[AGENDA_POSTING_DATE]

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

NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
JUNE 15, 2026

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 15, 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 June 1, 2026, City Council Meeting Minutes
   b. Claims List
   c. Applications for Council Approval
   d. O-260601-211 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
   e. O-260601-212 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
   f. O-260601-213 - (Second 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
   g. - Resolution approving pay request no. 1 to Story Construction for the Water Treatment Facility Project in the amount of $75,000.00
   h. - Resolution approving the Termination of the Right of First Refusal and Release of Lien Related to the Agreement with Newby Farms, Inc. dated September 4, 2007
   i. - Resolution approving Change Order No. 6 for balancing all contract quantities for work that was performed on the 2nd Street Widening Project in the amount of $30,067.59
   j. - Resolution approving Pay Request No. 9 (Final) to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of $107,578.11

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

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

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

k. - Resolution considering Plat of Survey for 1400 Courtyard Drive, SE

l. - Resolution considering fireworks permit for Iowa Fireworks

m. - Resolution approving Pay Application No. 7 to Core Construction for The Station Project in the amount of $480,650.71 for The Station Project

n. - Resolution approving Pay Request No. 8 to Core Construction for The Station Project in the amount of $442,444.22

o. - Resolution to approve Change Order No. 4 to Core Construction for the Bondurant Parks and Recreation Facility Project (The Station) in the amount of $5,508.96

p. - Resolution approving the purchase of Stream Mitigation Credits from Naturion West, LLC for the SE Industrial Public Improvements Project in the amount of $17,850.00

q. - Resolution approving Change Order No. 1 to Veit for the BFSD Public Infrastructure-Stormwater Project in the amount of $16,246.06

r. - Resolution approving pay request no. 2 to Home Boy Construction Inc. for the Boardwalk at Lake Petocka Project in the amount of $38,715.80

s. - Resolution Approving Purchase of Self-Propelled Fertilizer and Chemical Applicator Equipment from Waukee Power Equipment in the amount of $21,077.00

t. - Resolution approving an Agreement with the Iowa Department of Transportation for a Revitalize Iowa's Sound Economy (RISE) Grant in the amount of $4,823,205

u. - Resolution approving wage range for Public Works Administrative Specialist

6. Guests requesting to address the City Council
   a. FY25 City Audit Presentation
7. **Public Hearing**
   a. Public hearing for the NE Hubbell Ave Water and Force Main Project
8. Action Items
   a. R-260420-133- Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy (Previously Tabled)
   b. - Resolution approving the purchase of a new Rescue Engine from Heiman Fire not to exceed $1,200,000.00
   c. - Resolution considering Site Plan for 1400 Courtyard Drive, SE

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d. - Resolution Approving Agreement with Engineering Technical Services of Iowa, LLC for Construction Observation and General Engineering Technical Services in a not to exceed amount of $223,200

9. Discussion Items -
   a. - Discussion and possible consideration of resolution selecting a preferred Grain Silo Mural Concept Sketch for refinement by selected artist group, Yanoe x Zoueh
10. Reports / Comments and appropriate action thereon:
    a. Mayor
    b. Council Members
    c. Administrator
    d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
June 1, 2026
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Matt Sillanpaa, Council Member Chad Driscoll, Council Member Dennis Lyman
Absent:	Council Member Tara Cox, Council Member Angela McKenzie
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, Assistant City Engineer Anthony Harbaugh, 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 Lyman, to approve the agenda. Vote on Motion 3-0. Motion carried.

5. Consent Agenda:

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

   a. Approval of 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

**A virtual meeting was offered.*

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

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
Motion by Driscoll, seconded by Sillanpaa, to Approve the Consent Agenda. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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
Mayor Elrod opened the public hearing at 06:08 PM.

City Planner Pezley presented a Future Land Use Map amendment request for Parcel 2026-43 to designate the property as Regional Commercial. He explained the amendment would support future commercial development consistent with the City's General Commercial (C-2) District. No comments were received.

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

b. Public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial
Mayor Elrod opened the public hearing at 06:09 PM.

City Planner Pezley presented a request to amend the Future Land Use Map for Parcel 2026-44 to designate the property as Regional Commercial. He explained the amendment would support future commercial development consistent with the City's General Commercial (C-2) District and align with the Future Land Use Map. No comments were received.

Mayor Elrod closed the public hearing at 06:10 PM.

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
Mayor Elrod opened the public hearing at 06:10 PM.

City Planner Pezley presented the request to amend the Future Land Use Map for the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial. He explained the designation would support future industrial development consistent with the City's M-2 Medium Industrial District, and noted the Planning and Zoning Commission recommended approval. No comments were received.

Mayor Elrod closed the public hearing at 06:11 PM.

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

Mayor Elrod opened the public hearing at 06:11 PM.

City Planner Pezley presented the request to vacate a portion of the public highway easement along 2nd Street, NE near the Civic Campus North Plat area. He explained the easement was no longer needed following the realignment of 2nd Street, NE and Pleasant Street, SE associated with the Campus Drive SE-Hubbell Avenue intersection improvements. Council Member Sillanpaa inquired about future industrial and commercial uses in the area. No comments were received.

Mayor Elrod closed the public hearing at 06:14 PM.

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

Mayor Elrod opened the public hearing at 06:14 PM.

City Planner Pezley presented the request to rezone Parcel 2026-43 in the Civic Campus North area to the C-2 General Commercial District. He explained the property was formerly road right-of-way and that the proposed zoning would align with the Future Land Use designation and surrounding commercial development. No comments were received.

Mayor Elrod closed the public hearing at 06:15 PM.

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

Mayor Elrod opened the public hearing at 06:15 PM.

City Planner Pezley presented the request to rezone Parcel 2026-44 in the Civic Campus North area to the C-2 General Commercial District. He explained the property was formerly road right-of-way and that the proposed zoning would support future commercial development consistent with the Future Land Use designation and surrounding commercial uses. No comments were received.

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

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

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

City Planner Pezley presented the request to rezone the vacated roadway easement area south of 1920 2nd Street NE to the M-2 Medium Industrial District. He explained the proposed zoning would align with the Industrial Future Land Use designation and surrounding land uses. No comments were received.

Mayor Elrod closed the public hearing at 06:17 PM.

h. Public Hearing on Budget Amendment No. 2 for Fiscal Year 2026
Mayor Elrod opened the public hearing at 06:17 PM.

City Administrator Oliver presented Budget Amendment No. 2 for Fiscal Year 2026. She explained that due to large capital expenditures funded through bond proceeds and prior-year budgeted projects, an additional budget amendment was necessary to ensure the City remains within its budget authority for the Public Safety and Public Works functions. No comments were received.

Mayor Elrod closed the public hearing at 06:18 PM.

i. Public hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the Silo Commons Project
Mayor Elrod opened the public hearing at 06:18 PM.

City Administrator Oliver and Erik Pingel of ISG presented the proposed plans, specifications, form of contract, and estimate of cost for the Silo Commons Project. They reviewed the project scope and explained that all bids received exceeded the engineer's estimate, prompting staff to recommend rejecting the bids and evaluating value engineering opportunities before moving forward. Council Member Sillanpaa inquired about the timing and coordination of the various silo-related projects and operations. No comments were received.

Mayor Elrod closed the public hearing at 06:22 PM.

8. Action Items

a. R-260601-181- Resolution approving Budget Amendment No. 2 for Fiscal Year 2026
Motion by Driscoll, seconded by Lyman, to Approve R-260601-181. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

b. R-260601-182- Resolution approving the Future Land Use Map designation for Parcel 2026-43 of Regional Commercial
Motion by Sillanpaa, seconded by Driscoll, to Approve R-260601-182. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

c. R-260601-183- Resolution approving the Future Land Use Map designation for Parcel 2026-44 of Regional Commercial
Motion by Lyman, seconded by Sillanpaa, to Approve R-260601-183. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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
Motion by Driscoll, seconded by Lyman, to Approve R-260601-184. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

e. R-260601-185- Resolution vacating public highway easement along 2nd Street, NE at 1920 2nd Street, NE
Motion by Sillanpaa, seconded by Driscoll, to Approve R-260601-185. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

f. O-260601-211 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
Motion by Lyman, seconded by Sillanpaa, to approve the first reading of O-260601-211. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

g. O-260601-212 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
Motion by Driscoll, seconded by Lyman, to approve the first reading of O-260601-212. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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
Motion by Sillanpaa, seconded by Driscoll, to approve the first reading of O-260601-213. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

i. R-260601-186- Resolution rejecting all bids for the Silo Commons Project
Motion by Lyman, seconded by Driscoll, to Approve R-260601-186. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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
Motion by Driscoll, seconded by Lyman, to Approve R-260601-187. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

**A virtual meeting was offered.*

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
   > Nick Jensen of Caliber Company presented the proposed 175-unit residential development and discussed the Workforce Housing Tax Credit application with the Council. City Administrator Oliver reviewed the resolution of support request, including the project's alignment with the City's housing goals, the local match requirement, and the proposed reimbursement framework. The Council discussed the request and provided direction.

   Motion by Driscoll, seconded by Lyman, to Approve R-260601-188. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

   b. Discussion and direction related to service procurement models
   Erik Pingel of ISG presented information comparing the Construction Manager as Agent (CMa) and Construction Manager at Risk (CMaR) project delivery methods. He reviewed the advantages and disadvantages of each approach, including project risk allocation, cost certainty, procurement processes, and owner involvement, and answered questions from the Council.

10. Reports / Comments and appropriate action thereon:

   a. Mayor
   Recent events & upcoming meetings.

   b. Council Members
   Sillanpaa - Liaison update.
   Driscoll - Liaison update.
   Lyman - Liaison update.

   c. Administrator
   Grant updates & upcoming events.

   d. Directors
   Hagan - Department update.
   Horton - Project & department updates.
   Kreuder - Department update.
   Klinker-Feld - Department update.

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

**A virtual meeting was offered.*

Motion by Driscoll, seconded by Sillanpaa, to Move into Closed Session at 07:46 PM. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 08:05 PM.

12. Adjournment

Motion by Sillanpaa, seconded by Driscoll, to adjourn at 08:05 PM. Vote on Motion 3-0. Motion carried.

_____
Shelby Hagan, City Clerk

ATTEST:

_____
Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on June 1, 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 6/15/2026
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: APPKT04073 - 6/2/2026 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1062	IOWA PRISON INDUSTRIES	06/02/2026	Regular	0.00	125.80	65353
2598	IOWA STATE UNIVERSITY	06/02/2026	Regular	0.00	250.00	65354
0342	POLK COUNTY PUBLIC WORKS	06/02/2026	Regular	0.00	106,758.48	65355
3094	TIAH LEINEN	06/02/2026	Regular	0.00	300.00	65356
0805	U.S. POSTAL SERVICE	06/02/2026	Regular	0.00	126.00	65357
3047	GRAPHITE CONSTRUCTION GROUP, I	05/26/2026	Bank Draft	0.00	42,319.72	DFT0004786
0050	UMB BANK	05/28/2026	Bank Draft	0.00	643,775.00	DFT0004787
0050	UMB BANK	05/28/2026	Bank Draft	0.00	594,000.00	DFT0004788
0050	UMB BANK	05/28/2026	Bank Draft	0.00	195,042.50	DFT0004789
0050	UMB BANK	05/28/2026	Bank Draft	0.00	127,555.00	DFT0004790
0050	UMB BANK	05/28/2026	Bank Draft	0.00	146,703.75	DFT0004791
0050	UMB BANK	05/28/2026	Bank Draft	0.00	251,506.25	DFT0004792
0050	UMB BANK	05/28/2026	Bank Draft	0.00	818,550.00	DFT0004793
0050	UMB BANK	05/28/2026	Bank Draft	0.00	224,150.00	DFT0004794
0050	UMB BANK	05/28/2026	Bank Draft	0.00	610,450.00	DFT0004795
0050	UMB BANK	05/28/2026	Bank Draft	0.00	122,900.00	DFT0004796
0050	UMB BANK	05/28/2026	Bank Draft	0.00	194,487.50	DFT0004797
0050	UMB BANK	05/28/2026	Bank Draft	0.00	440,650.00	DFT0004798
0050	UMB BANK	05/28/2026	Bank Draft	0.00	283,195.00	DFT0004799
0050	UMB BANK	05/28/2026	Bank Draft	0.00	147,501.25	DFT0004800
0050	UMB BANK	05/28/2026	Bank Draft	0.00	595,187.50	DFT0004801
0144	DES MOINES WATER WORKS	05/28/2026	Bank Draft	0.00	75.00	DFT0004802
2538	IOWA LAND RECORDS	05/18/2026	Bank Draft	0.00	100.00	DFT0004803
1062	IOWA PRISON INDUSTRIES	05/28/2026	Bank Draft	0.00	-58.10	DFT0004804
1062	IOWA PRISON INDUSTRIES	05/28/2026	Bank Draft	0.00	-58.10	DFT0004805
1062	IOWA PRISON INDUSTRIES	05/28/2026	Bank Draft	0.00	-67.70	DFT0004806
2538	IOWA LAND RECORDS	05/26/2026	Bank Draft	0.00	95.00	DFT0004807
1731	IOWA FINANCE AUTHORITY	06/01/2026	Bank Draft	0.00	260,703.93	DFT0004808
0144	DES MOINES WATER WORKS	06/01/2026	Bank Draft	0.00	70,608.54	DFT0004809
0144	DES MOINES WATER WORKS	06/01/2026	Bank Draft	0.00	32,488.24	DFT0004810
0416	POSTMASTER	06/02/2026	Bank Draft	0.00	665.50	DFT0004811

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	107,560.28
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	26	26	0.00	5,802,525.78
EFT's	0	0	0.00	0.00
	32	**31**	**0.00**	**5,910,086.06**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	5/2026	5,438,427.37
999	POOLED CASH	6/2026	472,026.49
			5,910,453.86

Check Register

Packet: APPKT04124 - 6/2/26 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2705	AMAZON CAPITAL SERVICES	06/02/2026	AP Automation	0.00	1,256.41	APA002275
2199	BENTLEY RIDGE TREE FARM & NURS	06/02/2026	AP Automation	0.00	124.00	APA002276
2580	BLUE VALLEY PUBLIC SAFETY, INC.	06/02/2026	AP Automation	0.00	3,960.00	APA002277
2638	BOLTON & MENK, INC	06/02/2026	AP Automation	0.00	9,529.00	APA002278
0097	CITY OF DES MOINES	06/02/2026	AP Automation	0.00	75,747.30	APA002279
2525	DINGES FIRE COMPANY	06/02/2026	AP Automation	0.00	1,035.58	APA002280
2839	FAREWAY STORES, INC.	06/02/2026	AP Automation	0.00	1,965.60	APA002281
1525	GANNETT MEDIA CORP	06/02/2026	AP Automation	0.00	1,757.15	APA002282
0024	ALTOONA HERALD-INDEX	06/02/2026	AP Automation	0.00	25.08	APA002283
1062	IOWA PRISON INDUSTRIES	06/02/2026	AP Automation	0.00	214.30	APA002284
2937	INGRAM LIBRARY SERVICES	06/02/2026	AP Automation	0.00	1,015.28	APA002285
2590	INTERNATIONAL INSTITUTE OF MUN	06/02/2026	AP Automation	0.00	220.00	APA002286
2836	ISPACE ENVIRONMENTS, INC.	06/02/2026	AP Automation	0.00	39.00	APA002287
1340	KONICA MINOLTA	06/02/2026	AP Automation	0.00	452.68	APA002288
2619	KONICA MINOLTA PREMIER FINANCI	06/02/2026	AP Automation	0.00	234.01	APA002289
2619	KONICA MINOLTA PREMIER FINANCI	06/02/2026	AP Automation	0.00	241.25	APA002290
2676	TIFFANY LUING	06/02/2026	AP Automation	0.00	64.54	APA002291
0286	METRO WASTE AUTHORITY	06/02/2026	AP Automation	0.00	3,216.00	APA002292
3025	MI-FIBER LLC	06/02/2026	AP Automation	0.00	17.60	APA002293
0738	DES MOINES AREA MPO	06/02/2026	AP Automation	0.00	9,511.00	APA002294
0900	POLK COUNTY AUDITOR	06/02/2026	AP Automation	0.00	73,616.25	APA002295
1504	SHIVE-HATTERY INC	06/02/2026	AP Automation	0.00	2,287.90	APA002296
1301	STOREY-KENWORTHY COMPANY	06/02/2026	AP Automation	0.00	954.95	APA002297
1534	STRATUS BUILDNG SOLUTIONS IOW/	06/02/2026	AP Automation	0.00	1,230.00	APA002298
3067	THE WEBSTUARANTSTORE LLC	06/02/2026	AP Automation	0.00	3,164.96	APA002299
3023	TIMBERPINE, INC.	06/02/2026	AP Automation	0.00	1,591.06	APA002300
2227	TYLER TECHNOLOGIES INC	06/02/2026	AP Automation	0.00	1,087.50	APA002301
2706	VALEO NETWORKS	06/02/2026	AP Automation	0.00	9,657.76	APA002302
1161	VEENSTRA & KIMM, INC.	06/02/2026	AP Automation	0.00	341,977.89	APA002303
2595	VENDNOVATION, LLC	06/02/2026	AP Automation	0.00	50.00	APA002304
2231	VERIZON WIRELESS	06/02/2026	AP Automation	0.00	1,654.91	APA002305
2887	WOODYS AUTO REPAIR SERVICE BOI	06/02/2026	AP Automation	0.00	541.49	APA002306

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	63	32	0.00	548,440.45
	63	**32**	**0.00**	**548,440.45**

	AP Automation	63	32	0.00	548,440.45

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	548,440.45
			548,440.45

Check Register

Packet: APPKT04130 - 6/4/2026 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3096	DANNA ROBINSON SAATHOFF	06/04/2026	Regular	0.00	2,400.00	65359
3097	ELIZABETH ASCHINGER	06/04/2026	Regular	0.00	697.50	65360

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	3,097.50
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
	2	**2**	**0.00**	**3,097.50**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	3,097.50
			3,097.50

Payroll Check Register

Checks

Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00827 - 05/18-05/31/26 PAID ON 06/05/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number

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



Payroll Check Register
Direct Deposits
Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00827 - 05/18-05/31/26 PAID ON 06/05/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	06/05/2026	101.93	107986
ADAMS, CASSANDRA	3148	06/05/2026	101.92	107986
ADKISSON, JENNIFER	3145	06/05/2026	594.34	107987
AGANS, PAYTON	1602	06/05/2026	2,431.12	107988
BAAS, JAMIE	4147	06/05/2026	242.83	107989
BAILEY, BOYCE E	7104	06/05/2026	1,344.35	107990
BERGESON, JOHN W	7121	06/05/2026	2,111.08	107991
BRAUN, ALEXA	1612	06/05/2026	2,315.04	107992
BRIGGS, ASHTON S	1511	06/05/2026	953.36	107993
BRODSACK, MITCHELL JOHN	1615	06/05/2026	485.47	107994
BRODSACK, MITCHELL JOHN	1615	06/05/2026	1,941.88	107994
CARPENTER, JOHN C	5129	06/05/2026	1,725.02	107995
CLAMAN, CATHERINE JO	3146	06/05/2026	353.17	107996
CLAMAN, CATHERINE JO	3146	06/05/2026	235.45	107996
COLLISON, PATRICK F	5103	06/05/2026	2,547.76	107997
CORY, JOHN P	7120	06/05/2026	1,698.07	107998
CRITTENDEN, MATTHEW	1567	06/05/2026	1,201.13	107999
DE LOS SANTOS, JUAN DAVID	7128	06/05/2026	1,672.67	108000
DENHAM, DARIN	7129	06/05/2026	1,495.76	108001
DENNY, KOLE	1585	06/05/2026	659.03	108002
ELLIOTT, KYLE	1568	06/05/2026	485.86	108003
GILSON, DUSTY ALAN	7124	06/05/2026	1,883.15	108004
HAGAN, SHELBY L	5118	06/05/2026	2,885.16	108005
HIGGINS, DAVID P.	7105	06/05/2026	1,629.23	108006
HORTON, JOHN C	7112	06/05/2026	3,897.57	108007
HORTON, JOHN C	7112	06/05/2026	100.00	108007
HUFF, TIMOTHY J	1559	06/05/2026	330.00	108008
HUFF, TIMOTHY J	1559	06/05/2026	2,764.86	108008
ISKE, BLAKE	1600	06/05/2026	328.30	108009
JENNINGS, CHRISTOPHER	1614	06/05/2026	3,009.50	108010
JESS, JENE' N	5123	06/05/2026	3,792.70	108011
KENT, RONALD D	7115	06/05/2026	1,008.80	108012
KERR, JOHN	1611	06/05/2026	2,942.13	108013
KING, CHRISTINA M	3143	06/05/2026	574.52	108014
KLINKER-FELD, MICHELL M	3135	06/05/2026	2,785.71	108015
KLUS, KATIE	5134	06/05/2026	1,927.95	108016
KOBER, ANDREW M	1557	06/05/2026	502.65	108017
KREUDER, AARON M	1441	06/05/2026	4,039.45	108018
KRUSE, OSCAR	1586	06/05/2026	967.76	108019
LEINEN, DAVID	1608	06/05/2026	810.43	108020
LUING, TIFFANY A	5133	06/05/2026	2,280.69	108021
LUNDQUIST, BRADLEY D	1555	06/05/2026	886.49	108022
MARSHMAN, CRAIG A	5125	06/05/2026	1,969.67	108023
MASON, KYLE	1598	06/05/2026	988.28	108024
MATTSON, ELAINE	5135	06/05/2026	1,508.45	108025
MEYERES, KYLEIGH	1601	06/05/2026	889.75	108026
MILLER, BRODY E	1582	06/05/2026	1,905.66	108027
MONLEY, CHRISTOPHER P	1616	06/05/2026	987.29	108028
MURRAY, MARGARET	5126	06/05/2026	3,509.63	108029
OLIVER, MARKETA S	8403	06/05/2026	300.00	108030
OLIVER, MARKETA S	8403	06/05/2026	4,209.71	108030

Packet: PYPKT00827 - 05/18-05/31/26 PAID ON 06/05/2026
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
PEZLEY, ISAAC J	5132	06/05/2026	2,438.55	108031
PFALTZGRAFF, REED	7117	06/05/2026	963.56	108032
RAUTERBERG, ANTHONY	1599	06/05/2026	2,967.17	108033
REYNOLDS, RAY A	1537	06/05/2026	758.37	108034
RICCIO, ANTHONY F	1583	06/05/2026	1,100.62	108035
SCHINCKE, MEGAN	3137	06/05/2026	1,732.65	108036
SEXTON, WILLIAM M	7125	06/05/2026	250.00	108037
SEXTON, WILLIAM M	7125	06/05/2026	1,174.49	108037
SIEVE, BENJAMIN JOSHUA	1606	06/05/2026	2,424.64	108038
SIMONI, ANDREW	1604	06/05/2026	300.00	108039
SIMONI, ANDREW	1604	06/05/2026	2,227.87	108039
SOCKNESS TEEPLE, MEGAN E	3147	06/05/2026	2,138.63	108040
SOCKNESS TEEPLE, MEGAN E	3147	06/05/2026	250.00	108040
SPOERRY, DANIELLE M	1527	06/05/2026	1,637.53	108041
STOULIL, JUSTIN	7131	06/05/2026	852.83	108042
SUHR, CARLENE E.F.	3144	06/05/2026	1,152.49	108043
SUMMERS, AANNA N	1575	06/05/2026	2,675.45	108044
SUMMERS, ALAN C	1534	06/05/2026	1,347.18	108045
WELTHA, CLAYTON	1566	06/05/2026	736.56	108046

Payroll Check Register

Report Summary

Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00827 - 05/18-05/31/26 PAID ON 06/05/2026
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	70	107,441.32
Total	**70**	**107,441.32**

Payroll Check Register

Checks

Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00828 - STOULIL VAC PAYOUT 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number

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

Payroll Check Register
Direct Deposits
Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00828 - STOULIL VAC PAYOUT 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
STOULIL, JUSTIN	7131	06/05/2026	794.78	108047

Payroll Check Register

Report Summary

Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00828 - STOULIL VAC PAYOUT 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	794.78
Total	**1**	**794.78**

Payroll Check Register
Checks
Pay Period: 12/1/2025-5/31/2026

Packet: PYPKT00826 - 12/01/25-05/31/26 PPC PAID ON 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
SILLANPAA, MATTHEW D	8121	Regular	06/05/2026	2,077.70	1098

Payroll Check Register
Direct Deposits
Pay Period: 12/1/2025-5/31/2026

Packet: PYPKT00826 - 12/01/25-05/31/26 PPC PAID ON 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
COX, TARA K	8118	06/05/2026	2,413.52	
DRISCOLL, CHAD P	8120	06/05/2026	2,413.52	
ELROD, DOUG L	8117	06/05/2026	3,644.28	
LYMAN, DENNIS	8122	06/05/2026	2,182.87	
MCKENZIE, ANGELA LEA	8119	06/05/2026	2,154.88	
PEFFER, BOB L	8115	06/05/2026	230.64	
SIDWELL, RICHARD A	1560	06/05/2026	277.05	

Payroll Check Register
Report Summary
Pay Period: 12/1/2025-5/31/2026

Packet: PYPKT00826 - 12/01/25-05/31/26 PPC PAID ON 06/05/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	2,077.70
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	7	13,316.76
Total	**8**	**15,394.46**

Payroll Check Register
Checks

Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00825 - 6/5/26 D JOHNSON IPERS REFUND
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number

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

Payroll Check Register
Direct Deposits
Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00825 - 6/5/26 D JOHNSON IPERS REFUND
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
JOHNSON, DEVIN	1610	06/05/2026	2,117.51	108055

Payroll Check Register
Report Summary
Pay Period: 5/18/2026-5/31/2026

Packet: PYPKT00825 - 6/5/26 D JOHNSON IPERS REFUND
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	1	2,117.51
Total	**1**	**2,117.51**

Refund Check Register

Refund Check Detail

UBPKT08377 - 6/3/26 - REFUND CHECK 16-02237-00

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02237-00	BEECK, MARK D	6/3/2026	65358	1,375.66			1375.66	Deposit
Total Refunds: 1			**Total Refunded Amount:**	1,375.66				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1375.66
Revenue Total:	1375.66

General Ledger Distribution

Posting Date: 06/03/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-1,375.66	Yes
	600-050-2141	APPLIED CREDITS	1,375.66	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-1,375.66	
	999-050-2300	DUE TO OTHER FUNDS	1,375.66	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Refund Check Register

Refund Check Detail

UBPKT08387 - 6/8/26 - UB REFUND CHECK 16-02143-00

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-02143-00	VINCENT GENERAL CONTRACTING	6/8/2026	65361	14.20			14.20	Deposit
Total Refunds: 1			**Total Refunded Amount:**	14.20				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	14.20
Revenue Total:	14.20

General Ledger Distribution

Posting Date: 06/08/2026

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-14.20	Yes
	600-050-2141	APPLIED CREDITS	14.20	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-14.20	
	999-050-2300	DUE TO OTHER FUNDS	14.20	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Refund Check Register

Refund Check Detail

UBPKT08366 - Refunds 01 UBPKT08364 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01100-01	TOP SHELF PROPERTY	6/2/2026	65327	71.42			71.42	Generated From Billing
01-01101-01	TOP SHELF PROPERTY	6/2/2026	65328	78.01			78.01	Generated From Billing
01-01346-03	GARCIA, TAYLOR N	6/2/2026	65329	121.42			121.42	Generated From Billing
01-01614-02	VERA A NORRIS	6/2/2026	65330	147.30			147.30	Generated From Billing
01-01883-04	KOPPEN, ROSS N	6/2/2026	65331	84.54			84.54	Generated From Billing
01-02993-01	BRUCE J RIESBERG	6/2/2026	65332	63.75			63.75	Generated From Billing
01-03219-04	DEBRA HINES	6/2/2026	65333	37.69			37.69	Generated From Billing
01-06220-04	PETERSON, CHRIS D	6/2/2026	65334	121.42			121.42	Generated From Billing
01-11207-01	COMPIANO, R.J.	6/2/2026	65335	114.85			114.85	Generated From Billing
02-01123-02	COLLINS, NICHOLAS A	6/2/2026	65336	93.59			93.59	Generated From Billing
02-01217-03	ELI TOSAR	6/2/2026	65337	65.94			65.94	Generated From Billing
02-01531-04	COURTNEY MORRIS	6/2/2026	65338	36.80			36.80	Generated From Billing
06-03287-01	MATT FARVER	6/2/2026	65339	153.96			153.96	Generated From Billing
08-03389-02	JAMES VALENTINE	6/2/2026	65340	83.56			83.56	Generated From Billing
08-04900-03	HOEGH, TANNER	6/2/2026	65341	118.13			118.13	Generated From Billing
09-03094-02	HOLLY TRULSON	6/2/2026	65342	159.37			159.37	Generated From Billing
16-01317-02	PAXTON, NICOLE M	6/2/2026	65343	121.42			121.42	Generated From Billing
16-01700-03	GILLESPIE, ALEX A	6/2/2026	65344	118.13			118.13	Generated From Billing
16-01711-01	GSA PROPERTIES, LLC	6/2/2026	65345	19.19			19.19	Generated From Billing
16-01828-02	ANDREW MAINS	6/2/2026	65346	57.18			57.18	Generated From Billing
16-01859-04	DOVE, HEATHER N	6/2/2026	65347	109.37			109.37	Generated From Billing
16-01915-05	BANK, HOME STATE	6/2/2026	65348	121.42			121.42	Generated From Billing
16-02078-00	D R HORTON - IOWA, LLC	6/2/2026	65349	88.54			88.54	Generated From Billing
16-02102-01	MORALES, NANCY A	6/2/2026	65350	121.42			121.42	Generated From Billing
16-02173-00	D. R. HORTON - IOWA, LLC	6/2/2026	65351	108.26			108.26	Generated From Billing
16-02200-00	BERKEY HOMEBUILDERS INC	6/2/2026	65352	109.37			109.37	Generated From Billing
Total Refunds: 26			**Total Refunded Amount:**	2,526.05				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2526.05
Revenue Total:	2526.05

General Ledger Distribution

Posting Date: 06/01/2026

	Account Number	Account Name		Posting Amount	IFT
Fund: 600 - WATER					
	600-000-1101	CLAIM ON POOLED CASH		-2,526.05	Yes
	600-050-2141	APPLIED CREDITS		2,526.05	
			600 Total:	0.00	
Fund: 999 - POOLED CASH					
	999-000-1100	POOLED CASH		-2,526.05	
	999-050-2300	DUE TO OTHER FUNDS		2,526.05	Yes
			999 Total:	0.00	
			Distribution Total:	0.00	

GovConnectIowa License Administration

CITY OF BONDURANT

Retail Tobacco License Review

CITY OF BONDURANT
1107375808

Application Information

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP	: EZ MART, LLC
Type of ownership	: Limited Liability Company
Primary office address	: 1111 SE LINCOLN ST BONDURANT IA 50035
Legal Ownership Phone	: 515-967-1900
Legal Ownership Email	: bp.ezmart@gmail.com

Application Information

City/County Permit Number	: 2025-08
Sales and Use Permit Number	: 177118228
Location Name	: EZ MART
Location Phone Number	: 515-967-1900
Location Address	: 1111 SE LINCOLN ST BONDURANT IA 50035
Location Mailing Address	: PO BOX 157 BONDURANT IA 50035-0157
Renewal	: Yes

Can I help?

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

Ownership Details

Owner	Position	Single Line Address
KAUR, SAVNEET	Member	501 3RD ST SE BONDURANT I
KAUR, GURMEET	Member	4421 NE 45TH CT ANKENY IA

Suppliers List

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

Core Mark and Majestics

Decision

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

Can I help?

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

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

Select a Decision *

Approve	Deny

Cancel

Previous

Next

Your online session will timeout after 30 minutes of inactivity. All unsaved information will be lost.

Resources

Frequently Asked Questions
Contact Us
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Other Links

State of Iowa Directory
Website Policies

Can I help?

Published on *Bondurant IA* (https://www.cityofbondurant.com)

Submission information

Form: Special Event Application [1]
Submitted by Anonymous (not verified)
May 28, 2026 - 8:30pm
174.215.243.165

Name
Amber Erickson

Address
104 2nd Street NW

Phone Number
515-451-5082

Email Address
amber.erickson567@gmail.com

Event Name
Jake & Sharon's Benefit Ride

Event Address
Downtown

Day-of Event Phone Number
515-451-5082

Event Date
June 27, 2026

How many people will be in attendance?
500

What is the start and end times of your event?
9-11 am then 3:30-10 pm (Everyone will meet at Founders then go on a ride, returning to Founders/downtown in the afternoon)

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.
9 am; then at 3:30 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 trash cans, ~15 additional trash cans, 20 yd roll-off

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.
No

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.
Not applicable

Will you be using amplified sound? *If yes, a permit is required and a $20 fee applies.
No

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

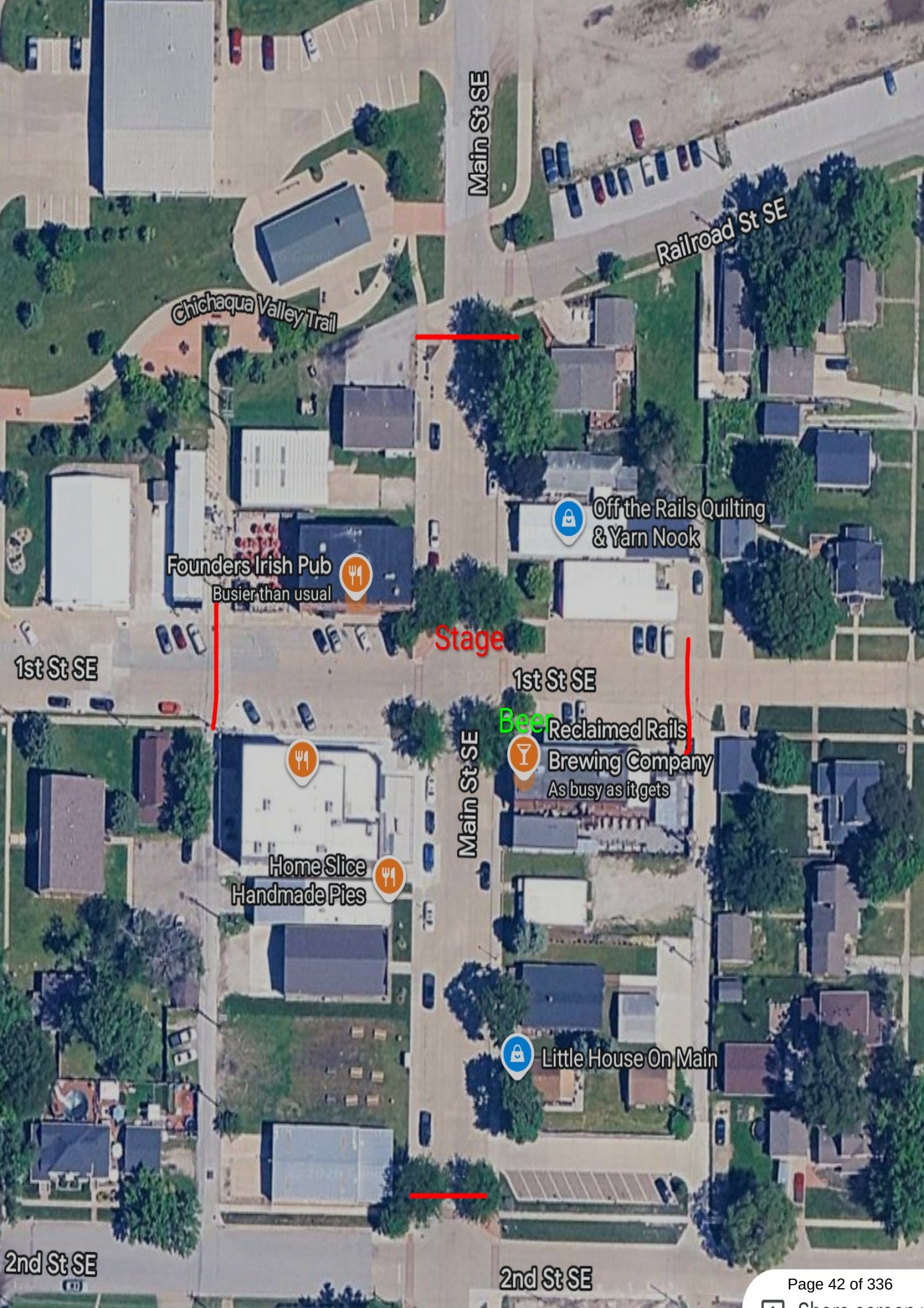
I understand that I am required to submit a map showing where special event equipment will be located at your event. This includes items such as stages, speakers, trash bins, inflatables, Rec n' Roll trailer, tents, etc. This map is required for event approval. The map can be submitted to kklus@cityofbondurant.com.
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 applica-ble 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/8361

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


Main St SE
Railroad St SE
Chichaqua Valley Trail
Off the Rails Quilting & Yarn Nook
Founders Irish Pub
Busier than usual
Stage
1st St SE
1st St SE
Beer
Reclaimed Rails Brewing Company
As busy as it gets
Main St SE
Home Slice Handmade Pies
Little House On Main
2nd St SE
2nd St SE

Published on *Bondurant IA* (https://www.cityofbondurant.com)

Submission information

Form: Special Event Application [1]
Submitted by Anonymous (not verified)
February 3, 2026 - 2:11pm
209.152.97.27

Name
Julie A Sillanpaa (Mary Bump Memorial Foundation)

Address
17 Lincoln St. SE

Phone Number
3195412773

Email Address
Julesbump85@gmail.com

Event Name
Bondurant Battle of the BAnds

Event Address
City Park

Day-of Event Phone Number
319-541-2773

Event Date
June 20, 2026

How many people will be in attendance?
600

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

No. (*Alcohol will be present at this event)

What is the start and end times of your event?
4pm-9pm

What time will setup begin? *If you are closing down a street, this would be the time you need the street to close.
Night before possible? Otherwise 5am day of

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?
We typically use Ankeny Sanitation - is the City an option?

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.
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.
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 applica-ble 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

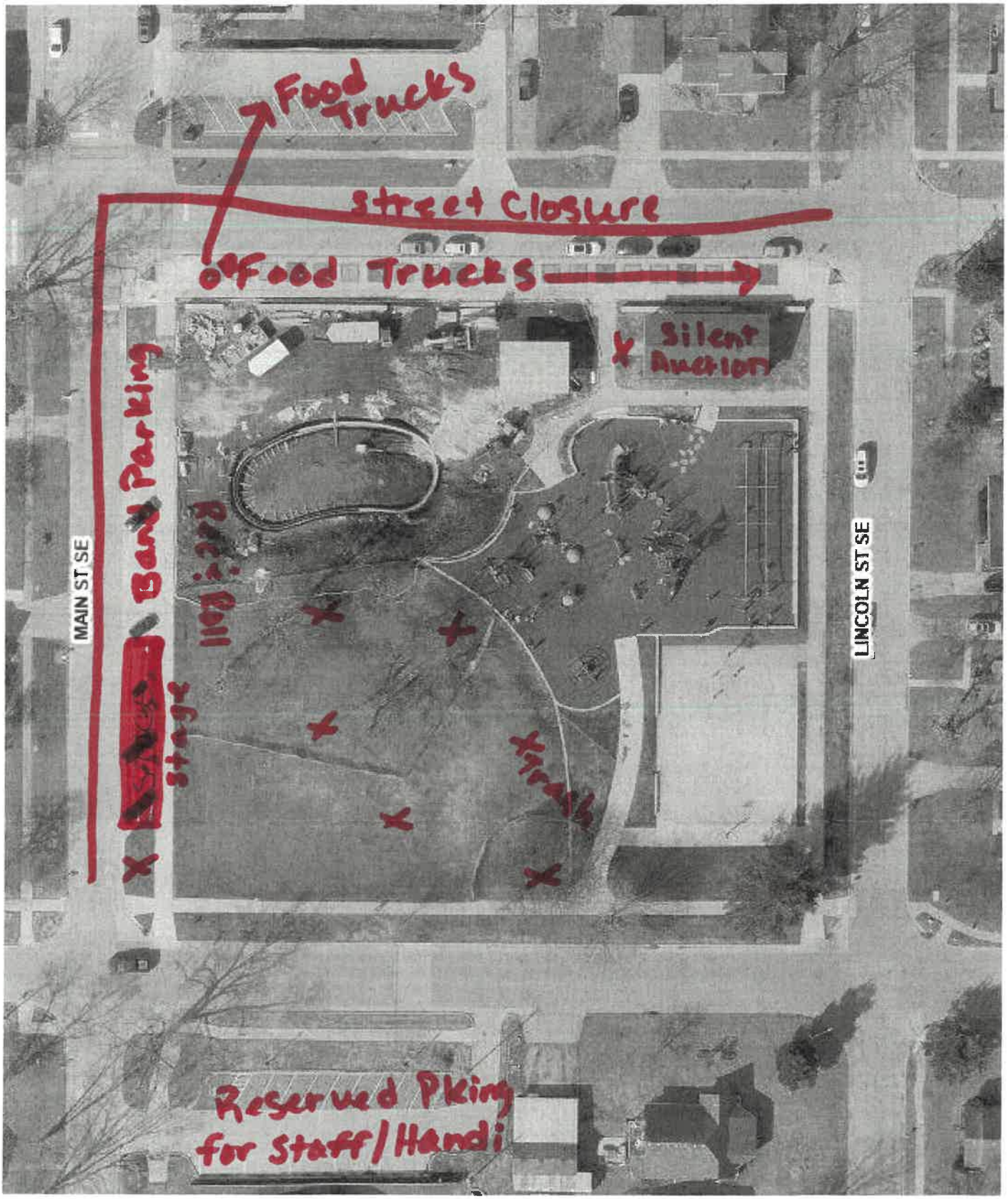
THE UNDERSIGNED, ON HIS OR HER BEHALF AND ON BEHALF OF ANY PARTICIPATING CHILDREN, HEREBY RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE the CITY, its elected

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/8186

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

2026 Battle of the Bands Layout



Street Closure Signatures:

Name of Event: *Bondurant Battle of the Bands*
Date of Event: *Saturday, June 20th*
Time of Event: *4pm-9pm*
Time of Street Closure: *1pm-9:30pm*

This community event is put on by the Mary Bump Memorial Foundation. This is the first year we are trying it at City Park. We appreciate your support of the event and hope you and your family can enjoy the festivities!

Thank you!

Julie Sillanpaa
Mary Bump Memorial Foundation, President/Founder

Name	Address	Signature	Date
Aubrey Harbaugh	200 Main St. SE Bondurant, IA 50035		6-9-26
	204 Main St SE Bondurant		6-11-26

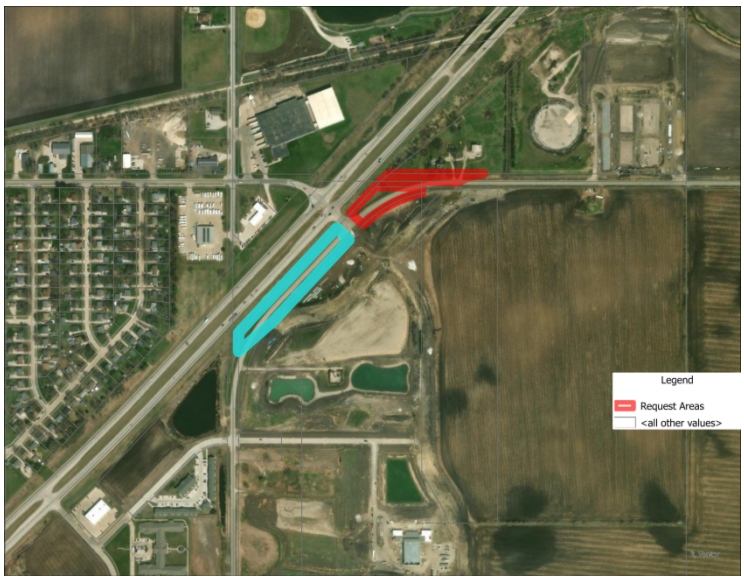
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.d.
For Meeting of 6/15/2026
Ordinance

TITLE: - (Second 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

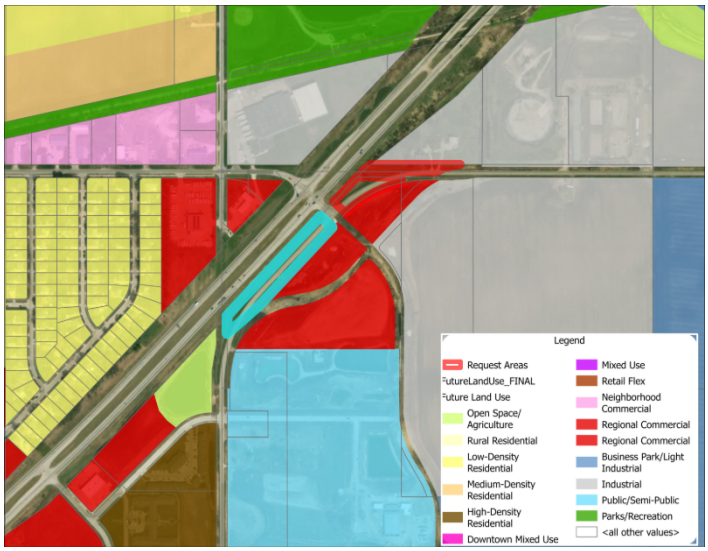
BRIEF HISTORY & ANALYSIS: A public hearing was held June 1, 2026 and the first reading of the ordinance adopted for the City of Bondurant rezoning request for Parcel 2026-43, located in the Civic Campus North area and to the southeast of the intersection of Hubbell Avenue and Campus Drive SE. The rezoning request proposes to designate the zoning of previous road right-of-way to the C-2 General Commercial District. The request area is highlighted below.



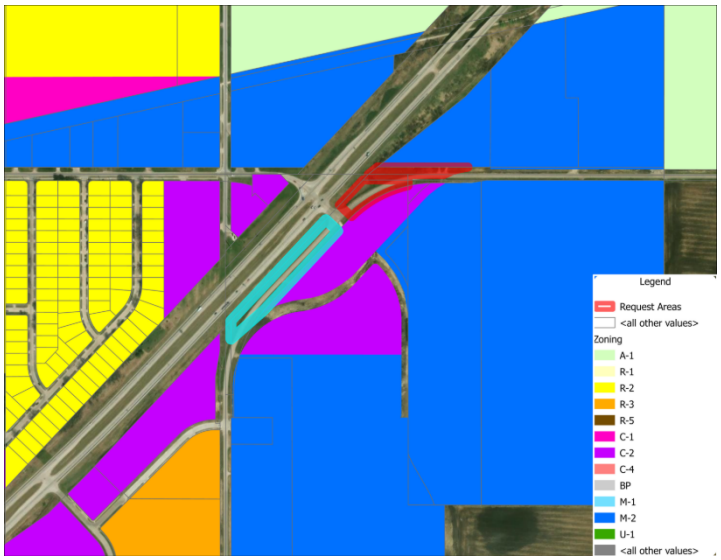
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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

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



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



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

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

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

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

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

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. 5.e.
For Meeting of 6/15/2026
Ordinance

TITLE: - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44

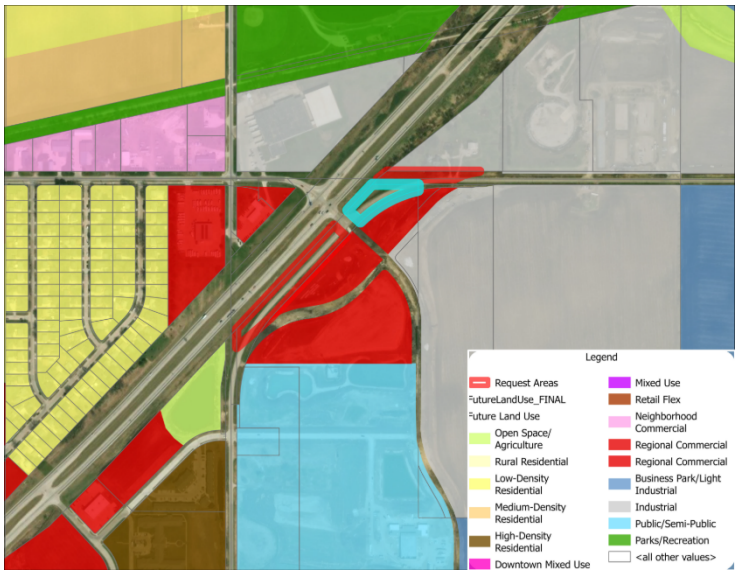
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: A public hearing was held on June 1, 2026, and the first ordinance of the reading was approved for the City of Bondurant 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.



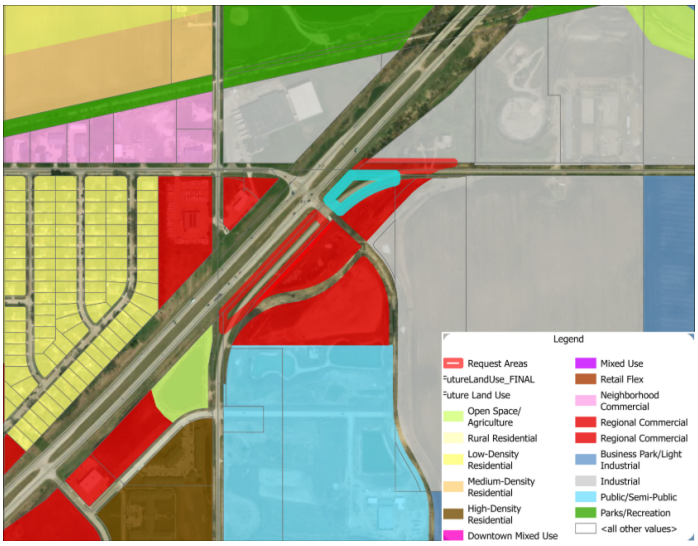
The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, previously guided this area as General Commercial; however that was amended on June 1, 2026, to guide for

Regional Commercial. The Future Land Use Map with the proposed amendment area outlined can be seen below.

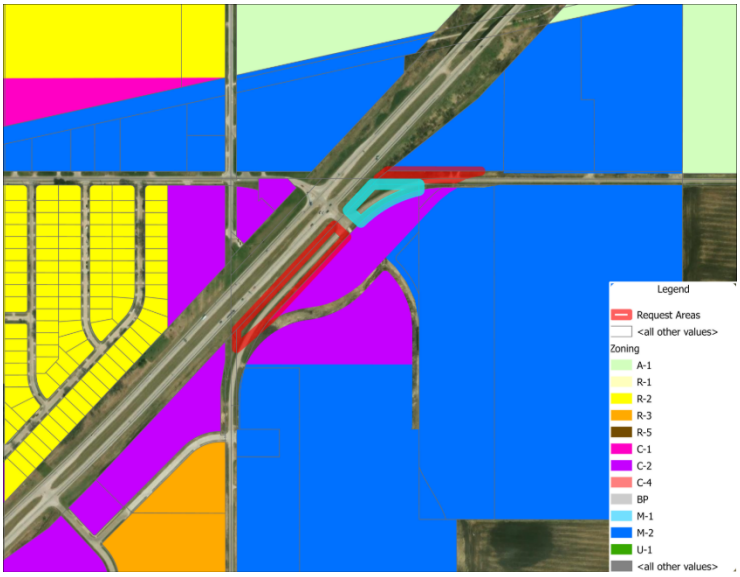


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

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



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



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

Streets – The property will be accessible from Truman Drive NE and 2nd Street NE. Any proposed internal streets will be reviewed when a site plan is submitted for review.
Pedestrian Connections – An trail is being constructed through the Civic Campus development area and along the eastern property line of 1920 2nd Street NE that

connects into the Chichaqua Valley Trail. Any pedestrian connections will be reviewed at the site plan level.
Utilities – All utilities will be addressed during the platting process.
FEMA Floodplain – this development is not located in the FEMA Floodplain area.
Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

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

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

STAFF RECOMMENDATION: Approve second 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 ACQUISTION PLAT FILED ON DECEMBER 11, 2023 AND RECORDED IN BOOK 19672 PAGE 828 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 46°41'31" WEST ALONG EASTERLY RIGHT-OF-WAY LINE OF CAMPUS DRIVE SE, 98.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET; THENCE 43°25'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NE 80TH STREET, 257.93 FEET TO THE POINT OF BEGINNING, CONTAINING 58,540 SQUARE FEET (1.34 ACRES), SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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. 5.f.
For Meeting of 6/15/2026
Ordinance

TITLE: - (Second 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

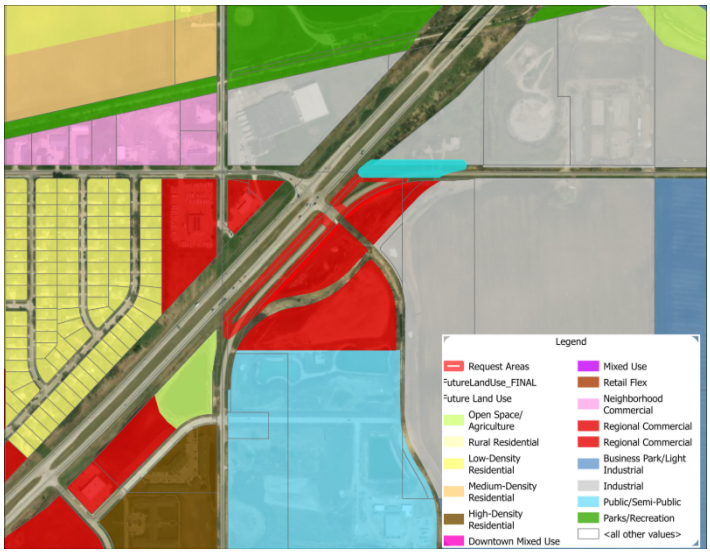
BRIEF HISTORY & ANALYSIS: A public hearing was held June 1, 2026, and the first reading of the ordinance was approved for the City of Bondurant rezoning request for vacated roadway easement area, located in the Civic Campus North area and to the south of 1920 2nd Street NE. The rezoning designates the zoning of the vacated roadway easement area to the M-2 Medium Industrial District. The area is highlighted below.



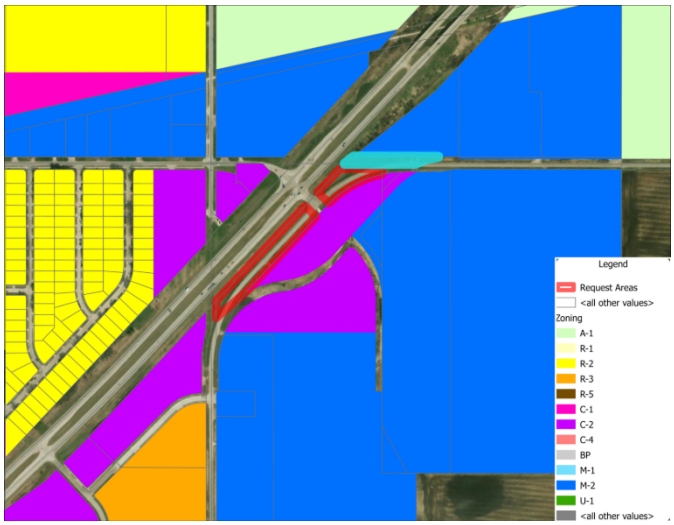
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

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

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



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



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

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

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

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

STAFF RECOMMENDATION: Approve second 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. 5.g.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to Story Construction for the Water Treatment Facility Project in the amount of $75,000.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of $75,000 related to the Water Treatment Facility Project.

This pay application has been reviewed by City Staff for accuracy and is for the pre-construction services of the CMaR contract with Story construction for the finalization of the design plans and the bidding phase of the project. We received comments back on the Iowa DNR construction permit and the design engineers are working through those comments and making adjustments. We anticipate receiving the permit here in June and construction is slated to begin in early July.

FUNDING SOURCE: State Revolving Fund (SRF) Loan, supported by Water Utility Rates

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-189
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260615-189

RESOLUTION APPROVING PAY REQUEST NO. 1 TO STORY CONSTRUCTION FOR THE WATER TREATMENT FACILITY PROJECT IN THE AMOUNT OF $75,000.00

WHEREAS, the Water Treatment Facility Project Pay Request No. 1 was submitted on June 5th, 2026; AND

WHEREAS the pay request no. 1 is for pre-construction services completed per the CMaR contract for the Water Treatment Facility Project; AND

WHEREAS, City Staff have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Story Construction in the amount of $75,000.00 hereby approved.

Passed this 15th 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				

TO OWNER/CLIENT:
CITY OF BONDURANT
200 2ND STREET NE PO BOX 37
BONDURANT, Iowa 50035

PROJECT:
Bondurant Water Treatment Facility
9670 NE Hubbell Ave
Bondurant, Iowa 50035

APPLICATION NO: 1
INVOICE NO: 1
PERIOD: 12/15/25 - 05/31/26
PROJECT NO: 25616-01
CONTRACT DATE: 12/15/2025

FROM CONTRACTOR:
STORY CONSTRUCTION CO.
2810 WAKEFIELD CIRCLE
AMES, Iowa 50010

VIA ARCHITECT/ENGINEER:
Todd Penisten, PE (Veenstra & Kimm Inc.)
6775 Vista Drive
West Des Moines, Iowa 50266

CONTRACT FOR: Water Treatment Facility

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		$31,343,489.00
2.	Net change by change orders		$0.00
3.	Contract Sum to date (Line 1 ± 2)		$31,343,489.00
4.	Total completed and stored to date (Column G on detail sheet)		$75,000.00
5.	Retainage:		
	a. 0.00% of completed work	$0.00	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)		$75,000.00
7.	Less previous certificates for payment (Line 6 from prior certificate)		$0.00
8.	Current payment due:		$75,000.00
9.	Balance to finish, including retainage (Line 3 less Line 6)		$31,268,489.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$0.00	$0.00
Total approved this month:	$0.00	$0.00
Totals:	$0.00	$0.00
Net change by change orders:	$0.00	

The undersigned 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 which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: STORY CONSTRUCTION CO.

By: Scott Kurt Date: 06/05/2026

State of: Iowa
County of: Story
Subscribed and sworn to before me this 5th day of June, 2026.
Notary Public: Amy J. Edwardson
My commission expires: August 3, 2027

AMY J. EDWARDSON
COMMISSION NO. 175397
MY COMMISSION EXPIRES
8-3-2027

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: $75,000.00

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

ARCHITECT/ENGINEER:

By: John Horton Public Works Director Date: 06-06-2026

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 the rights of the Owner/Client or Contractor under this Contract.

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
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1 **PRECONSTRUCTION PHASE (NO RETAINAGE)**									
1.1	Preconstruction	$75,000.00	$0.00	$75,000.00	$0.00	$75,000.00	100.00%	$0.00	$0.00
PRECONSTRUCTION PHASE (NO RETAINAGE) Subtotals		**$75,000.00**	**$0.00**	**$75,000.00**	**$0.00**	**$75,000.00**	**100.00%**	**$0.00**	**$0.00**
2 **CONSTRUCTION PHASE (RETAINAGE WITHHELD)**									
2.1	Full Project Scope Added in Contract Amendment (pending itemization and approval of schedule of values)	$31,268,489.00	$0.00	$0.00	$0.00	$0.00	0.00%	$31,268,489.00	$0.00
CONSTRUCTION PHASE (RETAINAGE WITHHELD) Subtotals		**$31,268,489.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$31,268,489.00**	**$0.00**
Grand Totals		**$31,343,489.00**	**$0.00**	**$75,000.00**	**$0.00**	**$75,000.00**	**0.24%**	**$31,268,489.00**	**$0.00**

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

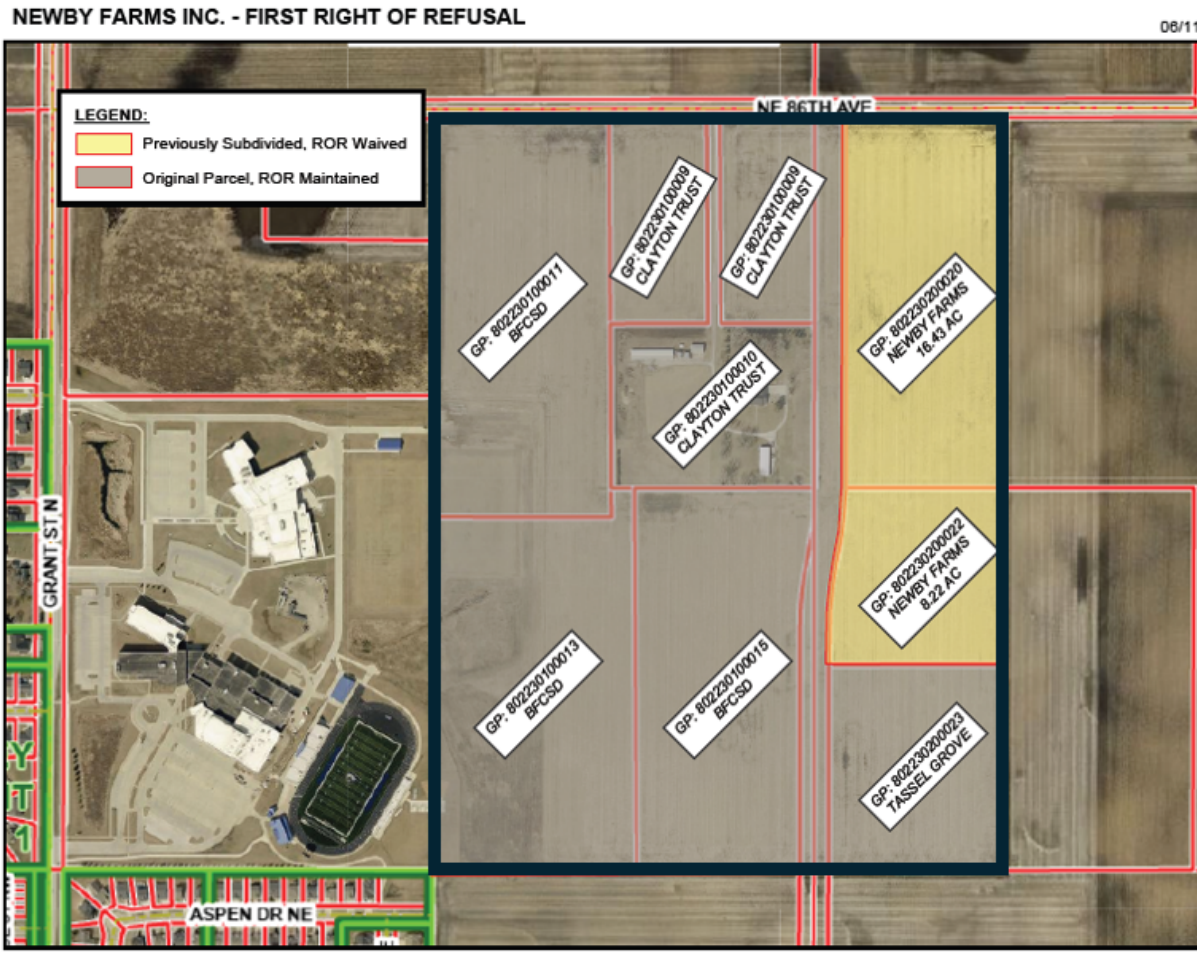
Item No. 5.h.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving the Termination of the Right of First Refusal and Release of Lien Related to the Agreement with Newby Farms, Inc. dated September 4, 2007

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On September 4, 2007, the City of Bondurant entered into a Right of First Refusal Agreement with Newby Farms, Inc. covering approximately 107.8 acres of property generally located north of Aspen Drive NE and east of NE 78th Street. The agreement was established as part of a collaborative effort between the City and the Bondurant-Farrar Community School District to preserve future opportunities for school facilities and related public improvements in an area anticipated for long-term community growth. The agreement granted the City the right to purchase the property prior to any sale or transfer by Newby Farms and was recorded with the Polk County Recorder on September 12, 2007.

The bold black box shows the area included in the 2007 right of first refusal between Newby Farms, Inc and the City of Bondurant. The parcels in light yellow are the only parcels still owned by Newby Farms, Inc.



Since execution of the 2007 Right of First Refusal Agreement, the Bondurant-Farrar Community School District has acquired several parcels within the original agreement area, as well as additional property immediately south for its planned elementary school and future expansion needs. Given these acquisitions and the District's long-term plans, the original purpose of the agreement has been fulfilled. City staff has consulted with School District representatives, who have confirmed they have no objection to terminating the Right of First Refusal Agreement in its entirety.

The attached Termination of Right of First Refusal and Lien document would fully terminate the September 4, 2007 Right of First Refusal Agreement and release any remaining rights and interests held by the City under the agreement. Approval of the resolution will authorize execution and recording of the termination document, thereby removing the encumbrance from the remaining property subject to the agreement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260615-190
2. Right of First Refusal
3. Termination of ROFR - Bondurant
4. 2020 Partial

CITY OF BONDURANT
RESOLUTION NO. 260615-190

A RESOLUTION APPROVING THE TERMINATION OF THE RIGHT OF FIRST REFUSAL AND RELEASE OF LIEN RELATED TO THE AGREEMENT WITH NEWBY FARMS, INC. DATED SEPTEMBER 4, 2007

WHEREAS the City of Bondurant entered into a Right of First Refusal Agreement with Newby Farms, Inc. on September 4, 2007, which was recorded in the office of the Polk County Recorder on September 12, 2007, in Book 12369 at Page 759; AND

WHEREAS the Agreement granted the City a right of first refusal to purchase certain real property owned by Newby Farms, Inc., as more particularly described in the Agreement; AND

WHEREAS the establishment of clear rules and expectations will promote consistent operations, protect public assets, and provide transparency for facility users; AND

WHEREAS the Agreement was established as part of a collaborative effort between the City and the Bondurant-Farrar Community School District to preserve future opportunities for school facilities and related public improvements within an area anticipated for long-term growth; AND

WHEREAS on October 12, 2020, the City Council approved a partial waiver and release of the City's right of first refusal to facilitate the sale of a portion of the property to the Bondurant-Farrar Community School District; AND

WHEREAS the Bondurant-Farrar Community School District has since acquired the land necessary for its planned elementary school site and anticipated future improvements and has indicated no objection to termination of the remaining right of first refusal; AND

WHEREAS the City Council finds that the public purposes for which the Agreement was originally established have been fulfilled and that it is in the best interests of the City to terminate the Agreement and release any remaining rights and interests held by the City thereunder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant that that the Termination of Right of First Refusal and Lien related to the September 4, 2007 Agreement with Newby Farms, Inc. is hereby approved, and the Mayor, City Administrator, City Clerk, and other appropriate City officials are authorized to execute and record all documents necessary to effectuate the termination and release, subject to final review and approval by the City Attorney.

Passed this 15th 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				

27
Chapter
KB

Doc ID: 020343270005 Type: GEN
Recorded: 09/12/2007 at 01:10:55 PM
Fee Amt: $27.00 Page 1 of 5
Revenue Tax: $0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2008-00022883
BK 12369 PG 759-763

Type of Document: Right of First Refusal Agreement

Mark Arentsen 200 2nd St. NE, Bondurant 50035
Preparer Information: (Individual's Name, Street Address, City, Zip, Phone) 515-967-2418

Mark Arentsen, City of Bondurant, 200 2nd St. NE Bondurant 50035
Taxpayer Information: (Individual/Company Name, Street Address, City, Zip, Phone) 515-967-2418

RETURN TO: City of Bondurant, 200 2nd St. NE Bondurant 50035
Return Document to: (Individual/Company Name, Street Address, City, Zip, Phone) 515-967-2418

Grantors:

Grantees:

Legal Description:
See page 5

Book & Page Reference:

RIGHT OF FIRST REFUSAL AGREEMENT

THIS AGREEMENT is entered into by and between the City of Bondurant, Iowa, ("Bondurant"), and Newby Farms, Inc. ("Owner").

WHEREAS, Bondurant, is a municipal corporation authorized to enter into contracts and purchase land;

WHEREAS Owner is an individual currently residing in Polk County, owning land in the city limits of the City of Bondurant, Iowa.

WHEREAS, in consideration of the mutual promises, covenants and conditions herein contained and for other good and valuable consideration, the parties have now reached agreement on the terms and conditions of Bondurant's Right of First Refusal of land owned by Owner and located within the city limits of Bondurant, Iowa.

NOW THEREFORE, the parties agree as follows:

SECTION 1

DEFINITIONS: For purposes of this contract the following terms shall have the following meanings:

1. Bondurant shall mean the City of Bondurant, Iowa and its agents, council members, mayor, officials, employees and staff.

2. Owner shall mean Newby Farms, Inc, its heirs, devisees, grantees and assigns.

3. Property shall mean that property locally known as "the old Roy Stoll farm", and legally described as shown on Exhibit A, attached hereto and by this reference made a part hereof.

SECTION 2

RIGHT OF FIRST REFUSAL: The parties agree that in exchange for mutually agreed upon consideration, any time Owner proposes to transfer or sell (or is required by operation of law or other involuntary transfer or sale, including foreclosure) any or all of the Property during the term of this Agreement, Owner shall offer such Property to Bondurant prior to any sale in accordance with the following provisions:

1. Upon execution of this Agreement, Bondurant shall pay Owner $1.00 in consideration for Owner's promise to provide Bondurant with a right of first refusal to purchase the Property.

2. Owner shall deliver a written notice ("Notice") to Bondurant stating: (i) Owner's bona

fide intention to transfer or sell such Property (or any portion of such Property), (ii) the name and address of the proposed transferee or purchaser, if any (iii) the proposed purchase price and terms of payment for the Property.

3. Within sixty (60) days after receipt of the Notice, Bondurant shall have the first right to notify Owner of its intent to purchase or obtain the Property, upon the price and terms of payment set forth in the Notice.

4. If Bondurant elects to purchase or obtain the Property pursuant to the terms set forth in the Notice or a set forth in subsection 5.a,

    a. The purchase price shall be payable in cash or other method acceptable to Owner.

    b. Title to said property shall be conveyed by Owner to Bondurant via special warranty deed, subject to all easements; restrictions; covenants, and conditions of record; and all matters that would be disclosed by an accurate survey of said property, except that delinquent real property taxes or installments of special assessments, and any mortgage or liens then outstanding on the Property shall be discharged by Owner at the Closing.

    c. Prior to closing Owner shall furnish Bondurant with an updated abstract of title.

    d. Bondurant shall pay all transfer taxes imposed in connection with the sale, and all other closing costs, other than Owner's attorneys' fees.

5. If Bondurant elects not to purchase or obtain the Property pursuant to the terms set forth in the Notice,

    a. Bondurant may: (i) provide written Notice to Owner stating the price and terms Bondurant would be willing to purchase or obtain the Property, or (ii) provide written Notice that Bondurant will not be purchasing or obtaining the Property.

    b. After received notice from Bondurant, Owner may: (i) transfer or sell the Property to the transferee or purchaser set forth in the Notice pursuant to the price and terms as set forth in the Notice, or (ii) within thirty (30) days of receiving Notice from Bondurant, sell the Property pursuant to the alternate price and terms set forth in the Notice from Bondurant.

SECTION 3

GOVERNING LAW OF THIS CONTRACT: The governing law of this contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Iowa. The parties agree that any disputes involving this Agreement or the sale of the Property shall be brought in the State District Court for Polk County, Iowa.

SECTION 4

ILLEGAL PROVISIONS: If any provision of this contract shall be declared illegal, void, or unenforceable, the other provisions shall not be affected, but shall remain in full force and effect.

SECTION 5

TERM OF CONTRACT: This Contract shall be in full force and effect from the 1st day of August, 2007, through the 31st day of July, 2008; and shall automatically renew for an additional twelve (12) month period each year thereafter unless written notice of intent not to renew is sent by certified mail by the non-renewing party to all other party to this contract. Said notice shall be sent not more than four (4) nor less than two (2) months prior to the expiration of the contract. All liabilities and responsibilities shall end at the termination of this contract.

SECTION 6

ENTIRETY. This Agreement merges and supersedes all prior negotiations, representations and agreements between or among the Parties concerning the subject matter hereof.

Executed this 4th day of ~~August,~~ September 2007.

Newby Farms, Inc.

By Don Newby
Don Newby, President

CITY OF BONDURANT

By
Marla McCoid, Mayor

Attest:
Mark Arentsen, City Clerk

STATE OF IOWA)
SS:
COUNTY OF POLK)

On this 4th day of ~~August~~ September, 2007, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Don Newby, to me personally known, who being by me duly sworn, did say that he is the President; that no seal has been procured by said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Don Newby, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Michelle Wells
Notary Public in and for the State of Iowa

My Commission expires:

MICHELLE WELLS
Commission Number 735720
My Commission Expires
7-27-08

District 230 Parcel 00441-003-000 GID 000152
Legal Description
E325F ON S LN & E 329.5F ON N LN N 746F NE 1/4
NW 1/4 LESS RD & W 1/2 NW1/4 NE 1/4 LESS.7A RD
SEC 30-80-22 ACRES 24.154

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Roy

District 230 Parcel 00444-002-000 GID 000152
Legal Description
-EX E 374.5F ON N LN & E 370F S LN N 746F- & -EX
BEG 2272.48F E NW COR E 45F S 746F E 325F S 570F
W 709F N 570F E 339F N 746F TO POB- E 1/2 NW
1/4 LESS RD SEC 30-80-22
ACRES 63.236

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Roy

District 230 Parcel 00442-000-000 GID 000152
Legal Description
W 1/2 SW 1/4 NE 1/4 SEC 30-80-22
ACRES 20.000

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Roy

Prepared by and Return to: R. Bradley Skinner, 160 Adventureland Drive NW, Suite B, PO Box 367, Altoona, Iowa 50009; (515) 967-4264

TERMINATION OF RIGHT OF FIRST REFUSAL AND LIEN

This Termination of Right of First Refusal and Lien (this "Termination) is entered into this ____ day of June, 2026, (the "Effective Date") by City of Bondurant, Iowa ("Bondurant").

WHEREAS, the City of Bondurant is an Iowa municipality that entered into that certain Right of First Refusal Agreement with Newby Farms, Inc. dated September 4, 2007, and filed September 12, 2007, in Book 12369 at Page 759 in the records of the Polk County Recorder's office relating to the following described real estate located in Polk County, Iowa:

See Exhibit "A" attached hereto and made a part hereof as though fully set out herein

(the "Property")

WHEREAS, Bondurant wishes to terminate the Agreement;

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

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Termination with the same effect as if set forth in the body of this Termination.

2. Termination of Agreement. Bondurant hereby terminates the Agreement and releases the Right of First Refusal Agreement effective as of the Effective Date hereto.

[Signature page follows]

Dated: June _____, 2026.

CITY OF BONDURANT, IOWA,
an Iowa municipal corporation

_____
By: Doug Elrod
Its: Mayor

_____
By: Marketa Oliver
Its: City Administrator

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Doug Elrod and Marketa Oliver, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Administrator, respectively, of the City of Bondurant, Iowa; that the instrument was signed and sealed on behalf of the City by authority of its City Council, as contained in Resolution No. _____ passed by the City Council on the _____ day of _____, 2026, and that Doug Elrod and Marketa Oliver, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

Exhibit "A"

District 230 Parcel 00441-003-000 GID 000152
Legal Description
E325F ON S LN & E 329.5F NW 1/4 LESS RD & W 1/2 SEC 30-80-22
ON N LN N 746F NE 1/4 NW1/4 NE 1/4 LESS.7A RD
ACRES 24.154

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Rory

District 230 Parcel 00444-002-000 GID 000152
Legal Description
-EX E 374.5F ON N LN & E BEG 2272.48F E NW COR E W 709F N 570F E 339F N 1/4 LESS RD
370F S LN N 746F- & -EX 45F S 746F E 325F S 570F 746F TO POB- E 1/2 NW SEC 30-80-22
ACRES 63.236

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Rory

District 230 Parcel 00442-000-000 GID 000152
Legal Description
W 1/2 SW 1/4 NE 1/4 SEC 30-80-22
ACRES 20.000

Prop Address:
TITLEHOLDER NEWBY FARMS, INC

Rory

17
CHG WGT

Doc ID: 035755380003 Type: GEN
Kind: RIGHT OF FIRST REFUSAL
Recorded: 10/22/2020 at 08:09:11 AM
Fee Amt: $17.00 Page 1 of 3
Revenue Tax: $0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2020-00045457
BK 18142 PG 54-56

WAIVER OF RIGHT OF FIRST REFUSAL
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Amy S. Montgomery, Esq., Dorsey & Whitney LLP, 801 Grand Avenue, Suite 4100, Des Moines, IA 50309
Phone: 515-697-3635

Return Document To:
RETURN TO: City of Bondurant, 200 2nd Street NE Box 37, Bondurant, IA 50035

Grantors:
City Of Bondurant, Iowa

Grantees:
Newby Farms, Inc.

Legal Description: See page ___

Document or instrument number if applicable:
Right of First Refusal Agreement filed 9/12/2020 in Book 12369, Page 759

4837-6978-9903\1

CITY OF BONDURANT
RESOLUTION NO. 201019-296

RESOLUTION DECLINING FIRST RIGHT OF REFUSAL PURSUANT TO RIGHT OF REFUSAL AGREEMENT ENTERED INTO ON SEPTEMBER 4, 2007 BETWEEN NEWBY FARMS, INC. AND THE CITY OF BONDURANT FOR PARCEL 231/0021-623-001 FOR SALE TO THE BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

WHEREAS, the City of Bondurant, Iowa is a duly organized municipality within Polk County; AND

WHEREAS, the City of Bondurant entered into a Right of First Refusal Agreement ("Agreement") on September 4, 2007 with Newby Farms, Inc, which obligated Newby Farms, Inc. to offer for sale any portion of the property for sale (land as described in the Agreement) to the City prior to selling to any other third party (see attached copy of Agreement marked as Ex. A); AND

WHEREAS, on or about October 5th, 2020, Newby Farms, Inc. informed Bondurant of its intent to sell a certain portion of its land covered under the Agreement (Parcel 231/0021-623-001) to the Bondurant-Farrar Community School District; AND

WHEREAS, the City of Bondurant has declined to exercise its First Right of Refusal to purchase said land portion of the subject property offered by Newby Farms, Inc. to the Bondurant-Farrar Community School District, as the City of Bondurant is supportive of the Bondurant-Farrar Community School District purchasing said land; AND

NOW THEREFORE BE IT RESOLVED by the City of Bondurant City Council, in session this 12th day of October 2020; that it hereby declines to purchase the land offered for sale by Newby Farms, Inc. (Parcel 231/0021-623-001) on or about October 5th, 2020, so long as the land is purchased by the Bondurant-Farrar Community School District. All other land described in the September 4, 2007 Agreement not part of Parcel 231/0021-623-001 or part of parcels for which the rights have been previously waived, shall still be subject to the original terms and conditions as set out it in the Agreement, and the City of Bondurant hereby retains its right of first refusal to purchase the land offered for sale by Newby Farms, Inc. to the Bondurant-Farrar Community School District should the sale to the Bondurant-Farrar Community School District fail to be completed.

Passed this 19th day of October, 2020.

By: _____
Curt Sullivan, Mayor

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

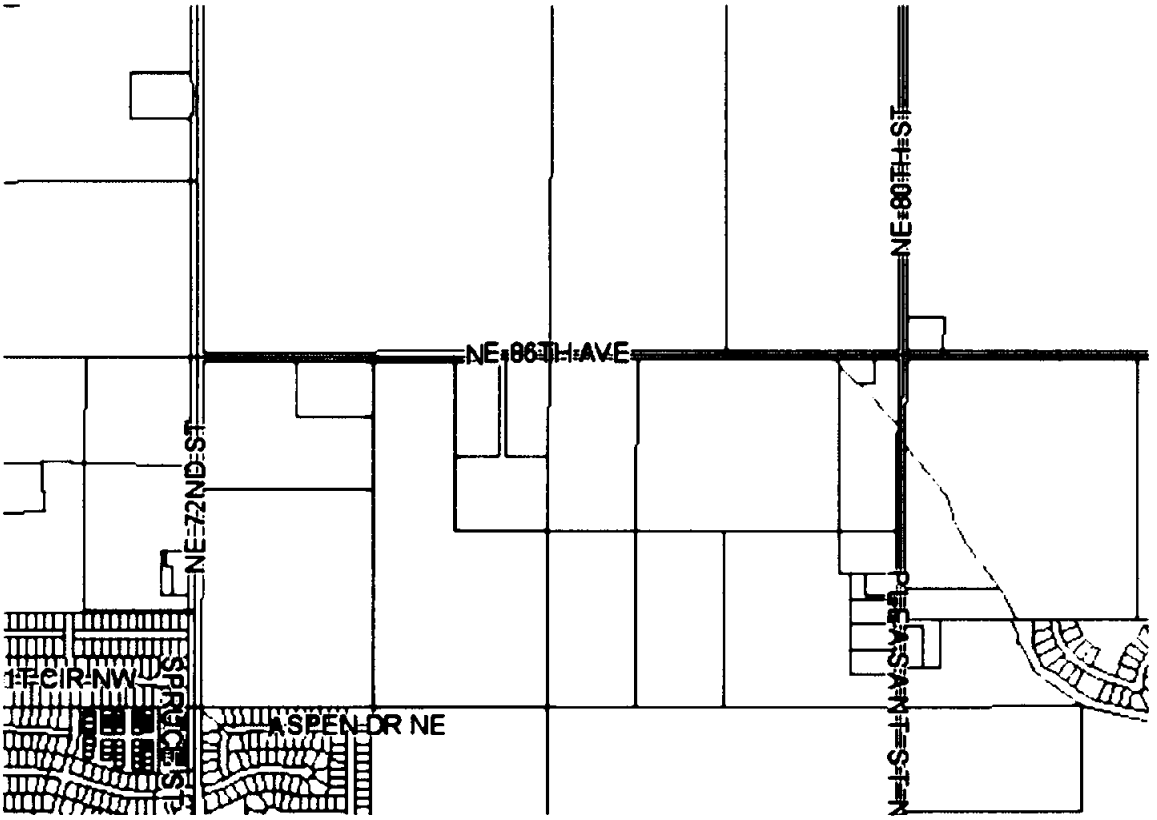
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox	✓			
Peffer	✓			
Enos	✓			
McKenzie	✓			
Elrod	✓			

4823-9648-2767\2

Map of Parcel:



BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.i.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving Change Order No. 6 for balancing all contract quantities for work that was performed on the 2nd Street Widening Project in the amount of $30,067.59

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Change Order No. 6 to the Manatt's contract for the Second Street NW widening project in the amount of $30,067.59

This Change Order represents contract quantity adjustments for work that has been approved and paid for. This does not increase money owed to the contractor. A couple of examples were that the contract quantity for pavement removals was less than what was removed due to the thickness of the existing pavement. There were also additional modified sub-base materials used to backfill after some exploration work that the contractor was asked to perform around the box culvert that runs under the roadway after some voids were discovered after the pavement was removed. The contract amount with all approved change orders to date is $2,006,212.00. The total approved work actually performed and paid is $1,945,040.84, which is approximately 3% less than what has been previously approved.

The City's project engineer, HR Green, has reviewed the change order for accuracy.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-191
2. Change Order No. 6

CITY OF BONDURANT
RESOLUTION NO. 260615-191

RESOLUTION APROVING CHANGE ORDER NO. 6 FOR CONTRACT QUANITY ADJUSTMENTS TO MATCH WORK PERFORMED FOR THE 2nd St. NW WIDENING PROJECT IN THE AMONT OF
$30,067.59

WHEREAS, on June 9th, 2026, the City of Bondurant received Change Order No. 6 for the contract with Manatt's for quantity adjustments to match work performed for the 2nd St. NW Widening Project; AND

WHEREAS the Cit's engineer, HR Green, has reviewed the Change Order; AND

WHEREAS the City Council approves Change Order No. 6 for contract quantity adjustments for work performed for the 2nd St. NW Widening Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Change Order No. 6 for the 2nd St. NW Widening Project to Manatt's Inc. is hereby approved

Passed this 15th 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
Change Order Details
City of Bondurant - 2nd Street Widening

Description	J:\2024\2403363\Construction This project includes all materials, equipment, transportation and labor necessary for the reconstruction and widening of 2nd Street NW from Franklin Street to Fireside Drive. Base Bid project items include 9" thick PCC pavement (Option A) or 10" thick HMA pavement (Option B), dependant on option bid and selected. Other items include water main, storm sewer, sidewalk, driveways, traffic control, restoration, and associated work. Alternate 1 project items include additional project staging, traffic control, temporary traffic signals, extended completion dates and associated work to maintain traffic on 2nd Street NW.
Prime Contractor	MANATT'S, INC. 1775 OLD HIGHWAY 6 BROOKLYN, IA 52211-0535
Change Order	6
Status	Approved
Date Created	06/09/2026
Type	Quantity Reconciliation
Summary	Final Balancing Change Order
Change Order Description	The purpose of this change order is to balance project authorized quantities to match field installed amounts.
Awarded Project Amount	$2,006,212.00
Authorized Project Amount	$1,914,973.25
Change Order Amount	$30,067.59

Revised Project Amount $1,945,040.84

B - Reason for change:

Increasing or decreasing authorized item quantities to match field installations.

C - Settlement for cost(s) of change as follows:

These quantities are based on agreed field determined quantities.

D - Justification for cost(s):

The unit price of each item is based on bid prices.

E - Contract time adjustment:

There is not a contract adjustment.

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
A-3	A-3	CY	$9.000	5,770.000	$51,930.00	393.000	$3,537.00	6,163.000	$55,467.00
EXCAVATION, CLASS 10									
A-4	A-4	CY	$10.000	50.000	$500.00	-50.000	-$500.00	0.000	$0.00
BELOW GRADE EXCAVATION, (CORE OUT)									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
A-6	A-6	TON	$295.000	304.000	$89,680.00	10.830	$3,194.85	314.830	$92,874.85
SUBGRADE TREATMENT, 6% CEMENT									
A-8	A-8	SY	$13.000	13,369.000	$173,797.00	502.900	$6,537.70	13,871.900	$180,334.70
SUBBASE, MODIFIED 6"									
A-10	A-10	HR	$350.000	4.000	$1,400.00	1.000	$350.00	5.000	$1,750.00
EXPLORATORY EXCAVATION									
A-33	A-33	LF	$80.000	27.000	$2,160.00	-27.000	-$2,160.00	0.000	$0.00
WATER MAIN, TRENCHED, PVC, 8"									
A-36	A-36	LB	$11.000	912.000	$10,032.00	-440.000	-$4,840.00	472.000	$5,192.00
FITTINGS, DUCTILE IRON, MECHANICAL JOINT, BY WEIGHT									
A-37	A-37	LF	$10.000	27.000	$270.00	-27.000	-$270.00	0.000	$0.00
WATER MAIN REMOVAL, 8"									
A-48	A-48	SY	$58.500	399.000	$23,341.50	-0.400	-$23.40	398.600	$23,318.10
PAVEMENT, PCC, 7"									
A-49	A-49	SY	$54.000	7,656.000	$413,424.00	0.200	$10.80	7,656.200	$413,434.80
PAVEMENT, PCC, 9"									
A-50	A-50	SY	$51.000	659.000	$33,609.00	17.200	$877.20	676.200	$34,486.20
TEMPORARY PCC/HMA PAVEMENT, 7"									
A-53	A-53	SY	$60.500	2,853.000	$172,606.50	17.200	$1,040.60	2,870.200	$173,647.10
PAVEMENT, HMA, 10", HIGH TRAFFIC, PG 58-28H									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
A-55	A-55	SY	$8.000	114.000	$912.00	53.300	$426.40	167.300	$1,338.40
REMOVAL OF SIDEWALK									
A-56	A-56	SY	$10.000	505.000	$5,050.00	0.400	$4.00	505.400	$5,054.00
REMOVAL OF DRIVEWAY									
A-57	A-57	LF	$14.000	125.000	$1,750.00	-52.000	-$728.00	73.000	$1,022.00
REMOVAL OF CURB									
A-59	A-59	SY	$43.000	299.000	$12,857.00	24.000	$1,032.00	323.000	$13,889.00
SIDEWALK, PCC, 4”									
A-60	A-60	SY	$51.500	109.000	$5,613.50	12.000	$618.00	121.000	$6,231.50
SIDEWALK, PCC, 6”									
A-61	A-61	SF	$45.000	270.000	$12,150.00	20.000	$900.00	290.000	$13,050.00
DETECTABLE WARNING									
A-64	A-64	SY	$7.000	7,588.000	$53,116.00	2,966.900	$20,768.30	10,554.900	$73,884.30
PAVEMENT REMOVAL									
A-65	A-65	TON	$29.000	472.000	$13,688.00	-97.000	-$2,813.00	375.000	$10,875.00
GRANULAR SHOULDERS, TYPE B									
A-71	A-71	EA	$250.000	11.000	$2,750.00	-4.000	-$1,000.00	7.000	$1,750.00
REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY									
A-73	A-73	LS	$2,000.000	1.000	$2,000.00	-1.000	-$2,000.00	0.000	$0.00
WARRANTY									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
A-76	A-76	SY	$10.000	61.000	$610.00	499.000	$4,990.00	560.000	$5,600.00
TEMPORARY ROLLED CONTROL PRODUCT, TYPE 2D									
A-77	A-77	LF	$1.650	1,100.000	$1,815.00	1,663.000	$2,743.95	2,763.000	$4,558.95
WATTLE, 9”									
A-78	A-78	LF	$0.250	1,100.000	$275.00	969.000	$242.25	2,069.000	$517.25
WATTLE, REMOVAL									
A-79	A-79	LF	$1.650	4,800.000	$7,920.00	-2,518.000	-$4,154.70	2,282.000	$3,765.30
SILT FENCE, INSTALLATION									
A-80	A-80	LF	$0.010	4,800.000	$48.00	-2,518.000	-$25.18	2,282.000	$22.82
SILT FENCE, REMOVAL OF SEDIMENT									
A-81	A-81	LA	$0.010	4,800.000	$48.00	-2,518.000	-$25.18	2,282.000	$22.82
SILT FENCE, REMOVAL OF DEVICE									
A-83	A-83	EA	$125.000	4.000	$500.00	-4.000	-$500.00	0.000	$0.00
INLET PROTECTION DEVICE, INSTALLATION, SURFACE-APPLIED									
A-84	A-84	EA	$20.000	28.000	$560.00	-4.000	-$80.00	24.000	$480.00
INLET PROTECTION DEVICE, MAINTENANCE									
A-97	2599-9999001	ACRE	$3,300.000	1.000	$3,300.00	0.580	$1,914.00	1.580	$5,214.00
('ACRES' ITEM): Reseed W/ Hydromulch									
31 items			Totals		$1,097,712.50		$30,067.59		$1,127,780.09

This Change Order is incorporated into and governed by the above mentioned contract.

Manatt's, Inc. (Date)

Russ Paramore

Digitally signed by Russ Paramore
DN: C=US, E=rparamore@hrgreen.com, CN=Russ Paramore
Date: 2026.06.11 08:08:13-05'00'

Recommended by HR Green (Date)

Approved by City of Bondurant (Date)

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.j.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving Pay Request No. 9 (Final) to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of $107,578.11

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Pay Application No. 9 to Manatt's in the amount of $107,578.11 related to the 2nd St. NW Widening Project.

This pay application has been reviewed by City Staff and Engineers from HR Green for accuracy and is for work completed from December 6th through June 9th, 2026, for the project. The project is complete. The contractor has finished working on the punch list items, and they have completed the restoration work for this as well. This is the Final Pay application and release of retainage for the project.

FUNDING SOURCE: RUT Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-192
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 260615-192

RESOLUTION APPROVING PAY REQUEST NO. 9 (FINAL) TO MANATT'S INC. FOR THE 2nd STREET, NW WIDENING PROJECT IN THE AMOUNT OF $107,578.11

WHEREAS the 2nd Street, NW Widening Project Pay Request No. 9 was submitted on June 9th, 2026; AND

WHEREAS the pay request no. 9 is for work completed December 6th, 2025 through June 9th, 2026, on the 2nd Street, NW Widening Project; AND

WHEREAS City Staff and engineers from HR Green have reviewed the pay request for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Pay Request No. 9 (Final) to Manatt's Inc. in the amount of $107,578.11 is hereby approved.

Passed this 15th 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				

City of Bondurant
Detailed Payment
City of Bondurant - 2nd Street Widening

Description	J:\2024\2403363\Construction This project includes all materials, equipment, transportation and labor necessary for the reconstruction and widening of 2nd Street NW from Franklin Street to Fireside Drive. Base Bid project items include 9" thick PCC pavement (Option A) or 10" thick HMA pavement (Option B), dependant on option bid and selected. Other items include water main, storm sewer, sidewalk, driveways, traffic control, restoration, and associated work. Alternate 1 project items include additional project staging, traffic control, temporary traffic signals, extended completion dates and associated work to maintain traffic on 2nd Street NW.
Payment Number	9
Pay Period	12/06/2025 to 06/09/2026
Prime Contractor	MANATT'S, INC. 1775 OLD HIGHWAY 6 BROOKLYN, IA 52211-0535
Payment Status	Approved
Awarded Project Amount	$2,006,212.00
Authorized Amount	$1,945,040.84
Remarks	Final Payment (Pay Application #9)

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
A-1	A-1	UNIT	$47.000	66.000	0.000	66.000	66.000	66.000	$0.00	$3,102.00
CLEARING AND GRUBBING										
A-2	A-2	CY	$25.000	2,116.000	0.000	2,116.000	2,116.000	2,116.000	$0.00	$52,900.00
TOPSOIL OFF-SITE, 8”										
A-3	A-3	CY	$9.000	6,163.000	0.000	6,163.000	6,163.000	6,163.000	$0.00	$55,467.00
EXCAVATION, CLASS 10										
A-4	A-4	CY	$10.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
BELOW GRADE EXCAVATION, (CORE OUT)										
A-5	A-5	SY	$2.000	11,972.000	0.000	11,972.000	11,972.000	11,972.000	$0.00	$23,944.00
SUBGRADE PREPARATION										
A-6	A-6	TON	$295.000	314.830	0.000	314.830	314.830	314.830	$0.00	$92,874.85
SUBGRADE TREATMENT, 6% CEMENT										
A-7	A-7	SY	$11.000	1,777.000	0.000	1,777.000	1,777.000	1,777.000	$0.00	$19,547.00
SUBBASE, MODIFIED 4"										
A-8	A-8	SY	$13.000	13,871.900	-115.100	13,987.000	13,871.900	13,871.900	-$1,496.30	$180,334.70
SUBBASE, MODIFIED 6"										
A-9	A-9	LS	$4,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$4,000.00
COMPACTION TESTING										

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

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

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

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

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

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-60	A-60	SY	$51.500	121.000	0.000	121.000	121.000	121.000	$0.00	$6,231.50
SIDEWALK, PCC, 6”										
A-61	A-61	SF	$45.000	290.000	0.000	290.000	290.000	290.000	$0.00	$13,050.00
DETECTABLE WARNING										
A-62	A-62	SY	$53.250	568.000	0.000	568.000	568.000	568.000	$0.00	$30,246.00
DRIVEWAY, PAVED, PCC, 7"										
A-63	A-63	TON	$40.000	10.000	0.000	10.000	10.000	10.000	$0.00	$400.00
DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE										
A-64	A-64	SY	$7.000	10,554.900	0.000	10,554.900	10,554.900	10,554.900	$0.00	$73,884.30
PAVEMENT REMOVAL										
A-65	A-65	TON	$29.000	375.000	0.000	375.000	375.000	375.000	$0.00	$10,875.00
GRANULAR SHOULDERS, TYPE B										
A-66	A-66	STA	$115.000	70.000	0.000	70.000	70.000	70.000	$0.00	$8,050.00
PAINTED PAVEMENT MARKINGS, DURABLE										
A-67	A-67	EA	$200.000	10.000	0.000	10.000	10.000	10.000	$0.00	$2,000.00
PAINTED SYMBOLS AND LEGENDS, DURABLE										
A-68	A-68	STA	$85.000	52.000	0.000	52.000	52.000	52.000	$0.00	$4,420.00
GROOVES CUT FOR PAVEMENT MARKINGS										
A-69	A-69	EA	$210.000	10.000	0.000	10.000	10.000	10.000	$0.00	$2,100.00
GROOVES CUT FOR SYMBOLS AND LEGENDS										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-70	A-70	LS	$13,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$13,500.00
TEMPORARY TRAFFIC CONTROL										
A-71	A-71	EA	$250.000	7.000	0.000	7.000	7.000	7.000	$0.00	$1,750.00
REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY										
A-72	A-72	AC	$2,695.000	3.000	0.000	3.000	3.000	3.000	$0.00	$8,085.00
CONVENTIONAL SEEDING, FERTILIZING, AND MULCHING, TYPE 1										
A-73	A-73	LS	$2,000.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
WARRANTY										
A-74	A-74	LS	$1,400.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,400.00
SWPPP PREPARATION										
A-75	A-75	LS	$4,200.000	1.000	0.000	1.000	1.000	1.000	$0.00	$4,200.00
SWPPP MANAGEMENT										
A-76	A-76	SY	$10.000	560.000	560.000	0.000	560.000	560.000	$5,600.00	$5,600.00
TEMPORARY ROLLED CONTROL PRODUCT, TYPE 2D										
A-77	A-77	LF	$1.650	2,763.000	754.000	2,009.000	2,763.000	2,763.000	$1,244.10	$4,558.95
WATTLE, 9”										
A-78	A-78	LF	$0.250	2,069.000	1,094.000	975.000	2,069.000	2,069.000	$273.50	$517.25
WATTLE, REMOVAL										
A-79	A-79	LF	$1.650	2,282.000	0.000	2,282.000	2,282.000	2,282.000	$0.00	$3,765.30
SILT FENCE, INSTALLATION										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-80	A-80	LF	$0.010	2,282.000	1,712.000	570.000	2,282.000	2,282.000	$17.12	$22.82
SILT FENCE, REMOVAL OF SEDIMENT										
A-81	A-81	LA	$0.010	2,282.000	1,712.000	570.000	2,282.000	2,282.000	$17.12	$22.82
SILT FENCE, REMOVAL OF DEVICE										
A-82	A-82	EA	$125.000	24.000	0.000	24.000	24.000	24.000	$0.00	$3,000.00
INLET PROTECTION DEVICE, INSTALLATION, DROP-IN										
A-83	A-83	EA	$125.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
INLET PROTECTION DEVICE, INSTALLATION, SURFACE-APPLIED										
A-84	A-84	EA	$20.000	24.000	0.000	24.000	24.000	24.000	$0.00	$480.00
INLET PROTECTION DEVICE, MAINTENANCE										
A-85	A-85	TON	$68.000	15.000	0.000	15.000	15.000	15.000	$0.00	$1,020.00
REVETMENT, CLASS E										
A-86	A-86	LF	$200.000	100.000	0.000	100.000	100.000	100.000	$0.00	$20,000.00
SAFETY RAIL, POWDER COATED BLACK										
A-87	A-87	LS	$13,300.000	1.000	0.000	1.000	1.000	1.000	$0.00	$13,300.00
CONSTRUCTION SURVEY										
A-88	A-88	LS	$95,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$95,000.00
MOBILIZATION										
A-89	A-89	EA	$2,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$2,500.00
CONCRETE WASHOUT										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
A-90	A-90	EA	$17,750.000	1.000	0.000	1.000	1.000	1.000	$0.00	$17,750.00
RECTANGULAR RAPID FLASHING BEACON (RRFB) - 2 POSTS PER LOCATION										
A-91	A-91	EA	$7,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$7,500.00
SOLAR POWERED SPEED FEEDBACK SIGN										
A-92	A-92	LS	$225.000	1.000	0.000	1.000	1.000	1.000	$0.00	$225.00
RCTT Sign on Creekside Dr										
A-93	2599-9999005	EACH	$7,917.250	1.000	0.000	1.000	1.000	1.000	$0.00	$7,917.25
('EACH' ITEM): Cast-In-Place Storm Structures										
A-94	2113-0001100	SY	$3.250	250.000	0.000	250.000	250.000	250.000	$0.00	$812.50
SUBGRADE STABILIZATION MAT'L, POLYMER GRID										
A-95	2599-9999005	EACH	$1,500.000	1.000	0.000	1.000	1.000	1.000	$0.00	$1,500.00
('EACH' ITEM): Steel Reinforcement at Gas Main										
A-96	2554-0212030	EACH	$1,320.000	2.000	0.000	2.000	2.000	2.000	$0.00	$2,640.00
VALVE BOX REPLACEMENT										
A-97	2599-9999001	ACRE	$3,300.000	1.580	1.580	0.000	1.580	1.580	$5,214.00	$5,214.00
('ACRES' ITEM): Reseed W/ Hydromulch										
C-1	C-1	SY	$13.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
SUBBASE, MODIFIED 6"										
C-2	C-2	SY	$76.500	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
TEMPORARY PCC/HMA PAVEMENT, 7"										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
C-3	C-3	LS	$16,500.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
TEMPORARY TRAFFIC CONTROL										
C-4	C-4	EA	$2,000.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
TEMPORARY TRAFFIC SIGNALS										
C-5	C-5	AC	$1,000.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
END OF SEASON TEMPORARY EROSION CONTROL										
C-6	C-6	LS	$69,950.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
MOBILIZATION										
								Section Totals:	$10,869.54	$1,945,040.84
								Total Payments:	$10,869.54	$1,945,040.84

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Work shall be fully completed on or before 10/1/25 for the base bid. Liquidated damages of $1,000 for each calendar day that the work remains incomplete will be issued.	10/01/2025	10/01/2025	N/A	$0.00	N/A	0.0 Days	$0.00
Work shall be fully completed on or before 12/1/25 for Alternate 1. Liquidated damages of $1,000 for each calendar day that the work remains incomplete will be issued.	12/01/2025	12/01/2025	N/A	$0.00	N/A	0.0 Days	$0.00
						Total Damages:	$0.00

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Work will start within 10 days of the date specified on the Notice to Proceed, work shall be substantially complete on or before 11/1/25 for Alternate 1. Liquidated damages of $1,000 for each calendar day after.	11/01/2025	11/01/2025	N/A	$0.00	N/A	0.0 Days	$0.00
Work will start within 10 days of the date specified on the Notice to Proceed, work shall be substantially complete on or before 9/1/25 for the base bid. Liquidated damages of $1,000 for each calendar day after.	09/01/2025	09/01/2025	N/A	$0.00	N/A	0.0 Days	$0.00
						Total Damages:	$0.00

Summary

Current Approved Work:	$10,869.54	**Approved Work To Date:**	$1,945,040.84
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$543.47	**Retainage To Date:**	$97,252.04
Current Retainage Released:	$97,252.04	**Retainage Released To Date:**	$97,252.04
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$107,578.11	**Payments To Date:**	$1,945,040.84
Previous Payment:	$12,464.19	**Previous Payments To Date:**	$1,837,462.73

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

Manatt's, Inc. (Date)

Russ Paramore

Digitally signed by Russ Paramore
DN: C=US, E=rparamore@hrgreen.com, CN=Russ Paramore
Date: 2026.06.09 20:23:54-05'00'

Recommended by HR Green (Date)

Approved by City of Bondurant (Date)

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.k.
For Meeting of 6/15/2026
Resolution

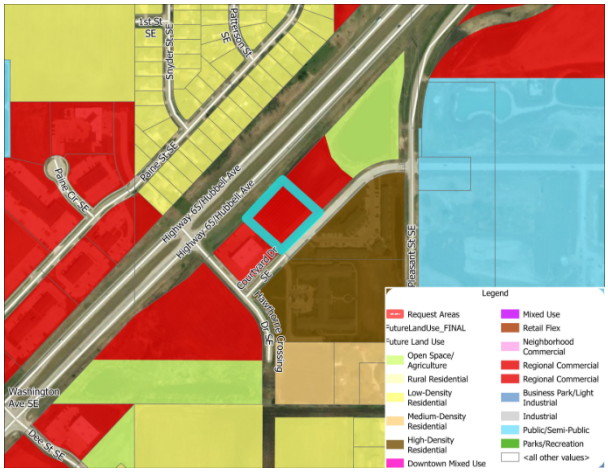
TITLE: - Resolution considering Plat of Survey for 1400 Courtyard Drive, SE

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

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located at 1400 Courtyard Drive SE. The subject property is located to the north side of Courtyard Drive SE and northeast of Dollar General. The subject property is currently undeveloped and is located within the General Commercial (C-2) District. A site plan has been submitted for this property, the proposed use is a dental office. The Plat of Survey is proposing to split a portion of the property for the dental office and the remainder of the property will remain undeveloped. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Regional Commercial. Additional Regional Commercial is located to the northeast and southeast fronting Hubbell Avenue. High-Density Residential is located on the south side of Courtyard Drive SE. The map below shows the property outlined in blue on the Future Land Use Map.



The proposed Plat of Survey would create Parcel 2026-55 which will contain the southwest portion of the property. The Planning and Zoning Commission voted 5-0, with one abstention, to recommend approval of the Plat of Survey at their June 11, 2026, meeting. A site plan for Parcel 2026-55 was also reviewed by the Planning and Zoning Commission at that same meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-193
2. Plat of Survey

CITY OF BONDURANT
RESOLUTION NO. 260615-193

RESOLUTION REGARDING APPROVAL OF THE PLAT OF SURVEY FOR 1400 COURTYARD DRIVE TO CREATE PARCEL 2026-55

WHEREAS, Snyder & Associates Inc. has submitted a plat of survey on the behalf of the property developer to create Parcel '2026-55' located at 1400 Courtyard Drive SE in Bondurant and further described as follows:

A PART OF OUTLOT "W", HAWTHORNE CROSSING, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT "W"; THENCE NORTH 44°37'20" EAST ALONG THE NORTH LINE OF SAID OUTLOT "W", 183.08 FEET TO A NORTHERLY CORNER OF SAID OUTLOT "W"; THENCE NORTH 42°59'08" EAST CONTINUING ALONG SAID NORTH LINE, 46.93 FEET TO THE NORTH CORNER OF PARCEL 2021-82 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 18651, PAGE 556 IN THE OFFICE OF THE POLK COUNTY RECORDER AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 42°59'08" EAST ALONG SAID NORTH LINE, 236.24 FEET; THENCE SOUTH 45°42'50" EAST, 234.24 FEET TO THE SOUTH LINE OF SAID OUTLOT "W"; THENCE SOUTH 44°46'27" WEST ALONG SAID SOUTH LINE, 236.18 FEET TO THE EAST CORNER OF SAID PARCEL 2021-82; THENCE NORTH 45°42'50" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2021-82, A DISTANCE OF 226.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES (54,450 S.F).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

Passed this 15th 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				

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
AUSTIN J. DAVENPORT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
ADAVENPORT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. OUTLOT W
HAWTHORNE CROSSING
SEC. 31-80N-22W
REQUESTED BY:
DOWNING

PLAT OF SURVEY

PARCEL 2026-55 DESCRIPTION

A PART OF OUTLOT "W", HAWTHORNE CROSSING, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT "W"; THENCE NORTH 44°37'20" EAST ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT "W", 183.08 FEET TO A NORTHERLY CORNER OF SAID OUTLOT "W"; THENCE NORTH 42°59'08" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 46.93 FEET TO THE NORTH CORNER OF PARCEL 2021-82 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 18651, PAGE 556 IN THE OFFICE OF THE POLK COUNTY RECORDER AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 42°59'08" EAST ALONG SAID NORTHWESTERLY LINE, 236.24 FEET; THENCE SOUTH 45°42'50" EAST, 234.24 FEET TO THE SOUTHEASTERLY LINE OF SAID OUTLOT "W"; THENCE SOUTH 44°46'27" WEST ALONG SAID SOUTHEASTERLY LINE, 236.18 FEET TO THE EAST CORNER OF SAID PARCEL 2021-82; THENCE NORTH 45°42'50" WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2021-82, A DISTANCE OF 226.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES (54,450 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

04/24/2026

OWNER

WIL-RON PROPERTIES, LLC

BASIS OF BEARING

THE SOUTHEASTERLY LINE OF OUTLOT W, HAWTHORNE CROSSING, AN OFFICIAL PLAT, IS ASSUMED TO BEAR SOUTH 44°46'27" WEST FOR THE PURPOSE OF THIS SURVEY.

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1 M	46.93	N42° 59' 08"E
L1 P	46.93	N43° 09' 14"E
L2 M	183.08	N44° 37' 20"E
L2 P	183.08	S44° 47' 26"W
L3	259.52	S44° 46' 27"W

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, OPC #P29380 Unless Otherwise Noted)	●	○
R.O.W. Rail	⊢	
Centerline Reference Monument (Cut "X", Unless Otherwise Noted)	◆	◇
Calculated Corner	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Orange Plastic Cap	OPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
AUSTIN J. DAVENPORT
P29380
IOWA

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

Austin J. Davenport, PLS Date

License Number P29380

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:
Sheets 1 and 2, of 2

PT. OUTLOT W, HAWTHORNE CROSSING

PLAT OF SURVEY

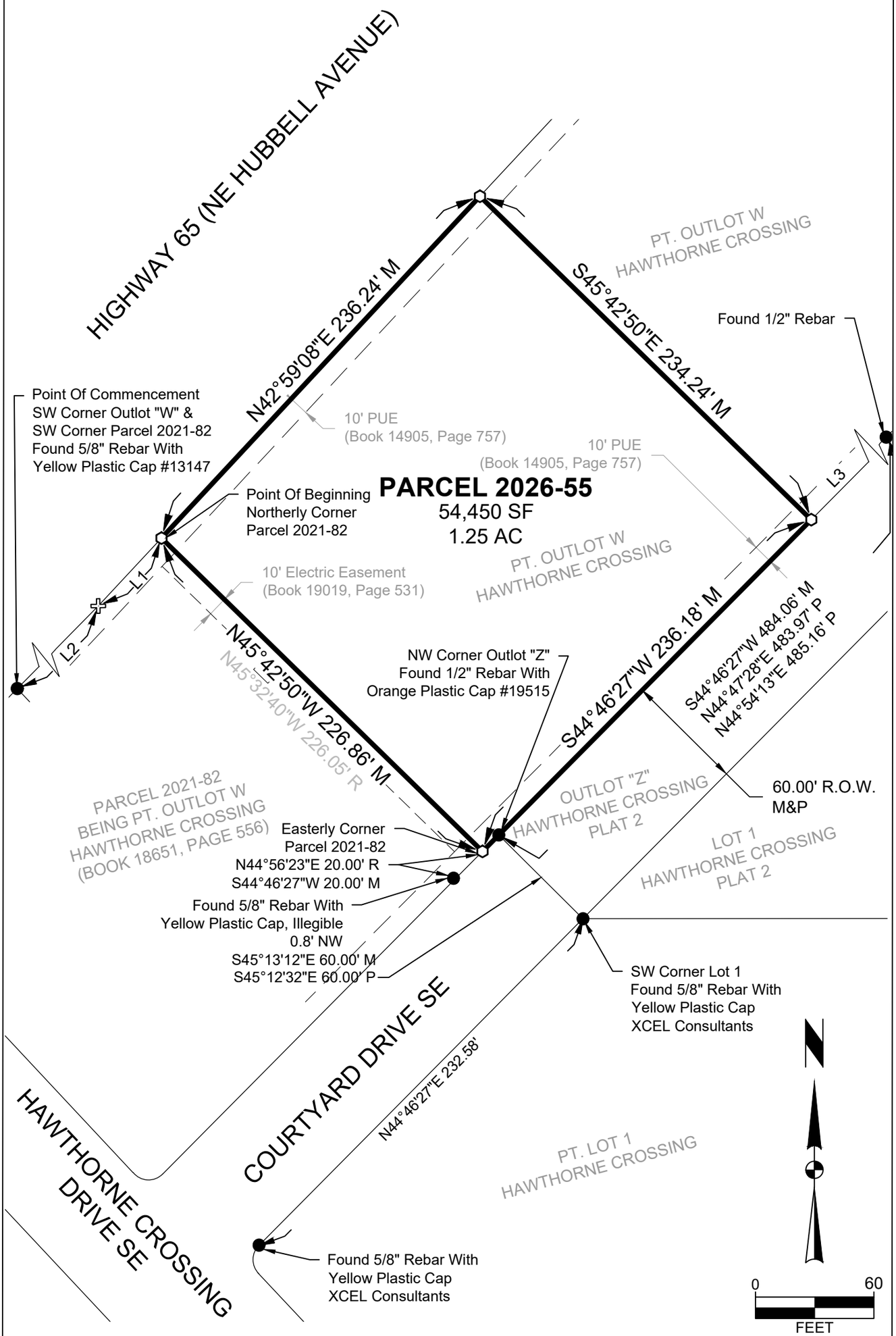
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 126.0551.01
T-R-S:80N-22W-31
DATE: 04/24/2026
PM/TECH: AJD

V:\Projects\2026\126.0551.010\CADD\PLOS_1260551.dwg

PLAT OF SURVEY



PT. OUTLOT W, HAWTHORNE CROSSING

PLAT OF SURVEY

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 126.0551.01
T-R-S:80N-22W-31
DATE: 04/24/2026
PM/TECH: AJD

V:\Projects\2026\126.0551.010\CADD\PLOS_1260551.dwg

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.l.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution considering fireworks permit for Iowa Fireworks

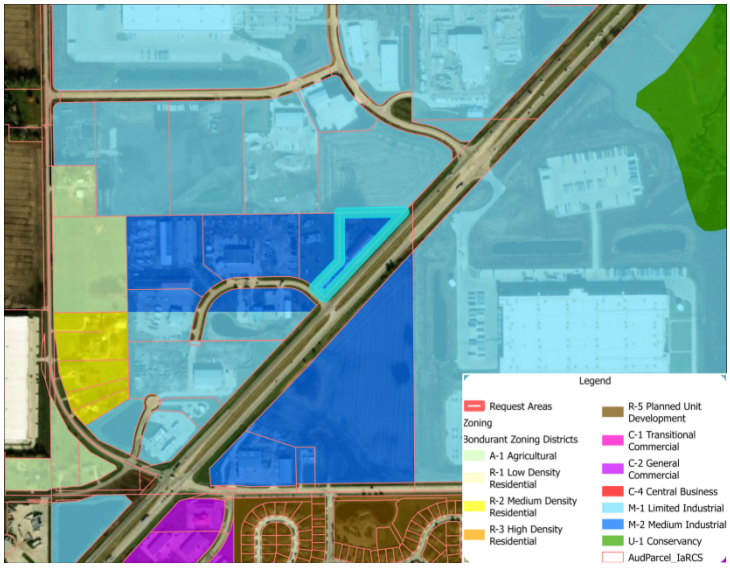
CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a fireworks permit for review by the Planning & Zoning Commission and City Council for Iowa Fireworks Company, a temporary fireworks stand at 906 Prairie Drive SW. The applicant is Iowa Fireworks and the temporary stand will be placed on land owned by Randy Schlenker. The applicants are proposing a 10'x40' temporary fireworks stand, and a 10'x40' storage trailer. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of temporary fireworks sales is a permitted use at this site.



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Commercial Use & Bulk

- Temporary fireworks sales will take place in a 10’x40’ stand. A 10’x40’ storage trailer will be located on the site as well.
- The temporary fireworks sales stand will be 33’ from the existing building on site.

Parking/Drive Areas

- This site has street frontage on Prairie Drive SW
- All parking for the temporary fireworks sales site will be located on site on the existing gravel parking areas. .

Stormwater, Utilities & Natural Features

- A stormwater management report is not required for this temporary use.

ARCHITECTURAL STANDARDS

- Architectural elevations are not required for this temporary use.

Other Site Plan Features

- The fireworks application requires a copy of the State Consumer Fireworks Sellers License, which is included in the packet.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and no comments have been received at this time.

3. Fire Department - reviewed and no comments have been received at this time. Inspection by the Fire Department will be required before the fireworks stand can be operated.

The Planning and Zoning Commission voted 6-0 to recommend approval of the fireworks permit at their June 11, 2026, meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-194
2. Fireworks Application
3. Fireworks License Card
4. Aerial View
5. Fireworks Insurance
6. Fireworks Container Site Plan

CITY OF BONDURANT
RESOLUTION NO. 250615-196

RESOLUTION REGARDING APPROVAL OF THE FIREWORKS PERMIT FOR IOWA FIREWORKS AT 906 PRAIRIE DRIVE, SW

WHEREAS, Iowa Fireworks has submitted the fireworks permit for 906 Prairie Drive, SW described as follows; AND

LOT 1 MCCLEARY MEADOWS INDUSTRIAL PARK.

WHEREAS the zoning for the property is Medium Industrial (M-2) and temporary fireworks sale use is a permitted use; AND

WHEREAS the Planning and Zoning Commission voted 6-0, to recommend approval of the submitted Firework Sales Permit at their June 11, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted Firework Sales Permit is hereby approved.

Passed this 15th 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				

APPLICATION FOR FIREWORK SALES PERMIT City of Bondurant, Iowa

Applicant Information, Notification List, Fee, Consent

- Provide contact information for applicant, property owner, contract purchaser, tenant, and authorized agent in following table (complete as appropriate to the application, attaching additional sheets if necessary).
- Provide names and mailing addresses of all surrounding property owners (provide names and addresses of any residential areas, schools, child care facilities or elderly residential facilities within 500 feet of the property). An Abstractor must certify accuracy of the ownership list within thirty (30) days of the application date.
- Submittal fee payable to the City of Bondurant. The fee is not refundable.
- If the Applicant is not the Title Holder of record, the Title Holder must authorize the appeal by submitting a written consent with the application.

	Applicant	**Record Owner**	**Authorized Agent** (Attorney, engineer, architect, etc.)
Name:	Jeremiah Terhark	Randy Schlenker	
Mailing Address:	609 6th street NE Mitchellville	906 Prairie Dr, Bondurant, IA 50035	
Telephone No.	(515) 556-1792	(515) 967-0227	
Fax No.			
Email Address:	jeremiah@iowa-fireworks.com	randy@crdiscount.com	

Effective Date of Form: January 1, 2018

TO THE CHAIRPERSON OF THE BONDURANT CITY COUNCIL:

The undersigned hereby applies to the Bondurant City Council for a Firework Sales Permit on property legally described as follows:

906 Prairie Dr, Bondurant, IA 50035

The Fireworks Sales Permit is requested to allow the above property to be used in the manner described in this application and shown on the Conceptual Site Plan, by reference incorporated in and made a part of this application together with any and all other information and materials referenced in or attached to this application, and in full conformance with all City ordinances and any conditions that may be required by City Council in approving this application.

The undersigned hereby certifies that all information provided is complete and accurate to the best of undersigned's knowledge, and that all information required by this application or by City Council on its behalf has been provided.

(Signature on line, type or print name below)

Jeremiah Terhark

By: Jeremiah Terhark

Submittal Date: 05/30/2026

Note: The Applicant or an authorized agent must personally present the application before the City Council. City Council meetings are held in the Bondurant City Center.

Please contact the City Hall, 200 2nd Street NE, to obtain a list of meeting dates and submittal deadlines.

Effective Date of Form: January 1, 2018

Application for Firework Sales Permit Accompanying Information: Detailed Explanation of Permanent or Temporary Sales Facility

Provide a detailed explanation of the permanent or temporary sales facility on this page and/or attachments. Please note that this information together with the Conceptual Site Plan and any conditions of approval by City Council will govern the development and operation of Firework Sales if approved, and cannot be altered except by approval of an amendment to the Fireworks Sales Permit. Development must also conform to the Site Plan Ordinance and other City regulations and ordinances, so it may be appropriate to take development design beyond the minimum requirements of the Conceptual Site Plan to ensure all requirements can be met.

Refer to the Zoning Ordinance for such additional submittal requirements.

Refer to interior/exterior site plan

NOT TRANSFERABLE

KEEP THIS LICENSE POSTED

Iowa Consumer Fireworks License

Iowa Fireworks Company (906 Prairie Dr)

906 Prairie Dr, Bondurant

License Number: CFRS2026-0512

License Level: First-Class Consumer Fireworks (may include second-class fireworks)

Issue Date: 05/26/2026

Expiration Date: 04/01/2027

Structure Type: Temporary Stand (open to public)

50% or more of retail floor space devoted to consumer fireworks

License Tax Status: Retail Tax Status

The information provided on this certificate is current as of 05/26/2026
Scan the QR code to retrieve or verify the current license status.

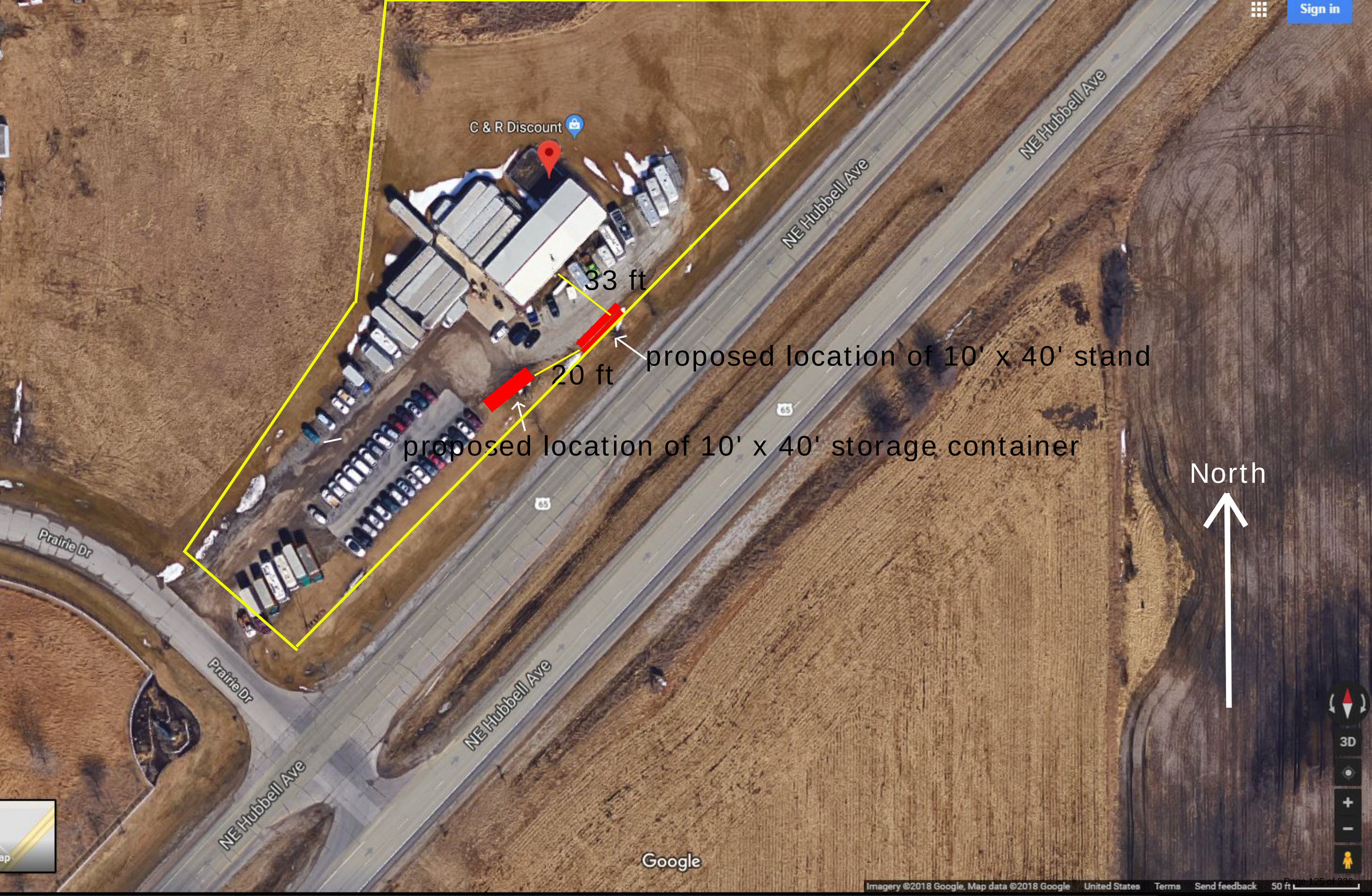
Iowa Department of Inspections, Appeals & Licensing

6200 Park Avenue, Suite 100

Des Moines, Iowa 50321-1270

Website: https://iowa.imagetrendlicense.com/

Aaron Baack
Interim Director


C & R Discount
NE Hubbell Ave
NE Hubbell Ave
33 ft
20 ft
proposed location of 10' x 40' stand
proposed location of 10' x 40' storage container
Prairie Dr
Prairie Dr
NE Hubbell Ave
NE Hubbell Ave
65
65
North
Google
Imagery ©2018 Google, Map data ©2018 Google
United States
Terms
Send feedback
50 ft
Sign in
3D

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/26/2026

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 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 Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 216-658-7100 **FAX (A/C, No):** 216-658-7101 **E-MAIL ADDRESS:** info@brittongallagher.com
	INSURER(S) AFFORDING COVERAGE / **NAIC #** **INSURER A :** Palomar Excess and Surplus Insurance Company / 16754
INSURED Iowa Fireworks Company LLC 5907 Meredith Drive Urbandale IA 50322	**INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 766191022 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**GENERAL LIABILITY** [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [X] LOC			AESPLMR-GL-26-00113	4/9/2026	4/9/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						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	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

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

Stand Owner, Property Owner and Others listed below are named additional insured's.
Stand Owners: Zachariah Terhark and Jeremiah Terhark, Iowa Fireworks Company
Property Owner: Randy Schlenker / C&R Discount
Other: Bondurant, IA; Polk County
Location: 906 Prairie Drive SW Bondurant, IA 50035
Effective Dates: June 9, 2026 through July 11, 2026

CERTIFICATE HOLDER

Iowa Fireworks Company LLC
5907 Meredith Drive
URBANDALE IA 50322
United States

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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No Fireworks Discharge Sign

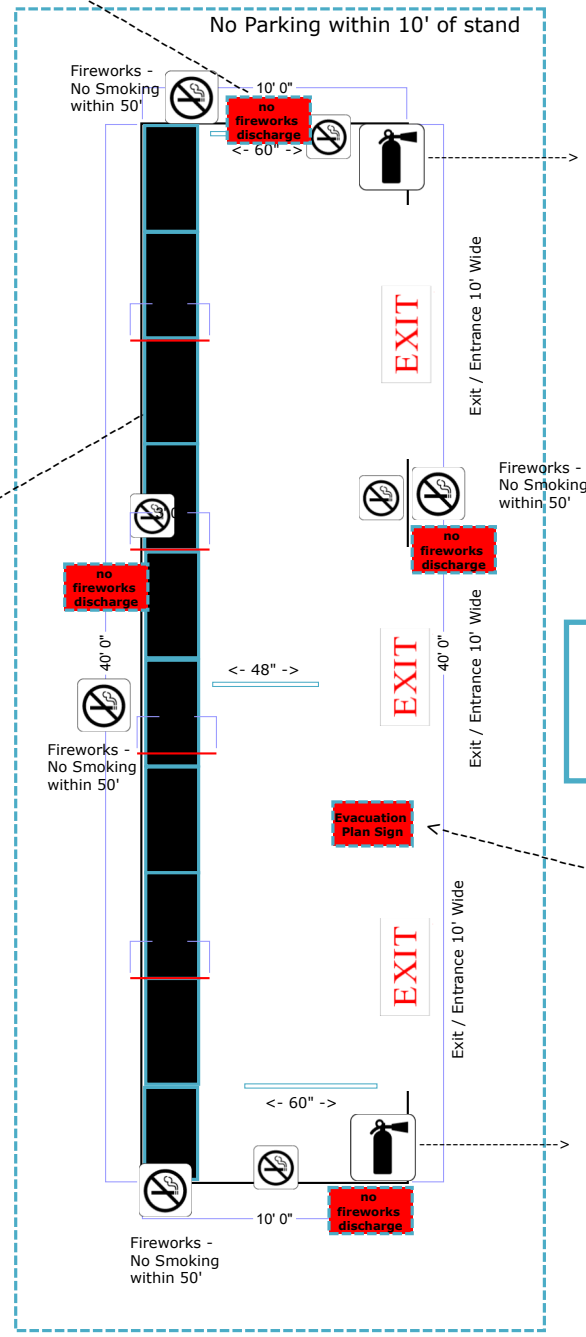
400 sq ft total floor space
retail fixtures cover 80 sq feet
max egress travel distance: 10'

Peak Height 10'
Eave height 8'

Illuminated Exit Signs,
Emergency Lighting with
Battery Backup, and Exterior Lighting
will be used if we are open after dusk

Merchandise will not be over 6ft from floor

Firebreaks are shown in the chart with red lines 3' 0"



BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.m.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving Pay Application No. 7 to Core Construction for The Station Project in the amount of $480,650.71 for The Station Project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Pay Application No. 7 in the amount of $480,650.71 for the Station Project.

Work continues to progress on the renovation project. There was a delay in glass shipment of storefront windows that further delayed other work. The City appreciates the Contractor's efforts to have the assembly space available for us for Summerfest.

This pay application has been reviewed by city staff for accuracy and is for work completed through April 30th, 2026.

FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-195
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 260615-195

RESOLUTION APPROVING PAY REQUEST NO. 7 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $480,650.71

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

WHEREAS the Contractor has submitted Pay Request No. 7, dated April 25, 2026, for work completed through April 30, 2026; and

WHEREAS, the Architect, FEH, has reviewed the application and certified the amount of $480,650.71 is due and payable in accordance with the Contract Documents; and

WHEREAS City staff recommend approval of Pay Request No. 7 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 7 to Core Construction Services, LLC, in the above-referenced amount is hereby approved for payment.

Passed This 15th 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				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No: 07 App. Date: 4/25/26	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☒ OTHER
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	Period To: 4/30/26 Project #: Contract Date: 8/25/25	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	**ORIGINAL CONTACT SUM**		$ 2,843,299.00
2.	**Net change by Change Orders**		$ 61,154.21
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**		$ 2,904,453.21
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)		$ 1,942,743.60
5.	**RETAINAGE:**		
a.	3% % of Completed Work (Column D + E on G703)	$ 55,534.73	
b.	3% % of Stored Material (Column F on G703)	$ 2,747.58	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		$ 58,282.31
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)		$ 1,884,461.29
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)		$ 1,403,810.58
8.	**CURRENT PAYMENT DUE**		$ 480,650.71
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)		$ 1,019,991.92

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		$ -	
Approved this Month			
Number	Date Approved		
01	3/3/26	$ 20,910.07	
02	3/31/26	$ 40,244.14	
TOTALS		$ 61,154.21	$ -
Net change by Change Orders		$ 61,154.21	$ -

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

CONTRACTOR: **Core Structural Services, LLC**

By: [signature] Date: 4/24/26

State of: Iowa County of: Polk

Subscribed and sworn to before me this 24 day of Apr, 2026

Notary Public: [signature]

My Commission expires: 4/14/29

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

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $480,650.71

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

By: [signature] Date: 6-8-2026

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

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **07**
APPLICATION DATE: **4/25/26**
PERIOD TO: **4/30/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	170,948.00	20,422.00		191,370.00	74.08%	66,966.00	9,568.50
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	31,300.00			31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	15,702.00	6,668.00		22,370.00	100.00%	-	1,118.50
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,431.00			2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,815.00			1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	12,017.00	12,017.00		24,034.00	100.00%	-	1,201.70
20		Paving M	19,168	9,584.00	9,584.00		19,168.00	100.00%	-	958.40
21		Rebar Labor	3,000	3,000.00			3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	4,530.00	1,509.00		6,039.00	100.00%	-	301.95
24		Site Formed Curb M	5,240	3,930.00	1,310.00		5,240.00	100.00%	-	262.00
25		Site Ftg. L	2,509	2,509.00			2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	3,790.00			3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	3,229.00			3,229.00	100.00%	-	161.45
30		SOG M	7,387	7,387.00			7,387.00	100.00%	-	369.35
31		Stoops L	2,498	2,498.00			2,498.00	100.00%	-	124.90
32		Stoops M	2,671	2,671.00			2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	9,215.00	9,216.00		18,431.00	100.00%	-	921.55
36		Walks M	25,570	12,785.00	12,785.00		25,570.00	100.00%	-	1,278.50
37	42000			-			-		-	-
38		Masonry Labor	9,880	5,540.00			5,540.00	56.07%	4,340.00	277.00
39		Masonry Material	4,545	4,545.00			4,545.00	100.00%	-	227.25
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	14,000.00			14,000.00	100.00%	-	700.00

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42		Steel Labor	31,000	31,000.00			31,000.00	100.00%	-	1,550.00
43		Steel Material	95,000	95,000.00		-	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	6,839.00			6,839.00	69.60%	2,987.00	341.95
46		Rough Carpentry M	6,528	6,528.00			6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	-	$ 10,902.00		10,902.00	81.35%	2,500.00	545.10
49		Milwork Material	19,380	600.00	18,780.00		19,380.00	100.00%	-	969.00
50	72500			-			-		-	-
51		Weather Barriers L	1,770	-			-	0.00%	1,770.00	-
52		Weather Barriers M	675	-			-	0.00%	675.00	-
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	1,561.00	445.76		2,006.76	18.01%	9,137.24	100.34
55		Metal Wall Panels M	10,485	-	6,500.70		6,500.70	62.00%	3,984.30	325.04
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	-			-	0.00%	9,993.00	-
58	75400			-			-		-	-
59		Membrane Roof L	3,878	-	3,878.00		3,878.00	100.00%	-	193.90
60		Membrane Roof M	2,883	-	2,883.00		2,883.00	100.00%	-	144.15
61	79200			-			-		-	-
62		Joint Sealants L	3,133	-			-	0.00%	3,133.00	-
63		Joint Sealants M	922	-			-	0.00%	922.00	-
64	81100			-			-		-	-
65		Door & HW Labor	4,096	-	3,276.00		3,276.00	79.98%	820.00	163.80
66		Door Frame Labor	3,968	-	3,175.00		3,175.00	80.02%	793.00	158.75
67		Door Frame Material	17,780	17,196.00		-	17,196.00	96.72%	584.00	859.80
68	81416			-			-		-	-
69		Wood Door Material	7,223	-			-	0.00%	7,223.00	-
70	83100			-			-		-	-
71		Access Doors	750	-			-	0.00%	750.00	-
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	-			-	0.00%	2,925.00	-
74		Sliding Glazed M	21,365	5,342.00		12,495.56	17,837.56	83.49%	3,527.44	891.88
75	83313			-			-		-	-
76		Coiling Door L	800	-			-	0.00%	800.00	-
77		Coiling Door M	5,300	-		5,300.00	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	15,948.00	886.00		16,834.00	95.01%	885.00	841.70
81		Alum Storefront PM	10,632	9,570.00	532.00		10,102.00	95.02%	530.00	505.10
82		Distrubution	2,681	-			-	0.00%	2,681.00	-
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	-			-	0.00%	10,771.00	-
85		Fabrication	21,518	-	16,138.00		16,138.00	75.00%	5,380.00	806.90
86		Layout	5,200	-	1,040.00		1,040.00	20.00%	4,160.00	52.00
87		Moblization	3,544	-			-	0.00%	3,544.00	-
88		Storefront Glass I	894	-			-	0.00%	894.00	-
89		Storefront Install	4,631	-			-	0.00%	4,631.00	-

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90		Storefront Material	6,042	-		3,625.44	3,625.44	60.00%	2,416.56	181.27
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	-			-	0.00%	7,962.00	-
93		Curtainwall Install	44,520	-			-	0.00%	44,520.00	-
94		Curtainwall Material	89,798	-		53,878.73	53,878.73	60.00%	35,919.27	2,693.94
95	87100			-			-		-	-
96		Door HW Material	61,997	-	56,557.00		56,557.00	91.23%	5,440.00	2,827.85
97	88000			-			-		-	-
98		Glazing Install	1,218	-			-	0.00%	1,218.00	-
99		Glazing Material	3,237	-			-	0.00%	3,237.00	-
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	31,067.00			31,067.00	82.99%	6,368.00	1,553.35
102		Gyp Ceiling L	3,051	1,900.00	1,151.00		3,051.00	100.00%	-	152.55
103		Gyp Ceiling M	6,520	5,698.00	822.00		6,520.00	100.00%	-	326.00
104		Gyp Int. Wall L	47,461	47,461.00			47,461.00	100.00%	-	2,373.05
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	-			-	0.00%	6,383.00	-
108		Tile Material	3,721	-			-	0.00%	3,721.00	-
109	95100			-			-		-	-
110		ACT Labor	6,017	876.00	2,500.00		3,376.00	56.11%	2,641.00	168.80
111		ACT Material	6,205	2,200.00			2,200.00	35.46%	4,005.00	110.00
112		Gyp Bulkhead L	14,821	14,821.00			14,821.00	100.00%	-	741.05
113		Gyp Bulkhead M	11,707	11,707.00			11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	-			-	0.00%	1,628.00	-
116		Base Mateiral	3,899	-			-	0.00%	3,899.00	-
117		LVT Labor	8,716	-			-	0.00%	8,716.00	-
118		LVT Material	25,848	-			-	0.00%	25,848.00	-
119	96813			-			-		-	-
120		Carpet Labor	943	-			-	0.00%	943.00	-
121		Carpet Material	5,420	-			-	0.00%	5,420.00	-
122	98430			-			-		-	-
123		Baffles L	8,012	1,040.00			1,040.00	12.98%	6,972.00	52.00
124		Baffles M	16,560	10,000.00			10,000.00	60.39%	6,560.00	500.00
125	99000			-			-		-	-
126		Paint Labor	18,880	-	15,104.00		15,104.00	80.00%	3,776.00	755.20
127		Paint Material	10,084	-	7,120.00		7,120.00	70.61%	2,964.00	356.00
128	033500			-			-		-	-
129		Concrete sealer	1,200	-			-	0.00%	1,200.00	-
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	-			-	0.00%	14,184.00	-
134	101400			-			-		-	-
135		6" Vinyl Labor	300	-			-	0.00%	300.00	-
136		6" Vinyl Material	400	-			-	0.00%	400.00	-
137		8" Vinyl Labor	150	-			-	0.00%	150.00	-

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138		8" Vinyl Material	100	-			-	0.00%	100.00	-
139		Channel Letter L	4,000	-			-	0.00%	4,000.00	-
140		Channel Letter M	11,800	-			-	0.00%	11,800.00	-
141		Plaque Labor	300	-			-	0.00%	300.00	-
142		Plaque Materials	1,428	-			-	0.00%	1,428.00	-
143		Restroom Sign L	450	-			-	0.00%	450.00	-
144		Restroom Sign M	648	-			-	0.00%	648.00	-
145		Room ID Sign L	1,800	-			-	0.00%	1,800.00	-
146		Room ID Sign M	1,368	-			-	0.00%	1,368.00	-
147	102113			-			-		-	-
148		Toilet Compart M	20,350	-			-	0.00%	20,350.00	-
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	900.00			900.00	19.15%	3,800.00	45.00
152		Operable Partition M	33,000	1,700.00			1,700.00	5.15%	31,300.00	85.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	-			-	0.00%	1,275.00	-
155	104400			-			-		-	-
156		Fire Extinguishers M	985	-			-	0.00%	985.00	-
157	107316.33			-			-		-	-
158		Film Material	10,988	-			-	0.00%	10,988.00	-
159		Glazed Canopie I	5,687	-			-	0.00%	5,687.00	-
160		Glazed Canopies M	24,637	-		3,846.36	3,846.36	15.61%	20,790.64	192.32
161		Panels Material	34,504	-		11,000.00	11,000.00	31.88%	23,504.00	550.00
162	111810			-			-		-	-
163		Keybox M	975	-			-	0.00%	975.00	-
164	122413			-			-		-	-
165		Roller Shades L	3,586	-			-	0.00%	3,586.00	-
166		Roller Shades M	21,966	-			-	0.00%	21,966.00	-
167	129300			-			-		-	-
168		Bike Racks	2,500	-			-	0.00%	2,500.00	-
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	12,700.00	3,900.00		16,600.00	85.53%	2,809.00	830.00
171		Fire Sprinkler M	16,591	10,800.00	3,300.00		14,100.00	84.99%	2,491.00	705.00
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	38,900.00	20,000.00		58,900.00	79.59%	15,100.00	2,945.00
175		Plumbing Material	49,800	28,500.00	9,000.00		37,500.00	75.30%	12,300.00	1,875.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	11,160.00	4,159.00		15,319.00	80.75%	3,651.00	765.95
179		Controls Material	10,510	6,072.00	2,481.00		8,553.00	81.38%	1,957.00	427.65
180		Duct Accessories L	5,766	5,080.00	351.00		5,431.00	94.19%	335.00	271.55
181		Duct Accessories M	16,297	13,995.00	1,218.00		15,213.00	93.35%	1,084.00	760.65
182		Ductwork Labor	9,532	8,428.00	648.00		9,076.00	95.22%	456.00	453.80
183		Ductwork Material	22,063	20,237.00	941.00		21,178.00	95.99%	885.00	1,058.90
184		Equipment L	7,198	5,357.00	1,841.00		7,198.00	100.00%	-	359.90
185		Equipment M	137,598	137,598.00			137,598.00	100.00%	-	6,879.90

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186		Fan,Grill,Louver L	1,948	949.00	999.00		1,948.00	100.00%	-	97.40
187		Fan,Grill,Louver M	12,584	6,184.00	6,400.00		12,584.00	100.00%	-	629.20
188		Insulation Labor	15,450	12,615.00	1,948.00		14,563.00	94.26%	887.00	728.15
189		Insulation Material	7,850	3,499.00	2,581.00		6,080.00	77.45%	1,770.00	304.00
190		Rental Equipment	9,022	7,030.00	1,992.00		9,022.00	100.00%	-	451.10
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	-			-	0.00%	3,400.00	-
193		TAB Material	900	-			-	0.00%	900.00	-
194	260050			-			-		-	-
195		Common Work L	3,520	2,640.00			2,640.00	75.00%	880.00	132.00
196		Hangers and Supp L	1,760	352.00	1,144.00		1,496.00	85.00%	264.00	74.80
197		Hangers and Supp M	385	77.00	250.00		327.00	84.94%	58.00	16.35
198	260090			-			-		-	-
199		Electrical Demo L	4,290	4,290.00			4,290.00	100.00%	-	214.50
200	260519			-			-		-	-
201		Power L	19,800	-	11,880.00		11,880.00	60.00%	7,920.00	594.00
202		Power M	9,917	-	5,950.00		5,950.00	60.00%	3,967.00	297.50
203	260526			-			-		-	-
204		Grounding L	660	-	660.00		660.00	100.00%	-	33.00
205		Grounding M	545	-	545.00		545.00	100.00%	-	27.25
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-			-	0.00%	440.00	-
208		ID Electrical Sys M	180	-			-	0.00%	180.00	-
209	260533.13			-			-		-	-
210		Raceway L	41,800	33,440.00			33,440.00	80.00%	8,360.00	1,672.00
211		Raceway M	8,650	6,920.00			6,920.00	80.00%	1,730.00	346.00
212	260533.16			-			-		-	-
213		Boxes L	1,320	1,056.00			1,056.00	80.00%	264.00	52.80
214		Boxes M	560	448.00			448.00	80.00%	112.00	22.40
215	260923			-			-		-	-
216		Lighting Control L	5,830	-			-	0.00%	5,830.00	-
217		Lighting Control M	9,405	-			-	0.00%	9,405.00	-
218	262416			-			-		-	-
219		Panelboard L	2,860	-	2,431.00		2,431.00	85.00%	429.00	121.55
220		Panelboard M	22,300	-	18,955.00		18,955.00	85.00%	3,345.00	947.75
221	262726			-			-		-	-
222		Wiring Devices L	6,600	-	3,300.00		3,300.00	50.00%	3,300.00	165.00
223		Wiring Devices M	1,950	-	975.00		975.00	50.00%	975.00	48.75
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	-			-	0.00%	550.00	-
226		Enclosed Switches M	1,525	-			-	0.00%	1,525.00	-
227	263600			-			-		-	-
228		Transfer Switch L	440	-			-	0.00%	440.00	-
229		Transfer Switch M	3,225	-			-	0.00%	3,225.00	-
230	264300			-			-		-	-
231		Surge Device L	110	-	55.00		55.00	50.00%	55.00	2.75
232		Surge Device M	1,950	-	975.00		975.00	50.00%	975.00	48.75
233	265100			-			-		-	-

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234		Int. Lighting L	13,640	-	6,138.00		6,138.00	45.00%	7,502.00	306.90
235		Int. Lighting M	49,803	-	22,411.00		22,411.00	45.00%	27,392.00	1,120.55
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	-	440.00		440.00	25.00%	1,320.00	22.00
238		Ext. Lighting M	9,896	-	2,474.00		2,474.00	25.00%	7,422.00	123.70
239	271000			-			-		-	-
240		Struc Cable M	26,000	-			-	0.00%	26,000.00	-
241	274100			-			-		-	-
242		AV material	63,000	-			-	0.00%	63,000.00	-
243	281300			-			-		-	-
244		Security Material	61,016	-			-	0.00%	61,016.00	-
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	-	2,257.00		2,257.00	20.00%	9,028.00	112.85
247	310000			-			-		-	-
248		Aggregate - Material	14,500	8,500.00			8,500.00	58.62%	6,000.00	425.00
249		Amended soils - Labo	3,000	-			-	0.00%	3,000.00	-
250		Amended Soils - Mate	6,000	-			-	0.00%	6,000.00	-
251		Demo - Labor	18,500	12,500.00			12,500.00	67.57%	6,000.00	625.00
252		Mobilization	2,000	-			-	0.00%	2,000.00	-
253		Rough grade - Labor	3,500	-			-	0.00%	3,500.00	-
254		Site grading - Labor	21,000	10,000.00			10,000.00	47.62%	11,000.00	500.00
255		Strip site and pile	2,000	-			-	0.00%	2,000.00	-
256	321723			-			-		-	-
257		Pavement Markings	12,019	-			-	0.00%	12,019.00	-
258	329300			-			-		-	-
259		Landscape Labor	22,766	-	18,369.00		18,369.00	80.69%	4,397.00	918.45
260		Landscape Material	23,614	-	2,993.00		2,993.00	12.67%	20,621.00	149.65
261		Landscape Pavers	13,125	-	13,125.00		13,125.00	100.00%	-	656.25
262		Landscape Temp Water	2,500	-			-	0.00%	2,500.00	-
263		Lime Stone Blocks	8,865	-	8,865.00		8,865.00	100.00%	-	443.25
264		MOBILE PLANTERS	42,790	-	42,790.00		42,790.00	100.00%	-	2,139.50
265		Paver Sub-Base Matei	15,840	-	15,840.00		15,840.00	100.00%	-	792.00
266	330000			-			-		-	-
267		Utilities - Labor	25,000	22,500.00			22,500.00	90.00%	2,500.00	1,125.00
268		Utilities - Material	42,500	37,500.00			37,500.00	88.24%	5,000.00	1,875.00
269		Change order 1 COR 1	$ 20,910.07	15,400.00	1,100.00	1,440.00	17,940.00	85.80%	2,970.07	897.00
270		Change order 2 COR 2	$ 2,053.83	-			-	0.00%	2,053.83	-
271		Change order 2 COR 4	$ 1,786.54	-			-	0.00%	1,786.54	-
272		Change order 2 COR 5	$ 16,006.17	-	4,500.00		4,500.00	28.11%	11,506.17	225.00
273		Change order 2 COR 7	$ 8,709.84	-			-	0.00%	8,709.84	-
274		Change order 2 COR 8	$ 9,514.71	-			-	0.00%	9,514.71	-
275		Change order 2 COR 10	$ 2,173.05	-	2,173.05		2,173.05	100.00%	-	108.65
276				-			-		-	-
277				-			-		-	-
520				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,904,453.21	$ 1,373,602.00	$ 477,555.51	$ 91,586.09	$ 1,942,743.60	66.89%	$ 961,709.61	$ 97,137.18

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	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
				From Previous Application (D+E)	This Period					

TABULATION ON STORED MATERIALS

Architecture Engineering Planning Interiors

Page 1 of 1

Contractor Core Construction

Application for Payment No. 7

Application Date 4/25/26 Project Bondurant Parks & Recreation

Pay-App Line	Description of Material	(1) Materials Stored in Last Application OffSite	*(2) Material Added Since Last Application OffSite	*(2) Material Added Since Last Application OnSite	*(2) Material Added Since Last Application	(3) Materials Used Since Last Application	(4) Materials Stored in this Application	Sub
43	Steel Material	$ -					$ -	USEI
96	Door HW Material	$ 56,557.00				$ 56,557.00	$ -	Doors Inc
49	Milwork Material	$ 10,328.40				$ 10,328.40	$ -	Fletcher
77	Coiling Door M	$ 5,300.00					$ 5,300.00	Skold
269	Change order 1 COR 1	$ 1,440.00					$ 1,440.00	Doors Inc
161	Panels Material	$ -	$ 11,000.00				$ 11,000.00	Forman Ford
94	Curtainwall Material		$ 53,878.73				$ 53,878.73	Forman Ford
90	Storefront Material		$ 3,625.44				$ 3,625.44	Forman Ford
160	Glazed Canopies M		$ 3,846.36				$ 3,846.36	Forman Ford
74	Sliding Glazed M		$ 12,495.56				$ 12,495.56	Forman Ford
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
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							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
							$ -	
		$ 73,625.40	$ 64,878.73				$ 91,586.09	

storedmaterialstabulation

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA Document FF-G702 Page 1

To(Owner): Core Construction Services
3093 NW Prairie LN
Des Moines, IA 50313

Project: Bondurant Parks & Recreation
101 Grant Street North
Bondurant, IA 50035

Application No: 6
Invoice No: T050-7
Period To: 4/30/2026

From: FormanFord
P.O. Box 692
Cedar Rapids, IA 52406

Via(Architect): FEH Design
604 E. Grand Ave
Des Moines, IA 50309

Architect's Project No: 25120

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	0.00	0.00
Approved this month	1,677.50	0.00
TOTALS	1,677.50	0.00
Net Change by Change Orders	1,677.50	

1. ORIGINAL CONTRACT SUM	$	354,388.00
2. Net change by Change Orders	$	1,677.50
3. CONTRACT SUM TO DATE(Line 1+/-2)	$	356,065.50
4. TOTAL COMPLETED & STORED	$	149,899.94
5. RETAINAGE	$	4,497.00
6. TOTAL EARNED LESS RETAINAGE	$	145,402.94
7. LESS PREVIOUS CERTIFICATES	$	43,437.67
8. CURRENT PAYMENT DUE	$	101,965.27
9. BALANCE TO FINISH, PLUS RETAINAGE	$	210,662.56

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and believe in 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 of Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

State of: Iow County of: Polk
Subscribed and sworn to before me this 25th day of April, 2026

Notary Public:
My Commission Expires:

JODY VANCE
Commission Number 819568
My Commission Expires
8-16-28

CONTRACTOR: FormanFord

By: _____ Date: 4/23/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....$

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

ARCHITECT: FEH Design

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.

Application Number: 6
Application Date: 4/30/2026
Period To: 4/30/2026
Architects Project No: 25120

A	B	C	D	E	F	G	H	I	J
Item No.	Description	Scheduled Value	Previous	This Period	Stored Materials	Total	%	Balance	Retainage
1	Project Managment	10,631.64	9,568.48	531.58	0.00	10,100.06	95	531.58	303.00
2	General Overhead	17,719.40	15,947.46	885.97	0.00	16,833.43	95	885.97	505.00
3	Curtainwall Material Incld Glass	89,797.89	0.00	0.00	53,878.73	53,878.73	60	35,919.16	1,616.36
4	Storefront Material Incld Glass	6,042.40	0.00	0.00	3,625.44	3,625.44	60	2,416.96	108.76
5	Sliding & Folding Glazed Walls & Doors	21,364.98	5,341.25	0.00	12,495.56	17,836.81	83	3,528.17	535.11
6	Glazed Canopies	24,637.34	0.00	0.00	3,846.36	3,846.36	16	20,790.98	115.39
7	Glazing	3,236.87	0.00	0.00	0.00	0.00	0	3,236.87	0.00
8	Panels	34,503.56	0.00	0.00	11,000.00	11,000.00	32	23,503.56	330.00
9	Film	10,988.25	0.00	0.00	0.00	0.00	0	10,988.25	0.00
10	Engineering	13,923.91	13,923.91	0.00	0.00	13,923.91	100	0.00	417.72
11	Fabrication	21,517.86	0.00	16,137.75	0.00	16,137.75	75	5,380.11	484.13
12	Mobilization	3,543.88	0.00	0.00	0.00	0.00	0	3,543.88	0.00
13	Distribution	2,680.86	0.00	0.00	0.00	0.00	0	2,680.86	0.00
14	Layout	5,199.74	0.00	1,039.95	0.00	1,039.95	20	4,159.79	31.20
15	Curtainwall Install	44,519.93	0.00	0.00	0.00	0.00	0	44,519.93	0.00
16	Curtainwall Glass Install	7,961.59	0.00	0.00	0.00	0.00	0	7,961.59	0.00
17	Storefront Install	4,630.99	0.00	0.00	0.00	0.00	0	4,630.99	0.00
18	Storefront Glass Install	893.62	0.00	0.00	0.00	0.00	0	893.62	0.00
19	Sliding & Folding Glazed Walls & Doors	2,924.74	0.00	0.00	0.00	0.00	0	2,924.74	0.00

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	PREVIOUS	THIS PERIOD	STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
20	Glazed Canopy Install	5,686.59	0.00	0.00	0.00	0.00	0	5,686.59	0.00
21	Glazing	1,218.49	0.00	0.00	0.00	0.00	0	1,218.49	0.00
22	Metal Panel System Install	9,992.71	0.00	0.00	0.00	0.00	0	9,992.71	0.00
23	Equipment	10,770.76	0.00	0.00	0.00	0.00	0	10,770.76	0.00
24	CO#1 Wide Stile Aluminum Doors	1,677.50	0.00	0.00	1,677.50	1,677.50	100	0.00	50.33
	Totals	**356,065.50**	**44,781.10**	**18,595.25**	**86,523.59**	**149,899.94**	**42**	**206,165.56**	**4,497.00**

CSALGER

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 4/24/2026

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

AGENCY	PHONE (A/C, No, Ext): (319) 365-8611	COMPANY
The Accel Group LLC 5500 Fountains Dr NE Suite 201 Cedar Rapids, IA 52411		Employers Mutual Casualty Co PO Box 884 Des Moines, IA 50304-0884
FAX (A/C, No): (319) 365-6919	E-MAIL ADDRESS: certs@acceladvantage.com	
CODE: A3971	SUB CODE:	
AGENCY CUSTOMER ID #: METADES-02		

INSURED	LOAN NUMBER	POLICY NUMBER
Metal Design Systems, Inc. PO Box 370 Anamosa, IA 52205		BBB9944
	EFFECTIVE DATE 11/22/2025 / EXPIRATION DATE 11/22/2026 / ☐ CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 2, Bldg # 1, 103 Chambers Drive, Anamosa, IA 52205, Main Office Facility

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☐ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 2, Bldg # 1		
4MM FR Dusty Charcoal ACM Sheets, 4MM FR Silver Metallic ACM Sheets	$11,000	$10,000

REMARKS (Including Special Conditions)

Special Conditions:
Project: #25120.008 Bondurant Parks & Recreation Event Center Renovation, 101 Grant Street North, Bondurant, IA 50035

Owner: City of Bondurant, Bondurant IA

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS		
Core Construction Services LLC 3093 NW Prairie Lane Des Moines, IA 50313	☐ ADDITIONAL INSURED ☐ MORTGAGEE ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE	LOAN #
		AUTHORIZED REPRESENTATIVE

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 4/24/2026

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AGENCY	PHONE (A/C, No, Ext): (319) 365-8611	COMPANY
The Accel Group LLC 5500 Fountains Dr NE Suite 201 Cedar Rapids, IA 52411		Employers Mutual Casualty Co PO Box 884 Des Moines, IA 50304-0884
FAX (A/C, No): (319) 365-6919	E-MAIL ADDRESS: certs@acceladvantage.com	
CODE: A3971	SUB CODE:	
AGENCY CUSTOMER ID #: METADES-02		

INSURED	LOAN NUMBER	POLICY NUMBER
Metal Design Systems, Inc. PO Box 370 Anamosa, IA 52205		BBB9944

EFFECTIVE DATE	EXPIRATION DATE	
11/22/2025	11/22/2026	☐ CONTINUED UNTIL TERMINATED IF CHECKED

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 2, Bldg # 1, 103 Chambers Drive, Anamosa, IA 52205, Main Office Facility

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☐ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Loc # 2, Bldg # 1		
4MM FR Dusty Charcoal ACM Sheets, 4MM FR Silver Metallic ACM Sheets	$11,000	$10,000

REMARKS (Including Special Conditions)

Special Conditions:
Project: #251020.008 Bondurant Parks & Recreation Event Center Renovation, 101 Grant Street North, Bondurant, IA 50035

Owner: City of Bondurant, Bondurant IA

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS

City of Bondurant
101 Grant Street North
Bondurant, IA 50035

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

LOAN #

AUTHORIZED REPRESENTATIVE

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
4/22/2026

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AGENCY	PHONE (A/C, No, Ext): (319) 365-8611	COMPANY
The Accel Group LLC 5500 Fountains Dr NE Suite 201 Cedar Rapids, IA 52411		Cincinnati Indemnity Company Accounting PO Box 145496 Cincinnati, OH 45250-5496
FAX (A/C, No): (319) 365-6919	E-MAIL ADDRESS: certs@acceladvantage.com	
CODE: 140919	SUB CODE:	
AGENCY CUSTOMER ID #: FORMFOR-01		

INSURED	LOAN NUMBER	POLICY NUMBER
Forman Ford PO Box 692 Cedar Rapids, IA 52406-0122		EPP 0117249
	EFFECTIVE DATE: 4/1/2026 — EXPIRATION DATE: 4/1/2027 — ☐ CONTINUED UNTIL TERMINATED IF CHECKED	
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 3, Bldg # 1, 3057 99th St, Lot 1, Urbandale, IA 50322

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE

REMARKS (Including Special Conditions)

Special Conditions:
Project: #25120.008 Bondurant Parks & Recreation Event Center Renovation, 101 Grant Street North, Bondurant, IA 50035
Storage Location: Forman Ford Warehouse, 3057 99th Street, Urbandale, IA 50322
Description of Material: Canopy Brackets
Amount: $3,847.00

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS		
Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	☐ ADDITIONAL INSURED ☐ MORTGAGEE ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE	LOAN #
		AUTHORIZED REPRESENTATIVE: Ethan Thompson

ACORD 27 (2016/03)

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 4/22/2026

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AGENCY	PHONE (A/C, No, Ext): (319) 365-8611	COMPANY
The Accel Group LLC 5500 Fountains Dr NE Suite 201 Cedar Rapids, IA 52411		Cincinnati Indemnity Company Accounting PO Box 145496 Cincinnati, OH 45250-5496
FAX (A/C, No): (319) 365-6919	E-MAIL ADDRESS: certs@acceladvantage.com	
CODE: 140919	SUB CODE:	
AGENCY CUSTOMER ID #: FORMFOR-01		

INSURED	LOAN NUMBER	POLICY NUMBER
Cable Glass, LLC dba Forman Ford PO Box 692 Cedar Rapids, IA 52406-0122		EPP 0117249
	EFFECTIVE DATE: 4/1/2026 / EXPIRATION DATE: 4/1/2027	☐ CONTINUED UNTIL TERMINATED IF CHECKED
	THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 3, Bldg # 1, 3057 99th St, Lot 1, Urbandale, IA 50322

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE

REMARKS (Including Special Conditions)

Special Conditions:
Project: #25120.008 Bondurant Parks & Recreation Event Center Renovation, 101 Grant Street North, Bondurant, IA 50035
Storage Location: Forman Ford Warehouse, 3057 99th Street, Urbandale, IA 50322
Description of Material: Canopy Brackets
Amount: $3,847.00

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS		
City of Bondurant 200 2nd St NE Bondurant, IA 50035	☒ ADDITIONAL INSURED ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE ☐ MORTGAGEE	LOAN #
		AUTHORIZED REPRESENTATIVE Ethan Thompson

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OP ID: CT

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 04/24/2026

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AGENCY Dunlap-DuPont & O'Donnell 4821 Munson Street NW Canton, OH 44718-3614 Richard M. O'Donnell	PHONE (A/C, No, Ext): 330-244-9840 FAX (A/C, No): 330-244-9845 E-MAIL ADDRESS: CODE: 34210 SUB CODE: AGENCY CUSTOMER ID #: ATWOO-1
COMPANY Cincinnati Insurance Co. P O Box 145496 Cincinnati, OH 45250-5496	
INSURED Atwood Glass Inc. Sara & Dave Farnsworth 4466 Tabor Ridge Rd NE Mineral City, OH 44656	LOAN NUMBER POLICY NUMBER: ENP 0231486 EFFECTIVE DATE: 02/03/2026 EXPIRATION DATE: 02/03/2029 ☐ CONTINUED UNTIL TERMINATED IF CHECKED THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION
4506 Tabor Ridge Rd NE
Mineral City, OH 44656

BLANKET BUSINESS PERSONAL PROPERTY INCLUDING STOCK

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Business Persona Property Special Form, Replacement Cost including Stock	540,820 Included	1,000

REMARKS (Including Special Conditions)

Project: Bondurant Parks and Recreation Event Center Renovation. Stora
ge 70ocation: Atwood Glass IncC 4506 Tabor Ridge Rd NEC Cineral C
ity OH 44656.
Description of Material and the dollar amount being billed: Aluminum Storefront
CO #1 $1,677.50; CW material $53,878.73; SF Material $3,625.44.

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS

City of Bondurant
200 2nd St NE
Bondurant, IA 50035

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

LOAN #

AUTHORIZED REPRESENTATIVE
Richard M. O'Donnell

R. M. O'Donnell

ACORD 27 (2016/03)

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OP ID: CT

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 04/23/2026

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

AGENCY Dunlap-DuPont & O'Donnell 4821 Munson Street NW Canton, OH 44718-3614 Richard M. O'Donnell	PHONE (A/C, No, Ext): 330-244-9840 FAX (A/C, No): 330-244-9845 E-MAIL ADDRESS: CODE: 34210 SUB CODE: AGENCY CUSTOMER ID #: ATWOO-1
COMPANY Cincinnati Insurance Co. P O Box 145496 Cincinnati, OH 45250-5496	
INSURED Atwood Glass Inc. Sara & Dave Farnsworth 4466 Tabor Ridge Rd NE Mineral City, OH 44656	LOAN NUMBER POLICY NUMBER: ENP 0231486 EFFECTIVE DATE: 02/03/2026 EXPIRATION DATE: 02/03/2029 ☐ CONTINUED UNTIL TERMINATED IF CHECKED THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION	
4506 Tabor Ridge Rd NE Mineral City, OH 44656	BLANKET BUSINESS PERSONAL PROPERTY INCLUDING STOCK

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

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Business Persona Property Special Form, Replacement Cost including Stock	540,082 Included	1,000

REMARKS (Including Special Conditions)

Project: Bondurant Parks and Recreation Event Center Renovation.
Storage Location: Atwood Glass Inc, 4506 Tabor Ridge Rd NE, Mineral City OH 44656.
Description of Material and the dollar amount being billed: Aluminum Storefront, CO #1 $1,677.50; CW Material $53,878.73; SF Material $3,625.44.

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS	
Core Construction Services LLc 3093 NW Prairie Lane Des Moines, IA 50313	☐ ADDITIONAL INSURED ☐ LENDER'S LOSS PAYABLE ☒ LOSS PAYEE ☐ MORTGAGEE LOAN # AUTHORIZED REPRESENTATIVE Richard M. O'Donnell R. M. O'Donnell

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needs new caster


CW4
CW 6
CW3
CW 8
CW 2
CW 5
CW1
CW 7
CW 9
BRUTE
3X TOUGHER
BRUTE



BA FORMAN FORD
4401 BOWLING ST SW, DOCK 29
CEDAR RAPIDS IA 52404

I A

JOB: Bondurant Parks & Recreation	Phase/Elev
PO#: 40848	

Part Number / Unit Mark	QTY	COO
163036-14-289	2	US
7/8IN DOOR ADAPTER		
1600 WALL SYSTEM		

03/29/2

SO# 477287G BOX#

KAWNEER




A26
1-3437-04
4MM FR Dusty Charcoal
62 x 196
Project: 27865
Bondurant Park


A26
1-3417-04
4MM FR Silver Metallic
62 x 196
Project: 27865
Bondurant Park
A26

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.n.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving Pay Request No. 8 to Core Construction for The Station Project in the amount of $442,444.22

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend attached resolution to approve Pay Application No. 8 in the amount of $442,444.22 related to The Station Project.

Work continues to progress on the renovation project. The office portion of the building will be completed in the next few weeks. There are two glass panels that were manufactured incorrectly that have about a 6-week lead time to be remade; however, that does not affect the function of the building. Furniture delivery is scheduled for June 18th.

This pay application has been reviewed by city staff for accuracy and is for work completed through May 31st, 2026.

FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-196
2. Pay Request No. 8

CITY OF BONDURANT
RESOLUTION NO. 260615-196

RESOLUTION APPROVING PAY REQUEST NO. 8 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $442,444.22

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

WHEREAS the Contractor has submitted Pay Request No. 8, dated April 25,2026, for work completed through May 31, 2026; and

WHEREAS the Architect has reviewed the request and certified the amount of $442,444.22 is due and payable in accordance with the Contract Documents; and

WHEREAS City staff recommends re-approval of Pay Request No. 8 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Pay Request No. 8 to Core Construction Services, LLC, in the above-referenced amount is hereby approved for payment.

Passed This 15th 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				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No:	08	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☒ OTHER ☐ ☐
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	App. Date:	5/25/26	
				Period To:	5/31/26	
				Project #:		
				Contract Date:	8/25/25	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	**ORIGINAL CONTACT SUM**			$ 2,843,299.00
2.	**Net change by Change Orders**			$ 64,629.65
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**			$ 2,907,928.65
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)			$ 2,398,871.66
5.	**RETAINAGE:**			
a.	3% % of Completed Work (Column D + E on G703)	$ 71,966.15		
b.	3% % of Stored Material (Column F on G703)	$ -		
	Total Retainage (Line 5a + 5b or Total in Column I of G703)			$ 71,966.15
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)			$ 2,326,905.51
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)			$ 1,884,461.29
8.	**CURRENT PAYMENT DUE**			$ 442,444.22
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)			$ 581,023.14

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
	TOTAL	$ -	
Approved this Month			
Number	Date Approved		
01	3/3/26	$ 20,910.07	
02	3/31/26	$ 40,244.14	
03	5/7/26	$ 3,475.44	
	TOTALS	$ 64,629.65	$ -
Net change by Change Orders		$ 64,629.65	$ -

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

CONTRACTOR: Core Structural Services, LLC

By: _____ Date: 5/22/26

State of: Iowa County of: Polk

Subscribed and sworn to before me this 22 day of May 20 26

Notary Public: _____

My Commission expires: 4/14/29

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

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $442,444.22

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

By: _____ Date: 6-8-2026

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

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **08**
APPLICATION DATE: **5/25/26**
PERIOD TO: **5/31/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	191,370.00	24,022.00		215,392.00	83.38%	42,944.00	10,769.60
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	31,300.00			31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	22,370.00			22,370.00	100.00%	-	1,118.50
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,431.00			2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,815.00			1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	24,034.00			24,034.00	100.00%	-	1,201.70
20		Paving M	19,168	19,168.00			19,168.00	100.00%	-	958.40
21		Rebar Labor	3,000	3,000.00			3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	6,039.00			6,039.00	100.00%	-	301.95
24		Site Formed Curb M	5,240	5,240.00			5,240.00	100.00%	-	262.00
25		Site Ftg. L	2,509	2,509.00			2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	3,790.00			3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	3,229.00			3,229.00	100.00%	-	161.45
30		SOG M	7,387	7,387.00			7,387.00	100.00%	-	369.35
31		Stoops L	2,498	2,498.00			2,498.00	100.00%	-	124.90
32		Stoops M	2,671	2,671.00			2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	18,431.00			18,431.00	100.00%	-	921.55
36		Walks M	25,570	25,570.00			25,570.00	100.00%	-	1,278.50
37	42000			-			-		-	-
38		Masonry Labor	9,880	5,540.00			5,540.00	56.07%	4,340.00	277.00
39		Masonry Material	4,545	4,545.00			4,545.00	100.00%	-	227.25
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	14,000.00			14,000.00	100.00%	-	700.00

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
42		Steel Labor	31,000	31,000.00			31,000.00	100.00%	-	1,550.00
43		Steel Material	95,000	95,000.00		-	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	6,839.00	2,987.00		9,826.00	100.00%	-	491.30
46		Rough Carpentry M	6,528	6,528.00			6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	10,902.00	$ 2,500.00		13,402.00	100.00%	-	670.10
49		Milwork Material	19,380	19,380.00			19,380.00	100.00%	-	969.00
50	72500			-			-		-	-
51		Weather Barriers L	1,770	-	1,770.00		1,770.00	100.00%	-	88.50
52		Weather Barriers M	675	-	675.00		675.00	100.00%	-	33.75
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	2,006.76	7,355.04		9,361.80	84.01%	1,782.20	468.09
55		Metal Wall Panels M	10,485	6,500.70	3,984.30		10,485.00	100.00%	-	524.25
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	-	9,993.00		9,993.00	100.00%	-	499.65
58	75400			-			-		-	-
59		Membrane Roof L	3,878	3,878.00			3,878.00	100.00%	-	193.90
60		Membrane Roof M	2,883	2,883.00			2,883.00	100.00%	-	144.15
61	79200			-			-		-	-
62		Joint Sealants L	3,133	-	312.00		312.00	9.96%	2,821.00	15.60
63		Joint Sealants M	922	-	88.00		88.00	9.54%	834.00	4.40
64	81100			-			-		-	-
65		Door & HW Labor	4,096	3,276.00	820.00		4,096.00	100.00%	-	204.80
66		Door Frame Labor	3,968	3,175.00	793.00		3,968.00	100.00%	-	198.40
67		Door Frame Material	17,780	17,196.00		-	17,196.00	96.72%	584.00	859.80
68	81416			-			-		-	-
69		Wood Door Material	7,223	-			-	0.00%	7,223.00	-
70	83100			-			-		-	-
71		Access Doors	750	-	750.00		750.00	100.00%	-	37.50
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	-	2,925.00		2,925.00	100.00%	-	146.25
74		Sliding Glazed M	21,365	5,342.00	16,023.00		21,365.00	100.00%	-	1,068.25
75	83313			-			-		-	-
76		Coiling Door L	800	-	800.00		800.00	100.00%	-	40.00
77		Coiling Door M	5,300	-	5,300.00	-	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	16,834.00	885.00		17,719.00	100.00%	-	885.95
81		Alum Storefront PM	10,632	10,102.00	530.00		10,632.00	100.00%	-	531.60
82		Distrubution	2,681	-	2,681.00		2,681.00	100.00%	-	134.05
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	-	9,155.15		9,155.15	85.00%	1,615.85	457.76
85		Fabrication	21,518	16,138.00	5,380.00		21,518.00	100.00%	-	1,075.90
86		Layout	5,200	1,040.00	4,160.00		5,200.00	100.00%	-	260.00
87		Moblization	3,544	-	3,544.00		3,544.00	100.00%	-	177.20
88		Storefront Glass I	894	-	536.17		536.17	59.97%	357.83	26.81
89		Storefront Install	4,631	-	4,631.00		4,631.00	100.00%	-	231.55

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
90		Storefront Material	6,042	-	4,833.92		4,833.92	80.01%	1,208.08	241.70
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	-	4,776.95		4,776.95	60.00%	3,185.05	238.85
93		Curtainwall Install	44,520	-	44,520.00		44,520.00	100.00%	-	2,226.00
94		Curtainwall Material	89,798	-	71,838.31		71,838.31	80.00%	17,959.69	3,591.92
95	87100			-			-		-	-
96		Door HW Material	61,997	56,557.00			56,557.00	91.23%	5,440.00	2,827.85
97	88000			-			-		-	-
98		Glazing Install	1,218	-			-	0.00%	1,218.00	-
99		Glazing Material	3,237	-	3,237.00		3,237.00	100.00%	-	161.85
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	31,067.00			31,067.00	82.99%	6,368.00	1,553.35
102		Gyp Ceiling L	3,051	3,051.00			3,051.00	100.00%	-	152.55
103		Gyp Ceiling M	6,520	6,520.00			6,520.00	100.00%	-	326.00
104		Gyp Int. Wall L	47,461	47,461.00			47,461.00	100.00%	-	2,373.05
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	-			-	0.00%	6,383.00	-
108		Tile Material	3,721	-			-	0.00%	3,721.00	-
109	95100			-			-		-	-
110		ACT Labor	6,017	3,376.00			3,376.00	56.11%	2,641.00	168.80
111		ACT Material	6,205	2,200.00	4,005.00		6,205.00	100.00%	-	310.25
112		Gyp Bulkhead L	14,821	14,821.00			14,821.00	100.00%	-	741.05
113		Gyp Bulkhead M	11,707	11,707.00			11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	-			-	0.00%	1,628.00	-
116		Base Mateiral	3,899	-			-	0.00%	3,899.00	-
117		LVT Labor	8,716	-			-	0.00%	8,716.00	-
118		LVT Material	25,848	-			-	0.00%	25,848.00	-
119	96813			-			-		-	-
120		Carpet Labor	943	-			-	0.00%	943.00	-
121		Carpet Material	5,420	-			-	0.00%	5,420.00	-
122	98430			-			-		-	-
123		Baffles L	8,012	1,040.00	6,972.00		8,012.00	100.00%	-	400.60
124		Baffles M	16,560	10,000.00	6,560.00		16,560.00	100.00%	-	828.00
125	99000			-			-		-	-
126		Paint Labor	18,880	15,104.00			15,104.00	80.00%	3,776.00	755.20
127		Paint Material	10,084	7,120.00			7,120.00	70.61%	2,964.00	356.00
128	033500			-			-		-	-
129		Concrete sealer	1,200	-			-	0.00%	1,200.00	-
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	-	14,184.00		14,184.00	100.00%	-	709.20
134	101400			-			-		-	-
135		6" Vinyl Labor	300	-			-	0.00%	300.00	-
136		6" Vinyl Material	400	-			-	0.00%	400.00	-
137		8" Vinyl Labor	150	-			-	0.00%	150.00	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
138		8" Vinyl Material	100	-			-	0.00%	100.00	-
139		Channel Letter L	4,000	-			-	0.00%	4,000.00	-
140		Channel Letter M	11,800	-			-	0.00%	11,800.00	-
141		Plaque Labor	300	-			-	0.00%	300.00	-
142		Plaque Materials	1,428	-			-	0.00%	1,428.00	-
143		Restroom Sign L	450	-			-	0.00%	450.00	-
144		Restroom Sign M	648	-			-	0.00%	648.00	-
145		Room ID Sign L	1,800	-			-	0.00%	1,800.00	-
146		Room ID Sign M	1,368	-			-	0.00%	1,368.00	-
147	102113			-			-		-	-
148		Toilet Compart M	20,350	-			-	0.00%	20,350.00	-
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	900.00	3,800.00		4,700.00	100.00%	-	235.00
152		Operable Partition M	33,000	1,700.00	31,300.00		33,000.00	100.00%	-	1,650.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	-			-	0.00%	1,275.00	-
155	104400			-			-		-	-
156		Fire Extinguishers M	985	-			-	0.00%	985.00	-
157	107316.33			-			-		-	-
158		Film Material	10,988	-	10,988.00		10,988.00	100.00%	-	549.40
159		Glazed Canopie I	5,687	-			-	0.00%	5,687.00	-
160		Glazed Canopies M	24,637	-	24,637.00		24,637.00	100.00%	-	1,231.85
161		Panels Material	34,504	-	34,504.00		34,504.00	100.00%	-	1,725.20
162	111810			-			-		-	-
163		Keybox M	975	-			-	0.00%	975.00	-
164	122413			-			-		-	-
165		Roller Shades L	3,586	-			-	0.00%	3,586.00	-
166		Roller Shades M	21,966	-			-	0.00%	21,966.00	-
167	129300			-			-		-	-
168		Bike Racks	2,500	-			-	0.00%	2,500.00	-
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	16,600.00	1,900.00		18,500.00	95.32%	909.00	925.00
171		Fire Sprinkler M	16,591	14,100.00	1,700.00		15,800.00	95.23%	791.00	790.00
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	58,900.00	12,500.00		71,400.00	96.49%	2,600.00	3,570.00
175		Plumbing Material	49,800	37,500.00	10,300.00		47,800.00	95.98%	2,000.00	2,390.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	15,319.00	1,684.00		17,003.00	89.63%	1,967.00	850.15
179		Controls Material	10,510	8,553.00	941.00		9,494.00	90.33%	1,016.00	474.70
180		Duct Accessories L	5,766	5,431.00	335.00		5,766.00	100.00%	-	288.30
181		Duct Accessories M	16,297	15,213.00	1,084.00		16,297.00	100.00%	-	814.85
182		Ductwork Labor	9,532	9,076.00	456.00		9,532.00	100.00%	-	476.60
183		Ductwork Material	22,063	21,178.00	885.00		22,063.00	100.00%	-	1,103.15
184		Equipment L	7,198	7,198.00			7,198.00	100.00%	-	359.90
185		Equipment M	137,598	137,598.00			137,598.00	100.00%	-	6,879.90

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
186		Fan,Grill,Louver L	1,948	1,948.00			1,948.00	100.00%	-	97.40
187		Fan,Grill,Louver M	12,584	12,584.00			12,584.00	100.00%	-	629.20
188		Insulation Labor	15,450	14,563.00	887.00		15,450.00	100.00%	-	772.50
189		Insulation Material	7,850	6,080.00	1,770.00		7,850.00	100.00%	-	392.50
190		Rental Equipment	9,022	9,022.00			9,022.00	100.00%	-	451.10
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	-			-	0.00%	3,400.00	-
193		TAB Material	900	-			-	0.00%	900.00	-
194	260050			-			-		-	-
195		Common Work L	3,520	2,640.00	704.00		3,344.00	95.00%	176.00	167.20
196		Hangers and Supp L	1,760	1,496.00	264.00		1,760.00	100.00%	-	88.00
197		Hangers and Supp M	385	327.00	58.00		385.00	100.00%	-	19.25
198	260090			-			-		-	-
199		Electrical Demo L	4,290	4,290.00			4,290.00	100.00%	-	214.50
200	260519			-			-		-	-
201		Power L	19,800	11,880.00	7,524.00		19,404.00	98.00%	396.00	970.20
202		Power M	9,917	5,950.00	3,768.00		9,718.00	97.99%	199.00	485.90
203	260526			-			-		-	-
204		Grounding L	660	660.00			660.00	100.00%	-	33.00
205		Grounding M	545	545.00			545.00	100.00%	-	27.25
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-			-	0.00%	440.00	-
208		ID Electrical Sys M	180	-			-	0.00%	180.00	-
209	260533.13			-			-		-	-
210		Raceway L	41,800	33,440.00	7,524.00		40,964.00	98.00%	836.00	2,048.20
211		Raceway M	8,650	6,920.00	1,557.00		8,477.00	98.00%	173.00	423.85
212	260533.16			-			-		-	-
213		Boxes L	1,320	1,056.00	264.00		1,320.00	100.00%	-	66.00
214		Boxes M	560	448.00	112.00		560.00	100.00%	-	28.00
215	260923			-			-		-	-
216		Lighting Control L	5,830	-	2,915.00		2,915.00	50.00%	2,915.00	145.75
217		Lighting Control M	9,405	-	9,405.00		9,405.00	100.00%	-	470.25
218	262416			-			-		-	-
219		Panelboard L	2,860	2,431.00	286.00		2,717.00	95.00%	143.00	135.85
220		Panelboard M	22,300	18,955.00	2,230.00		21,185.00	95.00%	1,115.00	1,059.25
221	262726			-			-		-	-
222		Wiring Devices L	6,600	3,300.00	1,650.00		4,950.00	75.00%	1,650.00	247.50
223		Wiring Devices M	1,950	975.00	487.00		1,462.00	74.97%	488.00	73.10
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	-	550.00		550.00	100.00%	-	27.50
226		Enclosed Switches M	1,525	-	1,525.00		1,525.00	100.00%	-	76.25
227	263600			-			-		-	-
228		Transfer Switch L	440	-			-	0.00%	440.00	-
229		Transfer Switch M	3,225	-			-	0.00%	3,225.00	-
230	264300			-			-		-	-
231		Surge Device L	110	55.00			55.00	50.00%	55.00	2.75
232		Surge Device M	1,950	975.00			975.00	50.00%	975.00	48.75
233	265100			-			-		-	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
234		Int. Lighting L	13,640	6,138.00	4,092.00		10,230.00	75.00%	3,410.00	511.50
235		Int. Lighting M	49,803	22,411.00	14,941.25		37,352.25	75.00%	12,450.75	1,867.61
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	440.00	880.00		1,320.00	75.00%	440.00	66.00
238		Ext. Lighting M	9,896	2,474.00	4,948.00		7,422.00	75.00%	2,474.00	371.10
239	271000			-			-		-	-
240		Struc Cable M	26,000	-	19,500.00		19,500.00	75.00%	6,500.00	975.00
241	274100			-			-		-	-
242		AV material	63,000	-	25,200.00		25,200.00	40.00%	37,800.00	1,260.00
243	281300			-			-		-	-
244		Security Material	61,016	-	12,203.00		12,203.00	20.00%	48,813.00	610.15
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	2,257.00	7,335.00		9,592.00	85.00%	1,693.00	479.60
247	310000			-			-		-	-
248		Aggregate - Material	14,500	8,500.00			8,500.00	58.62%	6,000.00	425.00
249		Amended soils - Labo	3,000	-			-	0.00%	3,000.00	-
250		Amended Soils - Mate	6,000	-			-	0.00%	6,000.00	-
251		Demo - Labor	18,500	12,500.00			12,500.00	67.57%	6,000.00	625.00
252		Mobilization	2,000	-			-	0.00%	2,000.00	-
253		Rough grade - Labor	3,500	-			-	0.00%	3,500.00	-
254		Site grading - Labor	21,000	10,000.00			10,000.00	47.62%	11,000.00	500.00
255		Strip site and pile	2,000	-			-	0.00%	2,000.00	-
256	321723			-			-		-	-
257		Pavement Markings	12,019	-			-	0.00%	12,019.00	-
258	329300			-			-		-	-
259		Landscape Labor	22,766	18,369.00			18,369.00	80.69%	4,397.00	918.45
260		Landscape Material	23,614	2,993.00			2,993.00	12.67%	20,621.00	149.65
261		Landscape Pavers	13,125	13,125.00			13,125.00	100.00%	-	656.25
262		Landscape Temp Water	2,500	-			-	0.00%	2,500.00	-
263		Lime Stone Blocks	8,865	8,865.00			8,865.00	100.00%	-	443.25
264		MOBILE PLANTERS	42,790	42,790.00			42,790.00	100.00%	-	2,139.50
265		Paver Sub-Base Matei	15,840	15,840.00			15,840.00	100.00%	-	792.00
266	330000			-			-		-	-
267		Utilities - Labor	25,000	22,500.00			22,500.00	90.00%	2,500.00	1,125.00
268		Utilities - Material	42,500	37,500.00			37,500.00	88.24%	5,000.00	1,875.00
269		Change order 1 COR 1	$ 20,910.07	16,500.00	1,908.00	-	18,408.00	88.03%	2,502.07	920.40
270		Change order 2 COR 2	$ 2,053.83	-			-	0.00%	2,053.83	-
271		Change order 2 COR 4	$ 1,786.54	-			-	0.00%	1,786.54	-
272		Change order 2 COR 5	$ 16,006.17	4,500.00			4,500.00	28.11%	11,506.17	225.00
273		Change order 2 COR 7	$ 8,709.84	-			-	0.00%	8,709.84	-
274		Change order 2 COR 8	$ 9,514.71	-			-	0.00%	9,514.71	-
275		Change order 2 COR 10	$ 2,173.05	2,173.05			2,173.05	100.00%	-	108.65
276		Change order 3 COR 06	$ 914.38	-	125.00		125.00	13.67%	789.38	6.25
277		Change order 3 COR 11	$ 1,325.66	-	1,325.66		1,325.66	100.00%	-	66.28
278		Change order 3 COR 12	$ 1,235.40	-	1,235.40		1,235.40	100.00%	-	61.77
279				-			-		-	-
280				-			-		-	-
281				-			-		-	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
282				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,907,928.65	$ 1,851,157.51	$ 547,714.15	$ -	$ 2,398,871.66	82.49%	$ 509,056.99	$ 119,943.58

TABULATION ON STORED MATERIALS

Architecture Engineering Planning Interiors

Page 1 of 1

Contractor Core Construction

Application for Payment No. 8

Application Date 5/25/26 Project Bondurant Parks & Recreation

Pay-App Line	Description of Material	(1) Materials Stored in Last Application OffSite	*(2) Material Added Since Last Application OffSite	*(2) Material Added Since Last Application OnSite	*(2) Material Added Since Last Application	(3) Materials Used Since Last Application	(4) Materials Stored in this Application	Sub
43	Steel Material	$ -					$ -	USEI
96	Door HW Material	$ -					$ -	Doors Inc
49	Milwork Material	$ -					$ -	Fletcher
77	Coiling Door M	$ 5,300.00				$ 5,300.00	$ -	Skold
269	Change order 1 COR 1	$ 1,440.00				$ 1,440.00	$ -	Doors Inc
161	Panels Material	$ 11,000.00				$ 11,000.00	$ -	Forman Ford
94	Curtainwall Material	$ 53,878.73				$ 53,878.73	$ -	Forman Ford
90	Storefront Material	$ 3,625.44				$ 3,625.44	$ -	Forman Ford
160	Glazed Canopies M	$ 3,846.36				$ 3,846.36	$ -	Forman Ford
74	Sliding Glazed M	$ 12,495.56				$ 12,495.56	$ -	Forman Ford
		$ -					$ -	
							$ -	
							$ -	
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		$ 71,618.73	$ -				$ -	

storedmaterialstabulation

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.o.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution to approve Change Order No. 4 to Core Construction for the Bondurant Parks and Recreation Facility Project (The Station) in the amount of $5,508.96

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This change order represents 4 different items for the Station project. Please see the descriptions below.

1. Electrical Circuit Changes. Addition of a dedicated circuit for the microwave in the staff office hallway, and changing the circuit in the event kitchenette for the warming oven. Cost for this work is $927.62
2. Trash Enclosure Door Jamb. There was a need to add a door jamb to the rear door of the trash enclosure. FEH will reduce their contract with the city by the same amount of 500 dollars to account for this missing in their design.
3. The dishwasher for the event space kitchen is taller than the cabinet design that was installed. Staff worked with Core on a solution to maintain the ADA countertop height and also provide a lockable cabinet for the chemical bottles for the operation of the unit. Cost of this addition is $2,926.88
4. Men's Restroom Drywall. There was a support rod for the building structure that staff felt needed to be enclosed into the wall to prevent future issues, and in having this enclosed, reduced the ADA restroom stall width, so the rest of the fixtures had to be adjusted to maintain ADA compliance. The cost of this work is $1,154.46.

This Change Order brings the new contract sum to a total of $2,913,437.61.

FUNDING SOURCE: LWCF Grant/ Bond Funding/ LOSST/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-197
2. Change Order No. 4

CITY OF BONDURANT
RESOLUTION NO. 260615-197

RESOLUTION APPROVING CHANGE ORDER NO. 4 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $5,508.96

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

WHEREAS Change Order No. 4 includes six (4) items consisting of electrical circuit changes, trash enclosure door jamb, extra drywall work in men's restroom, the addition of a lockable cabinet for the dishwasher in kitchenette; and

WHEREAS the project includes a construction contingency of approximately $142,165, and the total change orders to date represent approximately 2.5% of the total construction cost; and

WHEREAS this Change Order brings the new contract sum to a total of $2,913,437.61; and

WHEREAS City staff recommend approval of Change Order No. 4 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Change Order No. 4 to Core Construction Services, LLC, in the above-referenced amount is hereby approved.

Passed This 15th 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				
Lyman				
Driscoll				
McKenzie				
Sillanpaa				

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Bondurant Parks & Recreation Events Center Facility Renovation 101 Grant Street North Bondurant, IA 50035	Contract For: General Construction Date: 06-03-2026	Change Order Number: 004 Date: 06-03-2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of Bondurant 200 2nd Street NE Bondurant, IA 50035	FEH DESIGN 604 E. Grand Ave. Des Moines, IA 50309	Core Construction Services LLC 3093 NW Prairie Lane Des Moines, IA 50313

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Scope Modifications include:

COR 13: PR005 ELECTRICAL CHANGES - ADD $927.62
- Additions and modifacation to receptacles added in Corridor 119 and Kitchen 109.

COR 15: TRASH DOOR JAMB - ADD $500.00
- Provide and install one side of a door jamb at the trash gate for door closure & latching purposes.

COR 16: DISHWASHER CABINET - ADD $2,926.88
- Changes to the dishwasher cabinet, installation of fixed panel at OH coiling door, and additional backsplash panels.

COR 17: MEN'S RESTROOM ROUGH IN - ADD $ 1,154.46
- Relocate plumbing fixture rough in at men's restroom due to building bracing.

TOTAL: ADD $ 5,508.96

The original Contract Sum was	$	2,843,299.00
The net change by previously authorized Change Orders	$	64,629.65
The Contract Sum prior to this Change Order was	$	2,907,928.65
The Contract Sum will be increased by this Change Order in the amount of	$	5,508.96
The new Contract Sum including this Change Order will be	$	2,913,437.61

The Contract Time will be unchanged by (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

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User Notes: (6a1db1ad8557312db205442d)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*	**CONTRACTOR** *(Signature)*	**OWNER** *(Signature)*
BY: Cory W Sharp, AIA, Architect	BY: Mike Ogle, Partner	BY: Doug Elrod, Mayor
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
06-03-2026		
Date	*Date*	*Date*

Digitally signed by Mike Ogle
DN: C=US, E=mikeo@coreconstructionia.com, O=Core Construction, CN=Mike Ogle
Date: 2026.06.04 09:21:27-05'00'

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User Notes: (6a1db1ad8557312db205442d)

CORE CONSTRUCTION SERVICES, LLC
3093 NW PRAIRIE LN
DES MOINES, IA 50313
(515) 264-5156 OFFICE
(515) 257-4311 FAX

4-17-26

Cory Sharp
604 East Grand Ave.
Dm, IA 50309

RE: 25120 – PR 005
Dear Cory:

Core proposes the flowing changes to the contract.

E1.1 – Electrical Power Plan
1. Corridor 119 – Add dedicated 120V GFCI receptacle for microwave below counter.
2. Kitchen 109 - Remove 208V receptacle serving oven and replace with dedicated 120V receptacle for warming unit.

E4.3– Electrical Schedules
1. Panel P1 – Utilize one (1) of the spare 20A-1P breakers to connect new microwave receptacle
2. Panel K1 – Remove 50A-2P breaker serving oven. Add one (1) 20A-1P GFCI Breaker to serve warming unit receptacle.

Proposed change in contract sum add **of $ 927.62**
Proposed change in schedule **00 days** if approved by **4-31-26.** Should approval be granted after this deadline, the schedule shall be extended further beyond the proposed change the same number of days.

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

Mike Ogle
Project Manager
Cc:

- ☐ Approved, incorporate change immediately
- ☐ Pending, continue work per current contract
- ☐ Pending, stop affected work until action taken (hold time past deadline above will be added to the proposed change in schedule)
- ☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner and Architect:

Owner:	Architect:
Signature _____	Signature _____
Name _____	Name _____
Title _____	Title _____
Date _____	Date _____

COR #013

Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: FEH

ATTN: Cory Sharp

PROJECT NAME: Bondo Parks & Rec
PROJECT NUMBER: 25120
SUBJECT: PR 5 Pricing
FROM: Mike Ogle
DATE: 4/17/26

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	PR 5 Pricing												
		Jaspering	1.00	ls							$ 871.00	$ 871.00	$ 871.00
	Subtotal					**$ -**		**$ -**		**$ -**		**$ 871.00**	**$ 871.00**
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				10.00%		10.00%		10.00%		5.00%	**$ 43.55**	**$ 43.55**
	Bond				1.50%		1.50%		1.50%		1.50%	**$ 13.07**	**$ 13.07**

The Contract Schedule will ☑ Increase / ☐ Decrease by: **0** days

TOTAL COR: $ 927.62

Clarifications & Exclusions:

Jaspering Electric

2716 SE 5th, Suite 2 Ames, IA 50010
Phone: 515.232.4276 Fax: 515.663.8890
e-mail: jeffj@jasperingelectric.com

Change Request

Date: 4/17/2026

To: Core Construction
Attn:

Job: Bondurant Parks and Rec Event Center

Change Request: PR 5

Drawing:

Description: Add under counter microwave recptacle and change 50 amp receptacle to 120/20 amp with gfci breaker.

Labor:	$90/ Hour	6.56 hours	$	590.40
Material			$	201.06
10% Mark up			$	79.15
Bond				
Material Sales Tax				
Total			$	871.00

PR 5

Item	Quantity	Labor Unit	Labor	Unit Price	Price
			0.00		$ -
3/4 EMT	80	0.042	3.36	$ 0.73	$ 58.40
602	2	0.13	0.26	$ 0.36	$ 0.72
612	10	0	0.00	$ 0.44	$ 4.40
3/4 STRAP	10	0	0.00	$ 0.95	$ 9.50
3-#12	110	0.019	2.09	$ 0.63	$ 69.30
4X4X2 1/8 "	1	0.15	0.15	$ 3.50	$ 3.50
5/8 1-G RING	1	0	0.00	$0.95	$ 0.95
TSGB16	1	0	0.00	$4.75	$ 4.75
5362 20A RECEP with plate	2	0.5	1.00	$7.50	$ 15.00
QOB120GFCI	1	1	1.00	$ 86.00	$ 86.00
			0.00		$ -
			0.00		$ -
3#8 1 #10	-26	0.025	-0.65	$ 1.62	($42.12)
3894 receptacle	-1	0.65	-0.65	$ 7.89	$ (7.89)
TP703W plate	-1		0.00	$ 1.45	$ (1.45)
			0.00		$ -
			0.00		$ -
			0.00		$ -

CORE CONSTRUCTION SERVICES, LLC
3093 NW PRAIRIE LN
DES MOINES, IA 50313
(515) 264-5156 OFFICE
(515) 257-4311 FAX

6-01-26

Cory Sharp
604 East Grand Ave.
Dm, IA 50309

RE: 25120 – Trash Door Jamb

Dear Cory:

Core proposes the flowing changes to the contract.

Provide and Install one side of a Door Jamb at trash Gate.

Proposed change in contract sum add **of $500.00**

Proposed change in schedule **00 days** if approved by **6-1-26.** Should approval be granted after this deadline, the schedule shall be extended further beyond the proposed change the same number of days.

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

Mike Ogle
Project Manager
Cc:

- ☐ Approved, incorporate change immediately
- ☐ Pending, continue work per current contract
- ☐ Pending, stop affected work until action taken (hold time past deadline above will be added to the proposed change in schedule)
- ☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner and Architect:

Owner:	Architect:
Signature _____	Signature _____
Name _____	Name _____
Title _____	Title _____
Date _____	Date _____

COR #015

Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: FEH

ATTN: Cory Sharp

PROJECT NAME: Bond Parks & Rec
PROJECT NUMBER: 25120
SUBJECT: Trash Door Jam
FROM: Mike Ogle
DATE: 4/30/26

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	Trash Door Jam												
	Jamb Material	Doors Inc.	1.00	ls			$ 390.00	$ 390.00					$ 390.00
	Ebert	Painting	1.00	ls							$ 225.00	$ 225.00	$ 225.00
	Jamb Install	Core	1.00	ls	$ 225.00	$ 225.00							$ 225.00
	Cost Dedcut		1.00	ls							$ (399.39)	$ (399.39)	$ (399.39)
99													
100													
	Subtotal					**$ 225.00**		**$ 390.00**		**$ -**		**$ (174.39)**	**$ 440.61**
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				10.00%	**$ 22.50**	10.00%	**$ 39.00**	10.00%		5.00%	**$ (8.72)**	**$ 52.78**
	Bond				1.50%	**$ 3.38**	1.50%	**$ 5.85**	1.50%		1.50%	**$ (2.62)**	**$ 6.61**

The Contract Schedule will ☑ Increase / ☐ Decrease by: **0** days

TOTAL COR: $ 500.00

Clarifications & Exclusions:

mikeo@coreconstructionia.com

From: Everett Kruger <ekruger@doorsinciowa.com>
Sent: Thursday, April 30, 2026 11:03 AM
To: 'Steve Koester'; 'Mike Ogle - Core Construction'
Subject: FW: trash enclosure walk door-strike jamb for Bondurant Parks & Rec.
Attachments: side jamb for trash walk door.pdf

Guys, okay I am writing up this jamb to be done and delivered for next Tues. Cost for all materials, labor and shipping would be $390.00. If you want to approve this now I can go ahead and get the work ticket to the shop.

Thank you,
Everett

From: stevek@coreconstructionia.com <stevek@coreconstructionia.com>
Sent: Thursday, April 30, 2026 10:59 AM
To: 'Cory Sharp' <corys@fehdesign.com>; 'Noah Schulte' <noahs@fehdesign.com>
Cc: mikeo@coreconstructionia.com; Everett Kruger <ekruger@doorsinciowa.com>
Subject: RE: trash enclosure walk door

Everett @ Doors Inc. recommended taking the jamb to the ground rather than holding up even with bottom of door



Standard EO Prep
galvanized jamb



Steve Koester
Project Superintendent
3093 NW Prairie Ln, Des Moines IA 50313

Office 515/264-5156 Cell 515/943-1372 FAX 515/257-4311

Coreconstructionia.com

From: stevek@coreconstructionia.com <stevek@coreconstructionia.com>
Sent: Thursday, April 30, 2026 10:09 AM
To: 'Cory Sharp' <corys@fehdesign.com>; 'Noah Schulte' <noahs@fehdesign.com>
Cc: mikeo@coreconstructionia.com
Subject: trash enclosure walk door

Cory is this what you were thinking?

Core Construction Services, LLC
3093 NW Prairie Ln
Des Moines, IA 50313
(515) 264-5156 Office
(515) 257-4311 Fax

5-22-26

Cory Sharp
604 East Grand Ave.
Dm, IA 50309

RE: 25120 – Dishwasher Cabinet.

Dear Cory:

Core proposes the flowing changes to the contract.

Changes to the dishwasher cabinet. Add Fixed panel at OH Coiling Door.

Proposed change in contract sum add **of $ 2,926.88**

Proposed change in schedule **00 days** if approved by **6-1-26.** Should approval be granted after this deadline, the schedule shall be extended further beyond the proposed change the same number of days.

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

Mike Ogle
Project Manager
Cc:

- ☐ Approved, incorporate change immediately
- ☐ Pending, continue work per current contract
- ☐ Pending, stop affected work until action taken (hold time past deadline above will be added to the proposed change in schedule)
- ☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner and Architect:

Owner:	Architect:
Signature _____	Signature _____
Name _____	Name _____
Title _____	Title _____
Date _____	Date _____

COR #016

Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: FEH

ATTN: Cory Sharp

PROJECT NAME: Bondo Parks $ Rec
PROJECT NUMBER: 25120
SUBJECT: Dishwasher Cabinet
FROM: Mike Ogle
DATE: 5/22/26

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	Dishwasher Cabinet												
	Material	Fletcher	1.00	ls			$ 1,425.00	$ 1,425.00					$ 1,425.00
	Labor	Core	16.00	mh	$ 75.00	$ 1,200.00							$ 1,200.00
99													
100													
	Subtotal					**$ 1,200.00**		**$ 1,425.00**		**$ -**		**$ -**	**$ 2,625.00**
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				10.00%	**$ 120.00**	10.00%	**$ 142.50**	10.00%		5.00%		**$ 262.50**
	Bond				1.50%	**$ 18.00**	1.50%	**$ 21.38**	1.50%		1.50%		**$ 39.38**

The Contract Schedule will ☑ Increase / ☐ Decrease by: **0** days

TOTAL COR: $ 2,926.88

Clarifications & Exclusions:

FLETCHER
WOOD PRODUCTS
428 Central Avenue, Fort Dodge, IA 50501
Phone: 515-573-2021
Email: Sales@fwpia.com

Request for Change (Bondurant Parks & Recreation Events Center)

From:
B.A.K MFG dba Fletcher Wood Products
428 Central Avenue
Fort Dodge, IA 50501

To: Steve Koester

Project: ***Bondurant Parks & Recreation Events Center***

Change Request: Addition of Cabinet, Replacement Top, 4 Splashes, Cabinet Panel.

- **Cabinet Panel: $85.00**
- **Solid Surface Splashes: $565.00**
- **Additional Cabinet and New Solid Surface Countertop Section: $775.00**

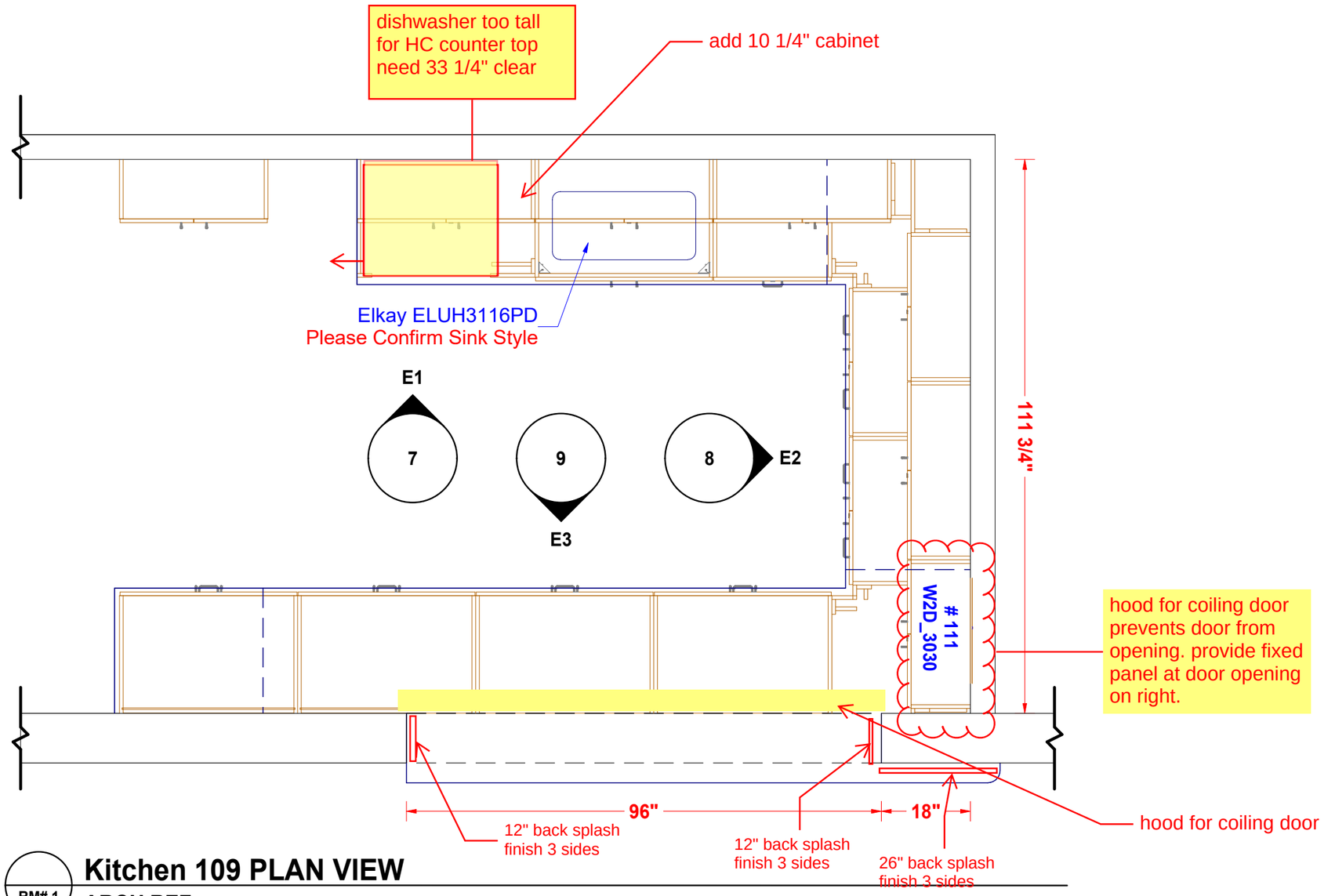
Total Change Order: $1,425.00

Respectfully Submitted by:

Caitlyn Shapcott

Field Verification By: _____

Field Verification Date: _____



RM# 1

Kitchen 109 PLAN VIEW

ARCH REF.:

SCALE: 1/2 " = 1 '

FLETCHER WOOD PRODUCTS

428 Central Avenue Fort Dodge IA 50501 PH: 515-573-2021

PROJECT:
Bondurant Parks and Rec.
101 Grant Street N
Bondurant, IA 50035

JOB #: **225047**

DATE: **12/10/2025**

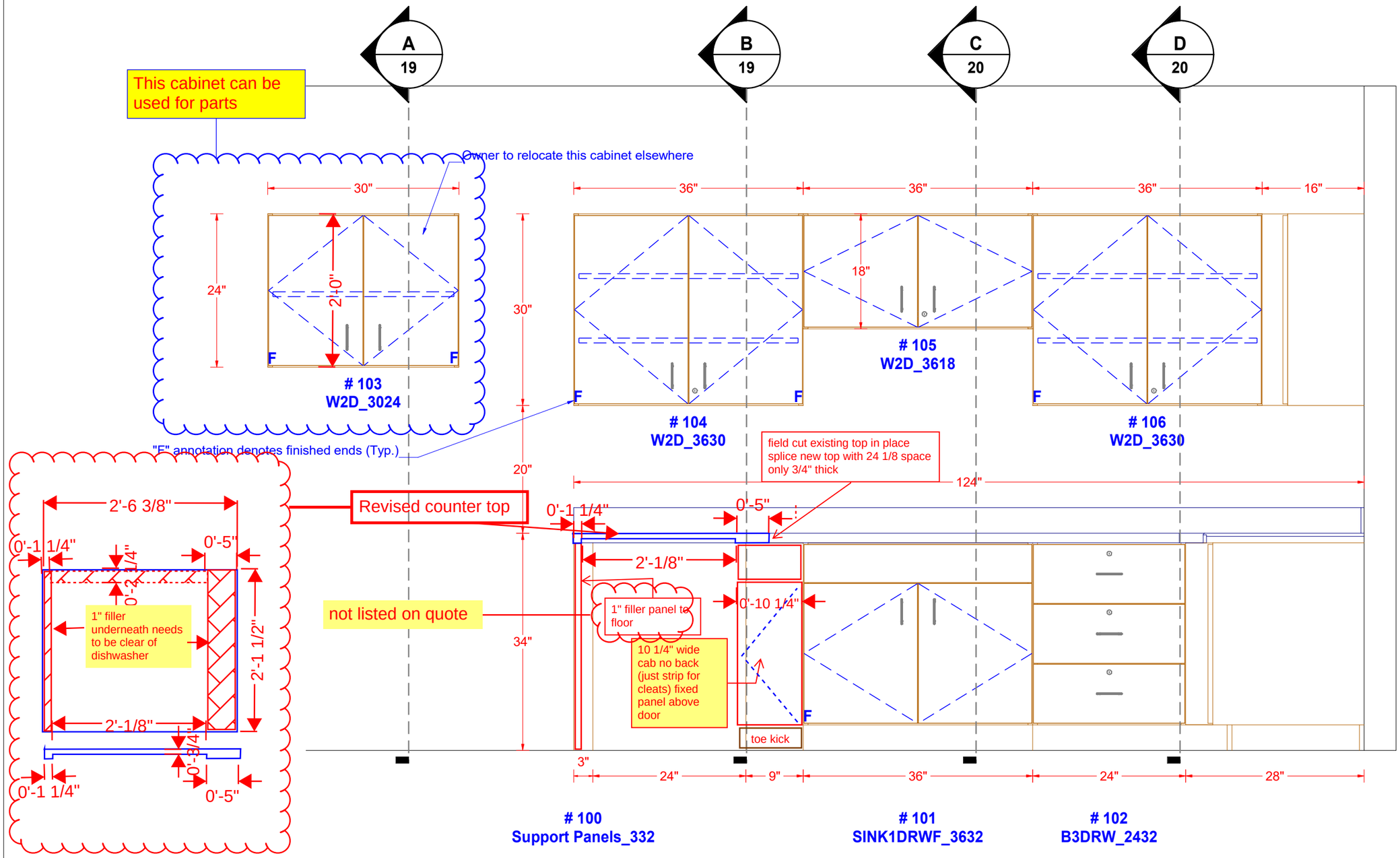
DRAWN BY: **DSD**

SCALE: AS NOTED

TOLERANCE: +/- 1/16"

REVISIONS:

SHEET: 6



E1
RM# 1

Kitchen 109 ELEVATION VIEW

ARCH REF.:

SCALE: 3/4 " = 1 '

EXTERIOR MATERIAL COLOR: PL-01
INTERIOR MATERIAL COLOR: White Melamine
CASE EDGEBANDING: .5mm PVC to Match Exterior
DOOR BANDING: .5mm PVC to Match Exterior
DOOR TYPE: SLAB Vertical Door
TOPS: SS Separate Splashes - Acrylic SSM-01

FLETCHER WOOD PRODUCTS
428 Central Avenue Fort Dodge IA 50501 PH: 515-573-2021

PROJECT:
Bondurant Parks and Rec.
101 Grant Street N
Bondurant, IA 50035

JOB #: **225047**

DATE: **12/10/2025**

DRAWN BY: **DSD**

SCALE: AS NOTED

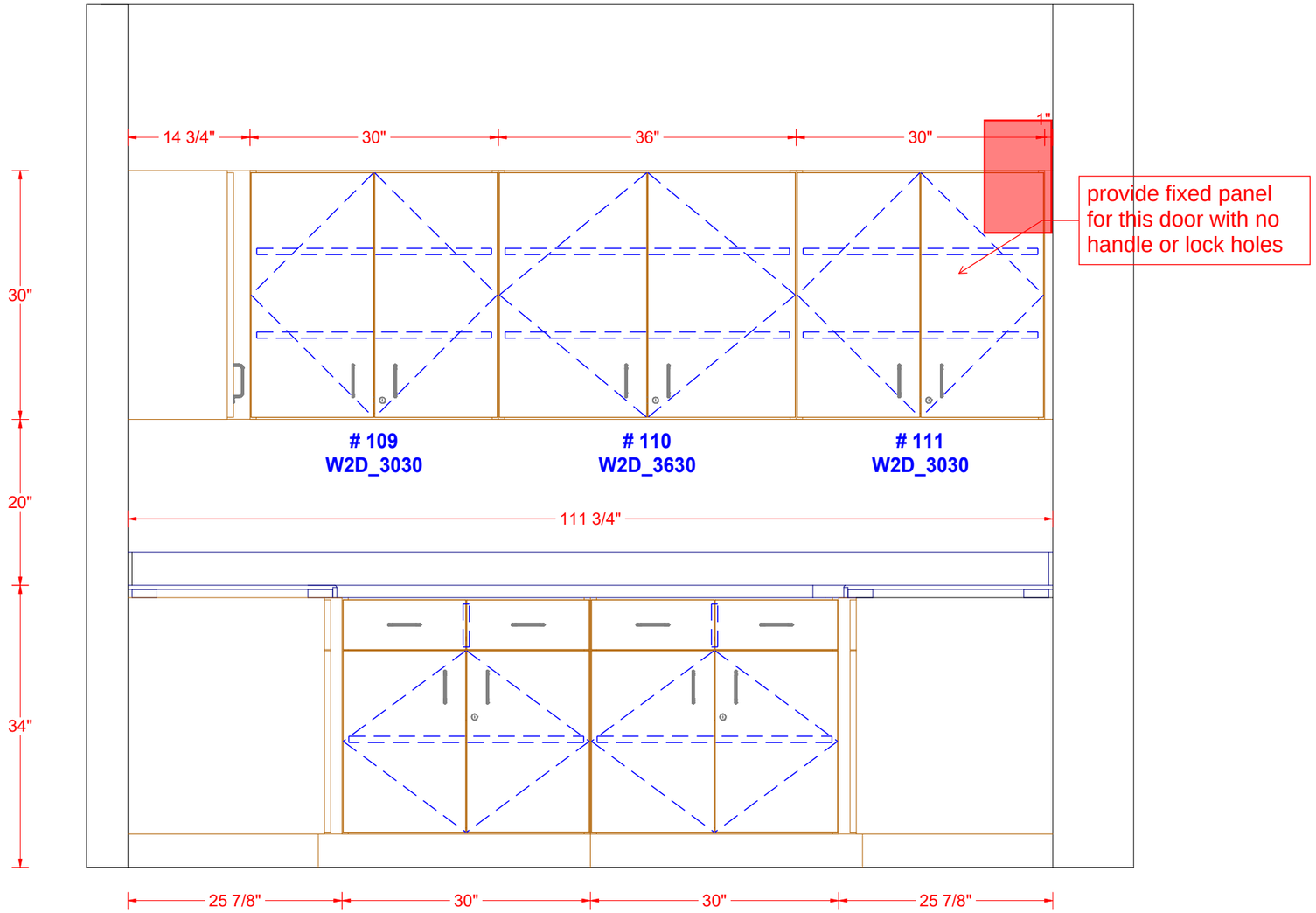
TOLERANCE: +/- 1/16"

REVISIONS:

SHEET: **7**

Field Verification By: _____

Field Verification Date: _____



E2
RM# 1

Kitchen 109 ELEVATION VIEW

ARCH REF.:

SCALE: 3/4 " = 1 '

EXTERIOR MATERIAL COLOR: PL-01
INTERIOR MATERIAL COLOR: White Melamine
CASE EDGEBANDING: .5mm PVC to Match Exterior
DOOR BANDING: .5mm PVC to Match Exterior
DOOR TYPE: SLAB Vertical Door
TOPS: SS Separate Splashes - Acrylic SSM-01

FLETCHER WOOD PRODUCTS
428 Central Avenue Fort Dodge IA 50501 PH: 515-573-2021

PROJECT:
Bondurant Parks and Rec.
101 Grant Street N
Bondurant, IA 50035

JOB #: **225047**

DATE: **12/11/2025**

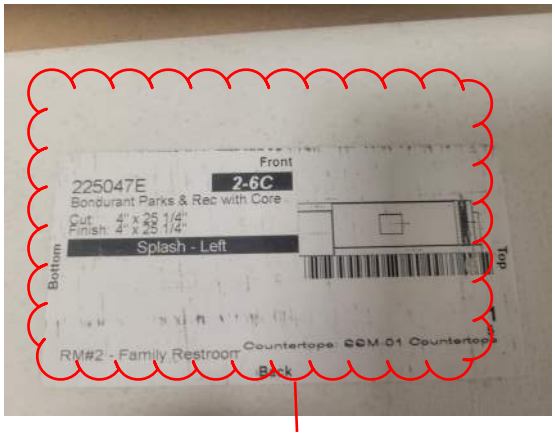
DRAWN BY: **DSD**

SCALE: AS NOTED

TOLERANCE: +/- 1/16"

REVISIONS:

SHEET: 8



need replacement
side splash for 110

need fixed panel





CORE CONSTRUCTION SERVICES, LLC
3093 NW PRAIRIE LN
DES MOINES, IA 50313
(515) 264-5156 OFFICE
(515) 257-4311 FAX

5-26-26

Cory Sharp
604 East Grand Ave.
Dm, IA 50309

RE: 25120 – Men's Restroom Rough In.

Dear Cory:

Core proposes the flowing changes to the contract.

Relocate rough in at men's restroom due to building bracing.

Proposed change in contract sum add **of $ 1,154.46**

Proposed change in schedule **00 days** if approved by **6-1-26.** Should approval be granted after this deadline, the schedule shall be extended further beyond the proposed change the same number of days.

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

Mike Ogle
Project Manager
Cc:

- ☐ Approved, incorporate change immediately
- ☐ Pending, continue work per current contract
- ☐ Pending, stop affected work until action taken (hold time past deadline above will be added to the proposed change in schedule)
- ☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner and Architect:

Owner:	Architect:
Signature _____	Signature _____
Name _____	Name _____
Title _____	Title _____
Date _____	Date _____

COR #017

Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: FEH

ATTN: Cory Sharp

PROJECT NAME: Bondo Parks & Rec
PROJECT NUMBER: 25120
SUBJECT: Rough In Mens Restroom
FROM: Mike Ogle
DATE: 5/26/26

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	Rough In Mens Restroom												
		DAHL	1.00	ls							$ 1,084.00	$ 1,084.00	$ 1,084.00
100													
	Subtotal					**$ -**		**$ -**		**$ -**		**$ 1,084.00**	**$ 1,084.00**
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				10.00%		10.00%		10.00%		5.00%	**$ 54.20**	**$ 54.20**
	Bond				1.50%		1.50%		1.50%		1.50%	**$ 16.26**	**$ 16.26**

The Contract Schedule will ☑ Increase / ☐ Decrease by: **0** days

TOTAL COR: $ 1,154.46

Clarifications & Exclusions:

Contract Modification

DAHL AIR CONDITIONING & HEATING LLC.
2000 ASH ST. PO BOX 560
DE SOTO, IA 50069

Phone 515-996-2216 Fax 515-996-2621

Number RFI-18

TO Core Construction Services
3093 NW Prarie LN
Des Moines, IA 50313

PHONE	DATE
	5/26/26
JOB NAME/LOCATION	
Bondurant Parks and Rec	
Description	JOB PHONE
Relocate toilet rough in	
Dahl Job Number	JOB PHONE
2526	
EXISTING CONTRACT NO	DATE OF EXISTING CONTRACT

We hereby agree to make the change(s) specified below:

Description

Per RFI 18

Relocate toilet rough in in men's room

Dahl office labor

Subcontractor		$	1,032
Dahl markup	10%	$	-
Subcontractor markup	5%	$	52
TOTAL		$	1,084

NOTE: This Change Order becomes part of and in conformance with the existing contract.

WE AGREE hereby to make the change(s) specified above at this price ⇨	ADD	$	1,084
DATE	**PREVIOUS CONTRACT AMOUNT**	$	
AUTHORIZED SIGNATURE (CONTRACTOR)	**REVISED CONTRACT TOTAL**	$	

ACCEPTED - The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated

Date of acceptance _____

Signature _____

1

VAN SITTERT PLUMBING & HEATING

314 SE 14th STREET
PELLA, IOWA 50219
PH: 641-628-4362

CHANGE PROPOSAL

NAME: James Boyd
ORGANIZATION: Dahl Air Conditioning
FROM: Mike Branderhorst
DATE: 5/21/26
PROJECT: Bondurant Parks and Rec
PAGES: 1

WE PROPOSE TO FURNISH MATERIAL AND LABOR / COMPLETE IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE FOLLOWING WORK: (THIS PROPOSAL IS GOOD FOR 30 DAYS

Move Toilet Rough Ins

Amount: **Labor-** **$900.00**
Material- **$132.00**

Total: **$1032.00**

ACCEPTED BY: _____

DATE: _____

SUBMITTED BY:_____
MIKE BRANDERHORST/PRESIDENT-VAN SITTERT P & H

VAN SITTERT PLUMBING & HEATING
314 SE 14th STREET
PELLA, IOWA 50219
PH: 641-628-4362

Work Authorization Form

Date 3/01/26

Job Name Bondurant Parks and Rec

Item/Description of Work

Relocate toilet rough in in men's room 115 per RFI 18 (attached)

3/3/26 2 men 3 hr relocate water lines in 115 SGK

4/21/26 1 man 3 hr install 2" offset toilet floor flange in 115 SGK

By signing below agreement is made to proceed with work on a T&M plus cost basis. Labor to be billed at $100 per hour

Upon completion an invoice will be created and sent through for a contact change.

Company Name Core Construction

By Steve Koester

Signature Steve Koester

Date 5/15/26

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.p.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving the purchase of Stream Mitigation Credits from Naturion West, LLC for the SE Industrial Public Improvements Project in the amount of $17,850.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: For the SE Industrial Public Improvements project bid package 2, the box culvert that is at Mud Creek needs to be extended to facilitate the widening of the roadway. The US Army Corp of Engineers requires any stream disturbance to offset this with Stream Mitigation Credits. The design team at Shive-Hattery provided the city with a list of options for different mitigation banks from which to purchase credits. The credit purchase from Naturion West, LLC in Columbia, Illinois was the most cost-effective site for the project. The purchase of 238 credits at a cost of $75 per credit brings the total purchase amount to $17,850.

FUNDING SOURCE: RISE Funding/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-198
2. City of Bondurant - Purchase Agreement Bunker MB
3. City of Bondurant FINAL 6-1-26

CITY OF BONDURANT, IOWA
RESOLUTION NO. 260615-198

A RESOLUTION APPROVING A MITIGATION CREDIT PURCHASE AGREEMENT WITH NATURION WEST, LLC FOR THE PURCHASE OF STREAM MITIGATION CREDITS ASSOCIATED WITH THE SE INDUSTRIAL PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF $17,850.00

WHEREAS, the City of Bondurant is undertaking the SE Industrial Public Improvements Culvert Extension Project located in Polk County, Iowa; and

WHEREAS the United States Army Corps of Engineers (USACE), pursuant to Permit No. CEMVR-RD-2026-361 dated May 6, 2026, requires mitigation for stream impacts associated with the project; and

WHEREAS Naturion West, LLC is the owner and sponsor of the Bunker Stream Mitigation Bank, USACE Action No. CEMVR-RD-2022-1342, which is authorized to provide stream mitigation credits; and

WHEREAS the City has negotiated a Mitigation Credit Purchase Agreement with Naturion West, LLC for the purchase of two hundred thirty-eight (238) stream bank credits to satisfy mitigation requirements associated with the SE Industrial Public Improvements Culvert Extension Project; and

WHEREAS the purchase price for the mitigation credits is Seventy-Five Dollars ($75.00) per credit for a total cost of Seventeen Thousand Eight Hundred Fifty Dollars ($17,850.00); and

WHEREAS the City Council finds that approval of the Mitigation Credit Purchase Agreement is in the best interests of the City and is necessary to comply with federal permitting requirements for the project.

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

Section 1. The Mitigation Credit Purchase Agreement between the City of Bondurant and Naturion West, LLC, for the purchase of 238 stream bank credits at a total cost of $17,850.00, is hereby approved.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute the Mitigation Credit Purchase Agreement and any related documents necessary to complete the transaction on behalf of the City.

Section 3. The City Administrator, City Engineer, and City Clerk are authorized to take all actions necessary to implement this Resolution and fulfill the City's obligations under the Agreement.

Section 4. This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed this 15th 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				

MITIGATION CREDIT PURCHASE AGREEMENT

THIS MITIGATION CREDIT PURCHASE AGREEMENT (this "Agreement") is made as of this **2nd** day of **June**, 202**6** ("Effective Date"), by and between **Naturion West, LLC**, as seller ("Seller"), and **City of Bondurant**, as purchaser ("Purchaser").

RECITALS

A. Seller is the sponsor and owner of that certain mitigation bank identified as **Bunker Stream** Mitigation Bank, USACE Action No.:**CEMVR-RD-2022-1342** (the "Mitigation Bank"). The establishment, use, operation and maintenance of the Mitigation Bank are subject to the requirements of that certain **Bunker Stream** Mitigation Bank Banking Instrument ("MBI") approved by the Interagency Review Team (as defined in the MBI) on **September 15**, 202**3**.

B. Pursuant to the requirements of the Clean Water Act and regulations promulgated thereunder, Purchaser must mitigate for impacts to **stream** on certain property commonly known as **NE 62nd Avenue culvert extension** located in **Polk** County, **Iowa** (the "Development Impacts").

C. Seller desires to sell, and Purchaser desires to buy, **238 stream** bank credits ("Purchased Credits") generated from the Mitigation Bank for Purchaser to mitigate for the Development Impacts, as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and the mutually dependent covenants contained herein and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, and intending to be legally bound, Seller and Purchaser agree to the following terms and conditions:

1. **Sale of Credits.** Subject to the terms and conditions of this Agreement, Seller agrees to sell, assign, convey and transfer to Purchaser, and Purchaser agrees to purchase from Seller, the Purchased Credits, solely to mitigate for the Development Impacts. The parties acknowledge that the Section 404 permit process, and, if necessary, the Section 401 certification process under the Clean Water Act must be completed prior to Closing (defined below) and Purchaser may use this Agreement to satisfy it's mitigation requirements for the Development Impacts as Purchaser is required to do under a certain **CEMVR-RD-2026-361** Permit dated **May 6**, 202**6** issued by **USACE Rock Island District**.

2. **Purchase Price.** The aggregate purchase price for the Purchased Credits shall be **Seventy-Five Dollars and 00/100 Cents ($75.00)** per Purchased Credit, for a total purchase price of **Seventeen Thousand Eight Hundred-Fifty Dollars and 00/100 Cents ($17,850.00)** (the "Purchase Price").

3. Payment of Purchase Price. The Purchase Price shall be paid by Purchaser to Seller in the following manner:

   (a) Balance of Purchase Price. Within thirty (30) days of the Purchaser's execution and delivery to Seller of this Agreement, Purchaser shall deliver to Seller by wire transfer or check, the amount full satisfaction of the Purchase Price. Please contact **Jenny Arnold** to securely receive wire transfer payment instructions.

4. **Closing.** Closing on the purchase and sale of the Purchased Credits ("Closing") shall occur electronically not later than **July 1, 2026** . Notwithstanding any provision of this Agreement to the contrary, if the Closing has not occurred within thirty (30) days after the Effective Date, Seller, in its sole discretion, may terminate this Agreement at any time without any rights, obligations or liability to Purchaser whatsoever.

5. **Buyer's Deliveries.** At Closing, Buyer shall deliver to Seller the balance of the Purchase Price as provided in Section 2 above.

6. **Seller's Deliveries.** At Closing and upon receipt of the full Purchase Price, Seller shall deliver to Purchaser the following:

(a) a Bill of Sale in the form attached hereto at Exhibit A in proper form and duly executed by Seller, (and/or any other documents as are reasonably necessary) evidencing the sale of the Purchased Credits to Purchaser; and

7. **Closing Costs.** Seller shall pay the cost of preparing the Bill of Sale, any taxes and costs customarily paid by sellers of credits from the Mitigation Bank, and Seller's attorney's fees. Purchaser shall pay the cost of any inspections and investigations, any taxes and costs customarily paid by purchasers of credits from the Mitigation Bank, Purchaser's attorney's fees and other costs of Closing, if any.

8. **Limitations on Purchaser's Rights.** Seller's sale and conveyance of the Purchased Credits to Purchaser shall not constitute the conveyance or transfer of any right, interest or ownership in real property, nor shall such sale and conveyance impose upon Purchaser any right, obligation, duty or liability arising from or incident to any right, interest or ownership in real property.

9. **Default.**

(a) By Purchaser. If Purchaser fails to make any payment required of it hereunder in a timely manner, or fails to otherwise perform any of its other material obligations under this Agreement, or if any representation or warranty provided by Purchaser in this Agreement proves to have been misleading or false in any material respect when made or as of Closing, Purchaser shall be deemed to be in default and, at Seller's election, in its sole and absolute discretion, Seller may terminate this Agreement and all of Seller's obligations hereunder. Upon any such termination, (A) if prior to Closing, (i) Purchaser shall lose all of its right and privilege to purchase the Purchased Credits from Seller, (ii) Seller may notify, if required by law, USACE of Purchaser's failure to fulfill its obligations under this Agreement; and (B) if after Closing (or is discovered by Seller after Closing), Seller shall have the right to pursue all remedies as may be available to Seller at law or in equity. All rights and remedies of Seller hereunder shall be cumulative and not mutually exclusive of one another.

(b) By Seller. If Seller defaults in performing any of Seller's material obligations under this Agreement, and such default continues for a period of thirty (30) days after Purchaser has provided written notice to Seller of such default, or if any representation or warranty provided by Seller in this Agreement proves to have been misleading or false in any material respect when made or as of Closing, then Seller shall be deemed to be in default and (i) if prior to Closing, Purchaser's sole remedies shall be to terminate this Agreement by providing written notice thereof to Seller, in which event neither party shall have any further rights or obligations hereunder, except as expressly provided herein; or (ii) if after Closing (or such default is discovered by Purchaser after Closing), Purchaser shall have the right to pursue such remedies as may be available to it at law or in equity.

(c) NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTINUED IN THIS AGREEMENT, IN THE EVENT OF A DEFAULT, THE DEFAULTING PARTY'S LIABILITY SHALL BE LIMITED TO DIRECT, ACTUAL DAMAGES ONLY, AND SUCH DIRECT ACTUAL DAMAGES SHALL BE THE SOLE AND EXCLUSIVE REMEDY HEREUNDER. IN NO EVENT SHALL ANY OTHER LIABILITY BE INCURRED BY EITHER PARTY FOR ANY OBLIGATIONS WHICH ARISE UNDER THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY, OR INDIRECT DAMAGES IN TORT, CONTRACT OR OTHERWISE. EXCEPT AS OTHERWISE PROVIDED UNDER THIS AGREEMENT, SELLER MAKES NO REPRESENTATION OR WARRANTY HEREUNDER REGARDING THE MERCHANTABILITY OF THE PURCHASED CREDITS OR, WITH RESPECT TO THE PURCHASED CREDITS, ANY ACTION OR FAILURE TO ACT, OR APPROVAL OR FAILURE TO APPROVE, OF ANY GOVERNMENTAL AUTHORITY. REDRESS FOR ANY CLAIM AGAINST SELLER UNDER THIS AGREEMENT SHALL BE LIMITED TO AND ENFORCEABLE ONLY AGAINST AND TO THE EXTENT OF SELLER'S INTEREST IN THE MITIGATION BANK. THE OBLIGATIONS OF SELLER AND PURCHASER UNDER THIS AGREEMENT ARE NOT INTENDED TO BE AND SHALL NOT BE PERSONALLY BINDING ON, NOR SHALL ANY RESORT BE HAD TO THE PRIVATE PROPERTIES OF, ANY OF THEIR DIRECTORS, OFFICERS, PARTNERS, BENEFICIARIES, MEMBERS, STOCKHOLDERS, EMPLOYEES, OR AGENTS.

(d) This Section 9 shall survive Closing or earlier termination of this Agreement.

10. **Term and Termination.** This Agreement shall be effective upon the date that all signatures and approvals are obtained. This Agreement shall commence on the Effective Date and shall terminate upon Closing, unless earlier terminated pursuant to any other provision in this Agreement.

11. **Representations and Warranties.** Each of Seller and Purchaser represents and warrants to the other now and as of Closing that: (i) it is organized and validly existing under the laws of the jurisdiction of its organization or incorporation; and (ii) it has the power to execute this Agreement and any other documentation relating to this Agreement to which it is a party, to deliver this Agreement and any other relevant documentation and to perform its obligations under this Agreement, and has taken all necessary action to authorize such execution, delivery and performance.

12. **Miscellaneous.**

(a) No Joint Venture. This Agreement is made solely for the purposes set forth herein and no joint venture, partnership or other relationship between Purchaser and Seller is created hereby.

(b) No Third-Party Beneficiary. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and authorized assigns. The Agreement does not create or convey any rights, benefits or interests on behalf of any other person.

(c) Assignment. This Agreement may not be assigned by Purchaser without Seller's prior written consent in Seller's sole and absolute discretion, and any assignee shall assume the rights and obligations of its assignor.

(d) Entire Agreement. This Agreement sets forth the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations and agreement, written or oral. This Agreement may be modified only by a written instrument duly executed by Seller and Purchaser.

(e) Choice of Laws. This agreement shall be construed, performed and enforced under the laws of the State of **Iowa**.

(f) Counterparts. This Agreement may be executed in one or more counterparts by the parties. All counterparts shall collectively constitute a single agreement.

(g) Notices. All notices shall be in writing and sent by hand, facsimile transmission, overnight delivery service or certified mail, return-receipt requested, to the following addresses (or such other addresses as either party may designate to the other from time to time by written notice) and any such notice of other communication shall be deemed to have been given on the day so delivered or refused by the party to whom such notice was sent (it being acknowledged that a facsimile or an e-mail transmission shall not be deemed to be a "writing"):

If to Seller: Naturion West, LLC
248 Southwoods Centre
Columbia, IL 62236

With a copy to: Michael Best & Friedrich LLP
Attn: Michael S. Green, Esq.
1000 Maine Avenue SW
Suite 400
Washington, D.C. 20024

If to Purchaser: City of Bondurant
Attn: John Horton
200 2nd Street NE
Bondurant, IA 50035

(h) Legal Capacity of Signatory. Each person executing this Agreement in a representative capacity hereby warrants that he/she has been duly authorized by his/her principal to execute this Agreement on such principal's behalf.

[Signature page follows]

IN WITNESS WHEREOF, Seller and Purchaser have caused this Agreement to be executed on their behalf by their duly authorized representatives as of the date first written above.

SELLER:

NATURION WEST, LLC

By: _____

Name: _____

Title: _____

PURCHASER:

CITY OF BONDURANT

By: _____

Name: _____

Title: _____

[Signature Page to Mitigation Credit Purchase Agreement]

Exhibit A

BILL OF SALE

This Bill of Sale is made by **Naturion West, LLC** ("Seller") to **City of Bondurant** ("Purchaser").

WHEREAS, Seller and Purchaser have entered into that certain Mitigation Credit Purchase Agreement dated as of **06/02/2026** ("Purchase Agreement"), with respect to the sale and purchase of **stream** bank credits generated within the **Bunker Stream Mitigation Bank** in **Warren County, Iowa, USACE Action No.: CEMVR-RD-2022-1342**. ("Mitigation Bank").

NOW THEREFORE, for and in consideration of the payment of the Purchase Price (as defined in the Purchase Agreement) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller hereby sells, assigns, conveys and transfers to **238 stream** bank credits from the Mitigation Bank, for the purpose of Purchaser's mitigation of impacts to that certain property commonly known as **62nd Avenue culvert extension** located in **Polk County, Iowa (USACE PERMIT # CEMVR-RD-2026-361).**

Dated this ____ day of_____, 2026.

Naturion West, LLC

_____

By: Jenny Arnold Authorized Agent

INVOICE

Invoice #: INV-1816
Invoice Date: 06/01/2026
Due Date: 07/01/2026

NATURION WEST, LLC
248 Southwoods Centre
Columbia, Illinois 62236
Ph: 618.281.2232

Bill To:
City of Bondurant
200 2nd Street Northeast
Bondurant, IA 50035

Bank: CIMP_22-001 Bunker Mitigation Site
Project: NE 62nd Avenue culvert extension

Permit # CEMVR-RD-2026-361

Description	Unit	Quantity	Unit Price	Amount
Stream credits	Each	238	$75.00	$17,850.00
		Subtotal		**$17,850.00**
		Total		**$17,850.00**

Direct Deposit To:
First Horizon Bank
Naturion West, LLC
Routing: 084000026
Account: 101879870314

Remit Checks To:
Naturion West, LLC
248 Southwoods Centre
Columbia, IL 62236

With cybercrimes on the rise, it is important to be ever vigilant. Contact our office before remitting an electronic transfer.

Beneficiary account's contact: Michelle Walls, CAO, 248 Southwoods Ctr Columbia, IL 62236; 618.281.2232 or michelle.walls@naturion.com

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.q.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving Change Order No. 1 to Veit for the BFSD Public Infrastructure-Stormwater Project in the amount of $16,246.06

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #1 in the amount of $16,246.06 related to some additional work for the project.

During the negotiations, the necessary easements were needed to complete this stormwater upgrade project. There were some additional items requested by the Fieldview HOA and one other property owner for accommodations. The staff worked with our contractor to incorporate these requests into the contract for the project. There will be a few additional upgrades to the stormwater detention facility that is managed by the HOA and a small amount of additional fencing for the adjacent property owner along Lincoln St. NE

FUNDING SOURCE: Capital Fund, supported by GO Bonds and Utility Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-199
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 260615-199

RESOLUTION APROVING CHANGE ORDER NO. 1 FOR ADDITIONAL WORK OF THE BFSD PUBLIC INFRASTRUCTURE-STORMWATER PROJECT IN THE AMOUNT OF $16,246.06

WHEREAS, on June 2nd, 2026, the City of Bondurant received change order no. 1 for the additional work for the BFSD Public Improvement-Stormwater Project; AND

WHEREAS, the City Council approves change order no. 1 for the additional work for the BFSD Public Improvement-Stormwater Project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 1 for the BFSD Public Improvement-Stormwater Project to Veit & Company Inc. is hereby approved

Passed this 15th 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				

VEENSTRA & KIMM INC.
3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

May 28, 2026

CHANGE ORDER NO. 1

BONDURANT, IOWA
BFSD PUBLIC INFRASTRUCTURE - STORM SEWER FACILITIES

Change Order No. 1 modifies 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
	Existing Items in Contract				
	N/A				
	New Items in Contract				
CO 1.1	Mobilization and Supervision	LS	1	$1,390.86	$1,390.86
CO 1.2	Clearing and Grubbing	LS	1	$1,961.00	$1,961.00
CO 1.3	Orifice Plate Removal	LS	1	$2,239.40	$2,239.40
CO 1.4	Rip-Rap	TON	60	$93.68	$5,620.80
CO 1.5	Excavation	CY	40	$47.54	$1,901.60
CO 1.6	PVC Fence	LS	1	$3,132.40	$3,132.40
				Total CO 1	**$16,246.06**

Change Order No. 1 Increases the contract amount by **$16,246.06**

Estimate Reference Information

Item CO 1.1: Refer to ERI note for Bid Item 11.02. Bid item associated with items CO1.2 to CO1.5 for additional work requested by the HOA. Additional mobilization required for equipment to perform extra work around the HOA pond.

Item CO 1.2: Refer to ERI note for Bid Item 2.01. Bid item to perform extra clearing and grubbing around the HOA pond near the pond outlet area.

Item CO 1.3: Bid item for lump sum work to remove orifice plate in outlet to allow unrestricted outflow from the pond. Culvert invert elevation to remain the same to maintain current normal pool water level.

Item CO 1.4: See Standard Specifications Section 9040. Bid item for placement of an approximate 15 ft x 15 ft area at the pond outlet and for restoration of an approximate 40 ft by 10 ft area where the equipment enters and exits the pond for dredging activities. Installed riprap should match color of existing rocks near pond outlet pipe.

Item CO 1.5: See Standard Specifications Section 2010. Bid item for excavation required to place riprap to match surrounding grade.

Item CO 1.6: Refer to ERI note for Bid Item 9.13. Bid item for additional work requested by the property owner.

Completion Date

Change Order No. 1 adds zero (0) days to the Project Completion Date.
Project Completion Date: October 31, 2026.

VEIT & COMPANY, INC.

By _____

Title Project Manager

Date June 2, 2026

CITY OF BONDURANT, IOWA

By John Horton

Title Public Works Director

Date June 15th 2026

VEENSTRA & KIMM, INC.

By _____

Title Project Manager

Date 5/25/2026

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.r.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving pay request no. 2 to Home Boy Construction Inc. for the Boardwalk at Lake Petocka Project in the amount of $38,715.80

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay application #2 in the amount of $38,715.80 related to the Boardwalk at Lake Petocka Art Trail Project. This pay application has been reviewed by City Staff and Engineers from Shive-Hattery for accuracy and is for work completed from February 26th through April 25th, 2026.

The contractor has placed the concrete abutments and sidewalks where the boardwalk meets the shoreline. All the pilings have been placed. The boardwalk framing is being constructed and should be installed in the next few weeks.

FUNDING SOURCE: Grant Funds/Budgeted CIP Park Improvements

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-200
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260615-200

RESOLUTION APPROVING PAY REQUEST NO. 2 TO HOME BOY CONSTRUCTION INC. FOR THE BOARDWAL AT LAKE PETOCKA PROJECT IN THE AMOUNT OF $38,715.80

WHEREAS, the Boardwalk at Lake Petocka Project Pay Request No. 2 was submitted on May 29th, 2026; AND

WHEREAS, the pay request no. 2 is for work completed February 26th though April 25th, 2026, on the Boardwalk at Lake Petocka Project; AND

WHERAS, City Staff and engineers from Shive-Hattery have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to Home Boy Construction Inc. in the amount of $38,715.80 is hereby approved.

Passed this 15th 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				

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF TWO PAGES

TO OWNER: Bondurant-Farr Community Schools
300 Garfield Street SW
Bondurant, IA 50035

New Elementary School

APPLICATION NO: 2

Distribution to:
[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

CONTRACTOR: Story Construction
2810 Wakefield Circle,
Ames, IA 50010

PERIOD TO: 4/25/26

FROM CONTRACTOR:
Home Boy Enterprises, LTD
7575 NE 56th St
Bondurant, IA 50035

VIA ARCHITECT: Invision Architecture

PROJECT NO:

CONTRACT FOR: New elementary school

CONTRACT DATE: 12/23/25

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM			$ 1,323,393.00
2. Net change by Change Orders			$
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 1,323,393.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 64,913.20
5. RETAINAGE:			
a. 3% of Completed Work (Column D + E on G703)	$	1947.40	
b. 0 % of Stored Material (Column F on G703)	$	0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 1947.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 62965.80
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 24,250.00
8. CURRENT PAYMENT DUE			$ 38,715.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 1,260,427.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	0.00	$0.00
TOTALS	0	$0.00
NET CHANGES by Change Order	$0.00	

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

CONTRACTOR:

By: Brad Lewis Date: 5/21/2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 21st day of May 2026
Notary Public: Lesa M. Lewis
My Commission expires: 6-5-28

LESA M. LEWIS
Commission Number [illegible]
My Commission Expires
6-5-28

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ 38,715.80

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

ARCHITECT:

By: David Hellman Date: 06/01/2026

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

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

CONTINUATION SHEET

AIA DOCUMENT G703

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

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

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

APPLICATION NO: 2
APPLICATION DATE: 4-24-26
PERIOD TO: 4-25-26
JOB # 3-1

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					3%
1	Bond	$25,000.00	$25,000.00	$0.00	$0.00	$25,000.00	100%	$0.00	$750.00
2	Mobilization/General Conditions	$15,000.00	$0.00	$0.00	$0.00	$0.00	0%	$15,000.00	$0.00
3	Submittals/Engineering	$2,500.00	$0.00	$0.00	$0.00	$0.00	0%	$2,500.00	$0.00
4	Closeout	$2,500.00	$0.00	$0.00	$0.00	$0.00	0%	$2,500.00	$0.00
5	Unit Price No. 100 cubic yard x $100/cubic yard=	$10,000.00	$0.00	$0.00	$0.00	$0.00	0%	$10,000.00	$0.00
6	Escavation/Backfill/Sand Material	$49,828.00	$0.00	$0.00	$0.00	$0.00	0%	$49,828.00	$0.00
7	Escavation/Backfill/Sand Labor	$64,742.00	$0.00	$0.00	$0.00	$0.00	0%	$64,742.00	$0.00
8	Footings & Foundations Material	$151,244.00	$0.00	$0.00	$0.00	$0.00	0%	$151,244.00	$0.00
9	Footings & Foundation Labor	$226,866.00	$0.00	$0.00	$0.00	$0.00	0%	$226,866.00	$0.00
10	Thermal insulation Material	$5,625.00	$0.00	$0.00	$0.00	$0.00	0%	$5,625.00	$0.00
11	Thermal insulation Labor	$625.00	$0.00	$0.00	$0.00	$0.00	0%	$625.00	$0.00
12	Reinforcing Steel Material	$39,913.20	$0.00	$39,913.20	$0.00	$39,913.20	100%	$0.00	$1,197.40
13	Reinforcing Steel Labor	$26,608.80	$0.00	$0.00	$0.00	$0.00	0%	$26,608.80	$0.00
14	Slab on Grade Material	$235,439.60	$0.00	$0.00	$0.00	$0.00	0%	$235,439.60	$0.00
15	Slab on Grade Labor	355,659.40	$0.00	$0.00	$0.00	$0.00	0%	$355,659.40	$0.00
16	Polished concrete floors Material	$18,800.00	$0.00	$0.00	$0.00	$0.00	0%	$18,800.00	$0.00
17	Polished concrete floors Labor	$28,200.00	$0.00	$0.00	$0.00	$0.00	0%	$28,200.00	$0.00
18	Concrete curing & Joint Sealants Material	$4,000.00	$0.00	$0.00	$0.00	$0.00	0%	$4,000.00	$0.00
19	Concrete curing & Joint Sealants Labor	$6,000.00	$0.00	$0.00	$0.00	$0.00	0%	$6,000.00	$0.00
20	Stoops Material	$9,600.00	$0.00	$0.00	$0.00	$0.00	0%	$9,600.00	$0.00
21	Stoops Labor	$14,400.00	$0.00	$0.00	$0.00	$0.00	0%	$14,400.00	$0.00
22	Trash Enclosure & Monument Sign Material	$10,856.80	$0.00	$0.00	$0.00	$0.00	0%	$10,856.80	$0.00
23	Trash Enclosure & Monument Sign Labor	$16,285.20	$0.00	$0.00	$0.00	$0.00	0%	$16,285.20	$0.00
24	Misc. Staking Materials	$1,480.00	$0.00	$0.00	$0.00	$0.00	0%	$1,480.00	$0.00
25	Misc. Staking Labor	$2,220.00	$0.00	$0.00	$0.00	$0.00	0%	$2,220.00	$0.00
	GRAND TOTALS	$1,323,393.00	$25,000.00	$39,913.20	$0.00	$64,913.20	5%	$1,258,479.80	$1,947.40

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

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.s.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution Approving Purchase of Self-Propelled Fertilizer and Chemical Applicator Equipment from Waukee Power Equipment in the amount of $21,077.00

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY27 CIP City Staff budgeted for the purchase of a self-propelled lawn fertilizer and liquid chemical applicator equipment to allow Public Works staff to be able to better maintain all of the city's turf grass on city facility grounds and in the parks.

Staff solicited a quote from 2 different suppliers here in the Des Moines Metro area and Staff would recommend approval of the quote from Waukee Power Equipment in Waukee, Iowa

FUNDING SOURCE: FY27 Capital Equipment Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-201
2. Self-Propelled Fertilizer and Chemical Applicator Quote

CITY OF BONDURANT
RESOLUTION NO. 260615-201

RESOLUTION APPROVING PURCHASE OF SELF-PROPELLED FERTILZER AND CHEMCIAL APPLICATION EQUIPMENT FROM WAUKEE POWER EQUIPMENT IN THE AMOUNT OF $21,077.00

WHEREAS, the City of Bondurant accepts the equipment for purchase of:

> 2026 Z-Spray Max 21HP with 60-gallon tank from Waukee Power Equipment in the amount of $21,077.00; AND

WHEREAS, payments are to be made to Waukee Power Equipment: AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2026 Z-Spray Max 21HP Application Equipment from Waukee Power Equipment is hereby approved in the amount of $21,077.00 is hereby approved.

Passed this 15th 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				

Q U O T A T I O N

Waukee Power Equipment
112 W Hickman Rd
Waukee, IA 50263
Phone #: (515)987-2222

PHONE #:
CELL #: **(515)779-7078**
ALT. #:
P.O.#:
TERMS: **Net 10 EOM**
SALES TYPE: **Quote**

DATE: **6/11/2026**
ORDER #: **79442**
CUSTOMER #: **112443**
CP: **MATT**
LOCATION: **2**
STATUS: **Active**

BILL TO **112443**

CITY OF BONDURANT
200 2ND ST NE
BONDURANT, IA 50035 US

SHIP TO

CITY OF BONDURANT
200 2ND ST NE
BONDURANT, IA 50035 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
EXM	ZSX5260	Z-SPRAY MAX 21HP VANGAURD 20/50 CHARGING SYSTEM, 60 GAL TANK	1	$24,699.00	$19,759.00	$19,759.00
EXM	142-6371	KIT-7 GAL ISO TANK	1	$1,403.99	$1,123.00	$1,123.00
****	LABOR	install and set up	1.5	$130.00	$130.00	$195.00

As a result of extreme volatility in commodity prices and logistics costs, Waukee Power Equipment Inc cannot guaratee pricing on this order. Upon completion of a signed sales agreement, the final price will not exceed 10% over the quoted contract price or the current contract pricing at the time of delivery, whichever is lower.

SUBTOTAL:	**$21,077.00**
TAX:	**$0.00**
ORDER TOTAL:	**$21,077.00**

Authorized By: _____

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

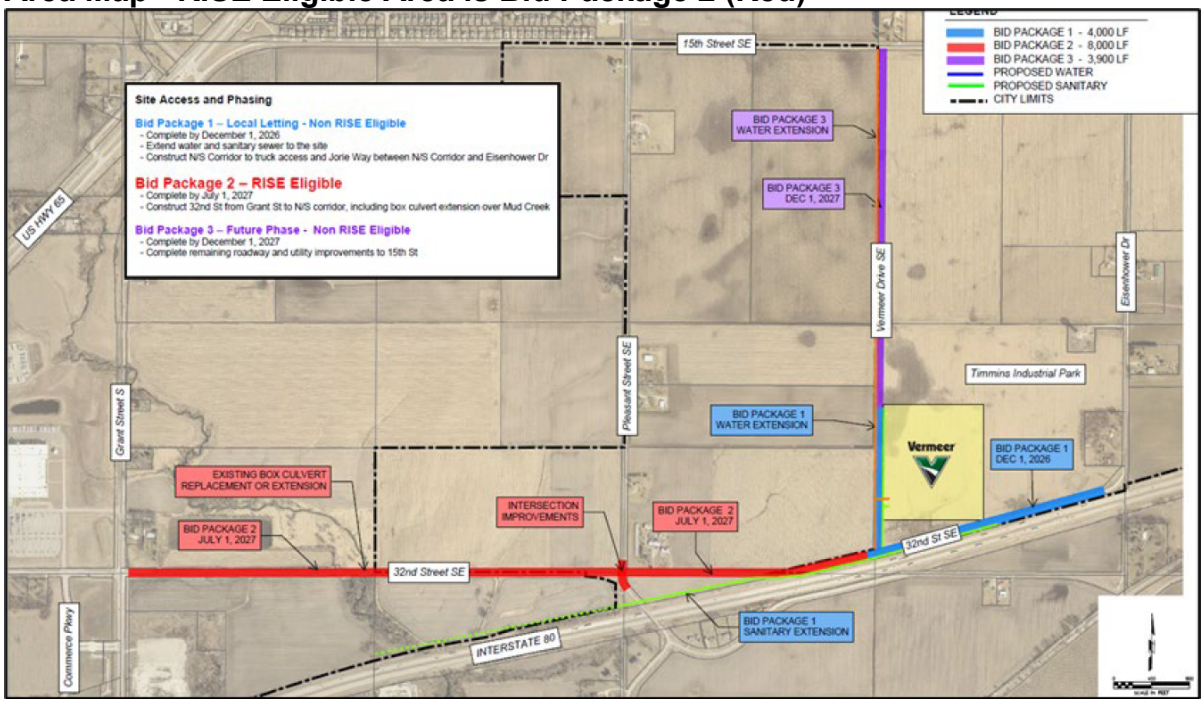
Item No. 5.t.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving an Agreement with the Iowa Department of Transportation for a Revitalize Iowa's Sound Economy (RISE) Grant in the amount of $4,823,205

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

BRIEF HISTORY & ANALYSIS: The attached resolution executes an agreement with the Iowa Department of Transportation for a Revitalize Iowa's Sound Economy (RISE) grant for the construction of approximately 8,000 feet of 32nd Street SE. The project will provide access to the Timmins Industrial Park, an Iowa Economic Development Authority (IEDA) Certified Site encompassing more than 188 acres, where Vermeer Corporation is currently constructing a new facility.

Area Map - RISE Eligible Area is Bid Package 2 (Red)



The City secured a total of $4,823,205 in RISE funding for the project, consisting of $2,902,857 in City RISE funds and $1,920,348 in County RISE funds. The total estimated project cost is $8,038,675, with the City providing a local contribution of $3,215,470. The project is scheduled for a July 2026 letting with anticipated completion in November 2027.

Approval of the attached resolution will authorize execution of the RISE agreement and allow the City to proceed with this important economic development infrastructure project.

FUNDING SOURCE: TIF/Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-202
2. Bondurant RISE Agreement

CITY OF BONDURANT
RESOLUTION NO. 260615-202

ESOLUTION APPROVING AN AGREEMENT WITH THE IOWA DEPARTMENT OF TRANSPORTATION FOR A REVITALIZE IOWA'S SOUND ECONOMY (RISE) GRANT RELATED TO THE CONSTRUCTION OF APPROXIMATELY 8,000 FEET OF 32ND STREET SE NECESSARY TO PROVIDE ACCESS TO THE TIMMINS INDUSTRIAL PARK AND SUPPORT ECONOMIC DEVELOPMENT WITHIN THE CITY

WHEREAS the City of Bondurant recognizes that Economic Development is in the best interests of its residents; AND

WHEREAS Vermeer Corporation is currently constructing a new facility within the Timmins Industrial Park per the terms of the Development Agreement approved between the Company and the City in February 2026; AND

WHEREAS the construction of approximately 8,000 feet of 32nd Street SE is necessary to provide access to the Timmins Industrial Park and facilitate continued economic development within the City of Bondurant; AND

WHEREAS the State of Iowa has awarded the City of Bondurant a total of $4,823,205 through the Revitalize Iowa's Sound Economy (RISE) Program, consisting of $2,902,857 in City RISE Funds and $1,920,348 in County RISE Funds; AND

WHEREAS the City Council of the City of Bondurant wishes to accept the RISE funding and execute the grant agreement with the Iowa Department of Transportation.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City Council hereby approves and authorizes execution of Iowa Department of Transportation Agreement No. 2026-R-011 for Project No. RMX-0747(618)--9E-77 for the construction of approximately 8,000 feet of 32nd Street SE and related improvements in support of economic development within the City of Bondurant.

Passed this 15th 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				

Iowa Department of Transportation
Agreement for a
Revitalize Iowa's Sound Economy Program (RISE) Project

RECIPIENT: Bondurant

PROJECT NO: RMX-0747(618)--9E-77

IOWA DOT AGREEMENT NO.: 2026-R-011

This is an agreement between Bondurant (hereinafter referred to as Recipient) and the Iowa Department of Transportation (hereinafter referred to as the DOT). The Recipient submitted an application to the DOT for funding through the Revitalize Iowa's Sound Economy (RISE) fund under Iowa Code Chapter 315, and the application was approved by Transportation Commission Order No. TD-2026-90 on May 12, 2026.

Pursuant to the terms of this agreement, and applicable statutes and administrative rules the DOT agrees to provide funding to the Recipient for the authorized and approved costs for eligible items associated with the construction of approximately 8,000 feet of 32nd Street SE located on the southeast side of town.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead organization for carrying out the provisions of this agreement.

2. All notices required under this agreement shall be made in writing to the DOT's and/or the Recipient's contact person. The DOT's contact person shall be Jennifer Kolacia, Local Systems Bureau, 800 Lincoln Way, Ames, Iowa 50010, 515-239-1738, email Jennifer.Kolacia@iowadot.us. The Recipient's contact person shall be Marketa Oliver, City Administrator, Bondurant, 200 2nd Street NE, Bondurant, IA 50035, moliver@cityofbondurant.com, 515-967-2418.

3. The Recipient shall be responsible for the development and completion of the following described project:

   Construction of approximately 8,000 feet of 32nd Street SE located on the southeast side of town.
   This project will provide access to the Timmins Industrial Park, an Iowa Economic Development Authority certified site of more than 188 acres.

   See Exhibit A.

4. Eligible project costs for the project described in Section 3 of this agreement, listed above, date of project approval (funding commitment) by the Transportation Commission shall be paid as follows:

City RISE Funds:	$2,902,857
County RISE Funds:	$1,920,348
Bondurant Local Contribution:	$3,215,470
Project Total:	$8,038,675

Advanced eligibility to incur costs prior to a funding commitment by the Transportation Commission was granted for preliminary design in accordance with Administrative Rule 761-163.9(315). This was approved as of March 5, 2026.

5. The local contribution stated above may include cash or non-cash contributions to the project. The Recipient shall certify to the DOT the value of any non-cash contribution to the project prior to it being incurred. For right of way contributions, the recipient shall submit an appraisal from a qualified independent appraiser. The DOT reserves the right to review the Recipient's certificate of value and has sole authority to determine the value of the Recipient's non-cash contribution for the purposes of this agreement. If, as a result of the DOT's determination, the Recipient's total cash and non-cash contribution is below that stated in the terms of this agreement, the Recipient shall increase its cash contribution in order to complete the Recipient's local contribution, or the grant and/or loan amount associated with this project shall be reduced accordingly.

6. The portion of total project costs paid by RISE grant shall not exceed the amount stated above $4,823,205 or 60 percent of the total cost of the eligible items, whichever is the smaller amount. Any cost overruns shall be paid solely by the applicant.

7. Project activities or costs eligible for funding include only those items set out in Exhibit B which is attached hereto and by this reference incorporated into this agreement, and which are necessary to complete the project as described in Section 3.

8. Activities or costs ineligible for funding include but are not limited to those items set out in Exhibit C which is attached hereto and by this reference incorporated into this agreement.

9. Notwithstanding any other provisions of this contract, if funds anticipated for the continued fulfillment of this contract are at any time not forthcoming or insufficient, either through the failure of the State of Iowa to appropriate funds or discontinuance or material alteration of the program for which funds were provided, the DOT shall have the right to terminate this contract without penalty by giving not less than ninety (90) days written notice.

10. The DOT reserves the right to delay reimbursement of funds to the Recipient if necessary to maintain a positive cash flow. If such a delay is necessary and lasts more than five working days, the DOT shall so notify the Recipient in writing and shall give the Recipient an estimate of when reimbursement might be expected. The DOT shall establish a system to equitably make reimbursements to all Recipients so affected.

11. The attached project implementation schedule, Exhibit D, shall be used unless the Recipient submits to the DOT, no later than 30 days subsequent to the Recipient's signature date on this agreement, a revised implementation schedule.

12. The Recipient must have let the contract or construction started within three years of the date this project is approved by DOT. If the Recipient does not do this, they will be in default for which the DOT can revoke funding commitments. This agreement may be extended for periods up to six months upon receipt of a written request from the Recipient at least sixty (60) days prior to the deadline.

13. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

14. It is the intent of both parties that no third-party beneficiaries be created by this agreement.

15. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same instrument.

16. This agreement is not assignable without the prior written consent of the DOT.

17. If the project described in Section 3 of this agreement crosses a DOT primary road, then:

    A. If right of way is required for the project, the LPA shall acquire the necessary right of way in accordance with 761 Iowa Administrative Code Chapter 111, Real Property Acquisition and Relocation Assistance. For right of way acquisitions that impact a primary road, the LPA shall submit preliminary right of way plans to the DOT's Right of Way Bureau (Property Management LPA Coordinator) for review and approval prior to the commencement of any acquisition negotiations.

    Additionally, the portions of right of way acquired for improvements in the Primary Road right of way shall be acquired in the name of the State of Iowa, for the use and benefit of the Iowa DOT. The LPA shall be responsible for closing the real estate transaction for each parcel, disbursing funds to sellers and obtaining all necessary documents required to clear title to the land acquired per Iowa Land Title Standards and the current Iowa DOT Right of Way Manual. The LPA shall also be responsible for filing all conveyance and title clearing documents with the County Recorder and shall provide the DOT Right of Way Bureau with copies of all completed purchase agreements/contracts, deeds, easements, condemnation documents and acquisition plats (for state right of way) upon completion of the right of way activities. The LPA, or the LPA's closing agent, shall be responsible for preparing and filing Form 1099-S (Proceeds from Real Estate Transactions) with the Internal Revenue Service for all reportable real estate transactions pursuant to current IRS requirements.

    B. The Recipient shall submit six copies of plans for all primary road system crossings to the DOT contact person for review and approval by the District Offices for necessary permits, Road Design and Maintenance Bureau with regard to crossing design and location, signing, fencing, safety, maintenance, compliance with access control policy, etc. Said approval shall be obtained before the Recipient proceeds with the construction of any primary road system crossing.

    C. The use of primary highway right of way for this projects' purpose shall be subject to any rights enjoyed by any existing utility lines presently within the right of way. If excavation of a utility line over which this project has been placed is necessary for any reason, the utility shall be responsible for proper backfilling of said excavation

to ground level. The Recipient shall be responsible for any necessary resurfacing or restoration.

D. The use of primary highway right of way for this projects' purposes shall be subject to any future plans for reconstruction, improvement, maintenance, and/or relocation of the highway by the DOT. Any relocation of this project necessary because of said plans shall be at the expense of the Recipient, all at no cost to the DOT.

18. The Recipient shall acquire the project right of way, whether by lease, easement or fee title and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in the DOT's Right of Way manual. The Recipient shall contact the DOT for assistance, as necessary, to ensure compliance with the required procedures, even if no federal funds in the right of way purchase are involved. The Recipient will need to comply with all state and local environmental requirements and regulations before acquiring any needed right of way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal-aid participation for right of way acquisition, the Recipient will need to get environmental concurrence and Federal Highway Administration (FHWA) authorization before purchasing any needed right of way.

19. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highways Right of Way and the Policy for Accommodating Utilities on Primary Road system when on the DOT's right of way. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal-aid reimbursement in accordance with the FHWA rules applicable to the type of utility involved and Iowa Code Chapter 306A.

20. The Recipient shall be responsible for obtaining any permits, such as the Right to Occupy and/or Perform Work Within the Right of Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to the start of construction.

    The Recipient shall complete all known required environmental permits before the project is advertised for letting. In addition, the Recipient shall fully comply with all applicable environmental requirements before funds are reimbursed or credited.

    The approval of the project application for funding nor the signing of this agreement nor the concurrence to advertise shall be construed as approval of any required permit from DOT.

21. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 Iowa Administrative Code Chapter (IAC) 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

22. In the event that right of way is required for the project, said right of way will be acquired in accordance with 761 IAC Chapter 111, Real Property Acquisition and Relocation Assistance, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

23. The project plans, specifications and cost estimate shall be prepared and certified by a professional engineer, architect and or landscape architect (whichever applies), licensed to

practice in the State of Iowa. The Recipient shall submit the plans, specifications and other agreement documents to the DOT for review. This submittal may be in divisions and in the order of preference as determined by the Recipient. However, the plans, specifications and other agreement documents for each division must be submitted at least thirty (30) days prior to the project advertising of each division. Project cannot be advertised until DOT concurrence has been acquired. The DOT shall review said submittal(s) recognizing the Recipient's development schedule and shall, after satisfactory review, authorize in writing the Recipient to proceed with implementation of the project letting. The work on this project shall be in accordance with the survey, plans, and specifications on file. Any modification of these plans and specifications must be approved by the DOT prior to the modification being put into effect.

24. The Recipient shall be responsible for the daily inspection of the project. For projects let to contract, the Recipient shall compile a daily log of materials and quantities. For projects constructed with local forces, the Recipient shall compile a daily log of materials, equipment and labor on the project. The DOT reserves the right to inspect project activities and to audit claims for funding reimbursement. The purpose of the inspection or audit is to determine substantial compliance with the terms of this agreement.

25. The Recipient shall maintain all books, documents, papers, accounting records, reports and other evidence pertaining to costs incurred for the project. The Recipient shall also make such materials available at all reasonable times during the construction period and for three years from the date of final reimbursement, for inspection by the DOT, FHWA, or any authorized representatives of the Federal government. Copies of said materials shall be furnished by the Recipient if requested.

26. The Recipient may submit to the DOT periodic itemized claims for reimbursement for eligible project costs. Reimbursement claims shall include certification that all eligible project costs, for which reimbursement is requested, have been completed in substantial compliance with the terms of this agreement.

27. The DOT shall reimburse the Recipient for properly documented and certified claims for eligible project activity costs less a retainage of not more than five percent, either by state warrant, or by crediting other accounts from which payment may have been made initially. If, upon audits of contracts, the DOT determines the Recipient is overpaid, the Recipient shall reimburse the overpaid amount to the DOT.

28. Upon completion of the project described in this agreement, a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, shall certify in writing to the DOT that the project activities were completed in substantial compliance with the plans and specifications set out in this agreement.

    In addition, prior to final reimbursement for the project the Recipient shall furnish a set of "as-built" plans of the project to the DOT.

    Final reimbursement of funds, including retainage, shall be made only after the DOT accepts the project as complete.

29. If, in the opinion of the Recipient, the specific provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, prove to be burdensome to the Recipient or

otherwise not in the public interest, and if the Recipient decides that the provisions of this agreement can be otherwise complied with without endangering public safety, the Recipient may request that said provisions be waived on all or specific parts of the project identified by the Recipient. Such request shall be made in writing to the DOT's contact person who shall, after consultation with other DOT staff, as necessary, make the final determination concerning said waiver. If said waiver is granted, all provisions of this agreement requiring the services of a professional engineer, architect and or landscape architect (whichever applies), licensed to practice in the State of Iowa, shall be performed by the Recipient's contact person or designee.

30. The Recipient agrees to indemnify, defend and hold the DOT harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection or use of this project. This agreement to indemnify, defend and hold harmless applies to all aspects of the DOT's application review and approval process, plan and construction reviews and funding participation.

31. This agreement may be declared to be in default by the DOT if the DOT determines that the Recipient's application for funding contained inaccuracies, omissions, errors or misrepresentations; or if the DOT determines that the project is not developed as described in the application.

32. If the Recipient fails to perform any obligation under this agreement, the DOT shall have the right, after first giving thirty (30) days written notice to the Recipient by certified mail return receipt requested, to declare any part or all of this agreement in default. The Recipient shall have thirty (30) days from date of mailing of the notice to cure the default. If the Recipient cures the default, the Recipient shall notify DOT no later than five (5) days after cure or before the end of said thirty (30) day period given to cure the default. Within ten (10) working days of receipt of Recipient's notice of cure, the DOT shall issue either a notice of acceptance of cure or a notice of continued default.

33. In the event a default is not cured the DOT may revoke funding commitments and/or seek repayment of funds loaned or granted by this agreement. By signing this agreement, the Recipient agrees to repay said funding if they are found to be in default. Repayment methods must be approved by the DOT Commission and may include cash repayment, installment repayments with negotiable interest rates, charges against the Recipient's share of road use tax funds, or other methods as approved by the Commission.

34. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after ten (10) days notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the disputed question. DOT and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the state or federal courts absent exhaustion of the provisions of this section for arbitration.

35. The Recipient shall maintain, or cause to be maintained for the intended public use, the improvement for twenty (20) years from the completion date in a manner acceptable to the DOT. Failure to comply with this provision may be considered a default of this agreement.

36. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability.

37. The Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit E which is attached hereto and by this reference incorporated into this agreement.

38. The Recipient shall conduct the project development and implementation in compliance with applicable laws, ordinances and administrative rules. For portions of the project let to bid, the Recipient shall advertise for bidders, make a good faith effort to get at least three bidders and hold a public letting for the project work. Prior to awarding the contract, the Recipient shall provide the DOT file copies of project letting documents within five (5) working days after the letting. The Recipient must wait for DOT concurrence before making the final award.

39. The Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the sales tax exemption certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.

40. Local Development: The Recipient shall notify the DOT's contact person within 30 days of the date the RISE project was constructed and open to traffic. The Recipient shall certify to the DOT's contact person within three years of the date the RISE project is constructed and open to traffic any associated economic development which has resulted from the project, including infrastructure improvements, capital investment, and/or job creation. This certification by the Recipient is subject to review by the DOT.

    The DOT shall monitor the progress of the associated economic development following the construction of the RISE project. Failure to certify the associated economic development shall be considered a default under this agreement.

41. This agreement as set forth in sections 1 through 41 herein, including referenced exhibits, constitutes the entire agreement between the DOT and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement. Said addendum shall become effective only upon written approval of the DOT and Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2026-R-011 as of the date shown opposite its signature below.

RECIPIENT: Bondurant

By: _____ Date_____, _____

Title: ___Mayor_____

CERTIFICATION:

I, _____, certify that I am the Clerk of the city, and that
(Name of City Clerk)

_____, who signed said Agreement for and on behalf of
(Name of Mayor/Signer Above)

the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city, on the ____ day of_____, _____.

Signed: _____

City Clerk of Bondurant, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION
Transportation Development Division
800 Lincoln Way, Ames, Iowa 50010

By: _____ Date _____ ___, 20__
Debra Arp
Grant Team Leader
Local Systems Bureau

Exhibit A

Project Site Map:

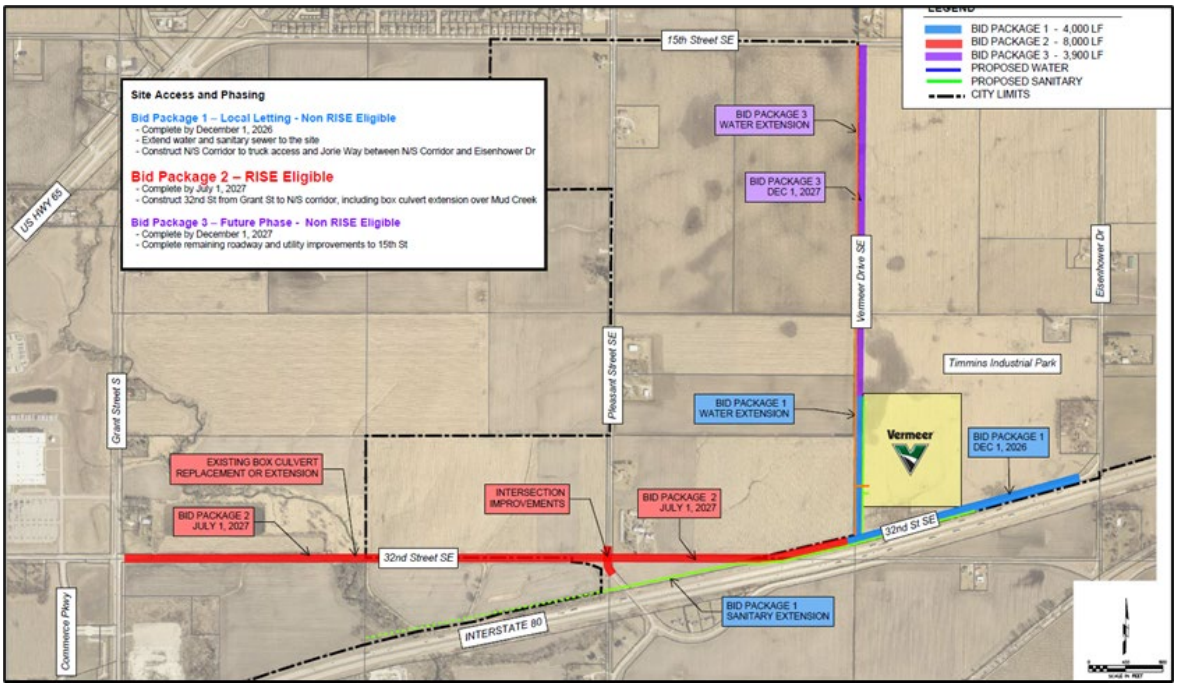


Exhibit B

Project activities or costs eligible for RISE funding, and which may be counted as part of the non-RISE participation in immediate opportunity and local development roadway projects, include only the following:

a. Roadway resurfacing, rehabilitation, modernization, upgrading, reconstruction or initial construction, including grading and drainage, paving, erosion control, pavement overlays and shoulder widening and stabilization.

b. Bridge and culvert repair, modernization, replacement or initial construction.

c. Roadway intersection and interchange improvements including warranted traffic signalization when it is integral to the improvement.

d. Public transportation system improvements, including but not limited to bus shelters, bus turnouts, and passenger information signage, when they are integral to the roadway improvement and were approved for inclusion in the project by the Department prior to the funding commitment.

e. Bicycle and pedestrian infrastructure improvements, including but not limited to sidewalks, at-grade pedestrian crossings, bike lanes, and separated bike lanes, when they are integral to the roadway improvement and were approved for inclusion in the project by the Department prior to the funding commitment.

f. Right-of-way acquisition costs, including but not limited to appraisals, negotiation, compensation, and cultural resources surveys necessary to comply with applicable local, state and federal laws, rules and regulations.

g. Construction or improvement of motorist rest areas, welcome centers and information centers.

h. Design engineering costs leading to construction plan development and construction inspection costs associated with RISE-financed projects.

i. County and City bond principal and interest payments associated with RISE projects. No financing expenses incurred prior to funding commitment shall be eligible.

j. Storm drainage and storm sewer costs to the extent needed for draining the roadway.

k. Reconstruction or adjustment of utilities, including but not limited to water, sanitary sewer, electric, telephone, and natural gas, when utilities are located on private property and require replacement or relocation due to project construction; or said utilities are located in the public right-of-way and the utility is not required to relocate at its own expense.

l. Costs associated with the acquisition of local, state and federal permits required for roadway construction.

Exhibit C

Activities or costs ineligible for RISE funding, and which may not be counted as part of the non-RISE participation in immediate opportunity or local development roadway projects, include but are not limited to the following:

a. Any and all costs incurred prior to a funding commitment by the commission notwithstanding rule 761—163.9(315).

b. Routine roadway, bridge and culvert maintenance, including but not limited to pothole filling, crack sealing, seal coating, patching, shoulder maintenance, gravel or earth roadway maintenance, and bridge painting.

c. Winter roadway and bridge maintenance, including but not limited to snow plowing, sanding and salting.

d. Overhead and operating costs associated with eligible project activities, including auditing.

e. Expenses associated with the preparation and submission of applications for RISE funding.

f. Pre-design engineering, feasibility or alignment studies, and other planning expenses.

g. Traffic signalization, except as an integral part of a roadway project.

h. Pavement marking and traffic signs, except as an integral part of a roadway project.

i. Utility construction, reconstruction or adjustment except for those activities or costs described in Exhibit B, Item k.

j. Safety appurtenances, except as an integral part of a roadway project.

k. Lighting, except as an integral part of a roadway project.

l. Lighting energy and maintenance costs.

m. Sidewalks, bicycle paths and railroad-highway crossings, except when replacing those facilities in service and affected by the project, or as an integral part of a roadway project.

n. Parking expenditures, including those for structure, lots, meters, paving, and marking whether on-street or off-street parking.

o. Non-roadway transportation expenditures, including those for railway, aviation, public transportation and inland waterway facilities and equipment.

p. Purchase of furnishings, construction equipment and personal property.

q. General government expenses and expenses associated with the provision of any public service which are not eligible for RISE program assistance.

r. Donated right of way.

Exhibit D

Project Implementation Schedule:

Commission Approval Date:	May 12, 2026
Design Completion:	May 2026
Letting/Bid Date:	July 2026
Project Closeout:	November 2027

Exhibit E

CONTRACT PROVISION

Targeted Small Business (TSB)
Affirmative Action Responsibilities
on
Non-Federal Aid Projects (Third-Party State-Assisted Projects)

October 2024

CONTRACT PROVISION

Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal-aid Projects (Third-party State-Assisted Projects)

1. TSB DEFINITION

   A TSB is a small business, as defined by Iowa Code Section 15.102(10), which is 51% or more owned, operated and actively managed by one or more women, minority persons, service-disabled veterans or persons with a disability provided the business meets all of the following requirements: is located in this state, is operated for profit and has an annual gross income of less than 4 million dollars computed as an average of the three preceding fiscal years.

2. TSB REQUIREMENTS

   In all State-assisted projects made available through the Iowa Department of Transportation, local governments have certain affirmative action requirements to encourage and increase participation of disadvantaged individuals in business enterprises. These requirements are based on Iowa Code Section 19B.7. These requirements supersede all existing TSB regulations, orders, circulars, and administrative requirements.

3. TSB DIRECTORY INFORMATION

   Available from: Iowa Economic Development Authority
   Targeted Small Business Certification Program
   1963 Bell Ave.
   Suite 200
   Des Moines, IA 50315
   Phone: (515) 348-6200
   Website: https://www.iowaeda.com/small-business/targeted-small-business/

4. THE CONTRACTOR'S TSB POLICY

   The contractor is expected to promote participation of disadvantaged business enterprises as suppliers, manufactures and subcontractors through a continuous, positive, result-oriented program. Therefore, the contractor's TSB policy shall be:

   > It is the policy of this firm that Targeted Small Business (TSB) concerns shall have the maximum practical opportunity to participate in contracts funded with State-assisted funds which are administered by this firm (e.g. suppliers, manufacturers and subcontractors). The purpose of our policy is to encourage and increase the TSB participation in contracting opportunities made available by State-assisted programs.

5. CONTRACTORS SHALL APPOINT AN EQUAL EMPLOYMENT OPPORTUNITY (EEO) OFFICER

   The contractor shall designate a responsible person to serve as TSB officer to fulfill the contractors affirmative action responsibilities. This person shall have the necessary statistics, funding, authority, and responsibility to carry out and enforce the firm's EEO policy. The EEO officer shall be responsible for developing, managing, and implementing the program on a day-to-day basis. The officer shall also:

   A. For current TSB information, contact the Iowa Economic Development Authority (515-348-6200) to identify potential material suppliers, manufacturers, and contractors.

   B. Make every reasonable effort to involve TSBs by soliciting quotations from them and incorporating them into the firm's bid.

C. Make every reasonable effort to establish systematic written and verbal contact with those TSBs having the materials or expertise to perform the work to be subcontracted, at least two weeks prior to the time quotations are submitted. Maintain complete records of negotiations efforts.

D. Provide or arrange for assistance to TSBs in seeking bonding, analyzing plans/specifications or other actions that can be viewed as technical assistance.

E. Ensure the scheduled progress payments are made to TSBs as agreed in subcontract agreements.

F. Require all subcontractors and material suppliers to comply with all contract equal opportunity and affirmative action provisions.

6. COUNTING TSBs PARTICIPATION ON A PROJECT

TSBs are to assume actual and contractual responsibilities for provision of materials/supplies, subcontracted work, or other commercially useful function.

A. The bidder may count:

1) Planned expenditures for materials/supplies to be obtained from TSB suppliers and manufacturers; or
2) Work to be subcontracted to a TSB; or
3) Any other commercially useful function.

B. The contractor may count:

1) 100% of an expenditure to a TSB manufacturer that produces/supplies goods manufactured from raw materials.
2) 60% of an expenditure to TSB suppliers that are not manufacturers; provided the suppliers perform a commercially useful function in the supply process.
3) Only those expenditures to TSBs that perform a commercially useful function in the work of a contract, including those as a subcontractor.
4) Work the Contracting Authority has determined that it involves a commercially useful function. The TSB must have a necessary and useful role in the transaction of a kind for which there is a market outside the context of the TSB program. For example, leasing equipment or purchasing materials from prime contractor would not count.

7. REQUIRED DATA, DOCUMENTS AND CONTRACT AWARD PROCEDURES FROM BIDDERS/CONTRACTORS

A. Bidders

Bidders who fail to demonstrate reasonable positive efforts may be declared ineligible to be awarded the contract. Bidders shall complete the bidding documents plus Form 730007, TSB Pre-Bid Contact Information. Form 730007 can be found here:
https://iowadot.seamlessdocs.com/f/TargetedSmallBusinessTSBPrebidContactInfo

B. Contractors Using Quotes From TSBs

Use those TSBs whose quotes are listed in the “Quotation Used in Bid” column along with a “yes” indicated on the Pre-BID Contract Information Form.

C. Contractors NOT Using Quotes From TSBs

If there are no TSBs listed on the Pre-bid Contact Information Form, then the contractor shall document all efforts made to include TSB participation in this project by documenting the following:

1) What pre-solicitation or pre-bid meetings scheduled by the contracting authority were attended?
2) Which general news circulation, trade associations and/or minority-focused media were advertised concerning the subcontracting opportunities?
3) Were written notices sent to TSBs that TSBs were being solicited and was sufficient time allowed for the TSBs to participate effectively?
4) Were initial solicitations of interested TSBs followed up?
5) Were TSBs provided with adequate information about the plans, specifications, and requirements of the contract?
6) Were interested TSBs negotiated with in good faith? If a TSB was rejected as unqualified, was the decision based on an investigation of their capabilities?
7) Were interested TSBs assisted in obtaining bonding, lines of credit or insurance required by the contractor?
8) Were services used of minority community organization, minority contractors' groups; local State and Federal minority business assistance offices or any other organization providing such assistance.

The above documentation shall remain in the contractor's files for a period of three (3) years after the completion of the project and be available for examination by the Iowa Economic Development Authority.

Form 730007WP 7-97

Contractor _____ Page#_____

Project# _____

County _____

City _____

TARGETED SMALL BUSINESS (TSB)
PRE-BID CONTACT INFORMATION

(To Be Completed By All Bidders Per The Current Contract Provision)

In order for your bid to be considered responsive, you are required to provide information on this form showing your Targeted Small Business contacts made with your bid submission. This information is subject to verification and confirmation.

In the event it is determined that the Targeted Small Business goals are not met, then before awarding the contract, the Contracting Authority will make a determination as to whether or not the apparent successful low bidder made good faith efforts to meet the goals.

NOTE: Every effort shall be made to solicit quotes or bids on as many subcontractable items as necessary to achieve the established goals. If a TSB's quote is used in the bid, it is assumed that the firm listed will be used as a subcontractor.

TABLE OF INFORMATION SHOWING BIDDERS PRE-BID
TARGETED SMALL BUSINESS (TSB) CONTACTS

SUBCONTRACTOR	TSB	DATES CONTACTED	QUOTES RECEIVED		QUOTATION USED IN BID	
			YES/ NO	DATES CONTACTED	YES/ NO	DOLLAR AMT. PROPOSED TO BE SUBCONTRACTED

Total dollar amount proposed to be subcontracted to TSB on this project $_____
List items by name to be subcontracted:

UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES ON NON-FEDERAL AID PROJECTS (THIRD-PARTY STATE-ASSISTED PROJECTS)

In accordance with Iowa Code Section 19B.7, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds. Refer to Local Systems I.M. 5.020 for additional information.

Under this policy the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-348-6200) or from its website at: https://www.iowaeda.com/small-business/targeted-small-business/

2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.

3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.

4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.

5. For construction contracts:

   a) Including in the bid proposals a contract provision titled "Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available in Local Systems I.M. 5.020.

   b) Ensuring that the awarded contractor has and shall follow the contract provisions.

6. For consultant contracts:

   a) Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.

   Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The Recipient shall provide the Iowa DOT Administering Bureau the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the project file.

2. Bidding proposals or RFPs noting established TSB goals, if any.

3. Form 260017 "Checklist and Certification for the Utilization of Targeted Small Businesses (TSB)" shall be filled out upon completion of each project. https://iowadot.seamlessdocs.com/f/ChecklistandCertforUtilizationofTSBonNonFederalProjects.

CHECKLIST AND CERTIFICATION
For the Utilization of Targeted Small Businesses (TSB)
On Non-Federal-aid Projects (Third-Party State-Assisted Projects)

Recipient: _____ Project Number: _____

County: _____ Agreement Number: _____

1. Were the names of qualified TSB firms obtained from the Iowa Economic Development Authority? □YES □NO

   If no, explain _____

2. Were qualified TSB firms notified of project? □ YES □ NO

   If yes, by □ letter, □ telephone, □ personal contact, or □ other (specify) _____

   If no, explain _____

3. Were bids or proposals solicited from qualified TSB firms? □ YES □ NO

   If no, explain_____

4. Was a goal or percentage established for TSB participation? □ YES □ NO

   If yes, what was the goal or percentage? _____

   If no, explain why not: _____

5. Did the prime contractor or consultant use positive efforts to utilize TSB firms on subcontracts? □ YES □ NO

   If no, what action was taken by Recipient? _____

   Is documentation in files? □ YES □ NO

6. What was the dollar amount reimbursed to the Recipient
   from the Iowa Department of Transportation? $_____
   What was the final project cost? $_____
   What was the dollar amount performed by TSB firms? $_____

   Name(s) and address(es) of the TSB firm(s)_____
   (Use additional sheets if necessary)

   Was the goal or percentage achieved? □ YES □ NO

   If no, explain _____

As the duly authorized representative of the Recipient, I hereby certify that the Recipient used positive efforts to utilize TSB firms as participants in the State-assisted contracts associated with this project.

_____
Title

_____ _____
Signature Date

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.u.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving wage range for Public Works Administrative Specialist

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

BRIEF HISTORY & ANALYSIS: The City Council approved Resolution No. 260420-119 establishing the job description for the newly created Public Works Administrative Specialist position. At the time of approval, the wage range included in the job description reflected the original Fiscal Year 2025 Salary Study results of $43,154 minimum, $51,785 midpoint, and $57,539 maximum.

The City's Compensation Philosophy and Policy (CPP) requires the City to conduct a comprehensive salary study every three years utilizing compensation data from comparable communities and the City's labor market. The CPP also requires annual adjustments to salary ranges between studies utilizing the Midwest Consumer Price Index (CPI). Additionally, the CPP establishes a compensation framework based upon Job Family, Job Category, Job Title, internal equity, market competitiveness, and equal pay for equal work principles.

The Public Works Administrative Specialist position was included in the FY25 Salary Study as part of the City's Five-Year Personnel Plan and was budgeted for implementation in FY27. Since completion of the salary study, the City has applied annual CPI adjustments in accordance with Resolution No. 251215-377 and the CPP as follows:
• FY25 CPI Adjustment: 3.2%
• FY26 CPI Adjustment: 2.5%
• FY27 CPI Adjustment: 2.8%

Application of these approved adjustments would increase the original FY25 salary study range to:
Minimum: $46,926.45
Midpoint: $56,311.96
Maximum: $62,568.97

During final implementation review, staff also evaluated the position within the City's compensation structure and determined the Public Works Administrative Specialist position falls within the same Job Family and Job Category as the Administrative Specialist – Front Desk position. The duties, responsibilities, customer service expectations, departmental coordination functions, and required competencies are substantially similar.

Consistent with the City's Compensation Philosophy and Policy and the principle of equal pay for equal work, staff recommends assigning the Public Works Administrative Specialist position to the same wage range currently utilized for the Administrative Specialist – Front Desk classification:
Minimum: $50,117.31
Midpoint: $60,140.78
Maximum: $66,823.09

Approval of this resolution will align the position with the City's established compensation framework, maintain internal equity among comparable classifications, support recruitment efforts, and ensure consistency with the City's adopted Compensation Philosophy and Policy.

FUNDING SOURCE: Government-wide Funds and Enterprise Funds; The position was included in the approved FY27 Personnel Plan and budget. The recommended wage range adjustment still remains within anticipated personnel planning assumptions and aligns the position with existing administrative classifications within the same job family and category.

STAFF RECOMMENDATION: Approve Resolution amending the wage range for the Public Works Administrative Specialist position from $43,154.00 - $57,539.00 to $50,117.31 - $66,823.09 and assigning the position to the same Job Family and Job Category as the Administrative Specialist – Front Desk position.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-203

CITY OF BONDURANT
RESOLUTION NO. 260615-203

A RESOLUTION APPROVING THE FISCAL YEAR 2027 WAGE RANGE FOR THE POSITION OF PUBLIC WORKS ADMINISTRATIVE SPECIALIST

WHEREAS, the City of Bondurant adopted a Compensation Philosophy and Policy (CPP) establishing the framework by which employee compensation is evaluated, administered, and adjusted; and

WHEREAS, the CPP requires the City to conduct a comprehensive salary study every three years utilizing market compensation data collected from the City's labor market and comparable communities to establish wage ranges for both existing and anticipated positions identified in the City's Five-Year Personnel Plan; and

WHEREAS, the CPP further establishes compensation principles including market competitiveness, equal pay for equal work, internal equity, job family alignment, job category alignment, and annual cost-of-living adjustments utilizing the Midwest Consumer Price Index (CPI); and

WHEREAS, the City annually prepares and presents a Five-Year Personnel Plan in conjunction with the annual budget process, identifying current and future staffing needs; and

WHEREAS, the Fiscal Year 2025 Comprehensive Salary Study included analysis of the Public Works Administrative Specialist position, a position identified within the City's Five-Year Personnel Plan and budgeted for implementation in Fiscal Year 2027; and

WHEREAS, the FY25 Salary Study established an initial wage range for the Public Works Administrative Specialist position of:

Minimum: $43,154.00

Midpoint: $51,785.00

Maximum: $57,539.00

and

WHEREAS, pursuant to Resolution No. 251215-377 and the City's Compensation Philosophy and Policy, annual cost-of-living adjustments are applied to wage ranges between comprehensive salary studies based upon the Midwest Consumer Price Index; and

WHEREAS, the approved cost-of-living adjustments applied to the salary study results were:

FY25 CPI Adjustment: 3.2%

FY26 CPI Adjustment: 2.5%

FY27 CPI Adjustment: 2.8%

resulting in an adjusted FY27 wage range of:

Minimum: $46,926.45

Midpoint: $56,311.96

Maximum: $62,568.97

and

WHEREAS, on April 20, 2026, the City Council approved Resolution No. 260420-119 establishing the job description for the Public Works Administrative Specialist position utilizing the original FY25 salary study range prior to the application of annual CPI adjustments; and

WHEREAS, subsequent review by staff determined that the Public Works Administrative Specialist position performs substantially similar administrative, customer service, departmental coordination, and operational support functions as positions currently assigned within the same Job Family and Job Category, specifically the Administrative Specialist – Front Desk position; and

WHEREAS, the City's Compensation Philosophy and Policy emphasizes maintaining internal equity and equal pay for equal work while ensuring compensation practices remain fair, defensible, and competitive; and

WHEREAS, staff has determined that assigning the Public Works Administrative Specialist position to the same wage range as the Administrative Specialist – Front Desk position best aligns with the City's adopted compensation framework, organizational structure, job family classifications, and equal pay principles; and

WHEREAS, the recommended FY27 wage range for the Public Works Administrative Specialist position is:

Minimum: $50,117.31

Midpoint: $60,140.78

Maximum: $66,823.09

which mirrors the existing Administrative Specialist – Front Desk wage range and more accurately reflects both market conditions and internal equity considerations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the approved wage range for the position of Public Works Administrative Specialist is amended from:

Minimum: $43,154.00

Midpoint: $51,785.00

Maximum: $57,539.00

to:

Minimum: $50,117.31

Midpoint: $60,140.78

Maximum: $66,823.09.

BE IT FURTHER RESOLVED that the Public Works Administrative Specialist position shall be assigned within the same Job Family and Job Category as the Administrative Specialist – Front Desk position consistent with the City's Compensation Philosophy and Policy.

BE IT FURTHER RESOLVED that the City Administrator and/or designee is authorized to revise recruitment materials, job postings, wage schedules, and related personnel documents to reflect the amended wage range.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage and approval as provided by law.

Passed and adopted this 15th day of June 2026,

_____

Doug Elrod, Mayor

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

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

_____

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

Salary Ranges
Fiscal Year 2027
Ranges effective 6/15/2026; Phone Stipends effective July 1, 2022

Position	Min A	Mid B	Max C
Emergency Medical Technician	$19.35	$23.22	$25.80
Library Circulation Assistant (Part-Time)	$17.03	$20.43	$22.70
Crossing Guard Technician	$17.27	$19.19	$21.32
Public Works Operations Technician - Seasonal	$17.27	$19.19	$21.32
Public Works Utility Technician	$19.57	$23.48	$26.09
Administrative Specialist - Front Desk	$50,117.31	$60,140.78	$66,823.09
Administrative Specialist - Utility Billing	$50,222.70	$60,267.24	$66,963.60
Youth and Teen Services Librarian	$54,677.19	$65,612.63	$72,902.92
Public Works Operations Specialist**	$55,075.84	$66,091.01	$73,434.45
Parks & Recreation Operations Specialist	$55,075.84	$66,091.01	$73,434.45
Administrative Specialist - Operations & Training	$56,327.97	$67,593.56	$75,103.96
Adult Service Librarian	$59,786.33	$71,743.59	$79,715.10
Building Inspector 1	$61,046.20	$73,255.44	$81,394.93
Communication & Events Specialist	$66,359.36	$79,631.23	$88,479.14
Fire/Advanced EMT Specialist	$63,414.16	$76,097.00	$84,552.22
Administrative Specialist - EMT	$63,414.16	$76,097.00	$84,552.22
Employee Services & Communications Specialist	$67,303.79	$80,764.54	$89,738.38
Fire/Paramedic Specialist	$69,755.58	$83,706.70	$93,007.44
Administrative Services Coordinator*	$74,929.77	$89,915.72	$99,906.36
Communication & Events Coordinator *	$66,359.36	$79,631.23	$88,479.14
Water/Wastewater Coordinator	$79,419.89	$95,303.86	$105,893.18
Associate Planner	$64,500.19	$77,400.23	$86,000.25
Lieutenant Fire/EMS Coordinator	$77,280.38	$92,736.45	$103,040.50
Senior Planner	$75,120.22	$90,144.26	$100,160.29
Assistant Library Director	$83,264.94	$99,917.93	$111,019.93
Assistant Fire Chief – Inspection Coordinator	$85,612.25	$102,734.70	$114,149.67
Assistant Fire Chief – EMS Coordinator	$103,978.63	$124,774.36	$138,638.18
Public Works Operations Coordinator*	$96,552.45	$115,862.94	$128,736.60
Economic Development Coordinator*	$80,574.25	$96,689.09	$107,432.33
Captain Fire/EMS	$97,115.58	$116,538.70	$129,487.44
City Clerk*	$91,990.74	$110,388.89	$122,654.32
Parks & Recreation Director*	$111,197.81	$133,437.38	$153,700.10
Library Director	$113,162.52	$135,795.02	$150,883.36
Community Development Director*	$127,581.64	$153,097.97	$170,108.85
Finance & Employee Services Director*	$123,851.16	$148,621.39	$165,134.88
Public Works Director*	$128,644.42	$154,373.31	$171,525.90
Emergency Services Director	$131,647.86	$157,977.43	$175,530.48
Assistant City Administrator	$138,996.03	$166,795.24	$185,328.05

*Position also receives monthly a $50 mobile phone stipend.
**Public Works Operations Specialist who handles Code Enforcement receives a stipend.
Library wage ranges are determined by the Library Board of Trustees.
City Administrator salary is determined in a contract by City Council.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.a.
For Meeting of 6/15/2026
Public Hearing

TITLE: Public hearing for the NE Hubbell Ave Water and Force Main Project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Now is the time and date for the Public Hearing for the NE Hubbell Ave Water and Force Main Project. 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.

FUNDING SOURCE: SRF Funds repaid with Water Utility funds

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. 7717032 W2023-0599 2026-0340W Plans

Generate BarCode

CON 11-1-1

Water Supply Engineering



IA7717032

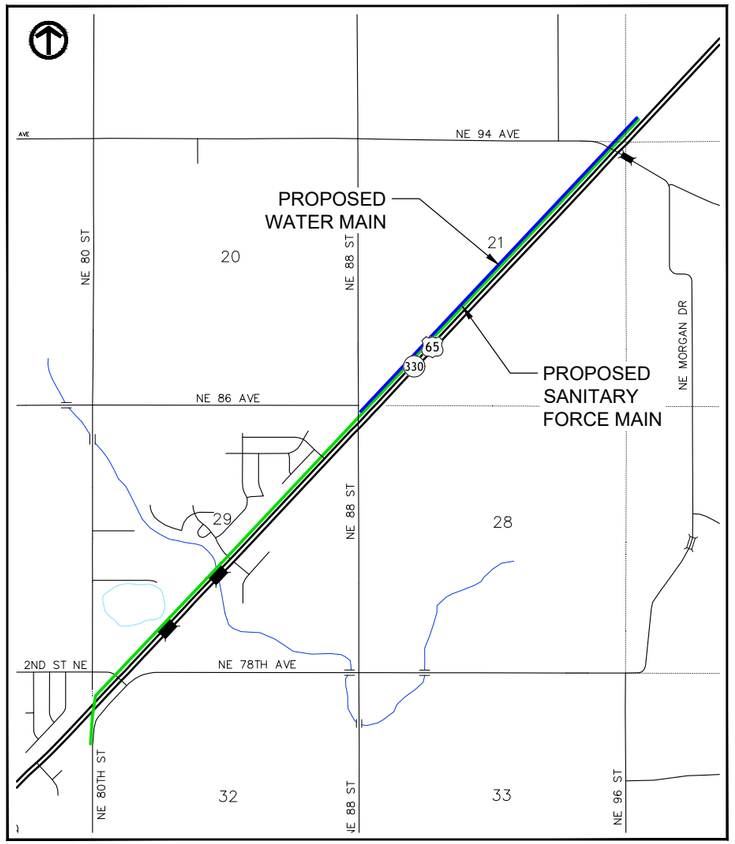
BONDURANT MUNI WATER SUPPLY

Project #: W2023-0599

Permit #: 2026-0340W

DWSRF #: FS-77-25-DWSRF-016

REVIEW PLANS FOR NE HUBBELL AVENUE WATER AND FORCE MAINS, BONDURANT, IOWA STATE REVOLVING FUND PROJ. NO. FS-77-25-DWSRF-016



VICINITY MAP

NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
A.GENERAL	
A.1	INDEX AND TITLE SHEET
A.2	GENERAL NOTES AND LEGEND
C.QUANTITIES	
C.1	QUANTITIES
G.CONTROL	
G.1	CONTROL SHEET
MSA.SANITARY SHEETS	
MSA.1	SANITARY FORCE MAIN
MSA.2	SANITARY FORCE MAIN
MSA.3	SANITARY FORCE MAIN
MSA.4	SANITARY FORCE MAIN
MSA.5	SANITARY FORCE MAIN
MSA.6	SANITARY FORCE MAIN
MSA.7	SANITARY FORCE MAIN
MSA.8	SANITARY FORCE MAIN
MSA.9	SANITARY FORCE MAIN
MSA.10	SANITARY FORCE MAIN
MSA.11	SANITARY FORCE MAIN
MSA.12	SANITARY FORCE MAIN
MSA.13	SANITARY FORCE MAIN
MSA.14	SANITARY FORCE MAIN
MSA.15	SANITARY FORCE MAIN
MSA.16	SANITARY FORCE MAIN
MSA.17	SANITARY FORCE MAIN
MSA.18	SANITARY FORCE MAIN
MSA.19	SANITARY FORCE MAIN

Sheet List Table	
Sheet Number	Sheet Title
MWM.WATER MAIN	
MWM.1	WATER MAIN
MWM.2	WATER MAIN
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MWM.4	WATER MAIN
MWM.5	WATER MAIN
MWM.6	WATER MAIN
MWM.7	WATER MAIN
MWM.8	WATER MAIN
MWM.9	WATER MAIN
MWM.10	WATER MAIN
MWM.11	WATER MAIN
MWM.12	WATER MAIN
MWM.13	WATER MAIN
MWM.14	WATER MAIN - ALTERNATE
DETAILS	
U.1	DETAILS

APPROVAL TO CONSTRUCT

PERMIT NO 2026-0340W

DATE Jun 05 2026

IDNR ENVIRONMENTAL SERVICES DIVISION

Digitally signed by Timothy M Duda
DN: C=US, E=timothy.duda@dnr.iowa.gov, O=Iowa Department of Natural Resources, OU=Water Supply Engineering Section, CN=Timothy M Duda
Reason: I am approving this document
Date: 2026.06.05 14:19:50-05'00'

BY

FS-77-25-DWSRF-016

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE April 16, 2026 DATE

NAME: BENJAMIN J. KLAUS, P.E.

LICENSE NUMBER: P24903

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL

LICENSED PROFESSIONAL ENGINEER
BENJAMIN J. KLAUS
P24903
IOWA

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC. A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

INDEX AND TITLE SHEET

SHEET NO. A.1

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:16:49 PM

X-REFS: vicinity map & 428101 P-SAN
FILE PATH: nasnjp01.kleinfelder.com\WDMShare\0400\0428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DS\CADD_Prod\Drawings\A.GENERAL\428101 A SHEETS.dwg

PLOTTED: Monday, April 13, 2026 3:16:50 PM
X-REFS: vicinity map & 428101 P-SAN
FILE PATH: nasnip01.kleinfelder.com\WDMShare\0400\0428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DS\CADD_ProdDrawings\A.GENERAL\428101 A SHEETS.dwg

GENERAL LEGEND

- SURVEY LINE & STATION INDICATOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- CONCRETE W/ASPHALT OVERLAY
- LOW GRADE ASPHALT SURFACE
- GRANULAR SURFACE
- DIRT SURFACE
- BRICK SURFACE
- SURFACING REMOVAL/REPLACEMENT
- EARTH SECTION
- 8"S — EXISTING SANITARY SEWER AND SIZE
- 18"ST — EXISTING STORM SEWER AND SIZE
- 8"W — EXISTING WATER MAIN AND SIZE
- 6"FM — EXISTING FORCE MAIN AND SIZE
- 4"G — GAS MAIN AND SIZE
- UE — UNDERGROUND POWER LINE
- OHE — OVERHEAD POWER LINE
- T — UNDERGROUND TELEPHONE LINE
- CTV — CABLE TELEVISION LINE
- FO — FIBER OPTICS
- DRAINAGE COURSE
- NEW CURB INTAKE
- NEW AREA OR BEEHIVE INTAKE
- NEW STORM/MANHOLE
- NEW SANITARY/MANHOLE
- NEW FORCE MAIN
- NEW HYDRANT
- NEW WATER VALVE
- NEW WATER MAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM WATER MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY ANCHOR
- STREET LIGHT
- SIGN
- COMMUNICATION JUNCTION BOX
- TRAFFIC SIGNALS
- TRAFFIC CONTROLLER
- PEDESTRIAN BUTTON
- RAILROAD SIGNAL
- UTILITY ACCESS COVER
- PARKING METER
- TREE
- EVERGREEN
- STUMP
- BUSH, SHRUB OR HEDGE

- 12"CMP — CULVERT; SIZE AND TYPE
- FLARED END SECTION
- RAILROAD
- MAILBOX
- FENCE (MISC.)
- SECURITY FENCE
- WOOD FENCE
- SF — SILT FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- FOUND PROPERTY PIN
- FOUND SECTION CORNER
- SET PROPERTY PIN
- SET SECTION CORNER
- PLAT BOUNDARY
- BUILDING
- 855.55 — ELEVATION MARKER
- ℄ — CENTERLINE
- DIA. — DIAMETER
- ELEV. — ELEVATION
- PVC — POLYVINYLCHLORIDE PIPE
- CI — CAST IRON PIPE
- DI — DUCTILE IRON PIPE
- CMP — CORRUGATED METAL PIPE
- VCP — VITRIFIED CLAY PIPE
- RCP — REINFORCED CONCRETE PIPE
- RCAP — REINFORCED CONCRETE ARCH PIPE
- LRCP — LINED REINFORCED CONCRETE PIPE
- LCPP — LINED CONCRETE PRESSURE PIPE
- STA. — STATION
- BM-2 — BENCH MARK AND NUMBER
- ROW — RIGHT-OF-WAY
- PI — POINT OF INTERSECTION
- PT — POINT ON TANGENT
- LF — LINEAR FEET
- SB-2 — SOIL BORING AND NUMBER
- PVC — POINT OF VERTICAL CURVATURE
- PVT — POINT OF VERTICAL TANGENCY
- VC — VERTICAL CURVE
- PC — POINT OF CURVATURE
- PT — POINT OF TANGENCY
- MO — MIDDLE ORDINATE
- DWG. — DRAWING
- CP-1 — CONTROL POINT AND NUMBER
- (TYP.) — TYPICAL
- HPG — HIGH PRESSURE GAS
- INV. — INVERT
- E.W.,E.F. — EACH WAY, EACH FACE
- @ — AT
- 3 — DRAWING NUMBER

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

GENERAL NOTES

1. ALL ELEVATIONS ARE TO NAVD 88 DATUM.
2. ALL NORTHING AND EASTING COORDINATES ARE TO NAD83(2011) / IOWA RCS ZONE 8.
3. REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
4. SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.
5. CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
6. DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
7. LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR WILL LOCATE CONSTRUCTION LIMITS IN FIELD. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
8. SET MANHOLE COVERS, VALVE BOXES AND STRUCTURES FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
9. STATIONING IS ALONG CENTER LINE OF PAVEMENT, UNLESS OTHERWISE NOTED.
10. PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
11. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
12. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
13. REPLACE WATER SERVICES IN DIRECT CONFLICT WITH NEW PIPE WITH NEW SERVICES FROM MAIN TO CURB STOP. PLUG EXISTING SERVICE AT MAIN; CONSTRUCT STORM SEWER UNDER EXISTING SERVICES WITH ADEQUATE CLEARANCE.

PROTECTION OF VEGETATION

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE 12"⊗ INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

TABLE OF QUALITY LEVEL OF UTILITY INVESTIGATION IN ACCORDANCE WITH CI/ASCE 38-02

UTILITY	OWNER	QUALITY LEVEL
TELEPHONE DUCTS (UNDERGROUND)		C
STREET LIGHT POLES		B
OVERHEAD POWER		B
OVERHEAD ELECTRIC		B
UNDERGROUND POWER		B
FIBER OPTIC		C
EXISTING SANITARY		C
EXISTING WATER MAIN		B
GAS MAIN		C
CABLE TV		C
COMMUNICATIONS		C

Subsurface Utility Quality Levels	
Level	Description
QL A	Process of designating and locating using non-destructive vacuum excavation techniques. This is the most accurate level of measurement and yields good 3D positions of subsurface utilities.
QL B	Obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities.
QL C	Uses on surface features to predict the utility location obtained by surveying and plotting visible above-ground utility features and by using professional judgement in correlating this information to Quality Level D.
QL D	Obtained by integrating existing records, atlases, or oral recollections of the locations of existing subsurface utilities. This is the least reliable method of utility location and is often inaccurate and not up to date.
ASE is capable and experienced in all Quality Levels of SUE	

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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

GENERAL NOTES AND LEGEND

SHEET NO. A.2

PROJECT 428101

NE HUBBELL AVENUE WATER AND FORCE MAINS - BONDURANT, IOWA

NO.	ITEM	UNIT	TOTAL	DESCRIPTION
1	Mobilization	LS	1	See Iowa SUDAS Section 11,020, 1.08 for progress payments for Mobilization.
2	Traffic Control	LS	1	See Iowa SUDAS Section 8030. Refer to Special Provisions and traffic control notes for additional information; progress payment based on percentage of project completed; includes written notification to affected property owners.
3	Clearing and Grubbing	LS	1	See Iowa SUDAS Section 2010. Item includes any and all labor, equipment, and materials required to Clear and Grubb areas as required for construction of project.
4	Remove and Replace Rock Erosion Control	LS	1	Item includes any and all labor, equipment, and materials to remove and replace rock ditch checks, swales, and stabilization materials as required during construction of water and force mains.
5	Granular Surfacing	TON	25.8	See Iowa SUDAS Section 2010; use IDOT Class A Crushed Stone placed at 8" thickness.
6	Sanitary Sewer Force Main, Trenched, DR17 HDPE, 14"	LF	14,602	See Iowa SUDAS Sections 4010 and 4060; Class P-1 Bedding. Comply with Tracer Wire requirements per Section 5010 and Figure 5010.102.
7	Sanitary Sewer Force Main, Trenchless, DR17 HDPE, 14"	LF	1,442	
8	Sanitary Sewer Force Main with Casing Pipe, Trenchless, DR17 HDPE, 14"	LF	243	See Iowa SUDAS Sections 3020, 4010, and 4060; Comply with Tracer Wire requirements per Section 5010 and Figure 5010.102. Casing pipe shall be steel, 20" ID min, with 0.281" wall thickness min.
9	Removal of Sanitary Sewer, PVC, 8"	LF	15	See Iowa SUDAS Section 4010. Cap each end of pipe exposed by removal.
10	Combination Air Release Valve Pit	EA	12	Item includes any and all labor, equipment, and materials to install fully functioning combination air release valve pits including, but not limited to: excavation, shoring, dewatering, bedding, manhole, pipe supports, combination air release valve, backfilling, and compaction.
11	Pressure Relief/Reducing Pit	EA	1	Item includes any and all labor, equipment, and materials to install fully functioning pressure relief/reducing valve pit including, but not limited to: excavation, shoring, dewatering, bedding, precast box culvert section, concrete base, concrete lid with access hatch, pipe supports, piping, fittings, pressure relief valve, pressure reducing valve, gate valves, pressure gauges, appurtenances, backfilling, and compaction.
12	Water Main, Trenched, DR11 HDPE, 30"	LF	10,209	See Iowa SUDAS Section 5011 and 5030; Class P-1 Bedding.
13	Water Main, Trenched, DR11 HDPE, 20"	LF	5.5	
14	Water Main, Trenched, DR11 HDPE, 8"	LF	29	
15	Water Main, Trenchless, DR11 HDPE, 30"	LF	490.5	
16	Fittings, 22.5 deg Bend, 14"	EA	2	See Iowa SUDAS Section 5010. Per Specification Section 02610, fittings may be fused or ductile iron with fused HDPE mechanical joint adapter. Caps shall be ductile iron; fused caps are not acceptable.
17	Fittings, 45 deg Bend, 14"	EA	2	
18	Fittings, 90 deg Bend, 14"	EA	1	
19	Fittings, Cap, 14"	EA	1	
20	Fittings, Eccentric Reducer, 30"	EA	1	
21	Fittings, 45 deg Bend, 30"	EA	3	
22	Fittings, Cap, 30"	EA	1	
23	Fittings, 22.5 deg Bend, 8"	EA	1	
24	Fittings, 90 deg Bend, 8"	EA	1	
25	Fittings, Eccentric Reducer, 20"	EA	1	
26	Connect to Existing Water Main	EA	2	Item includes any and all labor, equipment, and materials to connect proposed pipe and fittings to existing water main. Item also includes, but is not limited to; disinfection, bedding, coordination with water department, and testing. Pipe and fittings shall be paid under separate line items.
27	Valve, Butterfly, 30"	EA	18	See Iowa SUDAS Section 5020.
28	Valve, Gate, 8"	EA	1	
29	Tapping Valve Assembly, 8"	EA	1	
30	Fire Hydrant Assembly for Large Diameter Water Main	EA	11	See Iowa SUDAS Section 5020. Fire hydrant assemblies for large diameter water main shall follow detail as shown on plans and include any and all piping, fittings, and appurtenances as detailed.
31	Manhole, SW-303, 60"	EA	1	See Iowa SUDAS Section 6010.
32	Remove and Reinstall Intake Structure	EA	1	See Iowa SUDAS Section 6010. Item includes any and all labor, equipment, and materials required to relocate the existing intake structure as shown on plans. Unit price includes, but is not limited to, excavation, removal, pipe modifications, bedding material, reinstallation and connection to existing pipe, backfill, and grading.
33	Seed, Fertilize, Mulch, Type 2	LS	1	See Iowa SUDAS 9010. Item includes any and all areas disturbed during construction requiring restoration.
34	SWPPP Preparation	LS	1	See Iowa SUDAS Section 9040.
35	SWPPP Management	LS	1	
36	Silt Fence	LF	14,700	
A.1	Water Main, Trenched, DR11 HDPE, 18"	LF	48	See Iowa SUDAS Section 5011 and 5030; Class P-1 Bedding.
A.2	Water Main with Casing Pipe, Trenchless, DR11 HDPE, 18"	LF	231.5	See Iowa SUDAS Section 5011 and 5030; Casing pipe shall be steel, 25" ID min, with 0.312" wall thickness min.
A.3	Fitting, Tee, 30"	EA	1	See Iowa SUDAS Section 5010. Per Specification Section 02610, fittings may be fused or ductile iron with fused HDPE mechanical joint adapter. Caps shall be ductile iron; fused caps are not acceptable.
A.4	Fitting, Cap, 18"	EA	1	
A.5	Valve, Gate, 18"	EA	2	See Iowa SUDAS Section 5020.
A.6	Fire Hydrant Assembly	EA	1	
A.7	Seed, Fertilize, Mulch, Type 2	LS	1	See Iowa SUDAS 9010. Item includes any and all areas disturbed during construction requiring restoration and any and all erosion control measures required for construction of Bid Alternate A.

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FILE PATH: nasnip01.kleinfelder.com\WDMShare\04000428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DS\CADD_ProdDrawings\C.QUANTITIES\428101 QUANTITIES.dwg

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company
6775 Vista Drive ● West Des Moines, Iowa 50266-9305
515-225-8000 ● 515-255-7848(FAX) ● 1-800-241-8000

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

QUANTITIES

SHEET NO.
C.1

PROJECT 428101

CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
100	7541356.06	18585673.97	825.76	CP100 BASE
101	7541085.17	18585416.72	822.32	CP101 RB
102	7540833.87	18585178.75	823.70	CP102 RB
103	7540360.16	18584738.19	827.43	CP103 RB
104	7539809.65	18584362.28	845.02	CP TOP RCP NWX NE 94TH AVE AND HWY 330
105	7539291.05	18583898.93	859.52	CP 1/2REBAR MARKER 90.90 WESTSIDE OF HWY 330
106	7538731.74	18583248.72	882.20	CP FOUND ROW ALUM CAP 11804 WEST ROW HWY 330
107	7538084.33	18582757.23	907.91	CP 1/2 RB AT POST FOR CHECKDAM WESTSIDE OF HWY 330
108	7537557.26	18582275.12	924.49	CP 1/2RB AT MARKER 90.45 WESTSIDE OF HWY 330
109	7537041.42	18581746.14	925.49	CP TOP RCP EASTSIDE OF HWY 330
110	7536406.50	18581195.97	941.93	CP 1/2RB AT MARKER 90.15 WESTSIDE OF HWY 330
111	7535825.02	18580650.12	950.17	CP 90D NAIL 1FT WEST OF MILE MARKER 90
112	7535241.43	18580104.27	958.92	CP 90D NAIL AT MARKER 89.85 WESTSIDE OF HWY 330
113	7534805.38	18579571.59	963.14	CP IDOT ALUM CAP EAST OF NE 88TH AND WEST OF HWY 330
114	7534351.86	18579254.54	968.07	CP TOP RCP NWX NE 88TH AND HWY 330
115	7533847.51	18578660.33	971.23	CP TAGGED BOLT 14TH ST NE AND HWY 330
116	7532959.40	18577950.34	962.80	CP CUT X TOP RCP WESTSIDE OF HWY 330
117	7532271.64	18577306.70	959.72	CP CUTX TOP RCP WESTSIDE OF HWY 330
118	7531968.13	18576719.47	962.64	CP TOP EAST CURB ALEXANDER
119	7531766.08	18576797.56	959.01	CP CUTX TOP RCP SWX 330 AND ALEXANDER PKWY
1031	7540157.14	18584687.65	836.02	CP CUT RCBC SWX NORTHEAST OF 94TH AVE AND HWY 330



VERTICAL DATUM - NAVD88

HORIZONTAL CONTROL - IOWA RCS Zone 8

GENERAL INFORMATION
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
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VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

CONTROL SHEET

SHEET NO.
G.1
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:17:49 PM
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FILE PATH: nasnjp01.kleinfelder.com\WDMShare\04000428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DS\CADD_ProdDrawings\G.CONTROL\428101 CONTROL.dwg

NOTES:

1. ALL 14" FORCE MAIN TO BE DR17 HDPE.
2. POTHOLE ALL UTILITY CROSSINGS. COST IS INCIDENTAL TO PROJECT COST.

COMBINATION AIR RELEASE VALVE PIT
STA. 10+75.02
N=7528533.23
E=18574177.49

MH-32
SW-301 MANHOLE
STA. 10+75.00
N=7528533.21
E=18574177.47

MH-14
SW-303 MANHOLE
STA. 9+35.24
N=7528421.56
E=18574103.87

14" DR17 HDPE 29 LF

14" 22-1/2° BEND
STA. 9+65.26
N=7528451.60
E=18574104.10

REMOVE 5 LF OF ABANDONED
8" FM AND CAP PIPE ENDS

14" 22-1/2° BEND
STA. 11+50.24
N=7528589.19
E=18574227.75

BEGIN TRENCHLESS INSTALLATION
STA. 13+05.24
N=7528737.60
E=18574263.90

14" 45° BEND
STA. 12+95.26
N=7528728.53
E=18574268.05

14" 90° BEND
STA. 15+75.18
N=7528983.69
E=18574152.65

14" DR17 HDPE 23 LF

END TRENCHLESS INSTALLATION
STA. 15+50.53
N=7528961.18
E=18574163.00

14" DR17 HDPE 107 LF

14" DR17 HDPE 144 LF

14" DR17 HDPE 273 LF

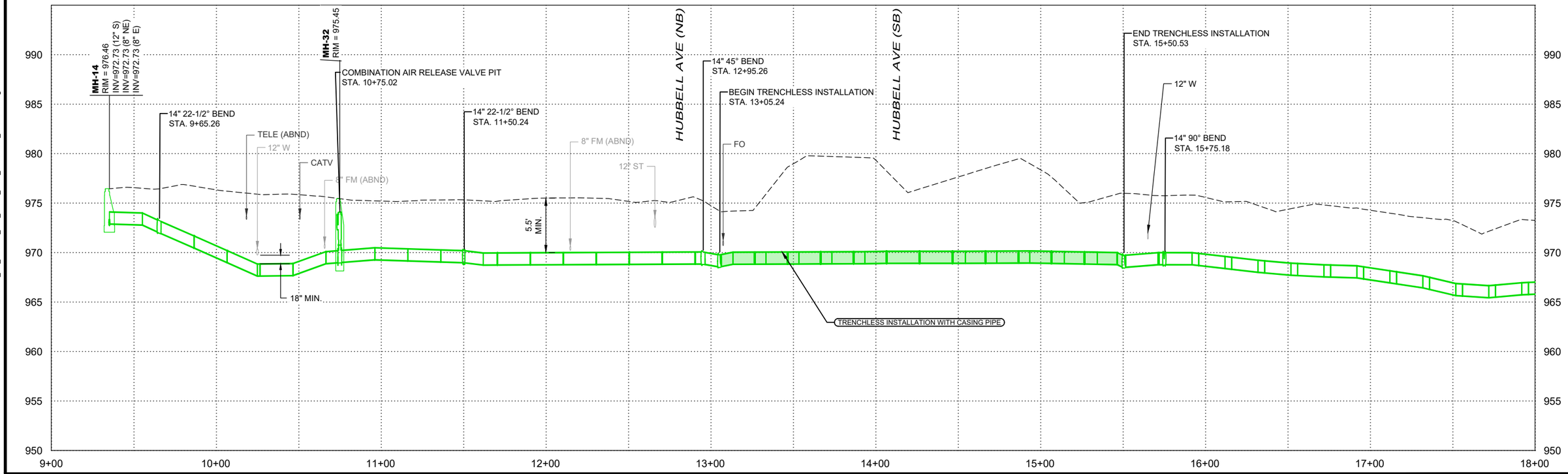
TRENCHLESS FORCE MAIN WITH CASING PIPE 243 LF

REMOVE 5 LF OF ABANDONED 8" FM;
CAP ABANDONED PIPE ENDS

HUBBELL AVE (SOUTH BOUND)

HUBBELL AVE (NORTH BOUND)

Sta. 18+00.00
SEE DWG. NO. MSA.2



DATE	REVISIONS		
		SCALE	AS NOTED
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		CHECKED	G ROTH
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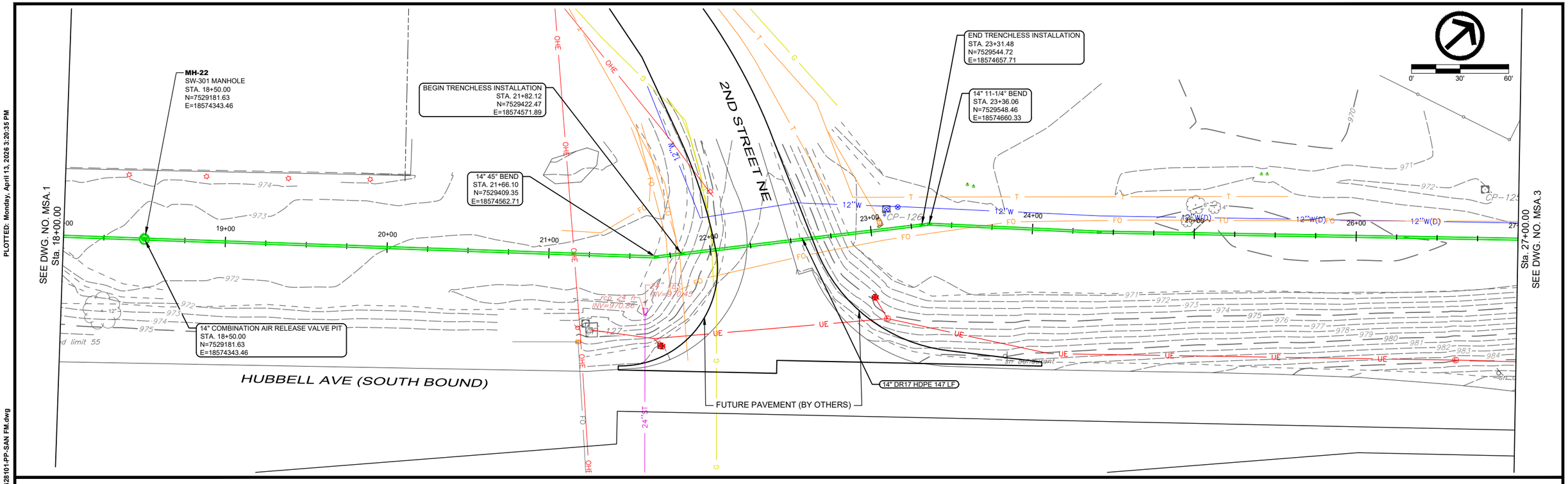
SANITARY FORCE MAIN

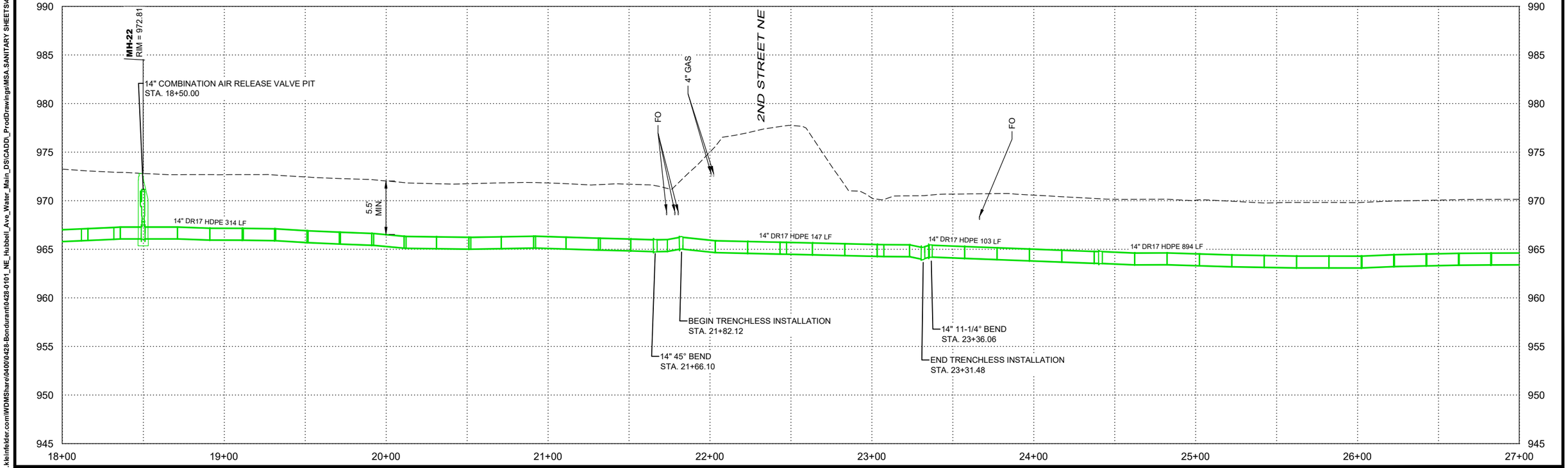
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MSA.1

PROJECT 428101

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SANITARY FORCE MAIN

SHEET NO.
MSA.2
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:20:47 PM

SEE DWG. NO. MSA.2
Sta. 27+00.00

SEE DWG. NO. MSA.4
Sta. 36+00.00

END TRENCHLESS INSTALLATION
STA. 34+54.93
N=7530382.15
E=18575402.21

TRENCHLESS FORCEMAIN INSTALLATION IN CASING PIPE 111 LF

DEFLECT PIPE
STA. 34+59.54
N=7530386.15
E=18575404.50

0' 30' 60'

14" DR17 HDPE 894 LF

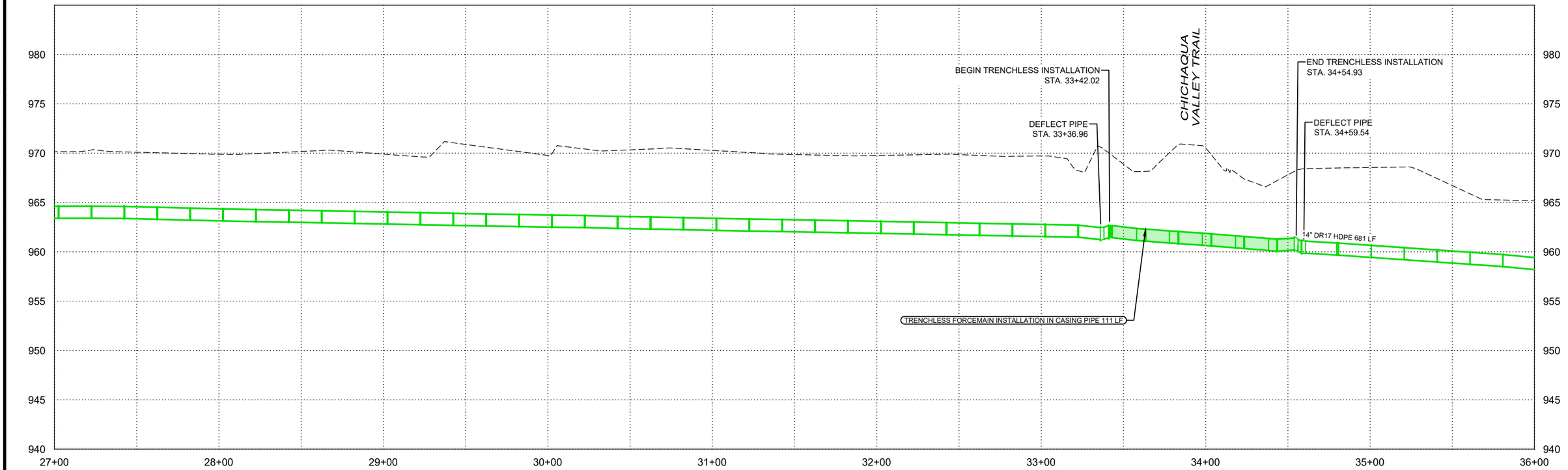
CP-124

DEFLECT PIPE
STA. 33+36.96
N=7530279.72
E=18575343.70

BEGIN TRENCHLESS INSTALLATION
STA. 33+42.02
N=7530284.09
E=18575346.23

CHICHAQUA VALLEY TRAIL

HUBBELL AVE (SOUTH BOUND)



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

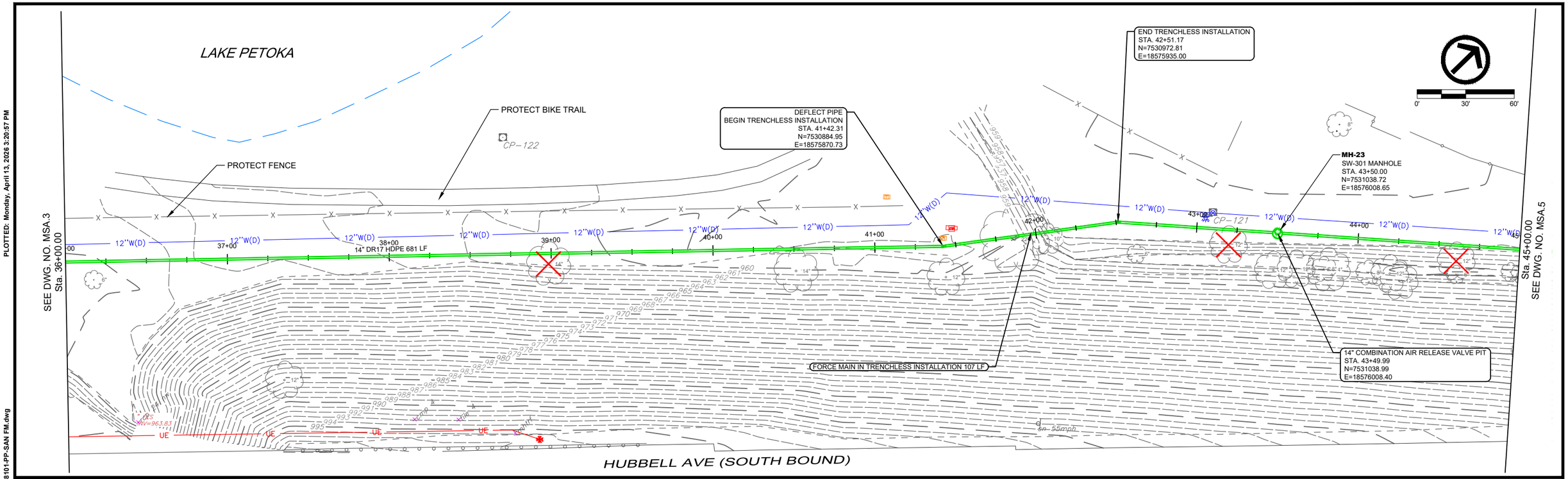
SANITARY FORCE MAIN

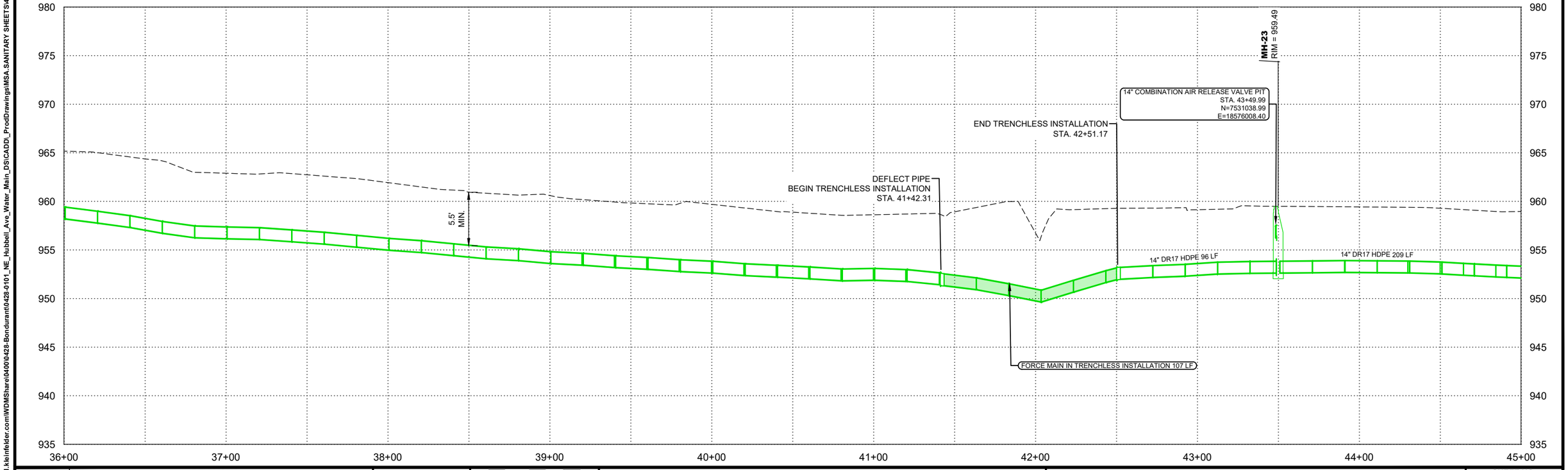
SHEET NO.
MSA.3

PROJECT 428101

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
FILE PATH: nasnp01.kleinfelder.com\WDMShare\040000428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DSICADD_ProdDrawings\MSA.SANITARY SHEETS\428101-PP-SAN FM.dwg

PLOTTED: Monday, April 13, 2026 3:20:57 PM





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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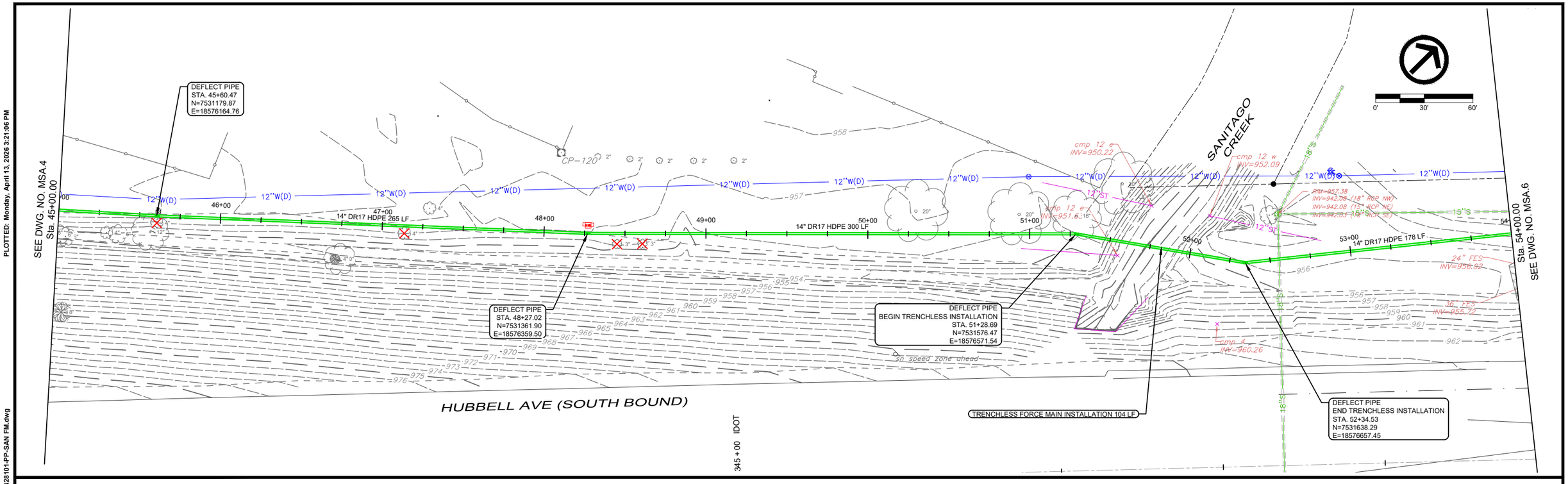
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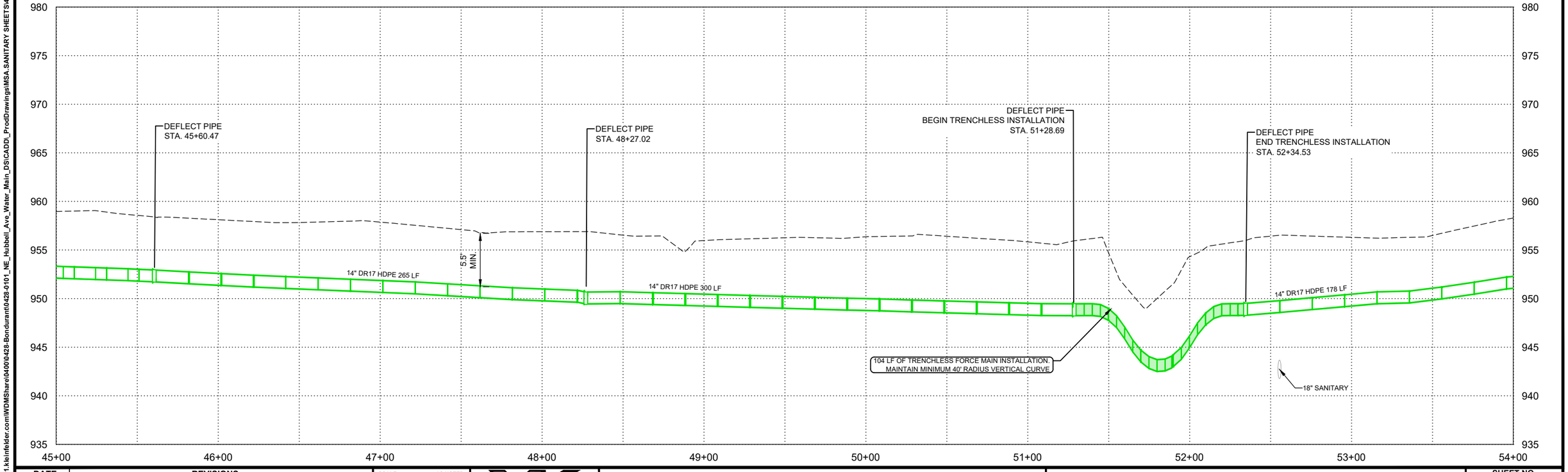
SHEET NO.
MSA.4

PROJECT 428101

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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PLOTTED: Monday, April 13, 2026 3:21:06 PM





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

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SANITARY FORCE MAIN

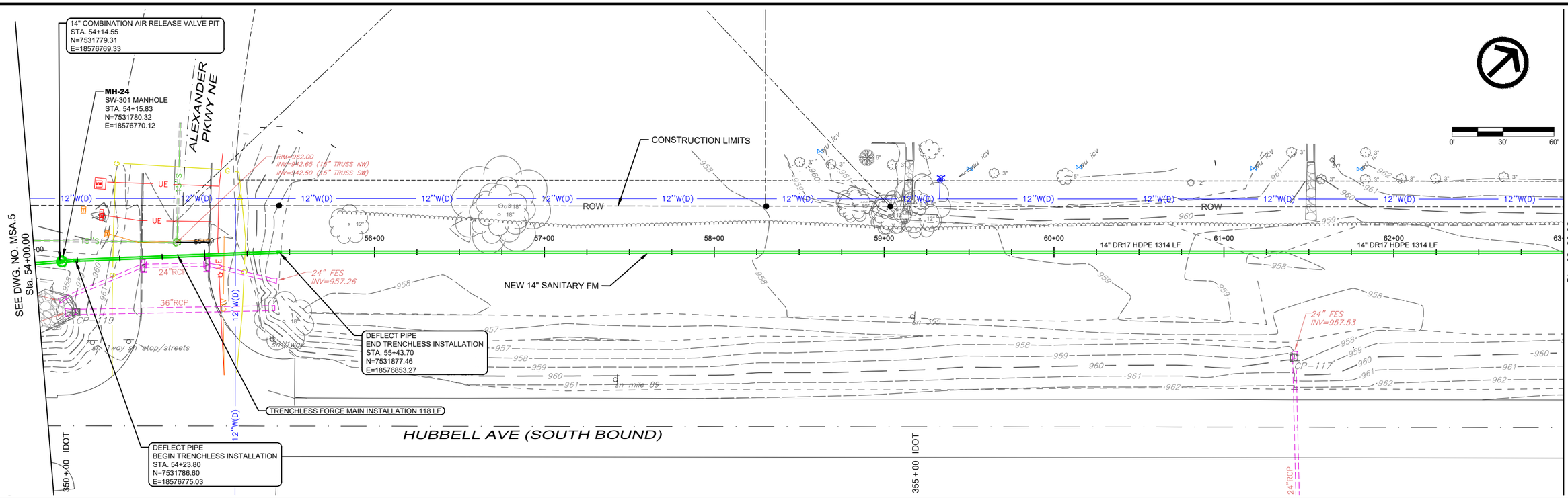
SHEET NO.
MSA.5

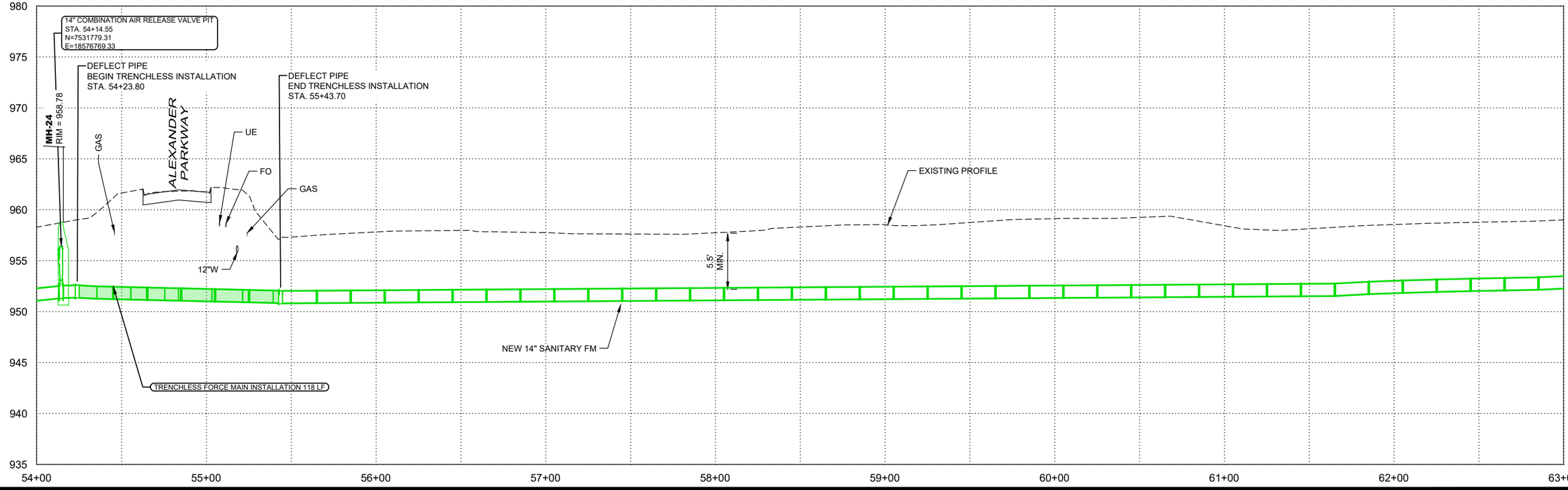
PROJECT 428101

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
FILE PATH: nasnjp01.kleinfelder.com\WDMShare\0400\0428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DS\CADD_Prod\Drawings\MSA.SANITARY SHEETS\428101-PP-SAN FM.dwg

PLOTTED: Monday, April 13, 2026 3:21:14 PM

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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SANITARY FORCE MAIN

SHEET NO.
MSA.6

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:21:24 PM

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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SEE DWG. NO. MSA.6
Sta. 63+00.00

Sta. 72+00.00
SEE DWG. NO. MSA.8

CONSTRUCTION LIMITS

ROW

12"W(D)

NEW 14" SANITARY FM

MH-15
SW-301 MANHOLE
STA. 68+60.63
N=7532839.59
E=18577752.49

NEW 30" WATER MAIN

RIM=963.78

4"ST

RIM=960.17
INV=957.82 (4" HDPE W)

14" DR17 HDPE 565 LF

MAINTAIN 10' MIN. SEPARATION

REMOVE AND REPLACE
GRANULAR DRIVE

24" FES
INV=960.02

24"RCP

24" FES
INV=960.33

18" FES
INV=960.57

24" FES
INV=960.57

CP-116

18"RCP

24"RCP

14" COMBINATION AIR RELEASE VALVE PIT
STA. 68+60.63
N=7532839.59
E=18577752.49

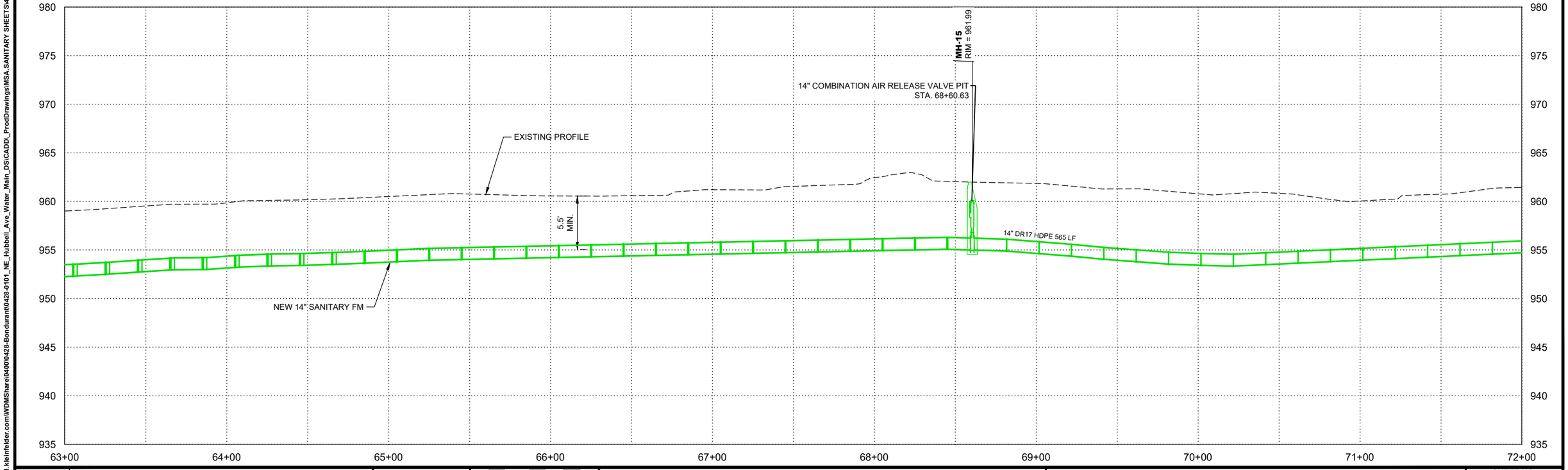
HUBBELL AVE (SOUTH BOUND)

IDOT

360+00

365+00

0' 30' 60'



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

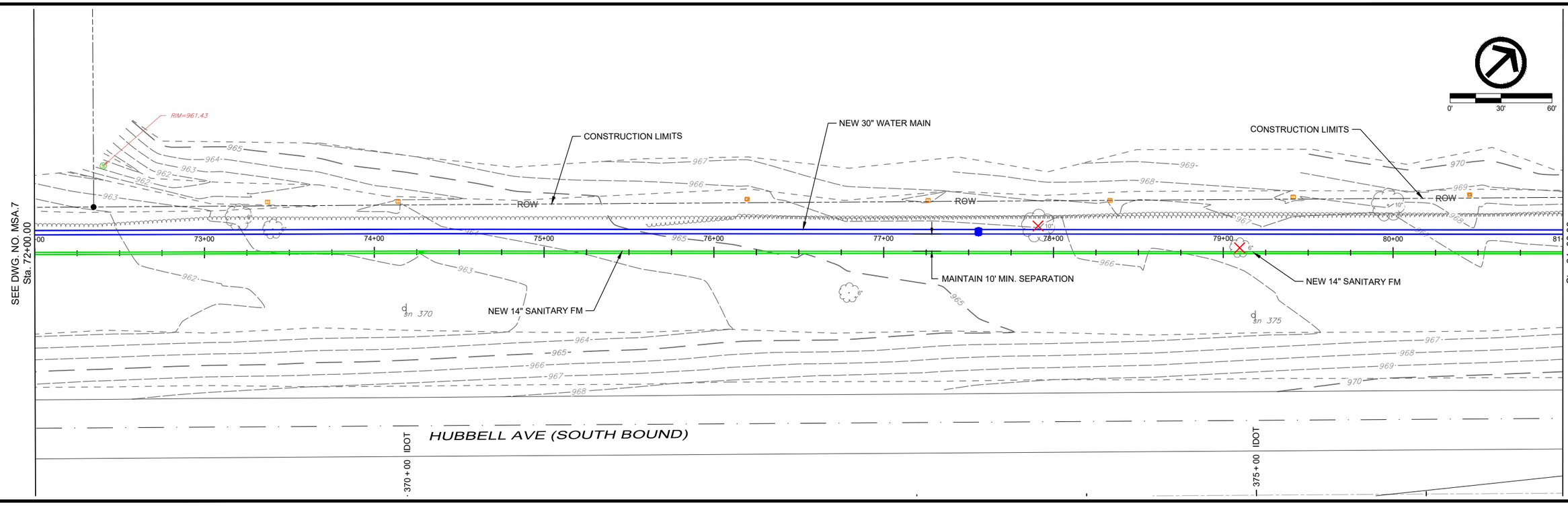
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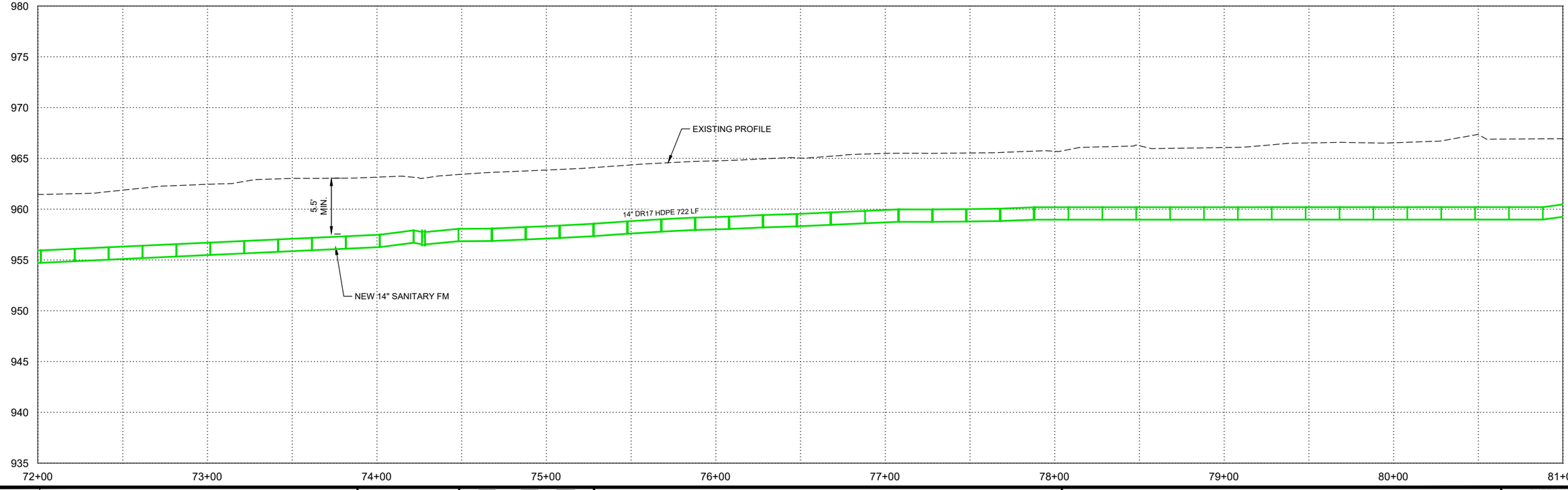
SANITARY FORCE MAIN

SHEET NO.
MSA.7

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:21:34 PM
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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CITY OF BONDURANT, IOWA

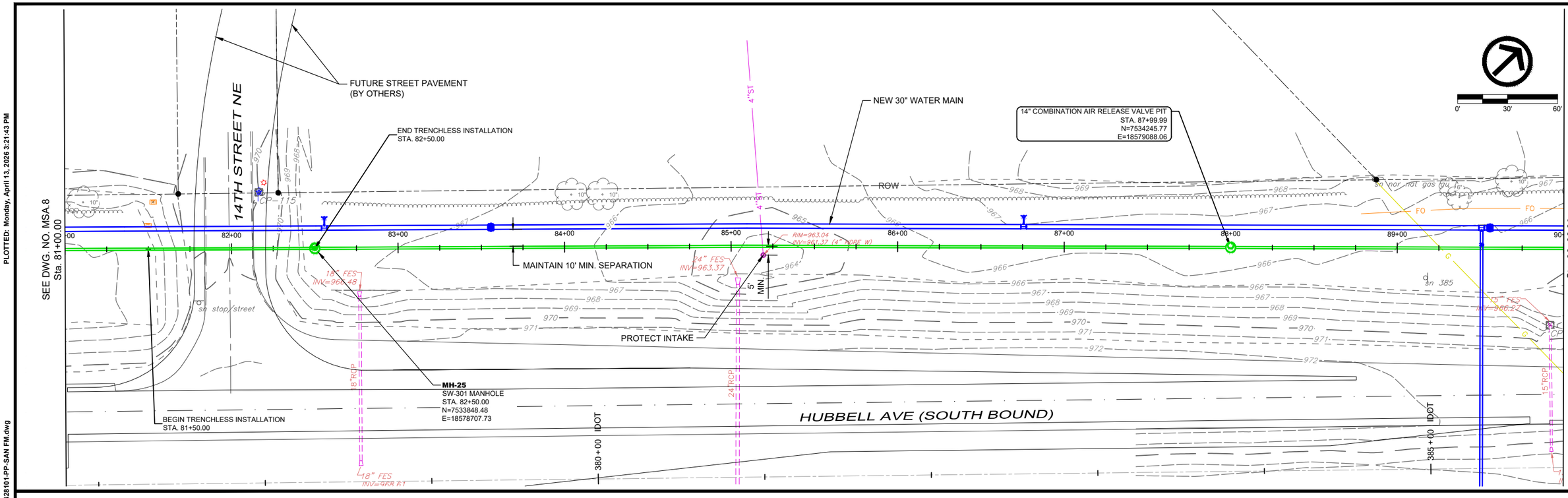
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

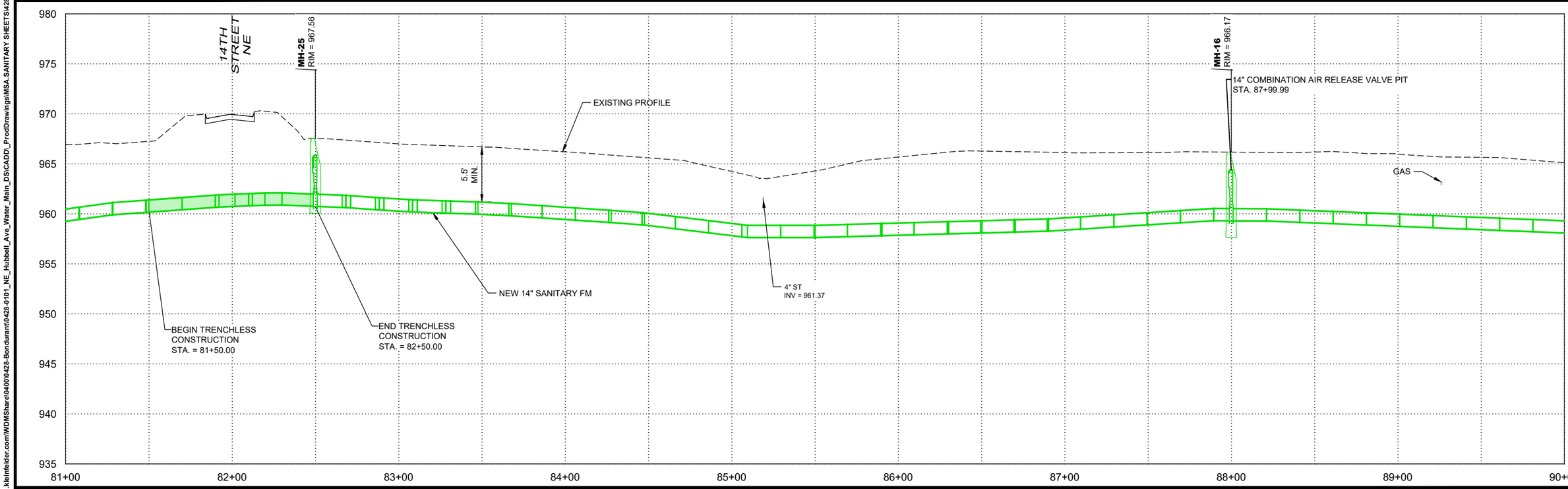
SANITARY FORCE MAIN

SHEET NO.
MSA.8

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:21:43 PM
X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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SANITARY FORCE MAIN

SHEET NO.
MSA.9
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:21:52 PM
X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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SEE DWG. NO. MSA.9
Sta. 90+00.00

Sta. 99+00.00
SEE DWG. NO. MSA.11

CONSTRUCTION LIMITS

ROW

NE 88TH STREET

HUBBELL AVE (SOUTH BOUND)

IDOT

NEW 30" WATER MAIN

MAINTAIN 10' MIN. SEPARATION

BEGIN TRENCHLESS INSTALLATION
STA. 92+25.58
N=7534552.16
E=18579383.45

END TRENCHLESS INSTALLATION
STA. 93+25.58
N=7534624.15
E=18579452.85

MH-31
SW-301 MANHOLE
STA. 95+49.99
N=7534786.45
E=18579607.82

COMBINATION AIR RELEASE VALVE PIT
STA. 95+50.00
N=7534786.46
E=18579607.83

24" FES
INV=961.50

24" FMP

24" FES
INV=961.27

CP-113

0' 30' 60'

NE 88TH STREET

MH-31
SW-301 MANHOLE
STA. 95+49.99
RIM = 961.26

COMBINATION AIR RELEASE VALVE PIT
STA. 95+50.00

EXISTING PROFILE

TRENCHLESS FORCE MAIN INSTALLATION 100 LF

5.5' MIN.

4"W

14" DR17 HDPE 147 LF

14" DR17 HDPE 76 LF

14" DR17 HDPE 1123 LF

BEGIN TRENCHLESS CONSTRUCTION
STA. = 92+25.58

END TRENCHLESS CONSTRUCTION
STA. = 93+25.58

NEW 14" SANITARY FM

MAINTAIN MINIMUM
18" SEPARATION
SEE NOTES

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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SANITARY FORCE MAIN

SHEET NO.
MSA.10
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:22:01 PM
X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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SEE DWG. NO. MSA.10
Sta. 99+00.00

Sta. 108+00.00
SEE DWG. NO. MSA.12

NEW 30" WATER MAIN
CONSTRUCTION LIMITS
MAINTAIN 10' MIN. SEPARATION
NEW 14" SANITARY FM
LANDSCAPING
ROW
HUBBELL AVE (SOUTH BOUND)
IDOT
395+00
400+00
sn 395
sn 400
CP-112
24" FES
INV=951.54
24"CMP
24" FES
INV=951.44
15" FES
INV=951.70
15" FES
INV=952.56
15"RCP
OHE
ST
0'
30'
60'

EXISTING PROFILE
NEW 14" SANITARY FM
5.5'
MIN.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

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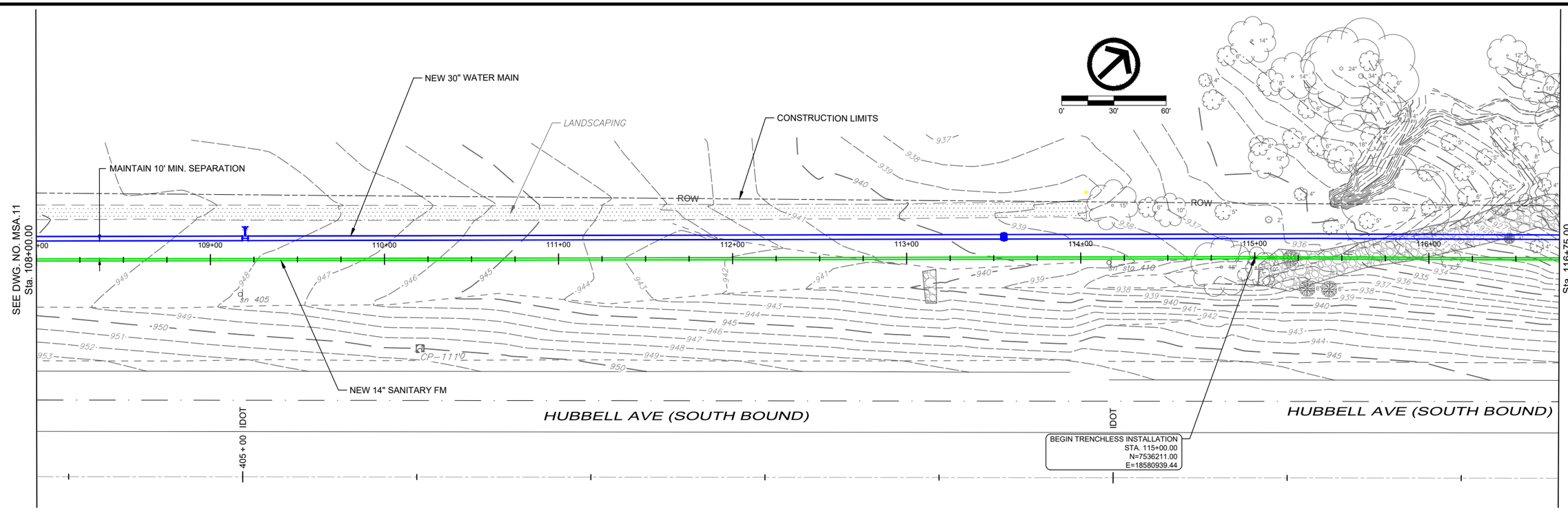
NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

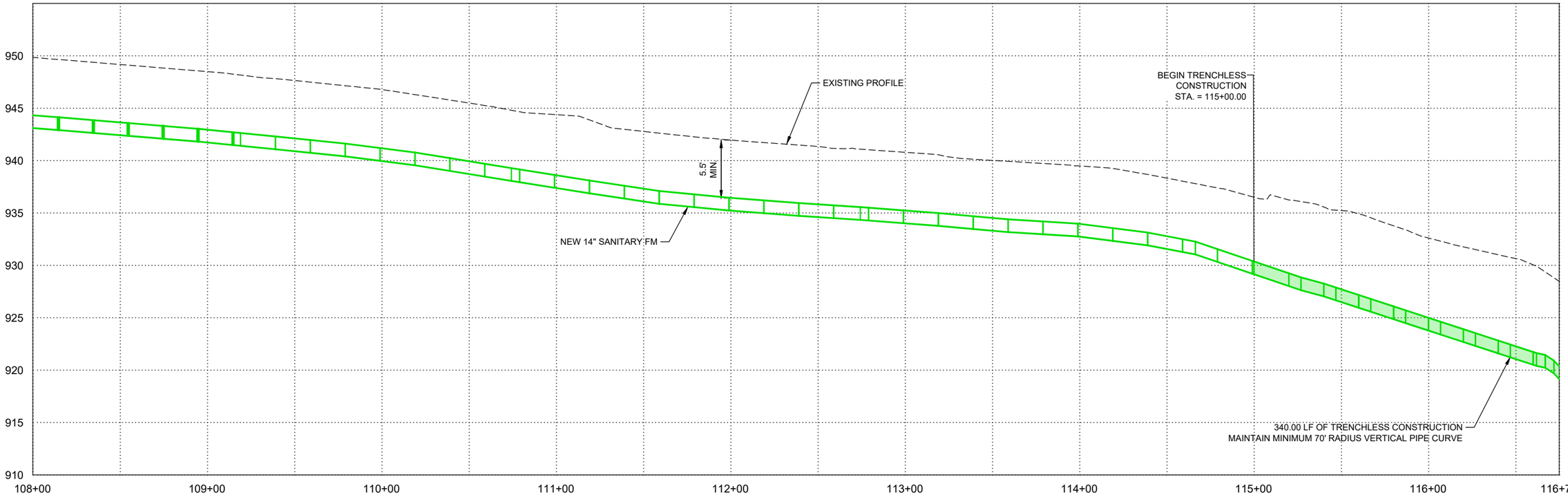
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SANITARY FORCE MAIN

SHEET NO.
MSA.11
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:22:11 PM
X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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SANITARY FORCE MAIN

SHEET NO.
MSA.12

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:22:20 PM

SEE DWG. NO. MSA.12
Sta. 116+75.00

END TRENCHLESS INSTALLATION
STA. 118+66.96
N=7536478.11
E=18581191.05

NEW 30" WATER MAIN

LANDSCAPING

0' 30' 60'

ROW

OHE

FL 920.38

FL 920.21

24" FES
INV=934.72

CP 110

24" RCP

3' X 4' BOX CULVERT

FLOWLINE ELEV = 917.50 AT
END OF 10' TAPER SECTION
(FROM 1997 IDOT PLANS)

NEW 14" SANITARY FM

MAINTAIN 10' MIN. SEPARATION

MH-26
SW-301 MANHOLE
STA. 119+00.00
N=7536502.14
E=18581213.73

14" COMBINATION AIR RELEASE VALVE PIT
STA. 119+00.04
N=7536502.16
E=18581213.75

HUBBELL AVE (SOUTH BOUND)

IDOT

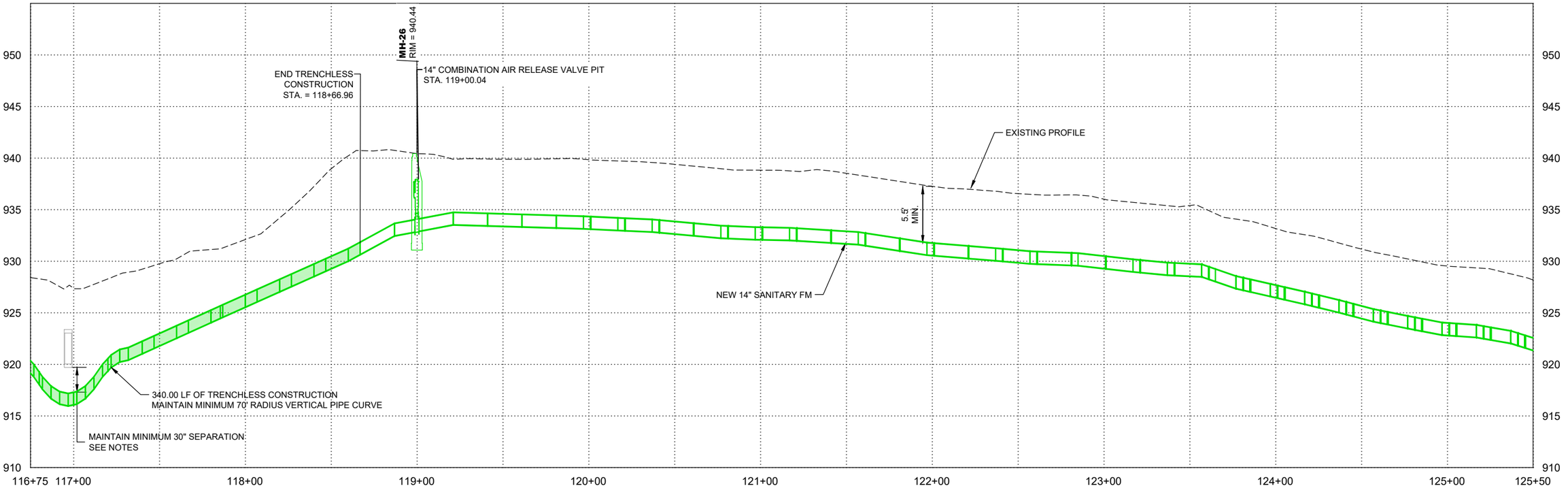
415+00

420+00

24" FES
INV=939.89

SEE DWG. NO. MSA.14
Sta. 125+50.00

117+00 118+00 119+00 120+00 121+00 122+00 123+00 124+00 125+00



DATE	REVISIONS

SCALE	AS NOTED
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CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

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SANITARY FORCE MAIN

SHEET NO.
MSA.13

PROJECT 428101

X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
FILE PATH: nasnlp01.kleinfelder.com\WDMShare\040010428-Bondurant\0428-0101_NE_Hubbell_Ave_Water_Main_DSICADD_ProdDrawings\MSA.SANITARY SHEETS\428101-PP-SAN FM.dwg

PLOTTED: Monday, April 13, 2026 3:22:29 PM
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SEE DWG. NO. MSA.13
Sta. 125+50.00

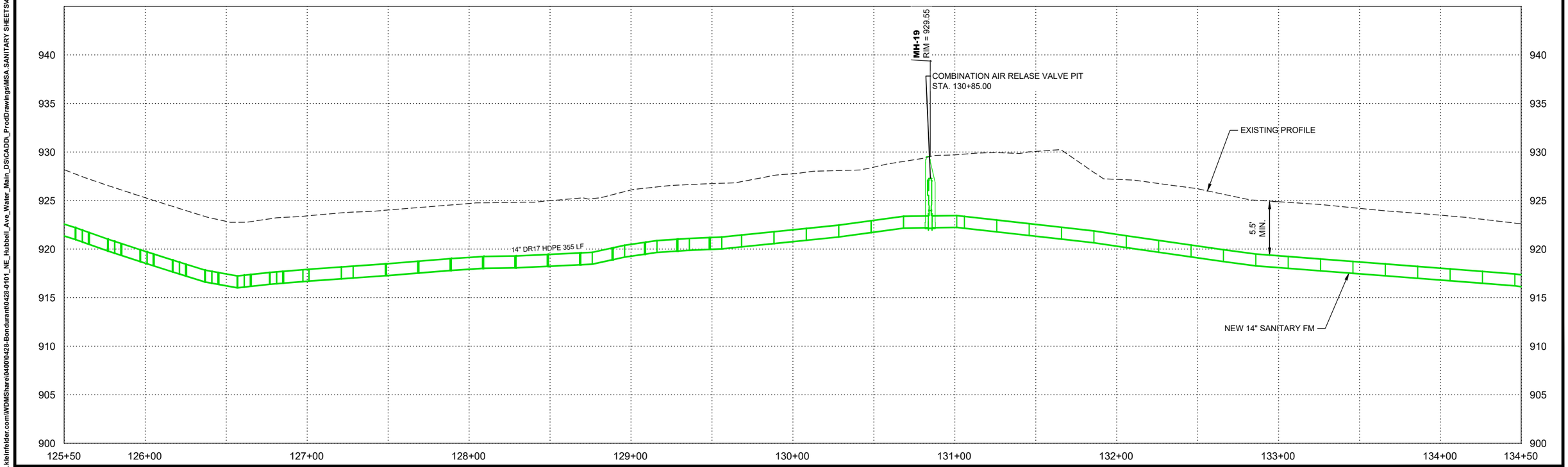
Sta. 134+50.00
SEE DWG. NO. MSA.15

0' 30' 60'

MH-19
SW-301 MANHOLE
STA. 130+85.00
N=7537359.73
E=18582031.45

PROTECT FES
CONSTRUCTION LIMITS
LANDSCAPING
NEW 30" WATER MAIN
NEW 14" SANITARY FM
REPLACEMENT OF DITCH CHECK SHALL BE INCIDENTAL
MAINTAIN 10' MIN. SEPARATION
ROW
OHE
CP-109
CP-108
12" FES
15" FES
INV=926.22
12"RCP
15"RCP
IDOT
425 + 00
430 + 00
HUBBELL AVE (SOUTH BOUND)

COMBINATION AIR RELASE VALVE PIT
STA. 130+85.00
N=7537359.73
E=18582031.45



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

SANITARY FORCE MAIN

SHEET NO.
MSA.14
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:22:39 PM
X-REFS: 428101-TOPO & 428100 Topo & 428101 SURVEY BASE & 428100 Survey Base & 428100-P-SANI & 42892 - SURVEY BASE_IRCS8
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SEE DWG. NO. MSA.14
Sta. 134+50.00

SEE DWG. NO. MSA.16
Sta. 143+50.00

0' 30' 60'

CONSTRUCTION LIMITS

NEW 30" WATER MAIN

MAINTAIN 10' MIN. SEPARATION

REPLACEMENT OF DITCH CHECK SHALL BE INCIDENTAL

NEW 14" SANITARY FM

CP-107

HUBBELL AVE (SOUTH BOUND)

IDOT

435+00

ROW

OHE

135+00 136+00 137+00 138+00 139+00 140+00 141+00 142+00 143+00

EXISTING PROFILE

5.5' MIN.

NEW 14" SANITARY FM

880 885 890 895 900 905 910 915 920

134+50 135+00 136+00 137+00 138+00 139+00 140+00 141+00 142+00 143+00 143+50

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

SANITARY FORCE MAIN

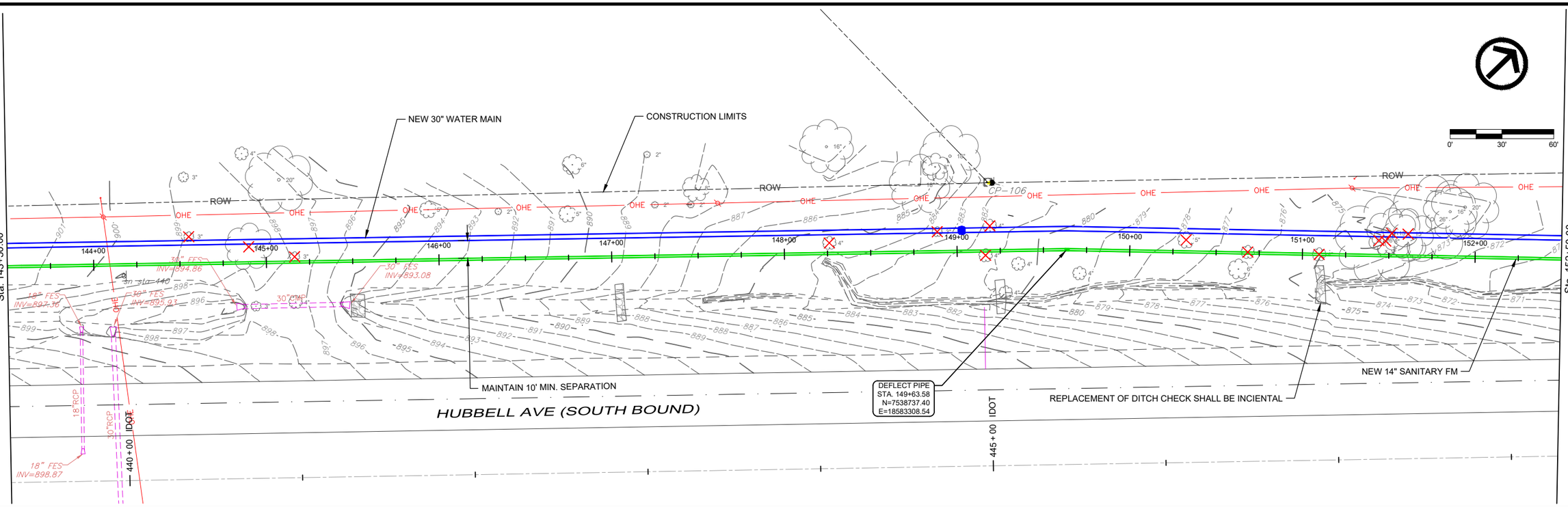
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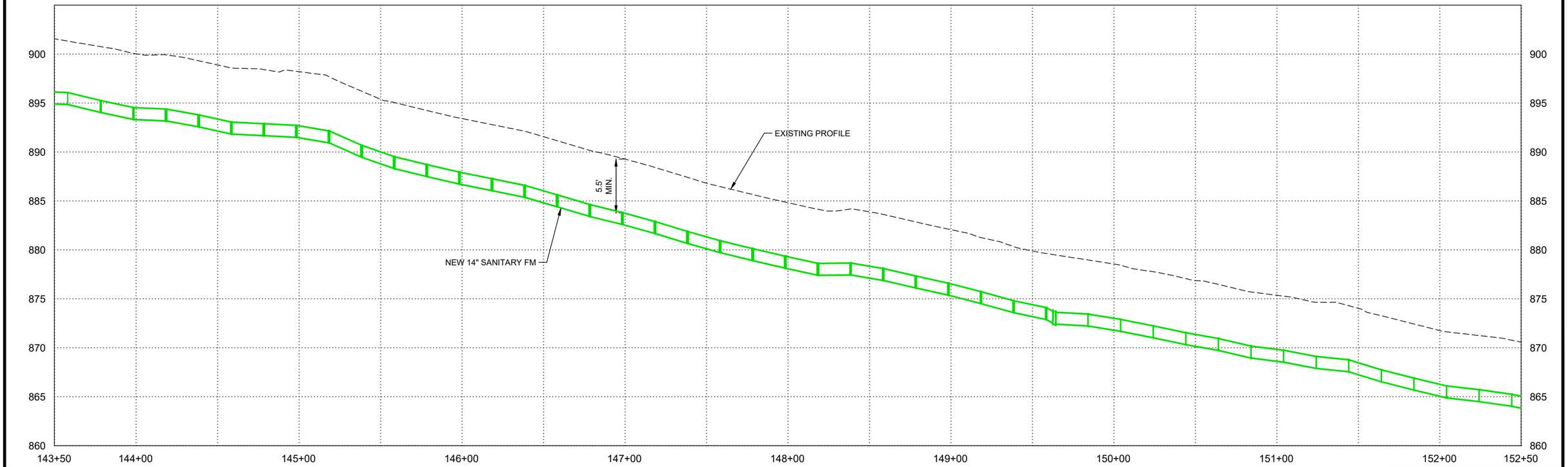
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:22:53 PM

SEE DWG. NO. MSA.15
Sta. 143+50.00

SEE DWG. NO. MSA.17
Sta. 152+50.00





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
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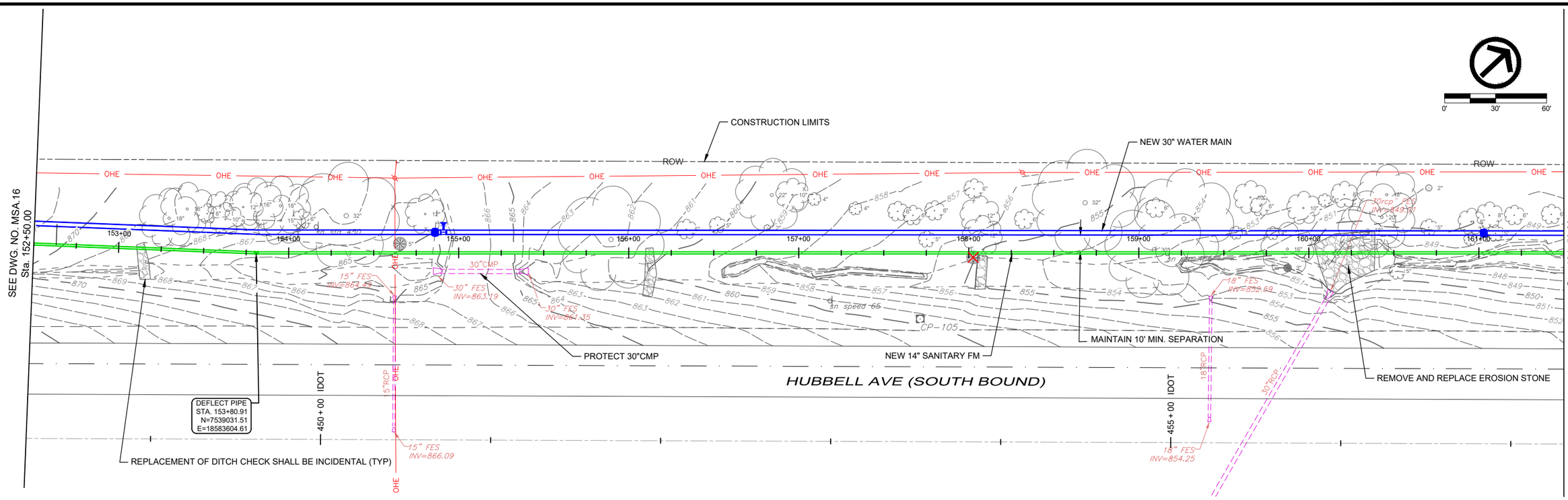
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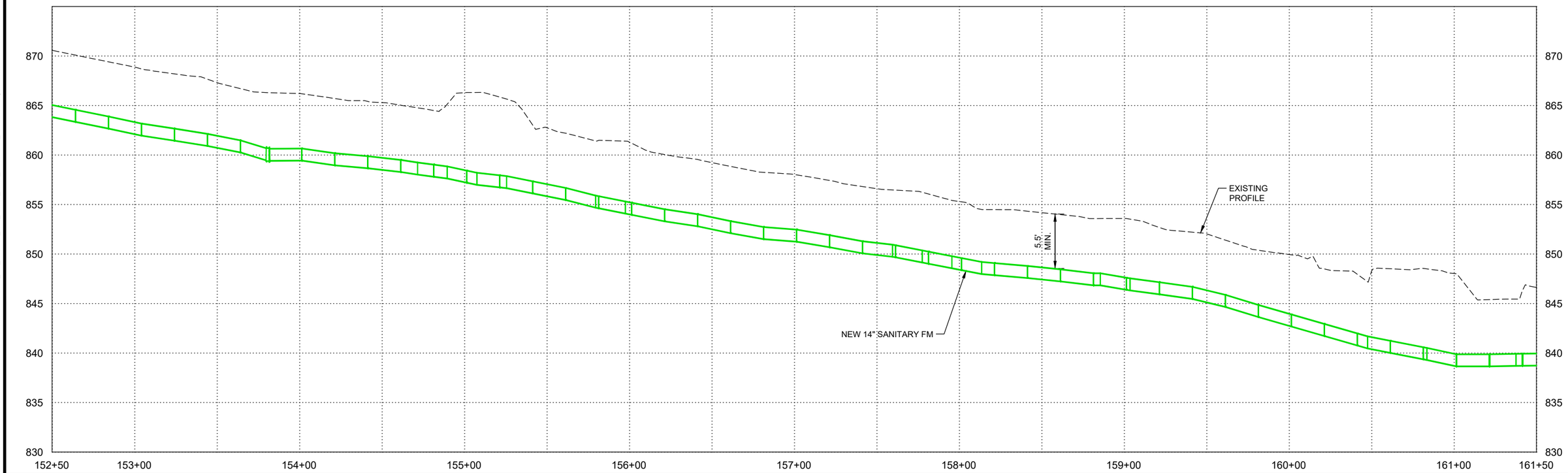
SHEET NO.
MSA.16

PROJECT 428101

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DATE	REVISIONS

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DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
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SANITARY FORCE MAIN

SHEET NO.
MSA.17
PROJECT 428101

SEE DWG. NO. MSA.17
Sta. 161+50.00

Sta. 170+50.00
SEE DWG. NO. MSA.19

NE 94TH AVENUE

NEW 30" WATER MAIN

NEW 14" SANITARY FM

CONSTRUCTION LIMITS

ROW

BEGIN TRENCHLESS INSTALLATION
STA. 164+94.58
N=7539866.06
E=18584338.80

BEGIN TRENCHLESS INSTALLATION
STA. 169+19.58
N=7540176.25
E=18584629.34

END TRENCHLESS INSTALLATION
STA. 170+41.83
N=7540265.47
E=18584712.91

14" 11.25° BEND
STA. 163+04.33
N=7539707.80
E=18584233.38

DEFLECT PIPE
STA. 164+88.32
N=7539861.49
E=18584334.52

END TRENCHLESS INSTALLATION
STA. 166+34.58
N=7539968.24
E=18584434.51

MH-27
SW-301 MANHOLE
STA. 167+07.71
N=7540021.61
E=18584484.50

14" COMBINATION AIR RELEASE VALVE PIT
STA. 167+07.71
N=7540021.61
E=18584484.50

14" COMBINATION AIR RELEASE VALVE PIT
STA. 170+41.86
N=7540265.49
E=18584712.93

MH-28
SW-301 MANHOLE
STA. 170+41.85
N=7540265.49
E=18584712.92

IDOT

24" FES
INV=843.14

24" FES
INV=845.06

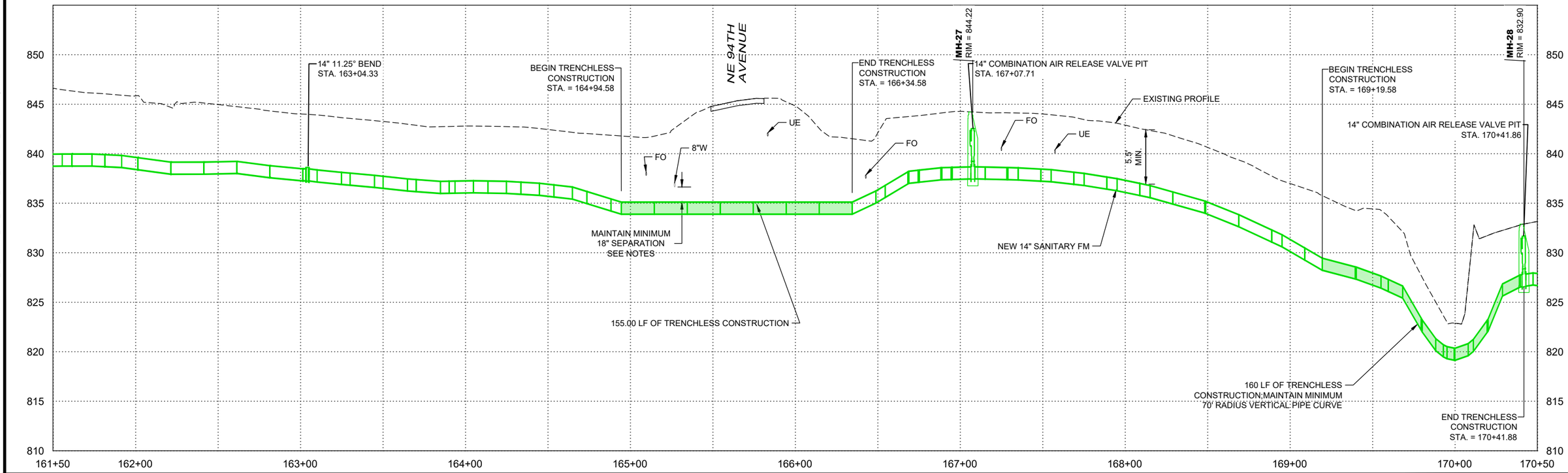
24" RCP

12' MIN.

14' X 12' BOX CULVERT

CP-1C

CP-566870913



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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SANITARY FORCE MAIN

SHEET NO.
MSA.18

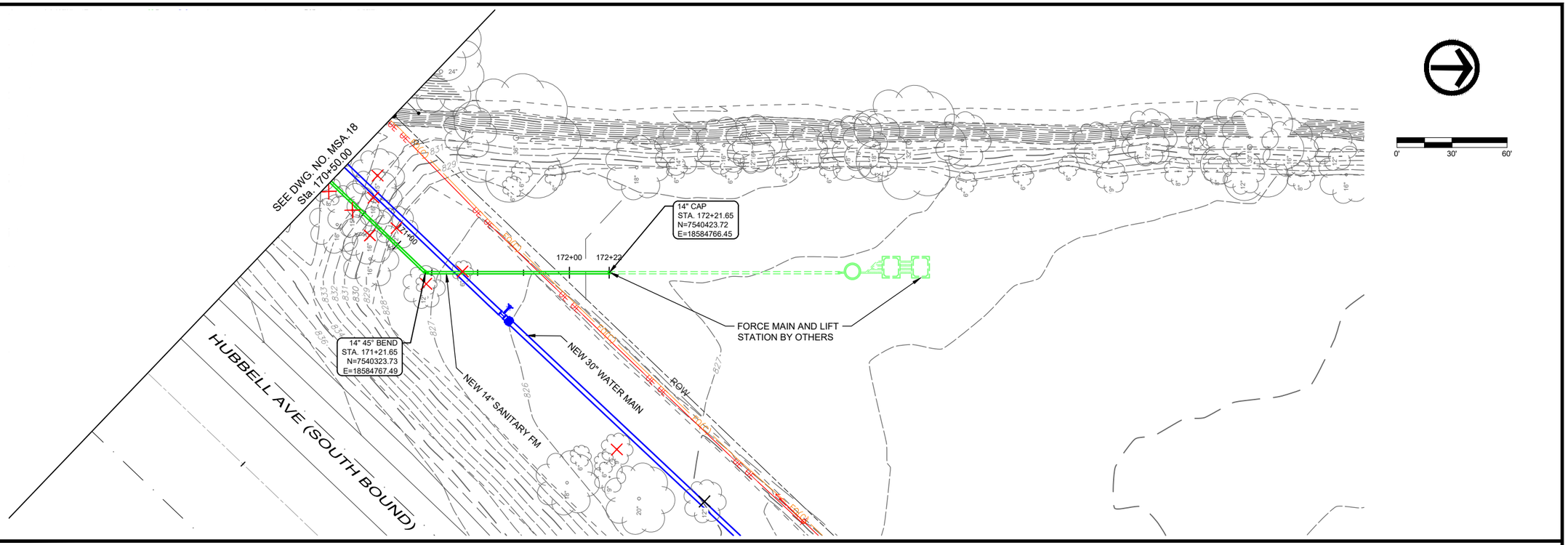
PROJECT 428101

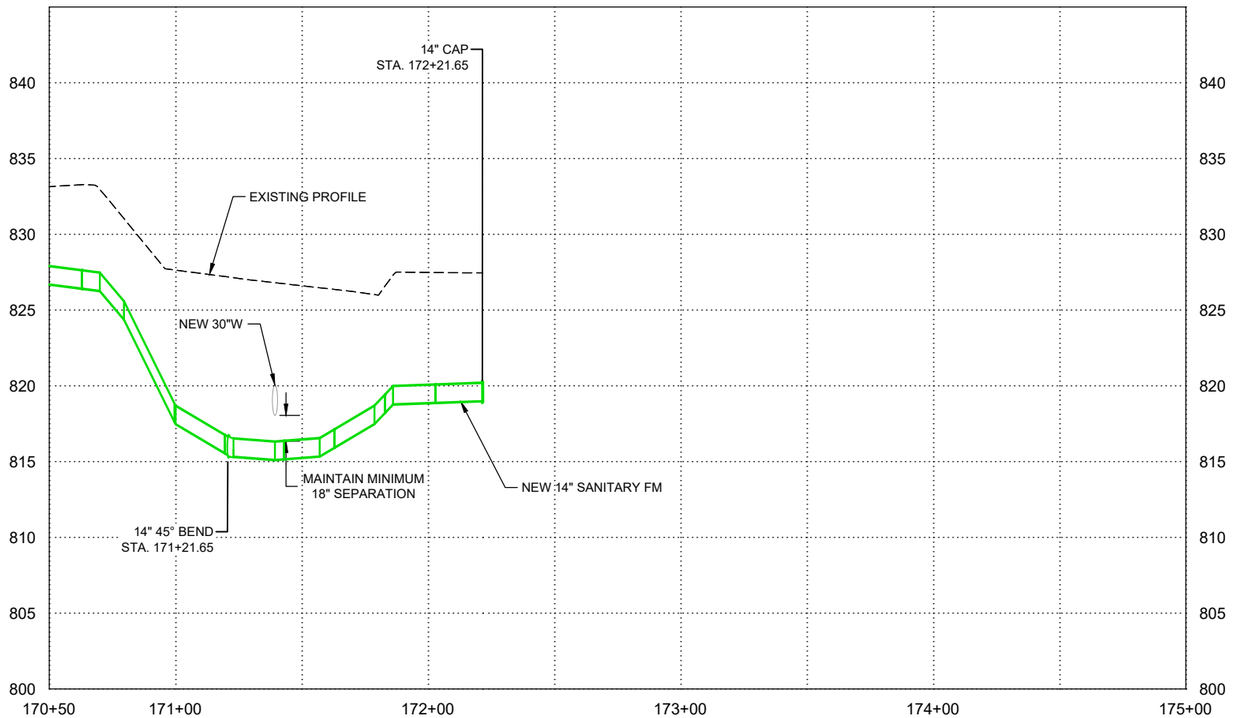
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

SANITARY FORCE MAIN

SHEET NO.
MSA.19
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:27:29 PM
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CONNECT TO EXISTING 12"W WITH 20" X 12" ECCENTRIC REDUCER
STA. 9+88.43
N=7532777.78
E=18577652.20

30" X 20" ECCENTRIC REDUCER
STA. 9+94.00
N=7532781.85
E=18577656.01

30" 45° BEND
INSTALL THRUST BLOCK IN ADDITION TO RESTRAINED JOINT
STA. 10+00.00
N=7532786.23
E=18577660.11

HYDRANT ASSEMBLY
STA. 13+05.00
N=7532989.97
E=18577877.48

REMOVE AND REINSTALL INTAKE STRUCTURE MINIMUM 5 FEET FROM NEW 30" MAIN

30" VALVE
STA. 14+05.00
N=7533062.75
E=18577946.07

PI: 16+76.91
N=7533260.62
E=18578132.56

PROTECT 12" VALVE

EXISTING 12" WATER

CONSTRUCTION LIMITS

NEW 30" WATER MAIN

REMOVE AND REPLACE GRANULAR DRIVE

30" 45° BEND
INSTALL THRUST BLOCK IN ADDITION TO RESTRAINED JOINT
STA. 10+26.09
N=7532787.00
E=18577686.19

NEW 14" SANITARY FM

10' MIN.

24" FES INV=960.02

24" RCP

24" FES INV=960.33

18" FES INV=960.57

24" FES INV=960.57

CP-116

18"RCP

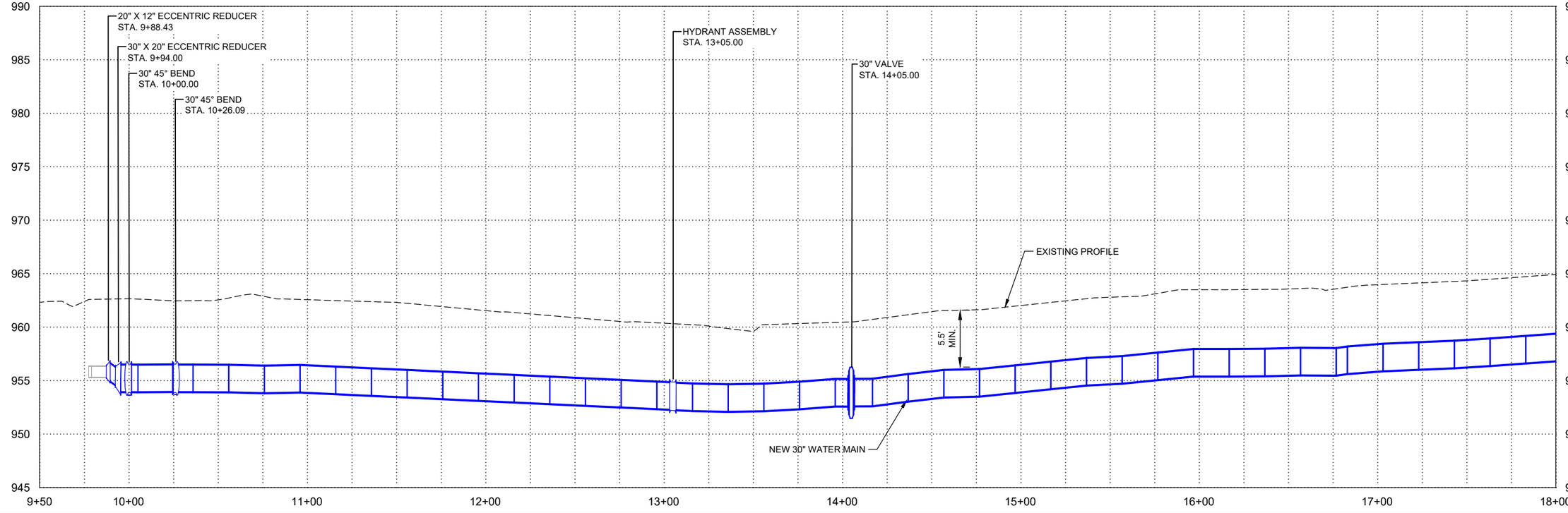
24"RCP

HUBBELL AVE (SOUTH BOUND)

IDOT 365 + 00

IDOT 370 + 00

Sta. 18+00.00
SEE DWG. NO. MWM.2



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

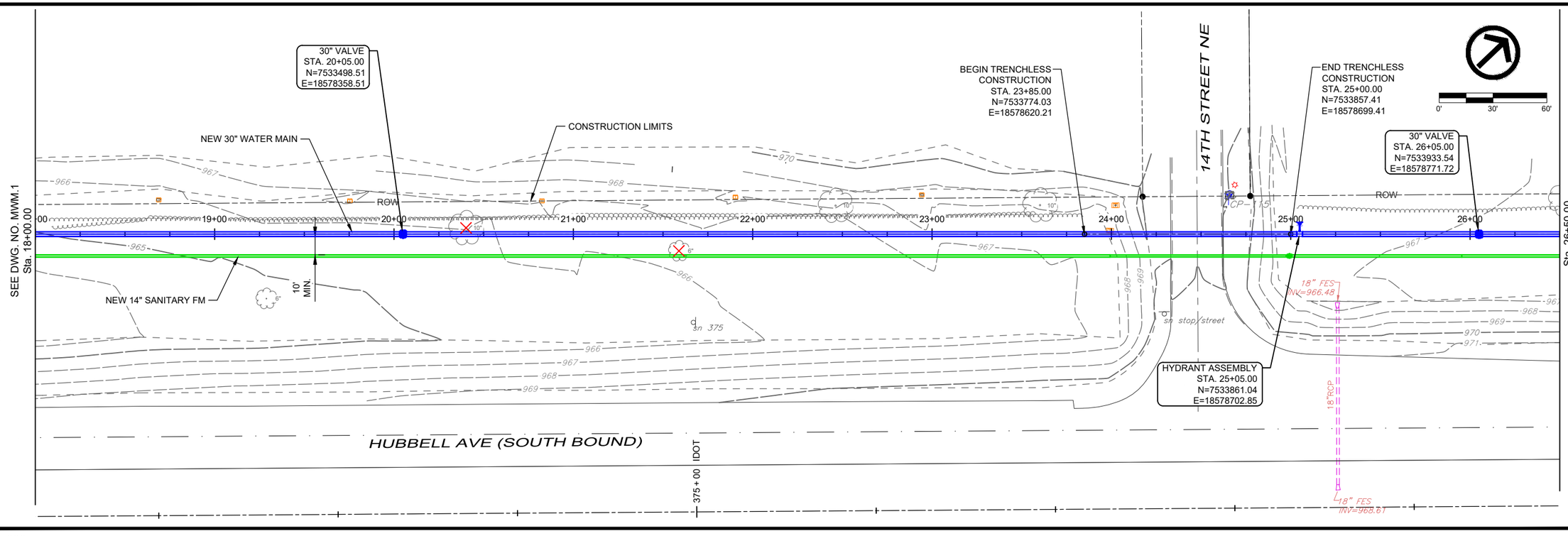
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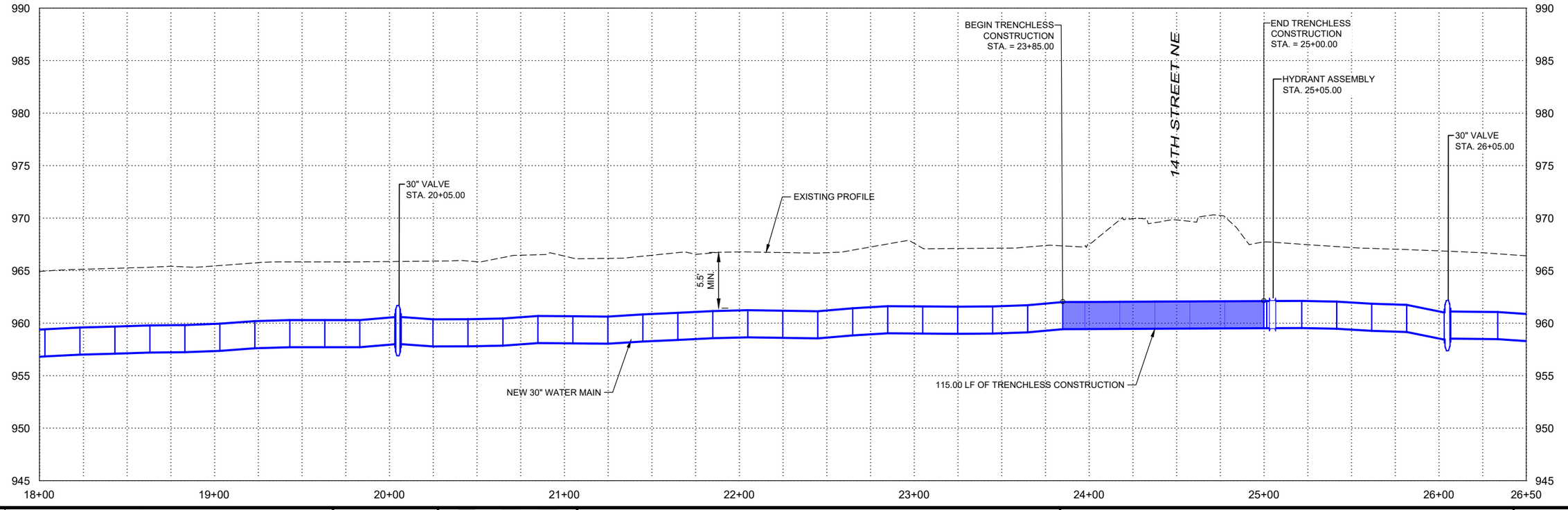
WATER MAIN

SHEET NO.
MWM.1

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:28:19 PM





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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CITY OF BONDURANT, IOWA

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WATER MAIN

SHEET NO.
MWM.2

PROJECT 428101

X-REFS: 428101-TOPO & 428101 SURVEY BASE & 428100 Topo & 428100 Survey Base & 428100-P-FIN WATER & 42892 - SURVEY BASE_IRCS8
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SEE DWG. NO. MWM.2
Sta. 26+50.00

HYDRANT ASSEMBLY
STA. 29+25.00
N=7534164.71
E=18578992.99

30" VALVE
STA. 32+05.00
N=7534366.29
E=18579187.33

BEGIN TRENCHLESS CONSTRUCTION
STA. 34+75.00
N=7534560.67
E=18579374.72

PI: 27+58.84
N=7534045.09
E=18578877.67

CONSTRUCTION LIMITS

NEW 30" WATER MAIN

NEW 14" SANITARY FM

4"ST

ROW

RIM=963.04
INV=961.37 (4" DOPE W)

24" FES
INV=963.37

10' MIN.

24"RCP

15"RCP

HUBBELL AVE (SOUTH BOUND)

IDOT

380 + 00

385 + 00

15" FES
INV=966.27

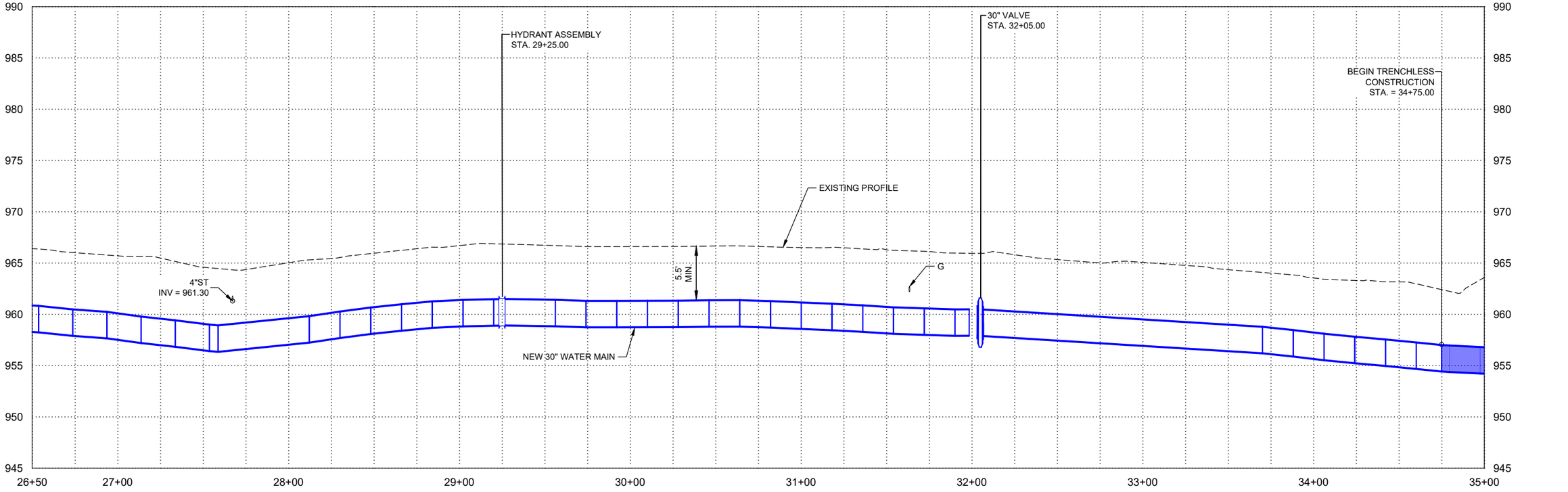
CP=114

15" FES
INV=967.59

24" FES
INV=961.50

OHE

SEE DWG. NO. MWM.4
Sta. 35+00.00



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
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VEENSTRA & KIMM INC.
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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

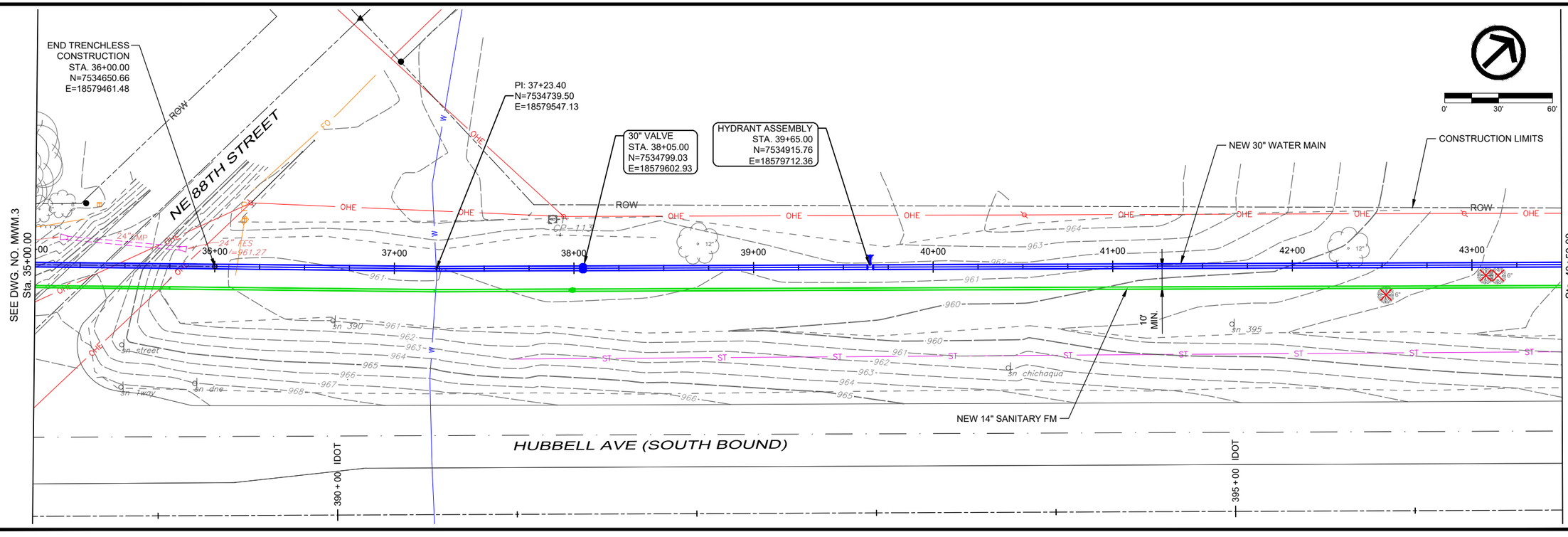
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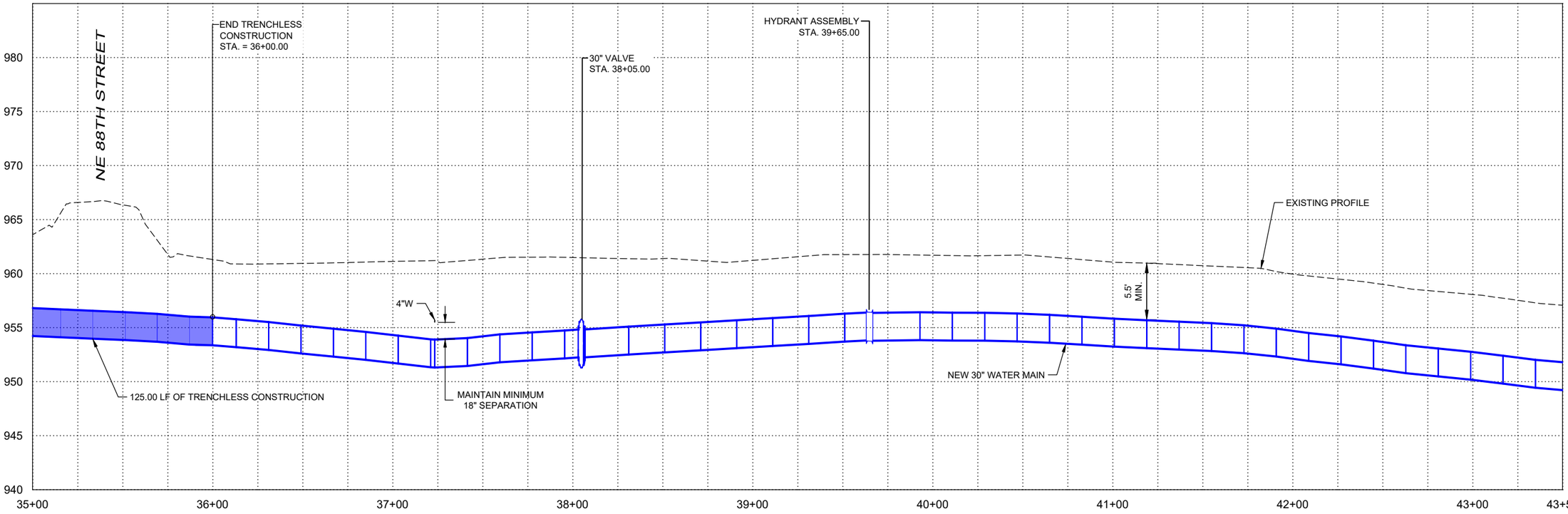
WATER MAIN

SHEET NO.
MWM.3

PROJECT 428101

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

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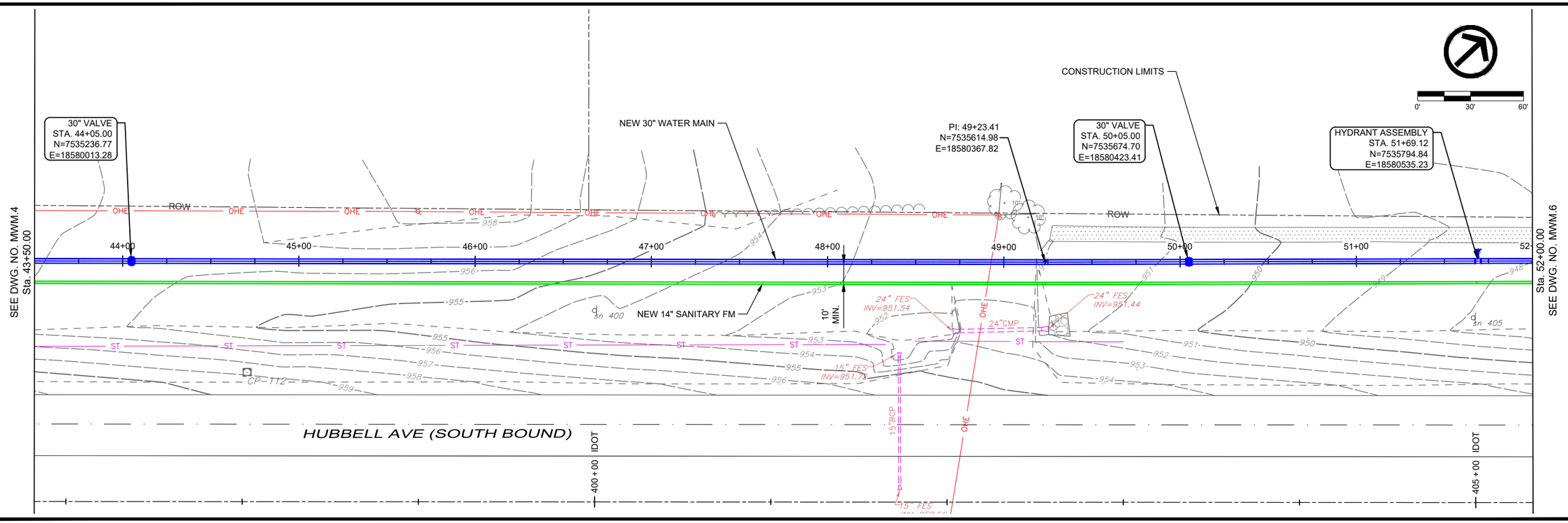
WATER MAIN

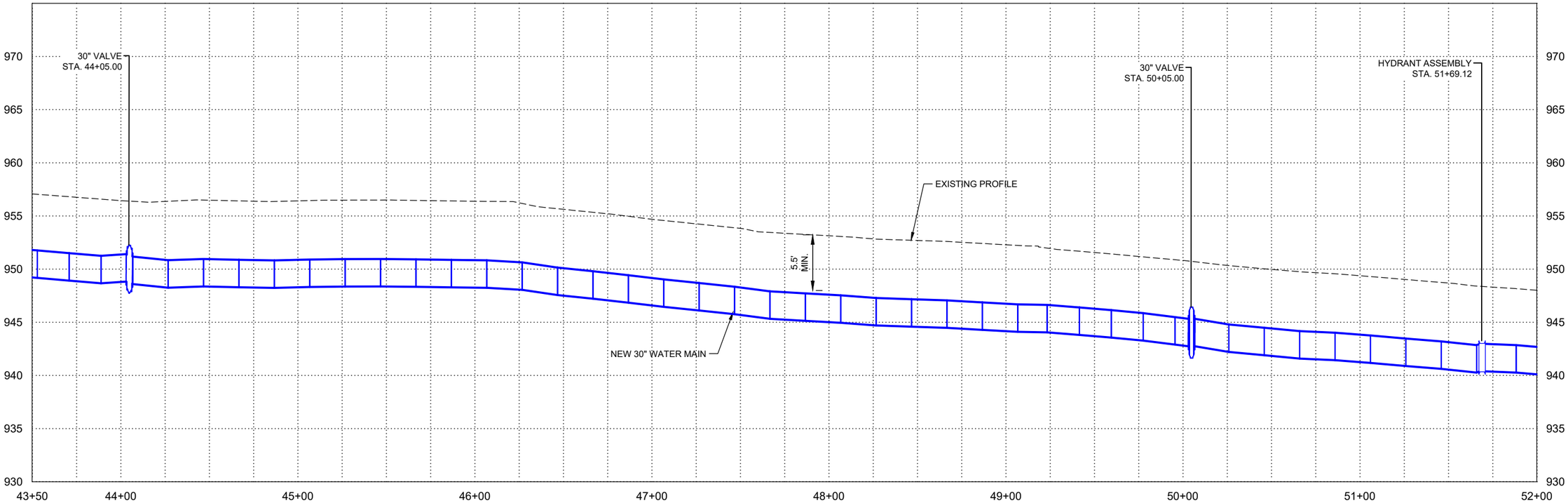
SHEET NO.
MWM.4

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:28:51 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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CITY OF BONDURANT, IOWA

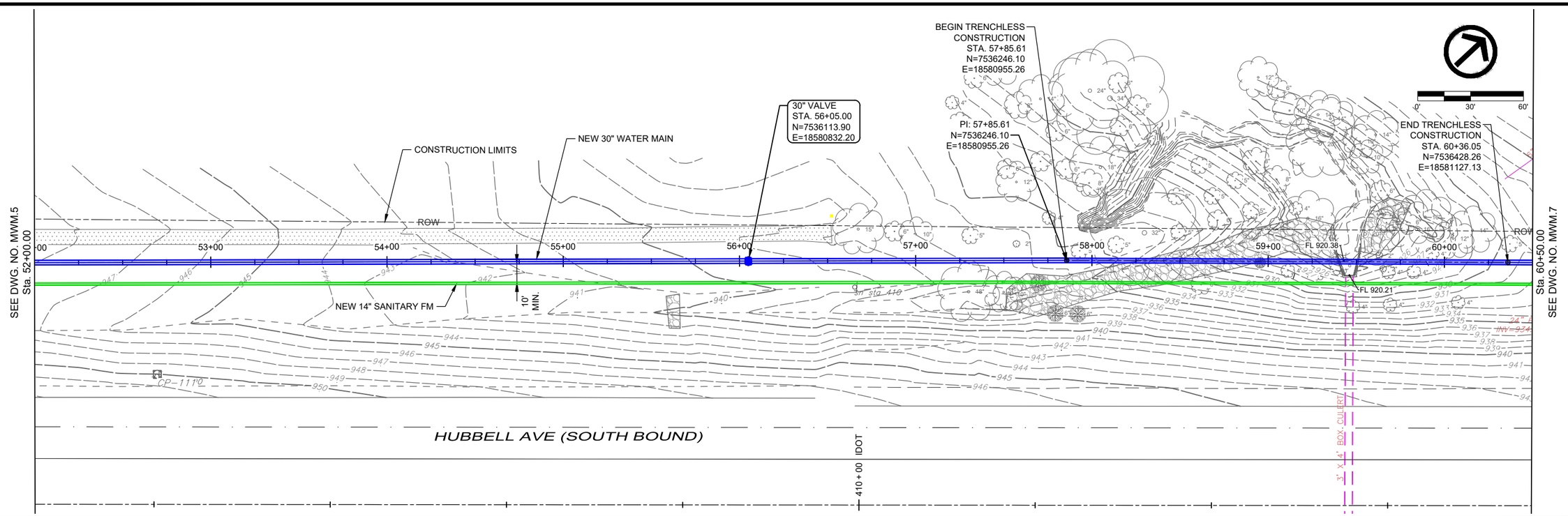
WATER MAIN

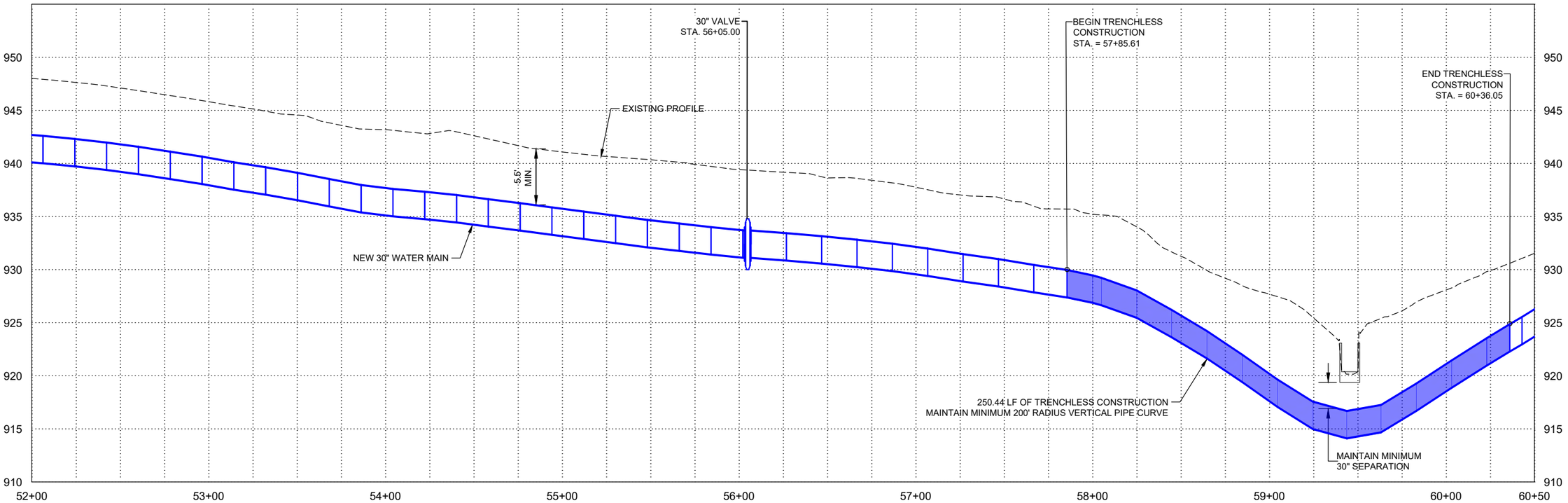
SHEET NO.
MWM.5

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:29:00 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

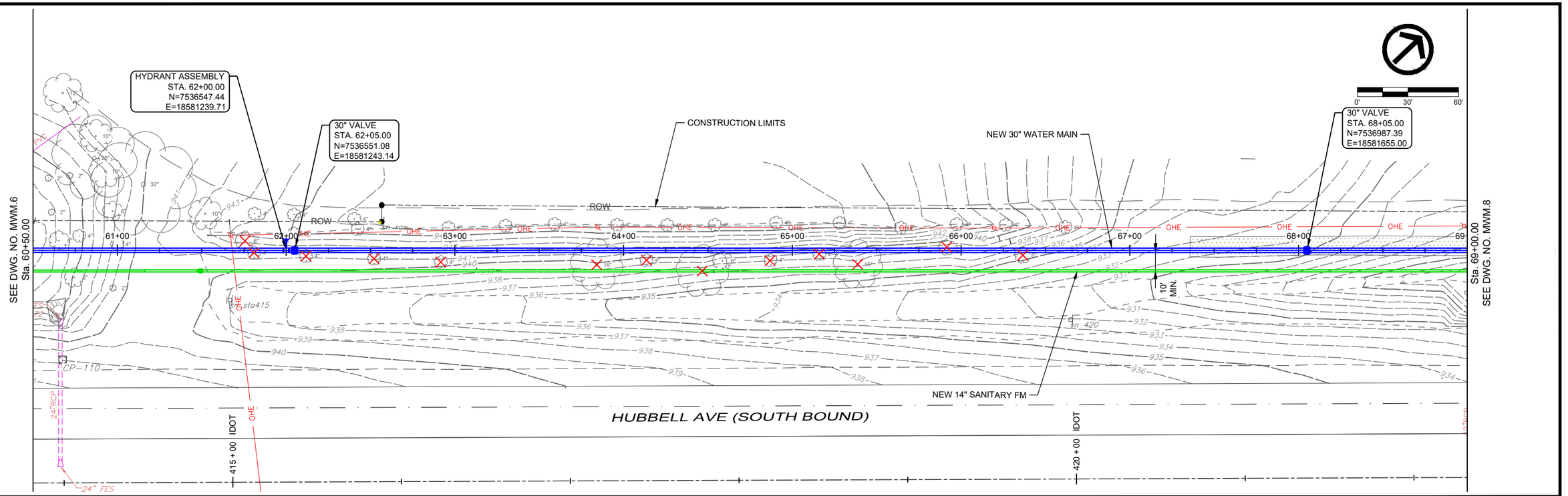
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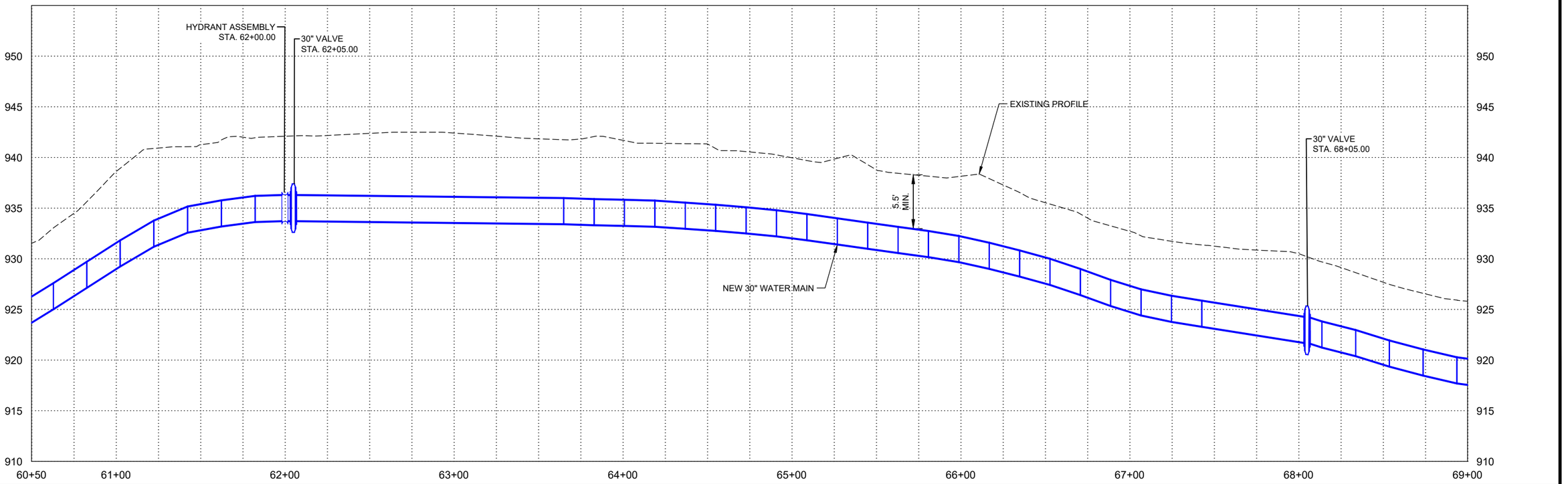
WATER MAIN

SHEET NO.
MWM.6

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:29:10 PM





X-REFS: 428101-TOPO & 428101 SURVEY BASE & 428100 Topo & 428100 Survey Base & 428100-P-FIN WATER & 42892 - SURVEY BASE_IRCS8
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

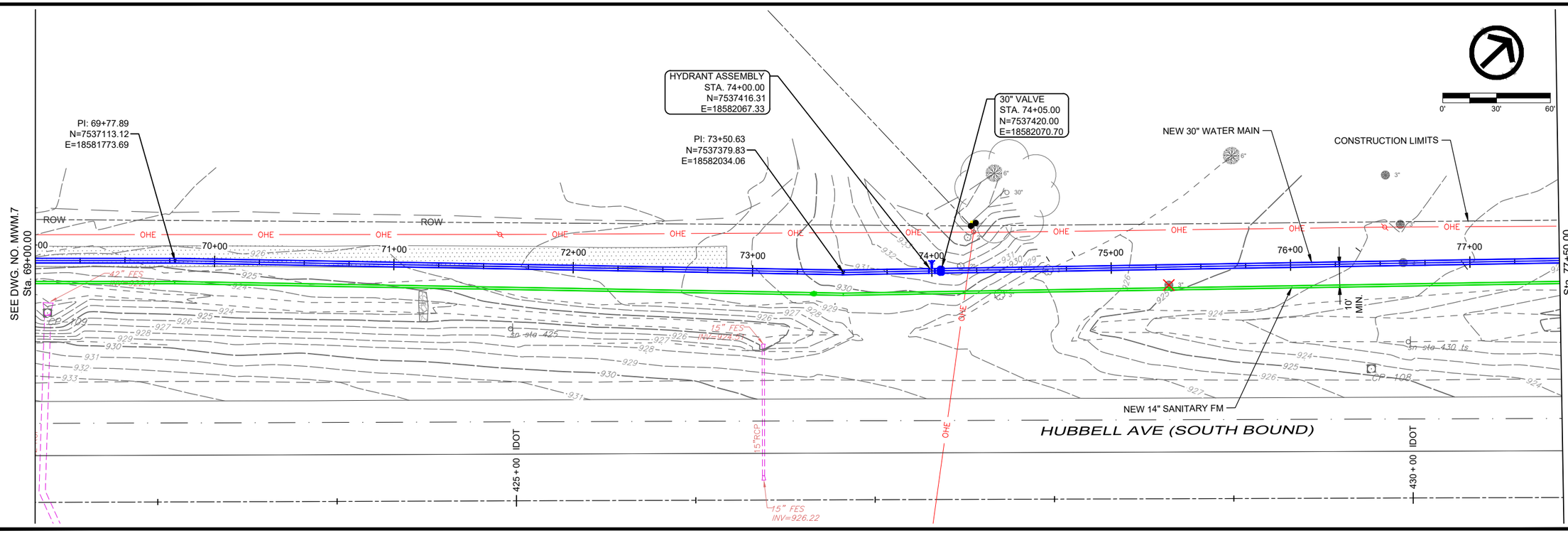
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

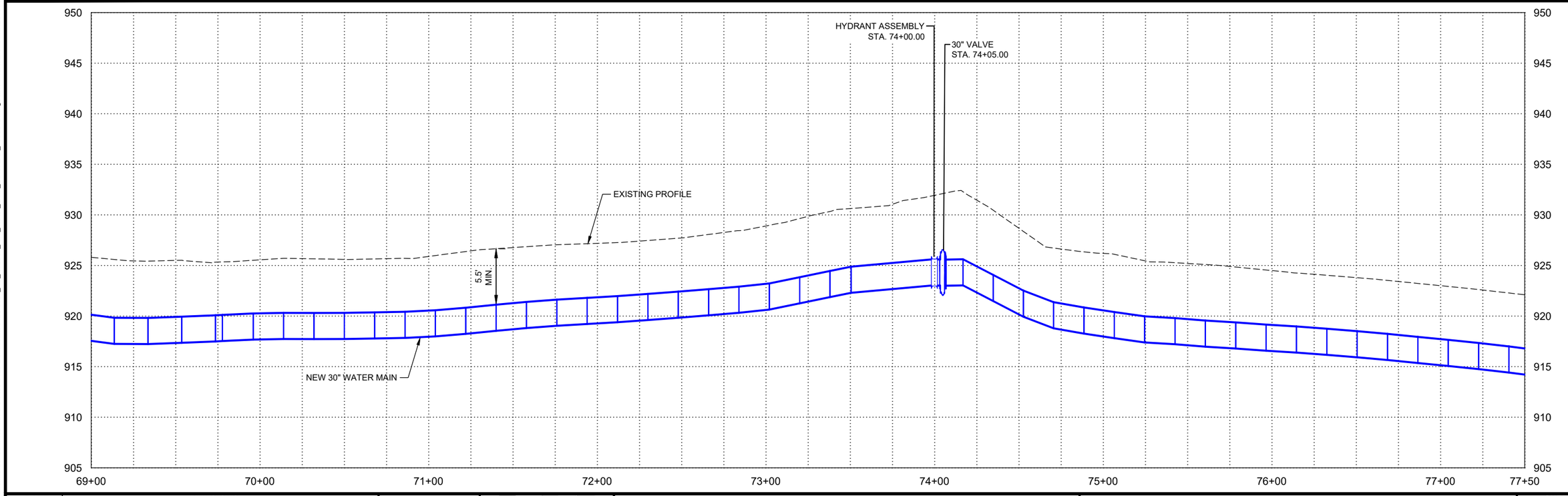
WATER MAIN

SHEET NO.
MWM.7

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:29:20 PM





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

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515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

WATER MAIN

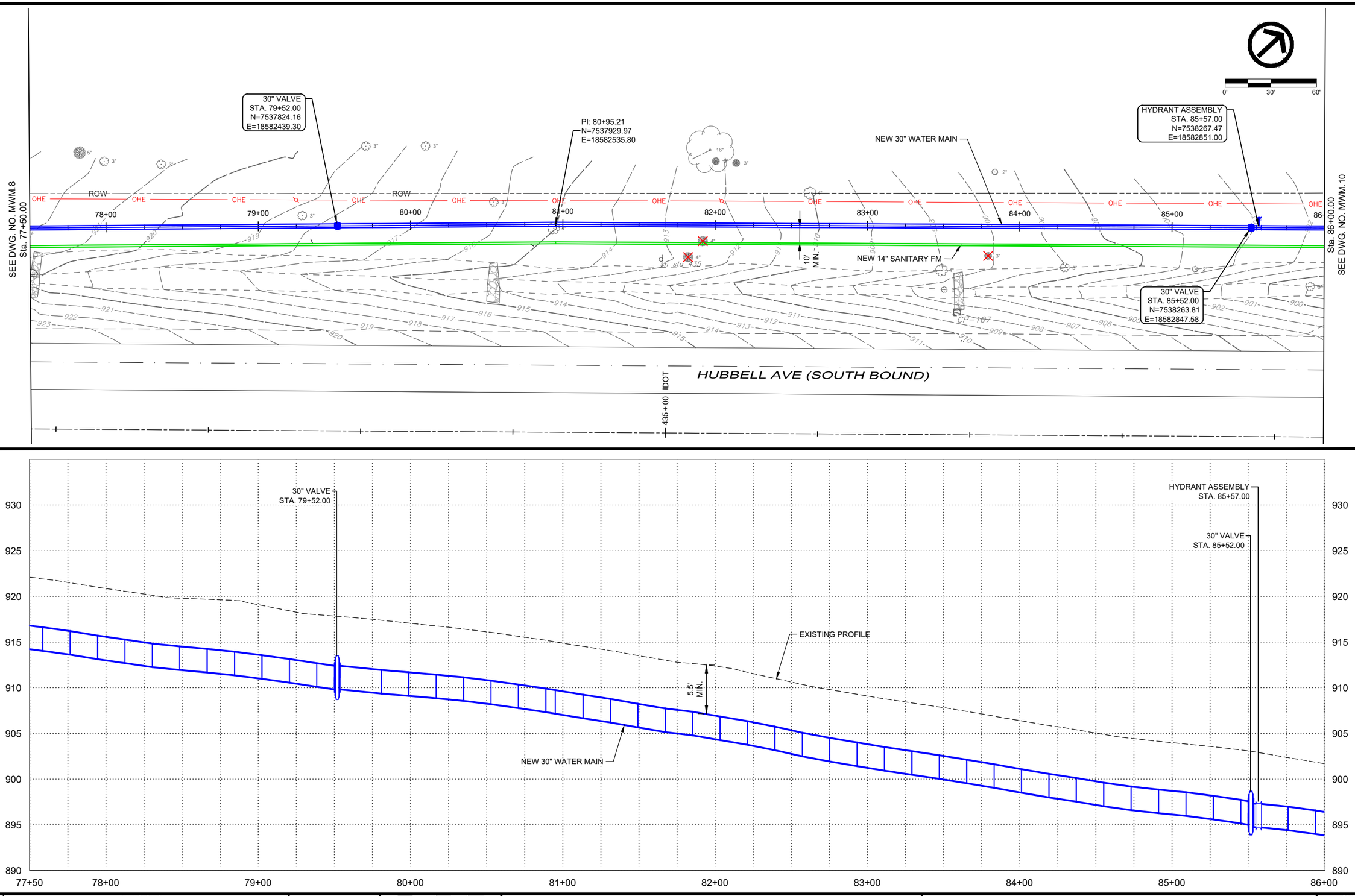
SHEET NO.
MWM.8

PROJECT 428101

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PLOTTED: Monday, April 13, 2026 3:29:31 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

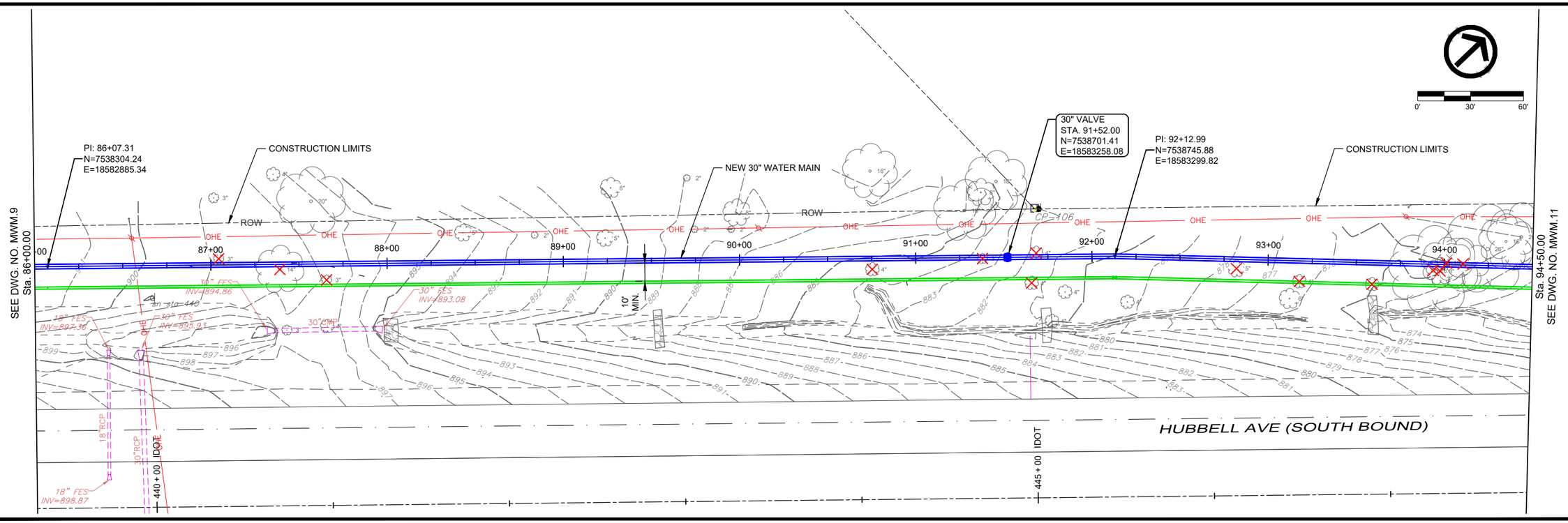
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

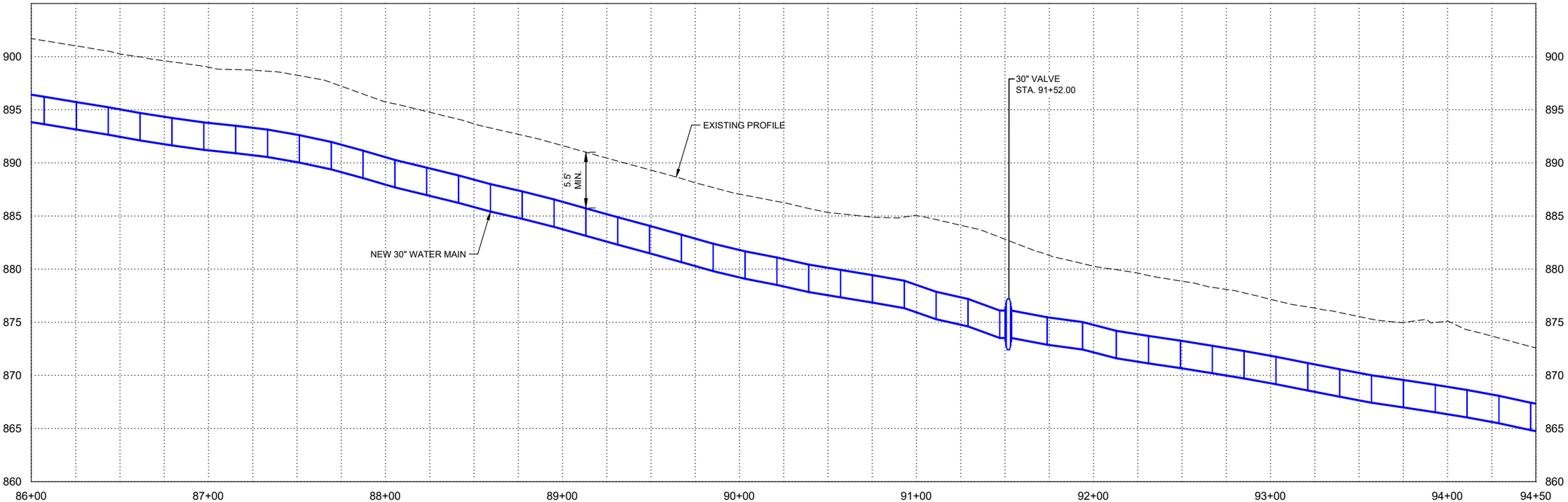
WATER MAIN

SHEET NO.
MWM.9

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:29:45 PM
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

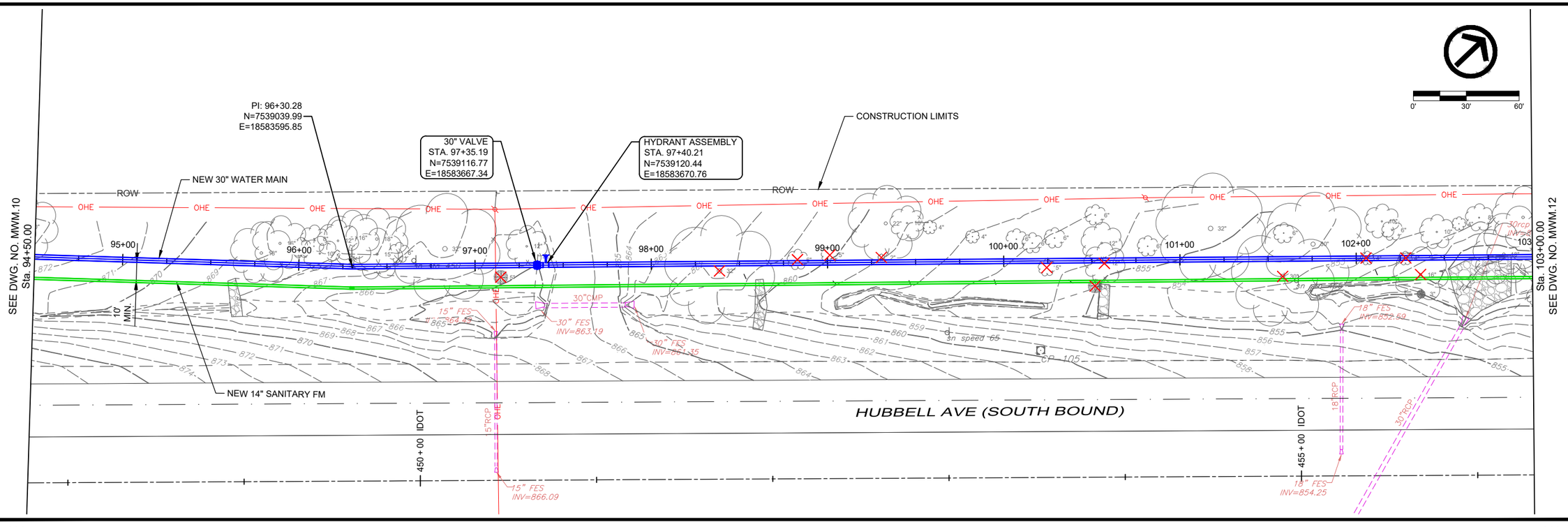
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

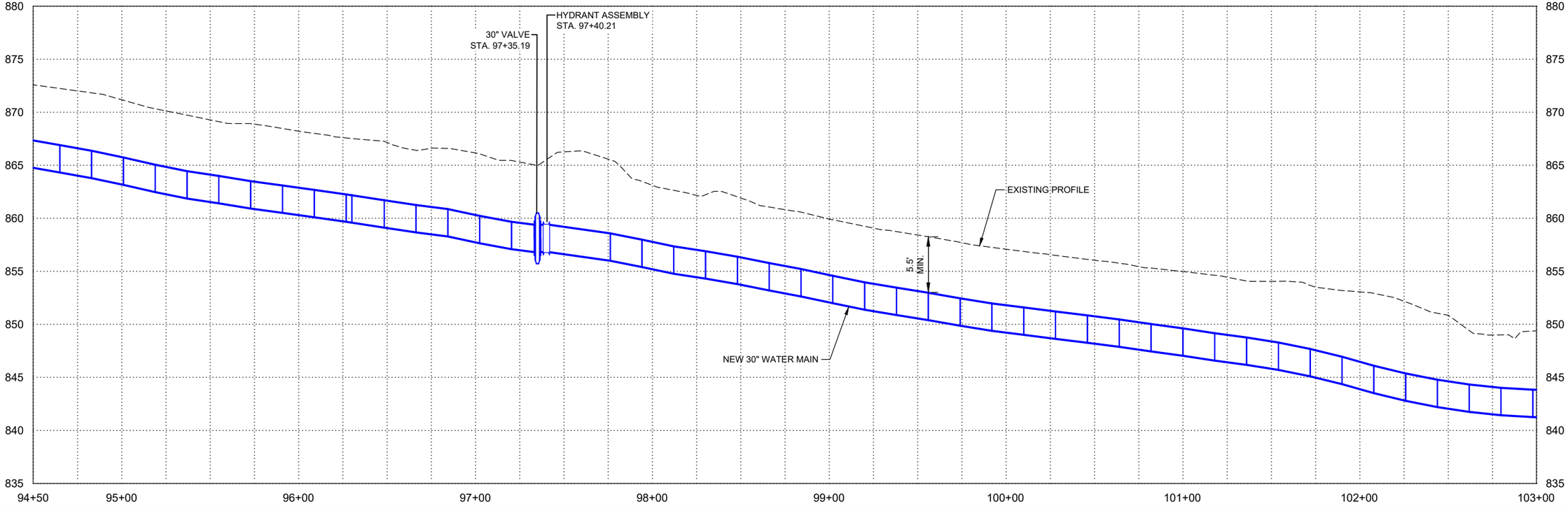
WATER MAIN

SHEET NO.
MWM.10

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:29:58 PM





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
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CITY OF BONDURANT, IOWA

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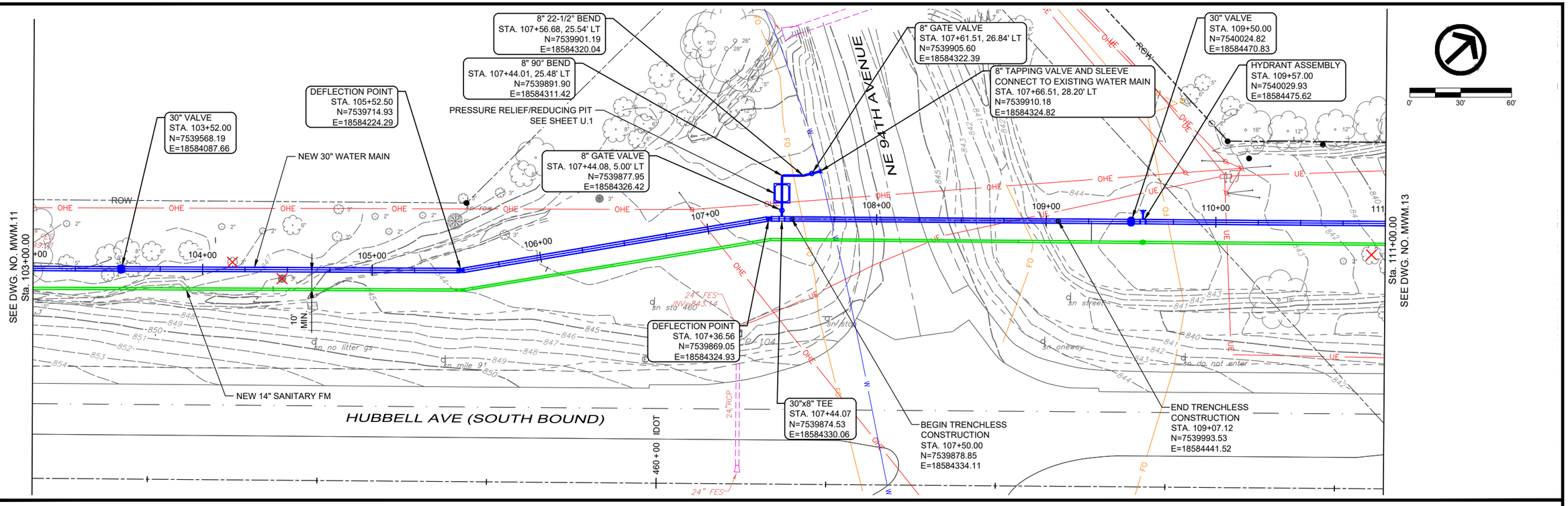
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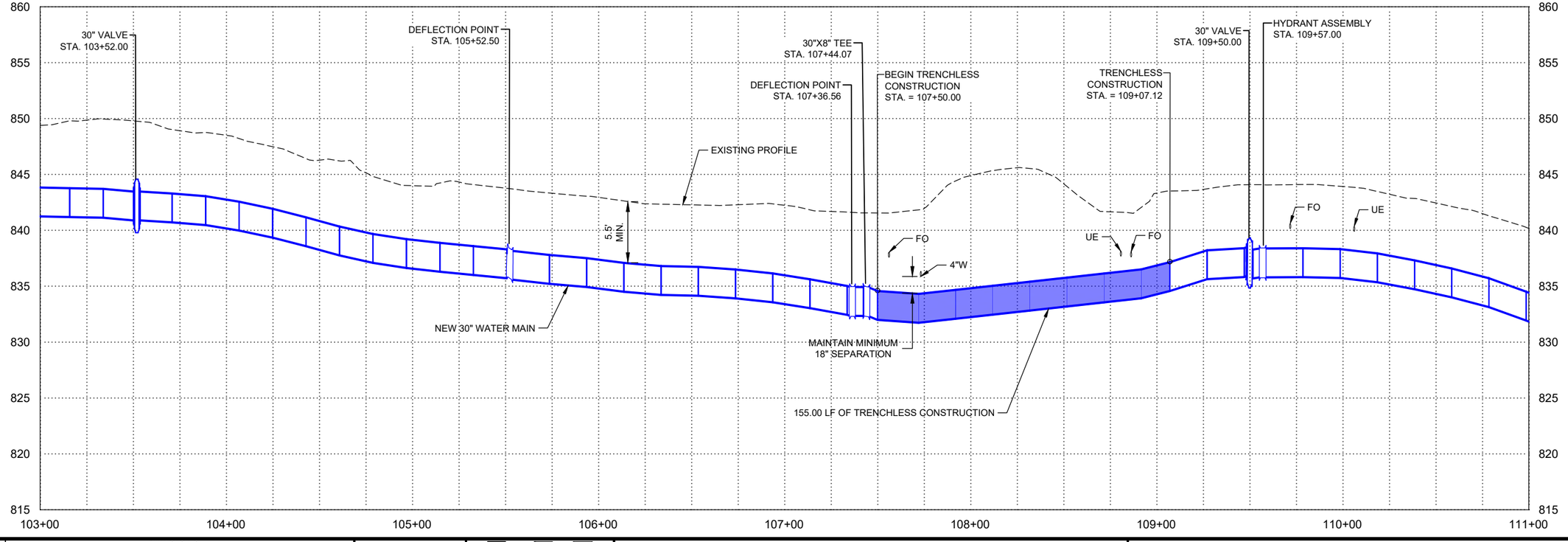
SHEET NO.
MWM.11

PROJECT 428101

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DATE	REVISIONS

SCALE	AS NOTED
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CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

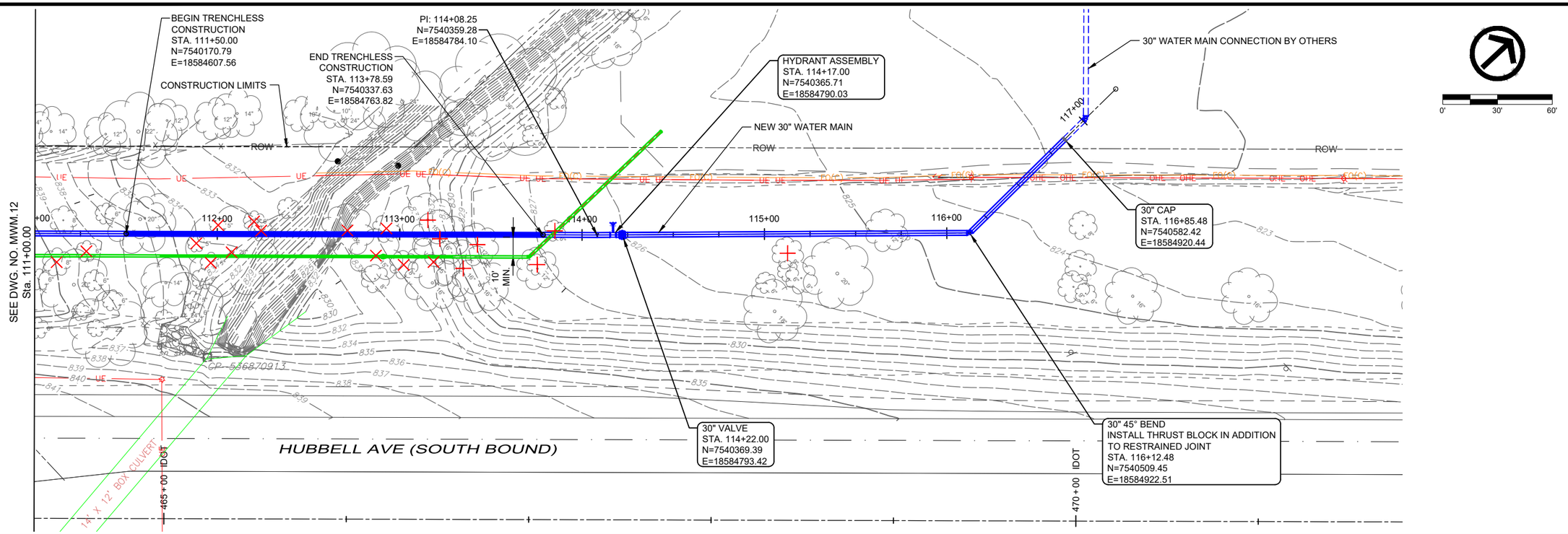
6775 Vista Drive • West Des Moines, Iowa 50266-9305
515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

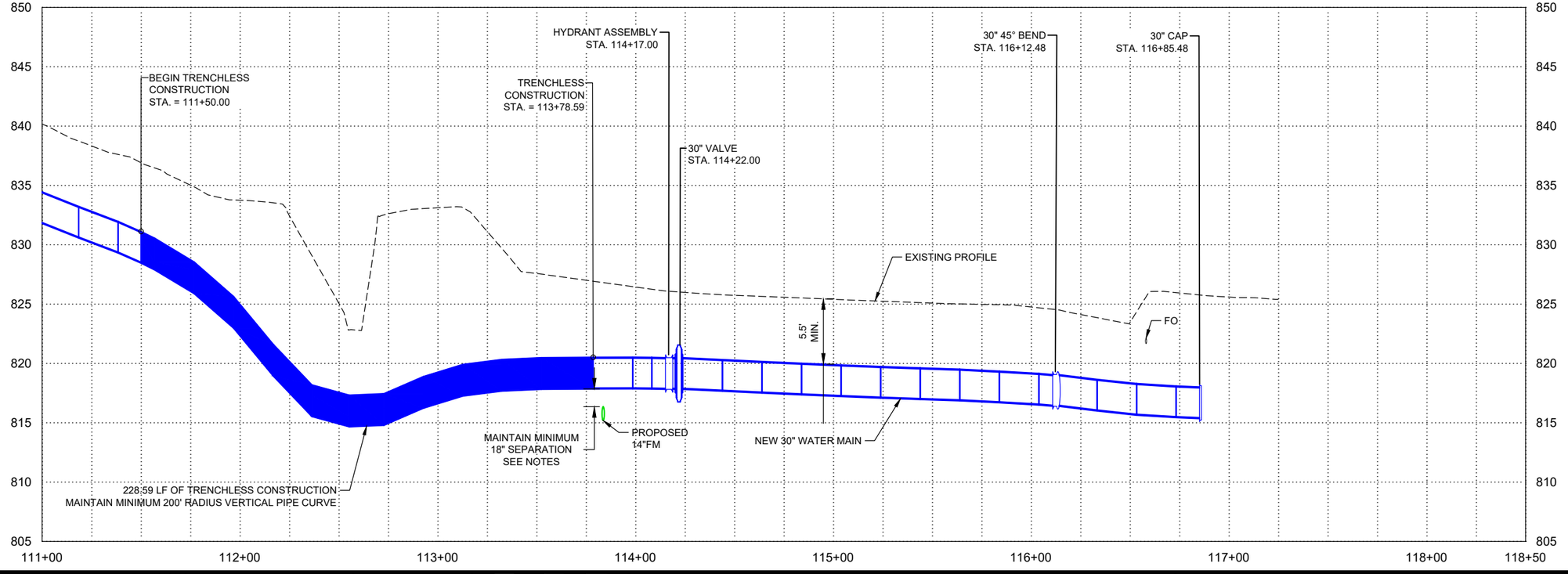
WATER MAIN

SHEET NO.
MWM.12

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:30:22 PM
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SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

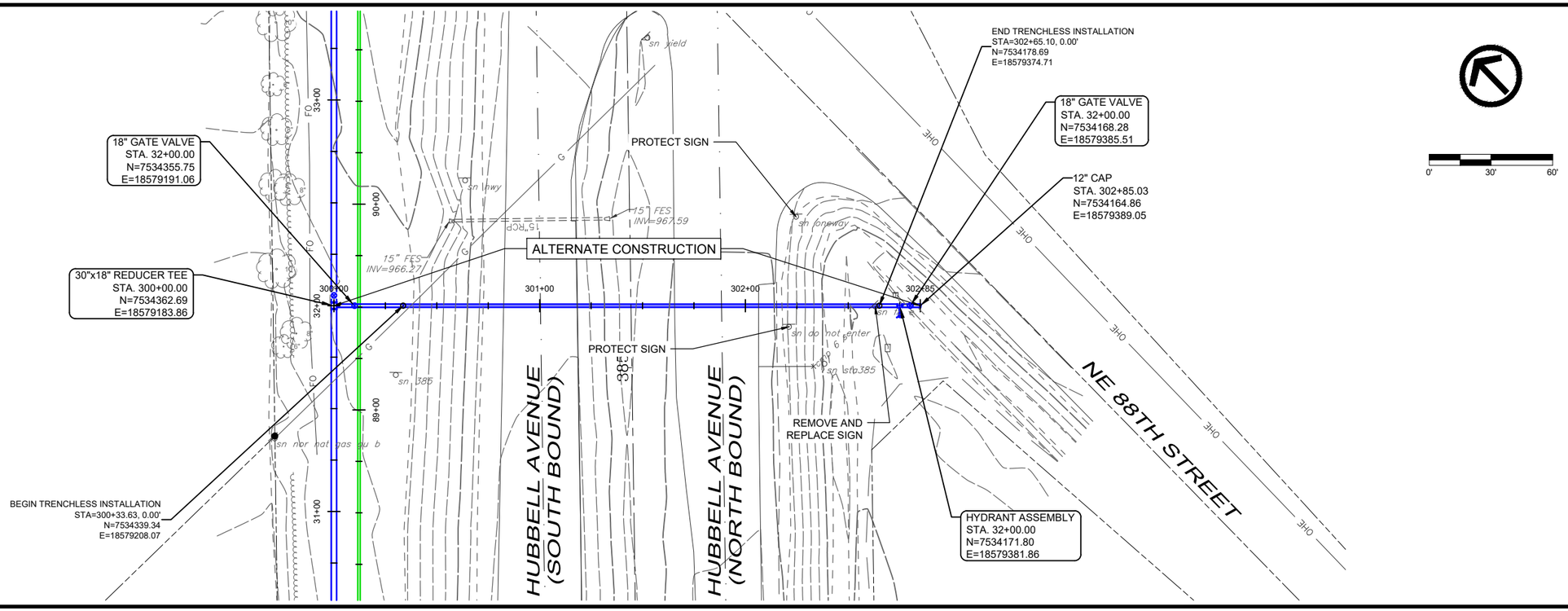
NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

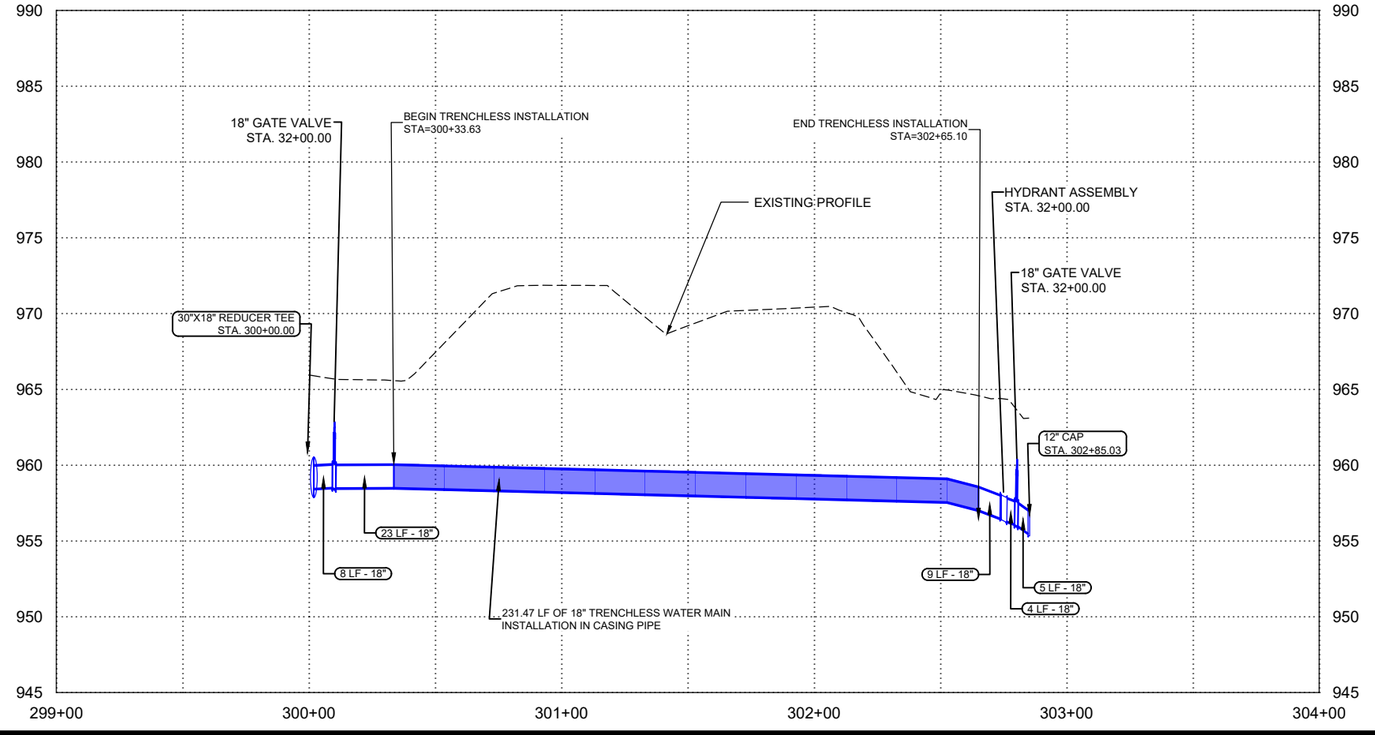
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WATER MAIN

SHEET NO.
MWM.13

PROJECT 428101





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
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VEENSTRA & KIMM INC.
A Kleinfelder Company

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515-225-8000 ● 515-255-7848(FAX) ● 1-800-241-8000

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

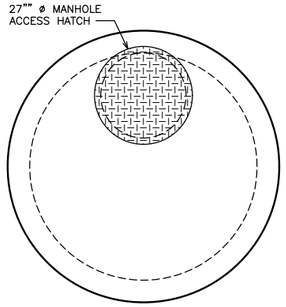
BID ALTERNATE A - WATER MAIN

SHEET NO.
MWM.14

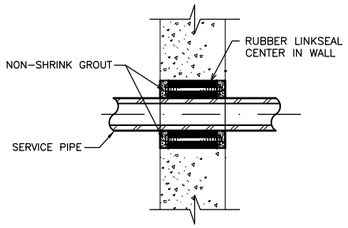
PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:31:25 PM

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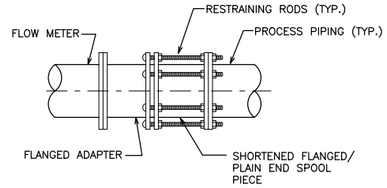


GRADE PLAN



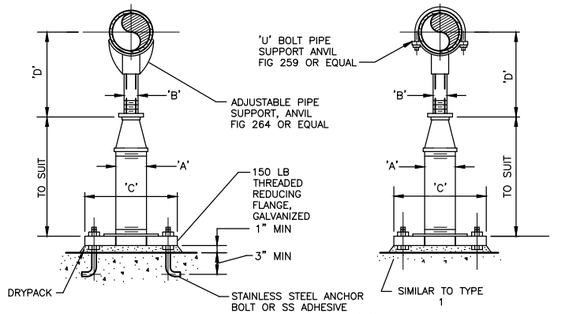
PIPE PENETRATION DETAIL 420

NOT TO SCALE



FLANGED ADAPTER 425

NO SCALE



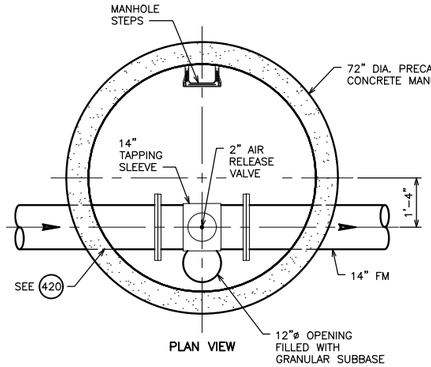
TYPE 1 TYPE 2

NOTE:

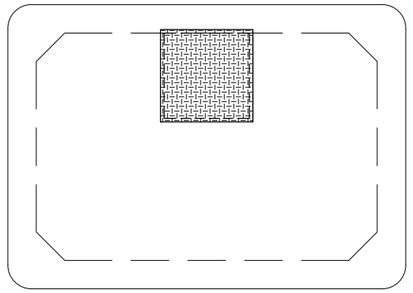
1. UNDER VALVES, METERS OR OTHER SPECIAL APPURTENANCES A FABRICATED SUPPORT PIECE MAY BE UTILIZED AS ACCEPTABLE TO ENGINEER

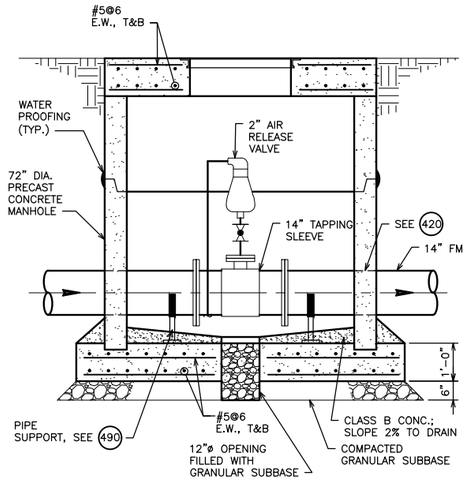
ADJUSTABLE PIPE SUPPORT
APPROX DIMENSIONS IN INCHES

PIPE SIZE	A	B	C	D MIN	D MAX
2 1/2	2 1/2	1 1/2	9	8	11 1/2
3	2 1/2	1 1/2	9	8 1/4	11 3/4
3 1/2	2 1/2	1 1/2	9	8 1/2	12
4	3	2 1/2	9	10 1/4	14
6	3	2 1/2	9	11 5/8	15 1/4
8	3	2 1/2	9	13 5/8	16 1/2
10	3	2 1/2	9	14 5/8	18 1/4
12	3	2 1/2	9	15 5/8	19 3/4
14	4	3	11	18 5/8	20 3/4
16	4	3	11	19 7/8	22 1/4
18	6	3 1/2	13 1/2	21 1/4	24
20	6	3 1/2	13 1/2	23 1/4	25 1/2
24	6	4	13 1/2	26 1/2	28 1/4
30	6	4	13 1/2	29 5/8	31 1/2
32	6	4	13 1/2	30 5/8	32 3/4
36	6	4	13 1/2	32 5/8	34 3/4



PLAN VIEW

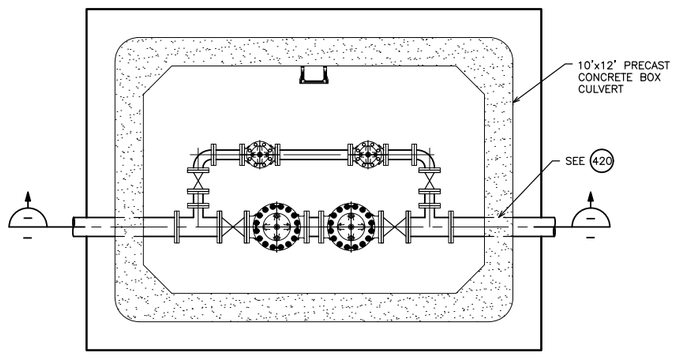




SECTION

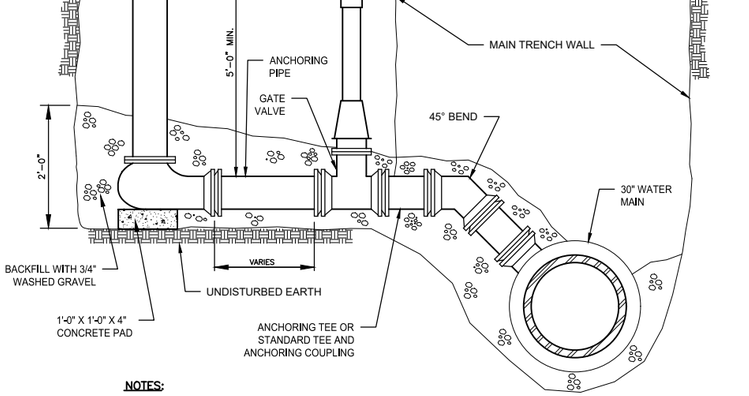
COMBINATION AIR RELEASE VALVE PIT

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



PIPE SUPPORT DETAIL 490

NO SCALE



NOTES:

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".

LARGE DIAMETER WATER MAIN HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

SCALE: 3/32"=1'-0"

0' 8' 16'

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B. SMITH
CHECKED	G ROTH
APPROVED	B KLAUS
DATE	4-14-2026
ISSUED FOR	DNR/DOT REVIEW

VEENSTRA & KIMM INC.
A Kleinfelder Company

NE HUBBELL AVENUE WATER AND FORCE MAINS
CITY OF BONDURANT, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305
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DETAILS

DWG. NO.
U.1

PROJECT 428101

PLOTTED: Monday, April 13, 2026 3:32:45 PM
X-REFS: MANHOLE & VALVE PIT
FILE PATH: \\WDMIA-NASNIP01.KLEINFELDER.COM\WDMSHARE\0400\0428-BONDURANT\0428-0101_NE_HUBBELL_AVE_WATER_MAIN_DS\CADD_PRODDRAWINGS_DETAILS\DRAWING1

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy (Previously Tabled)

CONTACT PERSON:
Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS:

The City of Bondurant is currently constructing The Station, a new community facility intended to support meetings, events, and programs that serve residents, organizations, and community partners. As the City prepares for ongoing use and rental of the facility, it is necessary to establish clear rules and regulations to ensure consistent operations, protect public assets, and provide transparency for users. The proposed Station Rental Rules and Regulations outline expectations for facility use, reservations, conduct, and responsibilities, creating a standardized framework for staff and renters.

Additionally, the City has experienced increasing interest from organizations seeking sponsorships, partnerships, and fee waivers for community events and initiatives. Currently, there is no formalized policy to guide the evaluation of these requests. The proposed Sponsorship and Partnership Policy establishes a clear and consistent process for reviewing requests, ensuring alignment with City priorities, equitable consideration, and responsible use of public resources.

Adoption of these policies will improve operational consistency, enhance customer experience, and support transparent decision-making while aligning with the City's goals for community engagement and responsible facility management.

FUNDING SOURCE: Revenue Source to support the options of The Station

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260420-133
2. Sponsorship Partnership Policy Draft 2026
3. DRAFT- Station Rental Rules-Regs

CITY OF BONDURANT
RESOLUTION NO. 260420-133

A RESOLUTION APPROVING AND ADOPTING THE STATION RENTAL RULES AND REGULATIONS AND THE CITY OF BONDURANT SPONSORSHIP AND PARTNERSHIP POLICY

WHEREAS the City of Bondurant owns and operates The Station, a community facility intended to support meetings, programs, and gatherings that serve residents and community organizations; AND

WHEREAS City staff have developed a comprehensive set of rental rules and regulations to ensure the appropriate use, maintenance, and protection of The Station facility; AND

WHEREAS the establishment of clear rules and expectations will promote consistent operations, protect public assets, and provide transparency for facility users; AND

WHEREAS the City of Bondurant desires to establish a formal Sponsorship and Partnership Policy to provide a consistent and transparent process for evaluating requests for City support of community events, programs, and initiatives; AND

WHEREAS the policy outlines eligibility requirements, evaluation criteria, and conditions of approval to ensure alignment with City priorities and responsible use of public resources; AND

WHEREAS adoption of these policies supports the City's commitment to community engagement, fiscal responsibility, and effective management of City facilities and partnerships.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant that The Station Rental Rules and Regulations are hereby approved and adopted as official City policy, and the City of Bondurant Sponsorship and Partnership Policy is hereby approved and adopted as official City policy. The City Administrator and/or designee is authorized to implement and administer these policies and make minor administrative updates as needed, provided such updates do not alter the intent of the policies.

These policies shall take effect immediately upon adoption.

Passed this 20th day of April 2026,

By: _____
Doug Elrod, Mayor

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

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

_____

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

City of Bondurant Sponsorship & Partnership Request Policy

1. Purpose

This policy establishes a clear, consistent process for external organizations, nonprofits, or community groups to request sponsorship or partnership support from the City of Bondurant. Such support may include fee waivers, facility use, staff assistance, event promotion, or other in-kind or financial contributions. The policy ensures transparency, fair consideration, and alignment with City priorities and resource capacity.

2. Definitions

- Sponsorship (Requested from the City): A request for the City to contribute monetary or in-kind support to an outside organization's event, program, or initiative.
- Partnership: A collaborative arrangement where the City and an external group share responsibilities and resources to deliver a public benefit.
- In-Kind Support: Non-monetary contributions such as use of City facilities, equipment, staff time, or promotional services.
- Fee Waiver or Reduction: A request to waive or reduce standard rental or permit fees for City facilities, parks, or services.

3. Eligible Requests

To be considered for sponsorship or partnership, the requesting organization must:

- Demonstrate alignment with the City's mission, values, and strategic priorities
- Provide a clear public benefit to Bondurant residents (e.g., education, recreation, health, culture, economic development)
- Be a nonprofit, school, civic group, or local organization in good standing
- Submit a completed application with all required documentation

4. Types of Support That May Be Considered

- Waiver or reduction of rental or permit fees for City parks or facilities

- Staff support (e.g., set-up, on-site presence, coordination assistance)
- Use of City-owned equipment (as available)
- Promotion via City communication channels (e.g., website, social media)
- Financial contributions (if budgeted and approved)

5. Ineligible Requests

The City will not consider sponsorship or partnership requests that:

- Are organized by for-profit entities
- Primarily promote commercial, religious, or partisan political interests
- Pose risk to public safety or conflict with City ordinances or policies
- Would impose undue burden on City resources
- Duplicate existing City programs without added value or coordination
- Are incomplete or submitted less than 30 days in advance without prior approval

6. Application & Evaluation Process

- Requests must be submitted at least 30 days in advance of the event/program date using the Sponsorship/Partnership Request Form.
- Applications will be reviewed by City staff for completeness, alignment with City goals, and resource feasibility.
- All sponsorship and partnership requests must be approved by the City Council.
- The City reserves the right to approve, deny, or offer partial support at its discretion based on available resources, scheduling, and community impact.
- Approval is required per event, not per organization.

7. Evaluation Criteria

Applications will be evaluated based on:

- Community Benefit: Does the event/program serve Bondurant residents?
- Accessibility: Is the program open to the public or a broad audience?
- Financial Need: Is the organization requesting support due to limited resources?
- City Involvement: What level of support is being requested (and is it reasonable)?

- History: Has the group partnered successfully with the City in the past?
- City Benefit: Does the event benefit the City of Bondurant or city facilities?

8. Conditions of Approval

If approved, the requesting organization must:

- Acknowledge the City of Bondurant's support in both digital and physical materials, including promotional materials before, during and after the event, in alignment with the City's branding guidelines and appropriate to the level of sponsorship provided
- Coordinate logistics and access with City staff
- Comply with all City facility use policies and procedures
- Submit a short post-event report if requested (e.g., attendance numbers, outcomes, photos)

9. Annual Limits

To ensure equitable support across the community, organizations may be limited to a maximum number or dollar value of sponsored facility rentals or contributions per calendar year, subject to Council discretion and budget availability.

Sample Post-Event Impact Report

Organization:
Event/Program:
Date Held:

1. Attendance:
Estimated number of participants: _____

2. City Support Used:
☐ Fee Waiver ☐ Facility Use ☐ Staff Time ☐ Promotion ☐ Other: _____

3. City Recognition:
Briefly describe how the City was acknowledged:

---

4. Impact Highlights:
What was the key outcome or success of the event?

Attachments (Recommended for Implementation)

- Sponsorship/Partnership Request Application Form
- Facility Rental Policy & Fee Schedule

Bondurant

The Station – Rental Information, Rules, and Regulations

Facility Address

The Station
100 Main St. NE
Bondurant Iowa 50035

If you are on-site and need assistance, please call:
For all emergencies (medical, fire, etc.), please call 911
Parks & Rec Staff: 515-630-6982 (during business hours – if you cannot reach anyone at this number, please call City Hall at 515-967-2418)
Polk County Sheriff's Department: (non-emergency): 515-286-3333

1. Purpose and Authority

The Station is a City-owned community facility intended to support meetings, programs, and gatherings that serve residents, organizations, and community partners. The facility is managed by the City of Bondurant.

The City reserves the right to approve, deny, revoke, or cancel any reservation to ensure appropriate use of the facility and protection of public property. The facility may be reserved up to 18 months in advance.

2. Facility Spaces Available for Rent

Conference Room – seats approximately 10 people

Small Event Room – seats approximately 72 people (91 occupancy)

Large Event Room – seats approximately 144 people (166 occupancy)

(Combined Event Rooms – seats approximately 225 people (257 occupancy)

Included Amenities (Event Rooms):

Tables and chairs, AV equipment, wifi, restrooms, adult changing table, personal care room, prep kitchen (commercial fridge, warmer and dishwasher), patio access (large or combined rooms only). No furniture can be moved from inside the facility. Linens are *not included* in your rental. Live music/DJs are allowed inside the venue. All audio equipment must be provided by renter. City sound ordinance must be followed.

We do not have any catering restrictions, meaning you are welcome to bring in any food or catering service of your choice or to serve your own food. Please be cognizant of the required time windows of your catering service – it must fall within the rental period.

*If you would like to have tables/chairs outside on the patio or lawn space, you can reserve the Rec n' Roll Trailer if you are a Bondurant resident in companion with your rental (Only the items in this trailer can be used outdoors). You are also able to rent outdoor equipment through private companies. If these items are set up for your event by the private company, the arrival time and the departure time must be included in your rental.

3. Rental Rates

Small Room		
Monday - Friday		
	Resident	**Non-Resident**
7am-11am	$220	$390
12pm-4pm	$220	$390
5pm-Midnight	$390	$680
Saturday		
7am-11am	$340	$600
12pm-4pm	$340	$600
5pm-Midnight	$600	$1050
Sunday		
7am-11am	$290	$510
12pm-4pm	$290	$510
5pm-Midnight	$510	$895

Large Room		
Monday - Friday		
	Resident	**Non-Resident**
7am-2pm	$445	$780
3pm-Midnight	$500	$880
Saturday		
7am-2pm	$680	$1200
3pm-Midnight	$770	$1350
Sunday		
7am-2pm	$580	$1020
3pm-Midnight	$650	$1145

Combined Rooms		
Monday-Friday		
	Resident	**Non-Resident**
7am-Midnight	$1000	$1650
Saturday		
7am-Midnight	$1450	$2550
Sunday		
7am-Midnight	$1230	$2165

Extended Event	
3pm Friday – Saturday Midnight	
Resident	**Non-Resident**
$2000	$3500

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4. After-Hours Assistance Fee

If City staff assistance is required during a rental period outside of normal business hours (8:00 a.m. to 4:30 p.m.), the responsible party shall be charged a staff response fee of $80 per hour with a two (2) hour minimum. On City-recognized holidays, the After-Hours Assistance fee shall be $120 per hour with a two (2) hour minimum. These charges will be billed to the responsible party. The holiday schedule is defined by City-recognized holidays. These dates can be found on our website at https://www.cityofbondurant.com/finance-employee-services-department.

4. Setup, Cleanup, and Damage

The Station does not provide on-site event coordination, decorating services, or custom room setup beyond what is included in the standard rental configuration. Overnight storage is not permitted unless consecutive rental dates have been reserved. Vendors must deliver and remove all supplies, equipment, and materials within the renter's reserved rental period. Deliveries or pickups occurring outside of the contracted timeframe will result in additional charges based on the applicable rental rate.

To ensure The Station remains clean, orderly, and available for future use, the following policy applies to all rentals:

A $160 cleaning fee is required for events with more than 100 attendees and/or events where alcohol is served. For events that do not meet this threshold, the cleaning fee is optional. Renters may choose to pay the $160 fee or complete cleaning themselves in accordance with the attached cleaning checklist.

If the renter elects to clean the facility, all checklist items must be completed. The facility must be returned to its original condition by the end of the rental period, including any outdoor spaces utilized during the event. If the facility is not restored to its original condition, if refuse remains, or if the cleaning checklist is not satisfactorily completed, cleaning charges will be assessed at a rate of $80 per hour, or $120 per hour on City-recognized holidays, with a two (2) hour minimum. These charges will be billed to the responsible party. Excessive damage to the facility or repeated failure to comply with cleanup requirements may result in denial of future rental privileges.

Nonprofit Organizations

Registered, secular nonprofit organizations may use the Conference Room at no charge. If your organization is interested in city sponsorship of your event, please refer to the Sponsorships/Partnerships Policy and Form. Your organization must be registered as a nonprofit organization through the City's online reservation system in order to utilize this discount. If you are not registered, call our Parks and Recreation staff at 515-630-6982 to get more information on how to register your organization.

Bondurant Area Chamber of Commerce Members

Bondurant Area Chamber of Commerce members are eligible to receive a 20% discount on the rental rate for activities directly related to their registered chamber business. The business must be registered through the City's online reservation system to utilize this discount. If you are not registered, call our Parks and Recreation staff at 515-630-6982 to get more information on how to register your business as a chamber member.

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5. Tours

Tours are available Monday through Friday 9am-4pm by appointment only. Please email kklus@cityofbondurant.com to schedule a time. Tours are restricted to 30-minute timeframes. If you have to cancel or reschedule, please contact us as soon as possible. Tours that fail to show without notification will not be rescheduled.

6. Reservations and Payment

Reservations must be made through the City's online reservation system: www.tinyurl.com/bonduparksrec.

7. Cancellation and Refund Policy

Cancellations must follow the City of Bondurant Parks & Recreation Cancellation Policy that is in effect at time of rental. This will be located on your rental paperwork.

8. Responsible Party

The individual making the reservation is responsible for the event and must be present at all times.

9. Additional Approvals

The City of Bondurant requires a Special Events Application for the use of private property, public property and/or park property that is open to the public, or requires right-of-way usage or temporary street closures. Types of events may include parades, runs/walk, fairs/festivals, outdoor concerts/amplified sounds, athletic events, horse carriages, fundraisers, farmer's markets, fireworks/pyrotechnics, demonstrations, exhibitions, and temporary structures (tents, canopies, stages).

10. Alcohol at the facility

If you are having alcohol at your event, you are required to provide proof of event insurance with a minimum liability of $2,00,000 aggregate limit and $1,000,000 per event. This must be received 1 week prior to your event. This can be submitted directly to kklus@cityofbondurant.com or by mailing to 200 2nd St NE, PO Box 37, Bondurant, IA 50035 (if sending by mail, please leave plenty of time for this to arrive and be processed. The City cannot guarantee the speed of your documentation through the USPS).

All State and local laws and ordinances must be strictly complied with regarding the use and consumption of alcoholic beverages. The undersigned, being of 21 years of age or older, understands and agrees to the following policies at the above indicated facility:

Only wine, champagne, beer and canned cocktails are allowed. No hard liquor is allowed on the premises. Area of service of alcoholic beverages is confined to inside the reserved facility.

The undersigned shall not solicit or accept donations, charge admission fees, ticket sales or other entrance fees for payment for food or alcoholic beverages without proper permits and approval.

Further, the undersigned acknowledges it is against the law to serve, provide, or make available alcohol to anyone under the age of twenty-one (21). The undersigned acknowledges that in accordance with the indemnification provision set out above, the undersigned is responsible and liable for any damages that result from someone under the age of twenty-one (21) consuming alcohol; such damages to include, but not limited to, property damage, personal injury, death, or disfigurement to themselves, as well as property damage, personal injury, death, disfigurement, or loss of consortium to third parties.

11. Conduct

All individuals using or attending events at The Station are expected to conduct themselves in a respectful, orderly, and lawful manner. Disorderly, disruptive, unsafe, or illegal behavior is prohibited, including excessive noise, harassment, threatening behavior, poses a safety risk, or failure to comply with applicable local, state, or federal laws. The individual making the reservation is the responsible party and is accountable for the conduct of all attendees, vendors, and guests. The City reserves the right to monitor events, issue warnings, require corrective action, or immediately terminate an event if conduct violates City policies, directions from City staff or emergency personnel, or presents a safety concern.

12. Decorations and Facility Protection

No adhesives, nails, glitter, confetti, or open flames are allowed on the interior and exterior of the facility or on adjacent lawn space (if rented). No sparklers, snakes or fireworks.

13. Legal Terms of Use

As the responsible party for this reservation, I acknowledge and agree to the following terms:

14. Compliance with City Ordinances & Rules

All activities during the reservation period will comply with all applicable City of Bondurant ordinances, rules, and regulations. I am responsible for ensuring that all guests, vendors, and participants comply with these requirements.

15. Liability & Responsibility

By signing the rental agreement, the undersigned accepts full responsibility for any and all damages to the facility, park grounds, or equipment resulting from this reservation. The undersigned, and any organization represented, agree to be held financially responsible for any damages or violations of facility rules that occur during the rental period.

If alcohol will be present at the event, the renter is required to provide proof of event liability insurance. Failure to provide acceptable proof of insurance may result in cancellation of the reservation at the discretion of the City of Bondurant. Access to the facility will not be granted until all required documentation has been received and processed by the City.

The undersigned, on his or her own behalf and on behalf of any participating children, hereby releases, waives, discharges, and covenants not to sue the City of Bondurant, its elected officials, officers, employees, volunteers, and agents from any and all liability for loss or damage, and any claim or demand on account of property damage, illness, injury, or death of the undersigned or such participating children (including any person who may contract COVID-19, directly or indirectly, from the undersigned or participating children), whether caused by the negligence of the City or otherwise, while in, upon, or about City premises, facilities, equipment, or while participating in any City-affiliated program.

The undersigned understands and agrees that the City is not required to provide insurance coverage for illness, injury, death, property loss, theft, or damage occurring upon, about, or within City facilities or programs. The undersigned acknowledges that use of City facilities and participation in City programs involve inherent risks, including but not limited to physical illness, injury, death, or property damage, and hereby assumes full responsibility for and risk of such outcomes.

This Assumption of Risk, Release and Waiver of Liability, and Indemnity Agreement is intended to be as broad and inclusive as permitted under the laws of the State of Iowa. If any portion is held invalid, the remaining provisions shall continue in full force and effect.

16. Enforcement & Penalties

I acknowledge that failure to comply with these rental terms, posted signage, or instructions from City staff may result in immediate termination of the reservation, fines, additional charges, or restriction from future use of City facilities.

17. Authority & Certification

If reserving on behalf of an organization, I certify that I have the legal authority to represent the applicant and all participants. I acknowledge that the City of Bondurant reserves the right to approve, deny, or cancel reservations at its sole discretion.

18. Acknowledgment

Completion of an online reservation constitutes agreement to these rules and legal terms.

Event Facility Cleaning Checklist

To Be Completed Before the End of Your Rental Period

Renters are responsible for returning the facility to the condition in which it was received.
All cleaning must be completed within your rental timeframe.

General

- Remove all personal belongings, decorations, and event materials
- Remove trash and take to dumpster located on the north side of the facility
- Pick up and dispose of large debris from floors

Tables and Chairs

- Wipe down all tables (remove food, spills, residue)
- Wipe visible spills or debris from chairs. Do not use cleaning products on the chairs
- Leave tables and chairs in place (unless otherwise instructed)

Kitchen / Food Prep Areas (if used)

- Remove all food items (including refrigerator and freezer)
- Wipe down countertops and prep surfaces
- Empty sinks and rinse out debris
- Remove all kitchen trash

Floors

- Pick up large debris
- Spot clean spills

Outdoor Areas (if applicable)

- Remove all decorations and event materials
- Pick up trash and debris

Failure to complete the above cleaning requirements may result in additional cleaning fees per your rental agreement.

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.b.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution approving the purchase of a new Rescue Engine from Heiman Fire not to exceed $1,200,000.00

CONTACT PERSON:
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: The Fire Department is evaluating the purchase of a new Rescue Pumper apparatus to replace aging equipment and ensure continued emergency response capability. The chassis type is a critical component of fire apparatus design because it affects maneuverability, safety, seating capacity, storage, and long-term durability.

Two primary chassis types were evaluated:

- Custom Fire Apparatus Chassis
- Commercial Truck Chassis

This summarizes the differences between the two options and provides a recommendation for Council consideration.

Custom Chassis
A custom chassis is specifically engineered for fire service operations. These vehicles are designed to meet National Fire Protection Association (NFPA) standards and the unique demands of emergency response.
Key characteristics include:
- Shorter wheelbase and improved turning radius
- Cab-forward design for better visibility
- More interior space and storage options
- Higher safety standards and crash testing
- Longer expected service life (20+ years)

These features improve firefighter safety and operational efficiency, particularly when navigating tight streets and responding to emergencies.

Commercial Chassis

Commercial chassis are standard heavy-duty truck platforms adapted for fire apparatus use.
Typical characteristics include:
• Longer wheelbase and larger turning radius
• Engine-forward design that reduces visibility
• Reduced interior space and SCBA seating capability
• Lower initial purchase cost

Commercial chassis are often used in rural or long-distance response environments where maneuverability and specialized features are less critical.

Cost Considerations
Custom chassis generally cost $100,000–$150,000 more than a comparable commercial chassis. However, additional modification costs for commercial chassis often reduce the price difference to less than 10% of the total project cost.

Given the expected 20-year lifespan of fire apparatus, the increased cost of a custom chassis provides significant operational and safety benefits over the life of the vehicle.

Vendor Options Reviewed

Vendor	Apparatus Type	Estimated
Reliant / Pierce	Custom Rescue Pumper	~$1,091,3
Danko / Alexis	Custom Rescue Pumper	~$1,252,5
Heiman / Rosenbauer	Custom Rescue Pumper	~$932,62

Recommendation
Staff recommends purchasing a custom chassis rescue pumper due to its enhanced safety features, improved maneuverability, greater seating capacity, and longer expected service life.

The recommended option is:
Heiman / Rosenbauer Custom Rescue Pumper
Estimated cost: $932,624.00
Estimated build time: Approximately 930 days (approximately 2.55 years)
Service center: Warranty work handled by remote technician.
This apparatus best meets the operational needs of the Fire Department and provides long-term value for the community.

Requested Council Action

Approve the purchase of a custom chassis rescue pumper apparatus not to exceed $1,200,000, and authorize staff to proceed with ordering. Staff would also request approval of liquidation for the current 2007 pumper, which will be replaced with this purchase once the new asset is delivered and placed in service.

FUNDING SOURCE: GO Bond repaid with Property Taxes

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-204
2. Background Rescue Pumper Process

CITY OF BONDURANT
RESOLUTION NO. 260615-204

A RESOLUTION APPROVING THE PURCHASE OF A CUSTOM CHASSIS RESCUE PUMPER APPARATUS FOR THE BONDURANT FIRE DEPARTMENT, AUTHORIZING STAFF TO PROCEED WITH PROCUREMENT, AND AUTHORIZING THE FUTURE DISPOSITION OF REPLACED EQUIPMENT

WHEREAS, the City of Bondurant Fire Department has evaluated the condition, operational capability, and future service needs of its emergency response fleet; and

WHEREAS, the Fire Department has determined that replacement of an aging pumper apparatus is necessary to ensure continued emergency response capabilities, firefighter safety, operational efficiency, and reliable service to the community; and

WHEREAS, staff evaluated both custom fire apparatus chassis and commercial truck chassis options, considering factors including safety, maneuverability, seating capacity, storage capability, service life, operational efficiency, and overall value; and

WHEREAS, a custom chassis is specifically engineered for fire service operations and provides enhanced firefighter safety, improved visibility, greater maneuverability, increased storage capacity, and an anticipated service life exceeding twenty (20) years; and

WHEREAS, staff reviewed apparatus proposals from multiple vendors and determined that the Heiman/Rosenbauer Custom Rescue Pumper best meets the operational needs of the Fire Department while providing long-term value to the City; and

WHEREAS, the proposed purchase price of the Heiman/Rosenbauer Custom Rescue Pumper is approximately Nine Hundred Thirty-Two Thousand Six Hundred Twenty-Four Dollars ($932,624.00), with an estimated build time of approximately nine hundred thirty (930) days; and

WHEREAS, Heiman Fire Equipment provides mobile factory-trained service technicians capable of performing warranty and service work at the City when practical, reducing the need for transportation of the apparatus to a service facility; and

WHEREAS, staff recommends authorization of a total project budget not to exceed One Million Two Hundred Thousand Dollars ($1,200,000.00), including apparatus acquisition, equipment transfer, communication equipment installation, technology integration, Knox Box security equipment, equipment upgrades, contingency costs,

and other project-related expenses that may arise during the manufacturing and delivery period; and

WHEREAS, due to the extended manufacturing timeline, final specifications and purchase documents may require minor modifications during the production process, provided such modifications do not cause the total project budget to exceed One Million Two Hundred Thousand Dollars ($1,200,000.00) without further City Council approval; and

WHEREAS, upon delivery and placement into service of the new apparatus, the current 2007 pumper apparatus will no longer be required for operational use and staff recommends authorization to liquidate or otherwise dispose of the replaced apparatus in accordance with applicable law and City policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the purchase of a Heiman/Rosenbauer Custom Rescue Pumper apparatus is hereby approved with a total project budget not to exceed One Million Two Hundred Thousand Dollars ($1,200,000.00).

BE IT FURTHER RESOLVED that the City Administrator, Fire Chief, and other authorized City officials are authorized to proceed with ordering the apparatus and to execute all documents necessary to complete the purchase and associated project work.

BE IT FURTHER RESOLVED that minor modifications to specifications, equipment, and purchase documents may be approved administratively during the manufacturing process, provided such modifications do not increase the total project budget beyond the authorized amount without further City Council approval.

BE IT FURTHER RESOLVED that upon delivery, acceptance, and placement into service of the new apparatus, staff is authorized to proceed with the sale, trade, auction, or other lawful disposition of the existing 2007 pumper apparatus, with any proceeds deposited into the appropriate City fund.

Passed this 15th 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				

The Fire Department is evaluating the purchase of a new Rescue Pumper apparatus to replace aging equipment and ensure continued emergency response capability. The chassis type is a critical component of fire apparatus design because it affects maneuverability, safety, seating capacity, storage, and long-term durability.

Two primary chassis types were evaluated:

- Custom Fire Apparatus Chassis
- Commercial Truck Chassis

This summarizes the differences between the two options and provides a recommendation for Council consideration.

Custom Chassis
A custom chassis is specifically engineered for fire service operations. These vehicles are designed to meet National Fire Protection Association (NFPA) standards and the unique demands of emergency response.
Key characteristics include:

- Shorter wheelbase and improved turning radius
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Cost Considerations
Custom chassis generally cost $100,000–$150,000 more than a comparable commercial chassis. However, additional modification costs for commercial chassis often reduce the price difference to less than 10% of the total project cost.

Given the expected 20-year lifespan of fire apparatus, the increased cost of a custom chassis provides significant operational and safety benefits over the life of the vehicle.

Vendor Options Reviewed

Vendor	Apparatus Type	Estimated Cost
Reliant / Pierce	Custom Rescue Pumper	~$1,091,330
Danko / Alexis	Custom Rescue Pumper	~$1,252,529

Vendor	Apparatus Type	Estimated Cost
Heiman / Rosenbauer	Custom Rescue Pumper	~$932,624

Recommendation
Staff recommends purchasing a custom chassis rescue pumper due to its enhanced safety features, improved maneuverability, greater seating capacity, and longer expected service life.

The recommended option is:
Heiman / Rosenbauer Custom Rescue Pumper
Estimated cost: $932,624.00
Estimated build time: Approximately 930 days (approximately 2.55 years)
Service center: Warranty work handled by remote technician.
This apparatus best meets the operational needs of the Fire Department and provides long-term value for the community.

Requested Council Action
Approve the purchase of a custom chassis rescue pumper apparatus not to exceed $1,200,000, and authorize staff to proceed with ordering. Staff would also request approval of liquidation for the current 2007 pumper, which will be replaced with this purchase once the new asset is delivered and placed in service.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.c.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution considering Site Plan for 1400 Courtyard Drive, SE

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

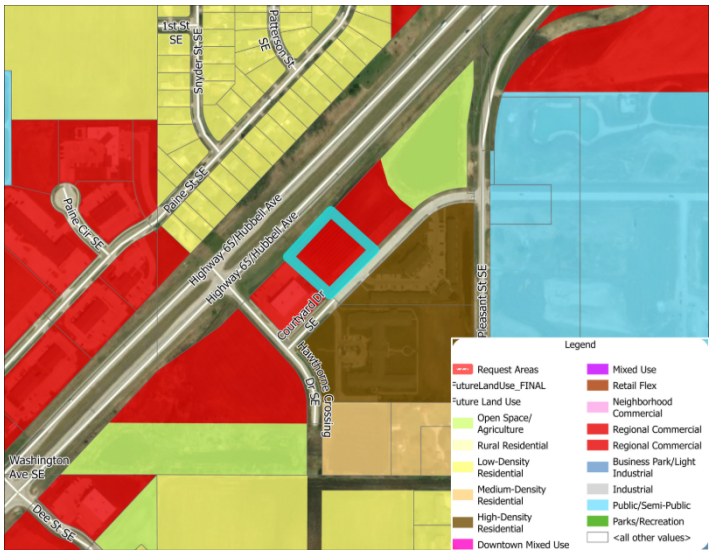
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 1400 Courtyard Drive SE. The site plan applicant and developer of the property is Invigorate Development Group LLC. The site plan was prepared by Snyder & Associates Inc. The applicant is proposing a 3,799 square foot dental office building. This property is zoned as being within the City's General Commercial (C-2) District. The property in question is outlined below in red.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

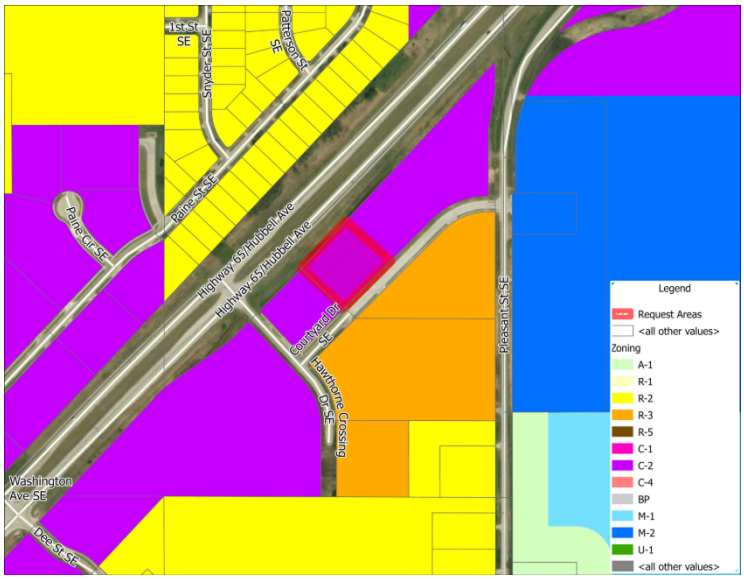
Consistency with the City's Comprehensive Plan:

The 2022 Comprehensive Plan guides for Industrial development in this area. The property in question is outlined in blue below.



Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan states setback requirements on page 3.
- The site plan shows no outdoor storage on site.

- The site plan shows a 3,799 square foot building access from Courtyard Drive SE.

Parking/Drive Areas

- Access to the site is available from Courtyard Drive SE. The property also has street frontage on Hubbell Avenue.
- The site plan shows parking area with thirty (30) parking spaces. Two parking spaces are designated as ADA parking.
- Page 3 states the parking area will be 6” PCC Pavement.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report at this time.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The applicant has made several requests regarding architectural design standards. Staff are reviewing those requests.

Other Site Plan Features

- A landscaping plan was submitted. The landscaping plan meets requirements for general tree and grass requirements.
- The site plan shows no parking lot lights, all lighting on-site will be on the proposed building.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

- Public Works - reviewed and no comments have been received at this time.
- Engineering – still being reviewed by engineering staff.
- Fire Department - reviewed and no comments have been received at this time

The Planning and Zoning Commission voted 5-0, with one abstention, to recommend approval of the site plan at their June 11, 2026 meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-205
2. Site Plan
3. Architectural Design Elevations

CITY OF BONDURANT
RESOLUTION NO. 260615-205

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR 1400 COURTYARD DRIVE SE.

WHEREAS, Snyder & Associates, Inc, on behalf of the property developer Invigorate Development Group LLC, has submitted the site plan for 1400 Courtyard Drive SE described as follows;

A PART OF OUTLOT “W”, HAWTHORNE CROSSING, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT “W”; THENCE NORTH 44°37’20” EAST ALONG THE NORTH LINE OF SAID OUTLOT “W”, 183.08 FEET TO A NORTHERLY CORNER OF SAID OUTLOT “W”; THENCE NORTH 42°59’08” EAST CONTINUING ALONG SAID NORTH LINE, 46.93 FEET TO THE NORTH CORNER OF PARCEL 2021-82 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 18651, PAGE 556 IN THE OFFICE OF THE POLK COUNTY RECORDER AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 42°59’08” EAST ALONG SAID NORTH LINE, 236.24 FEET; THENCE SOUTH 45°42’50” EAST, 234.24 FEET TO THE SOUTH LINE OF SAID OUTLOT “W”; THENCE SOUTH 44°46’27” WEST ALONG SAID SOUTH LINE, 236.18 FEET TO THE EAST CORNER OF SAID PARCEL 2021-82; THENCE NORTH 45°42’50” WEST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2021-82, A DISTANCE OF 226.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES (54,450 S.F).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS the zoning for the property is General Commercial (C-2) and dentist office use is a permitted use of the Zoning Code;

WHEREAS the Planning and Zoning Commission reviewed and voted 5-0, with one abstention, to recommend approval of the submitted site plan at their June 11, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Plat of Survey creating Parcel 2026-55 is approved.
2. Site Plan shall be updated to reflect review comments from City staff submitted to the applicants.
3. Site Plan shall be updated to reflect any comments received from Engineering.

Passed this 15th day of June 2026,

By: _____
Doug Elrod, Mayor

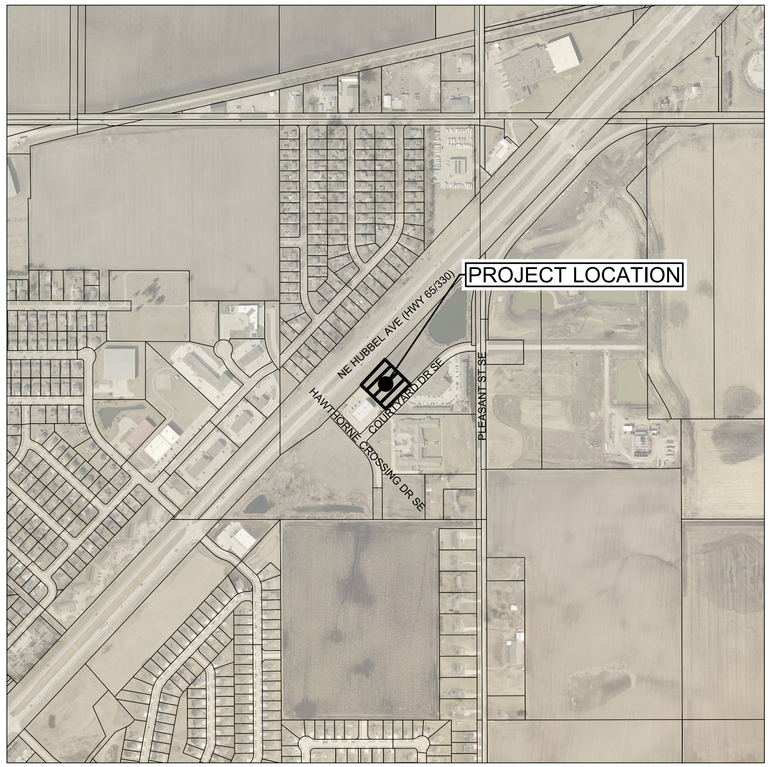
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				

SITE PLAN
FOR
BONDURANT DENTAL
1400 COURTYARD DRIVE SE
CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP

SCALE: 1" = 500'

OWNER / DEVELOPER
INVIGORATE DEVELOPMENT GROUP, LLC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
CONTACT: JUSTIN BROWN
PHONE: 515-961-5386
EMAIL: JUSTINB@DOWNINGCONSTRUCT.COM

Index of Sheets

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DIMENSION PLAN
C300 GRADING AND EROSION CONTROL PLAN
C400 UTILITY PLAN
C500 PLANTING PLAN

PRELIMINARY SET

MARK	REVISION	DATE	
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA | T-R-S: TTN-RRW-SS
Technician: TLS | Date: 05/21/2026

Project No: 126.0551.01

Sheet C100

BONDURANT, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

BONDURANT DENTAL

TITLE SHEET

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 126.0551.01

Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	E
Traffic Sign	
Communication Pedestal	C
Communication Manhole	C
Communication Handhole	C
Fiber Optic Manhole	FO
Fiber Optic Handhole	FO
Gas Valve	
Gas Manhole	G
Gas Apparatus	G
Fence Post or Guard Post	●
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	+
Irrigation Control Valve	ICV
Soil Boring	B-2
Test Hole Location for SUE w/ID	

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7527590.24 E=18573557.42 Z=981.56
SET CUT "X" NORTH SIDE OF COURTYARD DRIVE SE LOCATED AT NE CORNER DOLLAR GENERAL, +-2' NE OF NEW/OLD CONCRETE TRANSITION JOINT. (AS SHOWN ON SURVEY)

CP101 N=7527736.64 E=18573371.42 Z=982.14
SET CUT "X" ON TOP CURB LOCATED AT NW CORNER DOLLAR GENERAL PARKING LOT. (AS SHOWN ON SURVEY)

CP102 N=7528018.63 E=18573546.56 Z=983.16
SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED AT NW CORNER SITE, +-5' SE OF MILE 88 SIGN ALONG HIGHWAY 330/65 (AS SHOWN ON SURVEY)

CP103 N=7527797.53 E=18573763.43 Z=979.51
SET CUT "X" NORTH SIDE OF COURTYARD DRIVE SE LOCATED IN LINE WITH SW CORNER BUILDING EXTENDED SOUTH OF COURTYARD DRIVE SE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7527691- E=18573712- Z=982.00
BURY BOLT ON HYDRANT LOCATED AT MIDDLE ENTRNACE TO HAWTHORNE CROSSING, SOUTH SIDE OF COURTYARD DRIVE SE. (AS SHOWN ON SURVEY)

DATE OF SURVEY

APRIL 20, 2026

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552602879.

G1-GAS MAIN	MIDAMER-GAS KYLEE FERRISS 515-252-6723 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	BONDURANT, CITY OF PATRICK COLLISON 515-971-6856 PCOLLISON@CITYOFBONDURANT.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC KYLEE FERRISS 515-252-6723 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	MI-FIBER JUSTIN MILLER 515-897-8802 JMILLER@CORP.MI-FIBER.NET
CLEAR PER MAP	MEDIACOM DAVE MEYERS 515-991-7388 DMEYERS2@MEDIACOMCC.COM
CLEAR PER MAP	SOUTHEAST POLK RURAL WATER DIS DMWW DESIGN REQUESTS 515-323-6244 ONECALLMAPS@DMWW.COM
NO RESPONSE	CENTURYLINK TECH ON DUTY 877-366-8344 NATIONALRELO@CENTURYLINK.COM

IOWA ONE CALL
1-800-292-8989 | 811 Iowa One Call
www.iowaonecall.com

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

SITE PLAN GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF BONDURANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF BONDURANT, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. ALL SIGNAGE IS REVIEWED AND APPROVED SEPARATELY FROM THE SITE PLAN REVIEW AND APPROVAL. SEPARATE SIGN PERMITS MUST BE SUBMITTED PRIOR TO SIGNAGE INSTALLATION.

SURVEY AND UTILITY GENERAL NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

LOT SIZE: 54,450 SF (1.25 AC)

PROPERTY ADDRESS

1400 COURTYARD DRIVE SE

PROPOSED USE

DENTAL CLINIC (3,799 SF)

ZONING

C-2: GENERAL COMMERCIAL DISTRICT

BULK REGULATIONS

MIN LOT WIDTH	=100'
SETBACKS	
FRONT YARD	=30'
SIDE YARD	=10'
REAR YARD	=25'
MAX BUILDING HEIGHT	=45'
MIN OPEN SPACE	=20%

OPEN SPACE

MIN OPEN SPACE (20%)
54,450 SF x .20 =10,890 SF REQUIRED

TOTAL LOT AREA	=54,450 SF
IMPERVIOUS AREA	=17,985 SF
	=36,465 SF (67%) PROVIDED

PARKING REQUIREMENTS

1 SPACE / GROSS FLOOR AREA DENTAL OFFICE

PROPOSED BUILDING
3,799 SF / 250 GFA =16 PARKING SPACES REQUIRED
=30 PARKING SPACES PROVIDED
(INCLUDING 2 ADA)

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION"

PRELIMINARY SET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA
Technician: TLS | Date: 05/21/2026
Project No: 126.0551.01

Sheet C101

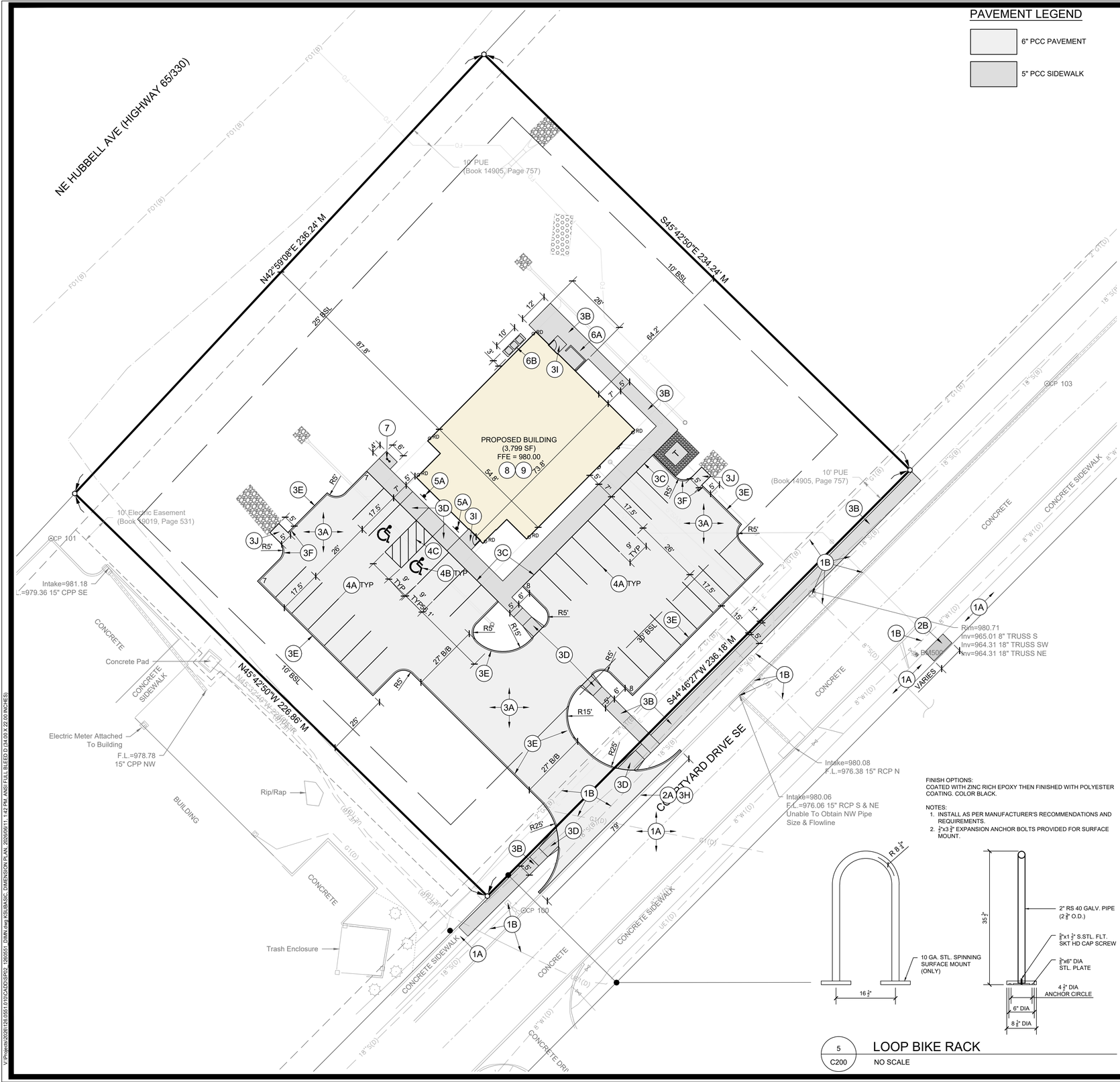
BONDURANT DENTAL
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 126.0551.01
Sheet C101

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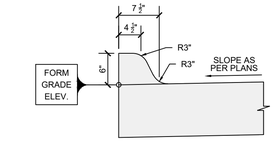


PAVEMENT LEGEND

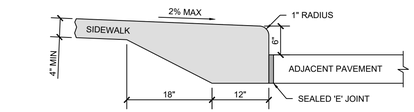
- 6" PCC PAVEMENT
- 5" PCC SIDEWALK

DIMENSION PLAN CONSTRUCTION NOTES

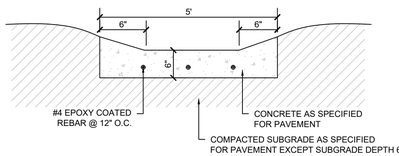
1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
2. DEMOLITION, REMOVE THE FOLLOWING:
   A. GRIND EXISTING CURB FOR NEW DRIVEWAY.
   B. REMOVE AND REPLACE EXISTING SIDEWALK SECTIONS AS REQUIRED FOR WATER SERVICE INSTALLATION.
3. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 6" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. INTEGRAL SIDEWALK AND CURB. SEE DETAIL ON THIS SHEET.
   D. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
   E. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   F. TAPER CURB.
   G. NO CURB.
   H. CONNECT TO EXISTING PAVEMENT WITH TYPE "A" DRIVEWAY CONNECTION (7030.101). MATCH EXISTING ELEVATIONS.
   I. FROST FOOTING STOOP. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
   J. CONCRETE FLUME. SEE DETAIL THIS SHEET.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES. COLOR BY OWNER.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
5. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS ON STEEL POST.
6. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. 6' HEIGHT FENCED TRASH ENCLOSURE SCREEN. SEE ARCHITECTURAL PLANS FOR DETAILS.
   B. AC UNIT PADS. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. SURFACE MOUNTED BIKE RACK. SEE DETAIL ON THIS SHEET.
8. SEE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION.
9. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.



2 / C200 — 6" STANDARD CURB
NO SCALE



3 / C200 — INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE

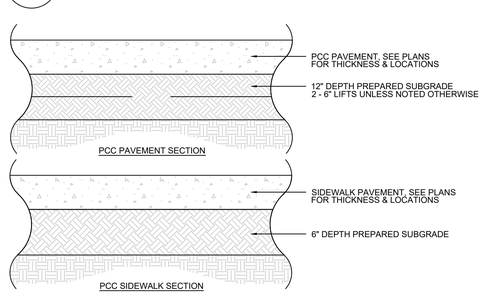


4 / C200 — CONCRETE FLUME DETAIL
NO SCALE

FINISH OPTIONS:
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER COATING. COLOR BLACK.

NOTES:
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
2. ⅝"x3 ¾" EXPANSION ANCHOR BOLTS PROVIDED FOR SURFACE MOUNT.

5 / C200 — LOOP BIKE RACK
NO SCALE



1 / C200 — TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE

0 20 FEET

PRELIMINARY SET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA | T-R-S: TTN-RRW-SS
Technician: TLS | Date: 05/21/2026

Project No: 126.0551.01

Sheet C200

BONDURANT DENTAL

DIMENSION PLAN

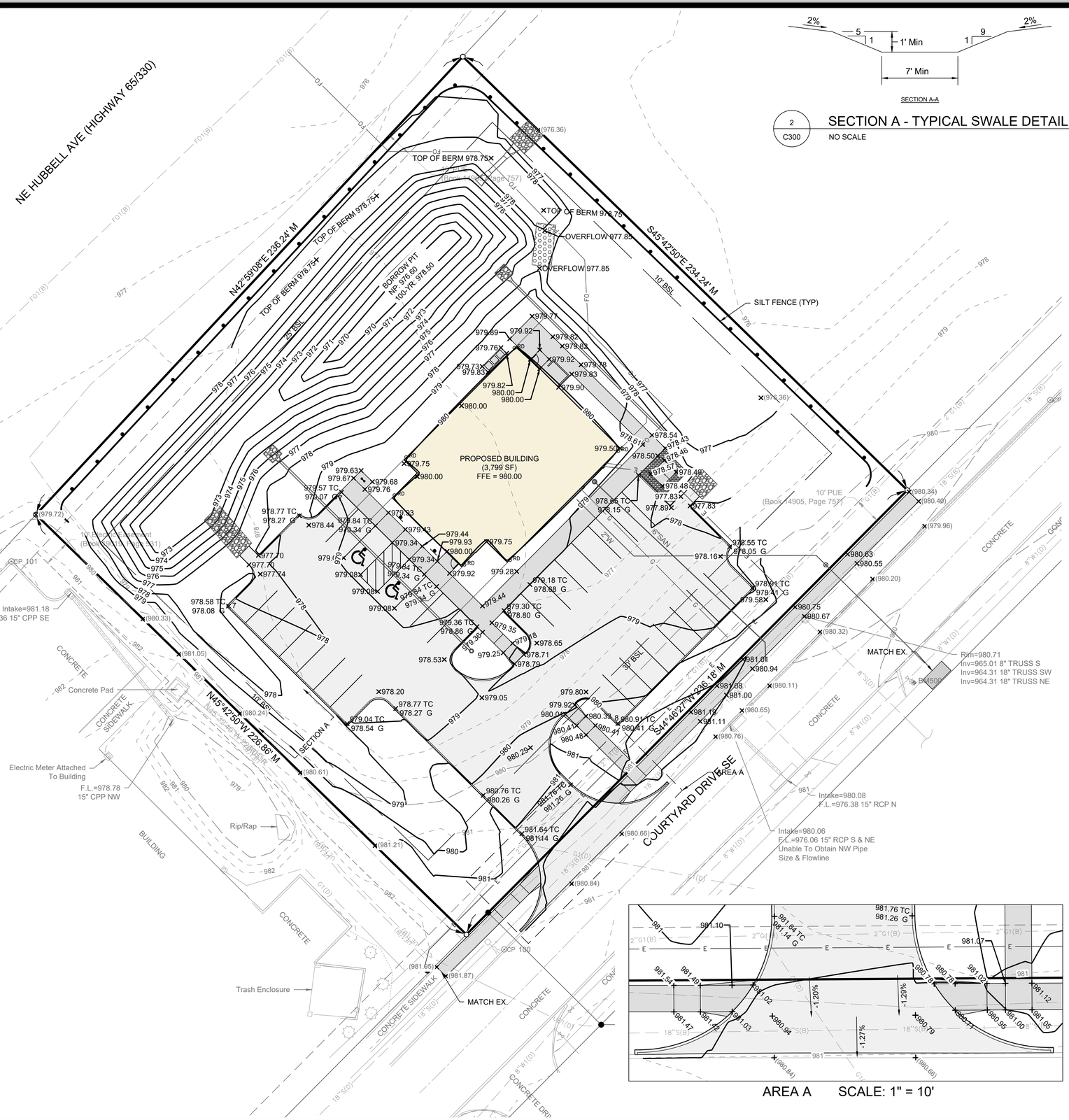
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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Project No: 126.0551.01

Sheet C200

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AREA A SCALE: 1" = 10'

SECTION A-A

2 / C300 SECTION A - TYPICAL SWALE DETAIL

NO SCALE

GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

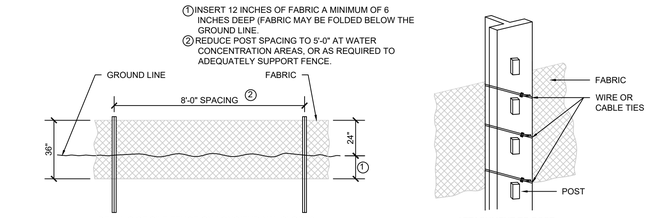
QUANTITIES

SILT FENCE = 446 LF

BENCHMARKS

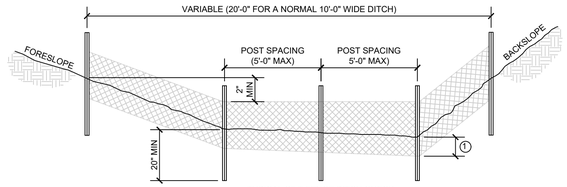
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7527691- E=18573712- Z=982.00
BURY BOLT ON HYDRANT LOCATED AT MIDDLE ENTRNACE TO HAWTHORNE CROSSING, SOUTH SIDE OF COURTYARD DRIVE SE. (AS SHOWN ON SURVEY)

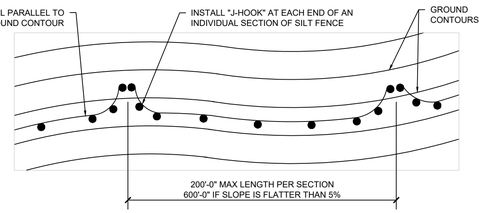


DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

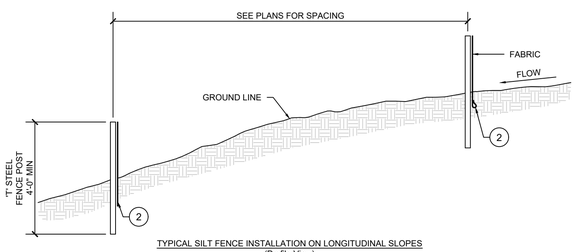
ATTACHMENT TO POST



TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

1 / C300 SILT FENCE DETAIL

NO SCALE

0 20 FEET

PRELIMINARY SET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA | T-R-S: TTN-RRW-SS
Technician: TLS | Date: 05/21/2026
Project No: 126.0551.01

Sheet C300

BONDURANT DENTAL

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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SNYDER & ASSOCIATES

Project No: 126.0551.01

Sheet C300

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UTILITY PLAN CONSTRUCTION NOTES

1. SANITARY SEWER SERVICE FROM THE CITY OF BONDURANT, PROVIDE AND INSTALL THE FOLLOWING:
   A. CONNECT TO EXISTING SANITARY SEWER SERVICE MAIN. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH CITY OF BONDURANT. CONTRACTOR SHALL NOTE THE EXISTING SANITARY SEWER IS 18" DIAMETER AND APPROXIMATELY 16 TO 17 FEET DEEP IN THIS AREA.
   B. 6" SDR 23.5 PVC SANITARY SEWER SERVICE LINE AT 2.08% SLOPE (1/4" PER FOOT) MINIMUM. PROVIDE 1:1 RISER AS NECESSARY AT SERVICE CONNECTION TO MATCH INVERT AT CLEANOUT.
   C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. SANITARY CLEANOUT (5' OUTSIDE BUILDING.

2. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. CONNECTION TO EXISTING WATER MAIN UTILIZING 2" SERVICE SADDLE AS PER CITY OF BONDURANT REQUIREMENTS.
   B. 2" TYPE 'K' COPPER WATER SERVICE LINE. DIRECTIONAL DRILL SERVICE LINE UNDER COURTYARD DRIVE SE. COORDINATE WITH THE CITY OF BONDURANT FOR REQUIREMENTS. PROVIDE CURB STOP AND FITTINGS AS REQUIRED. 5.5' MINIMUM BURY DEPTH.
   C. 45° BEND.

3. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.

4. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN.
   A. CONNECT ROOF DRAINS TO SHOWN STORM SEWER WITH MINIMUM 6" (VERIFY SIZE) HDPE STORM PIPE AT 2% SLOPE. CONTRACTOR TO COORDINATE FINAL DOWNSPOUT LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS. EXTEND DOWNSPOUT LEADER MINIMUM 12" ABOVE FINISHED GRADE AT BUILDING FACE.

5. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.

6. SITE AMENITIES. PROVIDE THE FOLLOWING:
   A. TRANSFORMER PAD. CONTRACTOR TO COORDINATE DETAILS/PERMITTING AND INSTALLATION WITH MID AMERICAN ENERGY PRIOR TO START OF CONSTRUCTION.
   B. GAS METER. SEE ARCHITECTURAL AND MECHANICAL PLANS.
   C. ELECTRIC METER. SEE ARCHITECTURAL AND MECHANICAL/ELECTRICAL PLANS.
   D. CABLE/DATA BOX. SEE MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.
   E. COMMUNICATION SERVICE. CONTRACTOR TO COORDINATE PERMITTING/INSTALLATION WITH SERVICE PROVIDER AS REQUIRED. AN IDOT UTILITY ACCOMMODATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE HIGHWAY 65/330 RIGHT-OF-WAY. A COPY OF THIS PERMIT SHOULD BE KEPT ON SITE AT ALL TIMES.
   F. GAS SERVICE. CONTRACTOR TO COORDINATE PERMITTING/INSTALLATION WITH SERVICE PROVIDER AS REQUIRED. REFER TO MECHANICAL PLANS FOR SERVICE SIZE.
   G. ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE PERMITTING/INSTALLATION WITH SERVICE PROVIDER AS REQUIRED. COORDINATE WITH MECHANICAL AND ELECTRICAL PLANS FOR DETAILS.

7. SITE LIGHTING: SITE LIGHTING SHOWN ARE WALL PACKS AT ENTRY DOORS FOR SECURITY ONLY. THERE IS NO PROPOSED PARKING LOT LIGHTING FOR THIS PROJECT.

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA
Technician: TLS | Date: 05/21/2026
T-R-S: TTN-RRW-SS
Project No: 126.0551.01
Sheet C400

BONDURANT, IOWA

BONDURANT DENTAL

UTILITY PLAN

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ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

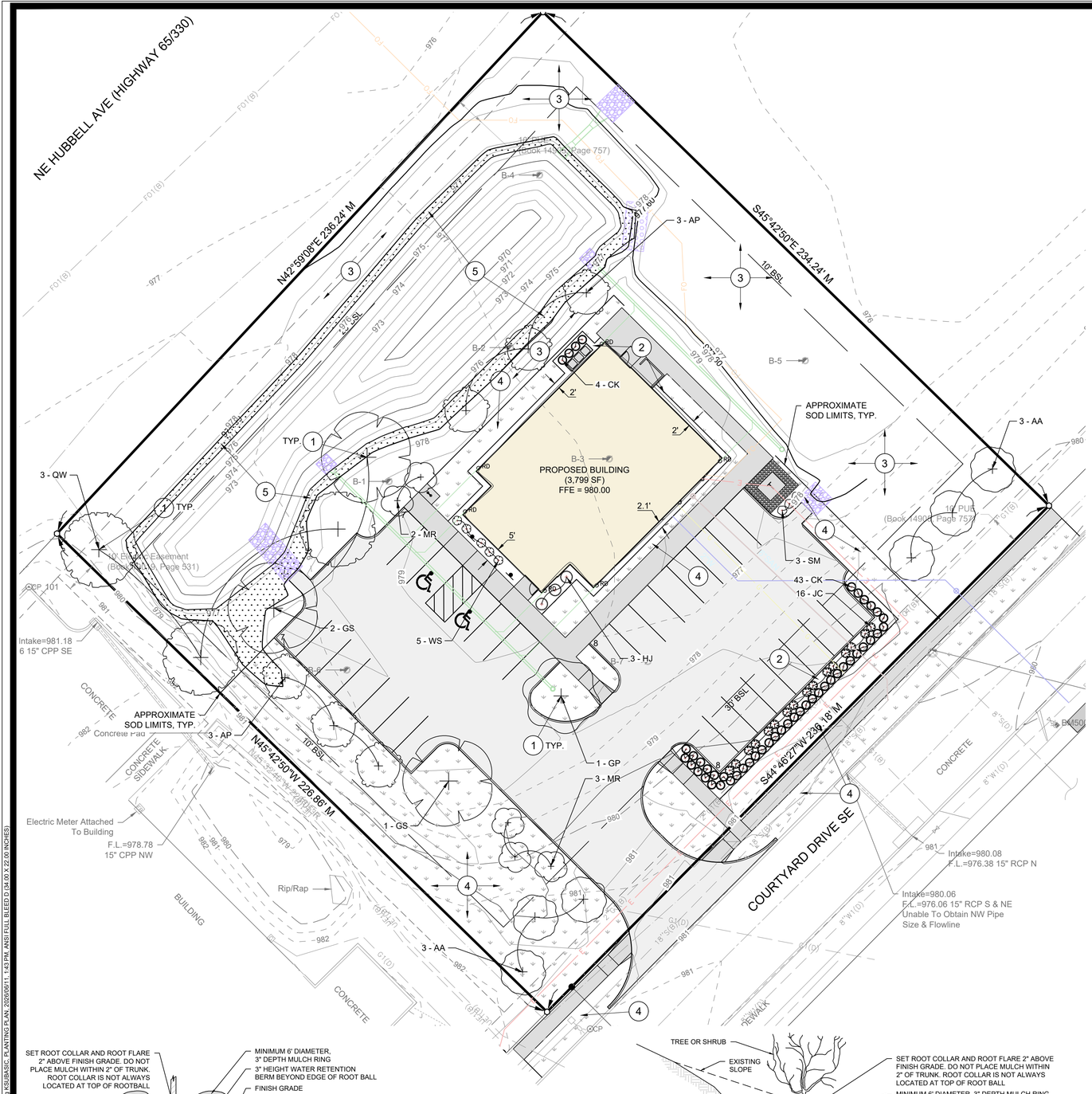
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Project No: 126.0551.01
Sheet C400

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PRELIMINARY SET

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PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE A MINIMUM 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 3-INCH SHREDDED HARDWOOD MULCH PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. SOD AREAS MARKED.
5. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

MINIMUM OPEN SPACE
54,450 SF (1.25 ACRES) x 20% = 10,890 SF REQUIRED (38,513 SF PROVIDED)
54,450 SF TOTAL
17,985 SF BUILDINGS, STRUCTURES, AND PARKING AREAS (IMPERVIOUS AREA)
36,465 SF OPEN SPACE

MINIMUM OPEN SPACE PLANTINGS
10,890 SF / 2,000 = 5.45 PLANT UNITS
5.45 PU x 1 SHADE TREES = 5.45 SHADE TREES REQUIRED (6 SHADE TREES PROVIDED)
5.45 PU x 2 ORN. TREES = 10.9 ORN. TREES REQUIRED (11 ORN. TREES PROVIDED)
5.45 PU x 2 SHRUBS = 10.9 SHRUBS REQUIRED (11 SHRUBS PROVIDED)

PARKING LOT ISLAND TREE REQUIREMENTS
1 SHADE TREE PER PARKING LOT ISLAND
1 PARKING LOT ISLAND = 1 SHADE TREE REQUIRED (1 SHADE TREE PROVIDED)

PARKING LOT SCREENING LANDSCAPE REQUIREMENTS
236 LF / 40 LF = 5.90 PU
5.90 PU x 1 SHADE TREE = 5.90 SHADE TREES REQUIRED (6 SHADE TREES PROVIDED)
5.90 PU x 10 SHRUBS OR GRASSES = 59.0 SHRUBS OR GRASSES REQUIRED (16 SHRUBS PROVIDED, 43 GRASSES PROVIDED)

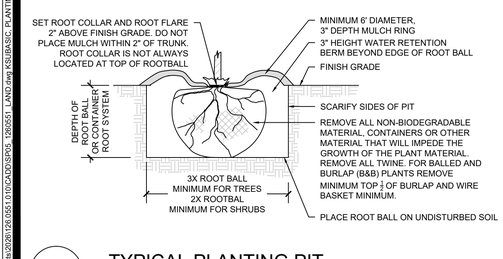
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CANOPY TREES					
AA	6	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	2" Cal.	B&B
GP	1	Ginkgo biloba 'PNI 2720'	Princeton Sentry® Maidenhair Tree	2" Cal.	B&B
GS	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B
QW	3	Quercus x warei 'Long'	Regal Prince® Oak	2" Cal.	B&B
ORNAMENTAL TREES					
AP	6	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	1.5" Cal.	B&B
MR	5	Malus x 'Royal Gem'	Royal Gem Crabapple	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
HJ	3	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	3 GAL	
JC	16	Juniperus communis 'Gold Cone'	Gold Cone Common Juniper	3 GAL	
SM	3	Spiraea japonica 'Walbuma'	Magic Carpet Japanese Spirea	3 GAL	
WS	5	Weigela florida 'Bokraspiwi'	Spilled Wine® Weigela	3 GAL	
PERENNIALS					
CK	47	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 GAL	

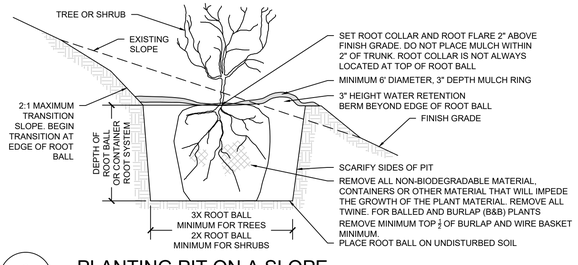
PLANTING LEGEND

DETENTION SEED MIX

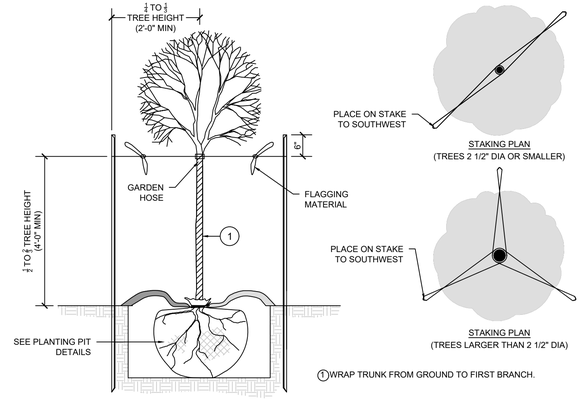
SOD



1 C500 TYPICAL PLANTING PIT
NO SCALE



2 C500 PLANTING PIT ON A SLOPE
NO SCALE



1 WRAP TRUNK FROM GROUND TO FIRST BRANCH.

3 C500 DECIDUOUS TREES STAKING DETAIL
NO SCALE

PRELIMINARY SET

0 20 FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	06-10-26	KS

Engineer: ENGR | Checked By: MAA | T-R-S: TTN-RRW-SS
Technician: TLS | Date: 05/21/2026 | Sheet C500
Project No: 126.0551.01

BONDURANT DENTAL

PLANTING PLAN

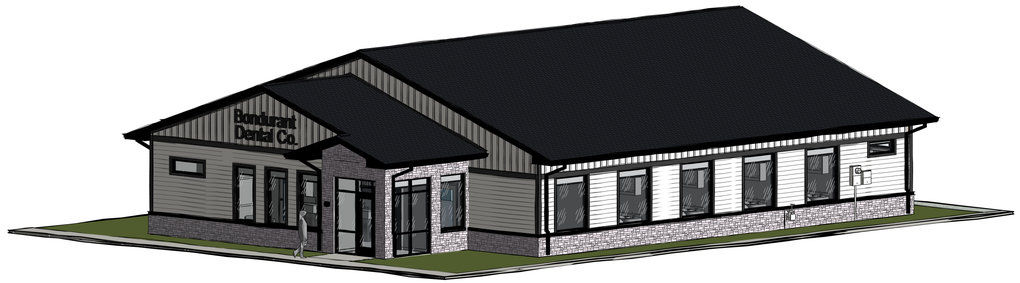
SNYDER & ASSOCIATES, INC.

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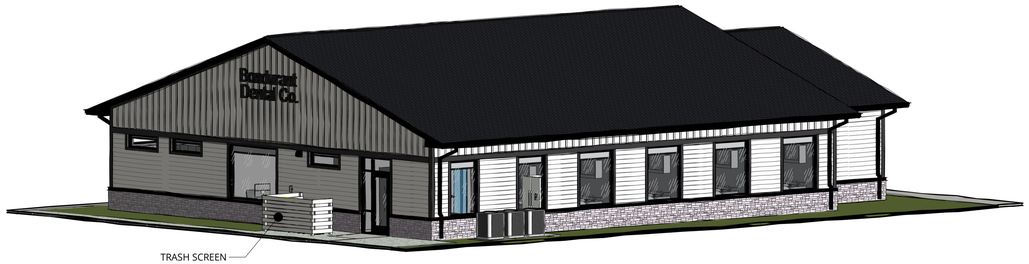
Project No: 126.0551.01
Sheet C500

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1 3D - Presentation - Front

SCALE:

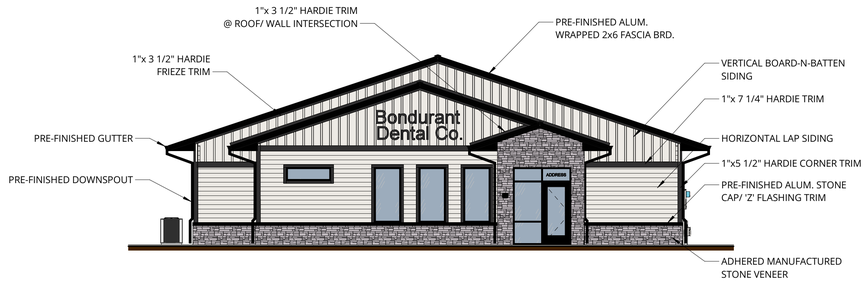


2 3D - Presentation - Rear

SCALE:

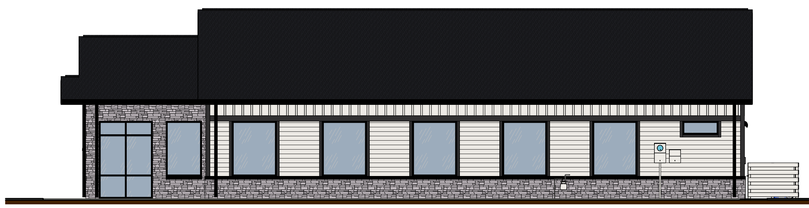
CODE - ELEVATION MATERIAL PERCENTAGES

ELEVATION	WALL AREA	% OF TOTAL	
EAST (SECONDARY FACADE)			
Exterior Calcs - Class-1-Adhered Manufactured Stone Veneer	124 SF	8%	
Exterior Calcs - Class-1-Glazing	115 SF	8%	
Exterior Calcs - Class-2-Hardiepanel Siding	631 SF	42%	
Exterior Calcs - Class-3-HardieLap Siding	631 SF	42%	
	1,501 SF	100%	
NORTH/ REAR (PRIMARY FACADE)			
Exterior Calcs - Class-1-Adhered Manufactured Stone Veneer	187 SF	13%	
Exterior Calcs - Class-1-Glazing	210 SF	15%	CLASS 1 & 2 CALCULATIONS = 73%
Exterior Calcs - Class-2-Hardiepanel Siding	631 SF	45%	
Exterior Calcs - Class-3-HardieLap Siding	384 SF	27%	
	1,412 SF	100%	
SOUTH/ FRONT (PRIMARY FACADE)			
Exterior Calcs - Class-1-Adhered Manufactured Stone Veneer	219 SF	15%	
Exterior Calcs - Class-1-Glazing	238 SF	17%	CLASS 1 & 2 CALCULATIONS = 77%
Exterior Calcs - Class-2-Hardiepanel Siding	631 SF	45%	
Exterior Calcs - Class-3-HardieLap Siding	327 SF	23%	
	1,415 SF	100%	
WEST (SECONDARY FACADE)			
Exterior Calcs - Class-1-Adhered Manufactured Stone Veneer	176 SF	12%	
Exterior Calcs - Class-1-Glazing	119 SF	8%	
Exterior Calcs - Class-2-Hardiepanel Siding	576 SF	40%	
Exterior Calcs - Class-3-HardieLap Siding	576 SF	40%	
	1,447 SF	100%	



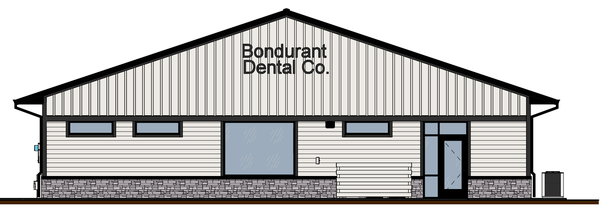
3 COLOR - WEST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"



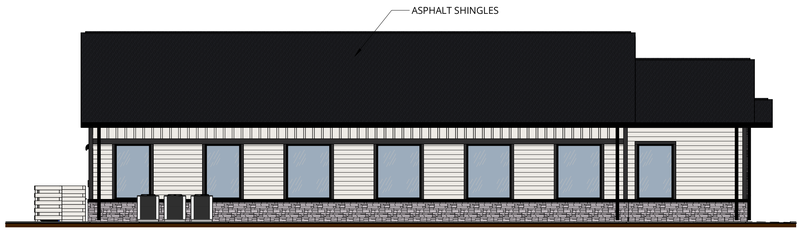
4 COLOR - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



5 COLOR - EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"



6 COLOR - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW "COLOR INTENT".

FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE OWNER AS THIS PROJECT PROGRESSES.

PREFINISHED FLASHING/ TRIM:
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- COLOR: MATTE BLACK
- LOCATIONS:
  - ROOF D-EDGE
  - FASCIA
  - GUTTER & DOWNSPOUTS
  - GLAZING FLASHING(S)
  - STONE CAP/ THROUGH-WALL FLASHING
  - BASE FLASHING
  - FLASHINGS/ TRIMS NOT SPECIFICALLY IDENTIFIED HERE

ASPHALT SHINGLES:
- MANUFACTURER: CERTAINTEED
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- MODEL: LANDMARK PRO
- COLOR: CINDER BLACK

PREFINISHED METAL SOFFIT PANELS:
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- COLOR: MATTE BLACK
- LOCATIONS:
  - OVERHANGS: CONTINUOUS HIDDEN VENTED
  - RAKES: SOLID/ NON-VENTED
  - FLASHINGS/ TRIMS NOT SPECIFICALLY IDENTIFIED HERE

VERTICAL BOARD-N-BATTEN SIDING:
- MATERIAL/ FINISH: HARDIE PANEL SIDING, WITH HARDIE TRIM BATTEN BOARDS, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- SPACING: 12"
- COLOR: PRE-FINISHED, ARCTIC WHITE
- NOTES: INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

HORIZONTAL LAP SIDING:
- MATERIAL/ FINISH: HARDIE PLANK LAP SIDING, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- EXPOSURE: 6"
- COLOR: PRE-FINISHED, ARCTIC WHITE
- NOTES: INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

TRIM:
- MATERIAL/ FINISH: HARDIE TRIM, SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS
- COLOR: PRE-FINISHED, MIDNIGHT BLACK
- SIZE: SEE EXTERIOR ELEVATIONS AND DETAIL ON A-500.
- LOCATIONS:
  - GABLE END, FRIEZE TRIM
  - GABLE END, SIDING TRANSITION TRIM
  - DOORS & WINDOWS
  - BUILDING CORNERS
  - J-BLOCKS @ SERVICE PENETRATIONS (COLOR MATCH SIDING)

TREATED & PAINTED WOOD: (TRASH SCREEN)
- MATERIAL/ FINISH: TREATED WOOD, REFER TO STRUCTURAL
- COLOR: PAINTED TO MATCH SIDING

ADHERED MANUFACTURED STONE VENEER:
- MANUFACTURER: CENTURION STONE, T.B.D.
- CUT: TEXAS LEDGE
- MORTAR COLOR: T.B.D., TO BE SELECTED BY ARCHITECT

STOREFRONT DOORS & WINDOWS:
- MANUFACTURER: SEE SPECIFICATIONS
- MATERIAL/ FINISH: SEE SPECIFICATIONS FOR MATERIAL TYPE AND FINISH REQUIREMENTS.
- COLOR: MATTE BLACK

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f: 515.961.0468
www.downing-studio.com

Bondurant Dental Co.

1400 Courtyard Drive S.E.
Bondurant, IA 50035

ISSUED FOR: **Permit Set**
ISSUED DATE: **06/11/2026**

REVISIONS

REV	DESCRIPTION	DATE

PLAN NO. = **26-012**

DWG. LIST

COLOR EXTERIOR ELEVATIONS

SHEET NO.

A-202

6/11/2026 8:52:15 AM
C:\Users\chris\Documents\R26-Bondurant Dental Co_ChrisLyon2578.rvt

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.d.
For Meeting of 6/15/2026
Resolution

TITLE: - Resolution Approving Agreement with Engineering Technical Services of Iowa, LLC for Construction Observation and General Engineering Technical Services in a not to exceed amount of $223,200

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff have identified the need for supplemental construction observation, contractor oversight, technical advisement, and as-built documentation services to support ongoing and future public infrastructure projects. Engineering Technical Services of Iowa, LLC has submitted an agreement to provide these services for a one-year period beginning July 1, 2026, and ending June 30, 2027. Under the agreement, Engineering Technical Services of Iowa LLC will provide up to 1,800 hours of services as directed by the Public Works Director. Services include construction observation, contractor coordination, documentation, project reporting, review of requests for deviations from contract documents, and coordination with project engineers and the Iowa Department of Transportation when applicable.

The agreement establishes hourly rates of:
$124 per hour for general engineering technical services;
$148 per hour for project management services; and
$155 per hour for Iowa DOT-related services requiring specific certifications and licenses. Should additional hours be necessary beyond the initial 1,800-hour authorization, services may continue at the same established rates subject to City approval and available funding.

This contract enables the City to conduct these activities with less investment than prior construction management services contracts.

FUNDING SOURCE: Budgeted Engineering Services/Project Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260615-206
2. Bondurant Proposal

CITY OF BONDURANT
RESOLUTION NO. 260615-206

A RESOLUTION APPROVING AN AGREEMENT WITH ENGINEERING TECHNICAL SERVICES OF IOWA, LLC, FOR CONSTRUCTION OBSERVATION AND GENERAL ENGINEERING TECHNICAL SERVICES IN NOT TO EXCEED AMOUNT OF $223,200

WHEREAS, the City of Bondurant desires to obtain professional engineering technical services to assist with construction observation, project oversight, technical advisement, and as-built documentation for public infrastructure projects; and

WHEREAS, Engineering Technical Services of Iowa, LLC has submitted an Agreement for General Services to provide such services for the period of July 1, 2026, through June 30, 2027; and

WHEREAS, the agreement provides for up to 1,800 hours of engineering technical services at the rates identified therein with the option to continue services beyond the initial authorized hours at the same contractual rates if approved by the city; and

WHEREAS, this agreement is for a not to exceed amount of $223,200. If the need to continue beyond the authorized amount a supplemental agreement would be presented to be approved.

WHEREAS, the City Council finds that entering into this agreement is in the best interests of the city and will assist in the successful delivery and oversight of public improvement projects.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached agreement with Engineering Technical Services of Iowa LLC for construction observation, contractor oversight, technical advisement, and as-built documentation for public infrastructure projects is hereby approved as presented.

Passed this 15th 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				



John Horton

Public Works Director

City of Bondurant, Iowa

200 2nd St NE

Bondurant, IA

AGREEMENT FOR GENERAL SERVICES

City of Bondurant, Iowa

Construction General Services and Construction Observation

THIS AGREEMENT, made and entered into this 1st day of July, 2026, by and between the **City of Bondurant, IOWA,** hereinafter referred to as the **CITY,** party of the first part, **Engineering Technical Services of Iowa,** of Oskaloosa, Iowa, a corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Engineering Technician,**

WITNESSETH: THAT WHEREAS, The **City** is in need of **Engineering Technical Services** to provide project oversite, observation, general construction services, project management, services advisement, and as-built documentation

WHEREAS, Duration of Agreement to begin July 1, 2026 and extend to June 30, 2027

WHEREAS, Engineering Technical Services agrees to provide 1800 hours of services to the **City**

WHARAS, Continuation of services will be allowed beyond the initial 1800 hours, at the established rate if further hours are needed beyond agreement

NOW, THEREFORE, it is hereby agreed by and between parties hereto the **City** retains the **Engineer Technician** to provide Engineering Technical Services for any projects subject to the following terms, conditions, and stipulations to wit:

1. **Project Scope**, it's understood and agreed that the services shall consist of the following:

   A. Construction Observation

   B. The items below are the major tasks to complete the construction observation services and are not intended to include all ancillary items of work required. The **Engineering Technician** shall be responsible to complete construction observation necessary to verify that the projects are constructed in accordance with the Contract Documents and assist the **CITY**. The work tasks to be performed by the **ENGINERING TECHNICIAN** shall include**:**

      1. The **Engineering Technician** shall cause its personnel to be on site daily or nearly so and at intervals appropriate to the stage of construction, or as otherwise agreed to by the **City** and **Engineering Technician** in writing, to provide field observation to ascertain the progress and quality of the work completed and to determine if the work is being performed in accordance with the Contract Documents. However, the **Engineering Technician** shall not be required to make exhaustive of continuous on-site inspections to check the quality or quantity of the work. Construction Observation services do not include the responsibility for construction means, controls, techniques, sequences, procedures or safety.

      2. The **Engineering Technician** shall keep a record or log of Contractors' activities throughout construction, including notations on the nature and cost of any extra work or changes ordered during construction. Daily Construction Logs shall be provided by the **Engineering Technician** (upon request). The daily construction report shall include: Construction Observer's name, project information, date, report number, weather conditions, activity observed, and **Engineering Technicians** signature.

3. If the Contractor requires a waiver of any provisions of the plans and specifications, the **Engineering Technician** shall make a recommendation regarding the request to the **CITY** for its determination. No waiver shall be granted if such waiver would serve to reduce the quality of the final product. The **CITY** shall never be deemed to have authorized the **Engineering Technician** to consent to the use of defective workmanship or materials.

   Notification of Nonconformance. Based on on-site observations as a **Engineering Technician**, the **Engineering Technician** shall keep the **CITY** informed of the progress and quality of the work. The **Engineering Technician** shall notify the **CITY** of any work which is believed to be unsatisfactory, faulty, defective or incomplete work and verify that the recommendations are implemented by the Contractor. The **CITY** and the **Engineering Technician** will keep the Iowa DOT informed as to progress and work with-in the Iowa DOT right of way.

2. **RESPONSIBILITY OF THE CITY.** Unless stated otherwise, the **CITY** shall furnish the following information: design and construction standards, zoning or deed restrictions, and permission for access to private property to perform work, timely decisions regarding the construction of the project when needed, timely review and approval as appropriate of shop drawings, change orders, pay requests and other items as required.

3. **COMPLETION.** The Construction for the Projects shall be substantially as prescribed by the City and Engineer. If projects go beyond contract period, additional compensation shall be due to the **ENGINEERING TECHNICIAN** based upon established hourly rates.

4. **COMPENSATION.** The **CITY** shall compensate the **Engineering Technician** for services under this Agreement as follows:
   a. The fee for general **Engineering Technician** services as defined in this agreement shall be based on **the Engineering Technicians'** general services hourly fees of $124 per hour. If project management services are requested by the **CITY**, hourly fees are $148 per hour. Iowa Department of Transportation related services provided by the **Engineering Technician** will be billed at $155 per hour and includes all required Iowa Department of Transportation Licenses and Certifications
   b. This service agreement is to run concurrent from July 1, 2026 through June 30, 2027. This contract is for 1800 Hours of General **Engineering Technician** Services as assigned by the **CITY of Bondurant Public Works Director.** If the contract exceeds 1800 hours**, CITY** can continue services at the same contractual value as represented within this contract.

5. **INSURANCE.** The **Engineering Technicians** shall, furnish the **CITY** with certificates of Insurance by Insurance companies licensed to do business in the State of Iowa, upon which the **CITY** is endorsed as an additional named insured. **General Liability $1,000,000/2,000,000**

6. **LEGAL SERVICES.** The **CITY** shall provide the services of an attorney experienced in legal matters pertaining to public improvement projects. The **Engineering Technician** shall cooperate with said attorney and shall comply with requirements as to form of contract documents and procedures relative to them.

7. **COMPLETENESS OF CONTRACT.** This document contains terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument. It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

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

CITY OF BONDURANT, IOWA **ATTEST:**

By_____ **By_____**

Mayor City Clerk

Engineering Technical Services of Iowa, LLC. **ATTEST:**

By_____ **By_____**

Engineering Technical Service of Iowa, LLC

1710 South Park Ave

Oskaloosa, IA

641-891-3981

etsofiowa@outlook.com

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.a.
For Meeting of 6/15/2026
Resolution

TITLE: - Discussion and possible consideration of resolution selecting a preferred Grain Silo Mural Concept Sketch for refinement by selected artist group, Yanoe x Zoueh

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

BRIEF HISTORY & ANALYSIS: In March 2026, following a months-long Request for Qualifications (RFQ) and Request for Proposals (RFP) process, the Bondurant City Council selected Yanoe x Zoueh as the artist team for the Grain Silo Mural Project at Silo Commons. The selection followed review of qualifications, proposal submissions, semi-finalist presentations, and a recommendation from the Parks & Recreation Board. As part of their selection, Yanoe x Zoueh were directed to continue refining the mural concept to align with the vision for Silo Commons and the Grain District.

On April 20, 2026, the City Council approved a Letter of Intent with Yanoe x Zoueh to complete additional design revisions for the Grain Silo Mural Project following rescission of the previously approved mural concept. The Letter of Intent authorized the artist team to prepare revised concept sketches that more clearly reflect the theme of where agriculture meets urbanization while maintaining project timelines necessary for installation by October 2026.

Following City Council direction, Yanoe x Zoueh developed five revised concept sketches and met with the Mayor, Parks & Recreation Board Chair, and City staff to present the concepts and receive feedback. To help maintain the project schedule and focus City Council discussion, the attached three concepts, Options 1, 2, and 4, were identified for further consideration and are presented for review.

Option 1 presents a composition centered on three figures representing Bondurant's past, present, and future. Native grasses and prairie elements help connect the imagery to Bondurant's agricultural roots, while the woman and child are shown walking toward the community's future. The concept also incorporates artistic "tears and rips" in the composition, which the artist team describes as openings that reveal changing skies and shifts in color, symbolizing the passage of time and Bondurant's continued growth

and evolution.

Option 2 incorporates imagery associated with time and community evolution, including references to Bondurant’s rail history, native wildlife, community gathering spaces, and future growth. The concept uses a layered narrative to illustrate the community’s progression from its agricultural roots toward future opportunities. A prominent clock serves as a central visual element symbolizing the passage of time, with its reflective surface designed to mirror the painted sky and create a dynamic connection between the mural and its surroundings.

Option 4 highlights Bondurant's agricultural foundation through rail imagery, local prairie flowers, and references to the Highway 65 corridor. The concept emphasizes the connection between the community's rural heritage and ongoing growth, using transportation, agriculture, and natural elements to illustrate Bondurant's evolution.

Current Action:
This item is intended as a discussion regarding the three concept options presented by Yanoe x Zoueh. Following discussion, the City Council may consider a resolution selecting a preferred concept to guide the artist team's continued design development. While additional refinement of the selected concept is anticipated, identifying a preferred direction at this stage will allow Yanoe x Zoueh to focus efforts on finalizing a mural design while maintaining the project schedule for installation by the end of October 2026.

FUNDING SOURCE: The mural is funded wtih the grants.

STAFF RECOMMENDATION: Discussion and possible consideration of resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260615-207
2. Option 1
3. Option 2
4. Option 4

CITY OF BONDURANT
RESOLUTION NO. 260615-207

RESOLUTION SELECTING GRAIN SILO MURAL CONCCEPT OPTION ____ AS THE PREFERRED CONCEPT FOR FURTHER REFINEMENT BY YANOE X ZOUEH FOR THE GRAIN SILO MURAL PROJECT AT SILO COMMONS

WHEREAS the City of Bondurant has undertaken the Grain Silo Mural Project as a significant public art initiative within Silo Commons and the Grain District; AND

WHEREAS in March 2026, following a Request for Qualifications (RFQ) and Request for Proposals (RFP) process that included review of qualifications, proposal submissions, semi-finalist presentations, and a recommendation from the Parks & Recreation Board, the Bondurant City Council selected Yanoe x Zoueh as the artist team for the Grain Silo Mural Project; AND

WHEREAS on April 20, 2026, the City Council approved a Letter of Intent with Yanoe x Zoueh to complete additional design revisions for the Grain Silo Mural Project following rescission of the previously approved mural concept; AND

WHEREAS the Letter of Intent authorized Yanoe x Zoueh to prepare revised concept sketches that more clearly reflect the theme of where agriculture meets urbanization while maintaining project timelines necessary for installation by October 2026; AND

WHEREAS following City Council direction, Yanoe x Zoueh developed revised concept sketches; AND

WHEREAS the City Council has reviewed the presented concepts and desires to identify a preferred concept direction to guide the artist team's continued design development and refinement; AND

WHEREAS selection of a preferred concept at this stage is intended to provide direction for continued design work while maintaining the project schedule necessary for mural installation by October 31, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, that Concept Option _____, as presented by Yanoe x Zoueh, is hereby selected as the preferred concept for continued refinement and development for the Grain Silo Mural Project at Silo Commons, with a final mural design to be presented to the City Council for future approval.

Passed this 15th 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.

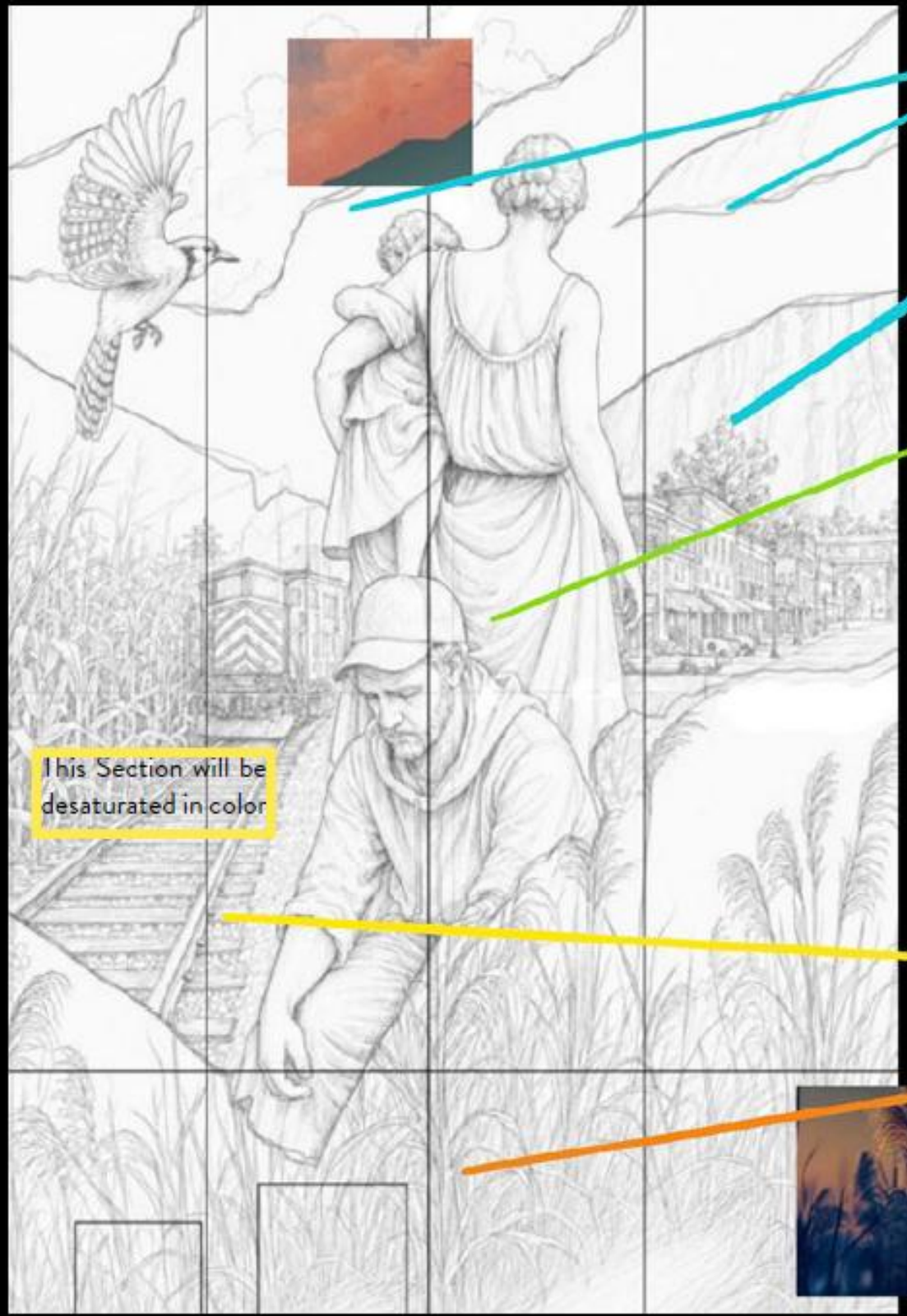
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

1



TEARS AND RIPS: Openings in the composition reveal changing skies and shifts in color, symbolizing the passage of time and Bondurant's continued evolution.

FUTURE: A reimagined downtown Bondurant represents thoughtful growth, revitalization, and the future of the community while maintaining its small town character.

PRESENT: The central figures represent the families and individuals who define Bondurant today. Layered sunset imagery within their forms blurs the boundary between figure and landscape, suggesting that the community is inseparable from the place it calls home. The shifting light also creates a sense of transition, positioning the present as the connection between Bondurant's past and its evolving future.

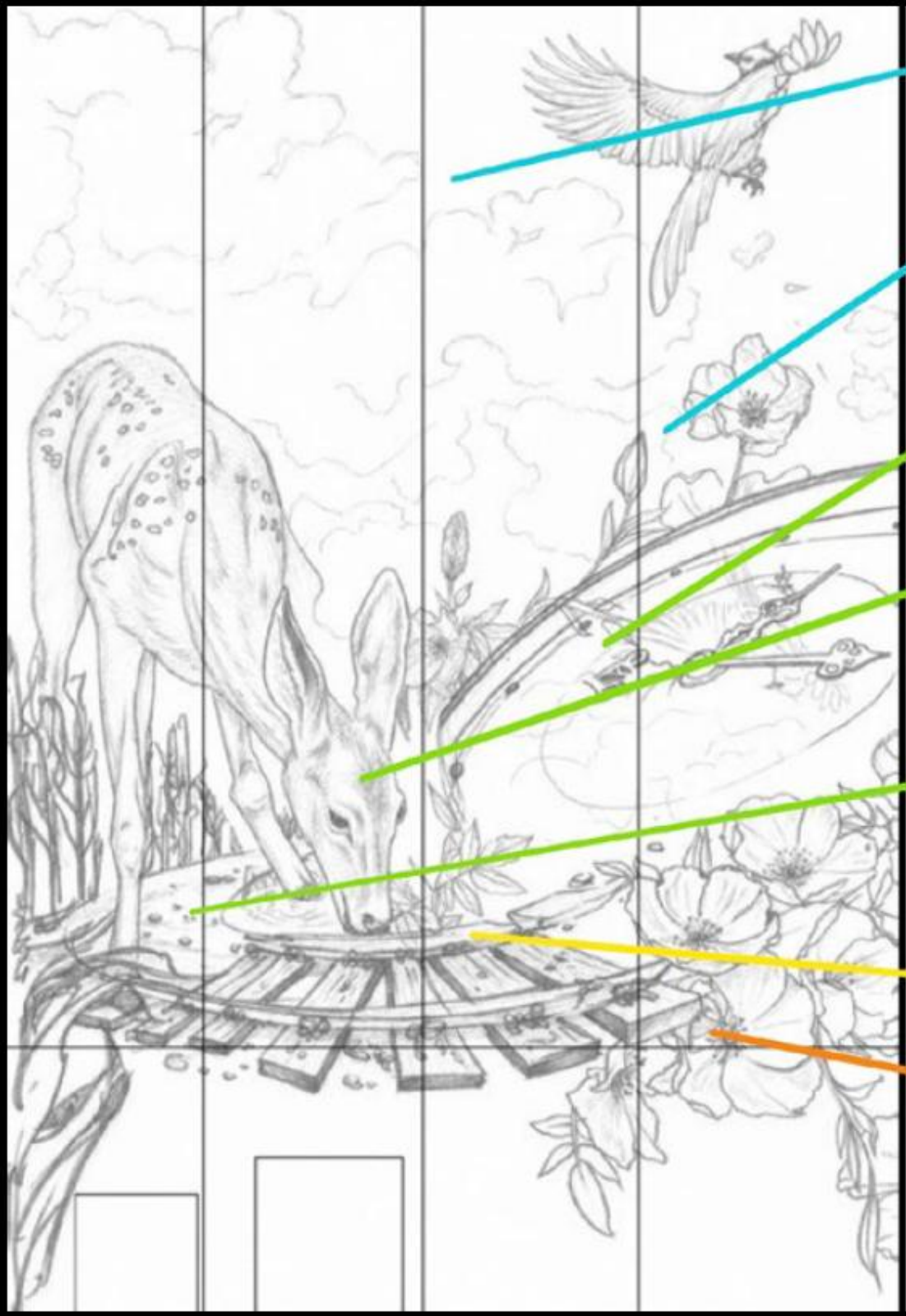




PAST: The railroad and surrounding cornfields reference Bondurant's agricultural roots and its history as a community shaped by farming and rail.

NATIVE GRASSES: The foreground landscape connects each period of time, grounding the mural in Iowa's natural environment and creating a continuous visual foundation.

2



CLOUDS / SKY: The open sky creates a dreamlike atmosphere and gives the design a sense of possibility. Shifts in the cloudscape can be used to represent changing time, from memory and history to a brighter future.

FUTURE: A reimagined downtown Bondurant represents thoughtful growth, revitalization, and the future of the community while maintaining its small town character.

TIME / CLOCK: The oversized clock serves as the central metaphor for the mural, uniting Bondurant's past, present, and future within one continuous landscape. The broken railroad ties suggest history transforming into something new.

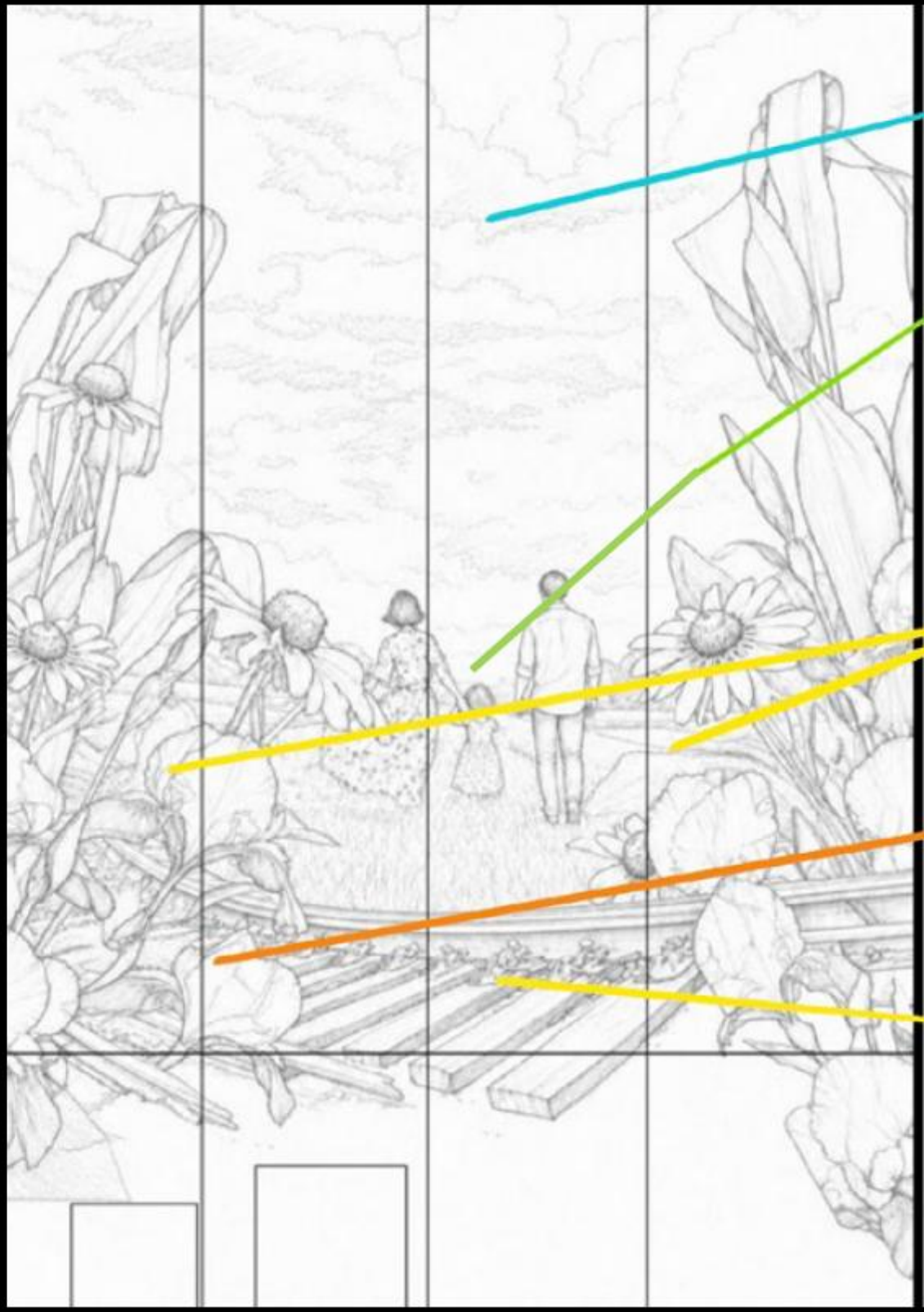
DEER: The deer represents the calm, rural qualities of Bondurant and its relationship to the land. Its reflection in the clock suggests a moment of pause, inviting viewers to consider what has shaped the town and what it is becoming.

PRESENT: The bike path reflects how Bondurant has adapted its historic landscape for the community today. Moving alongside the railroad imagery, it represents recreation, connection, and the continued use of shared public spaces.

PAST: The railroad tracks reference Bondurant's early history and the role transportation played in the growth of the community. Their circular arrangement around the clock connects this history to the passage of time.

IOWA WILD ROSES: The foreground landscape connects each period of time, grounding the mural in Iowa's natural environment and creating a continuous visual foundation.

4



CLOUDS / SKY: The sunset sky creates a sense of transition and possibility. Its changing light reflects the idea of Bondurant as a place in motion, honoring its history while moving toward the future.

FUTURE: A reimagined downtown Bondurant represents thoughtful growth, revitalization, and the future of the community while maintaining its small town character.

U.S. HIGHWAY 65 / IOWA HIGHWAY 330: The existing highway corridor is reimagined as two paths moving toward the horizon, connecting Bondurant's present day community to its future urbanization and thoughtful growth.

The paired paths extending on both sides of the family lead toward low lying buildings on the horizon, representing the future urbanization of Bondurant. Rather than imagining a dense skyline, the imagery suggests measured growth that expands from the existing character of the town.

BLACK EYED SUSANS AND PURPLE IRISES: Black eyed Susans and purple irises frame the composition, bringing color, growth, and a connection to Bondurant's natural landscape. Their placement around the railroad tracks and pathways softens the built environment while reinforcing the balance between the town's agricultural roots and its future urbanization.

PAST: The railroad tracks in the foreground reference Bondurant's early history and the role rail and agriculture played in shaping the town's identity. The surrounding landscape and corn imagery reinforce those rural roots.