grain District Lincoln Street Public Improvements Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 8 to Manatt's Inc. in the amount of \$236,844.53 hereby approved.

Passed this 1st day of June 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				

Contractor's Application for Payment

Owner: <u>City of Bondurant</u>	Owner's Project No.: _____
Engineer: <u>I&S Group, Inc.</u>	Engineer's Project No.: <u>25-32109</u>
Contractor: <u>Manatts, Inc.</u>	Contractor's Project No.: _____
Project: <u>Grain District Public Improvements</u>	
Contract: <u>Grain District Public Improvements</u>	
Application No.: <u>8</u>	Application Date: <u>6/1/2026</u>
Application Period: From <u>4/25/2026</u> to <u>5/22/2026</u>	

1. Original Contract Price	\$ 1,950,334.85
2. Net change by Change Orders	\$ 123,254.05
3. Current Contract Price (Line 1 + Line 2)	\$ 2,073,588.90
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,813,779.79
5. Retainage	
a. <u>5%</u> X <u>\$ 1,813,779.79</u> Work Completed	\$ 90,688.99
b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 90,688.99
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,723,090.80
7. Less previous payments (Line 6 from prior application)	\$ 1,486,246.27
8. Amount due this application	\$ 236,844.53
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 259,809.11

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Manatts Inc</u>	
Signature: <u>Matt Ullestad</u> Digitally signed by Matt Ullestad DN: c=US, e=matu@manatts.com, o=Manatt's Inc., ou=Matt Ullestad Reason: I have reviewed this document Date: 2026.05.27 10:48:45-05'00'	Date: <u>05-27-2026</u>

Recommended by Engineer By: <u>Jay Whitaker</u> Title: <u>ISG - Civil Engineer</u> Date: <u>5/27/2026</u> Approved by Funding Agency By: _____ Title: _____ Date: _____	Approved by Owner By: _____ Title: _____ Date: _____ By: _____ Title: _____ Date: _____
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Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Bondurant							Owner's Project No.:			
Engineer:	I&S Group, Inc.							Engineer's Project No.: 25-32109			
Contractor:	Manatts, Inc.							Contractor's Project No.:			
Project:	Grain District Public Improvements										
Contract:	Grain District Public Improvements										
Application No.:		8		Application Period:		From 04/25/26 to 05/22/26		Application Date: 06/01/26			
A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	CLEARING AND GRUBBING	1	LS	7,500.00	7,500.00	1.00	7,500.00		7,500.00	100%	-
2	STRIP, SALVAGE, SPEAD TOPSOIL	100	CY	42.50	4,250.00	100.00	4,250.00		4,250.00	100%	-
3	OFF-SITE TOPSOIL, CONTRACTOR FURNISHED	800	CY	28.00	22,400.00	700.00	19,600.00		19,600.00	88%	2,800.00
4	EXCAVATION, CLASS 10	12820	CY	11.10	142,302.00	12,820.00	142,302.00		142,302.00	100%	-
5	SUBGRADE PREPARATION	6209	SY	2.50	15,522.50	6,209.00	15,522.50		15,522.50	100%	-
6	SUBBASE, MODIFIED, 4 INCH	3387	SY	5.75	19,475.25	3,387.00	19,475.25		19,475.25	100%	-
7	SUBBASE, MODIFIED, 6 INCH	6209	SY	7.75	48,119.75	6,209.00	48,119.75		48,119.75	100%	-
8	COMPACTION TESTING	1	LS	5,000.00	5,000.00	1.00	5,000.00		5,000.00	100%	-
9	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	500	LF	88.00	44,000.00	500.00	44,000.00		44,000.00	100%	-
10	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	6	EA	2,345.00	14,070.00	6.00	14,070.00		14,070.00	100%	-
11	STORM SEWER, TRENCHED, RCP, 15"	120	LF	67.00	8,040.00	531.00	35,577.00		35,577.00	443%	(27,537.00)
12	STORM SEWER, TRENCHED, RCP, 18"	687	LF	74.00	50,838.00	315.00	23,310.00		23,310.00	46%	27,528.00
13	STORM SEWER, TRENCHED, RCP, 24"	139	LF	92.00	12,788.00	94.00	8,648.00		8,648.00	68%	4,140.00
14	STORM SEWER, TRENCHED, CMP, 24"	216	LF	72.00	15,552.00	80.00	5,760.00		5,760.00	37%	9,792.00
15	STORM SEWER, TRENCHED, RCP, 30"	247	LF	123.00	30,381.00	240.00	29,520.00		29,520.00	97%	861.00
16	STORM SEWER, TRENCHED, RCP, 36"	73	LF	145.00	10,585.00	73.00	10,585.00		10,585.00	100%	-
17	STORM SEWER, TRENCHED, RCP, 48"	101	LF	195.00	19,695.00	93.00	18,135.00		18,135.00	92%	1,560.00
18	STORM SEWER, TRENCHED, RCP, 60"	67	LF	311.00	20,837.00	51.00	15,861.00		15,861.00	76%	4,976.00
19	PIPE APRON, RCP, 24"	1	EA	3,480.00	3,480.00	-	-		-	0%	3,480.00
20	PIPE APRON, CMP, 24"	2	EA	2,290.00	4,580.00	2.00	4,580.00		4,580.00	100%	-
21	PIPE APRON, RCP, 30"	1	EA	4,475.00	4,475.00	1.00	4,475.00		4,475.00	100%	-
22	PIPE APRON, RCP, 48"	1	EA	7,550.00	7,550.00	1.00	7,550.00		7,550.00	100%	-
23	PIPE APRON, RCP, 60"	2	EA	10,450.00	20,900.00	2.00	20,900.00		20,900.00	100%	-
24	SUBDRAIN, PVC TYPE 1, 6"	1948.9	LF	20.00	38,978.00	1,771.80	35,436.00		35,436.00	91%	3,542.00
25	SUBDRAIN CLEANOUT, A-1, 6"	3	EA	1,010.00	3,030.00	6.00	6,060.00		6,060.00	200%	(3,030.00)
26	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO	9	EA	357.00	3,213.00	11.00	3,927.00		3,927.00	122%	(714.00)
27	SUBDRAIN OUTLETS AND CONNECTIONS, CONNECTION TO	4	EA	276.00	1,104.00	-	-		-	0%	1,104.00
28	SUBDRAIN OUTLETS AND CONNECTIONS, CAP, 6"	1	EA	269.00	269.00	-	-		-	0%	269.00
29	WATER MAIN, TRENCHED, C900, 8 INCH	963	LF	39.00	37,557.00	950.50	37,069.50		37,069.50	99%	487.50
30	WATER MAIN, TRENCHED, C900, 12 INCH	76	LF	179.00	13,604.00	197.50	35,352.50		35,352.50	260%	(21,748.50)
31	FITTING, 11.25 DEGREE BEND, 8 INCH	2	EA	1,320.00	2,640.00	2.00	2,640.00		2,640.00	100%	-
32	FITTING, 22.5 DEGREE BEND, 8 INCH	3	EA	1,235.00	3,705.00	3.00	3,705.00		3,705.00	100%	-
33	FITTING, TEE, 8" INCH	1	EA	1,605.00	1,605.00	1.00	1,605.00		1,605.00	100%	-
34	FITTING, TEE, 12" X 8" INCH	2	EA	1,820.00	3,640.00	3.00	5,460.00		5,460.00	150%	(1,820.00)
35	WATER SERVICE STUB, COPPER, 3/4"	1	EA	1,570.00	1,570.00	2.00	3,140.00		3,140.00	200%	(1,570.00)
36	WATER SERVICE STUB, COPPER, 1"	1	EA	1,780.00	1,780.00	1.00	1,780.00		1,780.00	100%	-
37	WATER SERVICE STUB, PVC, 6 INCH	5	EA	4,275.00	21,375.00	5.00	21,375.00		21,375.00	100%	-
38	WATER MAIN REMOVAL	380	LF	13.00	4,940.00	483.00	6,279.00		6,279.00	127%	(1,339.00)

Progress Estimate - Unit Price Work

Contractor's Application for Payment

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

Application No.: 8 Application Period: From 04/25/26 to 05/22/26 Application Date: 06/01/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
39	VALVE, GATE, 8"	6	EA	3,210.00	19,260.00	6.00	19,260.00		19,260.00	100%	-
40	FIRE HYDRANT ASSEMBLY	1	EA	9,295.00	9,295.00	1.00	9,295.00		9,295.00	100%	-
41	MANHOLE, SW-301, 48"	4	EA	5,165.00	20,660.00	4.00	20,660.00		20,660.00	100%	-
42	MANHOLE, SW-401, 60"	1	EA	6,540.00	6,540.00	1.00	6,540.00		6,540.00	100%	-
43	MANHOLE, SW-401, 72"	1	EA	8,515.00	8,515.00	1.00	8,515.00		8,515.00	100%	-
44	MANHOLE, SW-402, 70"x70"	2	EA	17,340.00	34,680.00	-	-		-	0%	34,680.00
45	INTAKE, SW-501	5	EA	3,825.00	19,125.00	-	-		-	0%	19,125.00
46	INTAKE, SW-502	3	EA	4,320.00	12,960.00	4.00	17,280.00		17,280.00	133%	(4,320.00)
47	PAVEMENT, PCC, 7"	4461.8	SY	54.00	240,937.20	4,232.40	228,549.60	-	228,549.60	95%	12,387.60
48	PAVEMENT, PCC, 7", STAMPED AND COLORED	328.1	SY	136.50	44,785.65	317.50	43,338.75		43,338.75	97%	1,446.90
49	PAVEMENT, PCC, 7", PARKING LOT	1180	SY	54.00	63,720.00	1,191.60	64,346.40		64,346.40	101%	(626.40)
50	REMOVAL OF SIDEWALK	56.2	SY	18.00	1,011.60	205.10	3,691.80		3,691.80	365%	(2,680.20)
51	REMOVAL OF GRANULAR SURFACING	1245.7	SY	3.10	3,861.67	1,245.70	3,861.67		3,861.67	100%	-
52	SHARED USE PATH, 12', PCC, 6"	2902.8	SY	37.00	107,403.60	2,933.30	108,532.10		108,532.10	101%	(1,128.50)
53	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	3387	SY	4.50	15,241.50	3,387.00	15,241.50		15,241.50	100%	-
54	SIDEWALK, PCC, 6"	1527.8	SY	62.00	94,723.60	1,512.90	93,799.80		93,799.80	99%	923.80
55	DETECTABLE WARNING	440	SF	40.00	17,600.00	428.00	17,120.00		17,120.00	97%	480.00
56	DRIVEWAY, PCC, 6"	27	SY	53.00	1,431.00	53.50	2,835.50		2,835.50	198%	(1,404.50)
57	DRIVEWAY, GRANULAR, 6"	4	SY	116.00	464.00	-	-		-	0%	464.00
58	PAVEMENT REMOVAL	619.5	SY	11.15	6,907.43	2,058.20	22,948.93		22,948.93	332%	(16,041.50)
59	PAINTED PAVEMENT MARKINGS, WATERBORNE	20.5	STA	126.00	2,583.00	-	-		-	0%	2,583.00
60	PAINTED SYMBOLS AND LEGENDS	7	EA	75.00	525.00	-	-		-	0%	525.00
61	TYPE A SIGN, SHEET ALUMINUM, HANDICAP SIGN	7	EA	275.00	1,925.00	-	-		-	0%	1,925.00
62	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN	6	EA	500.00	3,000.00	-	-		-	0%	3,000.00
63	TYPE A SIGN, SHEET ALUMINUM, STOP SIGN WITH STREET	2	EA	650.00	1,300.00	-	-		-	0%	1,300.00
64	TEMPORARY TRAFFIC CONTROL	1	LS	7,640.00	7,640.00	0.50	3,820.00		3,820.00	50%	3,820.00
65	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	3.3	AC	5,000.00	16,500.00	-	-		-	0%	16,500.00
66	PLANTS WITH WARRANTY, DECIDUOUS TREES, 2.5" B&B	70	EA	525.00	36,750.00	-	-		-	0%	36,750.00
67	PLANTS WITH WARRANTY, EVERGREEN TREES, 8' B&B	9	EA	650.00	5,850.00	-	-		-	0%	5,850.00
68	PLANTS WITH WARRANTY, ORNAMENTAL TREES, 2", 8' B&B	18	EA	425.00	7,650.00	-	-		-	0%	7,650.00
69	PLANTS WITH WARRANTY, SHRUBS, #5 CONT	96	EA	67.00	6,432.00	-	-		-	0%	6,432.00
70	PLANTS WITH WARRANTY, PERENNIAL PLANT, #1 CONT	311	EA	16.00	4,976.00	-	-		-	0%	4,976.00
71	DOUBLE-SHREDDDED HARDWOOD MULCH	17	CY	135.00	2,295.00	-	-		-	0%	2,295.00
72	SWPPP MANAGEMENT	1	LS	2,950.00	2,950.00	0.75	2,212.50		2,212.50	75%	737.50
73	WATTLE, STRAW, 9 INCH	3448	LF	1.70	5,861.60	610.00	1,037.00		1,037.00	18%	4,824.60
74	RIP RAP, CLASS E REVETMENT	750.6	TON	70.00	52,542.00	315.30	22,071.00		22,071.00	42%	30,471.00
75	STABILIZED CONSTRUCTION EXIT	75	SY	26.50	1,987.50	62.20	1,648.30		1,648.30	83%	339.20
76	INLET PROTECTION DEVICE	11	EA	145.00	1,595.00	8.00	1,160.00		1,160.00	73%	435.00
77	MOBILIZATION	1	LS	67,000.00	67,000.00	1.00	67,000.00		67,000.00	100%	-
78	ELECTRICAL	1	LS	271,000.00	271,000.00	0.63	170,730.00	-	170,730.00	63%	100,270.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

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

Application No.:	8	Application Period:	From	04/25/26	to	05/22/26	Application Date:						06/01/26
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A	B	C	D	E	F	G	H	I	J	K	L					
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)					
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)									
79	SOIL AMENDMENTS	2000	CY	22.60	45,200.00	-	-		-	0%	45,200.00					
80	CONCRETE WASHOUT	1	LS	4,300.00	4,300.00	0.90	3,870.00		3,870.00	90%	430.00					
Original Contract Totals					\$	1,950,334.85		\$	1,627,934.35	\$	-	\$	1,627,934.35	83%	\$	322,400.50

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

Owner:	City of Bondurant						Owner's Project No.:				
Engineer:	I&S Group, Inc.						Engineer's Project No.:	25-32109			
Contractor:	Manatts, Inc.						Contractor's Project No.:				
Project:	Grain District Public Improvements										
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Application No.:	8	Application Period:	From	04/25/26	to	05/22/26	Application Date:	06/01/26			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
1001	LIGHT POLE AND LIGHT POLE BASE REMOVAL	1.00	LS	3,547.61	3,547.61	1.00	3,547.61		3,547.61	100%	-
1002	CONCRETE FLUME REMOVAL	224.00	SY	15.40	3,449.60	238.10	3,666.74		3,666.74	106%	(217.14)
1003	REMOVE AND DISPOSE OF POWER POLES AND RR TIES	1.00	LS	2,475.00	2,475.00	1.00	2,475.00		2,475.00	100%	-
1004	TREE REMOVAL AT RAILROAD AND MAIN	1.00	LS	440.00	440.00	1.00	440.00		440.00	100%	-
1005	EXPLORATORY HYDROEXCAVATION	10.00	HR	385.00	3,850.00	14.25	5,486.25		5,486.25	143%	(1,636.25)
1006	LIVE TAP VALVE EXCAVATION AND SHORING	1.00	LS	11,550.00	11,550.00	1.00	11,550.00		11,550.00	100%	-
1007	PIPE APRON, RCP, 15"	1.00	EA	3,575.00	3,575.00	1.00	3,575.00		3,575.00	100%	-
1008	MANHOLE, SW-402, 72"x72", CAST-IN-PLACE	1.00	EA	22,275.00	22,275.00	1.00	22,275.00		22,275.00	100%	-
1009	MANHOLE, SW-403, 72"x84", CAST-IN-PLACE	1.00	EA	33,874.50	33,874.50	1.00	33,874.50		33,874.50	100%	-
1010	MANHOLE, SW-402, 72"x48", CAST-IN-PLACE	1.00	EA	24,675.20	24,675.20	1.00	24,675.20		24,675.20	100%	-
1011	INTAKE, SW-501, CAST-IN-PLACE	4.00	EA	4,598.00	18,392.00	4.00	18,392.00		18,392.00	100%	-
1012	INTAKE, SW-504, CAST-IN-PLACE	1.00	EA	12,925.00	12,925.00	1.00	12,925.00		12,925.00	100%	-
1013	DISPOSAL OF UNSUITABLE MATERIAL	1,090.00	CY	5.50	5,995.00	1,090.00	5,995.00		5,995.00	100%	-
1014	REMOVAL OF LIGHT POLE BASES AT FORMER GAS STATION	2.00	EA	750.00	1,500.00	2.00	1,500.00		1,500.00	100%	-
1015	12" GATE VALVE	1.00	EA	8,115.19	8,115.19	1.00	8,115.19		8,115.19	100%	-
1016	SE POND SAND SEAM REMEDY	1.00	LS	9,933.00	9,933.00	1.00	9,933.00		9,933.00	100%	-
1017	PCC COLD WEATEHR PROTECTION	2,456.20	SY	2.50	6,140.50	2,456.20	6,140.50		6,140.50	100%	-
1018	GRADE ADJUSTMENT TO EXISTING POLE BASE AT BIKE TRAIL	1.00	LS	500.00	500.00	1.00	500.00		500.00	100%	-
1019	EROSION CONTROL MULCHING - WOOD CELLULOSE MULCH	2.20	AC	3,300.00	7,260.00	2.20	7,260.00		7,260.00	100%	-
1020	EROSION CONTROL MULCHING - BFM	0.81	AC	4,345.00	3,519.45	0.81	3,519.45		3,519.45	100%	-
					-		-		-		-
Existing Item Changes											
11	STORM SEWER, TRENCHED, RCP, 15"	417.00	LF	67.00	27,939.00		-		-	0%	27,939.00
12	STORM SEWER, TRENCHED, RCP, 18"	(372.00)	LF	74.00	(27,528.00)		-		-	0%	(27,528.00)
13	STORM SEWER, TRENCHED, RCP, 24"	(42.00)	LF	92.00	(3,864.00)		-		-	0%	(3,864.00)
19	PIPE APRON, RCP, 24"	(1.00)	EA	3,480.00	(3,480.00)		-		-	0%	(3,480.00)
44	MANHOLE, SW-402, 70"x70"	(2.00)	EA	17,340.00	(34,680.00)		-		-	0%	(34,680.00)
45	INTAKE, SW-501	(5.00)	EA	3,825.00	(19,125.00)		-		-	0%	(19,125.00)
					-		-		-		-
					-		-		-		-
Change Order Totals					\$ 123,254.05		\$ 185,845.44	\$ -	\$ 185,845.44	151%	\$ (62,591.39)
Original Contract and Change Orders											
Project Totals					\$ 2,073,588.90		\$ 1,813,779.79	\$ -	\$ 1,813,779.79	87%	\$ 259,809.11

Stored Materials Summary
Contractor's Application for Payment

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

Application No.:		8		Application Period:		From		04/25/26		to		05/22/26		Application Date:		06/01/26	
A	B	C	D	E	F	G	H	I	J	K	L	M					
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)					
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)						
78	DM191054		Rebar and Sonitube (light pole bases)	Breton Electric	3	-	2,409.41	2,409.41		2,409.41	2,409.41	-					
78	S513623435		Conduit	On Site	3	-	3,895.33	3,895.33		3,895.33	3,895.33	-					
47	DM196572		Expansion, dowels, bars etc.	On Site	3	-	17,540.90	17,540.90		17,540.90	17,540.90	-					
								-			-	-					
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								-			-	-					
Totals						\$	-	\$	23,845.64	\$	23,845.64	\$	-	\$	23,845.64	\$	-



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

Item No. 5.j.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving pay request no. 15 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$105,967.56

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #15 in the amount of \$105,967.56 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from April 29th through May 27th ,2026 for the project. All street paving east of the highway has been completed. Trail and sidewalk work is substantially complete. Finish grading and seeding is about 75% complete. Work on Stage 3 paving work along the Hwy 65 median is complete. Signal work is complete and operational. Phase 4 paving work on the west side of the intersection is now complete and open. There are just some punch list items to be completed at this time.

The project is approximately 95.9% completed.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-174
2. Pay Request No. 15

CITY OF BONDURANT
RESOLUTION NO. 260601-174

RESOLUTION APPROVING PAY REQUEST NO. 15 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$105,967.56

WHEREAS, the Civic Campus Improvements Phase 2 Pay Request No. 15 was submitted on May 27th, 2026; AND

WHEREAS, the pay request no. 15 is for work completed April 29th through May 27th, 2026, for the Civic Campus Phase 2 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 15 to Alliance Construction Group LLC in the amount of \$105,967.56 hereby approved.

Passed this 1st day of June 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				

BID ITEMS										
ITEM NO.	DESCRIPTION	UNIT	QUANTITY				COMPLETED			
			(RISE ELIG.) DIVISION 1 (ORIG. CONT.)	(NON-PART) DIVISION 2 (ORIG. CONT.)	TOTAL AUTHORIZED (INCL. C.O.'S)	COMPLETED DIVISION 1 TO DATE	COMPLETED DIVISION 2 TO DATE	COMPLETED TOTAL TO DATE	UNIT PRICE	DIVISION 1 VALUE COMPLETED TO DATE
5.06	Water Service Stubs, 1.5", CO1, CO2	EA	0	6	4	0	0	5	\$1,700.00	\$8,500.00
5.07	Water Service Stubs, 8"	EA	0	2	2	0	0	3	\$3,250.00	\$9,750.00
5.08	Water Service Stubs, 1.5", CO1, CO2	LF	0	355	240	0	265	265	\$31.00	\$8,215.00
5.09	Water Service Stubs, 8"	LF	0	100	100	0	100	100	\$31.50	\$3,150.00
5.10	Hydrant Assembly	EA	0	16	16	0	16	16	\$6,600.00	\$105,600.00
5.11	Blowoff Assembly	EA	3	0	3	3	0	3	\$1,680.00	\$5,040.00
5.12	Connection to Existing, CO3	EA	0	2	4	2	2	4	\$630.00	\$1,260.00
5.13	Water Main Abandonment	LS	1	0	1	1	0	1	\$450.00	\$450.00
STRUCTURES FOR SANITARY AND STORM SEWERS										
6.01	Manhole, SW-301, 48", CO1	EA	0	17	16	0	16	16	\$6,000.00	\$96,000.00
6.02	Manhole, SW-401, 72"	EA	13	0	13	13	0	13	\$9,550.00	\$124,150.00
6.03	Manhole, SW-401, 84"	EA	1	0	1	1	0	1	\$10,250.00	\$10,250.00
6.04	Manhole, SW-401, 96"	EA	1	0	1	1	0	1	\$16,200.00	\$16,200.00
6.05	Manhole, SW-406	EA	1	0	1	1	0	1	\$3,800.00	\$3,800.00
6.06	Intake, SW-508	EA	34	10	44	34	10	44	\$6,450.00	\$283,800.00
6.07	Intake, SW-510	EA	4	0	4	4	0	4	\$7,750.00	\$31,000.00
STREETS AND RELATED WORK										
7.01	Pavement, PCC, 8"	SY	13,828	5,765	19,593	13,828	5,675	19,503	\$59.00	\$815,852.00
7.02	Pavement, PCC, 10"	SY	4,426	0	4,426	4,375	0	4,375	\$74.50	\$325,937.50
7.03	Pavement Samples and Testing	LS	0.75	0.25	1	0.75	0.25	1.00	\$13,500.00	\$10,125.00
7.04	Granular Surfacing	TONS	100.0	0.0	100.0	85.0	0	85.0	\$37.00	\$3,145.00
7.05	Granular Shoulder, Type B	TONS	230.0	121.0	351.0	100.0	0	100.0	\$50.00	\$5,000.00
7.06	Pavement Removal	SY	9,178	1,494	10,672	9,178	1,404	10,582	\$8.00	\$73,424.00
7.07	Driveway Removal	SY	0	134	134	0	0	0	\$6.00	\$0.00
7.08	Driveway, PCC	SY	244	134	378	378	0	378	\$70.00	\$26,460.00
7.09	Sidewalk, PCC	SY	615	0	615	588.8	0.0	588.8	\$50.00	\$29,440.00
7.10	Share Use Path, PCC	SY	2,401	1,420	3,821	2,401.0	863.3	3,264.3	\$43.00	\$139,243.00
7.11	Special Subgrade Preparation for Shared Use Paths	SY	0	1,167	1,167	0	1,167	1,167	\$9.20	\$10,736.40
7.12	Detectable Warnings	SF	160	0	160	106	0	106	\$30.00	\$3,180.00
7.13	Sidewalk/Driveway Assurance Testing	LS	0.65	0.35	1	0.65	0.30	0.95	\$6,500.00	\$6,175.00
TRAFFIC CONTROL										
8.01	Traffic Signals	LS	1.0	0.0	1	1.00	0.0	1.00	\$399,000.00	\$399,000.00
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	118.6	22.9	141.5	118.6	29.95	148.6	\$120.00	\$17,832.00
8.03	Painted Symbols and Legends	EA	15	6	21	15	6	21	\$125.00	\$2,625.00
8.04	Temporary Traffic Control	LS	0.9	0.1	1	0.90	0.05	0.95	\$29,000.00	\$27,550.00
8.05	Traffic Signs	EA	10	0	10	3	0	3	\$350.00	\$1,050.00
SITE WORK AND LANDSCAPING										
9.01	Hydraulic Seeding, Type 1	AC	7.5	3.5	11.0			0.0	\$3,000.00	\$0.00
9.02	Hydraulic Seeding, Type 2	AC	0.0	2.0	2.0			0.0	\$2,800.00	\$0.00
9.03	SWPPP Preparation	LS	0.65	0.35	1	0.65	0.35	1.00	\$1,500.00	\$1,500.00
9.04	SWPPP Management	LS	0.65	0.35	1	0.65	0.30	0.95	\$7,250.00	\$6,887.50
9.05	Filter Sock, 9"	LF	7,500	3,500	11,000	2,700.0	0	2,700	\$1.65	\$4,455.00
9.06	Filter Socks, Removal	LF	7,500	3,500	11,000	2,700.0	0	2,700	\$0.05	\$135.00
9.07	Erosion Control Mulching, Hydromulching	AC	6.5	4.0	10.5	6.5	4.0	10.5	\$1,800.00	\$18,900.00
9.08	Rip Rap	TONS	50.0	0.0	50.0			0	\$102.00	\$0.00
MISCELLANEOUS										
11.01	Construction Survey	LS	0.65	0.35	1	0.65	0.30	0.95	\$35,000.00	\$33,250.00
11.02	Mobilization	LS	0.65	0.35	1	0.65	0.35	1.00	\$120,000.00	\$120,000.00



A Kleinfelder Company

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266
515.225.6600 / 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED												
PARTIAL PAYMENT NO. 15												
PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2												
Contractor: Alliance Construction Group LLC												
Original Contract Amount: \$5,251,693.65												
Pay Period: Apr 29, 2026 to May 27, 2026												
Date: 5/27/2026												
BID ITEMS												
ITEM NO.	DESCRIPTION	UNIT	(RISE ELIG.) DIVISION 1 (ORIG. CONT.)	(NON-PART) DIVISION 2 (ORIG. CONT.)	QUANTITY TOTAL AUTHORIZED (INCL. C.O.'S)	COMPLETED DIVISION 1 TO DATE	COMPLETED DIVISION 2 TO DATE	COMPLETED TOTAL TO DATE	UNIT PRICE	DIVISION 1 VALUE COMPLETED TO DATE	DIVISION 2 VALUE COMPLETED TO DATE	TOTAL VALUE COMPLETED TO DATE
EARTHWORK												
2.01	Clearing and Grubbing	LS	0.75	0.25	1	0.75	0.25	1	\$9,400.00	\$7,050.00	\$2,350.00	\$9,400.00
2.02	Topsoil	CY	15,650	6,375	22,025	15,650	6,375	22,025	\$4.80	\$75,120.00	\$30,600.00	\$105,720.00
2.03	Class 10 Excavation	CY	17,440	2,180	19,620	17,440	2,180	19,620	\$7.30	\$127,312.00	\$15,914.00	\$143,226.00
2.04	Obiterate Old Roadbed	STA	15.0	0.0	15.0	0.0	15.0	15.0	\$1,200.00	\$0.00	\$18,000.00	\$18,000.00
2.05	Below Grade Excavation (Core Out)	CY	704	224	928			0	\$3.75	\$0.00	\$0.00	\$0.00
2.06	Subgrade Preparation	SY	21,097	6,715	27,812	21,097	6,612	27,709	\$2.80	\$59,071.60	\$18,513.60	\$77,585.20
2.07	Granular Stabilization	TONS	1,330.0	423.0	1,753.0			0	\$47.75	\$0.00	\$0.00	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,110	672	2,782			0	\$2.50	\$0.00	\$0.00	\$0.00
2.09	Modified Subbase	SY	21,097	6,715	27,812	21,097	6,612	27,709	\$7.20	\$151,898.40	\$47,606.40	\$199,504.80
2.10	Compaction Testing	LS	0.75	0.25	1	0.75	0.25	1	\$14,081.00	\$10,560.75	\$3,520.25	\$14,081.00
SEWERS AND DRAINS												
4.01	Sanitary Sewer, Trenched, 8" PVC, CO1	LF	0	974	774	0	744	744	\$50.00	\$0.00	\$37,200.00	\$37,200.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	0	1,797	1,797	0	1,789.5	1,789.5	\$51.50	\$0.00	\$92,159.25	\$92,159.25
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	0	826	826	0	829	829	\$73.00	\$0.00	\$60,517.00	\$60,517.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	0	1,857	1,857	0	1,857	\$55.00	\$102,135.00	\$0.00	\$102,135.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	0	1	1	0	1	\$725.00	\$725.00	\$0.00	\$725.00
4.06	Sanitary Sewer Service Stub, 6" PVC, CO1	LF	0	420	370	0	339	339	\$41.00	\$0.00	\$13,899.00	\$13,899.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	1,613	617	2,230	1,613	633.1	2,246.1	\$61.00	\$98,393.00	\$38,619.10	\$137,012.10
4.08	Storm Sewer, Trenched, RCP, 18"	LF	285	155	440	285	155	440	\$62.00	\$17,670.00	\$9,610.00	\$27,280.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	519	24	543	519	24	543	\$75.00	\$38,925.00	\$1,800.00	\$40,725.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	344	61	405	344	61	405	\$110.00	\$37,840.00	\$6,710.00	\$44,550.00
4.11	Storm Sewer, Trenched, RCP, 42", CO2	LF	1,614	0	1,606	1,606	0	1,606	\$150.00	\$240,900.00	\$0.00	\$240,900.00
4.12	Pipe Apron, Concrete, 15"	EA	2	0	2	2	1	3	\$2,163.00	\$4,326.00	\$2,163.00	\$6,489.00
4.13	Pipe Apron, Concrete, 24"	EA	2	0	2	2	0	2	\$3,030.00	\$6,060.00	\$0.00	\$6,060.00
4.14	Removal of Culverts	LF	192	64	256	192	64	256	\$10.00	\$1,920.00	\$640.00	\$2,560.00
4.15	Subdrain, Type 1, PVC, 6"	LF	6,733	1,713	8,446	6,733	1,567	8,300	\$13.00	\$87,529.00	\$20,371.00	\$107,900.00
4.16	Subdrain Cleanouts	EA	3	4	7			0	\$450.00	\$0.00	\$0.00	\$0.00
4.17	Subdrain Outlet	EA	60	12	72	60	12	72	\$200.00	\$12,000.00	\$2,400.00	\$14,400.00
4.18	Field Tile Repair	LF	300	100	400	450	65	515	\$20.00	\$9,000.00	\$1,300.00	\$10,300.00
4.19	Beveled Pipe and Guard, 24"	EA	1	0	1	1	0	1	\$2,650.00	\$2,650.00	\$0.00	\$2,650.00
WATER MAINS AND APPURTENANCES												
5.01	Water Main, 4" PVC, Trenched, CO3	LF	2,785	0	2,803	2,803	0	2,803	\$21.00	\$58,863.00	\$0.00	\$58,863.00
5.02	Water Main, 12" PVC, Trenched	LF	0	4,982	4,982	0	4,988	4,988	\$52.50	\$0.00	\$261,870.00	\$261,870.00
5.03	Gate Valve, 4", CO3	EA	2	0	6	6	0	6	\$1,200.00	\$7,200.00	\$0.00	\$7,200.00
5.04	Gate Valve, 12"	EA	0	10	10	0	10	10	\$3,600.00	\$0.00	\$36,000.00	\$36,000.00
5.05	Tapping Sleeve and Valve, 12"	EA	0	1	1	0	1	1	\$6,550.00	\$0.00	\$6,550.00	\$6,550.00



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

Item No. 5.k.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving action to order construction and set a date for bid letting and public hearing for June 15, 2026, at 6:00 p.m. at City Hall for the NE Hubbell Ave Water and Force Main Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This is the final project associated with the New Water Treatment Facility. This project is being let separately from the Treatment Plant as this is a more focused scope of work that is better suited to be a stand-alone project.

This project will consist of approximately 15,300 feet of 14-inch HDPE sanitary sewer force main installed in open trench and trenchless construction to handle the waste stream from the Treatment Plant. This project also includes approximately 10,700 feet of 30-inch HDPE water main that will carry treated water from the treatment plant back to the distribution system. This also includes a bid alternate for trenchless construction to get under Highway 65 to set up a future extension along NE 88th Street to connect directly to the Water Tower.

The attached resolution is to begin the process of taking bids for the Transmission Water and Sanitary Force Main Project.

FUNDING SOURCE: SRF Funds repaid with Water Utility funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-175
2. Notice of Public Hearing
3. Notice to Bidders

CITY OF BONDURANT
RESOLUTION NO. 260601-175

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING AND PUBLIC HEARING FOR THE NE HUBBELL AVE WATER AND
FORCEMAIN PROJECT

WHEREAS, the City Council orders construction for the NE Hubbell Ave Water and
Forcemain Project; AND

WHEREAS, bids are due and will be opened July 8th, 2026, at 2:00 pm at the Bondurant
City Hall Council Chambers 200 Second St. NE Bondurant, Iowa 50035; AND

WHEREAS, a public hearing on the proposed plans, specifications, form of contract, and
estimate of cost is scheduled for June 15th, 2026, at 6:00 p.m. in the Bondurant City Hall
Council Chambers at 200 Second Street NE, Bondurant, Iowa 50035; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the action to order construction, setting date for public hearing, and date of bid
letting for the NE Hubbell Ave. Water and Forcemain Project is hereby approved as
presented.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF COST FOR CONSTRUCTION OF THE NE HUBBELL AVENUE WATER AND FORCE MAINS PROJECT FOR THE CITY OF BONDURANT, IOWA.

At 6:00 P.M. on the 15th day of June, 2026, the City Council of said City will, in said Council Chambers, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost and, at the time, date and place specified above, or at such time, date and place as then may be fixed, to act upon proposals and enter into a contract for the construction of the following improvements:

NE HUBBELL AVENUE WATER AND FORCE MAINS

Construct improvements including all labor, materials and equipment necessary for the construction of water and sewer force mains along NE Hubbell Avenue as shown on plans. Work includes; clearing and grubbing, approximately 15,300 linear feet of 14" HDPE sanitary sewer force main using a combination of trenched and trenchless methods, approximately 958 linear feet of 14" HDPE sanitary sewer force main installed via trenchless methods inside of a casing pipe, approximately 10,700 linear feet of 30" HDPE water main using a combination of trenched and trenchless methods, approximately 400 linear feet of 30" HDPE water main installed via trenchless methods inside a casing pipe, air release valve pits, butterfly valves, hydrants, fittings and appurtenances, and miscellaneous associated work including cleanup.

Also included is Bid Alternate A which consists of approximately 48 linear feet of 18" HDPE water main installed via trenched methods, approximately 230 linear feet of 18" HDPE water main installed via trenchless methods inside a casing pipe, gate valves, one hydrant, fittings and appurtenances, and miscellaneous associated work including cleanup.

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

The work to be done on this project is generally located inside of the Iowa DOT right-of-way along the west side of NE Hubbell Avenue/Highway 330.

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

CITY OF BONDURANT, IOWA

Doug Elrod, Mayor

ATTEST:

Marketa George Oliver, City Administrator

NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE CONSTRUCTION OF NE HUBBELL AVENUE WATER AND FORCE MAINS FOR THE CITY OF BONDURANT, IOWA

Sealed proposals will be received by the City Clerk of the City Bondurant, Iowa, at City Hall, 200 Second Street NE, Bondurant, Iowa 50035, before 2:00 P.M. on the 8th day of July, 2026, for the construction of the NE Hubbell Avenue Water and Force Mains project as described in the plans and specifications therefore, now on file in the office of the City Clerk. Proposals will be opened and the amount of the bids announced by the City Clerk at the time, date and place specified above.

Also, at 6:00 P.M. on the 20th day of July, 2026, the City Council of said City will, in said Council Chambers, or at such time, date and place as then may be fixed, to act upon proposals and enter into a contract for the construction of said improvements.

The work to be done on this project is located on NE Hubbell Avenue northeast of the City of Bondurant with proposed materials, sizes, and work are as follows:

NE HUBBELL AVENUE WATER AND FORCE MAINS

Construct improvements including all labor, materials and equipment necessary for the construction of water and sewer force mains along NE Hubbell Avenue as shown on plans. Work includes; clearing and grubbing, approximately 15,300 linear feet of 14" HDPE sanitary sewer force main using a combination of trenched and trenchless methods, approximately 958 linear feet of 14" HDPE sanitary sewer force main installed via trenchless methods inside of a casing pipe, approximately 10,700 linear feet of 30" HDPE water main using a combination of trenched and trenchless methods, approximately 400 linear feet of 30" HDPE water main installed via trenchless methods inside a casing pipe, air release valve pits, butterfly valves, hydrants, fittings and appurtenances, and miscellaneous associated work including cleanup.

Also included is Bid Alternate A which consists of approximately 48 linear feet of 18" HDPE water main installed via trenched methods, approximately 230 linear feet of 18" HDPE water main installed via trenchless methods inside a casing pipe, gate valves, one hydrant, fittings and appurtenances, and miscellaneous associated work including cleanup.

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

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

Each proposal shall be made out on a blank form furnished by the municipality and must be accompanied by bid security in a sealed envelope by either (1) a certified or cashier's check drawn on a solvent Iowa chartered bank or a bank chartered under the laws of the United States, or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, in an amount equal to 5% of the bid, or (2) a bid bond executed by a corporation authorized to contract as a surety in the State of Iowa, in the penal sum of 5% of the bid.

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

Bidders will be required to comply with the President's Executive Order No. 11246 if the City awards the contract based on the combination of the Base Bid and the Alternate Bid. The requirements for bidders and contractors under this order are explained in the Federal grant documents.

Bidders will be required to take affirmative steps to involve Disadvantaged Business Enterprise (DBE) in the work under the contract if the City awards the contract. Bidders shall complete the applicable certification attached to the proposal. The certification shall include a listing of DBEs, the work and estimated dollar amount to be performed by each such enterprise, and the percentage of the total bid to be used for disadvantaged business enterprise(s). The bidder commits itself to the goals for DBE participation contained herein and all other requirements, terms and conditions of these bid conditions when it submits a properly signed bid.

Any bidder or equipment supplier whose firm or affiliate is listed in the GSA publication "List of Parties Excluded from Federal Procurement and Nonprocurement Programs" will be prohibited from the bidding process. Anyone submitting a bid who is listed in this publication will be determined to be a nonresponsive bidder in accordance with 40 CFR Part 31.

A Contractor's Suspension/Debarment Certification will be contained in the specifications; however, this certification should not preclude any interested party from ascertaining whether the certifying person is actually on the "List of Parties Excluded from Federal Procurement and Nonprocurement Programs".

Bidders will be required to follow prevailing wage rate requirements if the City awards the contract. The prevailing wage rates table will be contained in the specifications.

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa Statutes; provided that the award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The City reserves the right to reject any and all bids, to waive informalities and technicalities and to enter into such contract as it shall deem for the best interest of the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed sixty (60) calendar days from the date of hearing.

On the basis of the bids received, the City Council may propose award for the contract. Final award will not be made until the proposed award is approved by the Department of Natural Resources of the State of Iowa. It is anticipated that such approval will be made within thirty (30) days after application for approval of the proposed award. No claims for compensable delay shall arise as the result of delay in the approval of award.

The successful bidder will be required to furnish bonds in an amount equal to one hundred percent (100%) of the contract price, said bonds to be issued by responsible surety approved by the City Council and listed in the U.S. Treasury Department's most current list (Circular 570, as amended) and authorized to transact business in the State of Iowa and shall guarantee (1) the faithful performance of the contract and the terms and conditions therein contained, (2) the prompt payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work, and (3) the maintenance of improvements in good repair for not less than two (2) years from the time of acceptance of the improvements by the City.

The work under the contract shall commence within ten (10) days after date set forth in written Notice to Proceed. The NE Hubbell Avenue Water and Force Mains project shall be complete by May 31, 2027. An interim completion date of November 30, 2026 shall be in place for the water main. An interim completion date of April 30, 2027 shall be in place for the sewer force main.

Liquidated damages in the amount of Five Hundred Dollars (\$500.00) per calendar day will be assessed for each calendar day that the water main is incomplete after November 30, 2026 with due allowance for extensions of the contract period due to conditions beyond the control of the Contractor.

Liquidated damages in the amount of Five Hundred Dollars (\$500.00) per calendar day will be assessed for each calendar day that the sewer force main is incomplete after April 30, 2027 with due allowance for extensions of the contract period due to conditions beyond the control of the Contractor.

Liquidated damages in the amount of Two Hundred Fifty Dollars (\$250.00) for each calendar day after May 31, 2027 until all work in the contract is completed with due allowance for extensions due to conditions beyond the control of the Contractor. Separate liquidated damage assessments may be made for each of the two completion dates.

Payment of the cost of said project will be made by the City Council from cash.

At least ten (10) days before each progress payment falls due (but not more often than once a month), the Contractor will submit to the Engineer a partial payment estimate filled out and signed by the Contractor covering the work performed during the period covered by the partial payment estimate and supported by such data as the Engineer may reasonably require. If payment is requested on the basis of materials and equipment not incorporated in the work but delivered and suitably stored at or near the site, the partial payment estimate shall also be accompanied by such supporting data, satisfactory to the Owner, as will establish the Owner's title to the material and equipment. The Engineer will, within fifteen (15) days after receipt of each partial payment estimate, either indicate in writing his approval of payment and present the partial payment estimate to the Owner, or return the partial payment estimate to the Contractor indicating in writing his reasons for refusing to approve payment. In the latter case, the Contractor may make the necessary corrections and resubmit the partial payment estimate. The Owner will, within thirty (30) days of presentation to him of an approved partial payment estimate, pay the Contractor a progress payment on the basis of the approved partial payment estimate.

The Owner shall retain three (3) percent of the amount of each payment as provided in the Code of Iowa.

The request for payment may also include an allowance for the cost of such major materials and equipment which are suitably stored either at or near the site.

Prior to substantial completion, the Owner, with the approval of the Engineer and with the concurrence of the Contractor, may use any completed or substantially completed portions of the work. Such use shall not constitute an acceptance of such portions of the work.

The Owner shall have the right to enter the premises for the purpose of doing work not covered by the contract documents. This provision shall not be construed as relieving the Contractor of the sole responsibility for the care and protection of the work, or the restoration of any damaged work except such as may be caused by agents or employees of the Owner.

Upon completion and acceptance of the work, the Engineer shall issue a certificate that the work has been accepted by him under the conditions of the contract documents. Final payment will be made in accordance with the provisions of the Code of Iowa.

The Contractor will indemnify and save the Owner or the Owner's agents harmless from all claims growing out of the lawful demands of subcontractors, laborers, workmen, mechanics, materialmen, and furnishers of machinery and parts thereof, equipment, tools, and all supplies, incurred in the furtherance of the performance of the work. The Contractor shall furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged, or waived. If the Contractor fails to do so the Owner may, after having notified the Contractor, either pay unpaid bills or withhold from the Contractor's unpaid compensation a sum of money deemed reasonably sufficient to pay any and all such lawful claims until satisfactory evidence is furnished that all liabilities have been fully discharged whereupon payment to the Contractor shall be resumed, in accordance with the terms of the contract documents, but in no event shall the provisions of this sentence be construed to impose any obligations upon the Owner to either the Contractor, his Surety, or any third party. In paying any unpaid bills of the Contractor, any payment so made by the Owner shall be considered as a payment made under the contract documents by the Owner to the Contractor and the Owner shall not be liable to the Contractor for any such payments made in good faith.

SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1965 (AS AMENDED).

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

The contractor agrees to post copies of a notice advising workers of the Contractor's commitments under Section 3 in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

The contractor agrees to provide written notice of employment and contracting opportunities to all known Section 3 Workers and Section 3 Businesses

The contractor agrees to employ, to the greatest extent feasible, Section 3 workers or provide written justification to the recipient that is consistent with 24 CFR Part 75, describing why it was unable to meet minimum numerical Section 3 worker-hours goals, despite its efforts to comply with the provisions of this clause.

The contractor agrees to maintain records documenting Section 3 Workers that were hired to work on previous Section 3 covered projects or activities that were retained by the contractor for subsequent Section 3 covered projects or activities.

The contractor agrees to post contract and job opportunities to the Opportunity Portal and will check the Business Registry for businesses located in the project area.

The contractor agrees to include compliance with Section 3 requirements in every subcontract for Section 3 projects as defined in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

The contractor will certify that they have followed prioritization of effort in 24 CFR part 75.19 for all employment and training opportunities. The contractor will further certify that it meets or exceeds the applicable Section 3 benchmarks, defined in 24 CFR Part 75.23, and if not, shall describe in detail the qualitative efforts it has taken to pursue low- and very low-income persons for economic opportunities.

Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

SECTION 3 BUSINESSES ARE ENCOURAGED TO RESPOND TO THIS PROPOSAL.

A Section 3 business is one that satisfies one of the following requirements:

1. It is at least 51 percent owned and controlled by low- or very low-income persons.
2. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers,* or
3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

*A Section 3 Worker is defined as any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

1. The worker's income for the previous or annualized calendar year is below the applicable income limit established by HUD.
2. The worker is employed by a Section 3 business concern: or
3. The worker is a Youth Build participant.

Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website: <https://hudapps.hud.gov/OpportunityPortal/>

Plans and specifications governing the construction of the proposed improvements have been prepared by VEENSTRA & KIMM, INC. of West Des Moines, Iowa, which plans and specifications and the proceedings of the City Council referring to and defining said improvements are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Copies of said plans and specifications and form of contract are now on file in the office of the City Clerk. Copies may be obtained from VEENSTRA & KIMM, INC., 6775 Vista Drive, West Des Moines, Iowa 50266 at no charge.

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

CITY OF BONDURANT, IOWA

Doug Elrod, Mayor

ATTEST:

Marketa George Oliver, City Administrator



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

Item No. 5.I.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving Change Order No. 2 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$5,060.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #2 in the amount of \$5,060.00 related to some additional work for the project. There was a need to add some inlet protection devices to the new intakes structure to control sediment deposits until seeding could become established. There was also some added excavation that the contractor had to do that was not in the original bid.

FUNDING SOURCE: RUT Funds/ Street Assessment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-176
2. Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 260601-176

RESOLUTION APROOVING CHANGE ORDER NO. 2 FOR ADDITIONAL WORK OF
THE BFSD PUBLIC INFRASTRUCTURE-TRUMAN DRIVE PROJECT IN THE
AMOUNT OF \$5,060

WHEREAS, on May 27th, 2026, the City of Bondurant received change order no. 2 for the additional work for the BFSD Public Improvement-Truman Drive Project; AND

WHEREAS, the City Council approves change order no. 2 for the additional work for the BFSD Public Improvement-Truman Drive Project; AND

WHEREAS, There was a need to add some inlet protection devices to the new intakes structure to control sediment deposits until seeding could become established as well as some added excavation that the contractor had to do that was not in the original bid.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 2 for the BFSD Public Improvement-Truman Drive Project to Sternquist Construction is hereby approved

Passed this 1st day of June 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				



May 27, 2026

CHANGE ORDER NO. 2BONDURANT, IOWA
BFSD PUBLIC INFRASTRUCTURE - TRUMAN DRIVE

Change Order No. 2 modified the contract for changed conditions. The modification adjusts/adds/removes the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	<i>Existing Items in Contract</i>				
	N/A				
	<i>New Items in Contract</i>				
CO 2.1	Open Throat Inlet Protection	EA	20	\$165.00	\$3,300.00
CO 2.2	Trenching, Extra Depth	HR	8	\$220.00	\$1,760.00
				Total	\$5,060.00

Change Order No. 2 Increases the contract amount by **\$5,060.00**

Estimate Reference Information

Item CO 2.1: See SUDAS Standard Specification Section 9040. This item is for upgraded erosion control measures as recommended in the recent SWPPP inspection reports. The inlet protection devices provide a long-term solution to protect sediment from entering the storm sewer system, in lieu of filter socks, which may become dislodged due to the continued construction traffic. Includes Contractor 10% markup.

Item CO 2.2: See SUDAS Standard Specification Section 2010. This item is for changed site conditions with additional fill over the storm sewer trench from the time of bidding.

CHANGE ORDER NO. 2

Completion Date

Change Order No. 2 adds zero (0) days to the Project Completion Date.
Project Completion Date: June 30, 2026

STERNQUIST CONSTRUCTION

By 

Title Project Manager

Date 5-27-2026

CITY OF BONDURANT, IOWA

By 

Title Public Works Director

Date 05/28/2026

VEENSTRA & KIMM, INC.

By 

Title Project Manager

Date 5-27-2026



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

Item No. 5.m.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving pay request no. 6 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$423,586.10

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #6 in the amount of \$423,586.10 related to the BFSD Truman Dr. Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from April 25th through May 27th, 2026, for the project. All mainline paving is completed. Sidewalk, and trails should be completed in the next 2 weeks and final grading and temp seeding will take place after that. Final seeding and restoration will happen when the seeding window opens again in the early fall.

FUNDING SOURCE: RUT Funds/Street Assessment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-177
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 260601-177

RESOLUTION APPROVING PAY REQUEST NO. 6 TO STERNQUIST
CONSTRUCTION FOR THE BFS D TRUMAN DRIVE PROJECT IN THE AMOUNT OF
\$423,586.10

WHEREAS, the BFS D Truman Drive Project Pay Request No. 6 was submitted on May 27th, 2026; AND

WHEREAS, the pay request no. 6 is for work completed April 25th through May 27th, 2026, on the BFS D Truman Dr. Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 6 to Sternquist Construction in the amount of \$423,586.10 hereby approved.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

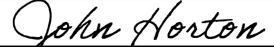
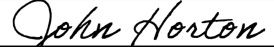
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				

ESTIMATE OF CONSTRUCTION COMPLETED							
PARTIAL PAYMENT NO. 6							
PROJECT TITLE: BFSF PUBLIC INFRASTRUCTURE - TRUMAN DRIVE PROJECT							
Contractor: Sternquist Construction				Date: 5/27/2026			
Original Contract Amount:		\$2,213,451.84					
Pay Period: Apr 25, 2026 to May 26, 2026							
BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
DIVISION 2 - EARTHWORK							
2.01	Topsoil	CY	7,900	7,900	5925	\$10.20	\$60,435.00
2.02	Class 10 Excavation	CY	8,812	8,812	9040	\$4.08	\$36,883.20
2.03	Below Grade Excavation (Core Out)	SY	375	375	349	\$8.16	\$2,847.84
2.04	Subgrade Preparation	SY	11,252	11,252	11252	\$2.81	\$31,618.12
2.05	Granular Stabilization	TONS	709	709	436.48	\$48.45	\$21,147.46
2.06	Subgrade Treatment, Geogrid	SY	1,125	1,125	968	\$2.03	\$1,965.04
2.07	Modified Subbase	SY	11,252	11,252	11252	\$11.13	\$125,234.76
2.08	Compaction Testing	LS	1	1	1	\$5,100.00	\$5,100.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Sanitary Sewer Repair, #1	LS	1	1	1	\$6,669.78	\$6,669.78
4.02	Storm Sewer, Trenched, RCP, 15"	LF	1,285	1,285	1285	\$56.40	\$72,474.00
4.03	Storm Sewer, Trenched, RCP, 18"	LF	620	620	620	\$59.29	\$36,759.80
4.04	Storm Sewer, Trenched, RCP, 24"	LF	1,584	1,584	1584	\$86.93	\$137,697.12
4.05	Storm Sewer, Trenched, RCP, 30"	LF	400	400	400	\$105.08	\$42,032.00
4.06	Storm Sewer, Trenched, RCP, 36"	LF	286	286	286	\$143.35	\$40,998.10
4.07	Pipe Apron, Concrete, 24"	EA	1	1	1	\$3,191.58	\$3,191.58
4.08	Pipe Apron, Concrete, 36"	EA	1	1	1	\$4,215.66	\$4,215.66
4.09	Subdrain, Type 1, PVC, 6"	LF	3,820	3,820	3820	\$17.95	\$68,569.00
4.10	Subdrain Cleanouts	EA	6	6	6	\$855.78	\$5,134.68
4.11	Subdrain Outlet	EA	38	38	38	\$204.00	\$7,752.00
4.12	Field Tile Repair	LF	400	400	276	\$30.67	\$8,464.92
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	333	333	252	\$81.99	\$20,661.48
5.02	Water Main, 12" PVC, Trenched	LF	1,961	1,961	1949	\$61.93	\$120,701.57
5.03	Gate Valve, 8"	EA	5	5	3	\$2,417.40	\$7,252.20
5.04	Gate Valve, 12"	EA	8	8	7	\$4,156.50	\$29,095.50
5.05	Hydrant Assembly	EA	7	7	6	\$8,221.20	\$49,327.20
5.06	Flushing Device (Blowoff)	EA	1	1	2	\$2,954.94	\$5,909.88
5.07	Connection to Existing	EA	1	1		\$8,320.14	\$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-401, 48" Dia	EA	3	3	1	\$4,499.22	\$4,499.22
6.02	Storm Sewer Manhole, SW-401, 60" Dia	EA	2	2	4	\$6,500.46	\$26,001.84
6.03	Storm Sewer Intake, SW-508	EA	16	16	16	\$5,801.76	\$92,828.16
6.04	Storm Sewer Intake, SW-509	EA	4	4	4	\$6,960.48	\$27,841.92
6.05	Storm Sewer Intake, SW-512, 24"	EA	1	1	1	\$2,872.32	\$2,872.32
6.06	Storm Sewer Intake, SW-513, 60"x60"	EA	1	1	1	\$11,242.44	\$11,242.44
6.07	Storm Sewer Manhole, Conflict Structure	EA	1	1	1	\$17,386.92	\$17,386.92

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$2,213,451.84	\$1,884,415.44
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Potholing/Clearing and Grubbing	\$7,700.00	\$0.00
2	Erosion Control/Earthwork	\$5,060.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$12,760.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,226,211.84	\$1,884,415.44
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$1,884,415.44
Retainage (3%)			\$56,532.46
Total Earned Less Retainage			\$1,827,882.98
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	July 7, 2025 to Sept 2, 2025	\$85,606.82	
2	Sept 3, 2025 to Sept 30, 2025	\$384,417.79	
3	Oct 1, 2025 to Oct 24, 2025	\$259,975.68	
4	Oct 25, 2025 to Nov 25, 2025	\$309,302.20	
5	Nov 26, 2025 to Apr 24, 2026	\$364,994.39	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$1,404,296.88
Amount Due This Request			\$423,586.10
Note: The amount \$423,586.10 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$2,213,451.84	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$2,226,211.84	
THIS PARTIAL PAYMENT		\$423,586.10	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$1,827,882.98	
BALANCE		\$398,328.86	
PERCENT COMPLETE		84.6%	
Recommended By:		Contractor:	Approved by:
Veenstra & Kimm, Inc.		Sternquist Construction	City of Bondurant
Signature		Signature	
Name	William Weber	Name	Nick Waterhouse
Title	Project Manager	Title	Project Manger
Date	5/27/2026	Date	5-27-2026
Signature		Signature	
Name	John Horton	Name	John Horton
Title	Public Works Director	Title	Public Works Director
Date	05/28/2026	Date	05/28/2026



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

Item No. 5.n.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$152,429.68

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of \$152,429.68 related to the BFSD 2nd Street NE Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from March 6th through May 26th, for the project. The water main along the south side of 2nd Street NE is about 90% installed.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-178
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260601-178

RESOLUTION APPROVING PAY REQUEST NO. 1 TO ABSOLUTE GROUP FOR THE
BFSD 2nd STREET, NE PROJECT IN THE AMOUNT OF \$152,429.68

WHEREAS, the BFSD 2nd Street, NE Project Pay Request No. 1 was submitted on May 27th, 2026; AND

WHEREAS, the pay request no. 1 is for work completed March 6th though May 26th, 2026, on the BFSD 2nd Street, NE Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Absolute Group in the amount of \$152,429.68 hereby approved.

Passed this 1st day of June 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				

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 1

PROJECT TITLE: BFS D PUBLIC INFRASTRUCTURE - 2ND ST NE

Contractor: Absolute Group

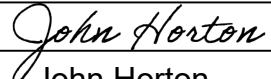
Date: 5/27/2026

Original Contract Amount: \$1,979,338.50

Pay Period: March 6, 2026 to May 26, 2026

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
DIVISION 2 - EARTHWORK							
2.01	Topsoil	CY	4,200	4,200		\$7.50	\$0.00
2.02	Class 10 Excavation	CY	5,711	5,711		\$3.25	\$0.00
2.03	Below Grade Excavation (Core Out)	CY	279	279		\$9.00	\$0.00
2.04	Subgrade Preparation	SY	8,365	8,365		\$2.75	\$0.00
2.05	Granular Stabilization	TONS	527	527		\$38.00	\$0.00
2.06	Subgrade Treatment, Geogrid	SY	837	837		\$2.00	\$0.00
2.07	Modified Subbase	SY	8,365	8,365		\$11.75	\$0.00
2.08	Compaction Testing	LS	1	1		\$6,270.00	\$0.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Storm Sewer, Trenched, RCP, 15"	LF	896	896		\$53.00	\$0.00
4.02	Storm Sewer, Trenched, RCP, 18"	LF	62	62		\$62.00	\$0.00
4.03	Storm Sewer, Trenched, RCP, 24"	LF	229	229		\$69.00	\$0.00
4.04	Storm Sewer, Trenched, RCP, 30"	LF	59	59		\$119.00	\$0.00
4.05	Storm Sewer, Trenched, RCP, 36"	LF	100	100		\$115.00	\$0.00
4.06	Pipe Apron, Concrete, 24"	EA	3	3		\$4,200.00	\$0.00
4.07	Pipe Apron, Concrete, 36"	EA	2	2		\$5,825.00	\$0.00
4.08	Removal of Culverts	LF	501	501		\$17.00	\$0.00
4.09	Subdrain, Type 1, PVC, 6"	LF	2,735	2,735		\$18.50	\$0.00
4.10	Subdrain Cleanouts	EA	8	8		\$810.00	\$0.00
4.11	Subdrain Outlet	EA	18	18		\$270.00	\$0.00
4.12	Field Tile Repair	LF	100	100		\$37.00	\$0.00
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched	LF	58	58		\$96.00	\$0.00
5.02	Water Main, 12" PVC, Trenched	LF	1,815	1,815	355	\$87.20	\$30,956.00
5.03	Water Main, 12" DI, Trenched	LF	231	231	513	\$131.00	\$67,203.00
5.04	Gate Valve, 8"	EA	2	2	1	\$2,750.00	\$2,750.00
5.05	Gate Valve, 12"	EA	5	5	2	\$4,725.00	\$9,450.00
5.06	Tapping Sleeve and Valve, 12"	EA	1	1	1	\$6,885.00	\$6,885.00
5.07	Water Service Stubs, 1"	EA	2	2		\$950.00	\$0.00
5.08	Water Service, Stubs, 6"	EA	1	1		\$3,445.00	\$0.00
5.09	Water Service Stubs, 1"	LF	170	170		\$25.50	\$0.00
5.10	Water Service, Stubs, 6"	LF	20	20		\$94.00	\$0.00
5.11	Water Service Transfer	EA	1	1		\$1,550.00	\$0.00
5.12	Hydrant Assembly	EA	4	4	2	\$8,950.00	\$17,900.00
5.13	Removal of Hydrant Assembly	EA	3	3		\$955.00	\$0.00
5.14	Flushing Device (Blowoff)	EA	1	1		\$2,645.00	\$0.00
5.15	Connection to Existing	EA	1	1		\$2,500.00	\$0.00
5.16	Water Main Abandonment	LS	1	1		\$7,500.00	\$0.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-402, 48" x 48"	EA	1	1		\$6,625.00	\$0.00
6.02	Storm Sewer Intake, SW-501	EA	11	11		\$3,475.00	\$0.00
6.03	Storm Sewer Intake, SW-503	EA	1	1		\$6,625.00	\$0.00

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,979,338.50	\$157,144.00
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1		\$0.00	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$0.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$0.00	\$157,144.00
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$157,144.00
Retainage (3%)			\$4,714.32
Total Earned Less Retainage			\$152,429.68
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1		\$0.00	
2		\$0.00	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$0.00
Amount Due This Request			\$152,429.68
Note: The amount \$152,429.68 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$1,979,338.50	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$1,979,338.50	
THIS PARTIAL PAYMENT		\$152,429.68	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$152,429.68	
BALANCE		\$1,826,908.82	
PERCENT COMPLETE		7.9%	
Recommended By: Veenstra & Kimm, Inc.		Contractor: Absolute Group	
Approved by: City of Bondurant			
Signature		Signature	
Name	William Weber	Name	John Horton
Title	Project Manager	Title	Public Works Director
Date	5/27/2026	Date	05-28-2026



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

Item No. 5.o.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving Pay Request No. 20 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of \$349,764.91

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Aaron Kreuder, Fire Chief
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Ryan Companies US, Inc., has submitted Payment Request No. 20, dated May 4, 2026, for work completed from April 1, 2026, to April 30, 2026. This pay application has been reviewed by the Construction Manager and the Architect.

This pay request includes a release of some of the project retainage. Below is the breakdown of the pay application.

ORIGINAL CONTRACT SUM		\$ 16,417,582.00
Net change by Change Orders		\$ 2,540.00
CONTRACT SUM TO DATE		\$ 16,420,122.00
TOTAL COMPLETED & STORED TO DATE		\$ 16,272,832.45
RETAINAGE 5.00%		\$ 813,641.62
PREVIOUS RETAINAGE RELEASED		\$ 245,733.89
TOTAL EARNED LESS RETAINAGE HELD		\$ 15,704,924.72
LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$ 15,639,101.36
WORK COMPLETED THIS PERIOD		\$ 65,823.36
WORK RETAINAGE RELEASE THIS PERIOD		\$ 283,941.55
TOTAL AMOUNT DUE		\$ 349,764.91

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-179
2. Pay Request No. 20

CITY OF BONDURANT
RESOLUTION NO. 260601-179

RESOLUTION APPROVING PAY REQUEST NO. 20 TO RYAN COMPANIES FOR
THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF
\$349,764.91

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 20, dated May 4, 2026, for work completed from April 1, 2026, to April 30, 2026; AND

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

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

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

Passed this 1st day of June 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				

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

APPLICATION NUMBER: 20
APPLICATION DATE: 5/4/2026
PERIOD FROM: 4/1/2026
TO: 4/30/2026

A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK				WORK COMPLETED		Total Completed and Stored To Date (D+E+F)	% (G/C)	Balance To Finish (C-G)	
		SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application				
						Work in Place				Stored Materials (not in D or E)
	Preconstruction Services									
1	Preconstruction Management	\$ 60,000.00	\$0.00	\$ 60,000.00	\$ 60,000.00			\$ 60,000.00	100%	\$ -
	Construction Services				\$ -			\$ -		
2	01 - General Conditions	\$ 1,708,991.00	-\$43,770.11	\$ 1,665,220.89	\$ 1,643,141.29	\$ 19,261.49		\$ 1,662,402.78	100%	\$ 2,818.11
3	03 - Building Concrete	\$ 678,720.00	-\$29,494.00	\$ 649,226.00	\$ 623,226.00	\$ 24,485.00		\$ 647,711.00	100%	\$ 1,515.00
4	03 - Precast Materials	\$ 722,439.00	-\$76,181.50	\$ 646,257.50	\$ 646,257.50			\$ 646,257.50	100%	\$ -
5	04 - Masonry	\$ 65,920.00	-\$12,684.00	\$ 53,236.00	\$ 53,236.00			\$ 53,236.00	100%	\$ -
6	05 - Steel Materials	\$ 1,019,245.00	-\$35,575.75	\$ 983,669.25	\$ 983,669.25			\$ 983,669.25	100%	\$ -
7	05 - Steel & Precast Erection	\$ 516,518.00	\$107,078.69	\$ 623,596.69	\$ 623,596.69			\$ 623,596.69	100%	\$ -
8	06 - Finish Carpentry / Doors / Specialties	\$ 765,720.00	\$165,645.80	\$ 931,365.80	\$ 928,091.80	\$ 3,274.00		\$ 931,365.80	100%	\$ -
9	07 - Roofing and Sheet Metal	\$ 288,900.00	\$29,675.00	\$ 318,575.00	\$ 318,575.00			\$ 318,575.00	100%	\$ -
10	08 - Overhead Doors	\$ 482,200.00	\$6,962.00	\$ 489,162.00	\$ 489,162.00			\$ 489,162.00	100%	\$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	\$ 812,667.00	\$71,188.00	\$ 883,855.00	\$ 883,855.00			\$ 883,855.00	100%	\$ -
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$33,226.61	\$ 598,351.61	\$ 598,351.61			\$ 598,351.61	100%	\$ -
13	09 - Flooring	\$ 179,925.00	\$29,321.50	\$ 209,246.50	\$ 209,246.50			\$ 209,246.50	100%	\$ -
14	09 - Painting & Wallcoverings	\$ 117,123.00	\$36,656.00	\$ 153,779.00	\$ 153,779.00			\$ 153,779.00	100%	\$ -
15	10 - Signage	\$ 26,000.00	-\$26,000.00	\$ -	\$ -			\$ -	NA	\$ -
16	11 - Appliances	\$ 70,000.00	-\$70,000.00	\$ -	\$ -			\$ -	NA	\$ -
17	21 - Fire Suppression	\$ 99,669.00	\$424.00	\$ 100,093.00	\$ 100,093.00			\$ 100,093.00	100%	\$ -
18	22 - Plumbing	\$ 976,400.00	\$52,570.00	\$ 1,028,970.00	\$ 1,028,970.00			\$ 1,028,970.00	100%	\$ -
19	23 - HVAC	\$ 541,446.00	\$21,967.77	\$ 563,413.77	\$ 563,413.77			\$ 563,413.77	100%	\$ -
20	23 - Geothermal Interior Systems	\$ 675,276.00	\$0.00	\$ 675,276.00	\$ 675,276.00			\$ 675,276.00	100%	\$ -
21	23 - Geothermal Wellfield	\$ 302,249.00	\$3,500.00	\$ 305,749.00	\$ 305,749.00			\$ 305,749.00	100%	\$ -
22	26 - Early Procurement Electrical Equipment	\$ 304,510.00	\$3,989.00	\$ 308,499.00	\$ 308,499.00			\$ 308,499.00	100%	\$ -
23	26 - Electrical	\$ 2,284,090.00	\$96,416.50	\$ 2,380,506.50	\$ 2,360,699.50	\$ 19,807.00		\$ 2,380,506.50	100%	\$ -
24	26 - Photovoltaic/Solar System	\$ 195,000.00	\$0.00	\$ 195,000.00	\$ 195,000.00			\$ 195,000.00	100%	\$ -
25	26 - EV Charging Rough-In	\$ 2,688.00	\$0.00	\$ 2,688.00	\$ 2,688.00			\$ 2,688.00	100%	\$ -
26	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 653,281.00			\$ 653,281.00	100%	\$ -
27	32 - Exterior Concrete	\$ 635,720.00	-\$21,911.00	\$ 613,809.00	\$ 613,809.00			\$ 613,809.00	100%	\$ -
28	32 - Landscaping & Irrigation	\$ 190,000.00	-\$16,639.00	\$ 173,361.00	\$ 164,423.00			\$ 164,423.00	95%	\$ 8,938.00
29	33 - Utilities	\$ 356,741.00	\$0.00	\$ 356,741.00	\$ 342,547.68			\$ 342,547.68	96%	\$ 14,193.32
30	60 - Insurance	\$ 186,320.00	\$1,000.00	\$ 187,320.00	\$ 186,011.83	\$ 801.93		\$ 186,813.76	100%	\$ 506.24
31	60 - Bond	\$ 99,500.00	\$1,847.00	\$ 101,347.00	\$ 101,347.00			\$ 101,347.00	100%	\$ -
32	60 - Construction Contingency (3%)	\$ 449,904.00	-\$334,462.51	\$ 115,441.49	\$ -			\$ -	0%	\$ 115,441.49
33	60 - Project Related Software	\$ 31,054.00	\$250.00	\$ 31,304.00	\$ 31,001.98	\$ 133.65		\$ 31,135.63	99%	\$ 168.37
34	66 - Fee (2.25%)	\$ 354,241.00	\$5,000.00	\$ 359,241.00	\$ 356,547.31	\$ 1,524.67		\$ 358,071.98	100%	\$ 1,169.02
35	Owner Change Orders	\$ -	\$2,540.00	\$ 2,540.00	\$ -			\$ -	0%	\$ 2,540.00
	Total	\$ 16,417,582.00	\$2,540.00	\$ 16,420,122.00	\$ 16,203,544.71	\$ 69,287.74	\$ -	\$ 16,272,832.45	99%	144,749.55



Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 4/1/2026
End Date: 4/30/2026

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units	SOV Line Item
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-04-04		0			Regular	2026-04-07	4634429	JP		3,688.56	24.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-04-18		0			Regular	2026-04-21	4644340	JP		4,918.08	32.00	
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-04-25		0			Regular	2026-04-28	4649784	JP		4,303.32	28.00	
		11410												12,909.96	84.00	
011005														12,909.96	84.00	2
		006777000	Assist Supt-hr	Time Tracking WE 2026-04-11		0			Regular	2026-04-14	4638262	JP		1,011.87	9.00	
		11410												1,011.87	9.00	
011020														1,011.87	9.00	2
		006777000	Concrete	Smart Concrete Solutions LLC	Smart Concrete Solutions LLC	202637	00071746	24677700071746	002-Deduct sealing of App Bay	2026-04-23	2115535	PX	T	(6,215.00)	0.00	
		11440												(6,215.00)	0.00	
033000														(6,215.00)	0.00	3
		006777000	Finish Carpentry	Core Construction Services LLC	Core Construction Services LLC	202806	00072253	24677700072253	012-Furnish and install new tr	2026-04-23	2115537	PX	T	3,274.00	0.00	
		11440												3,274.00	0.00	
062000														3,274.00	0.00	8
		006777000	Overhead Doors	Skold Door & Floor Company Inc	Skold Door & Floor Company Inc	126642	00071834	24677700071834	002-Per Ryan request, rework t	2026-04-23	2115536	PX	T	30,700.00	0.00	
		11440												30,700.00	0.00	
083300														30,700.00	0.00	3
		006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043	00071755	24677700071755	005-Furnish and install, two a	2026-04-30	2119281	PX	T	2,771.00	0.00	
		006777000	Electrical Systems	Van Maanen Electric Inc	Van Maanen Electric Inc	175043	00071755	24677700071755	006-Furnish and install 6 addi	2026-04-30	2119281	PX	T	17,036.00	0.00	
		11440												19,807.00	0.00	
														19,807.00	0.00	23
		006777000	Misc extras #1	Baker Group	Baker Group	113866		315259	Misc. Equipment	2026-04-20	2113656	PS	P	554.15	0.00	
		006777000	Misc extras #1	Latitude Signage + Design	Latitude Signage + Design	109219		236170	Signage	2026-04-23	2115489	PS	H	275.00	0.00	
		006777000	Misc extras #1	Corporate Payment Systems	Corporate Payment Systems	110054		7587 Embrey-192290	MENARDS ALTOONA IA	2026-04-25	2116560	PJ		101.45	0.00	
		11420												930.60	0.00	
490116														930.60	0.00	2
		006777000	Environment Consult	Cascade Erosion Solutions Inc	Cascade Erosion Solutions Inc	193556		22116	NPDES Inspections	2026-04-23	2115493	PS	H	300.00	0.00	
		11455												300.00	0.00	
501058														300.00	0.00	2
		006777000	Liability Ins	General Ins Alloc 120 11476		0				2026-04-30	4647537	JA		22.88	0.00	
		006777000	Liability Ins	General Ins Alloc 120		0				2026-04-30	4647536	JA		779.05	0.00	
		11476												801.93	0.00	
														801.93	0.00	30
		006777000	Sr Project Engineer	Time Tracking WE 2026-04-18		0			CPRJ	2026-04-21	4643004	JP		240.00	2.00	
		006777000	Sr Project Engineer	Time Tracking WE 2026-04-25		0			CPRJ	2026-04-28	4648622	JP		120.00	1.00	
		11476												360.00	3.00	
														360.00	3.00	2
		006777000	Project Coordinator I	Time Tracking WE 2026-04-04		0			CPRJ	2026-04-07	4632808	JP		364.00	4.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-04-11		0			CPRJ	2026-04-14	4637336	JP		546.00	6.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-04-18		0			CPRJ	2026-04-21	4642456	JP		273.00	3.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-04-25		0			CPRJ	2026-04-28	4647938	JP		364.00	4.00	
		11476												1,547.00	17.00	
531010														1,547.00	17.00	2
		006777000	RBS Services	Bank Deposit	Ryan Companies US Inc	197340			CLEAR AR	2026-04-01	144252	RC		996.17	0.00	
		006777000	RBS Services	Bank Deposit	Ryan Companies US Inc	197340			CLEAR AR	2026-04-30	145852	RC		1,205.89	0.00	
		11420												2,202.06	0.00	
531032														2,202.06	0.00	2
		006777000	Project Related Software	Proj Related Software Alloc 20		0				2026-04-30	4647606	JA		129.84	0.00	
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476		0				2026-04-30	4647607	JA		3.81	0.00	
		11420												133.65	0.00	
603010														133.65	0.00	
															0.00	33
													Subtotal:	67,763.07	113.00	
													Fee (2.25%)	1,524.67		34
													Grand Total:	69,287.74		

Retainage Total:	\$	283,941.55
Core Construction Services LLC	\$	45,477.20
Henkel Construction Company, Inc	\$	31,179.84
Jarnagin Painting, Inc.	\$	7,439.95
Elite Glass & Metal	\$	44,192.75
Smart Concrete Solutions LLC	\$	31,194.35
Van Maanen Electric, Inc.	\$	124,457.46

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

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

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

APPLICATION NO: 24

PERIOD TO: 04/30/26

CONTRACT FOR: 00071746OS

CONTRACT DATE: 08/16/24

PROJECT NOS: 006777000

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

FROM CONTRACTOR:
Smart Concrete Solutions LLC
2001 E Grand Ave
Des Moines, Iowa 50317

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 623,000.00

2. Net Change by Change Orders

\$ (5,328.00)

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 617,672.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 617,672.00

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 617,672.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 592,692.65

8. CURRENT PAYMENT DUE

\$ 24,979.35

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$887.00	\$(6,215.00)
Total approved this Month	\$0.00	\$0.00
TOTALS	\$887.00	\$(6,215.00)
NET CHANGES by Change Order		\$ (5,328.00)

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

CONTRACTOR: Smart Concrete Solutions LLC

By:

Joel Walz

Date: April 10, 2026

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

\$ 24,979.35

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

ARCHITECT:

By:

Date:

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



AIA Document G703TM – 1992

Continuation Sheet

AIA Document G702TM–1992, Application and Certificate for Payment, or G732TM–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24

APPLICATION DATE: 04/23/26

PERIOD TO: 04/30/26

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Building Concrete	623,000.00	623,000.00	0.00	0.00	623,000.00	100.0%	0.00	0.00
001000001	Per Smart Concrete proposal da	887.00	887.00	0.00	0.00	887.00	100.0%	0.00	0.00
002000001	Deduct sealing of App Bay join	(6,215.00)	0.00	(6,215.00)	0.00	(6,215.00)	100.0%	0.00	0.00
	GRAND TOTAL	\$617,672.00	\$623,887.00	\$(6,215.00)	\$0.00	\$617,672.00	100.0%	\$0.00	\$0.00



AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

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

FROM CONTRACTOR:

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

PROJECT:

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

VIA ARCHITECT:**APPLICATION NO:** 24**PERIOD TO:** 04/30/26**CONTRACT FOR:** 00072253OS**CONTRACT DATE:** 08/16/24**PROJECT NOS:** 006777000**Distribution to:**

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	730,000.00
2. Net Change by Change Orders	\$	185,281.80
3. CONTRACT SUM TO DATE (Line 1+2)	\$	915,281.80
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	913,642.80
5. RETAINAGE:		
a. 0.0% of Completed Work		
(Column D + E on G703)	\$	0.00
b. 0.0% of Stored Material		
(Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	913,642.80
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	910,368.80
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	3,274.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	1,639.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$195,914.80	\$(10,633.00)
Total approved this Month	\$0.00	\$0.00
TOTALS	\$195,914.80	\$(10,633.00)
NET CHANGES by Change Order		\$ 185,281.80

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

CONTRACTOR: Core Construction Services LLCBy: Mike BoyleDate: April 22, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **3,274.00**

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

ARCHITECT:

By: _____

Date: _____

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24
APPLICATION DATE: 04/23/26
PERIOD TO: 04/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	General Conditions	78,231.00	78,231.00	0.00	0.00	78,231.00	100.0%	0.00	0.00
	Rough Carpentry L	62,103.00	62,103.00	0.00	0.00	62,103.00	100.0%	0.00	0.00
	Rough Carpentry M	19,970.00	19,970.00	0.00	0.00	19,970.00	100.0%	0.00	0.00
	Wood Decking M	100,076.00	100,076.00	0.00	0.00	100,076.00	100.0%	0.00	0.00
	casework labor	31,200.00	31,200.00	0.00	0.00	31,200.00	100.0%	0.00	0.00
	casework Material	82,266.00	82,266.00	0.00	0.00	82,266.00	100.0%	0.00	0.00
	FRP Labor	520.00	520.00	0.00	0.00	520.00	100.0%	0.00	0.00
	FRP Material	400.00	400.00	0.00	0.00	400.00	100.0%	0.00	0.00
	Access Doors	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	0.00
	Door Frames Labor	27,845.00	27,845.00	0.00	0.00	27,845.00	100.0%	0.00	0.00
	Door Hardware M	44,370.00	44,370.00	0.00	0.00	44,370.00	100.0%	0.00	0.00
	Doors & HW Labor	19,422.00	19,422.00	0.00	0.00	19,422.00	100.0%	0.00	0.00
	HM Door & Frame M	38,324.00	38,324.00	0.00	0.00	38,324.00	100.0%	0.00	0.00
	Sound Door Material	25,210.00	25,210.00	0.00	0.00	25,210.00	100.0%	0.00	0.00
	Wood Door Material	6,311.00	6,311.00	0.00	0.00	6,311.00	100.0%	0.00	0.00
	OFCI Labor	1,920.00	1,920.00	0.00	0.00	1,920.00	100.0%	0.00	0.00
	Specialties Labor	17,322.00	17,322.00	0.00	0.00	17,322.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	VDB Material	18,801.00	18,801.00	0.00	0.00	18,801.00	100.0%	0.00	0.00
	Toilet Partitions M	3,737.00	3,737.00	0.00	0.00	3,737.00	100.0%	0.00	0.00
	Coner Guard Material	3,778.00	3,778.00	0.00	0.00	3,778.00	100.0%	0.00	0.00
	Toilet Access. M	11,034.00	11,034.00	0.00	0.00	11,034.00	100.0%	0.00	0.00
	AED Cabinet	200.00	200.00	0.00	0.00	200.00	100.0%	0.00	0.00
	Emergency Key Cabine	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	0.00
	FEC Materail	1,371.00	1,371.00	0.00	0.00	1,371.00	100.0%	0.00	0.00
	Metal Lockers M	32,300.00	32,300.00	0.00	0.00	32,300.00	100.0%	0.00	0.00
	Locker Install	15,600.00	15,600.00	0.00	0.00	15,600.00	100.0%	0.00	0.00
	Plam Clad Locker M	20,600.00	20,600.00	0.00	0.00	20,600.00	100.0%	0.00	0.00
	Flagpoles Materail	3,625.00	3,625.00	0.00	0.00	3,625.00	100.0%	0.00	0.00
	Window Shades L	7,566.00	7,566.00	0.00	0.00	7,566.00	100.0%	0.00	0.00
	Saunas Labor	4,800.00	4,800.00	0.00	0.00	4,800.00	100.0%	0.00	0.00
	Window Shades M	22,695.00	22,695.00	0.00	0.00	22,695.00	100.0%	0.00	0.00
	Saunas Material	12,798.00	12,798.00	0.00	0.00	12,798.00	100.0%	0.00	0.00
	Benches Material	5,255.00	5,255.00	0.00	0.00	5,255.00	100.0%	0.00	0.00
	Bike Racks M	1,850.00	1,850.00	0.00	0.00	1,850.00	100.0%	0.00	0.00
	Site Furnishing L	1,260.00	1,260.00	0.00	0.00	1,260.00	100.0%	0.00	0.00
	Waste Receptacle M	6,240.00	6,240.00	0.00	0.00	6,240.00	100.0%	0.00	0.00
001000001	Per ITC #005 add 10 lockers t	9,953.00	9,953.00	0.00	0.00	9,953.00	100.0%	0.00	0.00
002000001	Per Core proposal dated 02.19.	1,980.00	1,980.00	0.00	0.00	1,980.00	100.0%	0.00	0.00
003000001	Per Core proposal dated 02.04.	3,888.00	3,888.00	0.00	0.00	3,888.00	100.0%	0.00	0.00
004000001	Provide permanent cores for al	1,846.00	1,846.00	0.00	0.00	1,846.00	100.0%	0.00	0.00
004000002	Provide door closers at doors	2,885.00	2,885.00	0.00	0.00	2,885.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000003	Revised hardware for openings	3,115.00	3,115.00	0.00	0.00	3,115.00	100.0%	0.00	0.00
004000004	Install additional hardware no	2,160.00	2,160.00	0.00	0.00	2,160.00	100.0%	0.00	0.00
004000005	Subcontractor mark-up for hard	1,151.00	1,151.00	0.00	0.00	1,151.00	100.0%	0.00	0.00
004000006	Per Core proposal dated 02.19.	1,339.00	1,339.00	0.00	0.00	1,339.00	100.0%	0.00	0.00
005000001	Per Core proposal dated 5/23/2	18,530.00	18,530.00	0.00	0.00	18,530.00	100.0%	0.00	0.00
005000002	Per Core proposal dated 5/23/2	23,100.00	23,100.00	0.00	0.00	23,100.00	100.0%	0.00	0.00
005000003	Per Core proposal dated 5/23/2	99,800.00	99,800.00	0.00	0.00	99,800.00	100.0%	0.00	0.00
005000004	Per RFI #91 supply and instal	596.30	596.30	0.00	0.00	596.30	100.0%	0.00	0.00
006000001	Per owner request revise oven	(10,633.00)	(10,633.00)	0.00	0.00	(10,633.00)	100.0%	0.00	0.00
007000001	Per RFI #86 furnish a revised	433.00	433.00	0.00	0.00	433.00	100.0%	0.00	0.00
008000001	Per RFI 126 furnish the soap	2,933.50	2,933.50	0.00	0.00	2,933.50	100.0%	0.00	0.00
009000001	Per RFI 74 furnish and instal	2,679.00	2,679.00	0.00	0.00	2,679.00	100.0%	0.00	0.00
009000002	Per Ryan Co direction furnish	421.00	421.00	0.00	0.00	421.00	100.0%	0.00	0.00
009000003	Per Ryan Co direction swap ou	1,379.00	1,379.00	0.00	0.00	1,379.00	100.0%	0.00	0.00
010000001	Per RFI 137 furnish and insta	1,450.00	1,450.00	0.00	0.00	1,450.00	100.0%	0.00	0.00
010000002	Per Ryan Co grind down precas	960.00	960.00	0.00	0.00	960.00	100.0%	0.00	0.00
010000003	Per Ryan Co furnish and insta	9,578.00	9,578.00	0.00	0.00	9,578.00	100.0%	0.00	0.00
011000001	Per owner request furnish and	562.00	562.00	0.00	0.00	562.00	100.0%	0.00	0.00
011000002	Per Ryan Co furnish and insta	263.00	263.00	0.00	0.00	263.00	100.0%	0.00	0.00
012000001	Furnish and install new trash	4,913.00	0.00	3,274.00	0.00	3,274.00	66.6%	1,639.00	0.00
	GRAND TOTAL	\$915,281.80	\$910,368.80	\$3,274.00	\$0.00	\$913,642.80	99.8%	\$1,639.00	\$0.00



AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

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

FROM CONTRACTOR:

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

PROJECT:

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

VIA ARCHITECT:**APPLICATION NO:** 24**PERIOD TO:** 04/30/26**CONTRACT FOR:** 00071834OS**CONTRACT DATE:** 08/21/24**PROJECT NOS:** 006777000**Distribution to:**

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

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

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

CONTRACTOR: Skold Door & Floor Company IncBy: Angie AldridgeDate: April 13, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **30,700.00**

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

ARCHITECT:

By: _____

Date: _____

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24

APPLICATION DATE: 04/23/26

PERIOD TO: 04/30/26

ARCHITECT'S PROJECT NO: 006777000

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



AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

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

FROM CONTRACTOR:

Van Maanen Electric, Inc
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

PROJECT:

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

VIA ARCHITECT:**APPLICATION NO:** 24**PERIOD TO:** 04/30/26**CONTRACT FOR:** 00071755OS**CONTRACT DATE:** 08/16/24**PROJECT NOS:** 006777000**Distribution to:**

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 2,297,000.00
2. Net Change by Change Orders	\$ 281,194.50
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 2,578,194.50
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 2,578,194.50
5. RETAINAGE:	
a. 0.0% of Completed Work	
(Column D + E on G703)	\$ 0.00
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 2,578,194.50
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 2,433,930.04
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 144,264.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$264,158.50	\$0.00
Total approved this Month	\$17,036.00	\$0.00
TOTALS	\$281,194.50	\$0.00
NET CHANGES by Change Order	\$ 281,194.50	

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

CONTRACTOR: Van Maanen Electric, IncBy: Tracy EvansDate: April 30, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **144,264.46**

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

ARCHITECT:

By: _____

Date: _____

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24
APPLICATION DATE: 04/23/26
PERIOD TO: 04/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Electrical Systems	2,297,000.00	2,297,000.00	0.00	0.00	2,297,000.00	100.0%	0.00	0.00
001000001	Per ITC #003 provide CT cabin	16,757.00	16,757.00	0.00	0.00	16,757.00	100.0%	0.00	0.00
001000002	Per ITC #004 add 4" conduit o	16,895.00	16,895.00	0.00	0.00	16,895.00	100.0%	0.00	0.00
001000003	Per ITC #005 relocated invert	326.00	326.00	0.00	0.00	326.00	100.0%	0.00	0.00
001000004	Per RFI #30 add 225A/3P MCB t	703.00	703.00	0.00	0.00	703.00	100.0%	0.00	0.00
002000001	Per RFI #026 and Van Maanen pr	1,779.00	1,779.00	0.00	0.00	1,779.00	100.0%	0.00	0.00
002000002	Per Van Maanen proposal dated	187,463.00	187,463.00	0.00	0.00	187,463.00	100.0%	0.00	0.00
003000001	Per RFI 15 furnish revised el	3,746.68	3,746.68	0.00	0.00	3,746.68	100.0%	0.00	0.00
003000002	Backcharge for framing and dry	(1,797.00)	(1,797.00)	0.00	0.00	(1,797.00)	100.0%	0.00	0.00
003000003	Per RFI 113 revise the electi	3,582.43	3,582.43	0.00	0.00	3,582.43	100.0%	0.00	0.00
003000004	Backcharge for removed wall ti	(809.00)	(809.00)	0.00	0.00	(809.00)	100.0%	0.00	0.00
003000005	Revise AV system per ITC #011.	303.17	303.17	0.00	0.00	303.17	100.0%	0.00	0.00
004000001	Revise electrical for specifie	2,480.00	2,480.00	0.00	0.00	2,480.00	100.0%	0.00	0.00
004000002	Add electrical outlet for irri	982.00	982.00	0.00	0.00	982.00	100.0%	0.00	0.00
004000003	Revise electrical for selected	1,738.00	1,738.00	0.00	0.00	1,738.00	100.0%	0.00	0.00
004000004	Add power for BAS system contr	973.00	973.00	0.00	0.00	973.00	100.0%	0.00	0.00
004000005	Revise electrical for selected	1,853.00	1,853.00	0.00	0.00	1,853.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000006	Per ITC 014 add 2 lights e	15,565.00	15,565.00	0.00	0.00	15,565.00	100.0%	0.00	0.00
004000007	Per ITC 11 add outlets on Eas	6,199.22	6,199.22	0.00	0.00	6,199.22	100.0%	0.00	0.00
004000008	Per RFI 45 and owner request	2,648.00	2,648.00	0.00	0.00	2,648.00	100.0%	0.00	0.00
005000001	Furnish and install two addit	2,771.00	0.00	2,771.00	0.00	2,771.00	100.0%	0.00	0.00
006000001	Furnish and install 6 addition	17,036.00	0.00	17,036.00	0.00	17,036.00	100.0%	0.00	0.00
	GRAND TOTAL	\$2,578,194.50	\$2,558,387.50	\$19,807.00	\$0.00	\$2,578,194.50	100.0%	\$0.00	\$0.00

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

515.262.4000

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



Invoice 315259

Bill to: RYAN COMPANIES US INC 111 E GRAND STE 200 DES MOINES, IA 50309	Job: 12.36636 RYAN CO PLATES 1600 SE CORPORATE WOODS DR ANKENY, IA 50021
--	---

Invoice #: 315259	Date: 01/21/26	Customer P.O. #: ATTN NICK ALDRIDGE
Payment Terms: DUE UPON RECEIPT	Salesperson: GARY A DALE	Special Requests: Email to customer
Customer Code: 17319		

Remarks: 12.36636 TM 01

AP@RYANCOMPANIES.COM

Quantity	Description	U/M	Unit Price	Extension
0.00	LABOR		0.00	460.28
0.00	BG EQUIPMENT		0.00	62.50
Subtotal:				522.78
Tax:				31.37
Total:				554.15

NEW METAL PLATES

REQUESTED BY NICK ALDRIDGE

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

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

Invoice No. IOWA 236170

April 10, 2026
Page 1 of 2



Customer City of Bondurant
Location Public Safety Building
Reference Contract Update ST E20.1 Address P879 PN: 879 - Core Const - C#: 24122.12 J#: 24122
Due Date 05/10/2026

Bill to
Ryan Companies US, Inc.

Attn: Zach Eaton

111 East Grand, Suite 200
Des Moines, IA 50309
US
Email:

Ship to
Public Safety Building
Mike Muhlena
500 Campus Drive SE
Bondurant, IA 50035
US
T: 515-264-5156
Email: mikem@coreconstructionia.com

Order Ref. IOWA 216756	Ship/Install 04/26/2026	Terms Net 30 days	SR Tony Squire
F.O.B. Job Site	Client PO 6777-000	Ship Method Installed	PM Michael Bauer

No.	Item Name/Description	Qty	UOM	Ship	Unit Price	Extension
1.	Sign Type E20.1 Vinyl Address Update Only - OPTION 2 Sign Type E20.1 Custom Fabricated Steel Sheet Copy size: 3"h Vinyl color: 3M 220-37 SAPPHIRE BLUE Remove existing vinyl address "500 Campus Drive" Replace and center the new vinyl copy, "500 Campus Drive SE", above the City, State and Zip code below	1	Each	1	100.00	100.00
2.	Installation Standard Installation *Includes removal of one line of vinyl address copy before centering and reapplying the updated address NOTE: Sign Permits not included.	1	Each	1	175.00	175.00

REMIT TO:
Latitude Signage + Design
1219 Zimmerman Dr.
PO Box 187
Grinnell, IA 50112
US

T: 888.236.6616
Email: ar@latitudesignage.com

Subtotal	275.00
* Tax Exempt # ON FILE	0.00
Total (USD)	275.00
Less Deposit	0.00
Amount Due (USD)	275.00

Notes:
Include Latitude Signage + Design invoice number on your check to insure proper credit to your account.

continued on next page

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50009

KEEP YOUR RECEIPT
 RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
 items on this receipt will be in the form
 of an in store credit voucher if the
 return is done after 06/29/26

If you have questions regarding the
 charges on your receipt, please
 email us at:

ALTOfrontend@menards.com



Sale Transaction

3/4X2X4 RTD SHTG	
1231425	13.99
RP MULTI-PURPOSE REPAIR	
1894214	13.25
PAINTER'S CHOICE 25PK TOWEL	
5618121	9.99
REBAR TIE WIRE ROLL 340F	
1831060	9.69
OSI QUAD 003 CARBON BLAC	
5639537	8.48
OSI QUAD 517 GRAY	
5639809	8.48
OSI QUAD 427 ALMOND	
5639772	8.48
PL CONCRETE CRACK SEALER	
5632693 2 @9.98	19.96
2 GAL MENARD PAIL	
6482915	2.49
TOTAL	94.81
TAX ALTOONA-IA 7%	6.64
TOTAL SALE	101.45
VISA CREDIT 7587	101.45
PO #	

Auth Code: 077341
 Chip Inserted
 a0000000031010
 ARQC - 0d8372a85df3a530

TOTAL NUMBER OF ITEMS = 10

THE FOLLOWING REBATE RECEIPTS WERE
 PRINTED FOR THIS TRANSACTION:
 4980

GUEST COPY

The Cardholder acknowledges receipt of
 goods/services in the total amount shown
 hereon and agrees to pay the card issuer
 according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
 PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Calleen

50982 07 7219 03/31/26 10:10AM 3153

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

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

INVOICE ID: 22116
DRAW ID: 22116
DATE: April 20,2026

CONTRACT ID: 26-0015
Bondurant EMS Facility
LOCATION:

CUSTOMER ID: RY0010

Item	Description	Units Contracted	Unit of measure	Unit Price	Total Units in Place	Units in Place this Period	Current Billing
0080	NPDES Inspections		MO	300.00	3.00	1.00	300.00
Total							300.00

Invoice Sub-total 300.00

Amount due this Invoice **\$300.00**

The following invoices are for retention release amounts only:

Retainage Total:	\$ 283,941.55
Core Construction Services LLC	\$ 45,477.20
Henkel Construction Company, Inc	\$ 31,179.84
Jarnagin Painting, Inc.	\$ 7,439.95
Elite Glass & Metal	\$ 44,192.75
Smart Concrete Solutions LLC	\$ 31,194.35
Van Maanen Electric, Inc.	\$ 124,457.46

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

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

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

APPLICATION NO: 22

PERIOD TO: 02/28/26

CONTRACT FOR: 00072253OS

CONTRACT DATE: 08/16/24

PROJECT NOS: 006777000

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

FROM CONTRACTOR:
Core Construction Services LLC
3093 NW Prairie Ln
Des Moines, Iowa 50313

VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 730,000.00

2. Net Change by Change Orders

\$ 180,368.80

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 910,368.80

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 910,368.80

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 910,368.80

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 864,891.60

8. CURRENT PAYMENT DUE

\$ 45,477.20

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$191,001.80	\$(10,633.00)
Total approved this Month	\$0.00	\$0.00
TOTALS	\$191,001.80	\$(10,633.00)
NET CHANGES by Change Order	\$ 180,368.80	

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

CONTRACTOR: Core Construction Services LLC

By: Mike Boyle

Date: February 20, 2026

State of: County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

\$ 45,477.20

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

ARCHITECT:

By:

Date:

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,

Application and Certificate for Payment, Construction Manager as Adviser Edition,

containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 22

APPLICATION DATE: 02/23/26

PERIOD TO: 02/28/26

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	General Conditions	78,231.00	78,231.00	0.00	0.00	78,231.00	100.0%	0.00	0.00
	Rough Carpentry L	62,103.00	62,103.00	0.00	0.00	62,103.00	100.0%	0.00	0.00
	Rough Carpentry M	19,970.00	19,970.00	0.00	0.00	19,970.00	100.0%	0.00	0.00
	Wood Decking M	100,076.00	100,076.00	0.00	0.00	100,076.00	100.0%	0.00	0.00
	casework labor	31,200.00	31,200.00	0.00	0.00	31,200.00	100.0%	0.00	0.00
	casework Material	82,266.00	82,266.00	0.00	0.00	82,266.00	100.0%	0.00	0.00
	FRP Labor	520.00	520.00	0.00	0.00	520.00	100.0%	0.00	0.00
	FRP Material	400.00	400.00	0.00	0.00	400.00	100.0%	0.00	0.00
	Access Doors	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	0.00
	Door Frames Labor	27,845.00	27,845.00	0.00	0.00	27,845.00	100.0%	0.00	0.00
	Door Hardware M	44,370.00	44,370.00	0.00	0.00	44,370.00	100.0%	0.00	0.00
	Doors & HW Labor	19,422.00	19,422.00	0.00	0.00	19,422.00	100.0%	0.00	0.00
	HM Door & Frame M	38,324.00	38,324.00	0.00	0.00	38,324.00	100.0%	0.00	0.00
	Sound Door Material	25,210.00	25,210.00	0.00	0.00	25,210.00	100.0%	0.00	0.00
	Wood Door Material	6,311.00	6,311.00	0.00	0.00	6,311.00	100.0%	0.00	0.00
	OFCI Labor	1,920.00	1,920.00	0.00	0.00	1,920.00	100.0%	0.00	0.00
	Specialties Labor	17,322.00	17,322.00	0.00	0.00	17,322.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	VDB Material	18,801.00	18,801.00	0.00	0.00	18,801.00	100.0%	0.00	0.00
	Toilet Partitions M	3,737.00	3,737.00	0.00	0.00	3,737.00	100.0%	0.00	0.00
	Coner Guard Material	3,778.00	3,778.00	0.00	0.00	3,778.00	100.0%	0.00	0.00
	Toilet Access. M	11,034.00	11,034.00	0.00	0.00	11,034.00	100.0%	0.00	0.00
	AED Cabinet	200.00	200.00	0.00	0.00	200.00	100.0%	0.00	0.00
	Emergency Key Cabine	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	0.00
	FEC Materail	1,371.00	1,371.00	0.00	0.00	1,371.00	100.0%	0.00	0.00
	Metal Lockers M	32,300.00	32,300.00	0.00	0.00	32,300.00	100.0%	0.00	0.00
	Locker Install	15,600.00	15,600.00	0.00	0.00	15,600.00	100.0%	0.00	0.00
	Plam Clad Locker M	20,600.00	20,600.00	0.00	0.00	20,600.00	100.0%	0.00	0.00
	Flagpoles Materail	3,625.00	3,625.00	0.00	0.00	3,625.00	100.0%	0.00	0.00
	Window Shades L	7,566.00	7,566.00	0.00	0.00	7,566.00	100.0%	0.00	0.00
	Saunas Labor	4,800.00	4,800.00	0.00	0.00	4,800.00	100.0%	0.00	0.00
	Window Shades M	22,695.00	22,695.00	0.00	0.00	22,695.00	100.0%	0.00	0.00
	Saunas Material	12,798.00	12,798.00	0.00	0.00	12,798.00	100.0%	0.00	0.00
	Benches Material	5,255.00	5,255.00	0.00	0.00	5,255.00	100.0%	0.00	0.00
	Bike Racks M	1,850.00	1,850.00	0.00	0.00	1,850.00	100.0%	0.00	0.00
	Site Furnishing L	1,260.00	1,260.00	0.00	0.00	1,260.00	100.0%	0.00	0.00
	Waste Receptacle M	6,240.00	6,240.00	0.00	0.00	6,240.00	100.0%	0.00	0.00
001000001	Per ITC #005 add 10 lockers t	9,953.00	9,953.00	0.00	0.00	9,953.00	100.0%	0.00	0.00
002000001	Per Core proposal dated 02.19.	1,980.00	1,980.00	0.00	0.00	1,980.00	100.0%	0.00	0.00
003000001	Per Core proposal dated 02.04.	3,888.00	3,888.00	0.00	0.00	3,888.00	100.0%	0.00	0.00
004000001	Provide permanent cores for al	1,846.00	1,846.00	0.00	0.00	1,846.00	100.0%	0.00	0.00
004000002	Provide door closers at doors	2,885.00	2,885.00	0.00	0.00	2,885.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D O R E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000003	Revised hardware for openings	3,115.00	3,115.00	0.00	0.00	3,115.00	100.0%	0.00	0.00
004000004	Install additional hardware no	2,160.00	2,160.00	0.00	0.00	2,160.00	100.0%	0.00	0.00
004000005	Subcontractor mark-up for hard	1,151.00	1,151.00	0.00	0.00	1,151.00	100.0%	0.00	0.00
004000006	Per Core proposal dated 02.19.	1,339.00	1,339.00	0.00	0.00	1,339.00	100.0%	0.00	0.00
005000001	Per Core proposal dated 5/23/2	18,530.00	18,530.00	0.00	0.00	18,530.00	100.0%	0.00	0.00
005000002	Per Core proposal dated 5/23/2	23,100.00	23,100.00	0.00	0.00	23,100.00	100.0%	0.00	0.00
005000003	Per Core proposal dated 5/23/2	99,800.00	99,800.00	0.00	0.00	99,800.00	100.0%	0.00	0.00
005000004	Per RFI #91 supply and instal	596.30	596.30	0.00	0.00	596.30	100.0%	0.00	0.00
006000001	Per owner request revise oven	(10,633.00)	(10,633.00)	0.00	0.00	(10,633.00)	100.0%	0.00	0.00
007000001	Per RFI #86 furnish a revised	433.00	433.00	0.00	0.00	433.00	100.0%	0.00	0.00
008000001	Per RFI 126 furnish the soap	2,933.50	2,933.50	0.00	0.00	2,933.50	100.0%	0.00	0.00
009000001	Per RFI 74 furnish and instal	2,679.00	2,679.00	0.00	0.00	2,679.00	100.0%	0.00	0.00
009000002	Per Ryan Co direction furnish	421.00	421.00	0.00	0.00	421.00	100.0%	0.00	0.00
009000003	Per Ryan Co direction swap ou	1,379.00	1,379.00	0.00	0.00	1,379.00	100.0%	0.00	0.00
010000001	Per RFI 137 furnish and insta	1,450.00	1,450.00	0.00	0.00	1,450.00	100.0%	0.00	0.00
010000002	Per Ryan Co grind down precas	960.00	960.00	0.00	0.00	960.00	100.0%	0.00	0.00
010000003	Per Ryan Co furnish and insta	9,578.00	9,578.00	0.00	0.00	9,578.00	100.0%	0.00	0.00
011000001	Per owner request furnish and	562.00	562.00	0.00	0.00	562.00	100.0%	0.00	0.00
011000002	Per Ryan Co furnish and insta	263.00	263.00	0.00	0.00	263.00	100.0%	0.00	0.00
	GRAND TOTAL	\$910,368.80	\$910,368.80	\$0.00	\$0.00	\$910,368.80	100.0%	\$0.00	\$0.00

AIA[®]

Document G702TM – 1992

Application and Certificate for Payment

TO OWNER:
Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415
FROM CONTRACTOR:
Henkel Construction Company, Inc
208 E. State St.
Mason City, Iowa 50401

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

APPLICATION NO: 23
PERIOD TO: 03/31/26
CONTRACT FOR: 00071847OS
CONTRACT DATE: 08/22/24
PROJECT NOS: 006777000

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

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703TM, is attached.

1. ORIGINAL CONTRACT SUM

\$ 516,518.00

2. Net Change by Change Orders

\$ 107,078.69

3. CONTRACT SUM TO DATE (Line 1+2)

\$ 623,596.69

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$ 623,596.69

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703)

\$ 0.00

b. 0.0% of Stored Material

(Column F on G703)

\$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$ 623,596.69

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 592,416.85

8. CURRENT PAYMENT DUE

\$ 31,179.84

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 0.00

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

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

CONTRACTOR: Henkel Construction Company, Inc

By: Jason Knipp

Date: March 19, 2026

State of:

County of:

Subscribed and sworn to before me this

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 31,179.84

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

ARCHITECT:

By:

Date:

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 23

APPLICATION DATE: 03/23/26

PERIOD TO: 03/31/26

ARCHITECT'S PROJECT NO: 006777000

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

AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

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

FROM CONTRACTOR:

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

PROJECT:

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

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

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

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

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

CONTRACTOR: Jarnagin Painting, Inc.By: Mandy SimonDate: March 23, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **9,929.95**

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

ARCHITECTBy: \$9,929.95

Date: _____

This Certificate and the AMOUNT CERTIFIED is payable only to the Contractor named hereon and acceptance of payment are without prejudice to any rights of the Owner under the Contract.



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

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

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

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

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

 Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Ryan Companies US, Inc. 533 South Third Street, Suite 100 Minneapolis, Minnesota 55415	PROJECT: Bondurant ESF - CMR 500 Campus Dr. SE Bondurant, Iowa 50035	APPLICATION NO: 24 PERIOD TO: 04/30/26 CONTRACT FOR: 00071804OS CONTRACT DATE: 08/21/24 PROJECT NOS: 006777000	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: Elite Glass & Metal 4945 NW 57th Ave, Suite 1 Johnston, Iowa 50131	VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	812,667.00
2. Net Change by Change Orders	\$	71,188.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$	883,855.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	883,855.00
5. RETAINAGE:		
a. 0.0% of Completed Work		
(Column D + E on G703)	\$	0.00
b. 0.0% of Stored Material		
(Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	883,855.00
(Line 4 Less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	839,662.25
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	44,192.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$71,188.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$71,188.00	\$0.00
NET CHANGES by Change Order		\$ 71,188.00

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

CONTRACTOR: Elite Glass & Metal	
By: <u>Nate Burghd</u>	Date: <u>April 27, 2026</u>
State of: _____	County of: _____
Subscribed and sworn to before me this _____	
Notary Public: _____	
My Commission expires: _____	

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED	\$	44,192.75
<i>(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)</i>		
ARCHITECT:		

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



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24
APPLICATION DATE: 04/23/26
PERIOD TO: 04/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Glass & Glazing	812,667.00	812,667.00	0.00	0.00	812,667.00	100.0%	0.00	0.00
001000001	Per ITC #006 revise TWS-1 to	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
002000001	Per Elite proposal dated 02.20	4,201.00	4,201.00	0.00	0.00	4,201.00	100.0%	0.00	0.00
003000001	Per Elite proposal dated 04.25	1,725.00	1,725.00	0.00	0.00	1,725.00	100.0%	0.00	0.00
003000002	Per Elite proposal dated 06.04	3,479.00	3,479.00	0.00	0.00	3,479.00	100.0%	0.00	0.00
004000001	Per Ryan Co direction cut dow	3,483.00	3,483.00	0.00	0.00	3,483.00	100.0%	0.00	0.00
004000002	Per Ryan Co direction additon	8,075.00	8,075.00	0.00	0.00	8,075.00	100.0%	0.00	0.00
004000003	Per Ryan Co direction cutting	4,888.00	4,888.00	0.00	0.00	4,888.00	100.0%	0.00	0.00
004000004	Per Ryan Co direction furnish	4,731.00	4,731.00	0.00	0.00	4,731.00	100.0%	0.00	0.00
005000001	Per Ryan Co direction furnish	19,003.00	19,003.00	0.00	0.00	19,003.00	100.0%	0.00	0.00
006000001	Per Ryan Co request furnish a	9,306.00	9,306.00	0.00	0.00	9,306.00	100.0%	0.00	0.00
006000002	Per Ryan Co direction cut dow	4,378.00	4,378.00	0.00	0.00	4,378.00	100.0%	0.00	0.00
007000001	Per Ryan Co request furnish a	2,541.00	2,541.00	0.00	0.00	2,541.00	100.0%	0.00	0.00
008000001	Per Ryan Co request furnish a	3,015.00	3,015.00	0.00	0.00	3,015.00	100.0%	0.00	0.00
009000001	Per Owner request add film at	2,363.00	2,363.00	0.00	0.00	2,363.00	100.0%	0.00	0.00
	GRAND TOTAL	\$883,855.00	\$883,855.00	\$0.00	\$0.00	\$883,855.00	100.0%	\$0.00	\$0.00



AIA Document G702™ – 1992

Application and Certificate for Payment

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

FROM CONTRACTOR:
Smart Concrete Solutions LLC
2001 E Grand Ave
Des Moines, Iowa 50317

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

VIA ARCHITECT:

APPLICATION NO: 24
PERIOD TO: 04/30/26
CONTRACT FOR: 00071746OS
CONTRACT DATE: 08/16/24
PROJECT NOS: 006777000

Distribution to:

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 623,000.00

2. Net Change by Change Orders \$ (5,328.00)

3. CONTRACT SUM TO DATE (Line 1+2) \$ 617,672.00

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) \$ 617,672.00

5. RETAINAGE:

a. 0.0% of Completed Work

(Column D + E on G703) \$ 0.00

b. 0.0% of Stored Material

(Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE \$ 617,672.00

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 592,692.65

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 24,979.35

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$887.00	\$(6,215.00)
Total approved this Month	\$0.00	\$0.00
TOTALS	\$887.00	\$(6,215.00)
NET CHANGES by Change Order		\$ (5,328.00)

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

CONTRACTOR: Smart Concrete Solutions LLC

By: Joel Walz Date: April 10, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this _____

Notary Public: _____

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 24,979.35

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

ARCHITECT

By: \$24,979.35

\$ 6,215.00

\$31,194.35

Date: _____

This Certificate is payable only to the Contractor named hereon. Acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24

APPLICATION DATE: 04/23/26

PERIOD TO: 04/30/26

ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Building Concrete	623,000.00	623,000.00	0.00	0.00	623,000.00	100.0%	0.00	0.00
001000001	Per Smart Concrete proposal da	887.00	887.00	0.00	0.00	887.00	100.0%	0.00	0.00
002000001	Deduct sealing of App Bay join	(6,215.00)	0.00	(6,215.00)	0.00	(6,215.00)	100.0%	0.00	0.00
	GRAND TOTAL	\$617,672.00	\$623,887.00	\$(6,215.00)	\$0.00	\$617,672.00	100.0%	\$0.00	\$0.00

AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:

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

FROM CONTRACTOR:

Van Maanen Electric, Inc
500 Iowa Speedway Drive, PO Box 1131
Newton, Iowa 50208

PROJECT:

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

VIA ARCHITECT:**APPLICATION NO:** 24**PERIOD TO:** 04/30/26**CONTRACT FOR:** 00071755OS**CONTRACT DATE:** 08/16/24**PROJECT NOS:** 006777000**Distribution to:**

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 2,297,000.00
2. Net Change by Change Orders	\$ 281,194.50
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 2,578,194.50
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 2,578,194.50
5. RETAINAGE:	
a. 0.0% of Completed Work	
(Column D + E on G703)	\$ 0.00
b. 0.0% of Stored Material	
(Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 2,578,194.50
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 2,433,930.04
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 144,264.46
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$264,158.50	\$0.00
Total approved this Month	\$17,036.00	\$0.00
TOTALS	\$281,194.50	\$0.00
NET CHANGES by Change Order		\$ 281,194.50

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

CONTRACTOR: Van Maanen Electric, IncBy: Tracy EvansDate: April 30, 2026

State of: _____ County of: _____

Subscribed and sworn to before me this _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **144,264.46**

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

ARCHITECTBy: ☐

\$144,264.46
(\$ 19,807.00)
\$124,457.46

Date: _____

This Certificate is payable only to the Contractor. The Architect's acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 24
APPLICATION DATE: 04/23/26
PERIOD TO: 04/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Electrical Systems	2,297,000.00	2,297,000.00	0.00	0.00	2,297,000.00	100.0%	0.00	0.00
001000001	Per ITC #003 provide CT cabin	16,757.00	16,757.00	0.00	0.00	16,757.00	100.0%	0.00	0.00
001000002	Per ITC #004 add 4" conduit o	16,895.00	16,895.00	0.00	0.00	16,895.00	100.0%	0.00	0.00
001000003	Per ITC #005 relocated invert	326.00	326.00	0.00	0.00	326.00	100.0%	0.00	0.00
001000004	Per RFI #30 add 225A/3P MCB t	703.00	703.00	0.00	0.00	703.00	100.0%	0.00	0.00
002000001	Per RFI #026 and Van Maanen pr	1,779.00	1,779.00	0.00	0.00	1,779.00	100.0%	0.00	0.00
002000002	Per Van Maanen proposal dated	187,463.00	187,463.00	0.00	0.00	187,463.00	100.0%	0.00	0.00
003000001	Per RFI 15 furnish revised el	3,746.68	3,746.68	0.00	0.00	3,746.68	100.0%	0.00	0.00
003000002	Backcharge for framing and dry	(1,797.00)	(1,797.00)	0.00	0.00	(1,797.00)	100.0%	0.00	0.00
003000003	Per RFI 113 revise the electi	3,582.43	3,582.43	0.00	0.00	3,582.43	100.0%	0.00	0.00
003000004	Backcharge for removed wall ti	(809.00)	(809.00)	0.00	0.00	(809.00)	100.0%	0.00	0.00
003000005	Revise AV system per ITC #011.	303.17	303.17	0.00	0.00	303.17	100.0%	0.00	0.00
004000001	Revise electrical for specifie	2,480.00	2,480.00	0.00	0.00	2,480.00	100.0%	0.00	0.00
004000002	Add electrical outlet for irri	982.00	982.00	0.00	0.00	982.00	100.0%	0.00	0.00
004000003	Revise electrical for selected	1,738.00	1,738.00	0.00	0.00	1,738.00	100.0%	0.00	0.00
004000004	Add power for BAS system contr	973.00	973.00	0.00	0.00	973.00	100.0%	0.00	0.00
004000005	Revise electrical for selected	1,853.00	1,853.00	0.00	0.00	1,853.00	100.0%	0.00	0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
004000006	Per ITC 014 add 2 lights e	15,565.00	15,565.00	0.00	0.00	15,565.00	100.0%	0.00	0.00
004000007	Per ITC 11 add outlets on Eas	6,199.22	6,199.22	0.00	0.00	6,199.22	100.0%	0.00	0.00
004000008	Per RFI 45 and owner request	2,648.00	2,648.00	0.00	0.00	2,648.00	100.0%	0.00	0.00
005000001	Furnish and install two addit	2,771.00	0.00	2,771.00	0.00	2,771.00	100.0%	0.00	0.00
006000001	Furnish and install 6 addition	17,036.00	0.00	17,036.00	0.00	17,036.00	100.0%	0.00	0.00
	GRAND TOTAL	\$2,578,194.50	\$2,558,387.50	\$19,807.00	\$0.00	\$2,578,194.50	100.0%	\$0.00	\$0.00



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

Item No. 5.p.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving temporary construction easements and permanent stormwater easements for the BFSD Stormwater Improvements Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As part of the BFSD Stormwater Improvements project, it was necessary to acquire temporary and perpetual easements from a few residents and the Feildview HOA to accomplish the goals of the project to add the necessary infrastructure to accommodate the new electary school site. Most of the accommodation was able to be included in the contract for the project, but there was a need to create and compensate 2 properties for an easement that did not exist. All the easement's documents are attached, and a summary is included in the resolution for approval as well.

FUNDING SOURCE: Bond funding/Utility funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-180
2. Temp Jay Signed Version
3. Temp Aschinger Signed Version
4. Perpetual Fieldview HOA signed version
5. 428111 E-07 Perp Robinson-Saathoff 2025-10-01

CITY OF BONDURANT
RESOLUTION NO. 260601-180

RESOLUTION APPROVING TEMPORARY CONSTRUCTION EASEMENTS AND
PERMANENT STORMWATER EASEMENTS FOR THE BFSD STORMWATER
IMPROVEMENTS PROJECT

WHEREAS, the City of Bondurant, Iowa, is undertaking the BFSD Stormwater Improvements Project for the purpose of improving stormwater management and related public infrastructure related to the new elementary school project; and

WHEREAS, the completion of the Project requires the acquisition of certain temporary construction easements and permanent stormwater easements from affected property owners; and

WHEREAS, City staff and the City Engineer have identified the necessary easement areas required for construction, access, maintenance, drainage, and operation of stormwater facilities associated with the Project; and

WHEREAS, the City Council finds that approval and acceptance of the temporary construction easements and permanent stormwater easements are necessary and in the best interests of the City and the public.

WHEREAS, the city agrees to

1. Temporary Construction easement for Dennis and Camille Jay @ 506 Lincoln St. NE,
2. Temporary Construction easement for Elizabeth Aschinger in the amount of \$697.50 @ 309 6th St. NE.
3. Temporary and Perpetual Easement with Fieldview Plat 1 HOA in consideration for accommodation incorporated into the project as defined in easement document.
4. Perpetual easement for Danna Robinson-Saathoff and Jesse Saathoff in an amount of \$2400.00 @ 313 6th St. NE

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

1. The City Council hereby approves the acquisition and acceptance of the temporary construction easements and permanent stormwater easements necessary for the BFSD Stormwater Improvements Project.
2. The Mayor and City Clerk are hereby authorized and directed to execute any and all documents, easement agreements, certificates, and related instruments necessary to complete the acquisition and acceptance and payments of said easements.

3. The City Attorney, City Engineer, and City staff are hereby authorized to take all actions necessary to carry out the intent of this Resolution and complete the easement acquisition process for the Project.
4. Upon execution and acceptance, the easement documents shall be recorded with the Polk County Recorder in accordance with applicable law.

Passed this 1st day of June 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				

Prepared By: Travis J. Paul, Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000
Return To: Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000

Easement No. 8

TEMPORARY CONSTUCTION EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Dennis C. Jay and Camille T. Jay, a married couple,
(hereinafter referred to as "Grantor(s)"), in consideration of \$1.00 in hand paid by the CITY OF
BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and
convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State
of Iowa, an easement under, through and across the following described real estate:

Temporary Easement (see attached Exhibit E-8)

The North 5.00 feet AND the West 5.00 feet of the North 35.00 feet of Lot 30 in Fieldview Plat
1, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County,
Iowa and containing 775 square feet, more or less.

428111
10/01/25

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Storm Sewer

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

The temporary construction easement shall be for a 12-month period from the start of construction at which time it will cease and terminate.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

-3-

Signed this 19TH day of FEBRUARY, 2026.

Dennis C. Jay
Dennis C. Jay

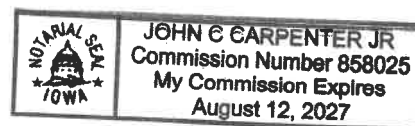
Camille T. Jay
Camille T. Jay

Acknowledgment

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On the 19TH day of FEBRUARY, 2026, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared DENNIS C JAY and CAMILLE T JAY, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

John Carpenter Jr
Notary Signature



10-01-25
DRAWN TJP CHECKED MJT APPROVED MJT DATE
10/3/2025 10:40 AM
\\k-fs\yemahare\0400\0428-Bondurant\0428-0111_BFSD_Public_Infrastructure\Survey\Pods\28111 PERP-08 Jay.dwg

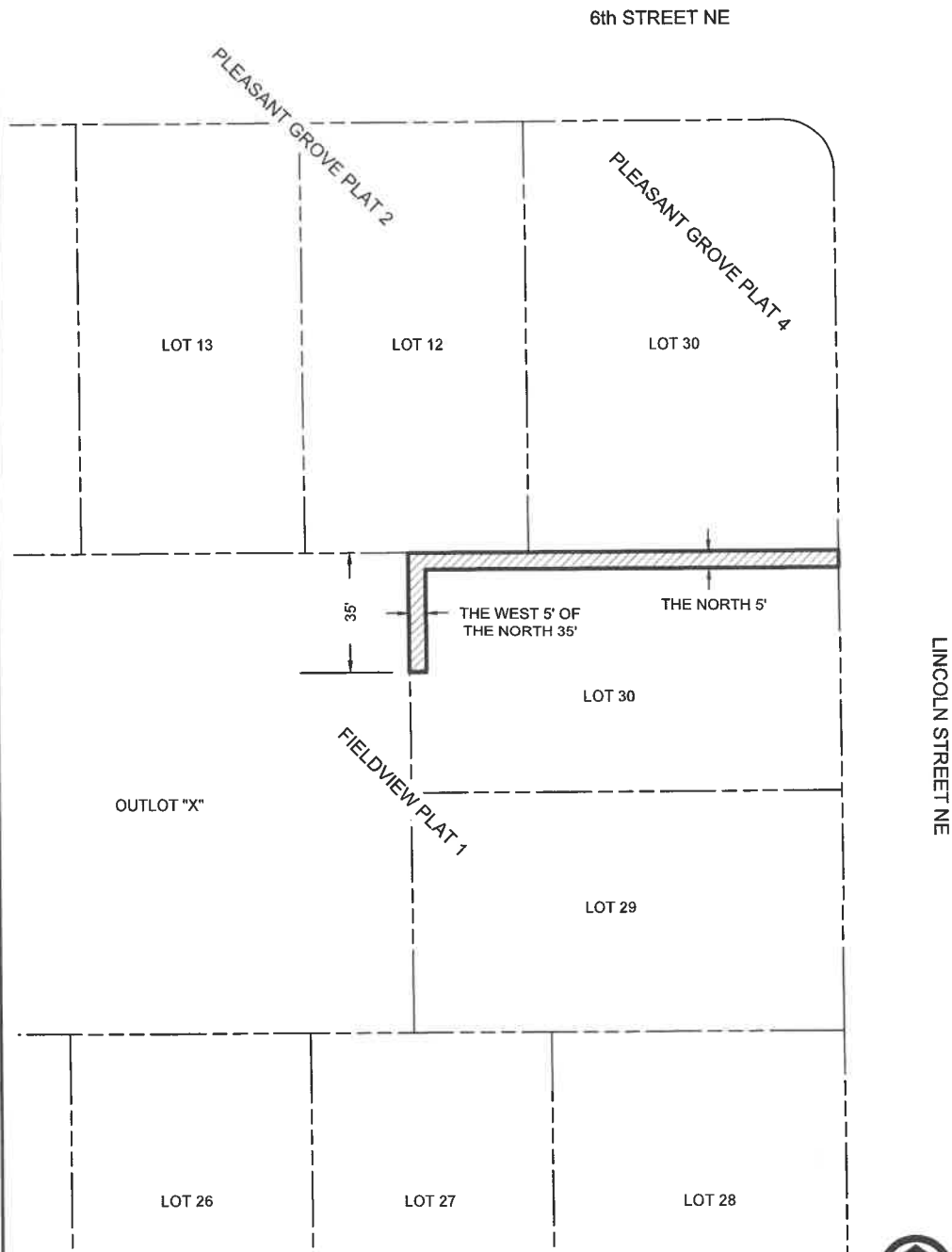
PROPERTY OWNER:
DENNIS C. JAY
CAMILLE T. JAY
506 LINCOLN STREET NE
BONDURANT, IA 50035
BOOK 16407, PAGE 786

EASEMENT DRAWING

FOR TEMPORARY CONSTRUCTION BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

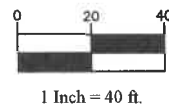
PARCEL NO.:
8022.30.356.002

PHYSICAL ADDRESS:
506 LINCOLN STREET NE
BONDURANT, IA 50035



LEGEND

- FOUND SECTION CORNER MONUMENT
- SECTION LINE
- PROPERTY LINE
- TEMPORARY EASEMENT AREA 775 SQ.FT.



GRID NORTH
IOWA REGIONAL
COORDINATE SYSTEM
ZONE 8

BONDURANT - FARRAR SCHOOL DISTRICT PUBLIC INFRASTRUCTURE

VEENSTRA & KIMM INC.
3000 WESTOWN PKWY - WEST DES MOINES, IA 50265 - (515) 225-8000

EXHIBIT E-8

SHEET 1 OF 1

Prepared By: Travis J. Paul, Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000
Return To: Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000

Easement No. 6

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Elizabeth A. Aschinger
(hereinafter referred to as "Grantor(s)"), in consideration of \$697.50 in hand paid by the CITY OF BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State of Iowa, an easement under, through and across the following described real estate:

Temporary Easement (see attached Exhibit E-6)

The North 10.00 feet of the South 30.00 feet of Lot 12 in Pleasant Grove Plat 2, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa and containing 650 square feet, more or less.

428111
10/01/25

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Storm Sewer

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

The temporary construction easement shall be for a 12-month period from the start of construction at which time it will cease and terminate.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Site Accommodation

Replace existing site tree with like kind or approved alternate.

Signed this April 20th day of April, 20 26.



Elizabeth A. Aschinger
Elizabeth A. Aschinger

Acknowledgment

STATE OF Iowa)
) ss.
COUNTY OF Polk)

On the 20th day of April, 20 26, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ELIZABETH ANN ASCHINGER to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Stephanie Clemens
Notary Signature

Prepared By: Travis J. Paul, Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000
Return To: Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000

Easement No. 5

PERPETUAL STORM SEWER EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Fieldview Plat 1 Homeowner's Association, Inc.,
(hereinafter referred to as "Grantor(s)"), in consideration of \$1.00 in hand paid by the CITY OF
BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and
convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State
of Iowa, an easement under, through and across the following described real estate:

Perpetual Easement (see attached Exhibit E-5)

The North 40.00 feet of Outlot "X" in Fieldview Plat 1, an Official Plat, now included in and
forming a part of the City of Bondurant, Polk County, Iowa and containing 30,532 square feet,
more or less.

Temporary Easement (see attached Exhibit E-5)

All of Outlot "X" in Fieldview Plat 1, an Official Plat, now included in and forming a part of the
City of Bondurant, Polk County, Iowa, EXCEPT the North 40.00 feet and containing 74,364
square feet, more or less.

428111
10/01/25

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Storm Sewer

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

The temporary construction easement shall be for a 12-month period from the start of construction at which time it will cease and terminate.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

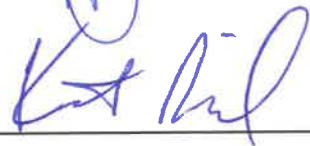
Site Accommodation

1. Work shall include dewatering of pond as required to perform improvements; dredging of the east 90 to 100 feet of the pond to restore to the bottom to approximately the original design depth with restoration of an approximate 40 foot by 10 foot area with rip rap where the equipment enters and exits the pond; protection (restoration as needed) of existing rip rap on the east end
2. Improvements to the pond outlet pipe by removing the orifice plate to allow unrestricted outflow from the pond and maintain to the current normal pool water level as-is; improving the pond outlet area by clearing and grubbing, excavation for rip rap placement, and placement of rip rap in an approximate 15 foot by 15 foot at the pond outlet pipe.
3. Restore all disturb areas after completion of work.
4. City agrees to a not-to-exceed allowance of \$2,500 to re-stock pond should dewatering result in a material decrease of the mature fish population and/or fish-kill

Signed this 14th day of MAY, 20 26.



Francis DiTomaso, President Fieldview Plat 1 HOA

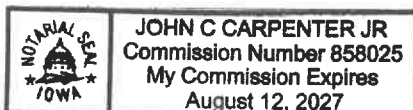


Keith Daniel, Secretary Fieldview Plat 1 HOA

Acknowledgment

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On the 14th day of MAY, 20 26, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared FRANCIS DITOMASO and KEITH DANIEL to me known, who, being by me duly sworn, did say that they are the PRESIDENT and SECRETARY, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that FRANCIS DITOMASO and KEITH DANIEL acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.





Notary Signature

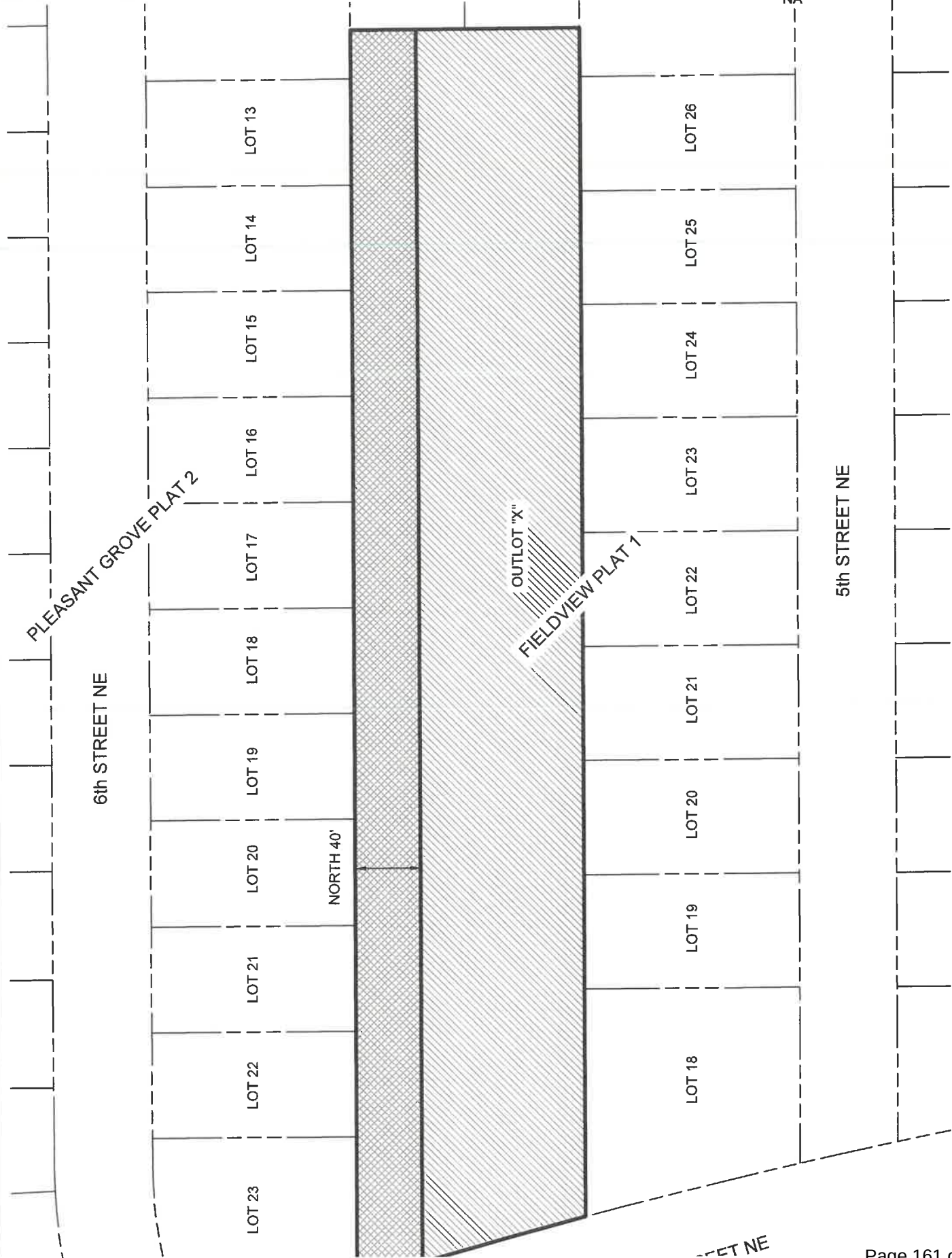
PROPERTY OWNER:
FIARVIEW PLAT 1
HOME OWNERS ASSOCIATION
120 5TH STREET NE
BONDURANT, IA 50035
BOOK 11115, PAGE 451

EASEMENT DRAWING

FOR PERPETUAL STORM SEWER BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

PARCEL NO.:
8022.30.356.001

PHYSICAL ADDRESS:
NA



Prepared By: Travis J. Paul, Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000
Return To: Veenstra & Kimm, Inc., 6775 Vista Drive, West Des Moines, IA 50266 (515) 225-8000

Easement No. 7

PERPETUAL STORM SEWER EASEMENT

KNOW ALL BY THESE PRESENT:

That we, the undersigned, Danna Robinson-Saathoff and Jesse Saathoff,
(hereinafter referred to as "Grantor(s)"), in consideration of \$2400.00 in hand paid by the CITY
OF BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and
convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State
of Iowa, an easement under, through and across the following described real estate:

Perpetual Easement (see attached Exhibit E-7)

The South 20.00 feet of Lot 30 in Pleasant Grove Plat 4, an Official Plat, now included in and
forming a part of the City of Bondurant, Polk County, Iowa, EXCEPT the East 10.00 feet,
containing 1600 square feet, more or less.

Temporary Easement (see attached Exhibit E-7)

The North 10.00 feet of the South 30.00 feet of Lot 30 in Pleasant Grove Plat 4, an Official Plat,
now included in and forming a part of the City of Bondurant, Polk County, Iowa, EXCEPT the
East 10.00 feet, containing 800 square feet, more or less.

428111
10/01/25

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Storm Sewer

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

The temporary construction easement shall be for a 12-month period from the start of construction at which time it will cease and terminate.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Jesse Saathoff

STATE OF _____)
) ss.
COUNTY OF _____)

Notary Signature

10-01-25
DATE
MKT
APPROVED
MKT
CHECKED
TJP
DRAWN
10/3/2025 10:40 AM
\\vk-fs\wdmshare\0400\0428-Bondurant\0428-0111_BFSD_Public_Infrastructure\Survey\Plots\428111 PERP-07 Robinson-Saathoff.dwg

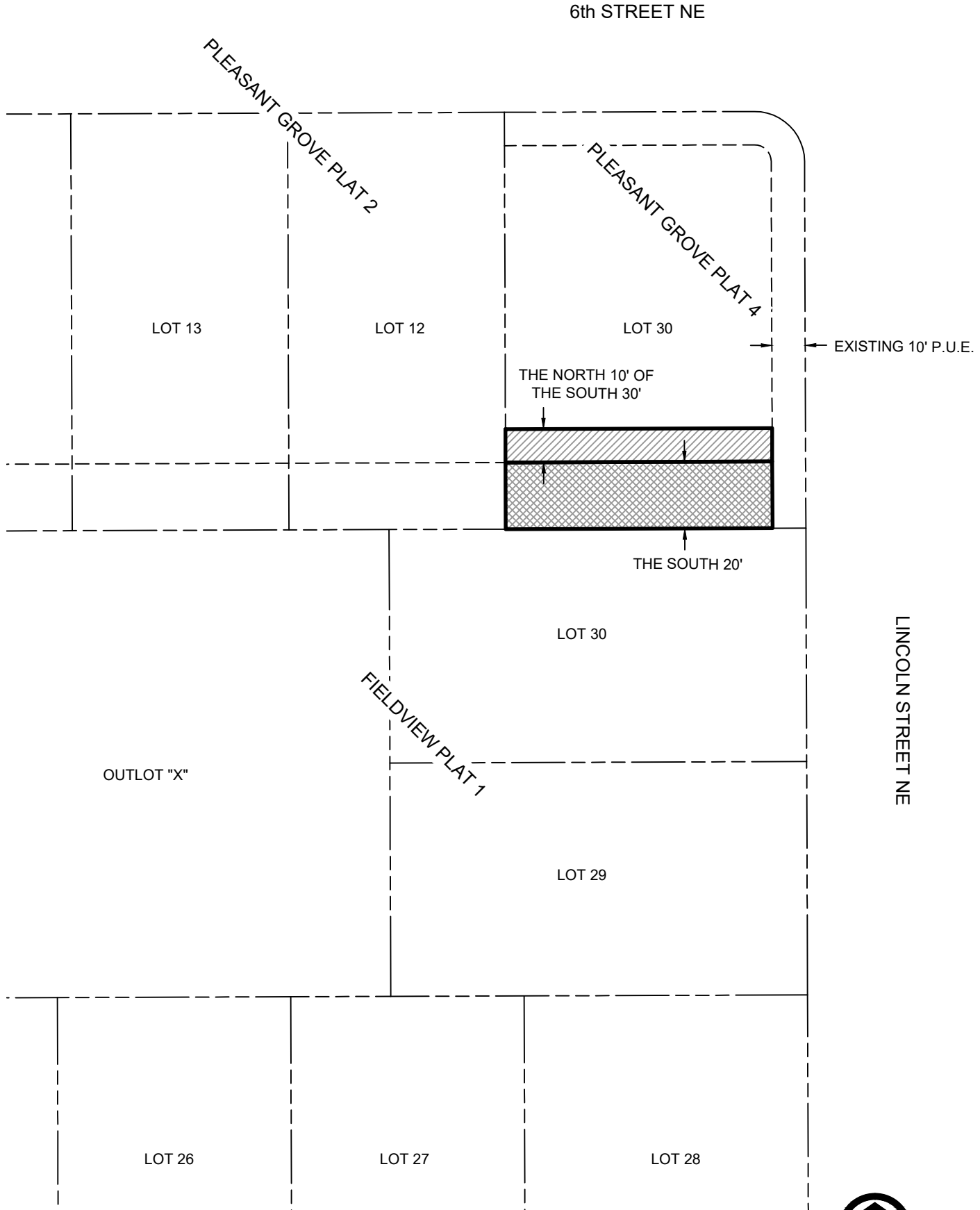
PROPERTY OWNER:
DANNA ROBINSON-SAATHOFF
JESSE SAATHOFF
313 6TH STREET NE
BONDURANT, IA 50035
BOOK 16616, PAGE 767

EASEMENT DRAWING

FOR PERPETUAL STORM SEWER BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

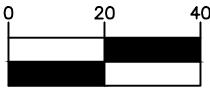
PARCEL NO.:
8022.30.304.013

PHYSICAL ADDRESS:
313 6TH STREET NE
BONDURANT, IA 50035



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- PERPETUAL EASEMENT AREA 1600 SQ.FT.
- TEMPORARY EASEMENT AREA 800 SQ.FT.



1 Inch = 40 ft.



GRID NORTH
IOWA REGIONAL
COORDINATE SYSTEM
ZONE 8

BONDURANT - FARRAR SCHOOL DISTRICT PUBLIC INFRASTRUCTURE



**VEENSTRA
& KIMM INC.**

3000 WESTOWN PKWY - WEST DES MOINES, IA 50265 - (515) 225-8000

EXHIBIT **E-7** SHEET 1 OF 1



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

Item No. 7.a.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial

CONTACT PERSON:

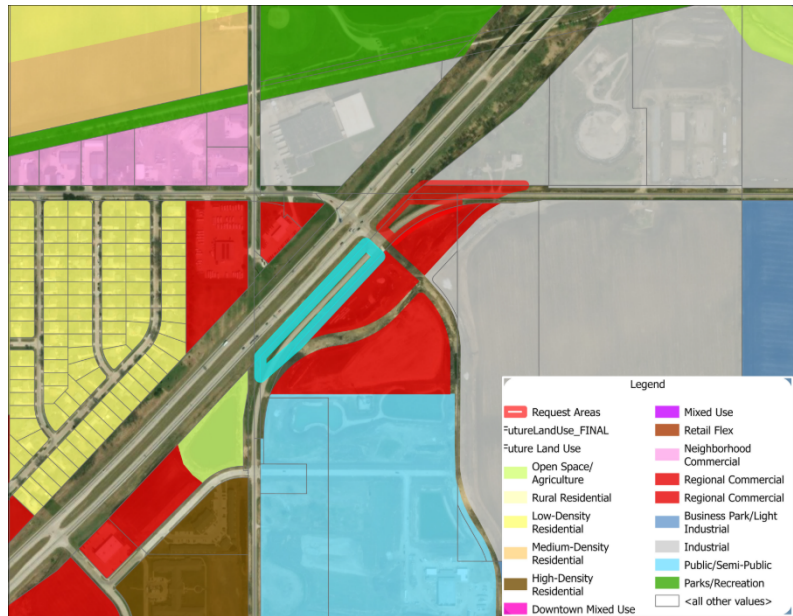
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: Now is the time and place for a public hearing for a future land use amendment. 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:

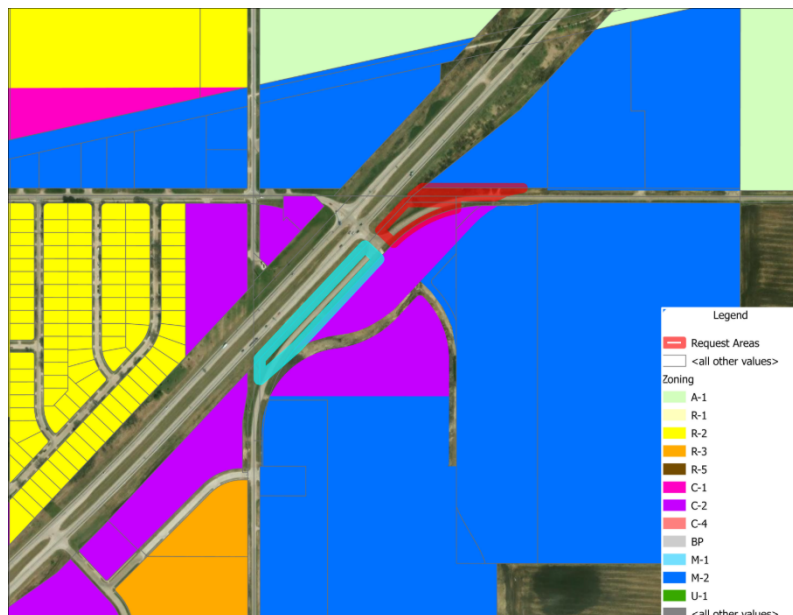


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.b.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial

CONTACT PERSON:

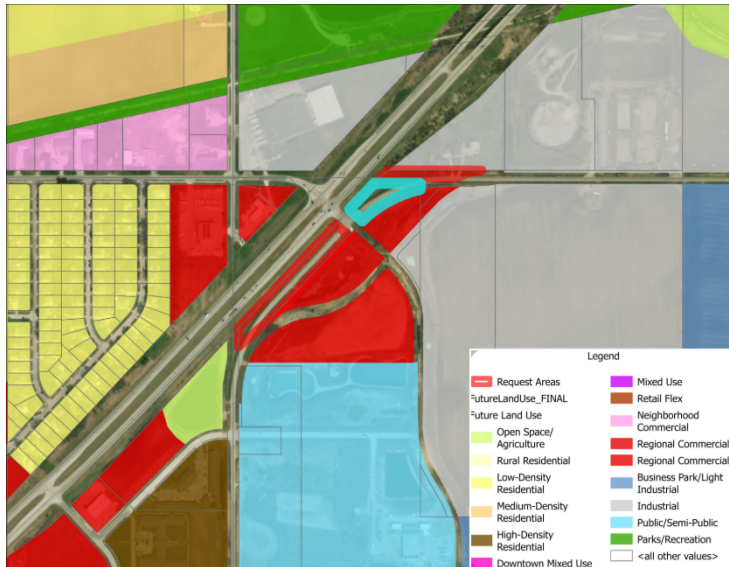
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: Now is the time and date for a public hearing for a future land use. 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:

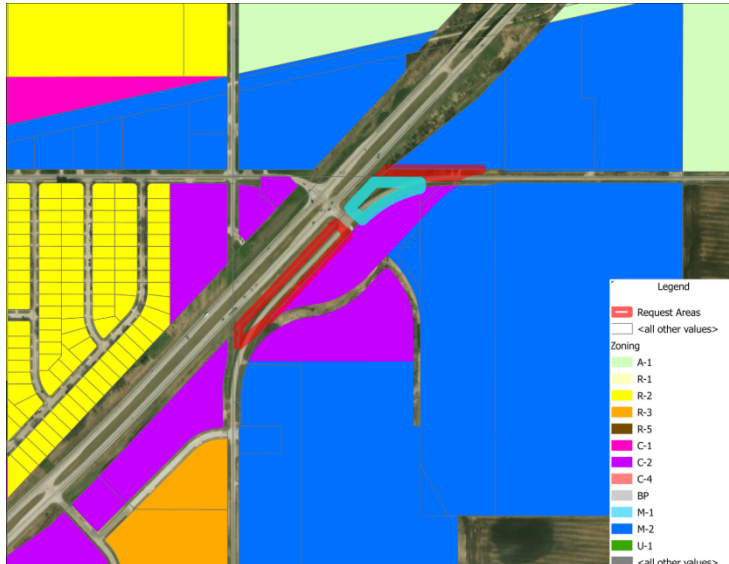


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as General Commercial. The current Future Land Use Map with the proposed amendment area

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.c.
For Meeting of 6/1/2026
Public Hearing

TITLE: 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

CONTACT PERSON:

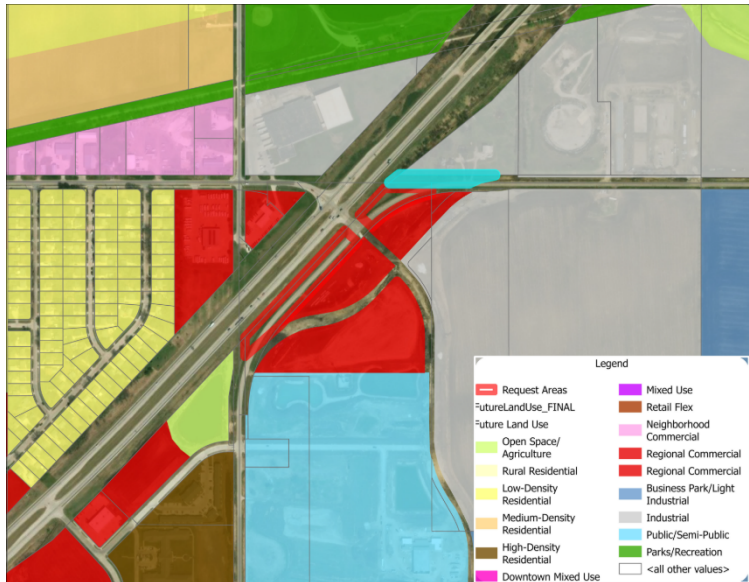
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: This is the time and 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:

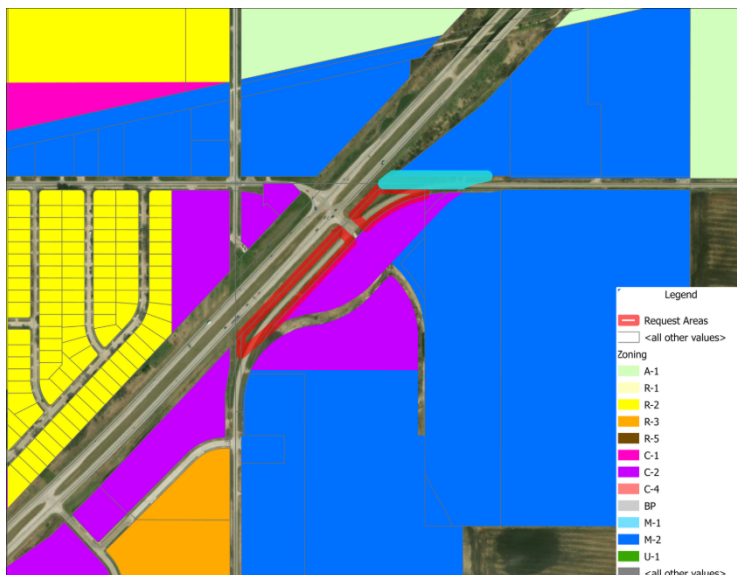


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Industrial. The current Future Land Use Map with the proposed amendment area

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.d.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing to consider vacation of public highway easement along 2nd Street, NE at 1920 2nd Street, NE

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: Now is the time and date for a public hearing on 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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Vacation Plat



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

Item No. 7.e.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District

CONTACT PERSON:

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

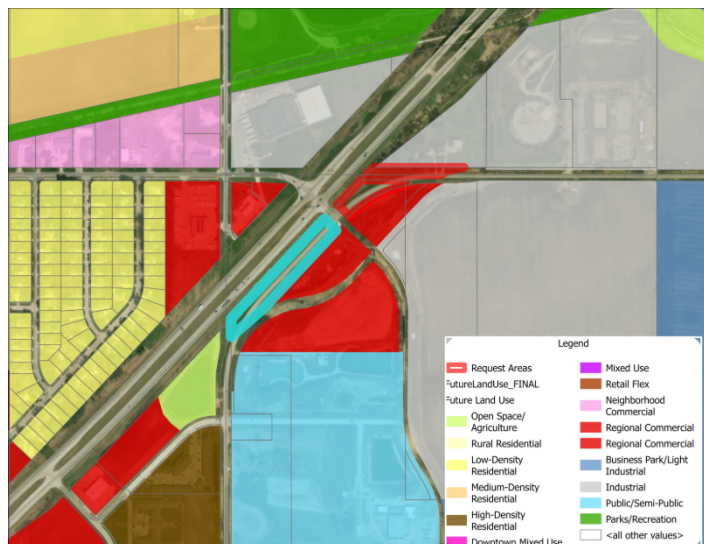
BRIEF HISTORY & ANALYSIS: Now is the time and date for a public hearing for June 1, 2026, at 6:00 p.m. in Council Chambers for the City of Bondurant rezoning request for Parcel 2026-43, located in the Civic Campus North area and to the southeast of the intersection of Hubbell Avenue and Campus Drive 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.



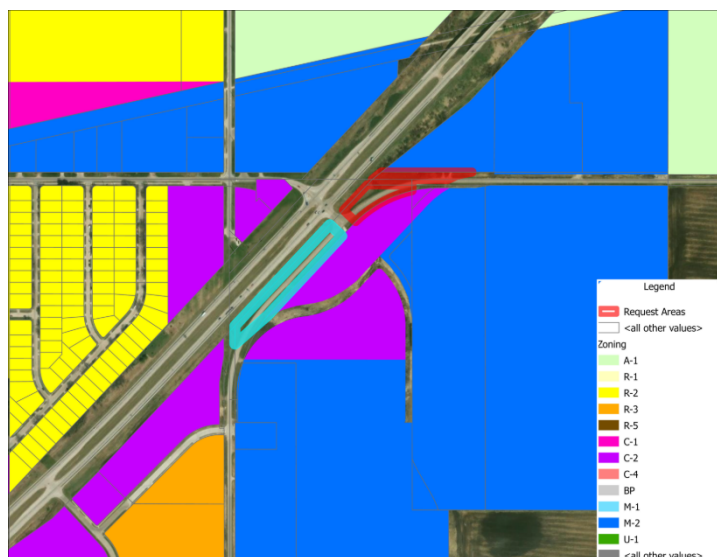
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.f.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District

CONTACT PERSON:

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

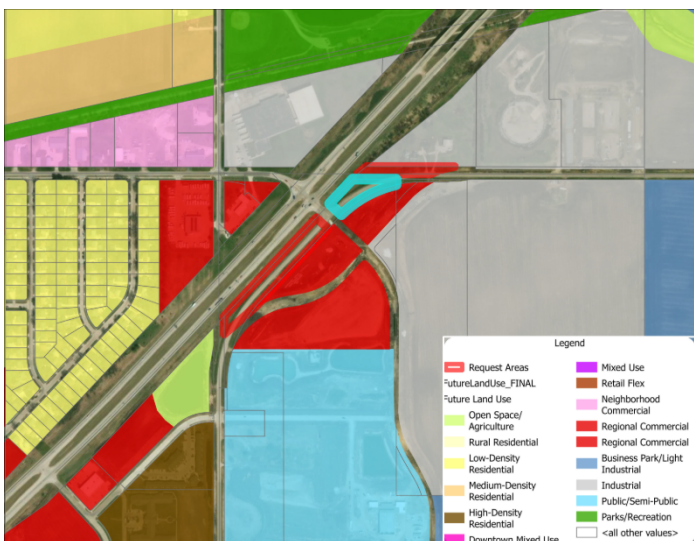
BRIEF HISTORY & ANALYSIS: Now is the time and date for a public hearing date for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers for the City of Bondurant has rezoning request for Parcel 2026-44, located in the Civic Campus North area and to the southwest of the intersection of Hubbell 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.



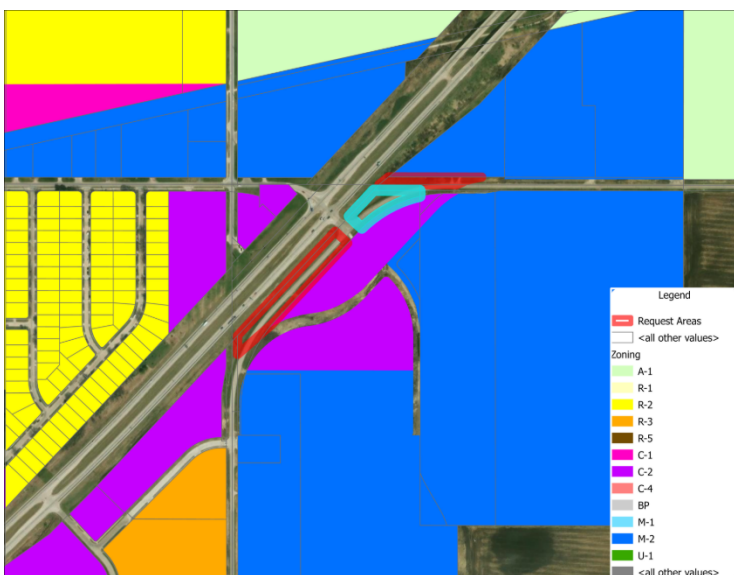
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.g.
For Meeting of 6/1/2026
Public Hearing

TITLE: 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

CONTACT PERSON:

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

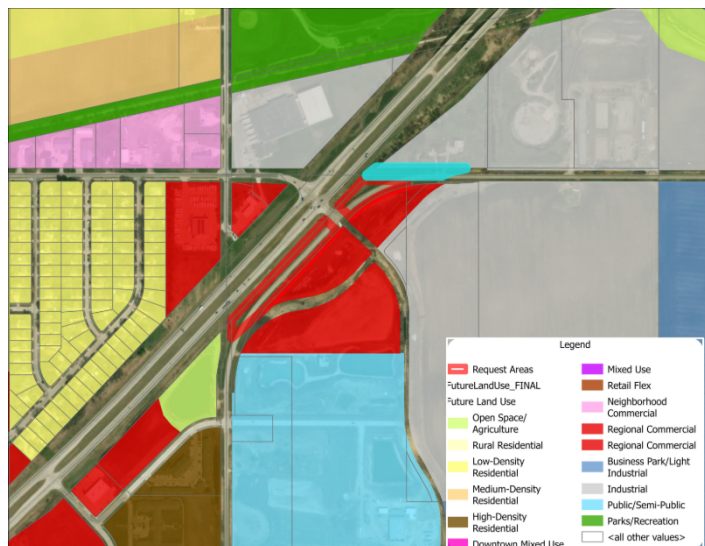
BRIEF HISTORY & ANALYSIS: This is the time and date for a public hearing for June 1, 2026, at 6:00 p.m. for the City of Bondurant has submitted rezoning request for vacated roadway easement area, located in the Civic Campus North area and to the south of 1920 2nd Street NE. The rezoning request proposes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



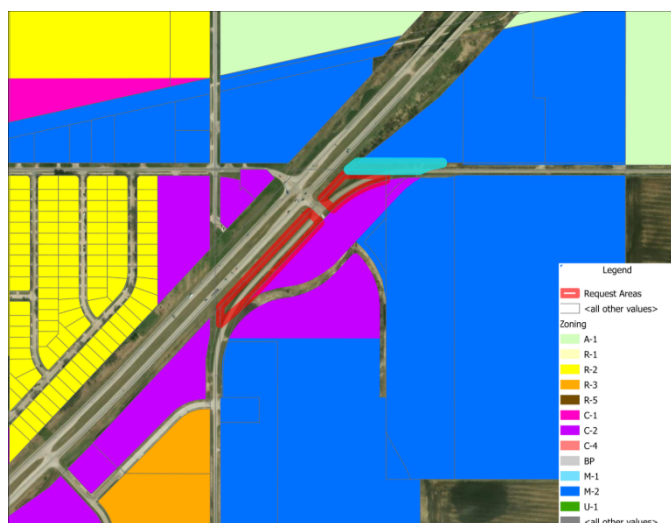
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.h.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public Hearing on Budget Amendment No. 2 for Fiscal Year 2026

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: This is the time and date for the public hearing on FY26 Budget Amendment #2. The City approved a budget amendment earlier in the year and at that time, staff thought the amendment amounts would be adequate to cover expenditures; however, with the large capital expenditures that were bonded for or budgeted in previous fiscal years, it is necessary to submit a second budget amendment to ensure the City does not exceed its budget authority in the respective function areas of Public Safety and Public Works.

FUNDING SOURCE: Bond funds/RUT Funds

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. PublicHearingNotice 2026 Budget Amendment 2

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
City of BONDURANT				
Fiscal Year July 1, 2025 - June 30, 2026				
The City of BONDURANT will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026				
Meeting Date/Time: 6/1/2026 06:00 PM		Contact: Jene Jess		Phone: (515) 967-2418
Meeting Location: Bondurant City Hall at 200 Second Street NE, Bondurant, Iowa				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	5,557,142	0	5,557,142
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,557,142	0	5,557,142
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	3,552,593	0	3,552,593
Other City Taxes	6	1,648,100	0	1,648,100
Licenses & Permits	7	346,674	0	346,674
Use of Money & Property	8	1,798,309	0	1,798,309
Intergovernmental	9	6,199,937	0	6,199,937
Charges for Service	10	6,059,038	0	6,059,038
Special Assessments	11	0	0	0
Miscellaneous	12	2,516,507	0	2,516,507
Other Financing Sources	13	1,275,057	0	1,275,057
Transfers In	14	16,434,322	0	16,434,322
Total Revenues & Other Sources	15	45,387,679	0	45,387,679
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	4,147,572	997,298	5,144,870
Public Works	17	1,940,490	115,628	2,056,118
Health and Social Services	18	49,355	0	49,355
Culture and Recreation	19	1,350,582	0	1,350,582
Community and Economic Development	20	1,033,135	0	1,033,135
General Government	21	750,398	0	750,398
Debt Service	22	7,075,103	0	7,075,103
Capital Projects	23	31,774,739	0	31,774,739
Total Government Activities Expenditures	24	48,121,374	1,112,926	49,234,300
Business Type/Enterprise	25	5,596,995	0	5,596,995
Total Gov Activities & Business Expenditures	26	53,718,369	1,112,926	54,831,295
Transfers Out	27	16,434,322	0	16,434,322
Total Expenditures/Transfers Out	28	70,152,691	1,112,926	71,265,617
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-24,765,012	-1,112,926	-25,877,938
Beginning Fund Balance July 1, 2025	30	66,833,636	0	66,833,636
Ending Fund Balance June 30, 2026	31	42,068,624	-1,112,926	40,955,698
Explanation of Changes: These are vehicles bonded or budgeted for in previous fiscal years and due to procurement delays on the supply side, were delivered and paid for in the current fiscal year.				



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

Item No. 7.i.
For Meeting of 6/1/2026
Public Hearing

TITLE: Public hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the Silo Commons Project

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: This public hearing is not associated with teh Grain Silo Mural at Silo Commons, as the mural is a separate project within Silo Commons.

Now is the time and place for the public hearing associated with the Silo Commons Project. A pre-bid meeting walkthrough took place on May 12, 2026 at 1:00 p.m.

The project's scope of work is described as follows: Construct the Silo Commons site including all labor, materials, and equipment necessary for the construction of all components of the interior Silo work, Amphitheater, and restrooms facilities, including all site grading, utilities, pavement and surfacing, amenities, plantings, electrical, technological and miscellaneous associated work through cleanup and restoration. The project is located at 102 Filmore Avenue NE in the Grain District of the City of Bondurant.

Below is a rendering of the proposed Silo Commons space:



Bids were opened on Tuesday, May 26. All bids were above the engineers' estimate and later on the agenda is a resolution rejecting all bids. This will enable the City to regroup and evaluate value engineering opportunities.

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

STAFF RECOMMENDATION: Hold public hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 8.a.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving Budget Amendment No. 2 for Fiscal Year 2026

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: Earlier on the agenda, a public hearing on FY26 Budget Amendment #2 was held. The City approved a budget amendment earlier in the year and at that time, staff thought the amendment amounts would be adequate to cover expenditures; however, with the large capital expenditures that were bonded for or budgeted in previous fiscal years, it is necessary to submit a second budget amendment to ensure the City does not exceed its budget authority in the respective function areas of Public Safety and Public Works.

FUNDING SOURCE: Bond funds/RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-181

CITY OF BONDURANT
RESOLUTION NO. 260601-181

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR FY26 CITY OF
BONDURANT BUDGET AMENDMENT NO. 2

WHEREAS the City has completed the City of Bondurant year-end estimates for Fiscal Year beginning July 1, 2025, ending June 30, 2026; AND

WHEREAS the Budget Amendment form contains a summary of projected receipts and expenditures; AND

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

WHEREAS the amendment is necessary to address capital purchases that were bonded for or budgeted in previous fiscal years and paid from the current fiscal year; AND

WHEREAS a public hearing has been held on this amendment.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Budget Amendment No. 2 for Fiscal Year ending June 30, 2026, is approved as presented.

Passed this 1st day of June 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				
McKenzie				
Lyman				
Sillanpaa				

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
City of BONDURANT				
Fiscal Year July 1, 2025 - June 30, 2026				
The City of BONDURANT will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026				
Meeting Date/Time: 6/1/2026 06:00 PM		Contact: Jene Jess		Phone: (515) 967-2418
Meeting Location: Bondurant City Hall at 200 Second Street NE, Bondurant, Iowa				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
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Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,557,142	0	5,557,142
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	3,552,593	0	3,552,593
Other City Taxes	6	1,648,100	0	1,648,100
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Intergovernmental	9	6,199,937	0	6,199,937
Charges for Service	10	6,059,038	0	6,059,038
Special Assessments	11	0	0	0
Miscellaneous	12	2,516,507	0	2,516,507
Other Financing Sources	13	1,275,057	0	1,275,057
Transfers In	14	16,434,322	0	16,434,322
Total Revenues & Other Sources	15	45,387,679	0	45,387,679
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	4,147,572	997,298	5,144,870
Public Works	17	1,940,490	115,628	2,056,118
Health and Social Services	18	49,355	0	49,355
Culture and Recreation	19	1,350,582	0	1,350,582
Community and Economic Development	20	1,033,135	0	1,033,135
General Government	21	750,398	0	750,398
Debt Service	22	7,075,103	0	7,075,103
Capital Projects	23	31,774,739	0	31,774,739
Total Government Activities Expenditures	24	48,121,374	1,112,926	49,234,300
Business Type/Enterprise	25	5,596,995	0	5,596,995
Total Gov Activities & Business Expenditures	26	53,718,369	1,112,926	54,831,295
Transfers Out	27	16,434,322	0	16,434,322
Total Expenditures/Transfers Out	28	70,152,691	1,112,926	71,265,617
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-24,765,012	-1,112,926	-25,877,938
Beginning Fund Balance July 1, 2025	30	66,833,636	0	66,833,636
Ending Fund Balance June 30, 2026	31	42,068,624	-1,112,926	40,955,698
Explanation of Changes: These are vehicles bonded or budgeted for in previous fiscal years and due to procurement delays on the supply side, were delivered and paid for in the current fiscal year.				



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

Item No. 8.b.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving the Future Land Use Map designation for Parcel 2026-43 of Regional Commercial

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-182

CITY OF BONDURANT
RESOLUTION NO. 260601-182

RESOLUTION REGARDING APPROVAL OF THE REQUEST FOR FUTURE LAND
USE DESIGNATION FOR PARCEL 2026-43 TO REGIONAL COMMERCIAL.

WHEREAS, the City of Bondurant has submitted a request to amend the Future Land Use Map to designate Parcel 2026-43 as 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 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 WESTER 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.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the request to modify the Future Land Use Map to designate Parcel 2026-43 as Regional Commercial.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 8.c.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving the Future Land Use Map designation for Parcel 2026-44 of Regional Commercial

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-183

CITY OF BONDURANT
RESOLUTION NO. 260601-183

RESOLUTION REGARDING APPROVAL OF THE REQUEST FOR FUTURE LAND
USE DESIGNATION FOR PARCEL 2026-44 TO REGIONAL COMMERCIAL.

WHEREAS, the City of Bondurant has submitted a request to amend the Future Land Use Map to designate Parcel 2026-44 as 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°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 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;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the request to modify the Future Land Use Map to designate Parcel 2026-44 as Regional Commercial.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 8.d.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving the Future Land Use Map designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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. 260601-184

CITY OF BONDURANT
RESOLUTION NO. 260601-184

RESOLUTION REGARDING APPROVAL OF THE REQUEST FOR FUTURE LAND
USE DESIGNATION FOR VACATED ROADWAY EASEMENT AREA ALONG 2ND
STREET NE AT 1920 2ND STREET NE AS INDUSTRIAL.

WHEREAS, the City of Bondurant has submitted a request to amend the Future Land Use Map to designate vacated roadway easement area along 2nd Street NE, at 1920 2nd Street NE 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.

AND;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the request to modify the Future Land Use Map for to designate vacated roadway easement area along 2nd Street NE at 1920 2nd Street NE as Industrial.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 8.e.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution vacating public highway easement along 2nd Street, NE at 1920 2nd Street, NE

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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. 260601-185
2. Vacation Plat

CITY OF BONDURANT
RESOLUTION NO. 260601-185

RESOLUTION REGARDING VACATION OF PUBLIC HIGHWAY EASEMENT
LOCATED NEAR THE CIVIC CAMPUS NORTH PLAT AREA.

WHEREAS The City of Bondurant is proposing to vacate a portion of 2nd Street NE roadway easement located near the Civic Campus North Plat area; AND

WHEREAS the vacated portion of the 2nd Street NE right-of-way would be conveyed to the abutting property owners; AND

WHEREAS the City of Bondurant is proposing to vacate a portion of the 2nd Street NE roadway easement area 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

WHEREAS The City Council held a hearing on June 1, 2026; AND

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, that the above-reference public right-of-way is hereby vacated.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Lyman				
Sillanpaa				

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

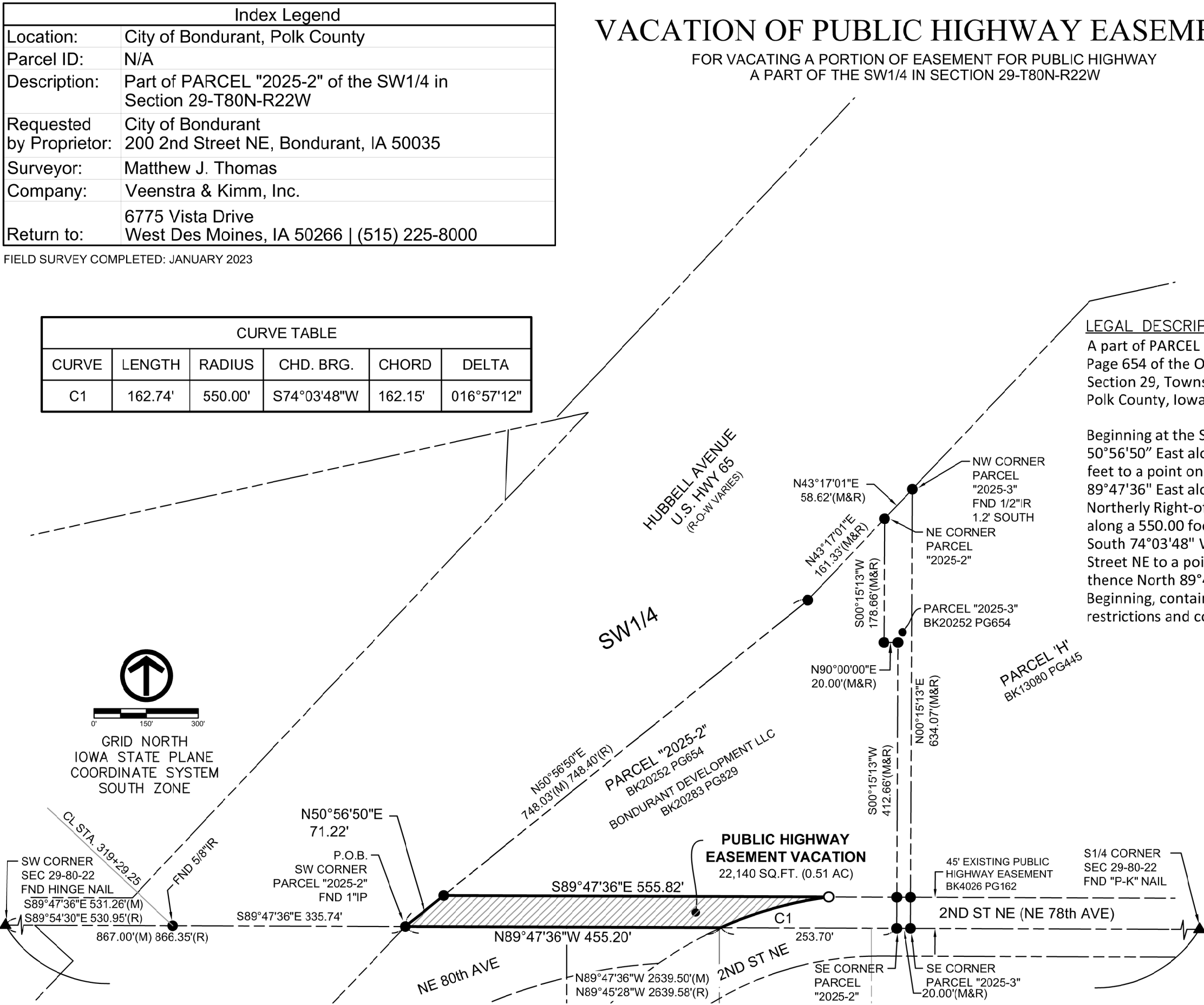
FOR VACATING A PORTION OF EASEMENT FOR PUBLIC HIGHWAY
A PART OF THE SW1/4 IN SECTION 29-T80N-R22W

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:

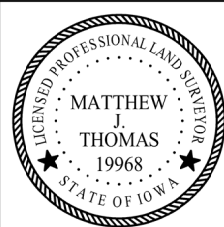
A part of PARCEL "2025-2", as filed on August 29, 2025 and recorded in Book 20252 Page 654 of the Office of the Polk County Recorder, of the Southwest Quarter in Section 29, Township 80 North, Range 22 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

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.)



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

MATTHEW J. THOMAS, P.L.S.
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.	



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



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

Item No. 8.f.
For Meeting of 6/1/2026
Ordinance

TITLE: - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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

STAFF RECOMMENDATION: Approve first reading of ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 260601-211

CITY OF BONDURANT
ORDINANCE NO. 260601-211

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE PARCEL 2026-43 TO THE (C-2) GENERAL COMMERCIAL DISTRICT

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone 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 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 WESTER 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.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED.** The properties, above described, is hereby rezoned.

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

Section 5. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

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

Shelby Hagan
City Clerk



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

Item No. 8.g.
For Meeting of 6/1/2026
Ordinance

TITLE: - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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

STAFF RECOMMENDATION: Approve first ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 260601-212

CITY OF BONDURANT
ORDINANCE NO. 260601-212

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE PARCEL 2026-44 TO THE (C-2) GENERAL COMMERCIAL DISTRICT

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone 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°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 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.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.

2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED.** The properties, above described, is hereby rezoned.

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

Section 5. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

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

Shelby Hagan
City Clerk



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

Item No. 8.h.
For Meeting of 6/1/2026
Ordinance

TITLE: - (First Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: See corresponding Public Hearing agenda statement for Brief History & Analysis.

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

STAFF RECOMMENDATION: Approve first ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 260601-213

CITY OF BONDURANT
ORDINANCE NO. 260601-213

ORDINANCE REGARDING APPROVAL OF THE REQUEST TO REZONE VACATED
ROADWAY EASEMENT AREA ALONG 2ND STREET NE, AT 1920 2ND STREET NE TO (M-2)
MEDIUM INDUSTRIAL

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **PURPOSE.** The purpose of this ordinance is to rezone vacated roadway easement area along 2nd Street NE at 1920 2nd Street NE 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.

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

1. That the Planning & Zoning Commission held a public hearing on May 14, 2026, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY AMENDED.** The properties, above described, is hereby rezoned.

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

Section 5. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 1, 2026

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

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

Shelby Hagan
City Clerk



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

Item No. 8.i.
For Meeting of 6/1/2026
Discussion Item

TITLE: - Resolution rejecting all bids for the Silo Commons Project

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The Resolution before the City Council would reject all bids received for the Silo Commons Project. The project is summarized as follows: Construct the Silo Commons site including all labor, materials, and equipment necessary for the construction of all components of the interior Silo work, Amphitheater, and restroom facilities, including all site grading, utilities, pavement and surfacing, amenities, plantings, electrical, technological, and miscellaneous associated work through cleanup and restoration. The project is located at 102 Filmore Avenue NE in the Grain District of the City of Bondurant.

The Silo Commons Project represents a significant investment in the community, supported by over \$1 million in grant funding secured by the City to assist with construction. Once completed, Silo Commons is anticipated to serve as a destination for residents and visitors, providing a unique gathering space for community events, performances, and everyday use. The project is scheduled to be completed before the Summer of 2027. Implementation of Silo Commons is guided by and consistent with several adopted long-range planning efforts, including Chapter 7 of the Building Bondurant Comprehensive Plan, the Grain District Downtown Redevelopment Plan, and the Art, Culture, & Wayfinding Master Plan, reinforcing its importance as a key component of Bondurant's continued growth and community development.

Attached is a table showing the bid results from the public bid opening on May 26, 2026. The City received base bids ranging from \$4,036,000 to \$4,548,000. The engineer's estimate of cost for the base bid of the project was \$3,722,796.04. The lowest base bid received exceeded the engineer's estimate by \$313,203.96. Based on a review of the bids by ISG Inc. and City staff, it is recommended that all bids be rejected at this time. Rejecting bids will allow ISG the opportunity to reevaluate the project components and identify potential value engineering opportunities to reduce overall project costs prior to rebidding the project, while continuing to keep the project on track for completion within the timelines necessary to meet applicable grant funding deadlines.

FUNDING SOURCE: NA to reject the bids.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-186
2. Bid Tabulation Form

CITY OF BONDURANT
RESOLUTION NO. 260601-186

RESOLUTION REJECTING ALL BIDS FOR THE SILO COMMONS PROJECT

WHEREAS the City of Bondurant, Iowa ("City"), solicited competitive bids for the Silo Commons Project, which generally consists of constructing the Silo Commons site including all labor, materials, and equipment necessary for the construction of all components of the interior Silo work, amphitheater, and restroom facilities, including all site grading, utilities, pavement and surfacing, amenities, plantings, electrical, technological, and miscellaneous associated work through cleanup and restoration; AND

WHEREAS the project is located at 102 Filmore Avenue NE within the Grain District of the City of Bondurant; AND

WHEREAS bids for the project were publicly opened on May 26, 2026, with bids received ranging from \$4,036,000 to \$4,548,000; AND

WHEREAS the engineer's estimate for the project was approximately \$3,722,796.04, and the lowest responsive bid exceeded the engineer's estimate by approximately \$313,203.96; AND

WHEREAS the City Council finds that rejecting all bids is in the best interest of the City in order to allow ISG Inc. and City staff the opportunity to reevaluate the project components and identify potential value engineering opportunities to reduce overall project costs prior to rebidding the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that all bids received for the Silo Commons Project are hereby rejected.

Passed this 1st day of June 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				

ERIK PINGEL

June 1st - council mtg

ISG

Bid Tabulation

Silo Commons

Bondurant, Iowa

THURS 5/28 -

Project Number: 25-33617

Bid Letting Time & Date: 1:00 p.m. - Tuesday, May 26, 2026

Bid Letting Location: Bondurant City Hall

Contractor	Base Bid	Total	Bidder Status Form	Bid Bond	Add. #1
EDGE	\$4,242,000		✓	✓	✓
HENKEL	\$4,548,000		✓	✓	✓
GRAPHITE	\$4,036,000		✓	✓	✓
KEYSTONE	\$4,525,000		✓	✓	✓
BALL	\$4,385,000		✓	✓	✓



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

Item No. 8.j.
For Meeting of 6/1/2026
Resolution

TITLE: - Resolution approving the contract amendment no. 1 for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the contract amendment #1 with Story Construction for the Construction Manager at risk services to build and construct the City of Bondurant Water Treatment Facility Project. Staff have been working with the contractor over the last several weeks to work on the value engineering items to reduce the cost of the overall CMaR contract. At the most recent meeting, the City Council approved the notice to proceed to Story Construction to begin the process of securing subcontracts. This resolution is to set the final contract price.

Staff recommend approval pending legal counsel review. If there are any significant changes this will be brought back to council again for discussion and approval.

FUNDING SOURCE: SRF Funds repaid with Water Utility Revenues

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-187
2. Amendment No. 1

CITY OF BONDURANT
RESOLUTION NO. 260601-186

A RESOLUTION APPROVING CONTRACT AMENDMENT NO. 1 FOR
CONSTRUCTION MANAGER AT RISK SERVICES WITH STORY CONSTRUCTION
FOR THE CITY OF BONDURANT WATER TREATMENT FACILITY PROJECT

WHEREAS, the City of Bondurant has undertaken the development of a new Water Treatment Facility to support current and future water system demands; and

WHEREAS, the City previously entered into an agreement with Story Construction for Construction Manager at Risk (CMaR) services associated with the Water Treatment Facility Project; and

WHEREAS, City staff, the design team, and Story Construction have worked collaboratively over the past several weeks to evaluate value engineering opportunities and identify cost-saving measures to reduce the overall project cost while maintaining project objectives and functionality; and

WHEREAS, on May 18, 2026, the City Council approved a Notice to Proceed authorizing Story Construction to begin the process of securing subcontractors and preparing final pricing for the project; and

WHEREAS, Contract Amendment No. 1 establishes the final Guaranteed Maximum Price and associated contract terms for construction of the Water Treatment Facility Project; and

WHEREAS, staff recommends approval of Contract Amendment No. 1, subject to final review and approval by the City Attorney, with any substantial modifications to be brought back to the City Council for further consideration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Contract Amendment No. 1 with Story Construction for Construction Manager at Risk Services related to the City of Bondurant Water Treatment Facility Project is hereby approved, subject to final legal review.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute all documents necessary to effectuate this resolution.

Passed this 1st day of June 2026,

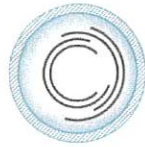
By: _____
Doug Elrod, Mayor

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				



ConsensusDocs®
BUILDING A BETTER WAY

ConsensusDocs® 230.1 AMENDMENT NO.1 TO CONSENSUSDOCS 230

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ConsensusDocs® 230.1
AMENDMENT NO.1 TO CONSENSUSDOCS® 230



Dated May 26, 2026

Pursuant to §3.5 of the Agreement dated December 15, 2025, between Owner, CITY OF BONDURANT and Constructor, STORY CONSTRUCTION CO. for Bondurant Municipal Water Treatment Plant, Bondurant, IA (the Project), the Parties desire to establish a Contract Amount and Method of Compensation for the Work. Therefore, the Parties agree as follows:

ARTICLE 1 CONTRACT AMOUNT AND METHOD OF COMPENSATION

The Contract Amount of Thirty-One Million Three Hundred Forty-Three Thousand Four Hundred Eighty-Nine dollars (\$31,343,489.00) is based on acceptance of Alternate No. 2 - Revise RO Equipment from Komline-Harn to WesTech and Alternate No. 3 - Revise to Contract to Lump Sum, Value Engineering Ideas 4, 5, 8, 9, 10, 11, 13, 14, 21, 22, 23, 24, 26, 27, 28, and 29, as presented in Exhibit E and inclusive of the Preconstruction Fee in the original contract.

Upon acceptance of Alternate No. 3 and the above Contract Amount, the method of compensation for the Project is hereby revised from a Guaranteed Maximum Price (GMP) with a Cost of the Work Plus Fee arrangement to a single Lump Sum. Accordingly, all references within the Contract Documents to Guaranteed Maximum Price (GMP), Cost of the Work, Cost Plus Fee or similar cost-reimbursable concepts shall be deleted and replaced with reference to a Lump Sum method of compensation, as applicable. The Owner and CMAR agree that all Work under the Contract shall be performed on a Lump Sum basis, subject to future lump sum adjustments as may be provided in the Contract Documents. All provisions and processes related to cost-tracking, reporting, accounting, documentation, applications for payment and reimbursement are hereby revised to conform with standard industry practices for reporting, documentation and billing on a Lump Sum basis. Applications for Payment shall be made on estimated percentage of work completed and value of stored materials, as reflected in an approved Schedule of Values with supporting documentation per standard industry practice for lump sum type arrangements.

The Lump Sum is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.



EXHIBIT C - Drawings and Specifications, including Addenda, if any, and information furnished by the Owner and designated as a contract document, in accordance with Story Construction Co.'s Proposal letter for Water Treatment Project, Bondurant, IA, dated May 13, 2026, 4 pages.

- **Allowance Items** in accordance with Story Construction Co.'s Proposal letter for Water Treatment Project, Bondurant, IA, dated May 13, 2026, 4 pages.
- **Assumptions and Clarifications** on which the GMP is based, in accordance with Story Construction Co.'s Proposal letter for Water Treatment Project, Bondurant, IA, dated May 13, 2026, 4 pages
- **Schedule of Work**, in accordance with Story Construction Co.'s Proposal letter for Water Treatment Project, Bondurant, IA, dated May 13, 2026, 4 pages
- **Alternate Prices**, in accordance with Story Construction Co.'s Proposal letter for Water Treatment Project, Bondurant, IA, dated, May 13, 2026, 4 pages

EXHIBIT D – Estimate Summary by Package, dated May 13, 2026, 1 page.

EXHIBIT E – Cost Reduction/Value Analysis, dated May 13, 2026, 1 page.

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is March 31, 2028, as presented in Exhibit C.

ARTICLE 3 DATE OF FINAL COMPLETION

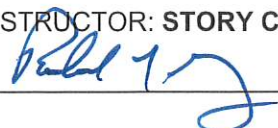
The Date of Final Completion of the Work is: July 31, 2028, subject to adjustments as provided for in the Contract Documents, as presented in Exhibit C.

This Amendment is entered into as of May 28, 2026.

OWNER: **CITY OF BONDURANT**

BY: _____ NAME: _____ TITLE: _____

CONSTRUCTOR: **STORY CONSTRUCTION CO.**

BY:  _____ NAME: Patrick L. Geary TITLE: President

END OF DOCUMENT.



Exhibit C

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.

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.

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



STORY
CONSTRUCTION

100%
Employee
Owned.

2810 Wakefield Circle
Ames, IA 50010
515-232-4358

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

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 addea	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	

Exhibit E
Cost Reduction/Value Analysis
Water Treatment Facility
Bondurant, IA
5/13/2026



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 efficiencies and reduction in contingency 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, Hearthiside 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						\$ (161,435)	
Total Pricing						\$ -	
Total Undefined						\$ -	
Grand Total						\$ (2,129,346)	

Total of Informational Only Items (Transferred/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. 9.a.
For Meeting of 6/1/2026
Resolution

TITLE: - Discussion and possible consideration of resolution of support for a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Caliber Company for the project at Lot 5 of the Bondurant Mixed Use Development site

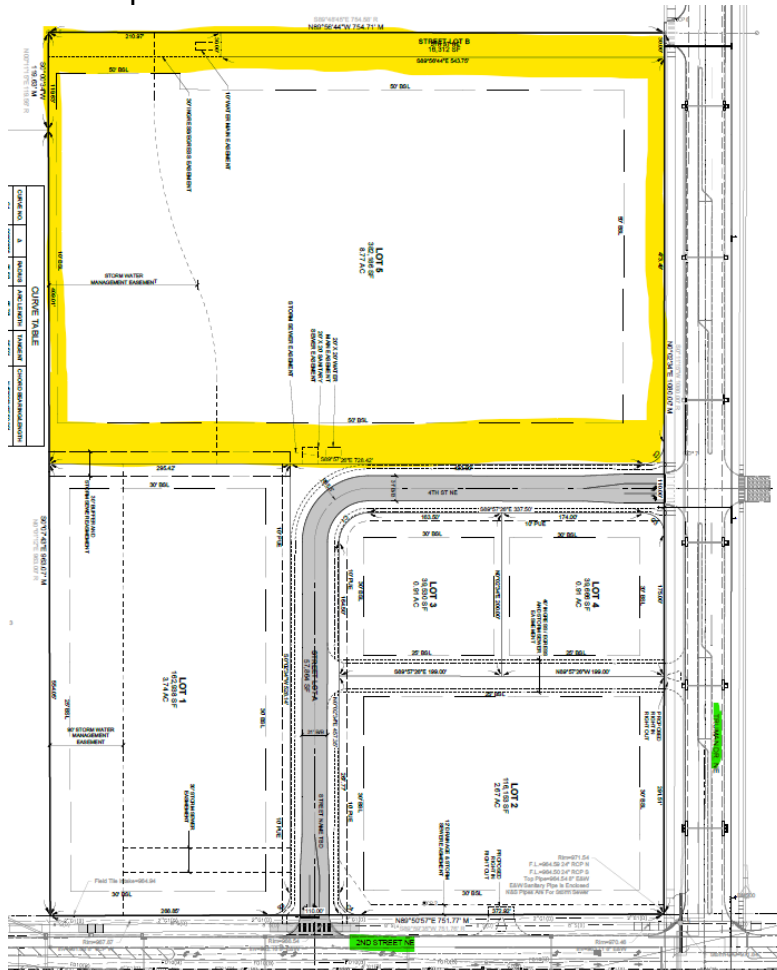
CONTACT PERSON:

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

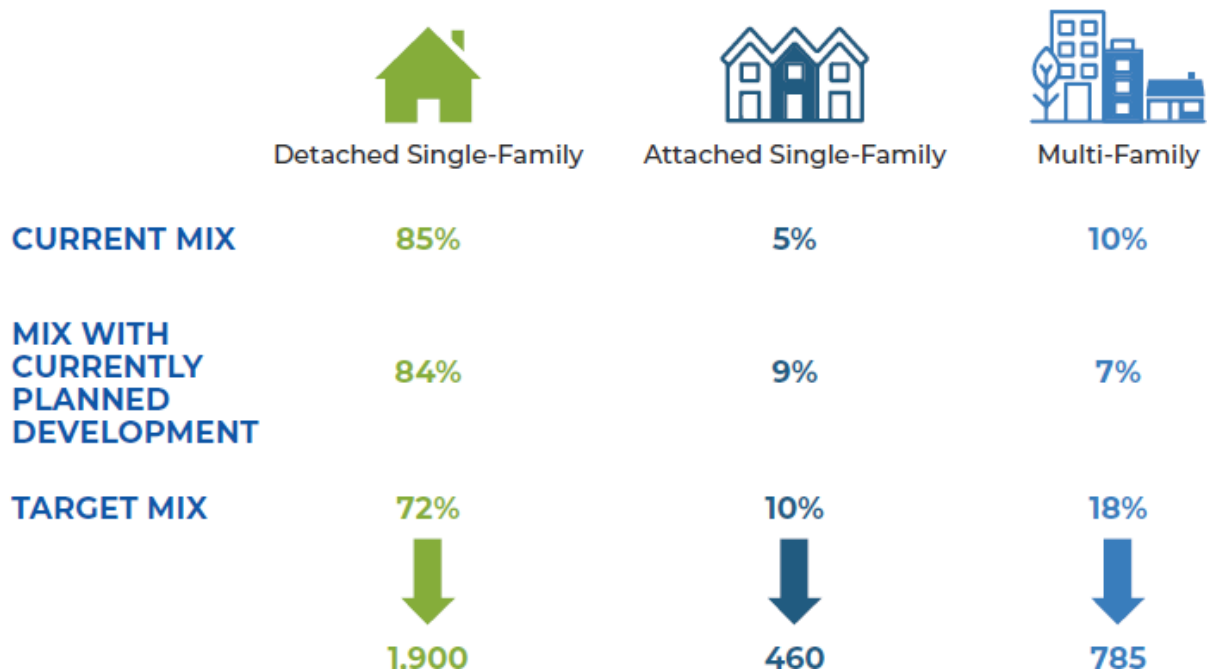
BRIEF HISTORY & ANALYSIS:

Caliber Company is requesting a resolution of support from the City of Bondurant in connection with an application to the Iowa Economic Development Authority's (IEDA) Workforce Housing Tax Credit (WHTC) Program for a proposed 175-unit residential development located on Lot 5 of the Bondurant Mixed Use Development site. This subdivision is located along 2nd Street NE, just north of the Grain District and south of the future elementary school, providing convenient access to nearby amenities, schools, and walkable connections to the downtown area.

Area Map:



The Building Bondurant Comprehensive Plan identifies a targeted long-term housing mix through 2040 that includes a broader balance of single-family detached, single-family attached, and multi-family housing options. Developments such as the proposed Caliber Company project would help advance the City toward achieving the housing diversity goals outlined in the Comprehensive Plan.



The Workforce Housing Tax Credit Program provides up financial incentives offered through the State intended to support housing developments that address workforce housing needs. A developer may receive a State income tax credit of up to 10% of the first \$150,000; per unit with a maximum of \$15,000 tax credit per unit, as well as additional refund of sales and use taxes on project construction materials; with a \$1 million cap award from the State. As part of the WHTC application requirements, applicants must provide documentation of local support and a local financial match contribution of at least \$1,000 per residential unit included in the project. Based on the proposed 180-unit development, the minimum required local match for the application is \$175,000.

Eligible local match contributions may include infrastructure participation, fee waivers, rebates, tax incentives, or other qualifying local financial participation recognized by IEDA. The local match commitment is a required component of the application and must be documented by resolution or other formal action of the local jurisdiction.

While the City recognizes the importance of expanding housing opportunities within the community and supporting competitive grant and tax credit applications, it has historically been the City's practice to refrain from directly incentivizing residential development projects. Accordingly, while the proposed resolution would provide the local match documentation required by IEDA as part of the Developer's application materials, through a separate development agreement with Caliber Company, the City would require payment or reimbursement from the Developer to the City related to the local match commitment and Project participation. The topic of this payment by Caliber Company back to the City is not addressed directly within the attached resolution, but

would be addressed in the development agreement should Caliber Company be awarded the tax credit from IEDA.

The proposed resolution before the City Council would support submission of the WHTC application to IEDA but would not independently authorize expenditure of City funds or approval of a separate development agreement or reimbursement arrangement. Additionally, the proposed resolution does not constitute approval of a site plan, building permits, or other development entitlements for the Project, as a detailed site plan application has not yet been submitted by the Developer and would remain subject to future review and approval in accordance with applicable City ordinances and development procedures. However, the 8.77-acre Lot 5 is currently zoned within the City's High Density Residential (R-3) District, in which apartment developments are a permitted use.

Staff recommends discussion and direction from the City Council regarding the proposed resolution of support.

FUNDING SOURCE: General Fund

STAFF RECOMMENDATION: Discussion and possible consideration of resolution

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260601-188

CITY OF BONDURANT
RESOLUTION NO. 260601-188

RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT
BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC
DEVELOPMENT AUTHORITY BY CALIBER COMPANY FOR THE PROJECT AT LOT
5 OF THE BONDURANT MIXED USE DEVELOPMENT SITE

WHEREAS Caliber Company proposes to ultimately construct 175 multi-family residential units and invest \$30+ million; AND

WHEREAS the City of Bondurant has invested millions of dollars in public infrastructure and community improvement projects within and adjacent to the Bondurant Mixed Use Development area, including Truman Drive NE, 2nd Street NE, and the Grain District; AND

WHEREAS the City of Bondurant has invested millions of dollars in public infrastructure and community improvement projects within and adjacent to the Bondurant Mixed Use Development area, including Truman Drive NE, 2nd Street NE, and the Grain District; AND

WHEREAS the proposed project by Caliber Company would further support the City's vision for coordinated growth by providing new housing opportunities in proximity to employment centers, public infrastructure, and community amenities serving the City's growing workforce; AND

WHEREAS Caliber Company has committed a significant amount of private financing to the project; AND

WHEREAS as a requirement of the Workforce Housing Tax Credit Program, the City of Bondurant acknowledges that a local match contribution of \$1,000 per residential unit is required for the project application, with any such contribution by the City being contingent upon Caliber Company receiving an award through the Workforce Housing Tax Credit Program, and subject to the future negotiation and approval of a separate Development Agreement establishing the specific terms and parameters of such contribution; AND

WHEREAS Caliber Company's application to the Workforce Housing Tax Credit Program will provide necessary tax credits and other benefits which will directly contribute to the success of the development; AND

WHEREAS the City supports said application to the Workforce Housing Tax Credit Program by Caliber Company.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City Council hereby supports the submission of an application by Caliber Company to the Iowa Economic Development Authority Workforce Housing Tax Credit

Program for the project located at Lot 5 of the Bondurant Mixed Use Development area, where the required local financial participation by the City shall be contingent upon Caliber Company receiving an award through the Workforce Housing Tax Credit Program and the future approval of a separate Development Agreement by the City Council.

BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City understands its financial commitment under the program.

Passed this 1st day of June 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 9.b.
For Meeting of 6/1/2026
Resolution

TITLE: Discussion and direction related to service procurement models

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: This is a discussion item to weigh the pros and cons of a Construction Manager as Agent versus a Construction Manager at Risk service procurement model. Below is a table summary to be used for reference during the discussion.

Topic	CMa	CMAR
CM Holds Trade Contracts	No	Yes
GMP	Usually No	Yes
Owner Control	High	Moderate
Cost Risk	Owner	CMAR
Procurement Style	Traditional public bid	Qualifications + GMP
Transparency	Very High	Moderate to High
Administrative Burden	Higher for owner	Lower for owner
Schedule Flexibility	Moderate	High
Best for Complex Projects	Sometimes	Yes
Claims Coordination	Owner-heavy	CMAR-heavy

FUNDING SOURCE:

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None