

**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
JULY 20, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 20, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Guests requesting to address the City Council
6. Consent Agenda:
All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.
 - a. Approval of July 6, 2026, & July 7, 2026, City Council Meeting Minutes
 - b. Claims List
 - c. Receive & File - June 3, 2026, Library Board Meeting Minutes & Director's Report
 - d. Receive & File - July 16, 2026, Parks & Recreation Board Meeting Minutes
 - e. - Resolution adopting the City of Bondurant Public Records Request Policy
 - f. - Resolution approving pay request No. 21 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$14,412.92
 - g. - Resolution approving action to order construction and set date of bid letting and public hearing (August 3, 2026, 6:00 p.m.) for the Truman Drive, NE North of School Site Public Infrastructure Project
 - h. - Resolution affixing a date for a public hearing on the request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003 for August 3, 2026, at 6:00 p.m. at City Hall
 - i. - Resolution affixing a date for a public hearing for August 3, 2026, at 6:00 p.m. at City Hall on the request to rezone Parcel 7922.05.100.003

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

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

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- from the Agricultural (A-1) District to the Limited Industrial (M-1) District
- j. - Resolution approving a Community Betterment Grant Agreement with Prairie Meadows in the amount of \$10,000 for funding to assist with construction of the District Corridor Trail, Phase 1
 - k. - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of Vermeer Drive SE/Campus Drive SE and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
 - l. - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of 2nd Street NE/NW, from Fireside Drive NW east to the Grain District, and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
 - m. - Resolution approving pay request no. 1 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of \$505,690.43
 - n. - Resolution accepting the transfer of jurisdiction of a Portion of 32nd Street, SE located in unincorporated Polk County from Polk County to the City of Bondurant
 - o. - Resolution approving the contract proposal for building maintenance and monitoring for the new BES Facility
 - p. - Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Bondurant Urban Revitalization Area
 - q. - Resolution approving the Limited Use of the Water Tower Footage for Advertising Purposes
 - r. - Resolution accepting Certificate of Substantial Completion for The Station (Bondurant Parks and Recreation Facility)
7. **Public Hearing**
- a. Public Hearing regarding Vicious Dog Determination related to dog bite incident at 717 Elizabeth Lane
8. **Action Items**
- a. - Resolution awarding the contract for the Water Transmission and

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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- Sanitary Force Main Project to Boomerang Corp. in the amount of \$6,514,331.40
- b. - Resolution authorizing the purchase of a new Heart Monitor and Lucas device
- c. - Resolution approving an artist contract with Yanoe x Zoueh for installation of the approved artist concept of the Grain Silo Mural Project at Silo Commons
- d. - Resolution approving Yanoe x Zoueh's artist concept and contract for the Grain Silo Mural Project at Silo Commons
- 9. Discussion Items -
 - a. - Discussion and possible consideration of a resolution adopting Abandoned or Junk Motor Vehicle policy for the City of Bondurant
- 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
July 6, 2026
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Dennis Lyman

Absent: Council Member Tara Cox, Council Member Chad Driscoll

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Finance Director Craig Marshman, Parks & Recreation Director Katie Klus, Assistant Fire Chief Anthony Rauterberg, Assistant Fire Chief Anthony Harbaugh, Planning & Zoning Commission Member Brian Clayton, City Attorney Matt Brick

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:00 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Sillanpaa, 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 June 15, 2026, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - BES May Monthly Report

**A virtual meeting was offered.*

- e. O-260601-211 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
- f. O-260601-212 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
- g. O-260601-213 - (Third 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
- h. R-260706-208- Resolution affixing a date for a public hearing for August 3, 2026 to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona
- i. R-260706-209- Resolution approving deeding documents associated with the 2023-recorded Civic Campus right-of-way acquisition plats
- j. R-260706-210- Resolution approving a Reimbursement Agreement with Bondurant Partners LLC for reimbursement of \$12,105 to the City for a water main change order associated with the City's 2nd Street, NE Street Project
- k. R-260706-211- Resolution approving Pay Request No. 2 for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of \$106,883.33
- l. R-260706-212- Resolution declaring certain audio/visual equipment as surplus property and authorizing its disposition
- m. R-260706-213- Resolution approving the Prairie Meadows Legacy Grant Agreement in the amount of \$100,000 to assist with implementation of the Chichaqua Valley Trail East Project
- n. R-260706-214- Resolution reapproving Pay Application No. 2 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of \$286,150.00

**A virtual meeting was offered.*

- o. R-260706-215- Resolution reapproving Pay application No. 3 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of \$51,798.00
- p. R-260706-216- Resolution approving change order no. 1 for adjustment of unused contract quantities for the 108 Main Street Parking Lot Project in the amount of (\$-9,572.23)
- q. R-260706-217- Resolution approving pay request no. 4 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of \$162,664.77
- r. R-260706-218- Resolution approving Pay Application No. 9 to Core Construction for The Station Project in the amount of \$312,559.66
- s. R-260706-219- Resolution approving the contract for construction testing and special inspection services for the City of Bondurant Water Treatment Facility by Team Services in the amount of \$61,279.00
- t. R-260706-220- Resolution approving pay request no. 4 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of \$485.00
- u. R-260706-221- Resolution approving pay request no. 1 to Terry's Quality Concrete for the Grant Street, North Sidewalk Project in the amount of \$26,342.00
- v. R-260706-222- Resolution approving Pay Application No. 7 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$226,306.47
- w. R-260706-223- Resolution approving Change Order No. 3 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$385.00
- x. R-260706-224- Resolution approving Change Order No. 1 for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of \$65,781.60
- y. R-260706-225- Resolution approving pay request no. 2 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$150,198.53

**A virtual meeting was offered.*

- z. R-260706-226- Resolution approving Janitorial RFQ for post-event cleaning at The Station
- aa. R-260706-227- Resolution approving Pay Application No. 9 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$148,268.59
- bb. R-260706-228- Resolution approving Pay Application No. 1 to JAS Construction LLC. for the Filmore Avenue Public Improvements Project in the amount of \$189,043.20
- cc. R-260706-229- Resolution fixing values of lots for the construction of Truman Drive NE - Phase 2
- dd. R-260706-230- Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of Truman Drive NE - Phase 2
- ee. R-260706-231- Resolution setting a public hearing date for August 3, 2026 to consider the Resolution of Necessity (Proposed)
- ff. R-260706-232- Resolution approving a Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed \$2,000 for services to establish the Truman Drive, NE Stormwater Connection Fee District
Mayor Elrod inquired about the proposed property valuations and assessment methodology for Truman Drive NE – Phase 2. City Administrator Oliver and Planning and Community Development Director Murray explained that the resolution establishes the property values required to continue the statutory special assessment process under Iowa Code Chapter 384, outlined the proposed assessment area and cost allocation methodology, and noted that no special assessments are being levied at this time. They further explained that future Council actions will include consideration of the preliminary assessment schedule, a public hearing, and final assessment proceedings before any assessments are imposed.

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

6. Guests requesting to address the City Council

- a. Polk County Sheriff's Report

**A virtual meeting was offered.*

The Polk County Sheriff's Office reported responding to 542 calls for service within the City of Bondurant during June.

Lori Larsen, 407 Lincoln Street NE, addressed the Council regarding the recent rainfall and expressed concerns about the new stormwater ponds near the new elementary school, including their performance and impacts on the surrounding area.

7. **Public Hearing**

- a. Public hearing on the SE Industrial Public Improvements – Phase 2 Project

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

Public Works Director Horton reviewed the project scope, noting that it includes the reconstruction of approximately 7,800 linear feet of 32nd Street SE into a three-lane urban roadway, roadway improvements at the Pleasant Street SE intersection, the extension of the Mud Creek culvert, and related public infrastructure to support the Vermeer manufacturing facility and surrounding development. Horton also reported that bids were received and publicly opened on July 1, 2026.

Mayor Elrod closed the public hearing at 06:19 PM.

8. **Action Items**

- a. R-260706-233- Resolution awarding the contract for the SE Industrial Public Improvements Phase 2 Project to Alliance Paving LLC. in the amount of \$9,681,664.64

Motion by McKenzie, seconded by Lyman, to Approve R-260706-233. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

9. **Discussion Items -**

- a. R-260706-234- Discussion & Possible Action on Resolution Authorizing Staff to Facilitate Repairs to 78th Street Sanitary Sewer Lift Station
Public Works Director Horton explained that staff have experienced ongoing intermittent alarms at the 78th Street Sanitary Lift Station, culminating in the catastrophic failure of Pump #1. Horton stated that, because Pump #2 has exhibited similar warning signs, staff recommend replacing it proactively to prevent a comparable failure and maintain the reliable operation of the lift station.

Motion by Sillanpaa, seconded by McKenzie, to Approve R-260706-234. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

**A virtual meeting was offered.*

- b. Silo Commons Operations
Kathryn Dickel, Founder of Swaelu Entertainment, presented the proposed operations plan for Silo Commons. Council and staff discussed the proposed programming, operational responsibilities, and partnership opportunities.
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
Strategic Planning Session tomorrow.
 - b. Council Members
Lyman - Liaison updates.
McKenzie - Liaison updates.
Sillanpaa - Liaison updates.
 - c. Administrator
City Administrator Oliver requested Council guidance regarding the exterior lettering for The Station. Council discussed the proposed signage and provided direction to staff. Comments regarding
 - d. Directors
Hagan - Department update.
Horton - Department update.
Murray - Department update.
Klus - Department update.
Marshman - None.
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by McKenzie, seconded by Sillanpaa, to Move into Closed Session at 07:39 PM. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 08:10 PM.
- 12. Adjournment
Motion by Lyman, seconded by Sillanpaa, to adjourn at 08:10 PM. Vote on Motion 3-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

**A virtual meeting was offered.*

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 July 6, 2026, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor

BONDURANT CITY COUNCIL
Minutes
July 7, 2026
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Matt Sillanpaa, Council Member Chad
Driscoll, Council Member Dennis Lyman
City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Assistant City Administrator
Jene Jess, Parks & Recreation Director Katie
Klus, Finance Director Craig Marshman,
Planning & Community Development Director
Maggie Murray, Library Director Michell
Klinker-Feld, Public Works Director John
Horton, Fire Chief Aaron Kreuder

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 03:45 PM and declared a quorum.

3. Perfecting and Approval of the Agenda

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

4. Guests requesting to address the City Council

None.

5. Strategic Planning Session

a. City of Bondurant Goal Setting Workshop Agenda

Mayor Elrod welcomed Council and staff to the City of Bondurant Goal Setting Workshop and provided opening remarks regarding the purpose of the strategic planning session. Chris Shires of Confluence moderated the workshop, facilitating discussion on the City's accomplishments and progress toward previous goals, long-term vision, future opportunities and challenges, strategic priorities, and potential goals to guide future planning and decision-making.

6. Adjournment

Motion by Driscoll, seconded by Lyman, to adjourn at 08:14 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

**A virtual meeting was offered.*

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on July 7, 2026, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Item No. 6.b.
For Meeting of 7/20/2026
Motion

TITLE: Claims List

CONTACT PERSON:

Craig Marshman, Finance Director

BRIEF HISTORY & ANALYSIS:

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

FUNDING SOURCE: N/A

STAFF RECOMMENDATION:

Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Check Register

Packet: APPKT04392 - 7/10/26 MANUAL CHECK CM

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3122	SARAH SCHRIJVER	07/10/2026	Regular	0.00	4,100.00	65439
3125	WILD THINGS PET SHOP	07/10/2026	Regular	0.00	299.00	65440

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	4,399.00
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
	2	2	0.00	4,399.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	4,399.00
			4,399.00



Check Register

Packet: APPKT04335 - 7/10/2026 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						
3124	BLAKE ISKE	07/13/2026	Regular	0.00	156.74	65441
3080	ELAINE MATTSON	07/13/2026	Regular	0.00	170.38	65442
2233	JENE JESS	07/13/2026	Regular	0.00	918.02	65443
2837	KATIE KLUS	07/13/2026	Regular	0.00	343.43	65444
2274	CRAIG MARSHMAN	07/13/2026	Regular	0.00	2,202.68	65445
1069	FIRST NATIONAL BANK OMAHA	07/07/2026	Bank Draft	0.00	1,739.10	DFT0004959
2757	GOOGLE LLC	07/06/2026	Bank Draft	0.00	26.71	DFT0004960
3067	THE WEBSTUARANTSTORE LLC	07/02/2026	Bank Draft	0.00	-127.65	DFT0004961
0416	POSTMASTER	07/02/2026	Bank Draft	0.00	662.69	DFT0004962
0144	DES MOINES WATER WORKS	07/01/2026	Bank Draft	0.00	80,418.58	DFT0004963
0144	DES MOINES WATER WORKS	07/01/2026	Bank Draft	0.00	41,108.20	DFT0004964
3108	NATURION WEST, LLC	06/25/2026	Bank Draft	0.00	17,850.00	DFT0004965
0387	TREASURER - STATE OF IOWA	07/09/2026	Bank Draft	0.00	5.28	DFT0004966
0387	TREASURER - STATE OF IOWA	07/09/2026	Bank Draft	0.00	13,171.30	DFT0004967
0387	TREASURER - STATE OF IOWA	07/09/2026	Bank Draft	0.00	2,322.36	DFT0004968
0144	DES MOINES WATER WORKS	07/09/2026	Bank Draft	0.00	28,738.61	DFT0004969
2433	WEX BANK	07/09/2026	Bank Draft	0.00	6,928.03	DFT0004970

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	3,791.25
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	12	12	0.00	192,843.21
EFT's	0	0	0.00	0.00
	18	17	0.00	196,634.46

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2026	17,850.00
999	POOLED CASH	7/2026	179,039.76
			196,889.76



Check Register

Packet: APPKT04396 - 7/10/26 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						
2135	ACME TOOLS DES MOINES	07/14/2026	AP Automation	0.00	120.00	APA002748
2465	ALADTEC LLC	07/14/2026	AP Automation	0.00	3,756.00	APA002749
2705	AMAZON CAPITAL SERVICES	07/14/2026	AP Automation	0.00	2,425.07	APA002750
0035	ANKENY SANITATION	07/14/2026	AP Automation	0.00	363.24	APA002751
2687	AT&T MOBILITY	07/14/2026	AP Automation	0.00	526.40	APA002752
2664	BADGER DAYLIGHTING CORP	07/14/2026	AP Automation	0.00	4,117.53	APA002753
2638	BOLTON & MENK, INC	07/14/2026	AP Automation	0.00	12,305.70	APA002754
1537	BOUND TREE MEDICAL LLC	07/14/2026	AP Automation	0.00	1,836.64	APA002755
0577	CAPITAL CITY EQUIPMENT	07/14/2026	AP Automation	0.00	215.10	APA002756
2510	CENTRAL IOWA MECHANICAL	07/14/2026	AP Automation	0.00	4,181.00	APA002757
2739	CONTRACTOR SOLUTIONS	07/14/2026	AP Automation	0.00	144.48	APA002758
2876	CREATIVE INSTINCT, INC	07/14/2026	AP Automation	0.00	183.50	APA002759
2828	ELECTRIC PUMP INC.	07/14/2026	AP Automation	0.00	33,361.70	APA002760
2848	EQUIPMENT MANAGEMENT COMPA	07/14/2026	AP Automation	0.00	1,065.00	APA002761
2114	ESO SOLUTIONS INC	07/14/2026	AP Automation	0.00	8,941.66	APA002762
0180	GRIMES ASPHALT & PAVING	07/14/2026	AP Automation	0.00	581.25	APA002763
0202	HILLTOP TIRE SERVICE	07/14/2026	AP Automation	0.00	839.96	APA002764
2388	HOTSY CLEANING SYSTEMS	07/14/2026	AP Automation	0.00	308.00	APA002765
2765	I & S GROUP, INC.	07/14/2026	AP Automation	0.00	24,342.15	APA002766
0223	IOWA DEPT OF NATURAL RESOURCE	07/14/2026	AP Automation	0.00	1,011.10	APA002767
2937	INGRAM LIBRARY SERVICES	07/14/2026	AP Automation	0.00	2,850.09	APA002768
2901	IOWA DEPARTMENT OF INSPECTION	07/14/2026	AP Automation	0.00	50.00	APA002769
2226	IOWA PLAINS SIGNING	07/14/2026	AP Automation	0.00	1,450.00	APA002770
1364	LOGAN CONTRACTORS SUPPLY INC.	07/14/2026	AP Automation	0.00	3,000.00	APA002771
0842	MENARDS - ALTOONA	07/14/2026	AP Automation	0.00	851.22	APA002772
0280	MENARDS - ANKENY	07/14/2026	AP Automation	0.00	107.96	APA002773
0251	MICROBAC LABORATORIES, INC	07/14/2026	AP Automation	0.00	119.25	APA002774
2545	MIDWEST ALARM SERVICES	07/14/2026	AP Automation	0.00	595.20	APA002775
2100	MIDWEST TAPE, LLC	07/14/2026	AP Automation	0.00	679.32	APA002776
3025	MI-FIBER LLC	07/14/2026	AP Automation	0.00	136.69	APA002777
0308	MUNICIPAL SUPPLY, INC.	07/14/2026	AP Automation	0.00	3,887.50	APA002778
1457	OREILLY AUTO PARTS	07/14/2026	AP Automation	0.00	69.90	APA002779
0809	OUTDOOR RECREATION PRODUCTS	07/14/2026	AP Automation	0.00	1,046.40	APA002780
0325	P & P SMALL ENGINES	07/14/2026	AP Automation	0.00	94.50	APA002781
2930	PATRIOT CRITICAL POWER LLC	07/14/2026	AP Automation	0.00	2,764.45	APA002782
2949	RENEW BIOMEDICAL SERVICES, LLC	07/14/2026	AP Automation	0.00	1,475.00	APA002783
3121	SCOTT EGGLESTON	07/14/2026	AP Automation	0.00	1,500.00	APA002784
1336	SMITH'S SEWER SERVICE, INC.	07/14/2026	AP Automation	0.00	350.00	APA002785
1301	STOREY-KENWORTHY COMPANY	07/14/2026	AP Automation	0.00	257.70	APA002786
1534	STRATUS BUILDNG SOLUTIONS IOW	07/14/2026	AP Automation	0.00	1,606.56	APA002787
0404	THE UNDERGROUND COMPANY	07/14/2026	AP Automation	0.00	12,709.00	APA002788
3067	THE WEBSTUARANTSTORE LLC	07/14/2026	AP Automation	0.00	1,706.32	APA002789
2425	ULINE	07/14/2026	AP Automation	0.00	520.55	APA002790
1813	UNITYPOINT CLINIC	07/14/2026	AP Automation	0.00	121.25	APA002791
2167	VECTOR SOLUTIONS	07/14/2026	AP Automation	0.00	4,561.50	APA002792
1161	VEENSTRA & KIMM, INC.	07/14/2026	AP Automation	0.00	155,803.28	APA002793
2595	VENDNOVATION, LLC	07/14/2026	AP Automation	0.00	50.00	APA002794

Check Register

Packet: APPKT04396-7/10/26 AUTOMATED PAYMENTS

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2887	WOODYS AUTO REPAIR SERVICE BOI	07/14/2026	AP Automation	0.00	67.62	APA002795

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	74	48	0.00	299,056.74
	74	48	0.00	299,056.74

AP Automation	74	48	0.00	299,056.74
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	299,056.74
			<u>299,056.74</u>



Refund Check Register

Refund Check Detail

UBPKT08550 - 7/14/26 - UB REFUND CHECK 01-03215-06

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-03215-06	SCHNEIDERMAN, JEFFREY RAY TABER	7/14/2026	65446	150.00	100	R00152473	150.00	Deposit
Total Refunds: 1				Total Refunded Amount:	150.00			

Revenue Code Summary

Revenue Code	Amount
100-DEP - WATER DEPOSIT	150.00
Revenue Total:	150.00

General Ledger Distribution

Posting Date: 07/14/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-150.00	Yes
	600-050-2141	APPLIED CREDITS	0.00	
	600-810-1-4730	METER DEPOSITS	150.00	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-150.00	
	999-050-2300	DUE TO OTHER FUNDS	150.00	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Refund Check Register

Refund Check Detail

UBPKT08532 - Refunds 01 UBPKT08530 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
	VOID CHECK		65385	0.00				
	VOID CHECK		65386	0.00				
	VOID CHECK		65387	0.00				
	VOID CHECK		65388	0.00				
	VOID CHECK		65389	0.00				
	VOID CHECK		65390	0.00				
	VOID CHECK		65391	0.00				
	VOID CHECK		65392	0.00				
	VOID CHECK		65393	0.00				
	VOID CHECK		65394	0.00				
	VOID CHECK		65395	0.00				
	VOID CHECK		65396	0.00				
	VOID CHECK		65397	0.00				
	VOID CHECK		65398	0.00				
	VOID CHECK		65399	0.00				
	VOID CHECK		65400	0.00				
	VOID CHECK		65401	0.00				
	VOID CHECK		65402	0.00				
01-01627-03	VALLEY, JEREMY G	7/9/2026	65403	34.49			34.49	Generated From Billing
	VOID CHECK		65403	0.00				
01-01752-08	HOFFMANN, PAMELA R	7/9/2026	65404	107.32			107.32	Generated From Billing
	VOID CHECK		65404	0.00				
	VOID CHECK		65405	0.00				
01-01837-02	MALICOAT, JORDAN R	7/9/2026	65405	125.68			125.68	Generated From Billing
	VOID CHECK		65406	0.00				
01-02098-03	MAUSETH, ANTHONY J	7/9/2026	65406	125.68			125.68	Generated From Billing
	VOID CHECK		65407	0.00				
01-02204-04	BLAYLOCK, KYLE R	7/9/2026	65407	111.28			111.28	Generated From Billing
	VOID CHECK		65408	0.00				
01-02352-05	MAY, JOANNE M	7/9/2026	65408	128.08			128.08	Generated From Billing
	VOID CHECK		65409	0.00				
01-02645-06	LONG, KATHLYN M	7/9/2026	65409	193.82			193.82	Generated From Billing
	VOID CHECK		65410	0.00				
01-02742-06	HAWLEY, TERRI AND RICHARD	7/9/2026	65410	84.89			84.89	Generated From Billing
01-02801-02	NICOLE PARTLOW	7/9/2026	65411	6.09			6.09	Generated From Billing
	VOID CHECK		65411	0.00				
01-02838-05	ASHLEY FLUG	7/9/2026	65412	115.75			115.75	Generated From Billing
	VOID CHECK		65412	0.00				

UBPKT08532 - Refunds 01 UBPKT08530 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-03155-09	ESCAN, ENNA	7/9/2026	65413	123.28			123.28	Generated From Billing
	VOID CHECK		65413	0.00				
01-03173-10	DITOMASO, ANNA N	7/9/2026	65414	108.88			108.88	Generated From Billing
	VOID CHECK		65414	0.00				
01-03260-03	SUMRALL, CRAIG M	7/9/2026	65415	103.74			103.74	Generated From Billing
	VOID CHECK		65415	0.00				
01-12060-01	BENN, AMY L	7/9/2026	65416	128.08			128.08	Generated From Billing
	VOID CHECK		65416	0.00				
01-37100-02	JAMES LLOYD	7/9/2026	65417	82.49			82.49	Generated From Billing
	VOID CHECK		65417	0.00				
	VOID CHECK		65418	0.00				
02-01277-02	HOOK, BLAKE	7/9/2026	65418	111.28			111.28	Generated From Billing
04-03439-04	YANQUI, HEIDI J	7/9/2026	65419	108.55			108.55	Generated From Billing
	VOID CHECK		65419	0.00				
	VOID CHECK		65420	0.00				
05-02615-08	NUZUM, KATE M	7/9/2026	65420	173.28			173.28	Generated From Billing
06-02241-02	BROOKE LANDWEHR	7/9/2026	65421	10.89			10.89	Generated From Billing
06-02368-01	REDGINALD CADY	7/9/2026	65422	42.42			42.42	Generated From Billing
06-02383-07	WHITE, WILLIAM R	7/9/2026	65423	105.87			105.87	Generated From Billing
09-03244-01	JONATHON R JONES	7/9/2026	65424	10.89			10.89	Generated From Billing
12-01152-02	ANDERSON, HEATHER	7/9/2026	65425	66.07			66.07	Generated From Billing
14-03218-05	ANDERSON, MEGAN L	7/9/2026	65426	108.88			108.88	Generated From Billing
16-01375-01	ARCHE, GENEROSA D	7/9/2026	65427	118.48			118.48	Generated From Billing
16-01454-01	BATES, HANNA T	7/9/2026	65428	115.75			115.75	Generated From Billing
16-01479-03	HOFFMAN, SHAWN D	7/9/2026	65429	128.08			128.08	Generated From Billing
16-01559-01	MICHLER, ROBERT P	7/9/2026	65430	128.08			128.08	Generated From Billing
16-01852-02	LOCKWOOD, AMANDA N	7/9/2026	65431	125.68			125.68	Generated From Billing
16-01853-03	SEWARD, RACHEL M	7/9/2026	65432	108.88			108.88	Generated From Billing
16-01880-02	ADAM PORTER	7/9/2026	65433	146.55			146.55	Generated From Billing
16-01916-01	BANK, HOME STATE	7/9/2026	65434	125.68			125.68	Generated From Billing
16-01994-01	RAMSEY, PAMELA M	7/9/2026	65435	110.95			110.95	Generated From Billing
16-02129-00	LC, HUBBELL HOMES,	7/9/2026	65436	116.07			116.07	Generated From Billing
16-02201-00	BERKEY HOMEBUILDERS, INC	7/9/2026	65437	62.89			62.89	Generated From Billing
16-02253-00	MJ COLLECTIVE LLC	7/9/2026	65438	75.34			75.34	Generated From Billing
Total Refunds: 72			Total Refunded Amount:	3,680.11				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	3680.11
Revenue Total:	3680.11

General Ledger Distribution

Posting Date: 07/01/2026

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-3,680.11	Yes
	600-050-2141	APPLIED CREDITS	3,680.11	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-3,680.11	
	999-050-2300	DUE TO OTHER FUNDS	3,680.11	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Wednesday, June 3, 2026

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

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Amber Flinn, Travis Appelgate, Mike Kramer, and Library Director Klinker-Feld.
Guests Present: None
2. **Perfecting and Approving the Agenda:** Motion to approve the agenda by Ugulini, seconded by Kramer. Motion carried.
3. **Approval of Consent Agenda:**
 - a. Minutes of past meeting – May 2026
 - b. Financial Report
 - c. Approve Warrant list / authorize expenditures
 - d. Staff Report – May 2026.
 - e. Director's Report – May 2026
 - f. Statistics – May 2026

Motion to approve the above consent agenda by Ugulini, seconded by Appelgate.
Motion carried.

4. **Public Comments:** None.
5. **Library Foundation Update:** None.
6. **Friends of the Library Update:** BCL collectable pins for sale (\$5). Other Library pins also available from across the metro. Purchased more Board Book Bags for infants.
7. **City Council Liaison Report:** None.
8. **Old Business:** None.
9. **New Business:**
 - a) **Review/Approve Hours Open Policy.** Motion to approve by Bergeson, seconded by Kramer. Motion carried.
 - b) **Review/Approve Adult Services Librarian Job Description.** Motion to approve by Kramer, seconded by Flinn. Motion carried.
 - c) **Trustee Training.** Trustees watched and discussed Boardroom Essentials: *Public Comment* published by the State Library.

10. Board President Items: None.

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

Next Meeting: July 1, 2026 at 6 PM.



Library Director Report to City Council for June 2026

Michell

- Attended City Council meetings June 1 and 15
- Attended City Staff meetings June 9 and 30
- Interviewed and hired new Library Clerk
- Completed Annual Staff Evaluation meetings

Megan T.

- June 9: ILA Exhibitor's Committee meeting
- June 22: Lawful Interviewing: Conduct Interviews, Part II
- June 26: Bias in Interviewing
- Interviews for new Library Clerk

Megan S.

- June 23: Check it Out webinar
- June 24: Teen All Iowa Reads Virtual Author visit with Travis (T.L. Simpson)

Carly

- June 4: Harper Collins Children's Books Fall 2026 Preview webinar

Jeni

- Library Wish All: 57 participants

Events in June

- *Early Literacy Programs*
 - 13 story times
 - 4 baby story times
 - Messy Munchkins
 - Saturday Stories with Elvis the Pony
- *Recurring Children's Programs (3rd-5th Grade):*
 - Reading Dragons & Friends
 - Pokemon Club: BINGO
 - Curious & Creative Kids Club
- *Teen Programs (6th grade and up)*
 - Anime Club
 - In the Middle Book Club
 - Teens in the Kitchen
 - Teen All Iowa Read Virtual Author Visit
- *All Ages Programs*

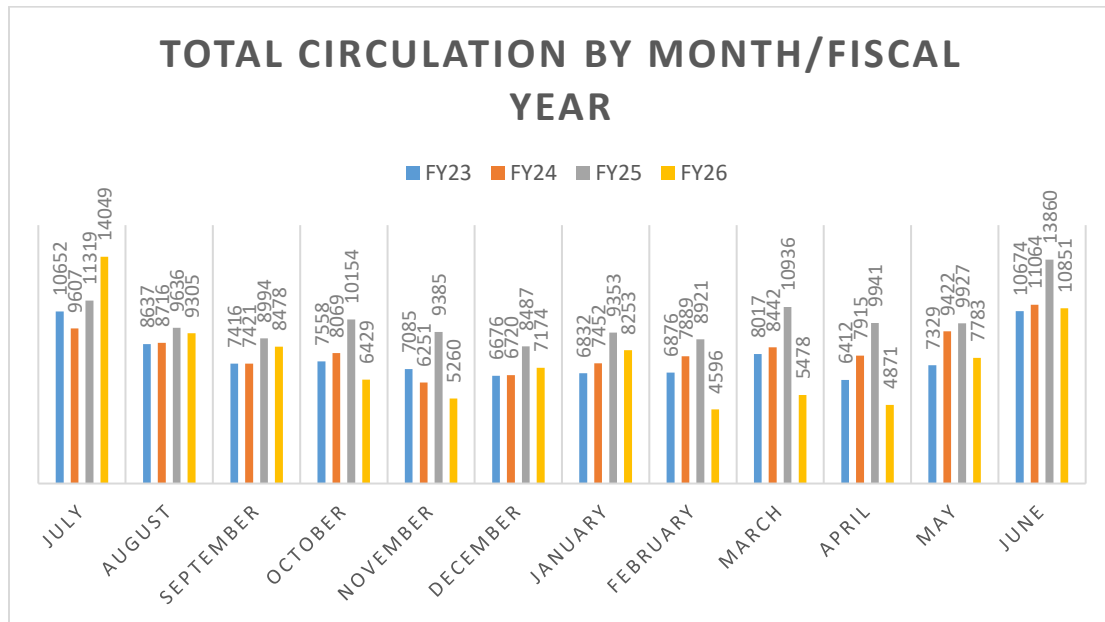


Library Director Report to City Council for June 2026

- Stomp Rockets
- Farm Inspired Art
- Wild About Reptiles
- Red, White, and Blue Community Art Project with ASAP
- Skippy the Drum Machine
- Open Play with PBS
- Family Game and Pizza Night
- *Adult Programs*
 - 9 Fit for Life
 - Adult Craft Night: Beaded Garden Stake
 - Book Discussion for Adults: The Handmaiden's Tale
 - Plant Swap
 - Streaming 101: Stream Smarter
 - Paint Night for Adults: Intuitive Watercolor
 - The Road to Revolution: The Causes of the American Revolution
- *Passive Programs*
 - Summer Reading Scavenger Hunt
 - Bondurant Community Library Wish Wall
 - Summer Food Drive
- *Outreach*
 - Courtyard Estates
 - 8—Birds Nest Outreach
 - 8—Bloom Outreach
 - 6—Generation Next Outreach



Library Director Report to City Council for June 2026



PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	30	1,093
Ages 6-11	21	1,049
Ages 12-18	4	56
Adults	17	176
General	5	365
Total	77	2,739

OTHER STATISTICS:

DOOR COUNT: 6,419



Library Director Report to City Council for June 2026

Same month, previous year: **6,951**

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,623
Hoopla	430
Physical Materials	7,798
Total	10,851

Same month, previous year: **13,860**

LIBRARY OF THINGS CIRCULATION: 90

NOTARY SERVICE: 19

TABLET STATION USE: 41

IOWA ADVENTURE PASS: 45



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

Item No. 6.d.
For Meeting of 7/20/2026
Receive and File

TITLE: Receive & File - July 16, 2026, Parks & Recreation Board Meeting Minutes

CONTACT PERSON:

Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 7.16.26 Parks & Recreation Board Mtg Minutes.

Bondurant Parks and Recreation Board
Minutes
July 16, 2026

1. Roll Call

Present: Marian Collison, Emily Karwoski, Seth Williams, Aaron Rasmussen, Mike Mackin

Absent: Nic Robinson

City Officials Present: Parks & Recreation Director, Katie Klus

2. Call to Order and Declaring a Quorum

Chair Karwoski called the meeting to order at and declared a quorum.

3. Abstentions declared

4. Approval of Minutes

Motion by Rasmussen, seconded by Collison, to approve 5/21/26 minutes. Vote on Motion 5-0. Motion carried.

a. -Approval of 5/21/26 Minutes

5. Perfecting and Approval of the Agenda

Motion by Collison, seconded by Rasmussen, to approve agenda. Vote on Motion 5-0. Motion carried.

6. Guests requesting to address the Parks Board

None.

7. Action Items

a. - Private Plantings on Parkland

Motion by Williams, seconded by Rasmussen, to develop a policy regarding private plantings on parkland. Vote on Motion 5-0. Motion carried.

8. Discussion Items -

a. -The Station Update

Staff reported that offices, restrooms, and the conference room audiovisual installation at the Station are complete. Work continues on the remaining AV build-out and a few minor IT items. A Chamber of Commerce event was successfully held at the Station on 7/15/26, generating positive feedback, with additional Chamber events already scheduled. Staff also reported strong interest in facility rentals, which will

begin on Sept. 1. An RFQ for event cleaning services has been issued, and several companies have scheduled site walkthroughs.

b. -Sports Complex Lease Agreements

Staff requested direction from the Board regarding the upcoming sports field lease process for the BRSC complex, as multiple organizations have expressed interest in leasing baseball and softball facilities. Discussion centered on a request from the Bondurant Blue Jay Baseball Club to lease Field 0, which is currently included under the Bondurant Little League lease agreement.

The Board discussed several factors that should be evaluated before determining a leasing approach, including reviewing grant requirements to ensure compliance, evaluating existing lease language that could encourage coordination between user groups, identifying sample RFPs or lease agreements from other communities, and gathering participation and field usage data from both Bondurant Little League and Bondurant Blue Jay Baseball. Members also discussed comparing Bondurant's field-to-participant ratio with similar communities to help assess current and future facility needs.

Representatives from Bondurant Blue Jay Baseball and the Bondurant Soccer Club attended the meeting to provide input regarding facility needs, lease terms, scheduling challenges, and opportunities for increased collaboration. Board members also discussed the potential implications of utilizing an open RFP process, including the possibility of proposals from additional organizations, and whether underutilized school district facilities could help address field demand.

Staff noted that the City's objective is to maximize recreational opportunities for the greatest number of residents while recognizing the increasing demand for athletic fields and the limited availability of land for future expansion. The Board acknowledged that additional information is needed before making a recommendation and directed staff to complete the requested research and present findings for further discussion and possible action at a future meeting.

9. Reports and Comments:

a. -Staff Reports & Comments

- Prairie Meadows Legacy Grant awarded for \$100k
- Polk County Sponsorship Grant awarded for Blues & Brews event for \$1k
- Disruption to the CVT through the Grain District during Filmore build out
- Splash pad remains open thanks to the decision to invest in a recirculating system. Staff is monitoring tank levels daily.
- Jamie Horton has been selected and is starting on Monday as the new Communications & Events Coordinator.
- Silo Art: A new mural concept has been received by City staff. On

Monday's City Council Meeting there are two agenda items relating to this concept and approval of the contract. Parks & Recreation board members shared their approval of the concept.

-Ribbon Cutting for the Eye of Imagination is tentatively scheduled for August 20th, ahead of the August Parks & Recreation Board Mtg. This will be confirmed later through email.

- Moving Curiously sculpture is slated to be installed on August 13-14, 2026.

-The Board was asked their opinion regarding the finish for the updated trash bins that will be placed in City Park and other nearby parks.

-Bondu Blues Brews and BBQ was a great event. There was a slight increase in attendance (about 400 people over the course of the day's events). The additional art classes and mural painting received positive anecdotal comments from both instructors and visitors. Based on this feedback, we anticipate offering art ("hues") programming/options.

10. Adjournment

Motion by Collison, seconded by Rasmussen, to adjourn. Vote on Motion 5-0. Motion carried.

Katie Klus
Parks & Recreation Director

ATTEST:

Emily Karwoski
Board Chair



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

Item No. 6.e.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution adopting the City of Bondurant Public Records Request Policy

CONTACT PERSON:

Shelby Hagan, City Clerk

BRIEF HISTORY & ANALYSIS: The City of Bondurant maintains a Public Records Request Policy to guide the administration of public records requests in accordance with Iowa Code Chapter 22 (Open Records Law). During the 2026 legislative session, the Iowa Legislature adopted changes to Chapter 22 related to public records requests. Staff has reviewed the City's existing policy and is recommending updates to ensure it remains consistent with current state law while incorporating additional administrative clarifications and best practices.

The proposed revisions update the City's Public Records Request Policy to reflect recent amendments to Iowa Code Chapter 22 and to provide greater clarity regarding the submission and processing of public records requests. The policy outlines procedures for requesting records, inspection and production of records, electronic records, confidential records, applicable fees, and the City's authority regarding vexatious public records requests as authorized by Iowa Code Section 22.8A.

Approval of the updated policy will ensure the City's practices remain consistent with current Iowa law, improve transparency for the public, provide clear expectations regarding the public records process, and establish consistent administrative procedures for staff.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-235
2. Public Records Request Policy

CITY OF BONDURANT
RESOLUTION NO. 260720-235

A RESOLUTION ADOPTING THE CITY OF BONDURANT PUBLIC RECORDS
REQUEST POLICY

WHEREAS Iowa Code Chapter 22 establishes the public policy of the State of Iowa that every person shall have the right to examine and copy public records, except as otherwise provided by law; and

WHEREAS the City of Bondurant is committed to providing open, transparent, and accountable government through compliance with Iowa's Open Records Law; and

WHEREAS the City Clerk serves as the lawful custodian of the City's public records and is responsible for coordinating the City's response to public records requests; and

WHEREAS the City Council finds it to be in the best interest of the City to adopt a formal Public Records Request Policy to establish consistent procedures for the submission, processing, inspection, copying, and release of public records, as well as the assessment of reasonable fees as permitted by Iowa law; and

WHEREAS the proposed Public Records Request Policy is intended to provide guidance to members of the public and City staff while ensuring compliance with Iowa Code Chapter 22 and other applicable state and federal laws.

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

1. The **City of Bondurant Public Records Request Policy**, attached hereto as **Exhibit A**, is hereby approved and adopted.
2. The City Clerk, as the lawful custodian of public records, is authorized to administer and implement the policy and to make administrative revisions as necessary to ensure continued compliance with changes in applicable law, provided such revisions do not materially alter the intent of the policy.
3. The policy shall become effective immediately upon adoption of this Resolution and shall remain in effect until amended or repealed by resolution of the City Council.

Passed this 20th day of July 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				

EXHIBIT A

CITY OF BONDURANT PUBLIC RECORDS REQUEST POLICY

I. Purpose

The purpose of this policy is to provide guidance and procedures for members of the public seeking to inspect or obtain copies of public records maintained by the City of Bondurant in accordance with Iowa Code Chapter 22 (Open Records Law).

II. Public Records Custodian

The City Clerk serves as the designated lawful custodian of public records for the City of Bondurant and is responsible for coordinating and facilitating the public records request process.

Contact Information:

City Clerk
City of Bondurant
200 2nd Street NE
Bondurant, IA 50035
Email: shagan@cityofbondurant.com
Phone: (515) 630-6983

III. Public Records Requests

a. Submission of Requests

Requests for public records may be made verbally or in writing. Written requests are preferred to ensure clarity and efficient processing. Requests may be submitted via email, mail, or in person.

To assist in processing, requests should include:

1. Requester's name and contact information
2. A clear and specific description of the records sought
3. Preferred method of delivery

The City may contact the requester to clarify or narrow a request if additional information is needed to identify the records sought.

b. Response Time

The City will acknowledge and process requests in good faith and as promptly as reasonably practicable, taking into consideration the scope and complexity of the request, the need to locate and review records for confidentiality, and staff availability.

c. Inspection of Records

Public records may be inspected during normal business hours by appointment when necessary to ensure records are available and staff can supervise inspection.

The City may redact confidential information from otherwise public records. Time reasonably necessary to review records and perform legally required redactions may be included in the calculation of actual costs permitted by Iowa Code Chapter 22.

d. Electronic Records

Public records include records maintained in electronic format, including emails, text messages, photographs, audio recordings, video recordings, databases, and social media content when created, received, or maintained in the transaction of public business, regardless of the device or account used to create or store the record.

e. Confidential Records

Certain records are confidential pursuant to Iowa Code Chapter 22 or other applicable state or federal law and are not subject to public inspection or copying. If a requested record contains both public and confidential information, the confidential information may be redacted, and the remainder of the record will be made available to the extent required by law.

f. Creation of Records

The City is not required to create a new record, answer questions, or prepare summaries or reports in response to a public records request. The City will provide access to existing public records in the format maintained by the City, except as otherwise required by law.

IV. Fees

Fees shall be reasonable and shall not exceed the actual costs of providing the requested records, as permitted by Iowa Code Chapter 22.

a. Copies

- Black & white copies: \$0.10 per page
- Color copies: \$0.25 per page
- Electronic delivery: No charge unless staff time or other actual costs are incurred in responding to the request.

b. Staff Time

The City may charge reasonable fees for the actual costs incurred in searching for, retrieving, reviewing, supervising inspection of, redacting confidential information from, and copying public records, as permitted by Iowa Code Chapter 22.

Staff time charges may be waived for requests requiring minimal staff time or resources.

Staff time may be billed based on the actual hourly wage or established hourly rate of the employee(s) reasonably necessary to fulfill the request.

c. Postage and Materials

- Postage/shipping: Actual cost

- USB or other storage media: Actual cost

d. Deposits & Prepayment

The City may require a reasonable deposit or prepayment of estimated fees before beginning work on requests expected to involve significant staff time or other actual costs.

V. Denial of Requests

a. Grounds for Denial

If access to all or part of a requested record is denied, the City will identify the legal basis for the denial or redaction to the extent required by law.

b. Review of Denial

If access to records is denied, the requester may contact the Public Records Custodian to discuss the request or pursue any rights or remedies available under Iowa Code Chapter 22.

c. Vexatious Requests

Iowa Code section 22.8A authorizes a governmental body, under limited circumstances established by law, to petition the district court for relief from a pattern of vexatious public records requests. Nothing in this policy waives or limits the City's rights or remedies available under Iowa law.

VI. Compliance

This policy is intended to facilitate compliance with Iowa Code Chapter 22 and shall be interpreted consistent with applicable law. The City will review this policy periodically and update it as necessary to reflect changes in state or federal law and recognized best practices. If any provision of this policy conflicts with applicable law, the law shall control.

CITY OF BONDURANT

PUBLIC RECORDS REQUEST POLICY

I. Purpose

The purpose of this policy is to provide guidance and procedures for members of the public seeking to inspect or obtain copies of public records maintained by the City of Bondurant in accordance with Iowa Code Chapter 22 (Open Records Law).

II. Public Records Custodian

The City Clerk serves as the designated lawful custodian of public records for the City of Bondurant and is responsible for coordinating and facilitating the public records request process.

Contact Information:

City Clerk
City of Bondurant
200 2nd Street NE
Bondurant, IA 50035
Email: shagan@cityofbondurant.com
Phone: (515) 630-6983

III. Public Records Requests

a. Submission of Requests

Requests for public records may be made verbally or in writing. Written requests are preferred to ensure clarity and efficient processing. Requests may be submitted via email, mail, or in person.

To assist in processing, requests should include:

1. Requester's name and contact information
2. A clear and specific description of the records sought
3. Preferred method of delivery

The City may contact the requester to clarify or narrow a request if additional information is needed to identify the records sought.

b. Response Time

The City will acknowledge and process requests in good faith and as promptly as reasonably practicable, taking into consideration the scope and complexity of the request, the need to locate and review records for confidentiality, and staff availability.

c. Inspection of Records

Public records may be inspected during normal business hours by appointment when necessary to ensure records are available and staff can supervise inspection.

The City may redact confidential information from otherwise public records. Time reasonably necessary to review records and perform legally required redactions may be included in the calculation of actual costs permitted by Iowa Code Chapter 22.

d. Electronic Records

Public records include records maintained in electronic format, including emails, text messages, photographs, audio recordings, video recordings, databases, and social media content when created, received, or maintained in the transaction of public business, regardless of the device or account used to create or store the record.

e. Confidential Records

Certain records are confidential pursuant to Iowa Code Chapter 22 or other applicable state or federal law and are not subject to public inspection or copying. If a requested record contains both public and confidential information, the confidential information may be redacted, and the remainder of the record will be made available to the extent required by law.

f. Creation of Records

The City is not required to create a new record, answer questions, or prepare summaries or reports in response to a public records request. The City will provide access to existing public records in the format maintained by the City, except as otherwise required by law.

IV. Fees

Fees shall be reasonable and shall not exceed the actual costs of providing the requested records, as permitted by Iowa Code Chapter 22.

a. Copies

- Black & white copies: \$0.10 per page
- Color copies: \$0.25 per page
- Electronic delivery: No charge unless staff time or other actual costs are incurred in responding to the request.

b. Staff Time

The City may charge reasonable fees for the actual costs incurred in searching for, retrieving, reviewing, supervising inspection of, redacting confidential information from, and copying public records, as permitted by Iowa Code Chapter 22.

Staff time charges may be waived for requests requiring minimal staff time or resources.

Staff time may be billed based on the actual hourly wage or established hourly rate of the employee(s) reasonably necessary to fulfill the request.

c. Postage and Materials

- Postage/shipping: Actual cost
- USB or other storage media: Actual cost

d. Deposits & Prepayment

The City may require a reasonable deposit or prepayment of estimated fees before beginning work on requests expected to involve significant staff time or other actual costs.

V. Denial of Requests

a. Grounds for Denial

If access to all or part of a requested record is denied, the City will identify the legal basis for the denial or redaction to the extent required by law.

b. Review of Denial

If access to records is denied, the requester may contact the Public Records Custodian to discuss the request or pursue any rights or remedies available under Iowa Code Chapter 22.

c. Vexatious Requests

Iowa Code section 22.8A authorizes a governmental body, under limited circumstances established by law, to petition the district court for relief from a pattern of vexatious public records requests. Nothing in this policy waives or limits the City's rights or remedies available under Iowa law.

VI. Compliance

This policy is intended to facilitate compliance with Iowa Code Chapter 22 and shall be interpreted consistent with applicable law. The City will review this policy periodically and update it as necessary to reflect changes in state or federal law and recognized best practices. If any provision of this policy conflicts with applicable law, the law shall control.



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

Item No. 6.f.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving pay request No. 21 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$14,412.92

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

Attached is a pay application for the Bondurant Emergency Services facility. The pay application has been reviewed by the Construction Manager and the architect.

Pay app #21 is for \$14,412.92 and is for work completed from May 1st, 2026, through May 31st, 2026.

FUNDING SOURCE:

Capital Project Fund supported by GO Bonds and TIF Bonds and sustainable energy rebates

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-236
2. Pay Request No. 21

CITY OF BONDURANT
RESOLUTION NO. 260720-236

RESOLUTION APPROVING PAY REQUEST NO. 21 TO RYAN COMPANIES FOR
THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF
\$14,412.92

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 21, dated May 1, 2026, for work completed from May 1, 2026, to May 31, 2026; AND

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

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

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

Passed this 20th day of July 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

PAGE ONE OF 2 PAGES

To: City of Bondurant 200 2nd Street NE, Box 37 Bondurant, Iowa 50035	PROJECT: Bondurant Emergency Services Facility	APPLICATION NO: 21
ATTN: Marketa Oliver, City of Bondurant		APPLICATION DATE: 6/1/2026 PERIOD FROM: 5/1/2026 PERIOD TO: 5/31/2026
FROM (CONTRACTOR): RYAN COMPANIES US, INC. 533 South Third Street, Suite 100 Minneapolis, MN 55415		PROJECT NO: 6777-000
CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

ORIGINAL CONTRACT SUM	\$	16,417,582.00
Net change by Change Orders	\$	2,540.00
CONTRACT SUM TO DATE	\$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	\$	16,288,003.95
RETAINAGE 5.00%	\$	814,400.20
PREVIOUS RETAINAGE RELEASED	\$	529,675.44
TOTAL EARNED LESS RETAINAGE HELD	\$	16,003,279.19
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	15,988,866.27
WORK COMPLETED THIS PERIOD	\$	14,412.92
WORK RETAINAGE RELEASE THIS PERIOD	\$	-
TOTAL AMOUNT DUE	\$	14,412.92

CONTRACTOR: RYAN COMPANIES US, INC.

By:  DATE: 6/3/2026

PM initial 

ARCHITECT: OPN ARCHITECTS

By:  DATE: 6/3/2026

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

APPLICATION NUMBER: 21
APPLICATION DATE: 6/1/2026
PERIOD FROM: 5/1/2026
TO: 5/31/2026

A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		Total Completed and Stored To Date (D+E+F)	% (G/C)	Balance To Finish (C-G)
						This Application				
						Work in Place	Stored Materials (not in D or E)			
	Preconstruction Services									
1	Preconstruction Management	\$ 60,000.00	\$0.00	\$ 60,000.00	\$ 60,000.00			\$ 60,000.00	100%	\$ -
	Construction Services				\$ -			\$ -		
2	01 - General Conditions	\$ 1,708,991.00	-\$33,770.11	\$ 1,675,220.89	\$ 1,662,402.78	\$ 9,254.63		\$ 1,671,657.41	100%	\$ 3,563.48
3	03 - Building Concrete	\$ 678,720.00	-\$29,909.00	\$ 648,811.00	\$ 647,711.00	\$ 1,100.00		\$ 648,811.00	100%	\$ -
4	03 - Precast Materials	\$ 722,439.00	-\$76,181.50	\$ 646,257.50	\$ 646,257.50			\$ 646,257.50	100%	\$ -
5	04 - Masonry	\$ 65,920.00	-\$12,684.00	\$ 53,236.00	\$ 53,236.00			\$ 53,236.00	100%	\$ -
6	05 - Steel Materials	\$ 1,019,245.00	-\$35,575.75	\$ 983,669.25	\$ 983,669.25			\$ 983,669.25	100%	\$ -
7	05 - Steel & Precast Erection	\$ 516,518.00	\$107,078.69	\$ 623,596.69	\$ 623,596.69			\$ 623,596.69	100%	\$ -
8	06 - Finish Carpentry / Doors / Specialties	\$ 765,720.00	\$169,923.97	\$ 935,643.97	\$ 931,365.80	\$ 4,278.17		\$ 935,643.97	100%	\$ -
9	07 - Roofing and Sheet Metal	\$ 288,900.00	\$29,675.00	\$ 318,575.00	\$ 318,575.00			\$ 318,575.00	100%	\$ -
10	08 - Overhead Doors	\$ 482,200.00	\$6,962.00	\$ 489,162.00	\$ 489,162.00			\$ 489,162.00	100%	\$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	\$ 812,667.00	\$71,188.00	\$ 883,855.00	\$ 883,855.00			\$ 883,855.00	100%	\$ -
12	09 - Framing/Drywall/Ceilings	\$ 565,125.00	\$33,226.61	\$ 598,351.61	\$ 598,351.61			\$ 598,351.61	100%	\$ -
13	09 - Flooring	\$ 179,925.00	\$29,321.50	\$ 209,246.50	\$ 209,246.50			\$ 209,246.50	100%	\$ -
14	09 - Painting & Wallcoverings	\$ 117,123.00	\$36,656.00	\$ 153,779.00	\$ 153,779.00			\$ 153,779.00	100%	\$ -
15	10 - Signage	\$ 26,000.00	-\$26,000.00	\$ -	\$ -			\$ -	NA	\$ -
16	11 - Appliances	\$ 70,000.00	-\$70,000.00	\$ -	\$ -			\$ -	NA	\$ -
17	21 - Fire Suppression	\$ 99,669.00	\$424.00	\$ 100,093.00	\$ 100,093.00			\$ 100,093.00	100%	\$ -
18	22 - Plumbing	\$ 976,400.00	\$52,570.00	\$ 1,028,970.00	\$ 1,028,970.00			\$ 1,028,970.00	100%	\$ -
19	23 - HVAC	\$ 541,446.00	\$21,967.77	\$ 563,413.77	\$ 563,413.77			\$ 563,413.77	100%	\$ -
20	23 - Geothermal Interior Systems	\$ 675,276.00	\$0.00	\$ 675,276.00	\$ 675,276.00			\$ 675,276.00	100%	\$ -
21	23 - Geothermal Wellfield	\$ 302,249.00	\$3,500.00	\$ 305,749.00	\$ 305,749.00			\$ 305,749.00	100%	\$ -
22	26 - Early Procurement Electrical Equipment	\$ 304,510.00	\$3,989.00	\$ 308,499.00	\$ 308,499.00			\$ 308,499.00	100%	\$ -
23	26 - Electrical	\$ 2,284,090.00	\$96,416.50	\$ 2,380,506.50	\$ 2,380,506.50			\$ 2,380,506.50	100%	\$ -
24	26 - Photovoltaic/Solar System	\$ 195,000.00	\$0.00	\$ 195,000.00	\$ 195,000.00			\$ 195,000.00	100%	\$ -
25	26 - EV Charging Rough-In	\$ 2,688.00	\$0.00	\$ 2,688.00	\$ 2,688.00			\$ 2,688.00	100%	\$ -
26	31 - Earthwork	\$ 653,281.00	\$0.00	\$ 653,281.00	\$ 653,281.00			\$ 653,281.00	100%	\$ -
27	32 - Exterior Concrete	\$ 635,720.00	-\$21,911.00	\$ 613,809.00	\$ 613,809.00			\$ 613,809.00	100%	\$ -
28	32 - Landscaping & Irrigation	\$ 190,000.00	-\$16,639.00	\$ 173,361.00	\$ 164,423.00			\$ 164,423.00	95%	\$ 8,938.00
29	33 - Utilities	\$ 356,741.00	\$0.00	\$ 356,741.00	\$ 342,547.68			\$ 342,547.68	96%	\$ 14,193.32
30	60 - Insurance	\$ 186,320.00	\$1,000.00	\$ 187,320.00	\$ 186,813.76	\$ 175.59		\$ 186,989.35	100%	\$ 330.65
31	60 - Bond	\$ 99,500.00	\$1,847.00	\$ 101,347.00	\$ 101,347.00			\$ 101,347.00	100%	\$ -
32	60 - Construction Contingency (3%)	\$ 449,904.00	-\$348,325.68	\$ 101,578.32	\$ -			\$ -	0%	\$ 101,578.32
33	60 - Project Related Software	\$ 31,054.00	\$250.00	\$ 31,304.00	\$ 31,135.63	\$ 29.26		\$ 31,164.89	100%	\$ 139.11
34	66 - Fee (2.25%)	\$ 354,241.00	\$5,000.00	\$ 359,241.00	\$ 358,071.98	\$ 333.85		\$ 358,405.83	100%	\$ 835.17
35	Owner Change Orders	\$ -	\$2,540.00	\$ 2,540.00	\$ -			\$ -	0%	\$ 2,540.00
	Total	\$ 16,417,582.00	\$2,540.00	\$ 16,420,122.00	\$ 16,272,832.45	\$ 15,171.50	\$ -	\$ 16,288,003.95	99%	129,578.05

Transaction Analysis

Project Name: Bondurant ESF - CMR

Start Date: 5/1/2026

End Date: 5/31/2026

2
8
3
30
2
2
2
33
34

Invoice**Walsh**
DOOR + SECURITYWalsh Door & Security
2600 Delaware Ave
Des Moines, IA 50317
Tel: 515-262-9822 Fax: 515-262-8315Invoice # : **847099**
Order # : **598577**
Date : **Apr 24, 2026**

Customer:

Ryan Companies US, Inc.
111 East Grand Avenue
Suite 200
Des Moines, IA 50309
Attn: Lisa Acct Pay

Ship To:

Ryan Companies Us, Inc
111 E Grand Ave
Suite 220
Des Moines, IA 50309
Tel: (515) 309-8500 Fax: (515) 309-8550Account Code : 1374
Terms : Net15
Customer Job # :
Salesperson : Stew Bevis
Order Name : Bondurant Fire Station lockQuote # :
Purchase Order # : Per Zach
Shipped Via : DSM Will Call
Contact : Stew Bevis

Replace electrified mortise lock with the correct handing and install dummy cylinder

Ordered	Shipped	Product Description
1	1	Field Service LABOR
1	1	Electrified Lockset M8859E-AE.134.39L/2R.US19.RH.134
1	1	DUMMY CYLINDER 7180DC US10B

Shipment Number	Shipment Date
182092	Apr 23, 2026
182103	Apr 23, 2026
182219	Apr 24, 2026

Pre-Tax Total	:	3,998.29
IA-POLK L.OPT.	:	0.00
IA-POLK - 7%	:	279.88
Amount Due	:	4,278.17

Please remit to: Walsh Door & Security, 2600 Delaware Avenue, Des Moines, IA 50317.
Walsh Door & Security is a DBA name of Walsh.

Printed Apr 27, 2026 1:11 PM

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Iowa Contracting, Inc.
13435 Summerset Rd
Indianola, IA 50125
515-717-0990
info@iowacontractinginc.com



INVOICE

BILL TO
Ryan Companies
111 E. Grand Ave.
Des Moines, IA 50309

INVOICE # 16555
DATE 05/08/2026
TERMS Net 15

SALES REP Sam
CONTACT / PHONE # Zach

DESCRIPTION	AMOUNT
500 Campus Drive - Bondurant	
Layout and stripe parking area according to plans.	1,100.00

Completed 4/27/26

Here's your invoice! We appreciate your prompt payment.

Thanks for your business!
Iowa Contracting, Inc.

BALANCE DUE **\$1,100.00**

Transaction Date	Expense Type	Vendor Name	Payment Type	Business Purpose	Amount
April Mileage (A50622A644B04EB28241)					
Eaton, Zachary J (186080)				Report Total: \$184.89	

4/16/2026	Personal Car Mileage		Cash	Jobsite Visit	\$21.75
Allocations					
	100.00%	\$21.75	006777000.11420.512015		



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

Item No. 6.g.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving action to order construction and set date of bid letting and public hearing (August 3, 2026, 6:00 p.m.) for the Truman Drive, NE North of School Site Public Infrastructure Project

CONTACT PERSON:

John Horton, Public Works Director

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

This is the second phase of Truman Dr. NE that will complete the roadway out to 16th St. NE. Staff are also working on plans to complete the first half mile of 16th St. NE from Grant Street North to Truman Dr. NE and hope that both construction projects can progress at the same time. The attached resolution is to begin the process of taking bids for the Truman Dr. NE North of the School Site Public Improvements Project. The public hearing is scheduled for August 3, 2026, at 6:00 p.m. at City Hall.

FUNDING SOURCE: Bond Funds/RUT Funds/Street Assessment Policy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-237ect-MO
2. Notice of Public Hearing
3. Notice to Bidders

CITY OF BONDURANT
RESOLUTION NO. 260720-237

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING AND PUBLIC HEARING FOR THE TRUMAN DRIVE, NE PUBLIC
IMPROVEMENTS PROJECT

WHEREAS the City Council orders construction for the Truman Drive, NE North of School Site Improvements Project; AND

WHEREAS bids are due and will be opened August 20th, 2026, at 10:00 am at the Bondurant City Hall Council Chambers 200 Second Street, NE Bondurant, Iowa 50035; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for August 3rd, 2026, at 6:00 p.m. in the Bondurant City Hall Council Chambers at 200 Second Street, NE, Bondurant, Iowa 50035.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction, setting date for public hearing, and date of bid letting for the Truman Drive, NE North of School Site Public Improvements Project is hereby approved as presented.

Passed this 20th day of July 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE TRUMAN DRIVE NE NORTH OF SCHOOL SITE FOR THE CITY OF BONDURANT, IOWA

At 6:00 P.M. on the 3rd day of August 2026, the City Council of the City of Bondurant, Iowa will, in said Council Chambers at City Hall, 200 Second Street NE, Bondurant, Iowa, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the Truman Drive NE North of School Site project.

The description of the project is as follows:

TRUMAN DRIVE NE NORTH OF SCHOOL SITE

Construct Truman Drive NE North of School Site including all labor, materials, and equipment necessary to construct a new 9 inch PCC Pavement 3,355 feet in length (street totals 14,500+ SY and 5,400 SY of trail and walk) with approximately 3,300 lineal feet of 12 inch PVC watermain, 4,000 lineal feet of 15 to 48-inch storm sewer, intakes, storm and sanitary manholes, hydrants, valves, earthwork, ditch creation, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

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

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

Doug Elrod, Mayor

ATTEST:

Marketa Oliver, City Administrator

NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE TRUMAN DRIVE NE NORTH OF SCHOOL SITE FOR THE CITY OF BONDURANT, IOWA

Sealed proposals will be received by the City Clerk of the City of Bondurant, Iowa, at the City Hall, 200 Second Street NE, Bondurant, Iowa, before 10:00 A.M. on the 20th day of August 2026 for the construction of the Truman Drive NE North of School Site project, as described in the plans and specifications therefor, now on file in the office of the City Clerk. Proposals will be opened and the amount of the bids announced in said Council Chambers by the City Administrator and Project Engineers at the time and date specified above.

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

TRUMAN DRIVE NE NORTH OF SCHOOL SITE

Construct Truman Drive NE North of School Site including all labor, materials, and equipment necessary to construct a new 9 inch PCC Pavement 3,355 feet in length (street totals 14,500+ SY and 5,400 SY of trail and walk) with approximately 3,300 lineal feet of 12 inch PVC watermain, 4,000 lineal feet of 15 to 48-inch storm sewer, intakes, storm and sanitary manholes, hydrants, valves, earthwork, ditch creation, surface restoration, traffic control, and miscellaneous associated work, including cleanup.

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

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

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

NTB-1

428126

Notice to Bidders

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

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

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

The City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid and to accept the bid which it deems to be to the best interest of the City. The City reserves the right to defer acceptance of any proposal for a period not to exceed forty-five (45) calendar days from the date of hearing.

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

Notice to Bidders

The work will commence within ten (10) calendar days as set out in written Notice to Proceed and shall be completed by August 15th, 2027. Failure to complete the work under the specified schedule will result in liquidated damages of \$1,500.00 per consecutive calendar day until the project is complete, with due allowances for extensions of the contract period due to conditions beyond the control of the Contractor.

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

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

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

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

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

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

Doug Elrod, Mayor

ATTEST:
Marketa Oliver, City Administrator

NTB-3

428126



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

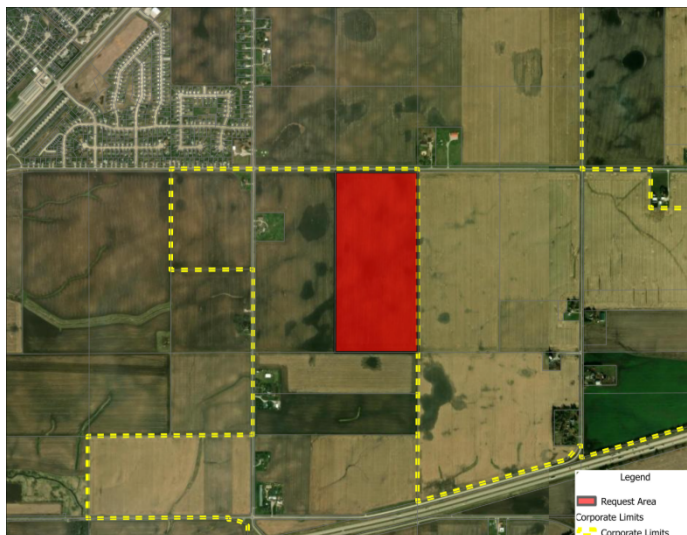
Item No. 6.h.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution affixing a date for a public hearing on the request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003 for August 3, 2026, at 6:00 p.m. at City Hall

CONTACT PERSON:

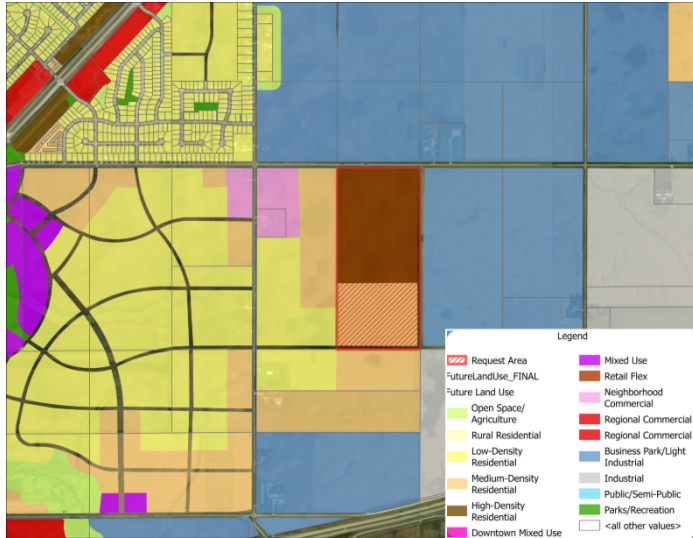
Isaac Pezley, City Planner
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Abel Thomas & Lucille Irene McCleary Revocable Trust has submitted a request to amend the Future Land Use Map for Parcel 7922.05.100.003, located on the south side of 15th Street SE east of the intersection of 15th Street SE and Pleasant Street SE. The Future Land Use Map amendment request proposes to change the Future Land Use designation from Medium-Density and High Density-Residential to Business Park/Light Industrial. This property is currently located within rural Polk County and has requested to be annexed into the City of Bondurant. The request area is shown in red below.

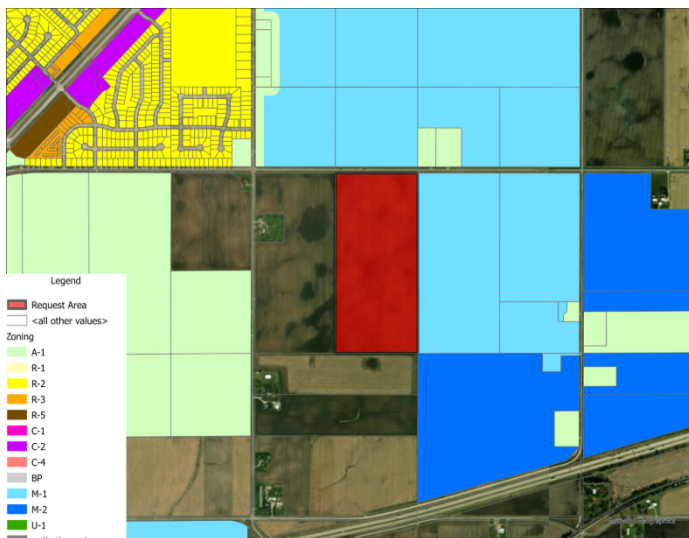


The City's Future Land Use Map, which guides potential rezoning requests but is not

the regulatory tool like the Zoning Ordinance/Map, currently guides this area as Medium-Density and High-Density Residential. The properties to the north and east are currently designated as Business Park/Light Industrial. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



Parcel 7922.05.100.003 currently has no City zoning as it is located within rural Polk County. The McCleary Trust has submitted an annexation petition that is also being considered by the Planning and Zoning Commission. Properties that are annexed into the City are automatically designated as A-1 Agricultural. The McCleary Trust is requesting to rezone the property to the Limited Industrial (M-1) District upon annexation completion. The properties north and east of the subject property are currently zoned as M-1. Properties to the southeast and further east are zoned as M-2 Medium Industrial. The subject property is shown below in red.



Analysis:

The Future Land Use Map shows properties on the north side of 15th Street as Business Park/Light Industrial. The properties directly east of the subject property are also shown as Business Park/Light Industrial. The City's Zoning Map reflects these Future Land Use designations, as these properties are currently zoned as either M-1 Limited Industrial or M-2 Medium Industrial. The properties to the east are currently designated as Medium-Density or Low-Density Residential. Neighborhood Commercial is shown on the southeast and southwest corners of the 15th Street SE/Pleasant Street SE intersection. These properties are currently located within rural Polk County.

The Business Park/Light Industrial Future Land Use designation translates most closely to the City's Business Park (BP) or Limited Industrial (M-1) Districts. This zoning district allows for a multitude of commercial and industrial uses.

The Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval of the Future Land Use Map amendment at their July 9, 2026, meeting. Staff recommends approval of the resolution on a roll call vote.

FUNDING SOURCE: Publications are funded through the Planning Department in the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-238

CITY OF BONDURANT
RESOLUTION NO. 260720-238

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO
AMEND THE FUTURE LAND USE MAP FROM MEDIUM-DENSITY AND HIGH-
DENSITY RESIDENTIAL TO BUSINESS PARK/LIMITED INDUSTRIAL ON PARCEL
7922.05.100.003

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to amend the Future Land Use Map for Parcel 7922.05.100.003 to Business Park/Limited Industrial, on property described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

AND;

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 3rd day of August 2026 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in the Future Land Use map.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of July 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				
McKenzie				
Lyman				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on August 3rd, 2026, in the Bondurant City Center at 106 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to amend the Future Land Use Map for Parcel 7922.05.100.003 to Business Park/Limited Industrial, property further described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

AND;

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 6.i.
For Meeting of 7/20/2026
Resolution

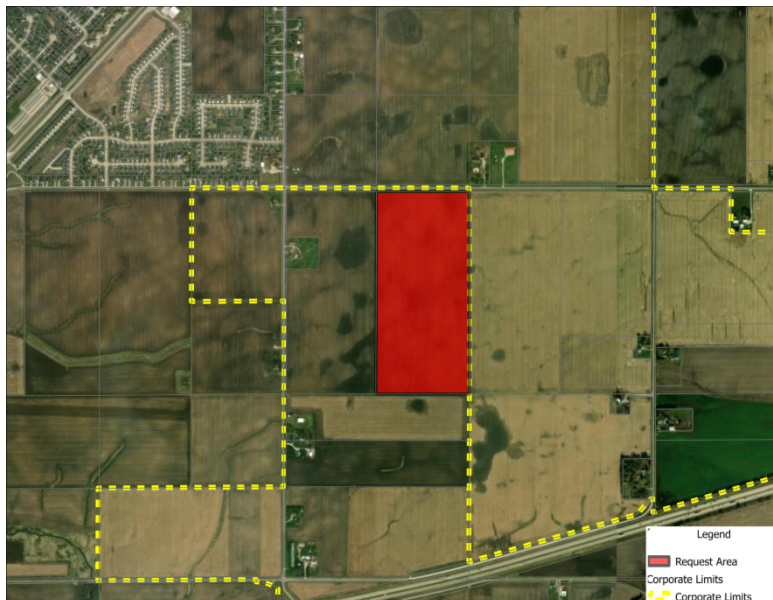
TITLE: - Resolution affixing a date for a public hearing for August 3, 2026, at 6:00 p.m. at City Hall on the request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District

CONTACT PERSON:

Isaac Pezley, City Planner

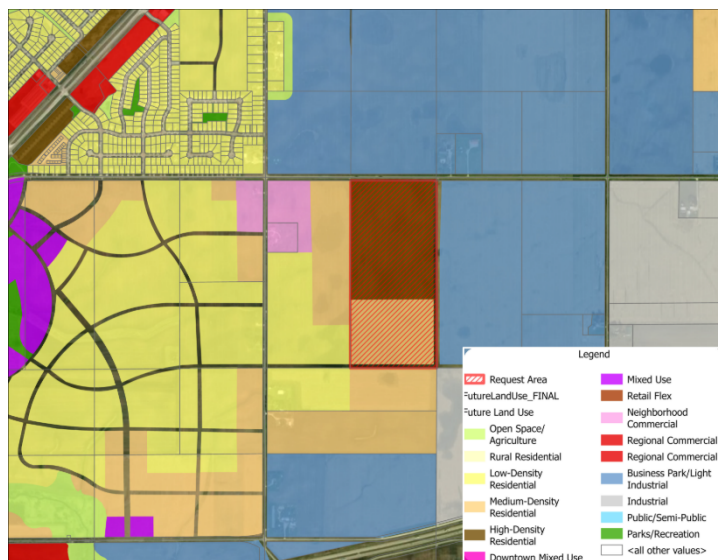
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolutions set the date and time for a public hearing for the Abel Thomas & Lucille Irene McCleary Revocable Trust rezoning request for Parcel 7922.05.100.003, located on the south side of 15th Street SE east of the intersection of 15th Street SE and Pleasant Street SE. The rezoning request proposes to change the zoning from Agricultural (A-1) District to the Limited Industrial (M-1) District. This property is currently located within rural Polk County and has requested to be annexed into the City of Bondurant. The request area is shown in red below.

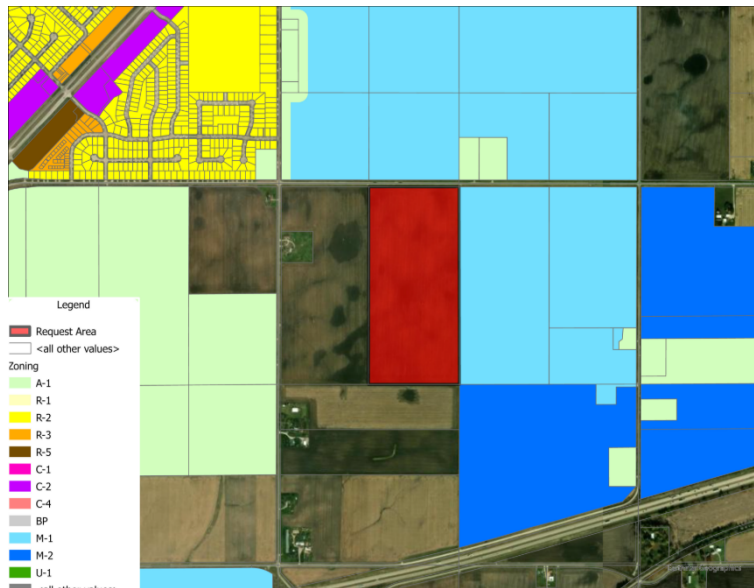


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

Comprehensive Plan/Future Land Use Map – The McCleary Trust has requested an amendment to the Future Land Use Map. The amendment would change the request area from Medium-Density and High-Density Residential to Business Park/Light Industrial. The properties to the north and east of the subject property are currently shown as Business Park/Light Industrial. Low-Density and Medium-Density Residential is located to the south and west. Neighborhood Commercial is shown on the southeast and southwest corners of the 15th Street SE/Pleasant Street SE intersection. The request area is outlined in red below on the Future Land Use Map.



Zoning – Parcel 7922.05.100.003 currently has no City zoning as it is located within rural Polk County. The McCleary Trust has submitted an annexation petition that is also being considered by the Planning and Zoning Commission. Properties that are annexed into the City are automatically designated as A-1 Agricultural. The McCleary Trust is requesting to rezone the property to the Limited Industrial (M-1) District upon annexation completion. The properties north and east of the subject property are currently zoned as M-1. Properties to the southeast and further east are zoned as M-2 Medium Industrial. The subject property is shown below in red.



Parkland Dedication – Parkland dedication is not required for industrial developments.

Streets – The property will be accessible from 15th Street SE. All internal streets will be reviewed when a preliminary plat is submitted for review.

Pedestrian Connections –Pedestrian connections throughout this parcel will be addressed during the platting process.

Utilities – All utilities will be addressed during the platting process.

FEMA Floodplain – this development is not located in the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City’s Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering – No comments received at this time.
- Public Works – No comments received at this time.
- Emergency Services – No comments received at this time.

The Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval of the rezoning request at thier July 9, 2026 meeting.

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

STAFF RECOMMENDATION: Staff recommend approval of resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-239

CITY OF BONDURANT
RESOLUTION NO. 260720-239

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO
REZONE PARCEL 7922.05.100.003 TO THE (M-1) LIMITED INDUSTRIAL DISTRICT

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone Parcel 7922.05.100.003 to the Limited Industrial (M-1) District, on property further described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

AND;

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 3rd day of August 2026 at 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of July 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				
McKenzie				
Lyman				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on August 3rd, 2026 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property to the Limited Industrial (M-1) District, on property described as follows:

THE NORTHWEST QUARTER (NW ¼), EXCEPT THE WEST 1,315.75 FEET THEREOF, OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND EASEMENTS OF RECORD. SAID RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.25 ACRES AND THE OVERALL TRACT CONTAINING APPROXIMATELY 87.94 ACRES, MORE OR LESS, SUBJECT TO AN EXISTING TILE AND DRAINAGE EASEMENT AND OTHER RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

AND;

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 6.j.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving a Community Betterment Grant Agreement with Prairie Meadows in the amount of \$10,000 for funding to assist with construction of the District Corridor Trail, Phase 1

CONTACT PERSON:

Tiffany Luing, Economic Development Coordinator
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

Prairie Meadows has awarded the City of Bondurant a \$10,000 Community Betterment Grant to assist with construction of the District Corridor Trail, Phase 1. Approval of the resolution will authorize City staff to execute the attached Grant Agreement, allowing the City to formally accept the grant award and receive the funding.

The District Corridor Trail, Phase 1 project will create a new public recreation corridor connecting the recently completed Chichaqua Valley Trail extension in the Grain District to neighborhoods to the south. The project includes a new 10-foot-wide, approximately 1,260-foot-long paved trail extending from 3rd Street SE north to the Grain District trail, plantings, limestone step fishing nodes, benches, trash receptacles, and other amenities.



The City has also secured \$250,000 through the Iowa Department of Natural Resources' Land and Water Conservation Fund Program to assist with construction of the project. Combined with the Prairie Meadows award, these grants will significantly offset project costs. The March 2025 preliminary engineering cost estimate for the District Corridor Trail, Phase 1 project was \$344,792.50.

FUNDING SOURCE: This a revenue source from a grant.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-240
2. 2026 Community Betterment Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 260720-240

A RESOLUTION APPROVING A COMMUNITY BETTERMENT GRANT AGREEMENT
WITH PRAIRIE MEADOWS IN THE AMOUNT OF \$10,000 FOR FUNDING TO ASSIST
WITH CONSTRUCTION OF THE DISTRICT CORRIDOR TRAIL, PHASE 1

WHEREAS the City of Bondurant has identified the District Corridor Trail, Phase 1 as an important public improvement project that will expand recreational opportunities, improve connectivity between neighborhoods and the Grain District, and enhance quality of life for residents and visitors; AND

WHEREAS the City Council recognizes and appreciates Prairie Meadows' continued investment in community betterment projects throughout central Iowa and its commitment to improving parks, trails, and other public amenities that benefit local communities; AND

WHEREAS Prairie Meadows has awarded the City of Bondurant a Community Betterment Grant in the amount of Ten Thousand Dollars (\$10,000) to assist with construction of the District Corridor Trail, Phase 1; AND

WHEREAS acceptance of the Prairie Meadows Community Betterment Grant will leverage additional grant funding secured by the City and reduce the local cost of constructing the District Corridor Trail, Phase 1; AND

WHEREAS the Prairie Meadows Grant Agreement establishes the terms and conditions governing acceptance and use of the grant funds, including completion of the project in accordance with the approved grant application and submission of all required reporting.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Prairie Meadows Community Betterment Grant Agreement in the amount of Ten Thousand Dollars (\$10,000) for the District Corridor Trail, Phase 1 project is hereby approved, and the Mayor and City staff are authorized to execute the Grant Agreement.

Passed this 20th day of July 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				

2026 Community Betterment Grant Agreement

Community Betterment or Youth Sports and Recreational Grant Agreement

As a condition of the Community Betterment or Youth Sports and Recreational Grant from Prairie Meadows to:

City of Bondurant

in the amount of:

10000.0000

for the proposed project:

District Corridor Trail Phase 1

the organization and undersigned agree to the following:

- To receive grant disbursement, the grant recipient must complete and submit the required ACH enrollment form, including a voided check. If a voided check is not available, please provide a letter from your bank confirming the routing and account number. The letter should include a bank contact name and phone number. This is due no later than August 11, 2026.
- To use the grant award only as outlined in the approved Community Betterment or Youth Sports and Recreational Grant Application for the purposes related to the above stated project by September 1, 2027. Any modification to the project as originally presented in the Community Betterment or Youth Sports and Recreational Grant Application must be submitted in writing to Prairie Meadows for consideration.
- To repay any portion of the grant which is not used for the aboved stated project as detailed in the approved Community Betterment or Youth Sports and Recreational Grant Application.
- To complete the Grant Evaluation Report provided by Prairie Meadows. The report will include a complete statement of how the grant funds were spent, the number of people served and the objectives accomplished by the project. The report must be completed by October 1, 2027.

- To recognize and publicly thank Prairie Meadows for the Community Betterment or Youth Sports and Recreational Grant your organization received.
- To give Prairie Meadows 90 days prior written notice if there is a change in your organization's status as a tax-exempt entity as recognized by a determination letter from the Internal Revenue Service.
- To permit Prairie Meadows, at its request, to have complete access to the organizations files and records for the purpose of making such financial audits, verifications and investigations it deems necessary concerning the project and grant award.
- To not amend the organizations Articles of Incorporation or do anything that is inconsistent with the charitable purposes contained in the Articles of Incorporation.
- To not use a single portion of the grant for any personnel expenses for an employee of the organization, an employee of the governing organization and/or a grant writer.
- That the total amount of this grant or any payment thereof may be discontinued, modified or withheld at any time when, in the judgment of Prairie Meadows, such action is necessary to comply with the requirements of the law.

By typing my name and title in the box below, I acknowledge that this project has the support of the organization and its Board of Directors, as the project is a direct representation of the organization.

Name/Title

This document must be completed and submitted in order to receive your check. Failure to complete this document by the due date will result in a forfeit of the grant. Due Date: August 11, 2026
8/11/2026



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

Item No. 6.k.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of Vermeer Drive SE/Campus Drive SE and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The Des Moines Area Metropolitan Planning Organization (MPO) is now accepting applications for the Federal Surface Transportation Block Grant (STBG) Program, which provides competitive federal funding for eligible transportation projects. Applications are due by August 7, 2026, with funding awards anticipated in November 2026.

Separate from this grant application, the City is constructing a new north-south street corridor, Vermeer Drive SE, extending from the Timmins Industrial Park north to 15th Street SE as part of the City's public infrastructure commitments associated with the Vermeer Manufacturing Company development. Staff proposes submitting an STBG application for the next phase of the corridor, which would extend Vermeer Drive SE north to connect with the existing Campus Drive SE extension, creating a continuous north-south transportation corridor and improving access to the City's growing industrial area.

The attached resolution is the MPO's required form and authorizes submission of the grant application, commits the City to providing the required local match if funding is awarded, commits the City to maintaining the completed improvements for a minimum of twenty years, and authorizes the Mayor to execute the application on the City's behalf.

FUNDING SOURCE: This is a grant revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-241

CITY OF BONDURANT
RESOLUTION NO. 260720-241

RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF VERMEER DRIVE SE/CAMPUS DRIVE SE AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS, the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS , the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications

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

1. The City Council supports and approves the attached application for Federal Surface Transportation Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Program funding
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 20th day of July 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 6.I.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of 2nd Street NE/NW, from Fireside Drive NW east to the Grain District, and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The Des Moines Area Metropolitan Planning Organization (MPO) is now accepting applications for the Federal Surface Transportation Block Grant (STBG) Program, which provides competitive federal funding for eligible transportation projects. Applications are due by August 7, 2026, with funding awards anticipated in November 2026.

Separate from this grant application, the City reconstructed the westernmost segment of 2nd Street NW/NE in 2025 to widen and urbanize the corridor, and the eastern segment through the Grain District is currently under construction. Staff proposes submitting an STBG application for the segment of 2nd Street NE/NW between Fireside Drive NW and the Grain District. The City has retained HR Green to prepare the design for this corridor, which, if constructed, would complete the gap in the east-west roadway and provide a continuous improved corridor across the community.

The attached resolution is the MPO's required form and authorizes submission of the grant application, commits the City to providing the required local match if funding is awarded, commits the City to maintaining the completed improvements for a minimum of twenty years, and authorizes the Mayor to execute the application on the City's behalf.

FUNDING SOURCE: This is a grant revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-242

CITY OF BONDURANT
RESOLUTION NO. 260720-242

RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF 2ND STREET NE/NW, FROM FIRESIDE DRIVE NW EAST TO THE GRAIN DISTRICT, AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications

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

1. The City Council supports and approves the attached application for Federal Surface Transportation Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Program funding
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 20th day of July 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 6.m.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of \$505,690.43

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve Pay Request No. 1 in the amount of \$505,690.43 related to the SE Industrial Public Improvements BP1 Project.

This pay request has been reviewed by City Staff and Engineers from Shive-Hattery for accuracy and is for work completed on BP1 through June 30th, 2026, for the project. Phase 1 of this project is well underway and is tracking slightly ahead of schedule at this point. The old roadway has been removed, and sanitary sewer work along 32nd Street, SE, has been completed. Storm sewer work is ongoing, and water main installation has started as well. The new roadway bed is being prepared along 32nd Street, SE, and storm sewer cross runs will be installed after that is completed. Paving is scheduled to begin around the 1st part of August at this time.

FUNDING SOURCE: TIF Funding/Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-243
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260720-243

RESOLUTION APPROVING PAY REQUEST NO. 1 TO MCANINCH CORP. FOR SE
INDUSTRIAL PUBLIC IMPROVEMENTS BP1 PROJECT IN THE AMOUNT OF
\$505,690.43

WHEREAS the SE Industrial Public Improvements BP1 Project Pay Request No. 1 was submitted on July 14th, 2026; AND

WHEREAS the pay request no. 1 is for work completed though June 30th, 2026, on the SE Industrial Public Improvements BP1 Project; AND

WHEREAS City Staff and engineers from Shive-Hattery have reviewed the pay request for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to McAninch Corp. in the amount of \$505,690.43 is hereby approved.

Passed this 20th day of July 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

Invoice : 16365

To Owner : City of Bondurant
200 2 St. NE

Bondurant IA 50035

From Contractor : McAninch Corporation
PO Box 1486
Des Moines IA 50305-1486

Project : 11633- SE Industrial Improvements
Phase 1

Application No. : 1
Period To : 6/30/2026
Project Nos :

Distribution to :
☐ Owner
☐ Architect
☐ Contractor
☐
☐

Contract For :

Contract Date :

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	\$4,519,416.54 \$4,519,416.55
2. NET CHANGE BY CHANGE ORDERS	\$0.00
3. CONTRACT SUM TO DATE	\$4,519,416.54 \$4,519,416.55
4. TOTAL COMPLETED AND STORED TO DATE	\$521,330.35
5. RETAINAGE:	
a. 3.00% of Completed Work	\$15,639.92
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$15,639.92
6. TOTAL EARNED LESS RETAINAGE	\$505,690.43
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$0.00
8. CURRENT PAYMENT DUE	\$505,690.43
9. BALANCE TO FINISH, PLUS RETAINAGE	\$4,013,726.12 \$4,013,726.11

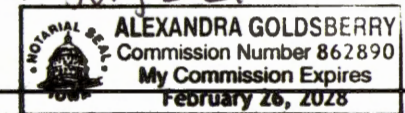
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR: McAninch Corporation

By: [Signature] Date: 7-14-26

State of: Iowa County of: Polk
Subscribed and sworn to before me this 14 day of July 2026

Notary Public: Alexandra Goldsberry
My Commission expires: Feb 26 2028



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 \$505,690.43

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

ARCHITECT:

By: [Signature] Date: 07/14/2026

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this month	\$0.00	0.00
TOTALS	\$0.00	\$0.00
NET CHANGE by Change Orders		\$0.00

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

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

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

Application No. : 1

Application Date : 06/30/26

To : 06/30/26

Architect's Project No. :

Invoice : 16365

Contract : 11633- SE Industrial Improvements Phase 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)	%	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
1	CLEARING AND GRUBBING	2,412.00	0.00	4,059.00	0.00	4,059.00	168.28%	-1,647.00	
2	TOPSOIL ON-SITE	191,520.00	0.00	57,842.40	0.00	57,842.40	30.20%	133,677.60	
3	TOPSOIL SPREAD ONLY	56,000.00	0.00	0.00	0.00	0.00	0.00%	56,000.00	
4	EXCAVATION CLASS 10	153,450.00	0.00	13,554.00	0.00	13,554.00	8.83%	139,896.00	
5	OBLITERATE EXISTING ROAD BED	18,693.80	0.00	0.00	0.00	0.00	0.00%	18,693.80	
6	SUBGRADE PREPARATION	73,365.00	0.00	0.00	0.00	0.00	0.00%	73,365.00	
7	SUBGRADE TREATMENT CEMENT STABILIZATION 4%	3,800.00	0.00	0.00	0.00	0.00	0.00%	3,800.00	
8	SUBGRADE TREATMENT GEOGRID	3,600.00	0.00	0.00	0.00	0.00	0.00%	3,600.00	
9	SUBBASE MODIFIED	215,070.00	0.00	0.00	0.00	0.00	0.00%	215,070.00	
10	TRENCH FOUNDATION	850.00	0.00	0.00	0.00	0.00	0.00%	850.00	
11	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 6 IN.	4,293.00	0.00	0.00	0.00	0.00	0.00%	4,293.00	
12	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 8 IN.	68,094.00	0.00	7,020.00	0.00	7,020.00	10.31%	61,074.00	
13	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 12 IN.	307,699.40	0.00	110,818.20	0.00	110,818.20	36.02%	196,881.20	
14	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 15 IN.	219,726.00	0.00	173,979.00	0.00	173,979.00	79.18%	45,747.00	
15	STORM SEWER TRENCHED 15 IN.	115,399.50	0.00	0.00	0.00	0.00	0.00%	115,399.50	
16	STORM SEWER TRENCHED 18 IN.	25,591.25	0.00	0.00	0.00	0.00	0.00%	25,591.25	
17	STORM SEWER TRENCHED 24 IN.	23,212.75	0.00	0.00	0.00	0.00	0.00%	23,212.75	
18	STORM SEWER TRENCHED 30 IN.	4,086.00	0.00	0.00	0.00	0.00	0.00%	4,086.00	
19	STORM SEWER TRENCHED 42 IN.	38,760.00	0.00	0.00	0.00	0.00	0.00%	38,760.00	
20	STORM SEWER TRENCHED 54 IN.	94,535.00	0.00	0.00	0.00	0.00	0.00%	94,535.00	
21	STORM SEWER TRENCHED 60 IN.	245,038.00	0.00	0.00	0.00	0.00	0.00%	245,038.00	
22	REMOVAL OF STORM SEWER ANY TYPE ANY SIZE	7,987.50	0.00	0.00	0.00	0.00	0.00%	7,987.50	
23	PIPE APRON RCP 15 IN.	6,259.50	0.00	0.00	0.00	0.00	0.00%	6,259.50	
24	PIPE APRON RCP 18 IN.	2,233.50	0.00	0.00	0.00	0.00	0.00%	2,233.50	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

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

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

Application No. : 1

Application Date : 06/30/26

To : 06/30/26

Architect's Project No. :

Invoice : 16365

Contract : 11633- SE Industrial Improvements Phase 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)	%	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
25	PIPE APRON RCP 30 IN.	2,943.75	0.00	0.00	0.00	0.00	0.00%	2,943.75	
26	PIPE APRON RCP 42 IN.	13,821.00	0.00	0.00	0.00	0.00	0.00%	13,821.00	
27	PIPE APRON RCP 60 IN.	6,918.50	0.00	0.00	0.00	0.00	0.00%	6,918.50	
28	SUBDRAIN PERFORATED 4 IN.	106,288.50	0.00	0.00	0.00	0.00	0.00%	106,288.50	
29	SUBDRAIN CLEANOUT TYPE A-1 6 IN.	7,350.00	0.00	0.00	0.00	0.00	0.00%	7,350.00	
30	SUBDRAIN OUTLETS AND CONNECTIONS INTAKE 4 IN.	18,000.00	0.00	0.00	0.00	0.00	0.00%	18,000.00	
31	ROCK CHIMNEY	18,576.25	0.00	0.00	0.00	0.00	0.00%	18,576.25	
32	LOCATE TILE LINES	11,808.88	0.00	0.00	0.00	0.00	0.00%	11,808.88	
33	FIELD TILE REPAIR AND FITTINGS PVC UNSPECIFIED DIA	32,000.00	0.00	0.00	0.00	0.00	0.00%	32,000.00	
34	REMOVAL OF FIELD TILE	19,950.00	0.00	0.00	0.00	0.00	0.00%	19,950.00	
35	WATER MAIN TRENCHED PVC 8 IN.	5,176.50	0.00	0.00	0.00	0.00	0.00%	5,176.50	
36	WATER MAIN TRENCHED PVC 12 IN.	88,712.75	0.00	0.00	0.00	0.00	0.00%	88,712.75	
37	CONNECTION TO EXISTING WATER SYSTEM	17,287.00	0.00	0.00	0.00	0.00	0.00%	17,287.00	
38	FITTING DUCTILE IRON 8 IN.	4,114.50	0.00	0.00	0.00	0.00	0.00%	4,114.50	
39	FITTING DUCTILE IRON 12 IN.	9,876.00	0.00	0.00	0.00	0.00	0.00%	9,876.00	
40	WATER MAIN REMOVAL 12 IN.	1,001.00	0.00	0.00	0.00	0.00	0.00%	1,001.00	
41	VALVE RESILIENT WEDGE GATE 8 IN.	4,801.00	0.00	0.00	0.00	0.00	0.00%	4,801.00	
42	VALVE RESILIENT WEDGE GATE 12 IN.	20,891.25	0.00	0.00	0.00	0.00	0.00%	20,891.25	
43	FIRE HYDRANT ASSEMBLY	63,269.50	0.00	0.00	0.00	0.00	0.00%	63,269.50	
44	FIRE HYDRANT RELOCATION	9,233.25	0.00	0.00	0.00	0.00	0.00%	9,233.25	
45	VALVE BOX EXTENSION	2,212.00	0.00	0.00	0.00	0.00	0.00%	2,212.00	
46	MANHOLE SW-301 48 IN.	86,114.00	0.00	49,208.00	0.00	49,208.00	57.14%	36,906.00	
47	MANHOLE SW-401 48 IN.	4,402.75	0.00	0.00	0.00	0.00	0.00%	4,402.75	
48	MANHOLE SW-401 72 IN.	9,249.00	0.00	0.00	0.00	0.00	0.00%	9,249.00	
49	MANHOLE SW-401 96 IN.	19,653.75	0.00	0.00	0.00	0.00	0.00%	19,653.75	
50	INTAKE SW-501	6,732.50	0.00	0.00	0.00	0.00	0.00%	6,732.50	

CONTINUATION SHEET

Application and Certification for Payment, containing

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

Application No. : 1

Application Date : 06/30/26

To : 06/30/26

Architect's Project No. :

Invoice : 16365

Contract : 11633- SE Industrial Improvements Phase 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)	%	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
51	INTAKE SW-502 60 IN.	5,655.75	0.00	0.00	0.00	0.00	0.00%	5,655.75	
52	INTAKE SW-502 96 IN.	14,155.75	0.00	0.00	0.00	0.00	0.00%	14,155.75	
53	INTAKE SW-505	140,484.50	0.00	0.00	0.00	0.00	0.00%	140,484.50	
54	INTAKE SW-516 MODIFIED	37,797.00	0.00	0.00	0.00	0.00	0.00%	37,797.00	
55	PAVEMENT PCC 9 IN.	1,020,461.10	0.00	0.00	0.00	0.00	0.00%	1,020,461.10	
56	GRANULAR SURFACING	15,251.00	0.00	0.00	0.00	0.00	0.00%	15,251.00	
57	SHARED USE PATH PCC 6 IN.	81,854.50	0.00	0.00	0.00	0.00	0.00%	81,854.50	
58	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	7,607.40	0.00	0.00	0.00	0.00	0.00%	7,607.40	
59	SIDEWALK PCC 4 IN.	22,898.00	0.00	0.00	0.00	0.00	0.00%	22,898.00	
60	DETECTABLE WARNING	4,005.20	0.00	0.00	0.00	0.00	0.00%	4,005.20	
61	DRIVEWAY PAVED PCC 8 IN.	46,736.25	0.00	0.00	0.00	0.00	0.00%	46,736.25	
62	PAINTED PAVEMENT MARKINGS DURABLE	8,375.91	0.00	0.00	0.00	0.00	0.00%	8,375.91	
63	PAINTED SYMBOLS AND LEGENDS DURABLE	2,678.00	0.00	0.00	0.00	0.00	0.00%	2,678.00	
64	GROOVES CUT FOR PAVEMENT MARKINGS	8,375.91	0.00	0.00	0.00	0.00	0.00%	8,375.91	
65	GROOVES CUT FOR SYMBOLS AND LEGENDS	1,648.00	0.00	0.00	0.00	0.00	0.00%	1,648.00	
66	TEMPORARY TRAFFIC CONTROL	7,725.00	0.00	2,549.25	0.00	2,549.25	33.00%	5,175.75	
67	TRAFFIC SIGN TYPE A ASSEMBLY PSST	9,270.00	0.00	0.00	0.00	0.00	0.00%	9,270.00	
68	TRAFFIC SIGN TYPE A LIGHT POLE MOUNT	2,008.50	0.00	0.00	0.00	0.00	0.00%	2,008.50	
69	REMOVE AND REINSTALL TRAFFIC SIGN ASSEMBLY	515.00	0.00	0.00	0.00	0.00	0.00%	515.00	
70	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	21,625.00	0.00	0.00	0.00	0.00	0.00%	21,625.00	
71	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	1,482.00	0.00	0.00	0.00	0.00	0.00%	1,482.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

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Invoice : 16365

Contract : 11633- SE Industrial Improvements Phase 1

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D + E + F)	H %	I Balance To Finish (C - G)	J Retainage
			From Previous Application	This Period In Place					
72	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	15,965.00	0.00	0.00	0.00	0.00	0.00%	15,965.00	
73	WATERING	25,956.00	0.00	0.00	0.00	0.00	0.00%	25,956.00	
74	PLANTS TREE 2IN CAL. FURNISHED AND INSTALLED (WITH WARRANT)	30,127.50	0.00	0.00	0.00	0.00	0.00%	30,127.50	
75	PLANTS SHRUBS 3 GAL. FURNISHED AND INSTALLED (WITH WARRANT)	11,160.00	0.00	0.00	0.00	0.00	0.00%	11,160.00	
76	PLANTS PERENNIALS 1 GAL. FURNISHED AND INSTALLED (WITH WARRANT)	952.75	0.00	0.00	0.00	0.00	0.00%	952.75	
77	SWPPP PREPARATION	1,545.00	0.00	1,545.00	0.00	1,545.00	100.00%	0.00	
78	SWPPP MANAGEMENT	4,635.00	0.00	463.50	0.00	463.50	10.00%	4,171.50	
79	FILTER SOCK 9 IN.	52,080.00	0.00	3,255.00	0.00	3,255.00	6.25%	48,825.00	
80	FILTER SOCKS REMOVAL	336.00	0.00	0.00	0.00	0.00	0.00%	336.00	
81	TEMPORARY RECP TYPE 2D	1,925.00	0.00	0.00	0.00	0.00	0.00%	1,925.00	
82	RIP RAP CLASS E	8,187.50	0.00	0.00	0.00	0.00	0.00%	8,187.50	
83	RIP RAP REMOVE AND REINSTALL	2,750.00	0.00	0.00	0.00	0.00	0.00%	2,750.00	
84	SILT FENCE OR SILT FENCE DITCH CHECK	33,170.00	0.00	0.00	0.00	0.00	0.00%	33,170.00	
85	SILT FENCE OR SILT FENCE DITCH CHECK REMOVAL OF SEDIMENT	214.00	0.00	0.00	0.00	0.00	0.00%	214.00	
86	SILT FENCE OR SILT FENCE DITCH CHECK REMOVAL OF DEVICE	214.00	0.00	0.00	0.00	0.00	0.00%	214.00	
87	TRACK-OUT CONTROL	15,210.00	0.00	0.00	0.00	0.00	0.00%	15,210.00	
88	EROSION CONTROL MULCHING CONVENTIONAL	3,193.00	0.00	0.00	0.00	0.00	0.00%	3,193.00	
89	INLET PROTECTION DEVICE GRATE	7,936.00	0.00	0.00	0.00	0.00	0.00%	7,936.00	
90	INLET PROTECTION DEVICE MAINTENANCE	659.20	0.00	0.00	0.00	0.00	0.00%	659.20	
91	REMOVAL OF FENCE	4,037.00	0.00	4,037.00	0.00	4,037.00	100.00%	0.00	
92	FIELD FENCE	17,794.00	0.00	0.00	0.00	0.00	0.00%	17,794.00	
93	MOBILIZATION	186,000.00	0.00	93,000.00	0.00	93,000.00	50.00%	93,000.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

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A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D + E + F)	H %	I Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
94	CONCRETE WASHOUT	12,700.00	0.00	0.00	0.00	0.00	0.00%	12,700.00	
95	NO EXCUSE ROAD OPENING BONUS	150,000.00	0.00	0.00	0.00	0.00	0.00%	150,000.00	
Grand Totals		4,519,416.55	0.00	521,330.35	0.00	521,330.35	11.54%	3,998,086.20	15,639.92

\$4,519,416.54



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

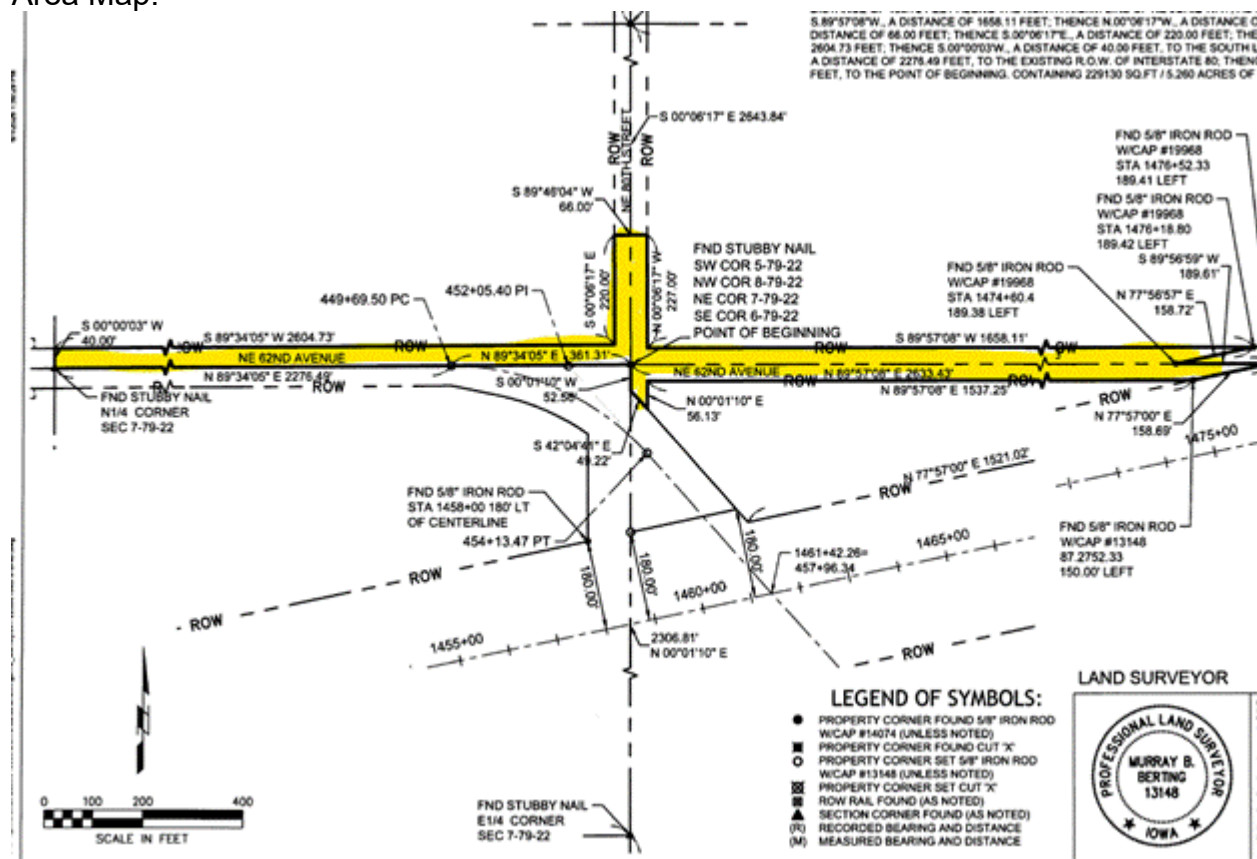
Item No. 6.n.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution accepting the transfer of jurisdiction of a Portion of 32nd Street, SE located in unincorporated Polk County from Polk County to the City of Bondurant

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: As part of the 32nd Street SE corridor improvements associated with the Vermeer development, Polk County previously approved the transfer of jurisdiction for a portion of 32nd Street SE to the City of Bondurant. This resolution formally accepts jurisdiction of the roadway, making it a City-maintained roadway while it remains located in unincorporated Polk County. Acceptance of jurisdiction is also consistent with the project's RISE grant requirements and does not affect the existing city/county funding allocations established at the time of the grant award.



FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-244
2. Exhibit A

CITY OF BONDURANT
RESOLUTION NO. 260720-244

A RESOLUTION ACCEPTING THE TRANSFER OF JURISDICTION OF A PORTION
OF 32ND STREET SE LOCATED IN UNINCORPORATED POLK COUNTY FROM
POLK COUNTY TO THE CITY OF BONDURANT

WHEREAS Polk County has approved the transfer of jurisdiction of a portion of 32nd Street SE located in unincorporated Polk County to the City of Bondurant as part of the City's public infrastructure improvements associated with the Vermeer development; AND

WHEREAS the transferred roadway will remain located outside the corporate limits of the City of Bondurant until such time as the surrounding property may be annexed into the City, but the City will assume jurisdiction and responsibility for the roadway; AND

WHEREAS the transfer of jurisdiction facilitates the construction, operation, maintenance, and long-term management of the 32nd Street SE corridor and is consistent with the public improvements planned for the area; AND

WHEREAS the Iowa Department of Transportation has confirmed that acceptance of roadway jurisdiction by the City is consistent with the applicable RISE grant agreement and will not affect the existing City and Polk County funding allocations established at the time of the grant award.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City hereby accepts the transfer of jurisdiction from Polk County for the portion of 32nd Street SE described and depicted in Exhibit A, attached hereto and incorporated herein by this reference, thereby placing the roadway under the jurisdiction of the City of Bondurant, and further authorizes the Mayor, City Administrator, City Clerk, and other appropriate City officials to execute any documents and take any actions necessary to implement this Resolution.

Passed this 20th day of July 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				

Recorded: 7/7/2026 at 7:48:03.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202600040962
BK: 20582 PG: 41

PLAT OF SURVEY

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Shive-Hattery
Murray B. Berting
4125 Westown Pkwy, Ste 100
West Des Moines, IA 50266
(515) 223-8104

Return Document To: (name and complete address)

City of Bondurant, Iowa
Attn: Marketa Oliver, City Administrator
200 2nd Street NE
P.O. Box 37
Bondurant, Iowa 50035

Grantor: City of Bondurant, Iowa

PLAT OF SURVEY

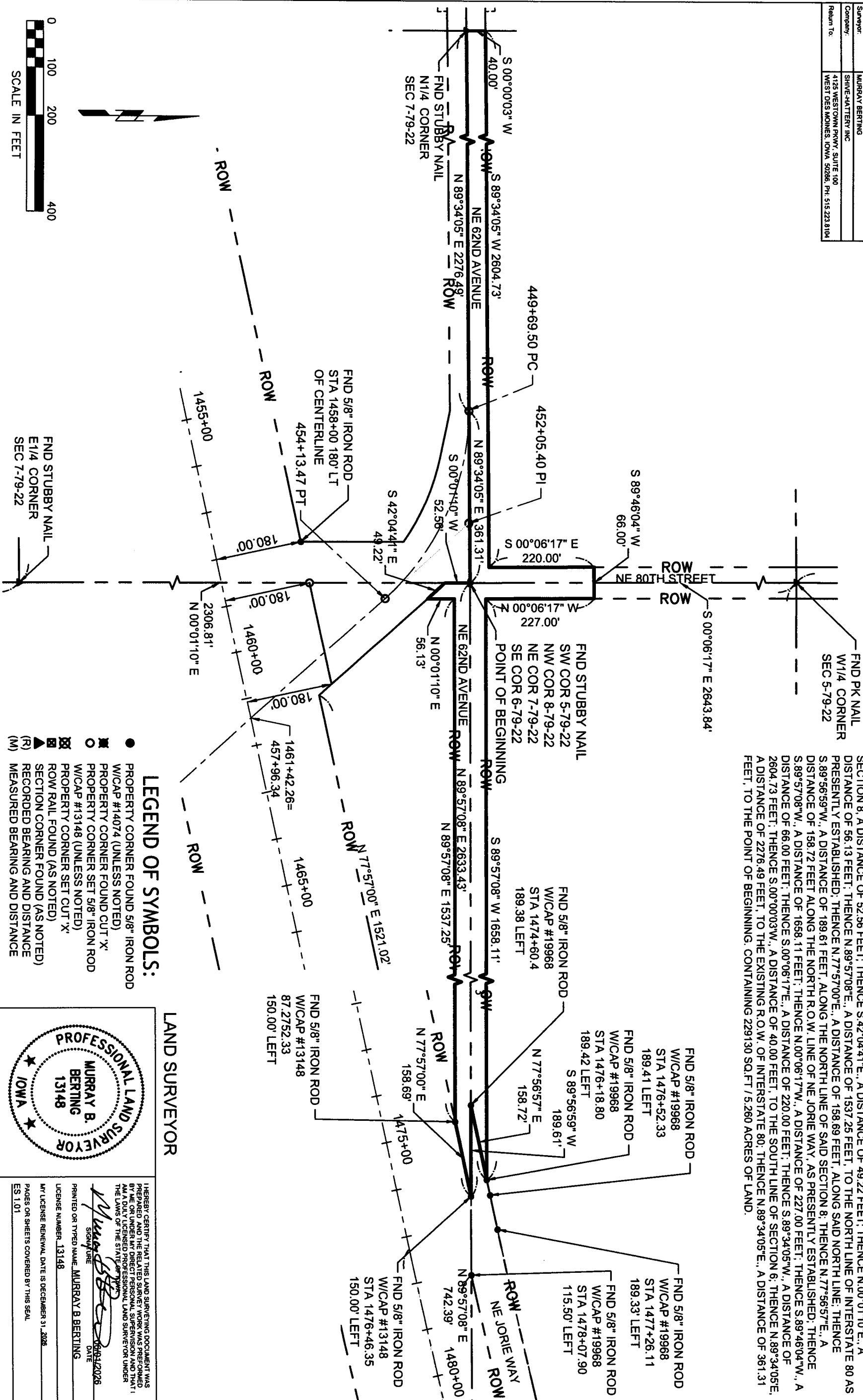
A PORTION OF THE POLK COUNTY RIGHT-OF-WAY FOR NE 62ND AVENUE AND NE 80TH STREET, WITHIN THE SW1/4 OF SECTION 5, THE SE1/4 OF SECTION 6, AND THE NW1/4 OF SECTION 8, TOWNSHIP 79, RANGE 22, WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S.00°01'10"W, A LONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 52.56 FEET; THENCE S.42°04'41"E, A DISTANCE OF 49.22 FEET; THENCE N.00°01'10"E, A DISTANCE OF 56.13 FEET; THENCE N.89°57'08"E, A DISTANCE OF 1537.25 FEET, TO THE NORTH LINE OF INTERSTATE 80 AS PRESENTLY ESTABLISHED; THENCE N.77°57'00"E, A DISTANCE OF 158.69 FEET, ALONG SAID NORTH LINE; THENCE S.89°56'59"W, A DISTANCE OF 189.61 FEET, ALONG THE NORTH LINE OF SAID SECTION 8; THENCE N.77°56'57"E, A DISTANCE OF 158.72 FEET ALONG THE NORTH R.O.W. LINE OF NE JORIE WAY, AS PRESENTLY ESTABLISHED; THENCE S.89°57'08"W, A DISTANCE OF 1658.11 FEET; THENCE N.00°06'17"W, A DISTANCE OF 227.00 FEET; THENCE S.89°46'04"W, A DISTANCE OF 66.00 FEET; THENCE S.00°06'17"E, A DISTANCE OF 220.00 FEET; THENCE S.89°34'05"W, A DISTANCE OF 2604.73 FEET; THENCE S.00°00'03"W, A DISTANCE OF 40.00 FEET, TO THE SOUTH LINE OF SECTION 6; THENCE N.89°34'05"E, A DISTANCE OF 2276.49 FEET, TO THE EXISTING R.O.W. OF INTERSTATE 80; THENCE N.89°34'05"E, A DISTANCE OF 361.31 FEET, TO THE POINT OF BEGINNING, CONTAINING 229130 SQ.FT / 5.260 ACRES OF LAND.

PLAT OF SURVEY

A PORTION OF THE POLK COUNTY RIGHT-OF-WAY FOR NE 62ND AVENUE AND NE 80TH STREET, WITHIN THE SW1/4 OF SECTION 5, THE SE1/4 OF SECTION 6, AND THE NW1/4 OF SECTION 8, TOWNSHIP 79, RANGE 22, WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

SECTION 8, A DISTANCE OF 52.56 FEET; THENCE S.42°04'41"E., A DISTANCE OF 49.22 FEET; THENCE N.00°01'10"E., A DISTANCE OF 56.13 FEET; THENCE N.89°57'08"E., A DISTANCE OF 1537.25 FEET, TO THE NORTH LINE OF INTERSTATE 80 AS PRESENTLY ESTABLISHED; THENCE N.77°57'00"E., A DISTANCE OF 158.69 FEET, ALONG SAID NORTH LINE; THENCE S.89°56'59"W., A DISTANCE OF 189.61 FEET, ALONG THE NORTH LINE OF SAID SECTION 8; THENCE N.77°56'57"E., A DISTANCE OF 158.72 FEET ALONG THE NORTH R.O.W. LINE OF NE JORIE WAY, AS PRESENTLY ESTABLISHED; THENCE S.89°57'08"W., A DISTANCE OF 1658.11 FEET; THENCE N.00°06'17"W., A DISTANCE OF 227.00 FEET; THENCE S.89°46'04"W., A DISTANCE OF 66.00 FEET; THENCE S.00°06'11"E., A DISTANCE OF 220.00 FEET; THENCE S.89°34'05"W., A DISTANCE OF 2604.73 FEET; THENCE S.00°00'03"W., A DISTANCE OF 40.00 FEET, TO THE SOUTH LINE OF SECTION 6; THENCE N.89°34'05"E. A DISTANCE OF 2276.49 FEET, TO THE EXISTING R.O.W. OF INTERSTATE 80; THENCE N.89°34'05"E., A DISTANCE OF 361.31 FEET, TO THE POINT OF BEGINNING, CONTAINING 229130 SQ.FT / 5.260 ACRES OF LAND.



LEGEND OF SYMBOLS:

LAND SURVEYOR



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 Arkansas

SIGNATURE 1/1/2026 DATE 06/01/2026

PRINTED OR TYPED NAME MURRAY B BERTING

LICENSE NUMBER 13148

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL

ES 1.01

RIGHT-OF-WAY ACQUISITION

CITY OF BONDURANT
SW1/4 SECTION 5, SE1/4 SECTION 6, NW1/4 SECTION 8, TOWNSHIP 79, RANGE 22

DATE	06/01/2026	SCALE	1" = 200'
DRAWN BY	MBB	FIELD BOOK	N/A
APPROVED BY	DRF	REVISION	REVIEW

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

225001906-0

ACQUISITION PLAT

ES1.01



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

Item No. 6.o.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving the contract proposal for building maintenance and monitoring for the new BES Facility

CONTACT PERSON:
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS:

Staff reached out to Marsden Services, Des Moines Property Management, JM Services, Baker Group, and Ryan Companies. Baker Group and Ryan Companies were the only two companies that submitted a proposal.

Below is a side-by-side evaluation of the two maintenance proposals for the City of Bondurant Emergency Services Building. The comparison focuses on scope, pricing, value, and long-term cost implications. The analysis is based on the proposals provided.

Category	Baker Group	Ryan Companies
Annual Cost	\$38,557	\$29,300
Difference	+\$9,257/year	Baseline
Price Increase	5% annually (Years 2 & 3)	Reviewed annually based on market
Contract Length	Renewable annually	Auto Renewal

Baker Group Proposal Summary

Annual Cost

- 2026: **\$38,557**
- 2027: **\$40,484.85**
- 2028: **\$42,509.09**

Included Services

Baker's proposal is centered on **technical preventive maintenance** for major building systems.

Covered systems include:

- HVAC & Hydronic Heating
- 22 Water Source Heat Pumps
- Boilers
- Pumps
- Air Compressors
- Air Dryers
- Building Automation System (BAS)
- Domestic Plumbing
- Backflow testing
- Variable Frequency Drives
- Exhaust systems
- Energy Recovery Units
- Control sequence verification
- Air balancing
- Quarterly/annual filter replacement
- BAS software maintenance
- Remote BAS access
- Cybersecurity review
- BAS database backup
- Operator training
- Equipment optimization recommendations

The proposal specifically **excludes**:

- MAKO life-safety system
- Air compressor repairs (preventive maintenance only)
- Emergency repairs
- Repair labor
- Repair materials

- Manufacturer specialty work

Strengths

- Very detailed preventive maintenance program
- Strong controls/BAS expertise
- Extensive HVAC specialization
- Specialized hydronic system maintenance
- Four annual visits on many HVAC systems
- Strong documentation and reporting

Weaknesses

- Highest annual cost
- Repairs billed separately
- Escalating annual pricing
- Limited general building maintenance

Ryan Companies Proposal Summary

Annual Cost

\$29,300 annually

Included Preventive Maintenance

Ryan covers essentially the same major mechanical systems:

- Water Source Heat Pumps
- Boilers
- Hydronic systems
- Air compressors
- Air dryer
- VFDs
- Exhaust fans
- Pumps
- Water heaters

- Drinking fountain
- Heat pumps
- Roof inspection
- Generator inspections
- Interior rounds
- Exterior rounds

In addition, Ryan includes operational services not found in Baker's proposal:

- Weekly interior inspections
- Weekly exterior inspections
- Roof inspections
- Generator inspections
- Door inspections
- Drain inspections
- Building walkthroughs
- General maintenance support

Ryan also offers hourly labor rates:

- Chief Engineer: \$113/hr
- Maintenance Engineer: \$98/hr
- Maintenance Technician: \$85/hr

Strengths

- Lowest annual price
- Broader building maintenance approach
- Includes facility rounds
- Includes general building maintenance capability
- Strong staffing model
- Single point of contact for day-to-day facility issues

Weaknesses

- Less detailed HVAC maintenance procedures
- Little discussion of BAS maintenance
- No cybersecurity/BAS software support
- Less technical documentation
- More reliance on hourly labor for repairs

Cost Analysis

Annual Cost Comparison

Vendor	Annual Cost
Ryan	\$29,300
Baker	\$38,557
Difference:	

Bakers cost approximately \$9,257 more per year

That's rough:

- **32% higher annually**

Three-Year Cost Projection

Ryan (assuming flat pricing)

Year	Cost
2026	\$29,300
2027	\$29,300
2028	\$29,300
3-Year Total: \$87,900	

Baker

Year	Cost
2026	\$38,557
2027	\$40,484.85
2028	\$42,509.09
3-Year Total: \$121,550.94	

Difference Over Three Years

\$121,550.94 – \$87,900 = \$33,650.94

Ryan is approximately **\$33,651 less expensive over three years** (assuming Ryan's annual fee remains unchanged).

Scope Comparison

Service	Baker	Ryan
HVAC PM	✓	✓
Boilers	✓	✓
Heat Pumps	✓	✓
Plumbing	✓	✓
Air Compressors	✓	✓
Air Dryers	✓	✓
VFDs	✓	✓
BAS Maintenance	✓	Limited
BAS Cybersecurity	✓	—
BAS Software Updates	✓	—
Remote BAS Support	✓	—
Interior Facility Rounds	—	✓
Exterior Facility Rounds	—	✓
Roof Inspection	—	✓
Generator PM	Limited	✓
General Building Maintenance	Minimal	✓
Detailed Equipment Optimization	✓	Limited

Value Assessment

Baker Group

Best suited if the City's priority is:

- Maximizing HVAC reliability
- Protecting geothermal equipment
- Maintaining BAS performance
- Long-term lifecycle management
- Manufacturer-level mechanical expertise

Paying a premium for specialized mechanical and automation services.

Ryan Companies

Best suited if the City's priority is:

- Overall facility operations
- Lower annual cost
- One vendor for mechanical and general maintenance
- Day-to-day building oversight
- Operational support

Ryan provides a broader facility management approach rather than a highly specialized mechanical maintenance program.

Overall Evaluation

Category	Strongest
Lowest Cost	Ryan
HVAC Technical Expertise	Baker
BAS Support	Baker
Facility Operations	Ryan
General Building Maintenance	Ryan
Mechanical Detail	Baker
Long-Term Mechanical Asset Protection	Baker
Overall Value	Ryan (cost-focused) / Baker (performance-focused)

Recommendation

The primary objective is **controlling costs while maintaining the facility effectively**, **Ryan Companies offers the stronger value proposition**, with an annual savings of over \$9,000 and an estimated three-year savings of about \$33,650. The staff's recommendation is to move forward with Ryan Companies.

FUNDING SOURCE: General Fund/Fire Department and Emergency Medical Services Department

STAFF RECOMMENDATION: Staff recommends moving forward with the proposal submitted by Ryan Companies.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-245
2. Ryan Companies Monitor and Maintenance Proposal for New Facility
3. Baker Group Maintenance and Monitor Proposal for New Facility

CITY OF BONDURANT
RESOLUTION NO. 260720-245

A RESOLUTION APPROVING A FACILITY PREVENTIVE MAINTENANCE SERVICES
AGREEMENT WITH RYAN COMPANIES US, INC. FOR THE BONDURANT
EMERGENCY SERVICES FACILITY

WHEREAS, the City of Bondurant has constructed a new Emergency Services Facility to serve the residents of the City; and

WHEREAS, the City Council recognizes the importance of maintaining the building's mechanical, electrical, plumbing, HVAC, life safety, and related building systems in a safe, reliable, and efficient operating condition; and

WHEREAS, Ryan Companies US, Inc. submitted a proposal dated December 11, 2025, to provide preventive maintenance services for the Bondurant Emergency Services Facility; and

WHEREAS, the proposal includes scheduled preventive maintenance for the facility's building systems, including HVAC equipment, geothermal systems, boilers, pumps, generators, life safety equipment, overhead doors, plumbing systems, and related equipment, at an annual cost of **Twenty-Nine Thousand Three Hundred Dollars (\$29,300.00)**; and

WHEREAS, the City Council finds that entering into an agreement with Ryan Companies US, Inc. is in the best interest of the City and will assist in preserving the City's investment while promoting reliable facility operations.

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

1. The proposal submitted by **Ryan Companies US, Inc.**, dated **December 11, 2025**, for preventive maintenance services for the Bondurant Emergency Services Facility is hereby approved.
2. The annual contract amount shall not exceed **\$29,300.00**, subject to the terms and conditions contained within the proposal and the availability of appropriated funds.
3. The Mayor is hereby authorized and directed to execute the agreement and any related documents necessary to carry out the intent of this resolution, subject to review and approval by the City Attorney as to form.
4. The City Administrator, Director of Emergency Services, and City Clerk are authorized to take all actions necessary to implement this resolution.

PASSED AND APPROVED by the City Council of the City of Bondurant, Iowa, this 20th day of July 2026.

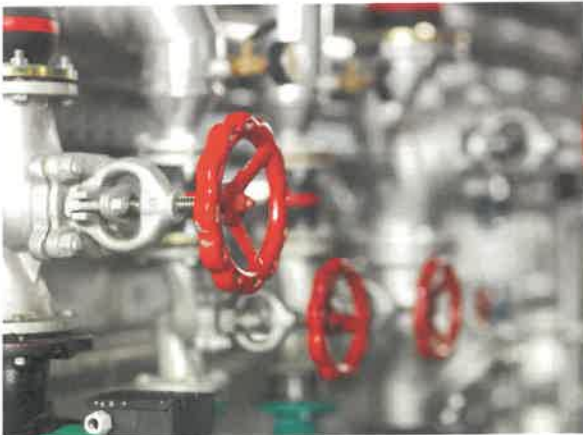
By: _____
Doug Elrod, Mayor

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				



RYAN COMPANIES US, INC. FACILITY ENGINEERING SERVICES PROPOSAL FOR
BONDURANT FIRE DEPARTMENT
BONDURANT, IA

DECEMBER 11, 2025

JEFF GREEN, ASSOCIATE MANAGER OF BUILDING SERVICES
P: 515-314-8803 | E: JEFF.GREEN@RYANCOMPANIES.COM
111 EAST GRAND, SUITE 200, DES MOINES, IA 50309

RYAN



December 11, 2025

Aaron Kreuder, Director of Emergency Services
Bondurant Fire Department
500 Campus Drive
Bondurant, IA 50035



Dear Aaron,

Thank you for the opportunity to present our Building Maintenance Services to support your needs at Bondurant Fire Department's new emergency services facility. As a service provider, our core commitment is to ensure your team can be successful without the distraction of managing the full burden of operational functions.

We are confident that Ryan is the best choice to fulfill your facility needs for the following key reasons:

Real Estate Experience

As building owners ourselves, we live in your world and share your vision, using our experience and expertise to create results that exceed expectations. We understand that 70% of the cost of the building represents operating costs during the building life cycle, so we're constantly looking for unconventional ways to reduce costs. Our strong regional management and engineering team affords a great depth of experience with an average of 18+ years of commercial real estate experience in varied product types, and we are deliberate in leveraging that talent.

Maintain Asset Value while Controlling Costs

Our proactive approach to maintenance will ensure equipment is operating efficiently, while minimizing unexpected repairs and capturing the expected life cycle of the asset. We take a full investment approach to understanding your every need as it applies to maintaining critical environments which can impact the much greater costs such as business operations, staff efficiencies, and visitors experience.

Service Delivery

We pride ourselves in recruiting and retaining best in class talent through not only our reputation but also through our partnerships with local schools and organizations. Our fleet of staff in the Des Moines area and nationally come with diverse skill sets to complement our team approach to every client's needs. There are no one-size fits all when it comes to staffing as we align the diverse talents of each individual with the needs of the client to ensure a concierge level of service delivery.

We are committed to building a long-term relationship with you based on mutual trust and respect and will focus on earning your business every day. We want this proposal to be the start of the next step in our conversation. Please contact Jeff at 515-314-8803, jeff.green@ryancompanies.com if we can help in any way.

Sincerely,

Jeff Green
Associate Manager of Building Services

Ryan Companies US, Inc.
111 East Grand Avenue, Suite 200
Des Moines, IA 50309

p: 515-309-8500
ryancompanies.com



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Chuck Cole

SECTION 5 RYAN COMPANIES

Why Partner with Ryan
About Ryan
Community Involvement



SECTION 1
FEE PROPOSAL

Ryan Companies US, Inc.

FEE PROPOSAL



PROPOSED SERVICES

Ryan Companies would be pleased to perform preventive maintenance service on the following equipment for Bondurant Fire Department:

Equipment	Service Frequency
ERV Energy Recovery Ventilation Unit (Roof)	Quarterly
ERV Electric Heating Coil	Quarterly
WSHP (Water Sourced Heat Pumps) (22)	Semi-Annual
Hydronic Pump Boiler (BP-1)	Semi-Annual
Hydronic Pump Heat Pump Loop(2)	Monthly
Hydronic Pump Heating Hot water (2)	Monthly
Radiant Geo thermal Manifolds(4)	Semi-Annual
Kitchen Hood	Semi-Annual
Exhaust Fan ERV Intake	Bi-Monthly
Exhaust Fan ERV Exhaust	Bi-Monthly
Exhaust Fans (3) Intakes OA-1-2-3	Monthly
Domestic Water Pump	Monthly
Expansion Tank Heat Pump Loop	Semi-Annual
Expansion Tank Heating Hot water	Semi-Annual
Expansion Tank Domestic Hot Water	Semi-Annual
Electric Water Heater (1) 120 Gallons	Semi-Annual
Boiler (Serves Apparatus Room) in floor heat	Monthly
Air Compressors (2)	Annual
Air Compressor Dryer	Annual
VFD EF-1	Annual
VFD GWP-1A (Geo Thermal Water pump)	Monthly
VFD GWP 2A (Geo Thermal Water pump)	Monthly
VFD SF-1	Annual
Destratification Fans (8) Serves Apparatus Bay	Semi-Annual
Split Units (2) Serves IT & Equipment RM (Clean coils)	Semi-Annual
EF-1 Serves Apparatus Bay	Annual
KEF-1 (Kitchen Exhaust Fan)	Semi-Annual
PEF-1 Purge for Apparatus Bay	Annual
PEF-2 Purge for Apparatus Bay	Annual
SF-1 Serves Apparatus Bay	Annual
TF-1 Electrical RM	Semi-Annual
VF-1 Storm Shelter Emergency Ventilation	Semi-Annual
BCU-Electric Blower Coils (4)BCU-1-2-3-4 heat only	Semi-Annual
Drinking fountain-Bottle filler	Monthly
Roof Hydrant	Semi-Annual
Trench drain	Semi-Annual
Eye wash Station	Monthly
Electric Heat (16) baseboard heating	Annual
Accordion Doors (6) Serves Apparatus area	Semi-Annual
Overhead Doors (6) Serves Apparatus Area	Semi-Annual
Drip Irrigation	Semi-Annual
Generator (Diesel) Monthly inspections, Annual PM	Monthly
Transfer Switch	Annual
Interior Rounds	Weekly
Exterior Rounds	Weekly
Roof Inspection	Annual

SCOPE	ANNUAL FEE
Preventative Maintenance	\$29,300

FEE PROPOSAL



STAFFING OVERVIEW DESCRIPTION

Chief Engineer – Provides guidance, oversight, and coaching for onsite staff, vendors, and supporting team members to ensure optimal performance of the property systems and staffing.

Maintenance Engineers – Provides support for regular routine maintenance and repair tasks. These tasks may include performing general preventive maintenance, mechanical system checks, building rounds, general repairs, doors, locks, hardware, lighting, card access, scheduling and escorting vendors, and responding to emergency demand requests.

Maintenance Technicians – Provide support to all team members with special projects, light maintenance, and miscellaneous tasks.

HVAC Technicians – Provides support for regular routine HVAC maintenance and repairs. This may include responding to demand requests, after-hour emergencies, troubleshooting, and equipment repairs.

HOURLY STAFFING (Maintenance and Engineering)

Our Maintenance and Engineering services will be charged on an hourly basis as requested. These services can be leveraged in various capacities to include on-demand, reoccurring / flex schedules, or a fixed schedule with the ability to define or adjust accordingly at any time.

STANDARD HOURLY LABOR RATES	
Chief/Lead Engineer	\$113
Maintenance Engineer	\$98
Maintenance Technician	\$85

These rates are reviewed on an annual basis and are subject to change effectively January 1st to accommodate adjustments in salary and operating expenses.

After-hours / Emergency Service requests outside of the regular business hours listed above including weekends and holidays will be charged out at one and a half times the standard labor rates.

Work orders will be invoiced for a minimum of 30 minutes. All work will then be invoiced in 15-minute increments thereafter, with partial increments to the next quarter hour, and designated as “regular” or “overtime”. Billable time includes receiving instruction, travel to the job (if not already on site), time spent working on the job, procuring parts, and time spent processing and completing the work order.

Ryan Companies US, Inc. will invoice Customer for labor and materials the following month after completion of service and paid by Customer according to the terms of the Agreement.

Afterhours Service

Ryan Companies will provide access to our 24-hour service team. These services are available through our service line, which is monitored by a live person and dispatched on a rotating schedule to our mobile team members. Our response time is expected to be with a 2-hour window pending traffic, weather or other variables outside of our control.

Contractor Costs

Depending on the nature of service required we may suggest or recommend third party support from a preferred vendor. The cost for those services performed by third party vendors would be approved and paid for by the Customer.



SECTION 2

FACILITY SERVICES CAPABILITIES

Ryan Companies US, Inc

RYAN BUILDING SERVICES OVERVIEW



RYAN BUILDING SERVICES AT-A-GLANCE:

- Our office portfolio operates for less per square foot than the national average in utility costs
- Operates and maintains over 23.5 million square feet of office, healthcare, industrial and retail space throughout the country
- Constantly exceeds the Kingsley Associates tenant survey benchmark ratings for client satisfaction
- Over 80% of our office portfolio has Energy Star and or LEED Certifications

PREVENTATIVE MAINTENANCE

- Structures and roofs
- HVAC
- Electrical
- Fire life safety systems
- Mechanical systems
- Emergency power systems
- Data centers
- Building automation systems

BUILDING/FACILITY SERVICES

- Construction management services
- Tenant improvement plan review
- Utility tracking & energy benchmarking
- LEED, BOMA 360 and Energy Star Certification
- Commissioning & recommissioning services
- Computerized maintenance management systems set-up & implementation
- Facility assessments & due diligence studies
- 24-hour emergency service



Focusing on operations for market-leading performance.

You can't overestimate the power of prevention and maintenance. Well-maintained buildings not only save significant dollars on operating costs over the lifecycle of the building, they're better at retaining their value, and have stronger appeal to potential tenants or future buyers. Ryan Building Services (RBS) provides full-scope, proactive building services on commercial real estate assets of all kinds, including office, industrial, retail, hospitality and healthcare projects across the country.

BUILDING ASSESSMENTS & OPERATIONAL BUILDING INTELLIGENCE

What gets measured gets managed. By performing an in-depth assessment of your property or a property you are considering, our RBS team provides you with the data and insights you need to make informed decisions and to strategically plan for the care of your real estate asset. But our assessments aren't just for new properties and new clients; through our Operational Building Intelligence model, we continue to assess the performance of the building and to keep it operating at peak performance. And that saves you money. We take a proactive approach to maintenance because it keeps buildings running smoothly, promotes tenant loyalty and helps eliminate expensive surprises. By aligning the right level of skill and support with the specific needs

and demands of your building, we maximize operating efficiency while minimizing labor costs.

OUR TECHS MEET HIGH-TECH

When you do need service, you want it immediately. By providing a combination of state-of-the-art technology and the highest level of trained technicians, RBS will respond and repair with fast, comprehensive coverage of your property. Our advanced technology streamlines support in three ways:

- A computerized maintenance management system can schedule on-demand and preventative services and maintain equipment performance records with a convenient client portal
- Energy & building management systems with single source remote access capability provide remote, controlled permission, and finger-tip access from any cellular device. With 24/7 monitoring and alarm dial-out notification, you know your building is in the best possible care.
- GPS dispatch allows for global vehicle mapping with by-the-minute best route and traffic updates so we get to your building faster. Live ETA communication allows you to stay in touch with our techs while they are in route. You're covered from the minute you make the call.



SELF PERFORM CAPABILITIES

RYAN COMPANIES SELF-PERFORM MAINTENANCE CAPABILITIES



BASIC SERVICES

- Onsite guidance and oversight of service vendors
- Onsite coordination and scheduling of vendor services
- Onsite tenant relations and support
- Identifying safety and risk concerns
- Identifying and predicting maintenance concerns with mechanical, plumbing, electrical, FLS, roof, curtain wall, windows, landscaping, parking lot and irrigation
- Manage critical routine building maintenance services through our CMMS such as fire life safety systems, HVAC, elevators and generator
- 24/7 emergency service

GENERAL BUILDING OPERATIONS

- Operate fire panels and fire life safety systems
- Operate security and card access systems
- Operate fire sprinkler systems
- Operate generators
- Operate EMS / BMS
- Operate loading dock equipment
- Operate fountains, pumps and lift stations
- Operate irrigation systems
- Operate electrical distribution systems
- Operate audio and video systems
- Operate boilers, chillers and their related components
- Operate cooling towers and water treatment system

GENERAL BUILDING SERVICES

- Lighting and lamp replacement
- Pressure washing
- Ceiling tile replacement
- Painting and patching
- Caulking
- Miscellaneous clean-up
- Office furniture and work station set up
- Hanging pictures, whiteboards, TVs etc.
- Doors, locks, hinges and hardware replacement or adjustment
- Emergency exit signs and lighting
- Signage

PLUMBING SERVICES

- Unclog toilets and sinks
- Unclog floor drains
- Repair, replace and rebuild flush valves
- Repair, replace and rebuild faucets
- Repair and replace plumbing fixtures
- Water heater service
- Repair or replace circulating pumps
- Repair sink traps, stops and supplies

HVAC

- General HVAC maintenance including filter replacement, belt replacement, coil cleaning, lubrication, drive adjustment and alignment
- Equipment operating inspection, refrigerant charge, electrical components, control settings and system cycling
- System troubleshooting and diagnoses of equipment and its related components
- System and equipment repairs / part replacement including, fans, motors, drive components, compressors, refrigeration controls, heating components and electrical controls

CONTRACTOR COSTS

The self-perform capabilities listed above are a general list of services. There may be additional items not listed that can be self-performed. Depending on the nature of some of the services we may require or recommend third party support from a preferred vendor. The cost for those services performed by third party vendors would be approved and paid for by the Client.



SECTION 3 **RECENT CLIENTS**

Ryan Companies US, Inc.

RECENT CLIENTS



CRST



LOCATION

201 First Street
Southeast Cedar
Rapids, IA 52401

PROPERTY TYPE

Class A Office
Tenant Improvement

TENANT(S)

Bankers Trust Company,
CRST International Inc.,
Holmes Murphy &
Associates, Inc., RBC Capital
Markets LLC, RSM US LLP

SIZE

221,663 SF

As the first new downtown building since the late 1990s, CRST International's new headquarters is taking its place among the Cedar Rapids business community. The 11-story tower is dramatically changing the city's skyline and providing a visible, expanded and updated space for the national transport company. Since the completion, Ryan has managed the Center and recently renewed the management agreement for another term. Ryan has completed all of the tenant improvement for the Center, while managing the property. At this location we provide full service property management and maintenance services, including accounting, budgeting, managing service contracts with vendors, a preventative maintenance schedule and on-demand maintenance requests.

GreatAmerica Building



LOCATION

625 First Street Southeast
Cedar Rapids, IA 52401

PROPERTY TYPE

Class A Office

TENANT(S)

GreatAmerica Financial
Services,
Nyemaster, Goode, P.C.,
Ryan Companies US, Inc.

SIZE

150,000 SF

Located on the Cedar River in downtown Cedar Rapids, Iowa, the GreatAmerica Building is the culmination of years of planning and partnership with the City and surrounding community to develop the riverfront area. The GreatAmerica Building was one of the most important commercial developments in Cedar Rapids in more than a decade.

Today, the property is still managed by Ryan, nearly 25 years after completion. In this time, Ryan has overseen several remodels on nearly all the floors, overcome natural disasters and maintained top-tier property management services. In taking care of the property, our team provides property management services, manages vendors and vendor contacts and assists in the budgeting process.

Capital Square



LOCATION

400 Locust Street
Des Moines, IA 50309

PROPERTY TYPE

Office
Retail
Multi-Tenant

TENANT(S)

LCS, RSM, BH Management,
Des Moines Register, Iowa
State University, Law Firms,
Restaurants

SIZE

486,755 SF

We provide in-house property management, event coordination, construction project management and full-service accounting, customizing financial reports to accommodate the building ownership's accounting needs. We closely monitor and negotiate contracts, to include providing self-performed work to effectively manage the multi-million dollar operating expense budget and over \$2M capital improvement budget. We have successfully partnered with the building ownership, brokerage firms and local city offices to increase notoriety of the building and its amenities, and have consistently increased the net operating income.

RECENT CLIENTS



Grain Belt Brewhouse



LOCATION

1220 Marshall Street NE
Minneapolis, MN 55413

PROPERTY TYPE

Historic Redevelopment
Office Building

PROPERTY AGE

Built in 1891, 133 Years

SIZE

96,000 SF

The Grain Belt Brewhouse was originally constructed in 1891 as a brewery. Since 1975, it stood vacant. Because the building is on the National Register of Historic Places, it was critical that any efforts to redevelop the site be sensitive to its historic nature while still providing functional office space for its tenants.

Ryan, the Minneapolis Community Development Agency (MCDA) and RSP Architects embraced the opportunity to make creative use of this historic landmark. Now the elegant old brewhouse has come back to life after 27 years, and serves as a catalyst for continued revitalization of the Mississippi River corridor in Minneapolis, Minnesota.

801 Marquette



LOCATION

801 Marquette Avenue
Minneapolis, MN 55402

PROPERTY TYPE

Mixed-Use

PROPERTY AGE

Built in 1920s, 100 Years

SIZE

134,615 SF

Located in the heart of downtown Minneapolis, 801 Marquette is a four-story, classic 1920s brick building undergoing a major modern facelift for re-lease as office space. Ryan was brought in to handle construction on the significant renovations and take over property management of the completed space. The renovation will open up the building's interior to create stunning tenant spaces featuring high concrete ceilings and brick façades. At the center of the newly repositioned 801 Marquette, a five-story, light-filled atrium will serve as a gathering space for tenants and guests to work, meet, mingle and enjoy food and drinks throughout the day and evening.

Midtown Exchange



LOCATION

2929 Chicago Avenue S
Minneapolis, MN 55407

PROPERTY TYPE

Mixed-Use, Historic
Redevelopment, Hospitality,
Office, Retail, Parking
Public Sector, Data Center

PROPERTY AGE

Built in 1928, 94 years

SIZE

1,100,000 SF

Built in 1928 as a massive retail and distribution center for Sears, the art deco monolith sat vacant after its closing in 1994. The three-block development is anchored by office space for nearly 1,700 employees of Allina Hospitals and Clinics. Constructed in under two years despite a number of significant challenges, the Midtown Exchange breathes new life into a historic Minneapolis icon. A truly innovative feat of funding, construction, community and design, the project represents the best of public-private investment supporting strong and inclusive urban neighborhoods.



SECTION 4

RYAN PROJECT TEAM

Ryan Companies US, Inc.



RYAN PROJECT TEAM



JEFF GREEN, ASSOCIATE MANAGER OF BUILDING SERVICES

As Associate Manager of Building Services, Jeff is dedicated to overseeing teams that deliver safe, clean and comfortable high-functioning environments. His years of field experience give him a wealth of hands-on knowledge and expertise that inform his leadership and strengthen his ability to mentor and coach maintenance engineers. Firmly committed to getting the job done right, Jeff instills that attitude in others, focusing on the necessary mix of hard and soft skills that lead to excellence.

A gifted communicator, he works closely with facility managers to establish and implement standards for building services, project planning, tenant improvements and emergency plans. Jeff is regarded as a go-to resource when it comes to meeting challenges related to preventative maintenance, general repairs and improvements to systems and equipment, and is adept at modeling his ability to troubleshoot and resolve issues creatively, using all available resources.

SELECTED EXPERIENCE

John Deere ISG Test Farm
55,070 SF, Industrial
Bondurant, IA

National Carwash Solutions
227,388 SF, Industrial
Grimes, IA

John Deere Intelligent Solutions Group
134,562 SF, Office
Urbandale, IA

John Deere Technical Innovation Center
33,000 SF, Industrial, Manufacturing
Ames, IA

Iowa Bankers Association
60,000 SF, Office
Urbandale, IA

Iowa Bankers Association
60,000 SF, Office
Urbandale, IA



CHUCK COLE, MAINTENANCE ENGINEER

Customers can count on Chuck for quality customer service and the ability to get things done. With 30 years of experience in facilities and construction management, he's well versed in solving a variety of challenges, adapts well to new situations and stays focused on customer satisfaction. Chuck's previous roles as superintendent, craftsman, licensed technician and facilities manager all provided him valuable experience and insight, enabling him to handle a variety of tasks from electrical to plumbing.

As Maintenance Engineer, Chuck is assigned to a multitude of varied commercial properties, where he provides services including HVAC/controls/building automation, electrical, plumbing, security and card access systems, fire and life safety, carpentry, facilities management and organization. He loves the mix of technical service, craftsmanship and customer service. Chuck's daily goal is to make life better for his customers, coworkers and his family.

SELECTED EXPERIENCE

John Deere Technical Innovation Center
33,000 SF, Industrial, Manufacturing
Ames, IA

John Deere Financial
395,000 SF, Class A Office
LEED Certified
Johnston, IA

Capital Square
486,755 SF, Office, Retail
Des Moines, IA

1200 University Avenue
60,000 SF, Healthcare
Des Moines, IA

US Cellular
14,055 SF, Retail
Johnston, IA

US Cellular
15,000 SF, Retail
Urbandale, IA



SECTION 5
RYAN COMPANIES

Ryan Companies US, Inc.

WHY PARTNER WITH RYAN?



Choosing the Ryan Building Services Team means gaining a dedicated partner who understands your building inside and out. We will provide reliable, proactive support tailored to Banner Health's needs—so you can stay focused on your core operations while we handle the day-to-day building performance.



INTEGRATED TRANSITION MODEL

Before turnover, we'll integrate with the construction team to fully understand the Banner Health building's systems—ensuring a seamless transition and immediate execution of maintenance and operational expectations from day one.



MAINTAIN ASSET VALUE

Our proactive maintenance approach ensures your building systems operate efficiently, extends the life of critical assets, and minimizes disruptions. This is especially important in a dynamic, patient-centric environment like Banner Health. By anticipating issues before they arise, we help preserve the integrity of your facilities and support uninterrupted patient care, clinical operations, and community health initiatives.



SERVICE DELIVERY

We will staff the facility with best-in-class talent, thoughtfully matched to Banner Health's operational needs. Through strategic recruiting and a diverse team of experts, we deliver a customized, concierge-level service experience.

ABOUT RYAN



SERVICE OFFERINGS:

Capital Markets:

Market investment tests, Financial option evaluation, Structure & secure financing, Project loan sourcing, Third-party equity sourcing, Acquisition & sale of assets, Consulting

Development:

Optimum lease structure, Site selection analysis, Land acquisition, City approvals (entitlements), Environmental review & coordination, Economic incentive structuring

Architecture + Engineering:

Architecture, Civil Engineering, Interior Design, Landscape Architecture, Planning, Computational Design, Sustainable Design

Preconstruction:

Budget comps/estimating, Critical subcontractor selection, Operations/pro forma expectations, Conceptual design with Building Information Modeling (BIM), Sustainability/energy modeling/operating costs, Scheduling, Quality assurance & safety plan

Construction:

Team coordination & communication, Site work/storm water management, Site, shell & build-out, Schedule management, Cost control, Quality control, Close-out & commissioning, 3D project manuals

Real Estate Management:

Property & facility management, Asset management, Lease administration, JEDI lease acceleration program, Preventative maintenance, 24/7 emergency service, ENERGY STAR certification/LEED-EB, Recommissioning



WE BUILD STORIES.

At Ryan, we believe in the value of the buildings we design, develop, manage and construct. Not just for their dollar value, but the value they bring to the people who use them and the communities that surround them. For more than 85 years, this belief has driven us to take a holistic approach to every project, focusing first on the “why” behind a client’s needs so we can achieve a better outcome in the end.

Three generations of Ryans have led our business, carrying on the principles we were built upon—integrity, honesty, civic pride and a sincere regard for people—while honing our skills and capabilities to stay ahead of today’s fast-paced world. We specialize in development, architecture & engineering, construction, real estate management and capital markets, collaborating at every step of the process to streamline operations and applying our experience to gain important insights into client needs. And because we plan, design, build, own and sell buildings, we have a profound understanding of the intricate balance between beauty, function and cost.

We operate across the country with offices that represent much of the United States. With localized service, we have well-established connections within the community and relationships with the best trades and suppliers, plus we understand the

particular rules and regulations within each area. But most importantly, because your community is our community, too, we are passionate about finding the right solutions.

We know that a commercial real estate project is a long-lasting endeavor, both for our clients and the communities in which they operate. Being a part of this work is not something we take lightly. It is our responsibility to go beyond simply fulfilling a request. We bring our expertise and passion to create buildings that will add value to the people who encounter them, from clients to building patrons to the community. Project size is not what matters to us. What does matter is finding effective, timely solutions that are as successful today as they are in the future.

As a national leader in commercial real estate, we know that our clients are as unique as their projects. That’s why, day after day, we’re driven to uncover their stories. To be inspired by what inspires them. To bring the right people to the table so we can collaborate on a deeper, more engaging level. Together, we build something far more profound than the physical presence of a building. We build the backdrops to life’s stories.

COMMUNITY INVOLVEMENT



Contributing to our communities.

For more than 85 years, Ryan's commitment to community service has been a guiding principle, through both good times and bad. Across the country, our employees contribute to local charities, educational programs, religious organizations and community groups. While we have numerous company-sponsored stewardship events, we encourage and empower our employees to choose organizations and involvement that matches their priorities and passion.

THE RYAN FOUNDATION

The Ryan Foundation was established to maximize the impact of our team members' dollar contributions with a dollar-for-dollar match program. Each year, the efforts of our company-wide RyanGivesBack initiative results in hundreds of thousands of dollars of giving, including employee donations, matching funds and corporate grants. We support employee contributions of time and talent through community service by encouraging each team member to use up to 20 hours of work time annually to volunteer in the community.

The Ryan Foundation also makes direct financial contributions. To maximize our impact within the community, employees are encouraged to apply for foundation

grants, which focus on the following areas stewardship for our corporate giving:

- **Health & Wellness**—We know that many in our communities, especially the young and the old, are impacted by wellness and healthcare issues. By focusing on charities that address these areas, we can make a difference in our neighbors' lives.
- **Shelter**—As a real estate firm, we understand the importance of having a safe roof over our heads. We commit to focusing on helping our communities achieve this same security.
- **Education**—Ryan Companies has a long history of supporting education and we want to continue this support with a broad range of learning opportunities, making sure that all in our communities have access to excellent education.

Philanthropy and service are a part of the Ryan culture and we're proud of our employees and their commitments of time, talent and financial support to the causes they care about. Together, we transform our neighborhoods through the physical environments we create and our ongoing stewardship within.



SUSTAINABLE WORKPLACE SOLUTIONS

Service Agreement for:

City of Bondurant Emergency Services Building



Client Information:
Chief Aaron Kreuder

City of Bondurant Emergency Services Building
04.10.26

EXECUTIVE SUMMARY

Our clients operate in demanding industries that require they focus on their core business objectives. They need a partner who specializes in managing the physical assets associated with facility systems. A partner who will guarantee a fixed price to keep systems operating at peak efficiency, while keeping a keen focus on **safety, sustainability, and reliability**.

As one of the largest and most experienced Design/Build Contractors in Iowa, Baker Group holds deep insights into system design and building operations throughout the facility lifecycle.

Sustainable Workplace Solutions (SWS)

Through our SWS maintenance programs, we partner with clients to reduce the long-term costs of owning and operating their facility. Our programs include preventive, predictive, and specialized maintenance solutions that provide these results:

- Reduced Maintenance Costs
- Reduced Downtime
- Extended Equipment Life
- Reduced Energy Expenses
- Improved Comfort and Safety
- Improved Productivity
- Reduced Administrative Costs
- Improved Budget Stability and Visibility

Our Process:

Step I -- Learn & Listen

Building long-term partnerships with our clients is at the core of who we are. We want to understand your priorities and goals to create a unique service program that provides the best possible value.

Step II -- Identify and Assess

We investigate your existing building systems and equipment assets. We identify strengths, weaknesses, and opportunities for improvements that will improve efficiency and reliability.

Step III -- Consider and Validate

We review and evaluate options for scope of service and coverage type to develop a program that is aligned to your facility objectives.

Step IV -- Implement and Review

This program will lift the daily burden so you can focus on your company's core objectives. Success and opportunities for improvement are consistently evaluated and refined. The result is peace of mind – you know your equipment is receiving the best possible maintenance.

Respectfully Submitted

Clint Evans

Sr. Account Executive

TABLE OF CONTENTS

I. Service Agreement Term and Pricing

II. Systems and Services

Systems and services checked below have been elected by you to be included in this Service Agreement. For each elected system and service, you will find specific scope and coverage details in the attached corresponding schedules.



Facility Insights

- ☐ Building Analytics
- ☐ Utility Benchmarking
- ☐ Air Quality Analysis



Predictive Maintenance Specialties

- ☐ Laser Alignment
- ☐ Vibration Analysis
- ☐ Megohm Measurements
- ☐ Thermal Imaging
- ☐ Ultrasonic Sound Detection



Specialized Air Systems

- ☒ Air Compressors
- ☒ Air Dryers
- ☐ Vacuum Equipment



Mechanical Systems

- ☒ HVAC and Hydronic Heating
- ☐ Chilled Water
- ☐ Mission Critical Data / Server Rooms



Special Service Requests

- ☐ Unique Client Requests



Electrical

- ☐ Power Distribution
- ☐ Lighting Control System
- ☐ Variable Frequency Drives



Plumbing

- ☒ Domestic Plumbing



Automation

- ☒ Building Automation System
- ☐ Industrial Automation Systems



Technology

- ☐ Fire Alarm Systems
- ☐ Security Access Systems
- ☐ Cameras and Video Management
- ☐ Parking and Revenue Control System

III. Attachments

- Covered Equipment
- Predictive Maintenance Plan
- List of Available Baker Group Services
- Terms and Conditions of this Service Agreement

SERVICE AGREEMENT TERM AND PRICING

Date: 04.10.26

Baker Group is pleased to offer professional services at your Emergency Services facility at **500 Campus Drive SE, Bondurant, IA**. Our team offers unique sustainable solutions designed to extend the life of your equipment and tailored to serve your organization's needs.

This Service Agreement will be in effect from **7/1/2026 through 6/30/2027** ("Initial Term"), and will continue in effect from then on for subsequent terms equal in duration to the Initial Term ("Renewal Period(s)"). City of Bondurant Emergency Services Building may end this Service Agreement by providing Baker Group with written notice at least thirty (30) days in advance of the beginning of a Renewal Period. As a courtesy, Baker Group will send you a written reminder forty-five (45) days in advance of the start of any upcoming Renewal Period.

The Service Agreement price for the Initial Term is reflected in the table below, to be invoiced in advance on an Annual basis. Add tax at applicable rate. Pricing is valid for 60 days from **04.10.26**. The price for the Initial Term is firm, but the price for Renewal Periods may need to be adjusted to reflect Baker Group's then prevailing cost for labor and material.

Service Agreement (SA) Year	SA Annual Price
2026	\$38,557.00
2027	\$40,484.85
2028	\$42,509.09

ACCEPTANCE OF SERVICE AGREEMENT

Bondurant EMS Building**Baker Group:**
 By _____
Authorized Client Representative

Name (Print)

Title

Date

 By _____
Baker Group Representative

 Clint Evans

Name (Print)

 Sr. Account Executive

Title

 04.10.2026

Date

SUSTAINABLE WORKPLACE SOLUTIONS

This service program is designed to provide City of Bondurant Emergency Services Building with a long-term maintenance solution. The program will be planned, scheduled, managed, and enhanced by Baker Group to extend the life of your equipment and minimize downtime impact. Although we are happy to customize, we typically offer the coverage choices below. Please see the Covered Equipment List for coverage on each piece of equipment.

Coverage	Preventive Maintenance Labor	Preventive Maintenance Material	Predictive Maintenance	Repair Labor	Repair Material
Comprehensive Program	X	X	X	X	X
Preventive Maintenance	X	X			

Preventive Maintenance Coverage

Baker Group will provide specially qualified trained technicians, engineers, and mechanics to perform the preventive maintenance tasks recommended by the equipment manufacturer. This may include critical sensor calibrations and control sequence certifications. This agreement includes normal consumable materials such as lubricants, grease, cleaners, and fan belts. See Filter List for included filters. Maintenance activities are managed and documented via CMMS (Computerized Maintenance Management System). This CMMS details tasks, required skills, tools and special conditions required to maintain the systems at optimum efficiency levels. Completed Service Order Reports are available upon request or in your client portal. Should Repair service be required, it will be billed separately at preferred client rates.

Comprehensive Program

The Comprehensive Program includes all the Preventive Maintenance, plus all planned or emergency repair labor and repair material for all moving, maintainable components of covered equipment. See Covered Equipment List and Terms and Conditions for details. When an emergency arises, skilled Baker Group technicians are dispatched to your site with our highest service priority — any time day or night.

Service Requests

You may contact Baker Group **24 hours a day -- 7 days a week** at **515.262.4000 / 855.262.4000**. During normal business hours, you can email non-emergency requests to servicecall@thebakergroup.com.

Commitment to Service Excellence

In partnership with City of Bondurant Emergency Services Building, we promise to deliver high quality Sustainable Workplace Solutions by understanding and exceeding your expectations. Great relationships require strong communication. A periodic review of Baker Group's performance will be scheduled. Your feedback matters. Discussions will include, but not be limited to, quality of work, facility concerns, ways to improve, and changes needed. Any improvements identified will be addressed in an action plan.



Specialized Air Systems

- Air Compressors
- Air Dryers
- Vacuum Equipment



SPECIALIZED AIR SYSTEMS

Baker Group will provide specially trained technicians to perform the inspection and preventive maintenance tasks recommended by your system manufacturer. See Covered Equipment List for details.

The Support Services marked below are an integral part of this service offering:

Air Compressors, Air Dryers, and Vacuum Systems

Air Compressor Maintenance

- ☒ Review Operator Logs and Discuss System Operation with Owner
- ☒ Preventive Maintenance determined by run hours
- ☒ Motor and Starter Inspection plus Preventive Maintenance determined by run hours and environment
- ☒ Lubrication System Inspection, Oil Analysis and Preventive Maintenance determined by run hours and environment
- ☒ Perform component rebuilds determined by run hours and environment
- ☒ Exercise and Verify Proper Operation of all Control and Safety Devices
- ☒ System Improvement Recommendations

Air Dryer Maintenance

- ☒ Review Operator Logs and Discuss System Operation with Owner
- ☒ Preventive Maintenance determined by manufacturer and your facility team.
- ☐ Air Filter Replacement
- ☐ Inspect Refrigeration system
- ☐ Inspect Desiccant system
- ☐ Perform component rebuilds determined by years or hours of operation.
- ☒ Exercise and Verify Proper Operation of all Control and Safety Devices
- ☐ Calibrate CO sensor every three (3) months (Medical only)
- ☒ System Improvement Recommendations

Vacuum Maintenance

- ☐ Review Operator Logs and Discuss System Operation with Owner
- ☐ Preventive Maintenance determined by run hours.
- ☐ Lubrication System Inspection, Oil Analysis and Preventive Maintenance determined by run hours and environment.
- ☐ Perform component rebuilds determined by run hours and environment
- ☐ Exercise and Verify Proper Operation of all Control and Safety Devices
- ☐ System Improvement Recommendations

Additional Specialized Air Systems Scope:

- I. Please note, MAKO system is excluded. It is life-safety and should be serviced by the manufacturer



Mechanical

- HVAC and Hydronic Heating
- ~~Chilled Water~~
- ~~Mission Critical Data / Server Rooms~~



HEATING, VENTILATING, AND AIR CONDITIONING

Introduction:

Proper ventilation, air circulation and filtration are extremely important for the safety and productivity of the people in your buildings. This maintenance program is designed to provide a complete maintenance program to minimize equipment downtime and extend the life of your HVAC equipment. Baker Group will plan, schedule, manage, and enhance the process to deliver the comfort and productivity you expect. We will also make recommendations targeted towards energy savings, more efficient operation, and improved comfort for you and your building occupants. See Covered Equipment List for details.

What Baker Group will do for you:

This agreement covers this HVAC Equipment:

- | | |
|--|--|
| ☒ Air Handling Units (AHU's) | ☐ Roof Top Units (RTU's) |
| ☐ Make-Up Air Units (MAU's) | ☒ Energy Recovery Units (ERU's) |
| ☐ Dedicated Outside Air Systems (DOAS) | ☒ Split Systems (Furnace and DX Condensing Unit) |
| ☐ Fan Coil/Blower Coil Units | ☒ Heat Pumps |
| ☐ Variable Air Volume (VAV Boxes) | ☐ Variable Refrigerant Flow/Volume (VRF/VRV) |
| ☒ Unit Heaters / Cabinet Unit Heaters (UH / CUH) | ☐ Unit Ventilators |
| ☒ Exhaust Fans | ☐ Dehumidifiers |

The Support Services marked below are an integral part of this service offering.

☒ **Control Sequence Verification**

Baker Group will review the ventilation economizer and mixed air dampers for proper sequence and full range of motion. Heating and cooling temperature and safety control sensors, valves and solenoids will be tested as required. These steps help assure proper operation, adequate ventilation of your space and proper energy efficiency.

☒ **Air Conditioning**

Compressors and condensing units will receive manufacturer recommended preventive maintenance, such as, checking refrigerant pressures, cleaning electrical contactors, and verifying control sequences to keep systems operating as designed. Condenser coil cleaning will be performed (1) time(s) per year.

☒ **Air Filter Replacement**

Regular, timely, air filter replacement helps assure that your ventilation air is appropriately filtered. Dirty filter will degrade your system efficiency by restricting air flow and can provide a rich media for mold or bacteria growth that could be harmful to your building occupants. We will select the best filters for your application. Air filters will be replaced (4) time(s) per year.

☒ **Fan Maintenance and Belt Replacement**

Regular maintenance on fans will help assure that building air is delivered as designed, which will help to improve air quality, control odors, and maintain building pressure. Fan lubrication and belt replacement will be provided for all fans listed on the Covered Equipment List.

Additional HVAC Scope:

I.

HYDRONIC HEATING

Introduction:

Boilers are the heart of a heating system providing comfort heating, safety, and efficient productive processes for your building. Baker Group will provide specially trained technicians to perform the annual inspection and preventive maintenance tasks recommended by your boiler manufacturer. See Covered Equipment List for details.

What Baker Group will do for you:

Hot Water Boiler Support Services

The Support Services marked below are an integral part of this service offering:

Boiler Maintenance

- ☒ Review Operator Logs and Discuss System Operation with Owner
- ☒ Exercise and Verify Proper Operation of all Control and Safety Devices
- ☒ Maintain Low Water Makeup System
- ☒ Maintain Combustion Air Intake Dampers and Actuators
- ☒ Clean and Adjust Burner for Optimum Efficiency
- ☒ System Improvement Recommendations

Additional Heating System Support Services Available

There are additional maintenance activities that may be required or recommended by the manufacturer to assure the long-term reliability and efficiency of your system.

- ☒ Prepare Boiler for annual Inspection as required
- ☐ Annual Boiler Tube Cleaning
- ☐ Flue Gas Analysis annually
- ☐ Maintain Power Flue Exhaust Fan if applicable
- ☐ Heat Exchanger Maintenance as required
- ☒ Condensing boiler Maintenance:
 - ☒ Condensate Neutralizers
 - ☒ Combustion Air Filter
 - ☒ Clean Condensate Drain

Hot Water Heating System Pump Maintenance

- ☒ Primary Boiler Heating Pumps
- ☒ Secondary Heating Pumps
- ☒ Strainers and side stream filters

Additional Hot Water Heating System Scope:

I.



Plumbing

- Domestic Water and Plumbing



DOMESTIC WATER AND PLUMBING SYSTEMS

Introduction:

Periodic inspection, lubrication, and/or adjusting of your domestic water/sanitary waste systems keeps them operating at peak, trouble-free efficiency. Items such as gaskets, seals, shutoff valves, strainers, drains, corroded pipes and aerators can cause significant problems to your system if not properly maintained. See Covered Equipment List for details.

What Baker Group will do for you:

Domestic Water and Plumbing Specialties

The Support Services marked below are an integral part of this service offering:

- ☒ Water Heaters
- ☒ Recirculation Pumps
- ☐ Commercial Ice Makers
- ☒ Drinking Fountains
- ☐ Domestic Water Filtration
- ☐ Water Features
- ☐ Ozone Generators
- ☐ Sump Pumps
- ☐ Pressure Boosting Pumps
- ☐ Eye Wash Stations
- ☐ Flush Valves and Faucets
- ☐ Touchless Fixtures - Annual Battery Replacement
- ☐ Pressure Reducing Valves
- ☐ Flood Protection Valves
- ☒ Backflow Preventers (Testing Only)
- ☒ Mixing Valves
- ☐ Sewage Ejector Pumps

Additional Domestic Water and Plumbing Systems Scope:

1. _____



Automation

- Building Automation Systems (BAS)



BUILDING AUTOMATION SYSTEM (BAS)

Introduction:

Your Building Automation System (BAS) offers a dashboard that visually demonstrates how your building systems are operating in addition to programming critical sequences for your mechanical system. This maintenance program is designed to ensure system performance is optimized, cybersecurity is current, and to help your staff get most benefit from your BAS investment. See Covered Equipment List for details.

What Baker Group will do for you:

BAS Support Services

Automation Scope will be provided on the Covered Equipment Schedule.

Trained Automation Technicians will provide the following Support Services:

- ☑ **Maintenance Consultation** – Review recent comfort, energy efficiency and equipment performance concerns. Identify trends or issues and discuss adjustments with the Maintenance Staff.
- ☑ **BAS Health** - Evaluate server CPU and Memory performance, review alarms, exception reports, system logs, audit reports and network communication logs to assure complete functionality.
- ☑ **Application Support** - Install necessary firmware updates, check system integrations, review system trends and test critical sequences to ensure loops are responding to adjustments of set points.
- ☑ **Control Sequence Review** – Verify all critical control programming and sequences are fully functional, including verification that dampers and valve actuators operate at their full capacity. Identify sensor and actuator concerns and re-calibrate control loops as necessary.
- ☑ **Review Forced System Overrides** –Release unnecessary forced control sequence overrides or schedule overrides that are detrimental to comfort or system performance.
- ☑ **Cybersecurity Review** - Annual IT review of cybersecurity protocols and user access security.
- ☑ **Network and Field Controller Database Backups** will be made on a periodic basis. Baker Group will retain a complete back-up of all application software databases. These databases are securely stored off-site and are available in the event of a controller failure.
- ☑ **Software Maintenance Agreement (SMA)** - Software revisions offer new features and capabilities that will benefit your facilities. Baker Group will provide beneficial and applicable software upgrades as released by the manufacturer. Occasionally software upgrades require computer hardware upgrades. We will review software upgrade advantages and potential hardware costs with you. It will be your choice to proceed with the upgrade and provide necessary hardware.
- ☑ **BAS Training and System Recommendations** – Improving your staff's knowledge allows you to better leverage your BAS investment. Training may include basic operation, navigation, adjusting schedules, optimizing setpoints to achieve comfort and/or energy savings, learning new system capabilities, tracking program changes, and managing user password permissions.
- ☑ **Remote BAS Access** allows Baker Group technicians to provide remote support to quickly diagnose and identify system issues.

Additional BAS Scope:

1.

INDUSTRIAL AUTOMATION SYSTEM

Attachments

BY THIS REFERENCE, THE FOLLOWING LISTS ARE MADE PART OF THIS AGREEMENT:

- Covered Equipment
- List of Available Baker Group Services
- Terms and Conditions

SUSTAINABLE WORKPLACE SOLUTIONS FOR City of Bondurant Public Safety

COVERED EQUIPMENT LIST

Covered Mechanical Equipment List			
Equipment ID	Description	Coverage Type	Visits Per Year
WSHP1	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP2	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP3	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP4	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP5	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP6	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP7	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP8	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP9	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP10	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP11	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP12	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP13	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP14	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP15	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP16	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP17	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP18	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP19	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP20	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP21	WATER SOURCE HEAT PUMP	PREVENTIVE	4
WSHP22	WATER SOURCE HEAT PUMP	PREVENTIVE	4
ET1	EXPANSION TANK	PREVENTIVE	1
ET2	EXPANSION TANK	PREVENTIVE	1
ET3	EXPANSION TANK	PREVENTIVE	1
ERV1	ENERGY RECOVERY VENTILATOR	PREVENTIVE	4
BP1	BOILER PUMP	PREVENTIVE	2
GWP1A	GROUND WATER PUMP	PREVENTIVE	2
GWP1B	GROUND WATER PUMP	PREVENTIVE	2
HWP1A	HOT WATER PUMP	PREVENTIVE	2
HWP1B	HOT WATER PUMP	PREVENTIVE	2
KH1	KITCHEN HOOD EXHAUST FAN	PREVENTIVE	2
HDERVEA	ERV EXHAUST FAN	PREVENTIVE	4
HDERVOA	ERV INTAKE FAN	PREVENTIVE	4
HDOA1	OUTDOOR AIR HOOD	PREVENTIVE	2
HDOA2	OUTDOOR AIR HOOD	PREVENTIVE	2
HDOA2	OUTDOOR AIR HOOD	PREVENTIVE	2
HWCP1	HOT WATER CIRC PUMP	PREVENTIVE	2
EW1	ELECTRIC WATER HEATER	PREVENTIVE	2
B1	ELECTRIC BOILER	PREVENTIVE	4
ACOMP1	AIR COMPRESSOR	PREVENTIVE	2
ACOMP2	AIR COMPRESSOR	EXCLUDED	0
AD1	AIR DRYER	PREVENTIVE	2
MV1	MIXING VALVE	PREVENTIVE	1
EF1	EXHAUST FAN	PREVENTIVE	2
KEF1	EXHAUST FAN	PREVENTIVE	2
PEF1	EXHAUST FAN	PREVENTIVE	2
PEF2	EXHAUST FAN	PREVENTIVE	2
SF1	EXHAUST FAN	PREVENTIVE	2
VF1	VENTILATION FAN	PREVENTIVE	2
ACCCU1*	DMS CONDENSER- OUTDOOR	PREVENTIVE	4
AC1	DMS INDOOR UNIT	PREVENTIVE	4
BCU1	ELECTRIC BLOWER COIL UNIT	PREVENTIVE	2
BCU2	ELECTRIC BLOWER COIL UNIT	PREVENTIVE	2
BCU3	ELECTRIC BLOWER COIL UNIT	PREVENTIVE	2
BCU4	ELECTRIC BLOWER COIL UNIT	PREVENTIVE	2
VFDEF1	VARIABLE FREQUENCY DRIVE	PREVENTIVE	1
VFDGWP1A	VARIABLE FREQUENCY DRIVE	PREVENTIVE	1
VFDGWP1B	VARIABLE FREQUENCY DRIVE	PREVENTIVE	1
VFDSF1	VARIABLE FREQUENCY DRIVE	PREVENTIVE	1
ACCCU2*	DUCTLESS MINIS SPLIT CONDENSER	PREVENTIVE	4
AC2	DMS INDOOR UNIT	PREVENTIVE	4
BFP1	BACKFLOW PREVENTER	TEST & REPORT	1
BFP2	BACKFLOW PREVENTER	TEST & REPORT	1
BFP3	BACKFLOW PREVENTER	TEST & REPORT	1

AVAILABLE BAKER GROUP COMMERCIAL SERVICES:

Baker Group offers complete Design-Build services for new construction, remodels or retrofit projects. Our Mechanical and Electrical Engineering team will listen carefully to your business needs and will design solutions that allow you to maximize your facility ROI. We deliver your project on schedule and under budget with the result you expect. We also offer the ala cart services listed below to serve your needs.

Mechanical:

- Boiler Installation and Service
- Chiller / Cooling Tower Installation and Service
- Powerhouse Piping
- Stainless Steel Piping
- Medical Gas Piping
- Underground Piping and Utilities
- Plumbing Systems
- HVAC Systems
- Refrigeration
- Compressed Air Systems

Sheet Metal:

- Specialty Metal Fabrication & Installation
- Heating, Cooling and Ventilation
- Architectural Sheet Metal
- Air Filtration Systems
- Kitchen and Food Prep Surfaces
- Boiler Stacks
- Combustion Air Systems
- Generator Exhaust
- Damper Installation and Repair

Electrical:

- Site Utilities and Facility Power Distribution
- Switchgear, Bus Way and Cable Tray Systems
- Motor Control Centers
- Variable Speed Drives
- Lighting Systems – New and Upgrades
- Electrical Power Monitoring Analysis
- Hazardous Location Installations
- Infrared Thermography Analysis
- Lightning Protection/Systems Grounding
- Bucket Truck for Installation and Maintenance
- Emergency Power – Generators and UPS Systems
- Structured Cabling - Voice / Data / Video / Fiber

Engineering Services:

- Design-Build Mechanical, Electrical and Plumbing
- 3-D Design and Documentation
- VDC / Building Information Modeling (BIM)
- USGBC LEED® – Accredited Professionals
- Specialized Regulatory Commissioning
- Energy Use Analysis and Benchmarking
- Indoor Air Quality Analysis
- Air Balancing – Active Pressurization Control
- Safety Training and Consulting

Building and Process Automation:

- Digital Temperature Control Systems
- Data Analytics
- Pneumatic Control Systems
- Boiler Sequencing and Control Wiring
- Lighting Control
- Real-time Energy Monitoring and Control
- Refrigerant Monitoring – Leak Reporting
- Cloud Based Monitoring and Control Systems
- Laboratory and Critical Environment Controls
- Specialized Turnkey Systems Integration

Security Technology:

- Video Surveillance Systems and Analytics
- Access Control / Biometric Systems / Photo ID
- Intercom - Video and Audio
- Electrified Door Hardware, Wireless Locks
- Gas Detection Monitoring
- Lightning Detection
- Integrated Building Automation / Security Systems
- Burglary Systems with Wireless Options
- Fire Alarm Design, Install, Inspection and Service
- Parking Lot Gate Controls
- Parking Revenue Control Systems (PARCS)

Advanced Manufacturing and Prefabrication:

- Multi-Trade Prefabricated Assemblies
- Computerized Plasma Pipe Cutter
- AutoCAD Connected 20' Plasma Table
- AutoCAD Connected Duct Machine
- TURBOBend for Architectural Metal
- Electrical Assembly Prefabrication
- UL Listed Control Panels (508A, 698A and 1203)

Maintenance and Repair Services:

- Scheduled Preventive Maintenance
- Flat Fee Comprehensive Service Program
- Vibration Analysis and Laser Shaft Alignment
- Meg-Ohm Motor Winding Testing
- Microlog Motor Condition Analysis
- Equipment Start Up / Baseline Establishment
- Ultra-sonic Gas Leak Detection
- Boiler Combustion Efficiency Tuning
- Back Flow Testing and Certification
- Chiller Maintenance and Rebuilding
- Refrigerant Management and Replacement
- Building Operations Staffing

SUSTAINABLE WORKPLACE SOLUTIONS FOR City of Bondurant Public Safety**TERMS AND CONDITIONS:****PERFORMANCE and ACKNOWLEDGMENTS**

1. Baker Group agrees to perform all work in a good and workman-like manner, and to furnish quality materials.
2. All preventive maintenance and non-emergency repair or replacement services will be performed during normal working hours, 8:00 AM to 4:30 PM, Monday through Friday, excluding holidays or days recognized as holidays.
3. Baker Group may inspect, stop, and start systems and equipment as may be necessary to perform its work under this Agreement.
4. Client represents that all systems and equipment covered under this Agreement ("Covered Equipment") are in maintainable condition and meet current codes.
5. Client will provide safe access to all areas, systems, and equipment necessary for Baker Group to perform all work under this Agreement.
6. If during the term of the Agreement, Covered Equipment becomes non-repairable due to unavailability of replacement parts, Baker Group, at its option, may remove the Covered Equipment from the Agreement and the Agreement price will be adjusted accordingly.
7. If Client has elected, and Baker Group is performing under, a Comprehensive Plan, Client will be responsible to repair all defects identified in Covered Equipment during the new agreement start-up inspection and/or the initial seasonal start-up, such repairs being necessary to return the Covered Equipment to maintainable condition. For all such defects, Baker Group will submit a repair proposal to Client. If the repair proposal is declined by Client, the non-maintainable Covered Equipment will be eliminated from the Agreement and the Agreement price adjusted accordingly.
8. The repair, replacement, and emergency service provisions of this Agreement apply only to Covered Equipment.
9. Client is responsible for the replacement or repair of non-moving, non-maintainable parts, such as structural supports, device mounts, ductwork, boiler shell and tubes, boiler refractory, insulating materials, equipment cabinets, fixtures, boxes, water lines, plumbing pipes, oil storage tanks, oil and/or gas lines, water lines, refrigerant, refrigerant piping, pneumatic tubing, heat exchangers, heating or cooling coils, electrical wiring, and conduit.
10. Client is responsible for the addition of any equipment, or performance of any tests, or changes in design required by insurance companies, or federal, state, or local authorities.
11. Client will promptly notify Baker Group of any defect in any Covered Equipment, including notifying Baker Group of any circumstance or change in building condition which would lead a reasonable person to suspect a system or equipment defect.
12. If any Covered Equipment is altered, modified, changed, or moved, Baker Group reserves the right to modify this Agreement accordingly.

PRICE and PAYMENT

13. Payments due under this Agreement shall be made within thirty (30) days from the date of the invoice. Any balance unpaid after thirty (30) days from the date of the invoice shall bear a finance charge of 1.50% per month from the date of the invoice.
14. Baker Group accepts MasterCard and VISA credit card payments. For invoice amounts exceeding two thousand dollars (\$2,000), the vendor's four percent (4%) processing fee will be passed on to Client.
15. In the event Baker Group must commence collection or legal action to recover any amount due under this Agreement, Client shall pay Baker Group all its incurred costs and expenses, including but not limited to attorney's fees.
16. If any emergency call is made at Client's request and no defect is found to be present in the Covered Equipment, Baker Group may charge Client at the preferred client rate for such services.
17. In addition to the price specified in this Agreement, Client shall be responsible for all applicable local, state, or federal permit or registration fees or taxes, including sales, use, excise, or other similar taxes, applicable to this Agreement, including but not limited to taxes on the recovery, recycling, reclamation, handling and disposal of all refrigerants, all of which will be set forth on Baker Group's invoice(s).
18. Baker Group has estimated the labor and material necessary to price this Agreement based on expected cost escalation. If sudden unforeseen inflation or supply chain disruption drives cost beyond expected industry norms, Baker Group will present the cost impact to the Client for consideration.
19. Baker Group may adjust the price charged under this Agreement for Renewal Periods to reflect changes in conditions and prevailing labor and material costs by an amount not-to-exceed the published US Employment Cost index for private industry workers for that year.

TERMINATION

20. If the Client defaults under this Agreement, Baker Group may terminate this Agreement by giving the Client at least thirty (30) days' prior notice, except that any such notice will not result in termination if the Client cures the breach before the expiration of the thirty (30) day period.
21. As part of this Agreement, Baker Group may provide capital goods or services in advance of invoicing and payment by Client. If this Agreement is terminated before the end of any agreement term, Baker Group reserves the right to equitably adjust its final invoice to recoup all such costs incurred under this Agreement prior to termination.

SUSTAINABLE WORKPLACE SOLUTIONS FOR City of Bondurant Public Safety

22. If during the term or within one (1) year after termination or non-renewal of this Agreement, Client hires a Baker Group employee to perform any or all services provided by this Agreement, Baker Group reserves the right to invoice and collect from Client an amount equal to the expected first year income of the individual.

LIMITATIONS OF LIABILITY, INDEMNIFICATION, AND WARRANTY DISCLAIMER

23. Baker Group shall not be liable for damage or loss due to fire, flood, lightning strikes, electrical spikes, brown outs, phase loss/reversal, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, computer virus or cyber-attack, pandemic, supply chain disruption, commotion, attack, war, terrorism, act of God, or any other cause beyond Baker Group's reasonable control.
24. In no event, whether as a result of a claim of breach of contract, breach of warranty, negligence, or otherwise, shall Baker Group or its suppliers or employees be liable for any special, consequential, incidental, or penal damages arising out of or relating to this Agreement, including but not limited to, loss of profit or revenues, loss of use of any products, data, machinery, systems or equipment, damage to associated products, machinery, systems, or equipment, cost of capital, cost of substitute products, machinery, systems, equipment, facilities, services or replacement power, down time costs, PCI DSS compliance fines, or claims of Client's clients for such damages. In no event shall Baker Group's liability, whether sounding in warranty, contract, tort, or otherwise, exceed the price paid under this Agreement.
25. If Client does not operate machinery, equipment or system(s) per initial design, code or manufacturer's requirements, Baker Group shall not be liable for any malfunctioning components or non-function of system or for any related damages.
26. Client acknowledges that signals which are transmitted over telephone lines, air waves, and/or other modes of communication pass through communication networks wholly beyond the control of Baker Group and therefore Baker Group shall not be held responsible for any failure which prevents transmission signals from reaching any third-party monitoring company or for any related damages.
27. Baker Group assumes no responsibility and therefore shall not be liable to Client for any loss or damage suffered by Client as a result of burglary, hold-up, fire, smoke, water damage, vehicle damage, machinery, equipment, or system failure, failure of central station, or failure of municipal authority to respond to signals, or any other cause whatsoever, regardless of whether such loss or damage or personal injury or death was caused or contributed to by Baker Group's or the third party monitoring company's negligent performance or failure to perform any obligations.
28. Client agrees that false alarm assessments or like charges may be imposed by local government bodies or other organizations who Baker Group or the third-party monitoring company is directed to report alarm activity. Client agrees to promptly pay any such false alarm fees.
29. Client agrees that Baker Group is not an insurer, and nothing in this Agreement shall be construed as creating an insurer-insured relationship between Baker Group and Client.
30. To the fullest extent permitted by applicable law, Client shall defend, indemnify and hold harmless the Baker Group from and against any and all liabilities, obligations, claims, demands, causes of action, losses, expenses, damages, fines, awards, judgments, settlements, and penalties, including but not limited to, costs, expenses and attorneys' fees incident thereto, arising out of, based upon, or occasioned by or in connection with (a) the Baker Group's performance or non-performance of this Agreement and/or provision of goods or services to Client, and/or (b) any negligent act or omission, gross negligence, or willful conduct of Client, or that of anyone directly or indirectly employed by it or anyone for whose acts any of them may be liable, regardless of whether or not such liabilities, obligations, claims, demands, causes of action, losses, expenses, damages, fines, awards, judgments, settlements, and penalties are caused by a party indemnified hereunder.
31. In the event the Baker Group should prevail in any legal action arising out of the performance or non-performance of this Agreement, Client shall pay, in addition to any damages, all expenses or such action, including but not limited to reasonable attorneys' fees and costs.
32. Baker Group warrants materials to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s); and Baker Group's liability, if any, under this Agreement shall be limited to replacement of defective materials covered by such manufacturer(s) warranty. NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, BAKER GROUP MAKES NO OTHER REPRESENTATIONS OR WARRANTIES EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, AS TO THE SERVICES OR THE CONDITION OF ANY MATERIALS PROVIDED UNDER THIS AGREEMENT, INCLUDING BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OR COMPLIANCE WITH ANY APPLICABLE LEGAL REQUIREMENT.

GENERAL

33. The coverage included in this Agreement, including terms, conditions and schedules attached hereto and incorporated herein, constitute the entire agreement between Baker Group and Client, and supersedes all prior understandings, commitments, or agreements, oral or written.
34. This Agreement is the confidential property of Baker Group and is provided for Client's use only. No waiver, change or modification of any terms or conditions of this Agreement shall be binding on Baker Group unless made in writing and signed by authorized management of Baker Group.
35. This Agreement shall be construed and enforced in accordance with the laws of the State of Iowa. The provisions set forth in these Terms and Conditions shall be controlling over any other provisions in this Agreement. If any term or provision of this Agreement is held invalid or unenforceable to any extent, the remaining terms and provisions of this Agreement shall not be affected thereby, but each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.



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

Item No. 6.p.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Bondurant Urban Revitalization Area

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

Please note the full resolution will be available Monday, July 20, 2026.

The City of Bondurant has an adopted Urban Revitalization Plan that has been in place for many years to support housing and commercial and industrial growth in the City.

The Plan designates the entire City as an Urban Revitalization Area under the provisions of Iowa Code Chapter 404. The designation provides for the City's tax abatement program that provides a deferment in the imposition of property taxes on the incremental value of new commercial projects and qualifying additions. An amendment is now being proposed in response to the recent passage of SF 2472, a bill establishing new property tax regulations in the State of Iowa.

SF2472 makes fundamental changes to tax increment financing and tax abatement. The two tools are used by communities across the country and have been specifically used throughout the state and in Bondurant to encourage and facilitate economic development and broadening of the local tax base. The new law will now prevent the valuation generated by both programs from counting as new construction valuation for the City's general fund in future budget years. It does not count valuation coming off tax abatement as new valuation, even though that valuation has not previously been taxed.

This creates a uniquely untenable situation where incentivizing economic development for the long-term health of the community will now penalize municipal operations and create upward pressure on tax levies. As all new commercial and industrial development in the City is potentially eligible for the program, the need to amend the tax abatement program is pressing. The City's tax abatement program is applicable to

only commercial/industrial properties in Bondurant as the City's residential tax abatement plan expired on July 30, 2021.

The City has worked with bond counsel to create an amendment to the Urban Revitalization Plan to refine the City's abatement program into a program that will enable the City to continue to offer tax abatement in a manner that also will have the valuation being created to count as new valuation.

City staff have worked with bond and development legal counsel to formulate the draft amendment. The Plan would remain in existence, continue to accept applications, and could be amended again in response to any future legislation supporting these urban revitalization and urban renewal economic development tools.

The attached resolution prepared by bond counsel setting a public hearing date for the August 17th Council meeting to consider the plan amendment.

Below is a table reflecting the proposed changes to the abatement schedule.

Commercial Tax Abatement Plan

		Proposed (to be effective August 17, 2026	
Year	Current Percentage	Percentage	Year
1	80	0	1
2	70	70	2
3	60	60	3
4	50	50	4
5	40	40	5
6	30	30	6

		Proposed (to be effective August 17, 2026	
Year	Current Percentage	Percentage	Year
1	100	0	1
2	100	0	2
3	100	0	3

FUNDING SOURCE: Public notices for this would be paid for from the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 6.q.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving the Limited Use of the Water Tower Footage for Advertising Purposes

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Baker Group recently created a short video featuring the Bondurant water tower and requested the City review and approval before using it in marketing materials.

You can view the video here:

<https://youtu.be/75rJ-t1CuJg>

The City Attorney reviewed the request and indicated the City can agree to the request but it is recommended that the Council pass a resolution expressly allowing the advertisement after stating a public purpose for allowing it. Attached is a resolution for Council consideration to allow the limited use of the water tower footage in the advertising.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Pass resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-247

CITY OF BONDURANT
RESOLUTION NO. 260720-247

RESOLUTION APPROVING THE LIMITED USE OF WATER TOWER FOOTAGE FOR
ADVERTISING PURPOSES

WHEREAS, Baker Group (“Company”) previously performed electrical work relating to the City of Bondurant’s water tower; and

WHEREAS, Company has requested permission to use footage depicting the water tower in an advertisement concerning Company’s work; and

WHEREAS, the City Council finds that the proposed use will showcase completed municipal infrastructure, promote the City of Bondurant and its municipal identity, and provide a public promotional benefit to the City; and

WHEREAS, the proposed permission is a separate promotional arrangement and does not constitute compensation for Company’s prior work;

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

1. The City approves Company’s nonexclusive use of approved footage depicting the Bondurant water tower for advertising and promotional purposes, subject to the City’s prior approval of the final advertisement;
2. The advertisement shall not disclose sensitive infrastructure or security information or state or imply that Company is the City’s exclusive or preferred contractor;
3. The Mayor and City Administrator are authorized to execute any limited advertising or location release necessary to implement this Resolution.

PASSED AND APPROVED this 20th day of July 2026.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 6.r.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution accepting Certificate of Substantial Completion for The Station (Bondurant Parks and Recreation Facility)

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Katie Klus, Parks & Recreation Director
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff are requesting City Council accept the Certificate of Substantial Completion for The Station renovation project located at 100 Main Street NE. The Certificate of Substantial Completion, prepared in accordance with AIA Document G704, establishes July 6, 2026, as the date of substantial completion for the project. The certificate has been executed by the project architect and acknowledges that the facility is sufficiently complete for the City to occupy and utilize the building for its intended purpose while remaining punch list items are completed.

In conjunction with the Certificate of Substantial Completion, the City's building official has issued a Temporary Certificate of Occupancy through July 31, 2026. The temporary certificate allows occupancy of the building subject to completion of a limited number of remaining items, including the completion of the minor punch list and maintaining the required furnace clearance.

Remaining work consists primarily of minor punch list items typical at the conclusion of a construction project, including finish work, landscaping establishment, cleaning, touch-up painting, sealing, and miscellaneous corrections. These items do not prevent the intended use of the facility and will be completed in accordance with the construction contract. The Certificate of Substantial Completion establishes the commencement of applicable warranty periods as provided in the contract documents.

Staff, the architect, and the contractor will continue to monitor completion of the remaining punch list items prior to final acceptance of the project and release of final payment.

FUNDING SOURCE: There is no fiscal impact for accepting the Certificate of Substantial Completion.

STAFF RECOMMENDATION: Approve the resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-248
2. Certificate of Substantial Completion

CITY OF BONDURANT
RESOLUTION NO. 260720-248

A RESOLUTION ACCEPTING THE CERTIFICATE OF SUBSTANTIAL COMPLETION
FOR THE STATION RENOVATION PROJECT

WHEREAS, the City of Bondurant entered into a contract for the renovation of **The Station**, located at **100 Main Street NE**, to provide improvements to the City's public facility; and

WHEREAS, the project architect has completed an inspection of the project and prepared a Certificate of Substantial Completion in accordance with AIA Document G704, establishing **July 6, 2026**, as the date of Substantial Completion; and

WHEREAS, the Certificate of Substantial Completion certifies that the Work is sufficiently complete in accordance with the Contract Documents so that the City may occupy and utilize the facility for its intended purpose while remaining punch list items are completed; and

WHEREAS, the City's Building Official has issued a Temporary Certificate of Occupancy through **July 31, 2026**, permitting occupancy of the facility subject to completion of the remaining punch list items and maintenance of the required furnace clearance; and

WHEREAS, the remaining work consists primarily of minor punch list items customary at the conclusion of a construction project, including finish work, landscaping establishment, cleaning, touch-up painting, sealing, and other miscellaneous corrective work, none of which prevents the intended use of the facility; and

WHEREAS, acceptance of the Certificate of Substantial Completion establishes the commencement of applicable warranty periods as provided in the Contract Documents, while final acceptance of the project and release of final payment shall occur following completion and verification of all remaining contract requirements.

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

Section 1. The City Council hereby accepts the Certificate of Substantial Completion for **The Station Renovation Project**, located at **100 Main Street NE**, establishing **July 6, 2026**, as the date of Substantial Completion.

Section 2. The City Council acknowledges that the project is substantially complete and suitable for occupancy and its intended use, subject to completion of the remaining punch list items identified by the architect and contractor.

Section 3. The City Council authorizes City staff to continue working with the architect and contractor to monitor completion of all remaining punch list items and contract

requirements prior to final acceptance of the project and authorization of final payment in accordance with the Contract Documents.

PASSED AND APPROVED this 20th day of July 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				



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Bondurant Parks & Recreation Events
Center Facility Renovation
101 Grant Street North Bondurant, IA
50035

CONTRACT INFORMATION:
Contract For: General Construction

Date: 07-15-2026

CERTIFICATE INFORMATION:
Certificate Number: 1

Date: 07-06-2026

OWNER: *(name and address)*
City of Bondurant
200 2nd Street NE
Bondurant, IA 50035

ARCHITECT: *(name and address)*
FEH DESIGN
604 E. Grand Ave.
Des Moines, IA 50309

CONTRACTOR: *(name and address)*
Core Construction Services LLC
3093 NW Prairie Lane
Des Moines, IA 50313

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All work with exception to that listed in Punch List documents attached herein.


ARCHITECT *(Signature)*

BY: Cory W Sharp, AIA, Architect
(Printed name, title, and license number if required)

07-06-2026
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

Punch Lists documents attached herein.

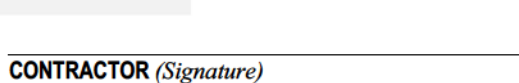
The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$40,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:


CONTRACTOR *(Signature)*

Mike Ogle Owner
(Printed name and title)

7/15/26
Date


OWNER *(Signature)*

(Printed name and title)

Date

Commercial Certificate of Occupancy

Jurisdiction of _____

This structure or portion of structure as described below has been inspected for compliance with the International Residential Code (IRC) or International Building Code (IBC) and is hereby issued a Certificate of Occupancy.

Permanent Certificate

Temporary Certificate Expires _____

Address of Structure _____ Permit # _____

Description _____ Code Edition _____

Group _____ Type Const _____ Occupancy No. _____

Name of owner or
authorized agent _____

Sprinkler System? Yes No

Address of owner
or authorized agent _____

Sprinkler Required? Yes No

Special Conditions _____

Building Inspector: X _____ Date _____

Building Official: Chris Campbell



6775 Vista Drive
West Des Moines, Iowa 50266
Inspections 515-850-2980

FINAL INSPECTION REPORT - EXTERIOR

DATE	06-03-2026	TIME	2:00 pm
FEH PROJECT NUMBER	2024218		
PROJECT NAME	Bondurant Parks and Rec Event Center		
ADDRESS	100 Main St NE (Formerly 101 Grant S N) Bondurant, IA 50035		
REPORTED BY	Noah Schulte		
THOSE PRESENT	Nate Weitzl, Payton Anson, Forrest Martinson, Steve Koester, Katie Klus, John Horton		
WEATHER	Sunny	TEMP.	83
COPIES TO	FEH, Core Construction, KCL, Bolten & Menk, City of Bondurant		
OBSERVATIONS			

GENERAL NOTES:

Whitfield
Whitfield
all trades
Pyramid
all trades

1. GRASS BETWEEN PAVERS TO BE MONITORED FOR GROWTH AND REPLACED AS NEEDED. – TYPICAL
2. ANYWHERE WITH QUESTIONABLE GRASS IS TO BE MONITORED AND REPLACED AS NEEDED.
3. DEBRIS TO BE PICKED UP AND SITE TO BE CLEAN.
4. MASONRY TO BE CLEANED OF DEBRIS. – TYPICAL **Saturday 6/13**
5. EXTERIOR PENETRATIONS TO RECEIVE SEALANT AS NEEDED. – TYPICAL

EXTERIOR:

Whitfield

1. GRADE TRANSITION AT SIDEWALK. AND NEAR LIGHT FIXTURE TO RAISE OVERALL LEVEL. DEAD GRASS TO BE MONITORED FOR GROWTH AND REPLACED AS NEEDED. LOCATED AT SOUTHEAST PARKING LOT.



2. SOIL INFILL AT CLOCK BASE. EAST OF THE DEPOT.
3. BASE PLATE TO BE INSTALLED CLOSER TO CONCRETE TO AVOID TRIPPING HAZARD. EAST OF THE DEPOT. *Grade of existing paving not straight & rail will not bend. We grouted under base plate & caulked*

Whitfield
Whitfield

4. GRADE TRANSITION AT SIDEWALK. REPAIR DAMAGED BRICK AT CORNER. SOUTH OF CANOPY.
5. GRADE TRANSITION AT PAVERS. LOCATED AT THE SOUTHWEST CORNER OF THE BUILDING.



6. AT ALL WATER CONNECTIONS, CONTRACTOR TO REPAIR BRICK AND INFILL GAPS AS NEEDED.

Charlie

Core

7. CHIP AT CORNER OF PLANTER, CONTRACTOR TO REPAIR.

Whitfield

8. GRADE AT BASE OF LIGHT FIXTURE. LOCATED NORTHWEST OF THE SITE.

Whitfield

9. GRADE AT CURB. NEAR TRASH ENCLOSURE.

FEH provide PR

10. CONTRACTOR TO DISCUSS WITH DESIGN TEAM ABOUT A DOORSTOP AT THE TRASH ENCLOSURE TO MINIMIZE DAMAGE AT CURB/DOOR.



11. CAPS OR WEEP HOLES TO BE INSTALLED AT PILLARS FOR THE SCREENING WALL. – TYPICAL

Pyramid

12. GROUT TO BE REPLACED AT WINDOW LOCATED AT THE NORTH SIDE OF THE BUILDING.



13. WIRING IS EXPOSED ON THE OUTSIDE OF THE SCREEN IN WALL NORTH OF THE BUILDING. CONTRACTOR TO MOVE INSIDE OF SCREENING WALL.

Whitfield

14. EDGING TO BE SMOOTHED. LOCATED AT THE NORTHEAST LOCATION OF SCREEN WALL.



15. EXTERIOR PENETRATIONS TO INFILL HOLES AND RECEIVE SEALANT AS NEEDED. – TYPICAL



16. HOLES TO BE INFILLED. LOCATED ON THE EAST WALL OF THE BUILDING.



17. OLD SEALANT TO BE REMOVED. LOCATED ON THE EAST WALL OF THE BUILDING.

Tar was from parking lot across Grain street. No tar on this site

Tire tracks are owners mower

✓ 18. TAR TO BE REMOVED AND CLEANED ON SIDEWALK LOCATED NORTHEAST OF THE SITE.

Whitfield 19. TIRE TRACKS IN THE SOIL APPEAR TO BE SEEN NEAR THE BIOSWALE. REGRADE AND FIX

Whitfield

1.



2.

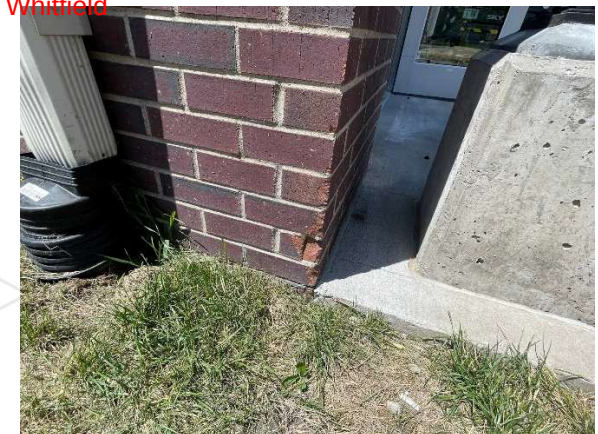


✓ 3.

Core. Middle post is high spot. grouted & caulked



4.



Replaced brick



Whitfield

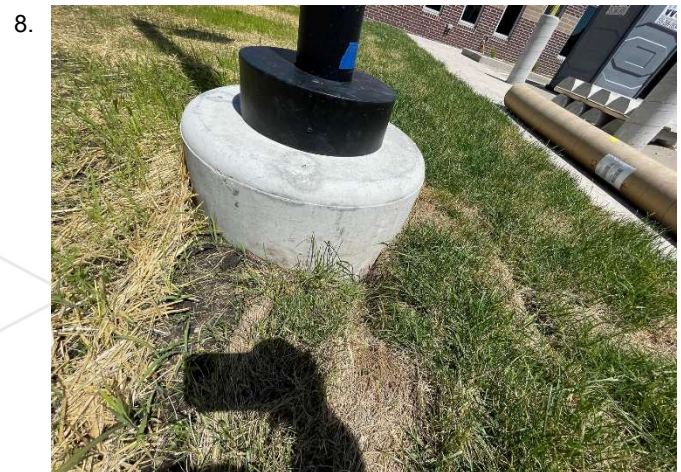


Charlie

Core



Whitfield



Whitfield



FEH provide PR





Core Drilled weep holes

11. ✓

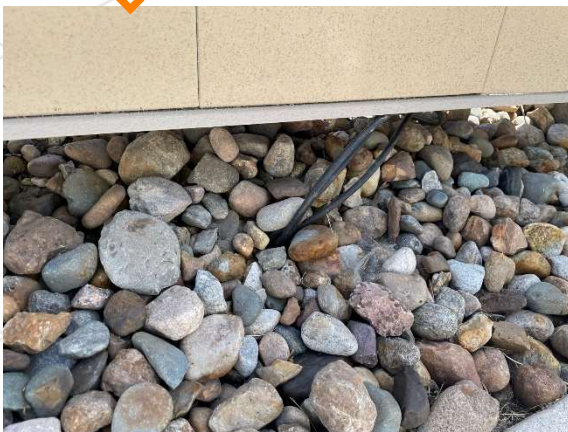


Pyramid

12.



13. ✓



Whitfield

14.





✓
15.



Replaced brick

16.



17.



18.



Tar is from Graphite
project across Grain
Street. Scraped excess
but stain remains.

Whitfield Tire tracks are owners
mower

19.



Bolton and Menk Bondurant Event Center

Exteriors Punchlist 2026.06.03

Comments

A few general comments overall to note upfront:

All walks and the drive need power washed and cleaned of all construction debris. ✓

All sod needs checked and dead sod needs replaced. Remove all debris out of sod, including small shavings from cutting of construction materials.

Plant beds and some concrete joints need weeded.

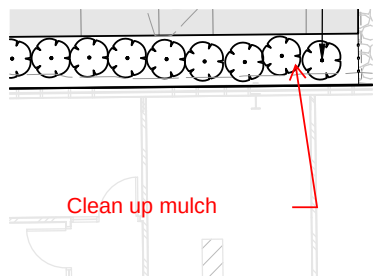
ALL sod sloughing around basin needs addressed, regrade as necessary to achieve a smooth finish.

Contractor to coordinate with city on final edge treatment on Main Street. ✓

Note: multiple areas immediately west and east of the building were covered by construction equipment and were inaccessible to the design team. At this time, plantings and turf restoration are the only items that have been officially thoroughly reviewed and marked as substantially complete.

1

Clean up mulch (1) ✓

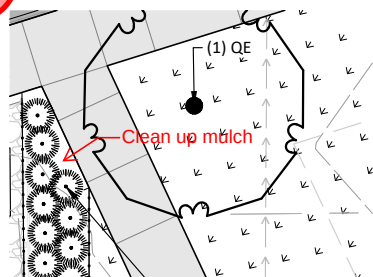


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:46:45 PM
Status:
Color: ■
Layer:
Space:



2

Clean up mulch (1) ✓

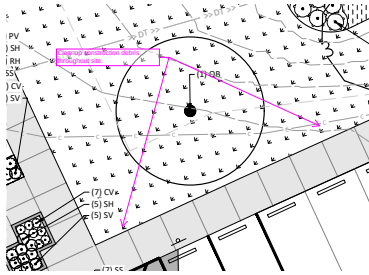


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:36:56 PM
Status:
Color: ■
Layer:
Space:



3

Cleanup construction debris throughout site. (1)

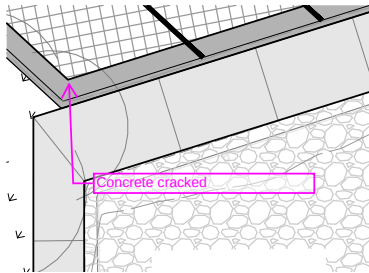
**Subject:** Callout**Page Label:** [12] L1.1 PLANTING PLAN**Author:** natewe**Date:** 6/3/2026 2:21:32 PM**Status:****Color:** ■**Layer:****Space:**

Cleanup construction debris throughout site.



4

Concrete cracked (1)

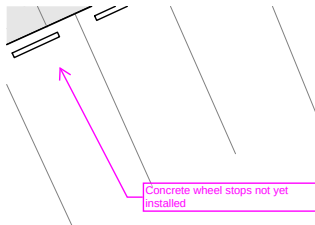
**Subject:** Callout**Page Label:** [12] L1.1 PLANTING PLAN**Author:** natewe**Date:** 6/3/2026 3:09:32 PM**Status:****Color:** ■**Layer:****Space:**

Identified concrete that has cracked. Repair/replace.



5

Concrete wheel stops not yet installed (1)

**Subject:** Callout**Page Label:** [12] L1.1 PLANTING PLAN**Author:** natewe**Date:** 6/3/2026 2:17:02 PM**Status:****Color:** ■**Layer:****Space:**

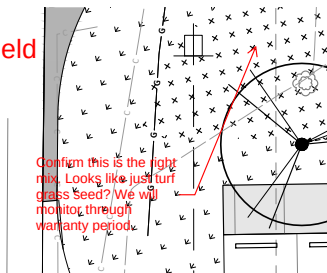
Concrete wheel stops not yet installed



6

Monitor seed mix through warranty.

Whitfield

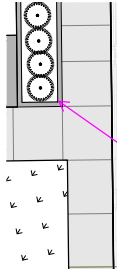
**Subject:** Callout**Page Label:** [12] L1.1 PLANTING PLAN**Author:** Payton Anson**Date:** 6/3/2026 2:51:32 PM**Status:****Color:** ■**Layer:****Space:**

Monitor through warranty period to ensure mix type and establishment



7

Cracked concrete curb. (1)



Duplicate Item

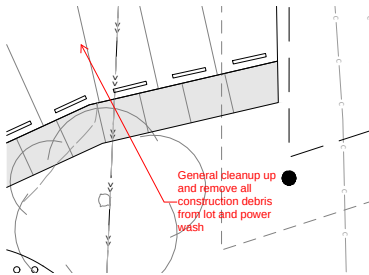
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Page Label: [12] L1.1 PLANTING
PLAN
Author: natewe
Date: 6/3/2026 2:48:40 PM
Status:
Color: ■
Layer:
Space:

Identified cracked concrete curb. Repair or replace.



8

General cleanup up and remove all construction debris from lot and power wash (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING
PLAN
Author: Payton Anson
Date: 6/3/2026 3:00:58 PM
Status:
Color: ■
Layer:
Space:

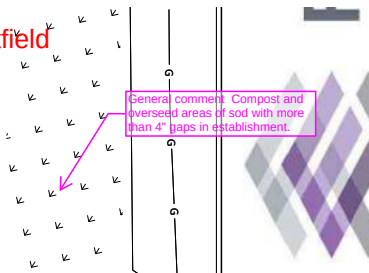
General cleanup up and remove all construction debris from lot and power wash



9

General comment Compost and overseed areas of sod with more than 4" gaps in establishment. (1)

Whitfield



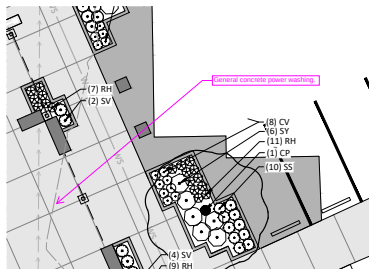
Subject: Callout
Page Label: [12] L1.1 PLANTING
PLAN
Author: natewe
Date: 6/3/2026 2:16:16 PM
Status:
Color: ■
Layer:
Space:

General comment Compost and overseed areas of sod with more than 4" gaps in establishment.



10

General concrete power washing. (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING
PLAN
Author: natewe
Date: 6/3/2026 2:55:51 PM
Status:
Color: ■
Layer:
Space:

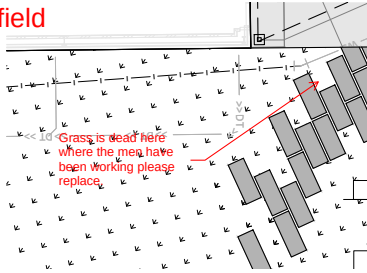
General concrete power washing.



11

Replace sod area that has been used for constructions staging.

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:12:09 PM
Status:
Color: ■
Layer:
Space:

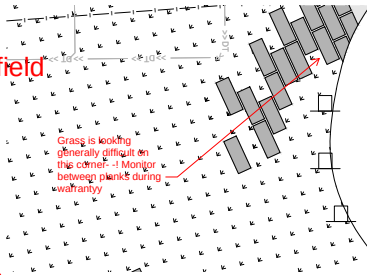
Sod at corner where construction crew has been working and prepping for construction is dying, replace dead sod.



12

Monitor sod around planks.

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:12:07 PM
Status:
Color: ■
Layer:
Space:

Monitor sod around planks, particularly in between planks.

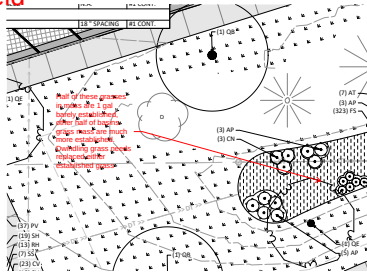
After construction, owner may consider replacing sod with Creeping Thyme (Thymus serpyllum (creeping thyme). Owner to coordinate with landscape architect.



13

Basin Grasses - Monitor.

Whitfield



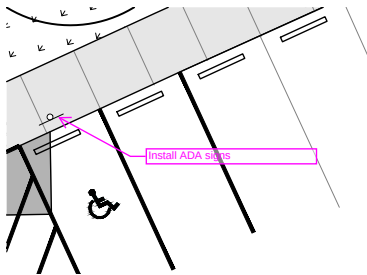
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:16:22 PM
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Color: ■
Layer:
Space:

Half of the basin is struggling to get established, while the other half appears to be in great condition. Will monitor for health in the fall to ensure the smaller grasses will in fact take off and provide a consistent ground cover in the basin.



14

Install ADA signs (1) ✓

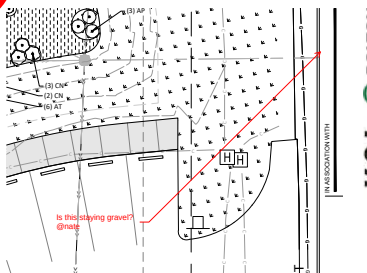


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: natewe
Date: 6/3/2026 2:20:31 PM
Status:
Color: ■
Layer:
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Install ADA signs



15



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:03:01 PM
Status:
Color: ■
Layer:
Space:

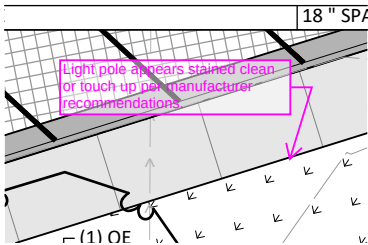
Contractor to coordinate with owner on how to leave this area prior to contractor demobilizing from the site.

not on drawings
 Gravel installed by owner



Light pole appears stained clean or touch up per manufacturer recommendations. (1)

Jaspering

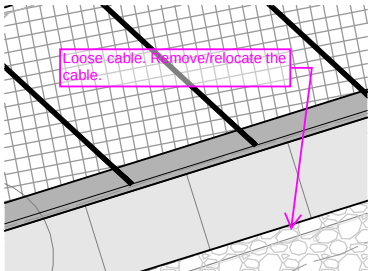


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: natewe
Date: 6/3/2026 2:41:26 PM
Status:
Color: ■
Layer:
Space:

Light pole appears stained clean or touch up per manufacturer recommendations.



17 Loose cable. Remove/relocate the cable. (1)



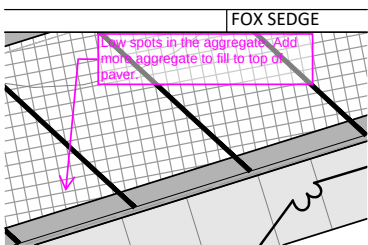
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Page Label: [12] L1.1 PLANTING PLAN
Author: natewe
Date: 6/3/2026 2:37:37 PM
Status:
Color: ■
Layer:
Space:

Loose cable. Remove/relocate the cable.



18 Low spots in the aggregate. Add more aggregate to fill to top of paver. (1)

Whitfield



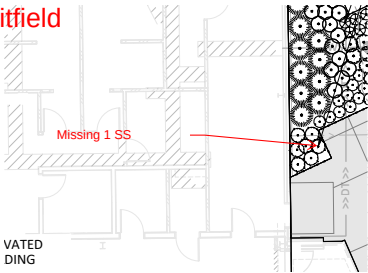
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: natewe
Date: 6/3/2026 2:38:46 PM
Status:
Color: ■
Layer:
Space:

Low spots in the aggregate. Add more aggregate to fill to top of paver.



19 Missing 1 SS (1)

Whitfield



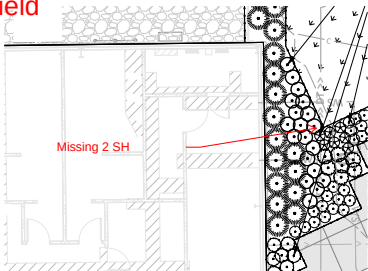
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:38:23 PM
Status:
Color: ■
Layer:
Space:

Missing 1 SS



20 Missing 2 SH (1)

Whitfield

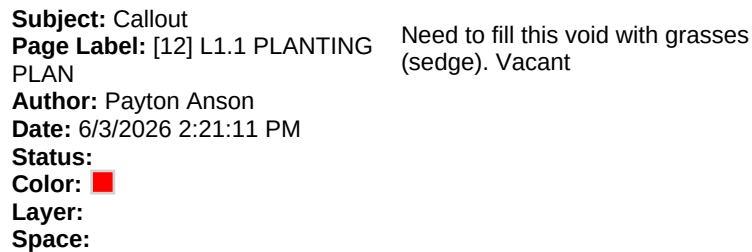
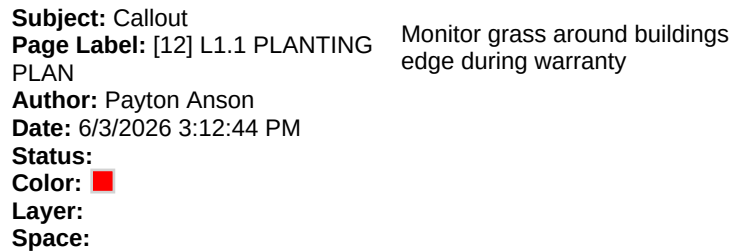
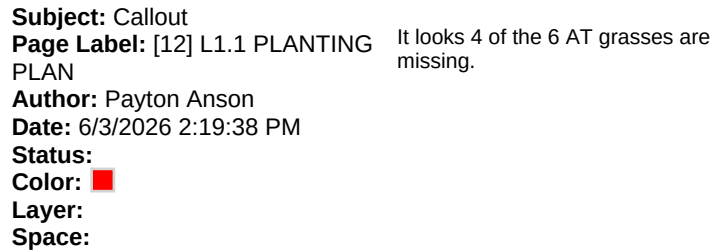
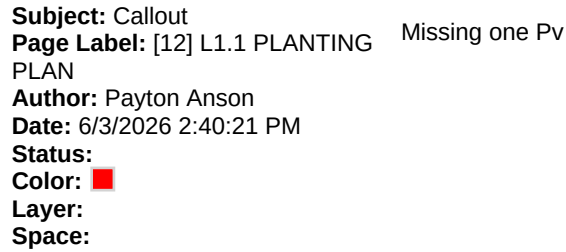


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:35:23 PM
Status:
Color: ■
Layer:
Space:

Missing 2 SH



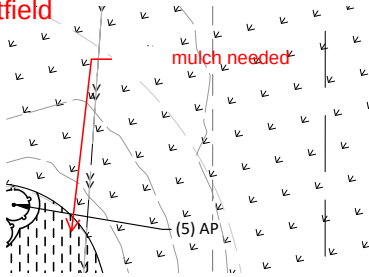
Whitfield



25

Sediment deposits in basin.

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:07:57 PM
Status:
Color: ■
Layer:
Space:

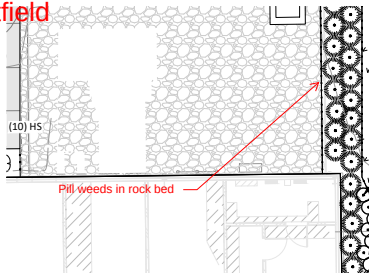
In areas where sediment deposited in the detention basin, remove sediment and reapply 3 inch layer of mulch.



26

Pull weeds in rock bed (1)

Whitfield



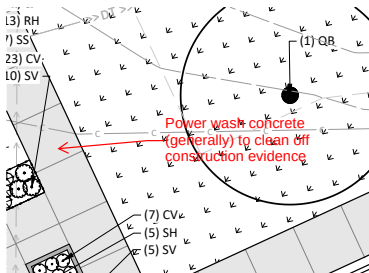
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:17:32 PM
Status:
Color: ■
Layer:
Space:

Pull or spray the weeds in rock bed under/behind the screen wall.



27

Power wash concrete (generally) to clean off construction evidence (1)



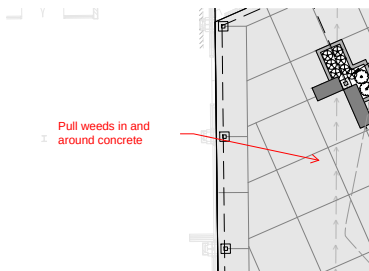
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:16:46 PM
Status:
Color: ■
Layer:
Space:

Power wash concrete (generally) to clean off construction evidence



28

Pull weeds in and around concrete (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:13:26 PM
Status:
Color: ■
Layer:
Space:

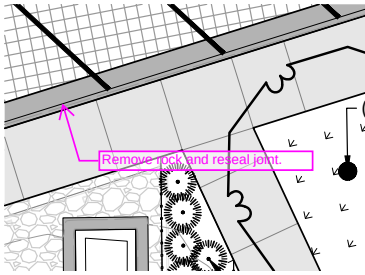
Pull weeds in and around concrete



29

Remove rock and reseal joint. (1)

PLS



Subject: Callout

Page Label: [12] L1.1 PLANTING
PLAN

Author: natewe

Date: 6/3/2026 3:16:57 PM

Status:

Color: ■

Layer:

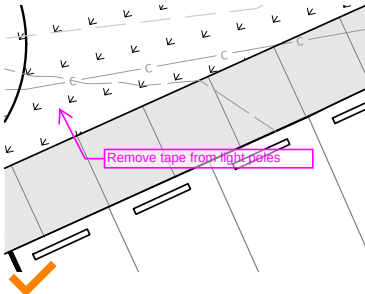
Space:

Remove rock and reseal joint.



30

Remove tape from light poles (1) ✓



Subject: Callout

Page Label: [12] L1.1 PLANTING
PLAN

Author: natewe

Date: 6/3/2026 2:21:39 PM

Status:

Color: ■

Layer:

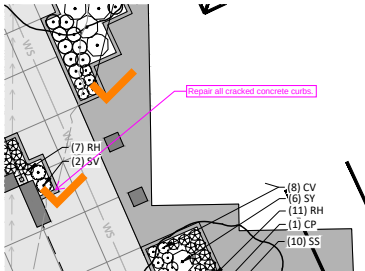
Space:

Remove tape from light poles



31

Repair all cracked concrete curbs. (1) ✓



Subject: Callout

Page Label: [12] L1.1 PLANTING
PLAN

Author: natewe

Date: 6/3/2026 3:30:17 PM

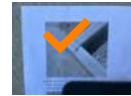
Status:

Color: ■

Layer:

Space:

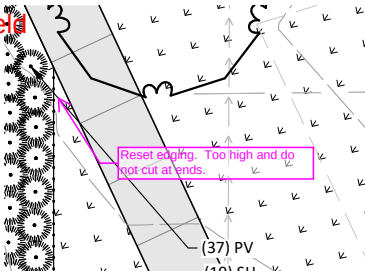
Repair all cracked concrete curbs.



32

Reset edging. Too high and do not cut at ends. (1)

Whitfield



Subject: Callout

Page Label: [12] L1.1 PLANTING
PLAN

Author: natewe

Date: 6/3/2026 3:11:31 PM

Status:

Color: ■

Layer:

Space:

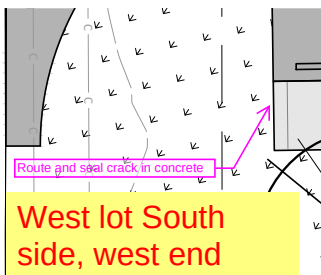
Reset edging. Too high and do not cut at ends.



Route and seal crack in concrete (1)

33

PLS

West lot South
side, west end

Subject: Callout

Page Label: [12] L1.1 PLANTING
PLAN

Author: natewe

Date: 6/3/2026 2:56:28 PM

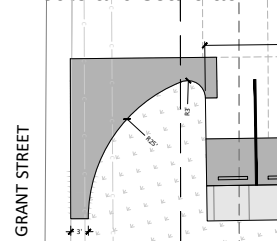
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Color: ■

Layer:

Space:

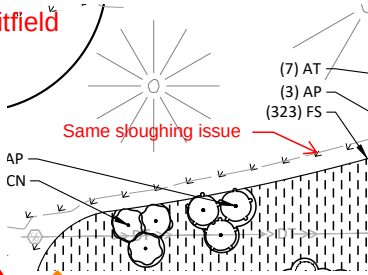
Route and seal crack in concrete



34

Same sloughing issue (1)

Whitfield



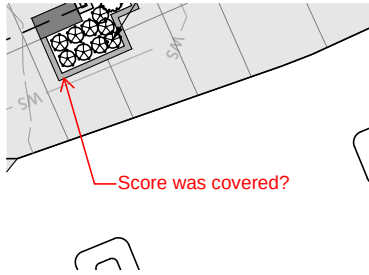
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Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:12:29 PM
Status:
Color: ■
Layer:
Space:

Sod sloughing off around basin.
 Regrade and re-sod for smooth finish surface.



35

Score was covered? (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:15:13 PM
Status:
Color: ■
Layer:
Space:

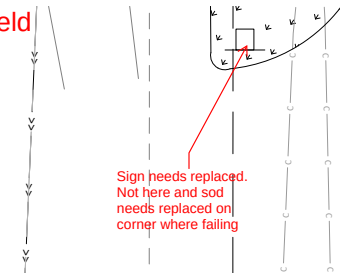
Score cut in planter curb was covered with the patch repair. Resaw this joint.



36

Sod Monitor

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:04:19 PM
Status:
Color: ■
Layer:
Space:

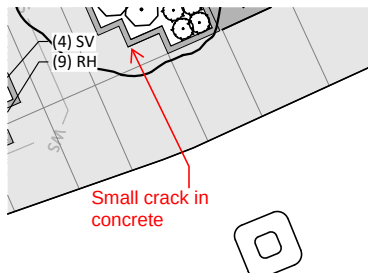
Replace sod as needed on the corner.



37

Small crack in concrete (1)

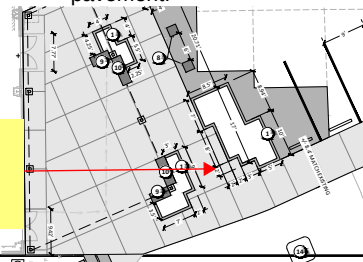
PLS



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:14:53 PM
Status:
Color: ■
Layer:
Space:

Route and seal crack in concrete pavement.

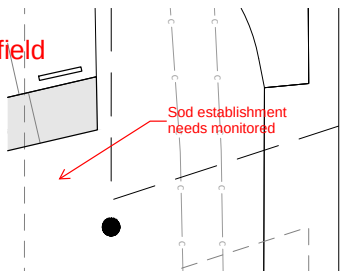
East lot East planter at South end



38

Sod establishment needs monitored (1)

Whitfield



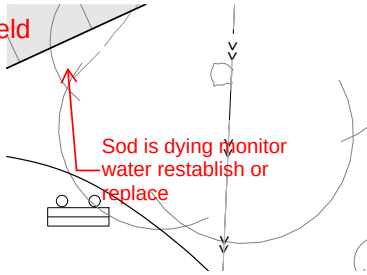
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:01:50 PM
Status:
Color: ■
Layer:
Space:

Sod establishment needs monitored
 Replace as needed



39 Sod is dying monitor water reestablish or replace (1)

Whitfield



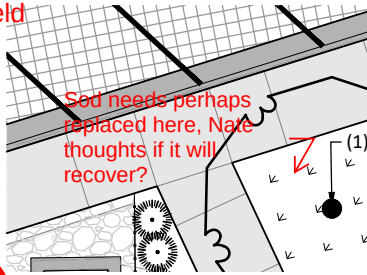
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:00:17 PM
Status:
Color: ■
Layer:
Space:

Sod is struggling, monitor, water, reestablish or replace.



40 Sod needs perhaps replaced here, Nate thoughts if it will recover? (1)

Whitfield



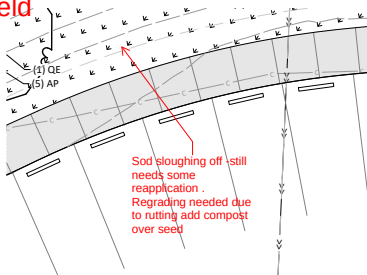
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:19:23 PM
Status:
Color: ■
Layer:
Space:

Sod is struggling, monitor, water, reestablish or replace.



41 Sod sloughing off -still needs some reapplication . Regrading needed due to rutting add compost over seed (1)

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:00:02 PM
Status:
Color: ■
Layer:
Space:

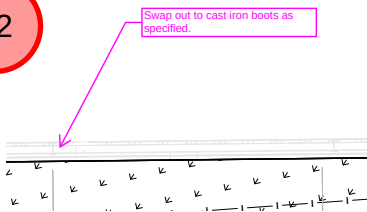
Sod sloughing off around basin. Regrade and re-sod for smooth finish surface.



Swap out to cast iron boots as specified. (1)

Hibbs

42

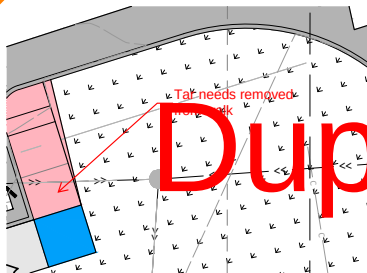


Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: natewe
Date: 6/3/2026 2:28:51 PM
Status:
Color: ■
Layer:
Space:

Swap out to cast iron boots as specified.



43 Tar needs removed from walk (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 3:21:30 PM
Status:
Color: ■
Layer:
Space:

Tar needs removed from walk



Tar is from Graphite project across Grain Street. Scraped excess but stain remains.

Duplicate Item

44

Whitfield

These as are tiny so monitor and avoid troling as we wrap up. (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:43:35 PM
Status:
Color: ■
Layer:
Space:

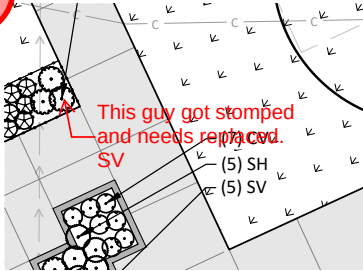
These SS plants are very small and will easily die if not monitored and well watered. Please monitor and replace if they fail



Whitfield

45

This guy got stomped and needs replaced. SV (1)



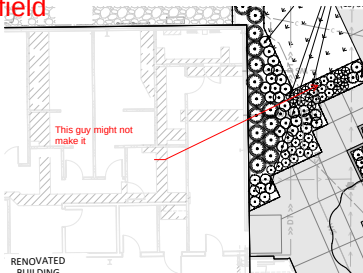
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:32:16 PM
Status:
Color: ■
Layer:
Space:

Replace tromped plant.



46

This guy might not make it (1)



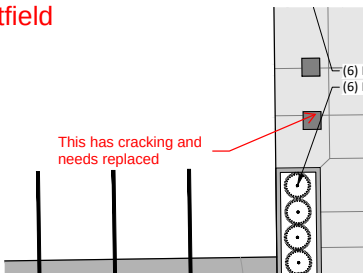
Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:38:17 PM
Status:
Color: ■
Layer:
Space:

Monitor this plant, it is much less developed than the adjacent twin plantings



47

This has cracking and needs replaced (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:54:32 PM
Status:
Color: ■
Layer:
Space:

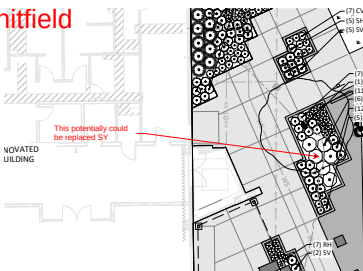
Top of stone appears to have had equipment or construction materials drop on it which created multiple gouges in the surface. Replace this stone.

Edges were never crisp Blocks were delivered and accepted this way. No construction activity preformed on them.



48

This potentially could be replaced SY (1)



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:38:26 PM
Status:
Color: ■
Layer:
Space:

Replace one (1) SY



Weed beds before event and clear debris (1)

Whitfield



Subject: Callout
Page Label: [12] L1.1 PLANTING PLAN
Author: Payton Anson
Date: 6/3/2026 2:38:28 PM
Status:
Color: ■
Layer:
Space:

Weed beds before event and
clear debris

C

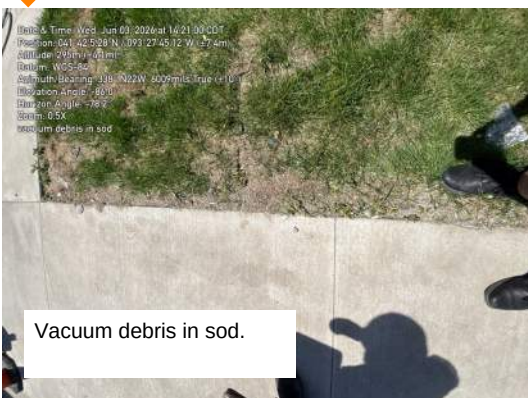
1



2



3



Route and seal crack in concrete.



Route and seal crack in concrete.



6 It appears 90 degree bends were installed on downspouts. Replace with 45 degree bends as specified.



existing building footing in the way. Existing pipe had 90* bends

7 Whitfield

Rock chip in pavers appears to be low. Add rock chips to match top of pavers.



Route and seal crack in concrete. ✓

8



20260618_ Bondurant Punch List

000 General (5)



Subject: Architect
Space: 000 General
Date: 6/18/2026 1:40:24 PM
Capture: No

1
 General Clean up of debris on all flooring. LVT to be mopped and cleaned of any marks.



Subject: Architect
Space: 000 General
Date: 6/18/2026 1:40:58 PM
Capture: No

2
 General wipe down of any items that can collect dust, light fixtures, or windows with any fingerprints.



Subject: Architect
Space: 000 General
Date: 6/18/2026 1:41:19 PM
Capture: No

3
 Exterior debris and bricks to be cleaned.



Subject: Architect
Space: 000 General
Date: 6/18/2026 1:42:03 PM
Capture: No

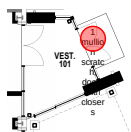
4
 Touch up marks, clean, and paint walls, Typical.



Subject: Architect
Space: 000 General
Date: 6/18/2026 1:43:16 PM
Capture: No

5
 Any pencil marks to be erased and cleaned.

101 VEST (3)



Subject: Architect
Space: 101 VEST
Date: 6/18/2026 9:36:08 AM
Capture: Yes

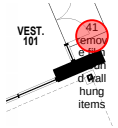
1
 mullion scratch, doors with closers





Subject: Architect
Space: 101 VEST
Date: 6/18/2026 12:55:56 PM
Capture: No

3
 door wont shut, typical in room



Subject: Architect
Space: 101 VEST
Date: 6/18/2026 12:55:54 PM
Capture: Yes

41
 remove film around wall hung items

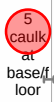


102 STOR (3)



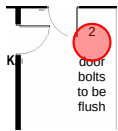
Subject: Architect
Space: 102 STOR
Date: 6/18/2026 9:40:04 AM
Capture: Yes

4
 remove tape



Subject: Architect
Space: 102 STOR
Date: 6/18/2026 12:55:40 PM
Capture: Yes

5
 caulk at base/floor



Subject: Architect
Space: 102 STOR
Date: 6/18/2026 9:50:19 AM
Capture: Yes

2
 door bolts to be flush



103 SPRINKLER (4)



Subject: Architect
Space: 103 SPRINKLER
Date: 6/18/2026 12:56:44 PM
Capture: Yes

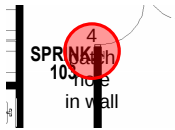
1
 repair damage and patch hole



Subject: Architect
Space: 103 SPRINKLER
Date: 6/18/2026 9:53:29 AM
Capture: Yes

3
 insulation around piping,
 typical, fix dripping.





Subject: Architect
Space: 103 SPRINKLER
Date: 6/18/2026 9:53:08 AM
Capture: Yes

4
 patch hole in wall



Subject: Architect
Space: 103 SPRINKLER
Date: 6/18/2026 12:56:47 PM
Capture: Yes

5
 replace damaged insulation

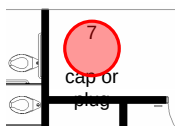


104 MECH (4)



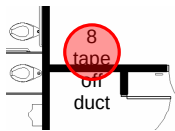
Subject: Architect
Space: 104 MECH
Date: 6/18/2026 9:42:40 AM
Capture: Yes

6
 caulk and seal around
 electrical penetrations. typical
 in room



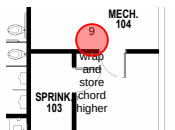
Subject: Architect
Space: 104 MECH
Date: 6/18/2026 12:56:36 PM
Capture: Yes

7
 cap or plug



Subject: Architect
Space: 104 MECH
Date: 6/18/2026 9:46:20 AM
Capture: No

8
 tape off duct

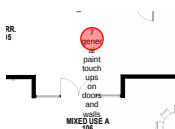


Subject: Architect
Space: 104 MECH
Date: 6/18/2026 9:47:20 AM
Capture: Yes

9
 wrap and store chord higher

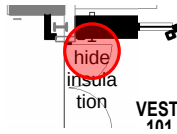


105 CORR. (3)



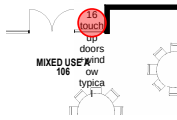
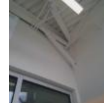
Subject: Architect
Space: 105 CORR.
Date: 6/18/2026 9:57:21 AM
Capture: No

7
 general paint touch ups on
 doors and walls



Subject: Architect
Space: 105 CORR.
Date: 6/18/2026 10:07:46 AM
Capture: Yes

1
hide insulation

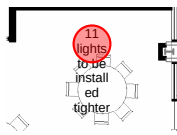


Subject: Architect
Space: 105 CORR.
Date: 6/18/2026 10:32:44 AM
Capture: Yes

16
touch up doors+window
typical

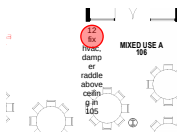


106 MIXED USE A (6)



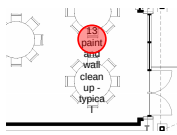
Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 10:23:39 AM
Capture: Yes

11
lights to be installed tighter



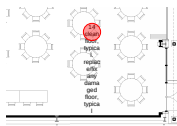
Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 10:24:27 AM
Capture: No

12
fix hvac, damper rattle above
ceiling in 105



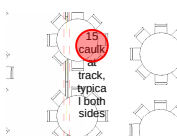
Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 10:25:27 AM
Capture: No

13
paint and wall cleanup - typical



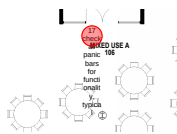
Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 10:27:40 AM
Capture: Yes

14
clean floor, typical. replace/fix
any damaged floor, typical



Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 12:55:20 PM
Capture: Yes

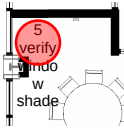
15
caulk at track, typical both
sides



Subject: Architect
Space: 106 MIXED USE A
Date: 6/18/2026 12:56:55 PM
Capture: No

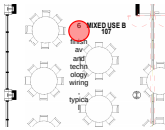
17
check all panic bars for
functionality, typical

107 MIXED USE B (6)



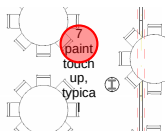
Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 12:55:27 PM
Capture: Yes

5
 verify window shade



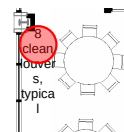
Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 10:16:18 AM
Capture: No

6
 finish av and technology
 wiring, typical



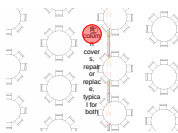
Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 10:16:41 AM
Capture: No

7
 paint touch up, typical



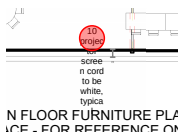
Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 10:17:18 AM
Capture: Yes

8
 clean louvers, typical



Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 10:22:44 AM
Capture: Yes

9
 column covers, repair or
 replace, typical for both

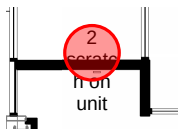


Subject: Architect
Space: 107 MIXED USE B
Date: 6/18/2026 10:21:49 AM
Capture: Yes

10
 projector screen cord to be
 white, typical



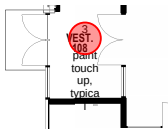
108 VEST (3)



Subject: Architect
Space: 108 VEST
Date: 6/18/2026 10:10:02 AM
Capture: Yes

2
 scratch on unit

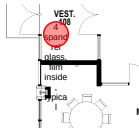




Subject: Architect
Space: 108 VEST
Date: 6/18/2026 10:10:26 AM
Capture: No

3

paint touch up, typical

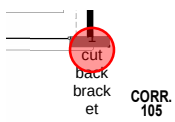


Subject: Architect
Space: 108 VEST
Date: 6/18/2026 12:56:32 PM
Capture: Yes

4
 spandrel glass, film inside,
 typical



109 KITCHEN (3)



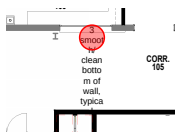
Subject: Architect
Space: 109 KITCHEN
Date: 6/18/2026 9:58:55 AM
Capture: Yes

1
 cut back bracket



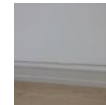
Subject: Architect
Space: 109 KITCHEN
Date: 6/18/2026 9:59:33 AM
Capture: Yes

2
 fill hole



Subject: Architect
Space: 109 KITCHEN
Date: 6/18/2026 10:04:12 AM
Capture: Yes

3
 smooth/ clean bottom of wall,
 typical



110 FAMILY (3)



Subject: Architect
Space: 110 FAMILY
Date: 6/18/2026 12:57:28 PM
Capture: Yes

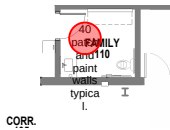
38
 install sidesplash



Subject: Architect
Space: 110 FAMILY
Date: 6/18/2026 11:21:22 AM
Capture: Yes

39
 ring around toilet valve

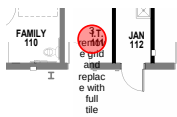




Subject: Architect
Space: 110 FAMILY
Date: 6/18/2026 11:21:48 AM
Capture: No

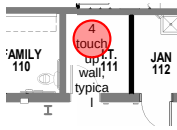
40
 patch and paint walls typical.

111 IT (2)



Subject: Architect
Space: 111 IT
Date: 6/18/2026 10:37:46 AM
Capture: Yes

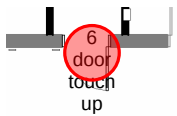
3
 remove grid and replace with
 full tile



Subject: Architect
Space: 111 IT
Date: 6/18/2026 12:57:02 PM
Capture: No

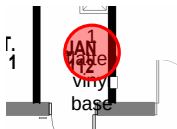
4
 touch up wall, typical

112 JAN (3)



Subject: Architect
Space: 112 JAN
Date: 6/18/2026 9:56:29 AM
Capture: Yes

6
 door touch up



Subject: Architect
Space: 112 JAN
Date: 6/18/2026 10:34:49 AM
Capture: No

1
 flatten vinyl base



Subject: Architect
Space: 112 JAN
Date: 6/18/2026 12:57:00 PM
Capture: Yes

2
 caulk bottom and sides of mop
 sink



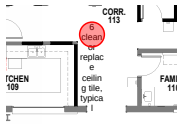
113 CORRIDOR (3)



Subject: Architect
Space: 113 CORRIDOR
Date: 6/18/2026 10:39:46 AM
Capture: Yes

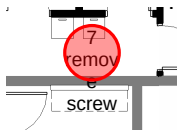
5
 patch hole in wall





Subject: Architect
Space: 113 CORRIDOR
Date: 6/18/2026 10:40:49 AM
Capture: No

6
 clean or replace ceiling tile,
 typical



Subject: Architect
Space: 113 CORRIDOR
Date: 6/18/2026 10:41:50 AM
Capture: Yes

7
 remove screw



114 PERSONAL CARE (5)



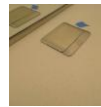
Subject: Architect
Space: 114 PERSONAL CARE
Date: 6/18/2026 12:57:16 PM
Capture: Yes

8
 clean pencil marks, typical



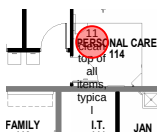
Subject: Architect
Space: 114 PERSONAL CARE
Date: 6/18/2026 12:57:15 PM
Capture: Yes

9
 outlet doesnt completely
 close, fix



Subject: Architect
Space: 114 PERSONAL CARE
Date: 6/18/2026 10:44:42 AM
Capture: Yes

10
 paint conduit white below
 counters, typical



Subject: Architect
Space: 114 PERSONAL CARE
Date: 6/18/2026 12:57:05 PM
Capture: Yes

11
 clean top of all items, typical

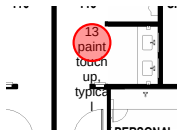


Subject: Architect
Space: 114 PERSONAL CARE
Date: 6/18/2026 10:45:53 AM
Capture: Yes

12
 clean hooks, remove paint

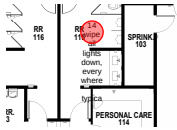


115 RR (2)



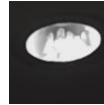
Subject: Architect
Space: 115 RR
Date: 6/18/2026 10:47:32 AM
Capture: No

13
 paint touch up, typical



Subject: Architect
Space: 115 RR
Date: 6/18/2026 10:48:32 AM
Capture: Yes

14
 wipe all lights down,
 everywhere, typical



116 RR (1)

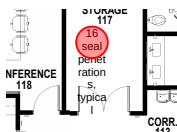


Subject: Architect
Space: 116 RR
Date: 6/18/2026 10:51:32 AM
Capture: Yes

15
 center lights, typical. touch up.



117 STORAGE (5)



Subject: Architect
Space: 117 STORAGE
Date: 6/18/2026 10:53:51 AM
Capture: Yes

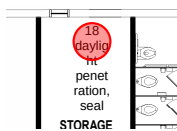
16
 seal penetrations, typical



17
 trim
 ropes

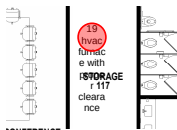
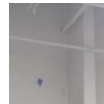
Subject: Architect
Space: 117 STORAGE
Date: 6/18/2026 10:54:33 AM
Capture: Yes

17
 trim ropes



Subject: Architect
Space: 117 STORAGE
Date: 6/18/2026 12:55:36 PM
Capture: Yes

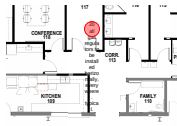
18
 daylight penetration, seal



Subject: Architect
Space: 117 STORAGE
Date: 6/18/2026 12:57:18 PM
Capture: Yes

19
 hvac furnace with proper
 clearance





Subject: Architect
Space: 117 STORAGE
Date: 6/18/2026 10:59:01 AM
Capture: Yes

20
 all gas regulators to be
 installed horizontally,
 everywhere. typical.

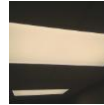


118 CONFERENCE (4)



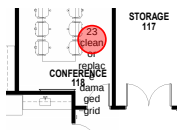
Subject: Architect
Space: 118 CONFERENCE
Date: 6/18/2026 11:00:22 AM
Capture: Yes

21
 flatten lens on lights, typical



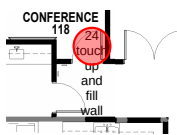
Subject: Architect
Space: 118 CONFERENCE
Date: 6/18/2026 11:01:08 AM
Capture: No

22
 paint touch up, and general
 cleaning typical



Subject: Architect
Space: 118 CONFERENCE
Date: 6/18/2026 11:01:54 AM
Capture: Yes

23
 clean or replace damaged grid



Subject: Architect
Space: 118 CONFERENCE
Date: 6/18/2026 11:02:39 AM
Capture: Yes

24
 touch up and fill wall



119 CORRIDOR (4)



Subject: Architect
Space: 119 CORRIDOR
Date: 6/18/2026 11:05:39 AM
Capture: No

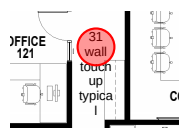
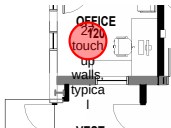
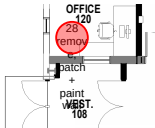
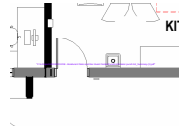
25
 general cleaning for cabinets,
 typical



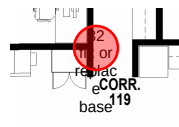
Subject: Architect
Space: 119 CORRIDOR
Date: 6/18/2026 11:06:14 AM
Capture: Yes

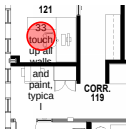
26
 clean ice maker trim kit



	Subject: Architect Space: 119 CORRIDOR Date: 6/18/2026 11:09:43 AM Capture: Yes	29 secondary plate or full size adhesive to signage	
	Subject: Architect Space: 119 CORRIDOR Date: 6/18/2026 11:10:59 AM Capture: No	31 wall touch up typical	
120 OFFICE (4)			
	Subject: Architect Space: 120 OFFICE Date: 6/18/2026 11:07:44 AM Capture: No	27 touch up walls, typical	
	Subject: Architect Space: 120 OFFICE Date: 6/18/2026 12:57:23 PM Capture: Yes	28 remove, patch + paint wall	
	Subject: Architect Space: 120 OFFICE Date: 6/18/2026 11:10:27 AM Capture: No	30 all walls to be wiped, top of door frames, and carpets cleaned typical	
	Subject: Text Box Space: 120 OFFICE Date: 6/18/2026 1:36:44 PM Capture: No	"F:\1-Projects\2024\2024218 - Bondurant Parks and Rec Event Center\PunchList\interior punch list_Summary-(1).pdf"	

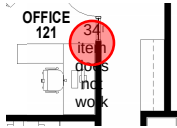
121 OFFICE (4)

	Subject: Architect Space: 121 OFFICE Date: 6/18/2026 11:11:34 AM Capture: Yes	32 fix or replace base	
---	--	---------------------------	---



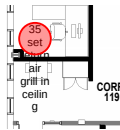
Subject: Architect
Space: 121 OFFICE
Date: 6/18/2026 11:12:35 AM
Capture: No

33
 touch up all walls and paint,
 typical



Subject: Architect
Space: 121 OFFICE
Date: 6/18/2026 11:13:05 AM
Capture: Yes

34
 item does not work



Subject: Architect
Space: 121 OFFICE
Date: 6/18/2026 11:13:43 AM
Capture: Yes

35
 set return air grill in ceiling

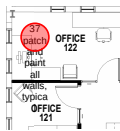


122 OFFICE (2)



Subject: Architect
Space: 122 OFFICE
Date: 6/18/2026 11:14:43 AM
Capture: Yes

36
 crooked grid



Subject: Architect
Space: 122 OFFICE
Date: 6/18/2026 11:15:25 AM
Capture: No

37
 patch and paint all walls,
 typical

CANOPY (1)



Subject: Architect
Space: CANOPY
Date: 6/18/2026 11:40:12 AM
Capture: Yes

51
 clean sidewalk



NORTH ELEVATION (1)



Subject: Architect
Space: NORTH ELEVATION
Date: 6/18/2026 11:30:10 AM
Capture: Yes

43
 clean brick, typical

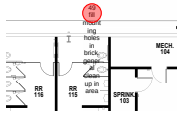


SCREEN IN WALL (2)



Subject: Architect
Space: SCREEN IN WALL
Date: 6/18/2026 12:55:34 PM
Capture: Yes

42
cover plate



Subject: Architect
Space: SCREEN IN WALL
Date: 6/18/2026 11:37:47 AM
Capture: No

49
fill mounting holes in brick,
general cleanup in area

SOUTH ELEVATION (1)

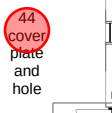


Subject: Architect
Space: SOUTH ELEVATION
Date: 6/18/2026 12:53:52 PM
Capture: Yes

50
fill mounting holes

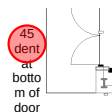


WEST ELEVATION (5)



Subject: Architect
Space: WEST ELEVATION
Date: 6/18/2026 12:55:23 PM
Capture: Yes

44
cover plate and hole



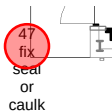
Subject: Architect
Space: WEST ELEVATION
Date: 6/18/2026 12:55:17 PM
Capture: Yes

45
dent at bottom of door



Subject: Architect
Space: WEST ELEVATION
Date: 6/18/2026 12:55:15 PM
Capture: No

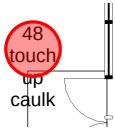
46
consider rain drip cap at door
heads



Subject: Architect
Space: WEST ELEVATION
Date: 6/18/2026 11:34:55 AM
Capture: Yes

47
fix seal or caulk



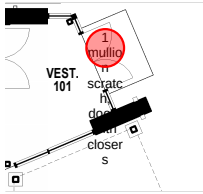


Subject: Architect
Space: WEST ELEVATION
Date: 6/18/2026 11:35:26 AM
Capture: Yes

48
touch up caulk



Capture Media Summary



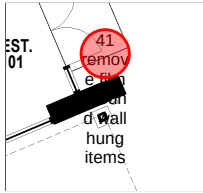
Subject: Architect
Date: 6/18/2026 9:36:08 AM
Author: FEHLocal
Page: A10.1
Space: 101 VEST
Status:

Comments:

1
 mullion scratch, doors with closers



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:55:54 PM
Author: FEHLocal
Page: A10.1
Space: 101 VEST
Status:

Comments:

41
 remove film around wall hung items



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 9:40:04 AM
Author: FEHLocal
Page: A10.1
Space: 102 STOR
Status:

Comments:

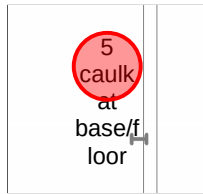
4
 remove tape



Text Box (1 of 1)

Page 15 of 36

Capture Media Summary



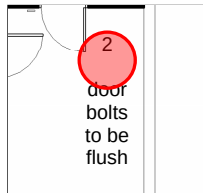
Subject: Architect
Date: 6/18/2026 12:55:40 PM
Author: FEHLocal
Page: A10.1
Space: 102 STOR
Status:

Comments:

5
 caulk at base/floor



Text Box (1 of 1)



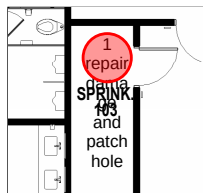
Subject: Architect
Date: 6/18/2026 9:50:19 AM
Author: FEHLocal
Page: A10.1
Space: 102 STOR
Status:

Comments:

2
 door bolts to be flush



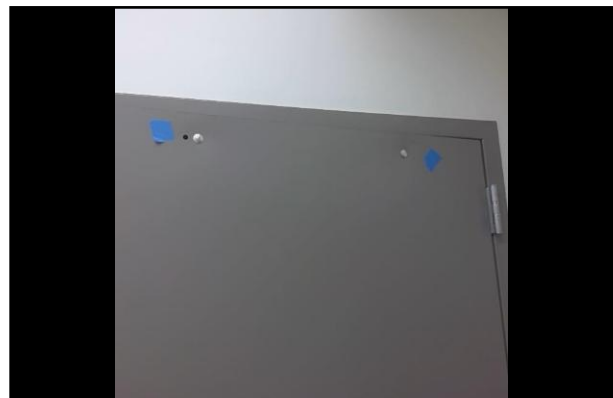
Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:56:44 PM
Author: FEHLocal
Page: A10.1
Space: 103 SPRINKLER
Status:

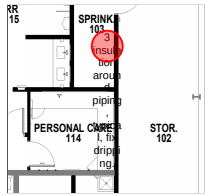
Comments:

1
 repair damage and patch hole



Text Box (1 of 1)

Capture Media Summary

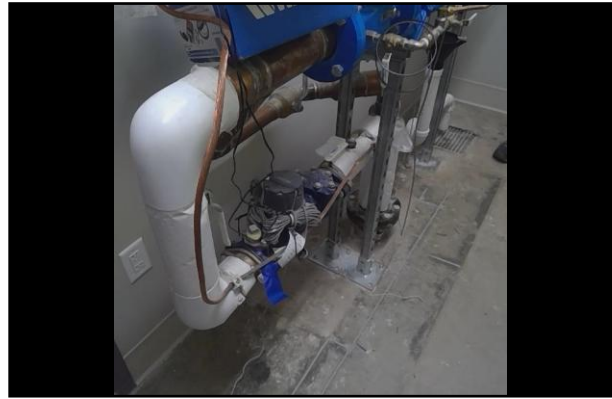


Subject: Architect
Date: 6/18/2026 9:53:29 AM
Author: FEHLocal
Page: A10.1
Space: 103 SPRINKLER
Status:

Comments:

3

insulation around piping, typical, fix dripping.



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 9:53:08 AM
Author: FEHLocal
Page: A10.1
Space: 103 SPRINKLER
Status:

Comments:

4

patch hole in wall



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:56:47 PM
Author: FEHLocal
Page: A10.1
Space: 103 SPRINKLER
Status:

Comments:

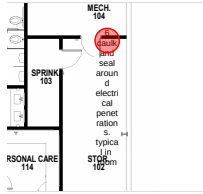
5

replace damaged insulation



Text Box (1 of 1)

Capture Media Summary



Subject: Architect
Date: 6/18/2026 9:42:40 AM
Author: FEHLocal
Page: A10.1
Space: 104 MECH
Status:

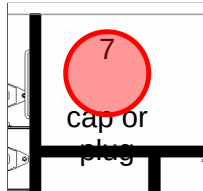
Comments:

6

caulk and seal around electrical penetrations. typical in room



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:56:36 PM
Author: FEHLocal
Page: A10.1
Space: 104 MECH
Status:

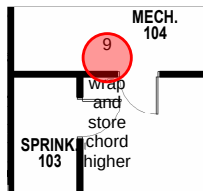
Comments:

7

cap or plug



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 9:47:20 AM
Author: FEHLocal
Page: A10.1
Space: 104 MECH
Status:

Comments:

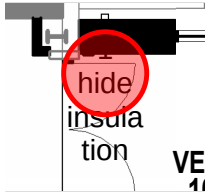
9

wrap and store chord higher



Text Box (1 of 1)

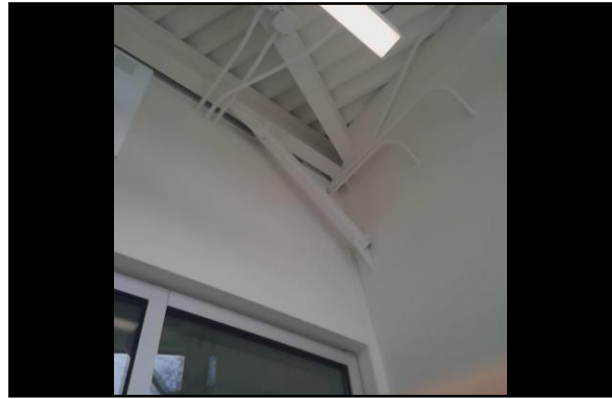
Capture Media Summary



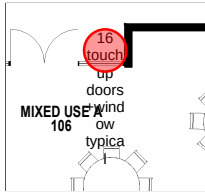
Subject: Architect
Date: 6/18/2026 10:07:46 AM
Author: FEHLocal
Page: A10.1
Space: 105 CORR.
Status:

Comments:

1
hide insulation



Text Box (1 of 1)



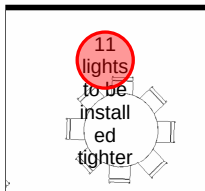
Subject: Architect
Date: 6/18/2026 10:32:44 AM
Author: FEHLocal
Page: A10.1
Space: 105 CORR.
Status:

Comments:

16
touch up doors+window
typical



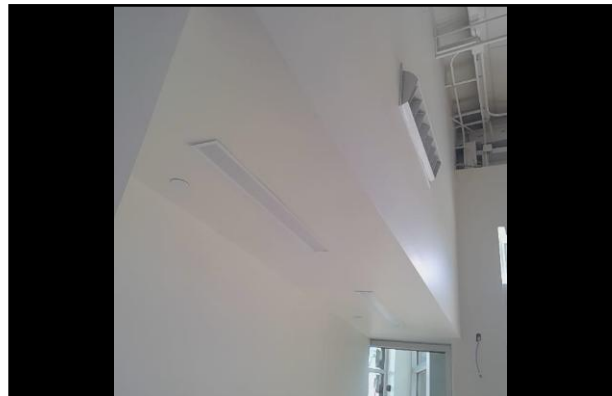
Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 10:23:39 AM
Author: FEHLocal
Page: A10.1
Space: 106 MIXED USE A
Status:

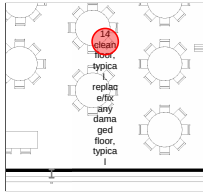
Comments:

11
lights to be installed tighter



Text Box (1 of 1)

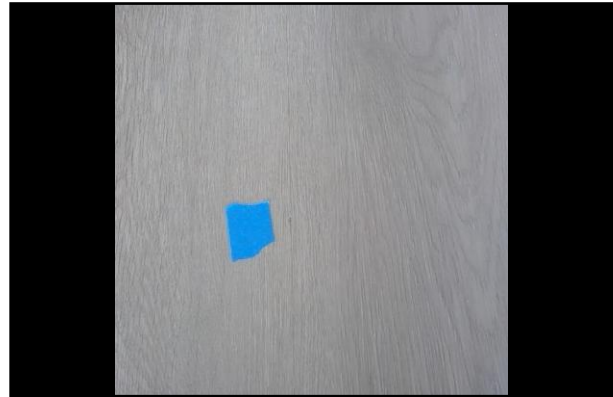
Capture Media Summary



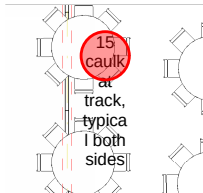
Subject: Architect
Date: 6/18/2026 10:27:40 AM
Author: FEHLocal
Page: A10.1
Space: 106 MIXED USE A
Status:

Comments:

14
 clean floor, typical. replace/fix any damaged floor,
 typical



Text Box (1 of 1)



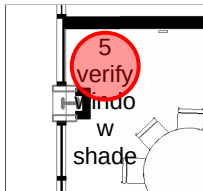
Subject: Architect
Date: 6/18/2026 12:55:20 PM
Author: FEHLocal
Page: A10.1
Space: 106 MIXED USE A
Status:

Comments:

15
 caulk at track, typical both sides



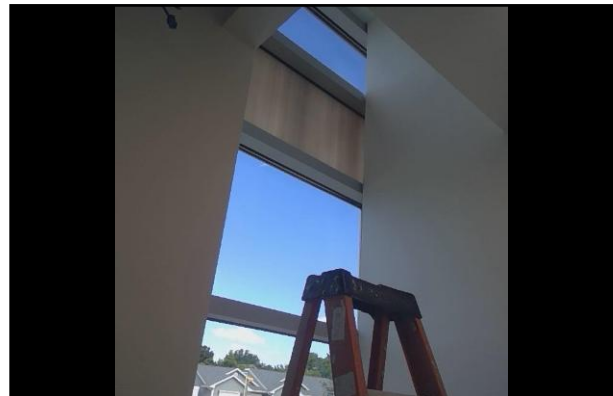
Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:55:27 PM
Author: FEHLocal
Page: A10.1
Space: 107 MIXED USE B
Status:

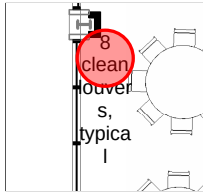
Comments:

5
 verify window shade



Text Box (1 of 1)

Capture Media Summary



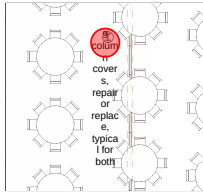
Subject: Architect
Date: 6/18/2026 10:17:18 AM
Author: FEHLocal
Page: A10.1
Space: 107 MIXED USE B
Status:

Comments:

8
 clean louvers, typical



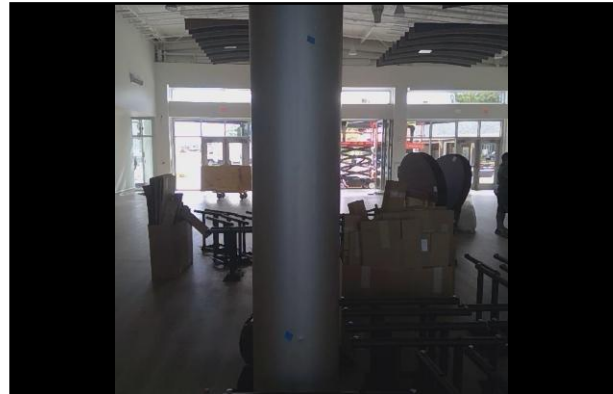
Text Box (1 of 1)



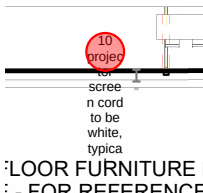
Subject: Architect
Date: 6/18/2026 10:22:44 AM
Author: FEHLocal
Page: A10.1
Space: 107 MIXED USE B
Status:

Comments:

9
 column covers, repair or replace, typical for both



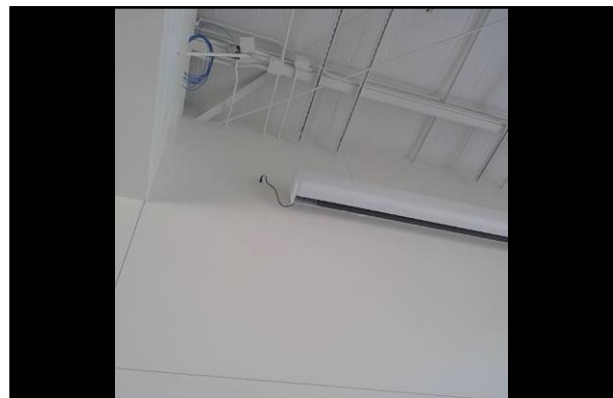
Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 10:21:49 AM
Author: FEHLocal
Page: A10.1
Space: 107 MIXED USE B
Status:

Comments:

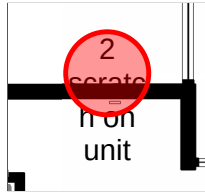
10
 projector screen cord to be white, typical



Text Box (1 of 1)

Page 21 of 36

Capture Media Summary



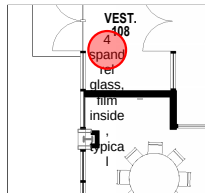
Subject: Architect
Date: 6/18/2026 10:10:02 AM
Author: FEHLocal
Page: A10.1
Space: 108 VEST
Status:

Comments:

2
 scratch on unit



Text Box (1 of 1)



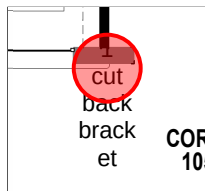
Subject: Architect
Date: 6/18/2026 12:56:32 PM
Author: FEHLocal
Page: A10.1
Space: 108 VEST
Status:

Comments:

4
 spandrel glass, film inside, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 9:58:55 AM
Author: FEHLocal
Page: A10.1
Space: 109 KITCHEN
Status:

Comments:

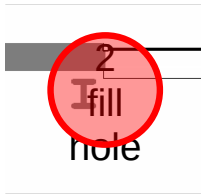
1
 cut back bracket



Text Box (1 of 1)

Page 22 of 36

Capture Media Summary



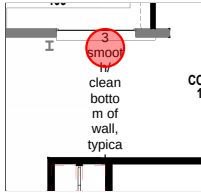
Subject: Architect
Date: 6/18/2026 9:59:33 AM
Author: FEHLocal
Page: A10.1
Space: 109 KITCHEN
Status:

Comments:

2
fill hole



Text Box (1 of 1)



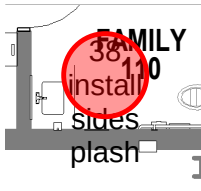
Subject: Architect
Date: 6/18/2026 10:04:12 AM
Author: FEHLocal
Page: A10.1
Space: 109 KITCHEN
Status:

Comments:

3
smooth/ clean bottom of wall, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:57:28 PM
Author: FEHLocal
Page: A10.1
Space: 110 FAMILY
Status:

Comments:

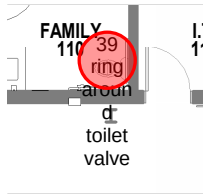
38
install sidesplash



Text Box (1 of 1)

Page 23 of 36

Capture Media Summary



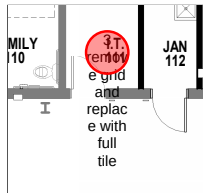
Subject: Architect
Date: 6/18/2026 11:21:22 AM
Author: FEHLocal
Page: A10.1
Space: 110 FAMILY
Status:

Comments:

39
 ring around toilet valve



Text Box (1 of 1)



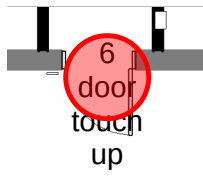
Subject: Architect
Date: 6/18/2026 10:37:46 AM
Author: FEHLocal
Page: A10.1
Space: 111 IT
Status:

Comments:

3
 remove grid and replace with full tile



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 9:56:29 AM
Author: FEHLocal
Page: A10.1
Space: 112 JAN
Status:

Comments:

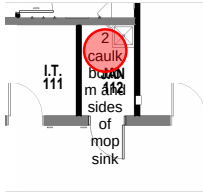
6
 door touch up



Text Box (1 of 1)

Page 24 of 36

Capture Media Summary



Subject: Architect
Date: 6/18/2026 12:57:00 PM
Author: FEHLocal
Page: A10.1
Space: 112 JAN
Status:

Comments:

2
 caulk bottom and sides of mop sink



Text Box (1 of 2)



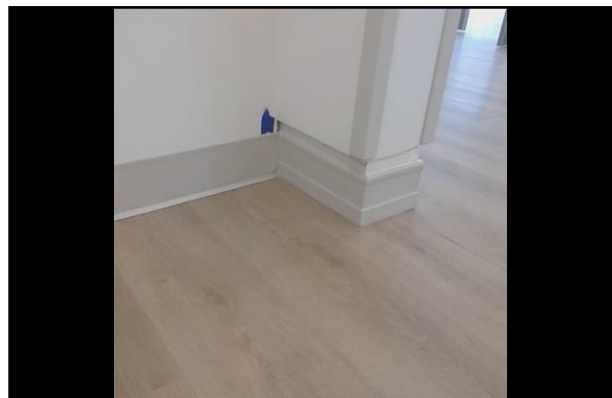
Text Box (2) (2 of 2)



Subject: Architect
Date: 6/18/2026 10:39:46 AM
Author: FEHLocal
Page: A10.1
Space: 113 CORRIDOR
Status:

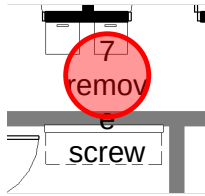
Comments:

5
 patch hole in wall



Text Box (1 of 1)

Capture Media Summary



Subject: Architect
Date: 6/18/2026 10:41:50 AM
Author: FEHLocal
Page: A10.1
Space: 113 CORRIDOR
Status:

Comments:

7
 remove screw



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:57:16 PM
Author: FEHLocal
Page: A10.1
Space: 114 PERSONAL CARE
Status:

Comments:

8
 clean pencil marks, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:57:15 PM
Author: FEHLocal
Page: A10.1
Space: 114 PERSONAL CARE
Status:

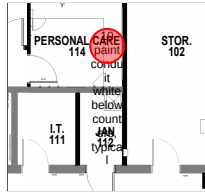
Comments:

9
 outlet doesnt completely close, fix



Text Box (1 of 1)

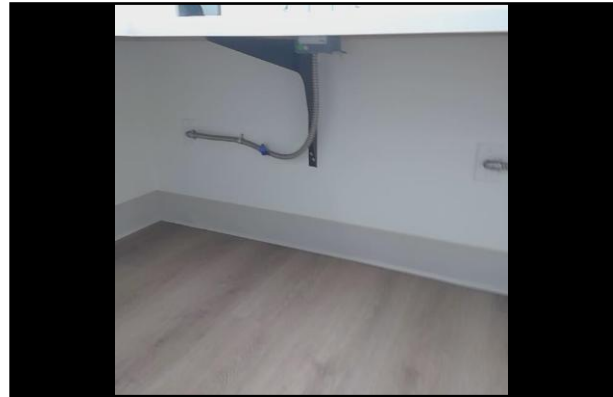
Capture Media Summary



Subject: Architect
Date: 6/18/2026 10:44:42 AM
Author: FEHLocal
Page: A10.1
Space: 114 PERSONAL CARE
Status:

Comments:

10
 paint conduit white below counters, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:57:05 PM
Author: FEHLocal
Page: A10.1
Space: 114 PERSONAL CARE
Status:

Comments:

11
 clean top of all items, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 10:45:53 AM
Author: FEHLocal
Page: A10.1
Space: 114 PERSONAL CARE
Status:

Comments:

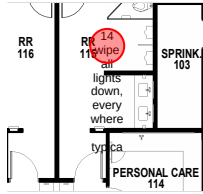
12
 clean hooks, remove paint



Text Box (1 of 1)

Page 27 of 36

Capture Media Summary



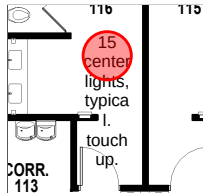
Subject: Architect
Date: 6/18/2026 10:48:32 AM
Author: FEHLocal
Page: A10.1
Space: 115 RR
Status:

Comments:

14
 wipe all lights down, everywhere, typical



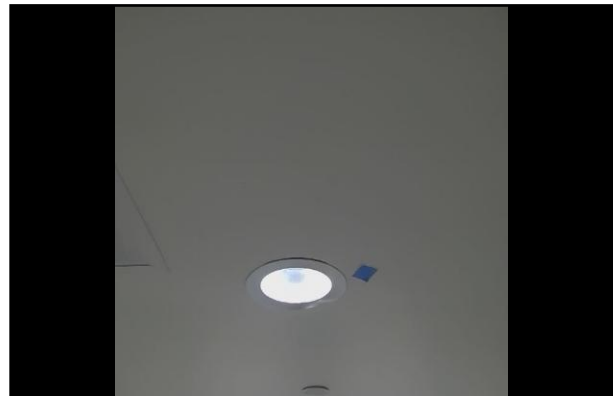
Text Box (1 of 1)



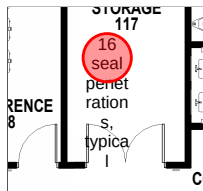
Subject: Architect
Date: 6/18/2026 10:51:32 AM
Author: FEHLocal
Page: A10.1
Space: 116 RR
Status:

Comments:

15
 center lights, typical. touch up.



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 10:53:51 AM
Author: FEHLocal
Page: A10.1
Space: 117 STORAGE
Status:

Comments:

16
 seal penetrations, typical



Text Box (1 of 1)

Page 28 of 36

Capture Media Summary



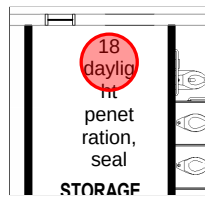
Subject: Architect
Date: 6/18/2026 10:54:33 AM
Author: FEHLocal
Page: A10.1
Space: 117 STORAGE
Status:

Comments:

17
trim ropes



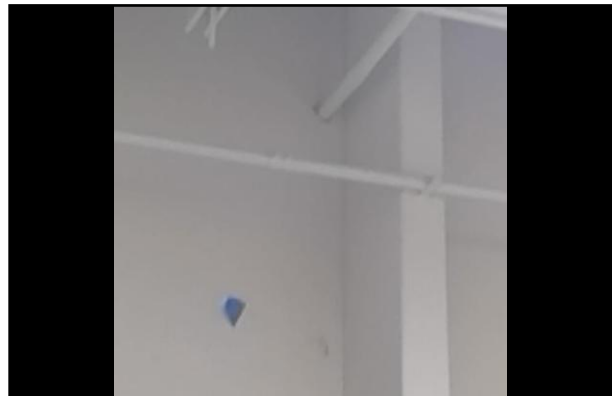
Text Box (1 of 1)



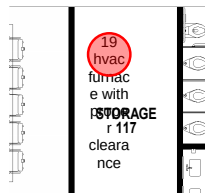
Subject: Architect
Date: 6/18/2026 12:55:36 PM
Author: FEHLocal
Page: A10.1
Space: 117 STORAGE
Status:

Comments:

18
daylight penetration, seal



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:57:18 PM
Author: FEHLocal
Page: A10.1
Space: 117 STORAGE
Status:

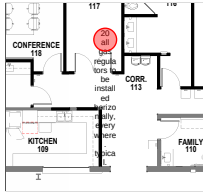
Comments:

19
hvac furnace with proper clearance



Text Box (1 of 1)

Capture Media Summary



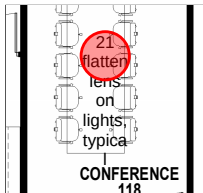
Subject: Architect
Date: 6/18/2026 10:59:01 AM
Author: FEHLocal
Page: A10.1
Space: 117 STORAGE
Status:

Comments:

20
 all gas regulators to be installed horizontally,
 everywhere. typical.



Text Box (1 of 1)



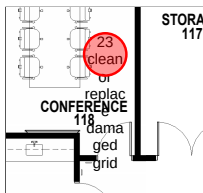
Subject: Architect
Date: 6/18/2026 11:00:22 AM
Author: FEHLocal
Page: A10.1
Space: 118 CONFERENCE
Status:

Comments:

21
 flatten lens on lights, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:01:54 AM
Author: FEHLocal
Page: A10.1
Space: 118 CONFERENCE
Status:

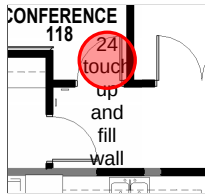
Comments:

23
 clean or replace damaged grid



Text Box (1 of 1)

Capture Media Summary



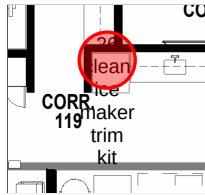
Subject: Architect
Date: 6/18/2026 11:02:39 AM
Author: FEHLocal
Page: A10.1
Space: 118 CONFERENCE
Status:

Comments:

24
 touch up and fill wall



Text Box (1 of 1)



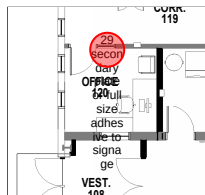
Subject: Architect
Date: 6/18/2026 11:06:14 AM
Author: FEHLocal
Page: A10.1
Space: 119 CORRIDOR
Status:

Comments:

26
 clean ice maker trim kit



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:09:43 AM
Author: FEHLocal
Page: A10.1
Space: 119 CORRIDOR
Status:

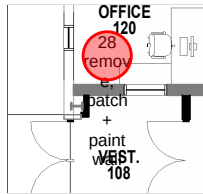
Comments:

29
 secondary plate or full size adhesive to signage



Text Box (1 of 1)

Capture Media Summary



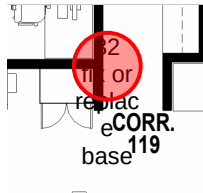
Subject: Architect
Date: 6/18/2026 12:57:23 PM
Author: FEHLocal
Page: A10.1
Space: 120 OFFICE
Status:

Comments:

28
 remove, patch + paint wall



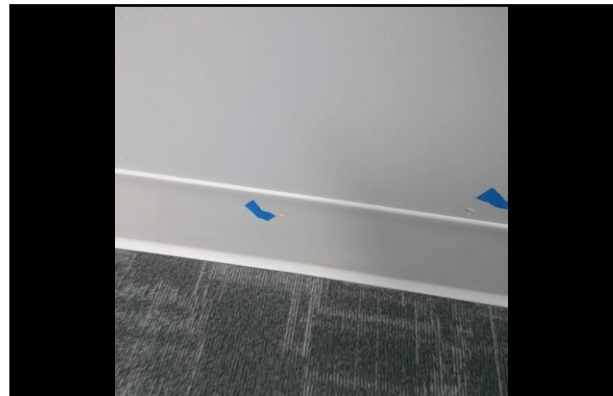
Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:11:34 AM
Author: FEHLocal
Page: A10.1
Space: 121 OFFICE
Status:

Comments:

32
 fix or replace base



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:13:05 AM
Author: FEHLocal
Page: A10.1
Space: 121 OFFICE
Status:

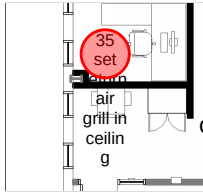
Comments:

34
 item does not work



Text Box (1 of 1)

Capture Media Summary



Subject: Architect
Date: 6/18/2026 11:13:43 AM
Author: FEHLocal
Page: A10.1
Space: 121 OFFICE
Status:

Comments:

35
 set return air grill in ceiling



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:14:43 AM
Author: FEHLocal
Page: A10.1
Space: 122 OFFICE
Status:

Comments:

36
 crooked grid



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 11:40:12 AM
Author: FEHLocal
Page: A10.1
Space: CANOPY
Status:

Comments:

51
 clean sidewalk



Text Box (1 of 1)

Page 33 of 36

Capture Media Summary



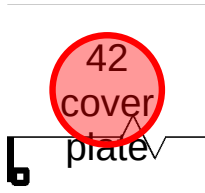
Subject: Architect
Date: 6/18/2026 11:30:10 AM
Author: FEHLocal
Page: A10.1
Space: NORTH ELEVATION
Status:

Comments:

43
 clean brick, typical



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:55:34 PM
Author: FEHLocal
Page: A10.1
Space: SCREEN IN WALL
Status:

Comments:

42
 cover plate



Text Box (1 of 1)



Subject: Architect
Date: 6/18/2026 12:53:52 PM
Author: FEHLocal
Page: A10.1
Space: SOUTH ELEVATION
Status:

Comments:

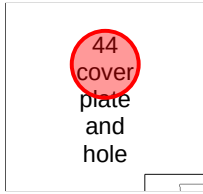
50
 fill mounting holes



Text Box (1 of 1)

Page 34 of 36

Capture Media Summary



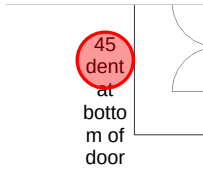
Subject: Architect
Date: 6/18/2026 12:55:23 PM
Author: FEHLocal
Page: A10.1
Space: WEST ELEVATION
Status:



Text Box (1 of 1)

Comments:

44
 cover plate and hole



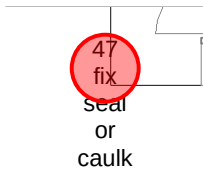
Subject: Architect
Date: 6/18/2026 12:55:17 PM
Author: FEHLocal
Page: A10.1
Space: WEST ELEVATION
Status:



Text Box (1 of 1)

Comments:

45
 dent at bottom of door



Subject: Architect
Date: 6/18/2026 11:34:55 AM
Author: FEHLocal
Page: A10.1
Space: WEST ELEVATION
Status:

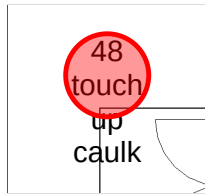


Text Box (1 of 1)

Comments:

47
 fix seal or caulk

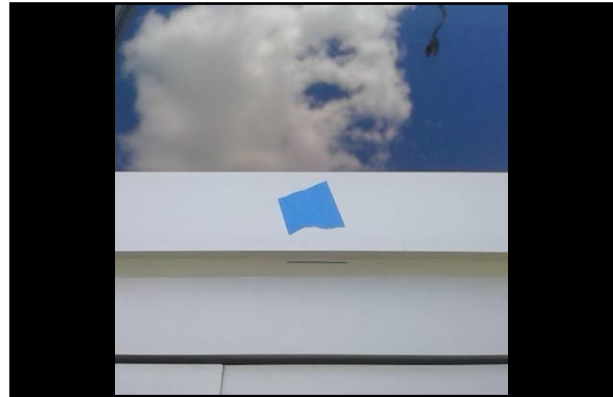
Capture Media Summary



Subject: Architect
Date: 6/18/2026 11:35:26 AM
Author: FEHLocal
Page: A10.1
Space: WEST ELEVATION
Status:

Comments:

48
 touch up caulk



Text Box (1 of 1)

Project: Bondurant Parks & Rec Event Center

Date: July 10th, 2026

By: Andy Versluys

This is a record of site visitation done by KCL Engineering to observe the completion of construction and general conformance to the Contract Documents. This report does not relieve the contractor of work specified in the Contract Documents, including Addendums and Change Orders.

If any corrective action either described or implied from the included comments results in an interpreted change in value to the contract, please discuss with the Architect/Engineer prior to proceeding with that item.

General Deficiencies

1. Provide Owner's O&M Manuals.
2. Provide As-built drawings with revisions and deviations included.
3. Provide owner training.
4. Provide warranties.

Lighting

5. Clean and wipe down light fixture lenses and reflectors. Remove any visible debris
6. Test and provide report for lighting controls system(s).

Power

7. Ensure all electrical junction boxes are properly labeled per specifications.
8. Provide outlet/receptacle circuit number identification labels for all devices.
9. Test all GFCI devices.
10. Provide label on all electrical equipment per specifications.
11. Clean device coverplates.
12. Provide covers for open junction boxes. Provide coverplates on devices.

Technology

13. Test fire alarm and complete inspection.
14. Test and provide report for structured cabling to meet specifications.
15. Test and provide access control system test reports.
16. Clean fire alarm devices of dust and debris.
17. Test and provide owner training for audio/visual systems.

Deficiencies:

1. **Mixed Use A 106:**
 - a. (1) window shade did not work with up/down controls.
 - b. Control cabling for destratification fans are not installed in a neat and workmanlike manner. Low voltage cabling is expected to be concealed and not bundled up with zip ties above the fan. (Refer to photo #1).

- c. Data cable for the projector screen not concealed and has an open junction box. (Refer to photo #2)
 - d. Projector hasn't been plugged in to power cord yet.
- 2. **Mixed Use B 107:** Light switch zones are not programmed as noted on lighting plan.
- 3. **Vestibule 101:** Exterior ADA door operator push button not working to open the door.
- 4. **Conference 118:**
 - a. Floor box is covered by carpet and not able to be accessed.
 - b. TV and mounting equipment still need to be installed.
- 5. **West Exterior:** Mural lighting is in progress and not fully installed.

<u>Photo #1</u>	<u>Photo #2</u>
	



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

Item No. 7.a.
For Meeting of 7/20/2026
Public Hearing

TITLE: Public Hearing regarding Vicious Dog Determination related to dog bite incident at 717 Elizabeth Lane

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: On May 16, 2026, in accordance with the public safety agreement between the County and the City, Polk County Animal Control responded to a report of a dog bite. The dog was impounded from the residence on that day.

On May 22, 2026, the County held a hearing where the animal was declared to be vicious and the owner was ordered to euthanize the animal. This hearing was equivalent to the hearing set forth in City Code 55.10.1.

The owner subsequently appealed the decision to the County and requested an appellate hearing—similar to the appellate hearing before the City Council pursuant to City Code 55.10.2—when the County Attorney determined that, due to jurisdiction issues, the matter should be remanded to the City for further proceedings.

On July 6, 2026, the County Attorney sent the file to the City Attorney and notified the City Attorney that the County would not be taking any additional action on the matter. At this point, it is the legal opinion of the City Attorney that the City should proceed with the appeal before the City Council. If the City restarted the entire process, the owner would have an argument that the "re-started" process violates the double jeopardy laws barring multiple punishment for the same offense and/or violates the due process protection from unnecessary hearings.

The City Attorney recommended the City Council add a public hearing to this Council meeting. During the public hearing, the owner and/or the Deputy Sheriff would be allowed to make statements or provide evidence. Then, after the hearing was closed the Council would have the authority to confirm or alter the findings via motion or resolution.

Under the City Code Section 55, the action of Stella, “biting once causing injuries above the shoulder of a person” would indicate that the dog must be deemed vicious as evidence shows the bite occurred and no one is disputing that it occurred. It should be noted, however, that the bite occurred when someone was sitting on the floor, so the dog did not knock someone over or pull them to the ground.

The next question is what is the City Council’s option in handing down a “sentence” for Stella.

The options are:

1. Secure Confinement – Order the owner to securely confine the animal within a proper enclosure (as defined in Section 55.11); Essentially, the dog must be confined in an occupied home OR locked in a securely enclosed and locked pen or kennel if outside or owner is not present. If dog is taken in public, dog must be muzzled.
2. Destruction – Cause the animal to be destroyed in a humane manner; or
3. Additional or Alternative Terms and Conditions – Impose other requirements the AMC deems appropriate. The alternative terms are not set out in the City Code. Looking at the Polk County code, some examples of additional/alternative terms could be: liability insurance requirements, rabies vaccination, microchipping and registration, Spaying/neutering, warning signage on property, pet safety/training courses, and photographing for identification.

Please note that the dog owners propose to keep Stella within a proper enclosure when not inside the home, not leave Stella unattended when guests are in the home, muzzle Stella when in public, provide training for Stella, and any additional or alternative terms and conditions set forth by the Committee as an alternative to euthanasia. The dog bite victim is also opposed to the dog being euthanized.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

CITY OF BONDURANT
RESOLUTION NO. 260720-249

RESOLUTION AWARDING THE CONTRACT AND BOND FOR THE WATER
TRANSMISSION AND SANITARY FORCE MAIN PROJECT TO BOOMERANG CORP.
IN THE AMOUNT OF \$6,514,331.40

WHEREAS on June 1st, 2026, the City of Bondurant approved the order of construction for the Water Transmission & Sanitary Force Main Project; AND

WHEREAS on July 8th, 2026, the City of Bondurant received the bids for the Projects; AND

WHEREAS the location of the work and the kinds and sizes of materials proposed to be used as follows:

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

WHEREAS The City Council approves the contract and bond for the Water Transmission and Sanitary Force Main Project; AND

WHEREAS payments are to be made to Boomerang Corp. in accordance with and subject to the provisions embodied in the documents made as part of the contract.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Water Transmission and Sanitary Force Main Project contract is awarded to Boomerang Corp. and the contract and bond are hereby approved, pending review by legal counsel.

Passed this 20th day of July 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.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

July 9, 2026

John Horton
Public Works Director
City of Bondurant
200 2nd Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
NE HUBBELL AVENUE WATER AND FORCE MAINS
LETTER OF RECOMMENDATION

The City of Bondurant received bids until 2:00P.M., July 8, 2026, for the NE Hubbell Avenue Water and Force Mains project. A total of seven bids were received. The bids are as follows:

<u>Bidder</u>	<u>Project Scope 1</u>	<u>Project Scope 2</u>
Boomerang Corp	\$7,615,811.00	\$6,514,331.40
S.J. Louis Construction, Inc.	\$7,428,018.00	\$6,765,143.00
S.M. Hentges & Sons, Inc.	NO BID	\$6,857,000.00
Vanderpool Construction, Inc.	NO BID	\$8,117,600.00
Progressive Structures, LLC	\$8,789,944.40	\$8,261,046.40
On Track Construction, LLC	\$10,455,278.00	\$8,310,026.00
H&W Contracting, LLC	NO BID	\$8,562,794.20

The apparent low bid for Project Scope 2 was submitted by Boomerang Corp of Anamosa, Iowa in the amount of \$6,514,331.40. Engineer's estimate was \$6,523,000.00.

We recommend award of Project Scope 2 for the NE Hubbell Avenue Water and Force Mains project to Boomerang Corp of Anamosa, Iowa.

John Horton
July 9, 2026
Page 2

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at groth@kleinfelder.com.

VEENSTRA & KIMM, INC.



Gregory J. Roth

GJR:paj
428101

Enclosure

Cc: Ben Klaus, Veenstra & Kimm, Inc.



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

Item No. 8.b.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution authorizing the purchase of a new Heart Monitor and Lucas device

CONTACT PERSON:

Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: A heart monitor and Lucas device were originally budgeted to be purchased when the new ambulance (currently in production) arrived. Staff recently reviewed the pricing of the equipment that was originally budgeted as part of that project and realized the cost of the heart monitor and Lucas device has increased substantially since that time. Staff were also informed that the manufacturer is planning another price increase to take effect in October of this year.

To avoid additional cost for the equipment, staff recommend purchasing this equipment sooner. Currently, there is funding budgeted for a replacement brush truck. The brush truck quote came in under what was expected, so staff recommend using the remaining funds to cover the expedited purchase of the heart monitor and Lucas device. The older monitor and Lucas device that are currently being used in one of our ambulances would be relocated into the rescue engine to allow greater medical capabilities for that unit as originally planned and the new monitor and Lucas device would be placed in the new ambulance once it arrives.

When the ambulance was ordered, the quote for the heart monitor received at that time for planning purposes was \$52,470.00. The current quote is \$58,462.55. Staff were informed they will be having a price adjustment in October. The ambulance is not expected to be delivered until the fourth quarter of 2027, so it is likely they could have two additional price increases before the City takes delivery of the new ambulance. The current quote for the Lucas device is \$21,714.77. At the time we ordered the ambulance, we did not request an official quote for a new Lucas Device but were told it would be approximately \$18,000.00. It is also equipment that is expected to experience a price increase anticipated in October.

FUNDING SOURCE: General Fund equipment: Fire and EMS Departments

STAFF RECOMMENDATION: Staff recommend approval to move the purchase of the LP 35 monitor and Lucas Device up for a cost savings.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-250
2. Bondurant LP35 with SpCO 6.12.26
3. Bondurant LUCAS 6.14.26

CITY OF BONDURANT
RESOLUTION NO. 260720-250

A RESOLUTION APPROVING THE PURCHASE OF EMERGENCY MEDICAL
EQUIPMENT FOR THE BONDURANT EMERGENCY SERVICES

WHEREAS, the City Council of the City of Bondurant recognizes the importance of providing high-quality emergency medical services to the residents and visitors of the City; and

WHEREAS, the Bondurant Emergency Services has identified the need to replace and/or acquire advanced life-saving medical equipment to enhance patient care and improve emergency response capabilities; and

WHEREAS, Stryker Medical has submitted quotations for the purchase of one (1) LIFEPAK 35 Cardiac Monitor/Defibrillator with associated accessories and one (1) LUCAS 3 Chest Compression System with associated accessories; and

WHEREAS, the total cost of the proposed equipment is **Eighty Thousand One Hundred Seventy-Seven Dollars and Thirty-Two Cents (\$80,177.32)**, including shipping and handling, as identified in Stryker quotations numbered **11324932** and **11325299**; and

WHEREAS, the City Council finds that the purchase of this equipment is in the best interest of the City and will enhance the Department's emergency medical response capabilities.

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

1. The purchase of one (1) LIFEPAK 35 Cardiac Monitor/Defibrillator and one (1) LUCAS 3 Chest Compression System, including associated accessories, from Stryker Medical is hereby approved.
2. The total purchase amount shall not exceed **\$80,177.32**, including shipping and handling.
3. The City Administrator and/or Fire Chief are authorized to execute all necessary purchase documents and take all actions necessary to complete the acquisition.
4. Payment shall be made from the appropriate budgeted fund(s) as approved by the City Council.

PASSED AND APPROVED this 20th day of July 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				



LP35

Quote Number:11324932

Version:1

Prepared For:BONDURANT EMER SVCS

Attn:

Remit to:

Division:Medical

Rep:Ali Rood

Email:alison.rood@stryker.com

Phone Number:(515) 669-8586

Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Quote Date:06/12/2026

Expiration Date:09/10/2026

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	BONDURANT EMER SVCS	Name:	BONDURANT EMER SVCS	Name:	CITY OF BONDURANT
Account #:	20080572	Account #:	20080572	Account #:	20126606
Address:	500 CAMPUS DR SE	Address:	500 CAMPUS DR SE	Address:	200 SECOND ST NE
	BONDURANT		BONDURANT		BONDURANT
	Iowa 50035		Iowa 50035		Iowa 50035-1021

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	70335-000042	LP35,EN-US,MAS-SP/CO,MED-CO2,SUN-NIBP,12L,WIFI/CELL/LN/CPRIN,STD,BT	1	\$50,294.90	\$50,294.90
2.0	41335-000003	SHIP KIT, POWER SUPPLY,LP35	1	\$1,560.00	\$1,560.00
3.0	11140-000131	AC Power Cord (North America, hospital grade)	1	\$67.80	\$67.80
4.0	11996-000519	LNCS-II Reusable rainbow 8-wavelength Adult Sensor	1	\$555.00	\$555.00
5.0	11996-000520	LNCS-II Reusable rainbow 8-wavelength Pediatric Sensor	1	\$610.80	\$610.80
6.0	11160-000011	Reusable Cuff, Infant, 8-14 cm	1	\$19.80	\$19.80
7.0	11160-000013	Reusable Cuff, Pediatric, 13-20 cm	1	\$22.20	\$22.20
8.0	11160-000021	Reusable Cuff, Small, Adult, 18-26 cm	1	\$25.20	\$25.20
9.0	11335-000005	LIFEPAK Printer Kit	1	\$1,872.00	\$1,872.00
10.0	11260-000073	Shoulder Strap	1	\$46.80	\$46.80
11.0	11335-000008	LIFEPAK 35 Storage Bag Kit	1	\$374.40	\$374.40
12.0	11111-000041	LIFEPAK 3-wire extended precordial ECG cable	1	\$75.00	\$75.00
13.0	11330-000026	LP35 Docking Station	1	\$2,163.20	\$2,163.20
Equipment Total:					\$57,687.10



LP35

Quote Number:	11324932	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Division:	Medical
Prepared For:	BONDURANT EMER SVCS	Rep:	Ali Rood
Attn:		Email:	alison.rood@stryker.com
		Phone Number:	(515) 669-8586
Quote Date:	06/12/2026		
Expiration Date:	09/10/2026		

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$775.45
Grand Total:	\$58,462.55

Prices: In effect for 30 days

Terms: Net 30 Days

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.



LUCAS

Quote Number:11325299

Version:1

Prepared For:BONDURANT EMER SVCS

Attn:

Quote Date:06/14/2026

Expiration Date:09/12/2026

Remit to:Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Division:Medical

Rep:Ali Rood

Email:alison.rood@stryker.com

Phone Number:(515) 669-8586

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	BONDURANT EMER SVCS	Name:	BONDURANT EMER SVCS	Name:	CITY OF BONDURANT
Account #:	20080572	Account #:	20080572	Account #:	20126606
Address:	500 CAMPUS DR SE	Address:	500 CAMPUS DR SE	Address:	200 SECOND ST NE
	BONDURANT		BONDURANT		BONDURANT
	Iowa 50035		Iowa 50035		Iowa 50035-1021

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	1	\$20,271.10	\$20,271.10
2.0	11576-000071	LUCAS External Power Supply	1	\$397.50	\$397.50
3.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	1	\$747.00	\$747.00
Equipment Total:					\$21,415.60

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Shipping and Handling:	\$299.17
Grand Total:	\$21,714.77

Prices: In effect for 30 days

Terms: Net 30 Days



LUCAS

Quote Number:	11325299	Remit to:	Stryker Sales, LLC 21343 NETWORK PLACE CHICAGO IL 60673-1213 USA
Version:	1	Division:	Medical
Prepared For:	BONDURANT EMER SVCS	Rep:	Ali Rood
Attn:		Email:	alison.rood@stryker.com
		Phone Number:	(515) 669-8586
Quote Date:	06/14/2026		
Expiration Date:	09/12/2026		

Shipping & Handling Includes:
Standard freight, special packaging, semi rigging cranes, labor & delivery of equipment to final location, removal of all packaging, pre-delivery site check, education/training

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.



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

Item No. 8.c.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving an artist contract with Yanoe x Zoueh for installation of the approved artist concept of the Grain Silo Mural Project at Silo Commons

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves an Artist Agreement with Yanoe x Zoueh for final design and installation of the Grain Silo Mural at Silo Commons, consistent with the updated artist concept also being considered for approval by the City Council on the July 6, 2026 agenda.

The City Council previously approved an Artist Agreement with Yanoe x Zoueh on April 6, 2026 based on the original mural concept. On April 20, 2026, the City Council rescinded that approval and instead approved a Letter of Intent authorizing the artists to develop additional concept sketches that more closely reflected the City's vision for the project. Following review of the revised concepts and subsequent refinements, the updated artist concept is now being presented for approval. The attached Artist Agreement has been updated accordingly and reflects the revised concept and project scope.

The agreement establishes a total project cost not to exceed \$175,000 and outlines the scope of services, project schedule, and compensation for the mural, including integration of augmented reality (AR) features and coordination with site lighting and Silo Commons construction activities. The agreement also includes a phased payment structure tied to project milestones, along with insurance, bonding, and project coordination requirements. Installation is anticipated to occur by the end of October 2026 to align with the overall Silo Commons construction schedule and position the mural as a completed focal point ahead of the planned Summer 2027 opening.

This mural project is consistent with Chapter 7 (Community Character + Downtown) of the *Building Bondurant Comprehensive Plan*, specifically Goal 17 supporting

redevelopment of the Grain District. The project also advances recommendations identified in the *Art, Culture & Wayfinding Master Plan* and implements the public art vision established in the *Grain District Downtown Redevelopment Plan*.

Approval of the Artist Agreement, together with approval of the accompanying artist concept, will authorize Yanoë x Zoueh to proceed with installation of the Grain Silo Mural in accordance with the approved project schedule.

FUNDING SOURCE: Grants and TIF supported bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-251
2. RESOLUTION NO. 260406-109
3. YxZ Artist Agreement

CITY OF BONDURANT
RESOLUTION NO. 260720-251

RESOLUTION APPROVING YANOE X ZOUHEH'S ARTIST CONCEPT AND
CONTRACT FOR THE GRAIN SILO MURAL PROJECT AT SILO COMMONS

WHEREAS the City of Bondurant is developing Silo Commons as a signature public gathering space within the Grain District redevelopment area and desires to establish a prominent public art feature on the east face of the historic silo pack; AND

WHEREAS the City Council selected Yanoe x Zoueh in March 2026 through a competitive Request for Proposals (RFP) process to design and install a large-scale mural based upon their experience with large-scale public art and innovative use of interactive augmented reality (AR) elements; AND

WHEREAS on April 6, 2026, the City Council approved an initial artist concept for the Grain Silo Mural Project; AND

WHEREAS following additional discussion, the City Council rescinded that approval and instead authorized a Letter of Intent directing the artists to prepare additional concept alternatives for further review; AND

WHEREAS in June 2026, Yanoe x Zoueh presented five revised mural concepts, which were reviewed by the Mayor, Parks & Recreation Board Chair, and City staff, with three concepts subsequently presented to the City Council and Parks & Recreation Board on June 15, 2026; AND

WHEREAS following additional direction from the June 15, 2026 meeting, Yanoe x Zoueh refined the preferred concept titled "A Place to Call Home," which reflects Bondurant's agricultural heritage, the families and residents who call Bondurant home today, and the City's continued growth into the future; AND

WHEREAS the City Council finds the revised artist concept to be consistent with the vision established in the Building Bondurant Comprehensive Plan, the Grain District Downtown Redevelopment Plan, and the Art, Culture & Wayfinding Master Plan; AND

WHEREAS the proposed Artist Agreement provides for final design development and installation of the mural in substantial conformance with the approved artist concept, establishes the scope of services, project schedule, insurance and bonding requirements, AR deliverables, and related contractual obligations, and provides for total compensation not to exceed \$175,000; AND

WHEREAS installation of the mural is anticipated to occur between July and October 2026 in coordination with ongoing Silo Commons construction in advance of the planned late 2027 opening.

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

1. The artist concept submitted by Yanoe x Zoueh for the Grain Silo Mural Project at Silo Commons, titled "A Place to Call Home," is hereby approved.
2. The Artist Agreement between the City of Bondurant and Yanoe x Zoueh (Oh Yanoe LLC) for final design development and installation of the Grain Silo Mural Project at Silo Commons is hereby approved.
3. The Mayor and City staff are hereby authorized to execute the Artist Agreement and take all actions necessary to carry out the intent of this resolution.

Passed this 20th day of July 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
RESOLUTION NO. 260406-109

RESOLUTION APPROVING AN ARTIST CONTRACT WITH YANOE X ZOUEH FOR
INSTALLATION OF THE APPROVED ARTIST CONCEPT OF THE GRAIN SILO
MURAL PROJECT AT SILO COMMONS

WHEREAS the City of Bondurant is developing Silo Commons as a public gathering space within the Grain District redevelopment area; AND

WHEREAS the City Council selected Yanoe x Zoueh in March 2026 through a competitive process to design and install a large-scale mural on the east face of the historic silo pack at Silo Commons; AND

WHEREAS the City Council has reviewed and approved the artist concept for the Grain Silo Mural Project, and the proposed Artist Agreement provides for final design development and installation of the mural in substantial conformance with the approved concept; AND

WHEREAS the proposed Artist Agreement outlines the scope of services, including mural design, surface preparation, installation, and integration of augmented reality (AR) components, as well as coordination with site lighting and related project elements; AND

WHEREAS the total compensation under the agreement shall not exceed \$175,000 and includes all labor, materials, equipment, AR integration, and associated project costs; AND

the project schedule requires installation to be completed prior to the end of October 2026 to align with overall site construction and planned opening of Silo Commons in Summer 2027; AND

WHEREAS the City Council finds the Artist Agreement to be consistent with Chapter 7 (Community Character + Downtown) of the Building Bondurant Comprehensive Plan, specifically Goal 17 supporting redevelopment of the Grain District, as well as aligned with the Art, Culture, & Wayfinding Master Plan and the Grain District Downtown Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Artist Agreement with Yanoe x Zoueh for installation of the approved artist concept of the Grain Silo Mural Project at Silo Commons is hereby approved and that the Mayor and City staff are authorized to execute the agreement and take any actions necessary to carry out the intent of this resolution.

Passed this 20th day of July 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				

ARTIST AGREEMENT

Grain Silo Mural – Silo Commons Public Art Project

This Artist Agreement (“Agreement”) is entered into as of the ____ day of July, 2026 (“Effective Date”), by and between the **City of Bondurant, Iowa**, an Iowa municipal corporation, located at 200 2nd Street NE, Bondurant, IA 50035 (“City”), and **Ryan “Yanoe” Sarfati and Eric “Zoueh” Skotnes**, collectively doing business as **Oh Yanoe LLC** (“Artist Team”).

1. RECITALS

WHEREAS the City is developing Silo Commons, a public gathering space within the Grain District redevelopment area; AND

WHEREAS, the grain silo mural at Silo Commons is consistent with the City’s Grain District Downtown Redevelopment Plan and the Art, Culture, & Wayfinding Master Plan, including Opportunity 5C identified therein; AND

WHEREAS, the City issued a Request for Qualifications and Request for Proposals for a large-scale mural installation on the east face of a historic grain silo cluster; AND

WHEREAS, Artist Team submitted a proposal and was selected by the City to design and install the mural artwork; AND

WHEREAS the Artist Team prepared a conceptual design for the Artwork titled the “Grain Silo Mural Concept,” which has been reviewed and approved by the City and is attached hereto as EXHIBIT A.

NOW, THEREFORE, the Parties agree as follows.

2. PROJECT DESCRIPTION

The Artist Team shall design and install a large-scale mural (“Artwork”) on the east face of the historic grain silo cluster located at Silo Commons in Bondurant, Iowa, in substantial conformance with the approved Grain Silo Mural Concept attached as Exhibit A. The Artwork shall include interactive augmented reality (AR) components, as further described in Section 20 of this Agreement and Exhibit B. The Artwork is intended to cover approximately 111 feet of vertical silo surface and serve as a visual backdrop to the amphitheater and event lawn, and shall be coordinated with separate programmable lighting systems installed by the City’s lighting contractor.

3. SCOPE OF SERVICES

The Artist Team shall perform all services necessary to complete the Artwork, including but not limited to:

Design

- Develop final artwork design based on the approved concept. The Artist Team shall be responsible for all subcontractors and shall ensure they comply with all terms of this Agreement.
- Coordinate design with City staff and project consultants.
- Ensure compatibility with planned lighting installations.

Surface Preparation

- Clean and prepare the silo surface.
- Apply appropriate primers and surface treatments.

Installation

- Transfer the mural design to the silo surface in substantial conformance with the approved Grain Silo Mural Concept (Exhibit A)
- Apply professional-grade mural paints and coatings.
- Provide protective finishes suitable for long-term exterior durability.

Additional Work

Artist Team shall also:

- Coordinate integration of AR interactive features.
- Provide documentation and maintenance instructions.

Any work requested by the City that falls outside the Scope of Services described in this Agreement will be reviewed by both parties and may require a written amendment to the contract, including any associated adjustments to budget and schedule.

4. ARTIST RESPONSIBILITIES

Artist Team shall be responsible for the following general obligations, in addition to other responsibilities set forth in this Agreement:

- Furnish all labor, materials, supplies, and equipment necessary to complete the Artwork.
- Obtain all permits required for the work.
- Comply with all OSHA safety standards and applicable laws.
- Provide qualified personnel for all installation activities.

- Maintain a safe working environment.

Artist Team shall also coordinate with:

- City staff
- Design engineers
- Lighting consultants
- AR technology providers (if applicable).

5. CITY RESPONSIBILITIES

The City shall:

- Provide reasonable access to the installation site.
- Coordinate access to utilities when needed.
- Provide site information and project coordination.
- Facilitate coordination with the lighting designer and project engineers.

The City shall not be responsible for providing equipment or labor unless specifically agreed in writing.

6. PROJECT SCHEDULE

The Artist Team acknowledges the required project schedule is as follows:

- **Contract Execution / Notice to Proceed:** April 2026
- **Installation Window:** June 2026 – October 2026
- **Final Completion:** Upon City acceptance before the end of October 2026

If the Artist Team fails to achieve substantial completion by October 31, 2026, due to reasons within their control, the City may withhold payments, assess reasonable damages, or terminate the Agreement for cause. Delays caused by the City, site readiness, or other contractors shall result in a reasonable extension of the schedule.

7. COMPENSATION

The City shall pay the Artist Team a total fee not to exceed \$175,000, inclusive of all costs necessary to complete the Artwork. This amount includes but is not limited to: artist design and project management fees, travel, lodging, transportation, cleaning, preparation, painting and sealing, materials, equipment, labor, insurance, integration of augmented reality, contingency, and all other project costs.

8. PAYMENT SCHEDULE

Payments shall be made as follows:

50% - Upon contract execution, issuance of Notice to Proceed, and receipt and approval by the City of all required insurance certificates and surety bond in accordance with Sections 9 and 10. This initial payment includes commencement of both mural and AR preproduction, research, planning, and early development activities.

25% - At approximately 75% completion of mural installation, subject to City review and approval of progress. The parties acknowledge that AR development may continue in parallel during this period and after mural installation.

25% - At final completion and City acceptance of the Artwork, including delivery of all required documentation and all required AR deliverables if AR. Final acceptance shall be based on substantial conformance with Exhibit A, completion of all punch list items, delivery of required documentation, deployment of the AR experience in the agreed format, and delivery of the AR handoff materials required by Exhibit B, including the final app package, documentation, repositories, source files, editable development files, and training handoff to the extent included in Exhibit B.

Invoices shall be payable within 30 days of approval.

If payment is not received within fifteen (15) days of the due date, the Artist Team reserves the right to suspend work upon written notice until payment is received. Any such suspension shall result in a corresponding adjustment to the project schedule.

9. INSURANCE

Prior to beginning any work, the Artist Team shall provide proof of insurance to the City demonstrating compliance with the following requirements, and no work shall commence, and no payments shall be made, until all required insurance documentation has been submitted to and approved by the City.

Commercial General Liability

Artist Team shall carry or obtain commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate. The City of Bondurant shall be named as an additional insured. The additional insured status shall include a non-waiver of governmental immunities as provided to the City under Chapter 670 of the Iowa Code.

Workers' Compensation and Employers Liability

Artist Team shall maintain workers' compensation coverage in accordance with Iowa law, with Employers Liability limits of not less than \$500,000/\$500,000/\$500,000. The policy shall include a waiver of subrogation in favor of the City.

10. SURETY BOND

Prior to beginning any work, the Artist Team shall hold or obtain a contractor's surety bond naming the City of Bondurant as the obligee and shall be bondable in the State of Iowa. No work shall commence, and no payments shall be made, until the required surety bond has been submitted to and approved by the City.

11. SAFETY AND SITE ACCESS

The Artist Team shall comply with all applicable safety regulations, including OSHA and any site-specific requirements, and shall use appropriate lift equipment (boom lifts) and fall protection. The Artist Team shall coordinate with the City on staging areas, barricades, and protection of public access, including amphitheater use and nearby trail activity. The City reserves the right to suspend work if unsafe conditions exist.

12. CHANGES IN SCOPE

Any changes to the scope, materials, or design, including any material deviation from the approved Grain Silo Mural Concept as shown in Exhibit A, must be approved in writing by the City, and such deviations shall be documented through an amended concept. The City may request reasonable revisions for practical purposes, provided they do not materially alter the overall artistic concept. If any approved changes impact the project cost or schedule, the Parties shall execute a written amendment. Any assignments must be approved by the City.

13. FORCE MAJEURE

Neither Party shall be liable for delays caused by events beyond their reasonable control, including but not limited to severe weather, natural disasters, strikes, or government actions. In such circumstances, the project schedule shall be reasonably extended for a period equal to the duration of the delay, provided the affected Party gives prompt written notice of the delay and makes reasonable efforts to resume performance as soon as practicable.

14. WARRANTIES

The Artist Team warrants that the Artwork is original and does not infringe on any third-party rights, and that it shall be fabricated and installed in a professional manner consistent with the approved Grain Silo Mural Concept (Exhibit A).

The Artist Team further warrants that all materials, including Emerald paints by Sherwin Williams and Modern Masters Clear Coat, shall be suitable for exterior application and applied in accordance with manufacturer specifications. The Artwork shall be free from material defects and significant deterioration for a period of [X] years, excluding normal weathering. This warranty shall not apply to damage or deterioration caused by vandalism, acts of nature, or other causes beyond the control of the Artist Team.

15. RISK OF LOSS

Artist Team bears the risk of loss or damage to the Artwork during fabrication and installation. Risk transfers to the City upon written acceptance of the completed Artwork.

16. OWNERSHIP OF ARTWORK

Upon final payment and acceptance, the City shall own the physical Artwork, which shall become a permanent fixture of City property.

17. COPYRIGHT AND REPRODUCTION RIGHTS

The Artist Team retains copyright in the Artwork under the U.S. Copyright Act. The Artist Team grants the City a perpetual, royalty-free, irrevocable, non-exclusive license to photograph, reproduce, display, distribute, and use images of the Artwork, in whole or in part, in any and all media now known or later developed, for marketing, tourism, educational, governmental, archival, and promotional purposes, without further consent from or compensation to the Artist Team. The City may crop, edit, or modify such images for these purposes. Commercial merchandising of the Artwork shall require the Artist Team's prior written consent. The City shall make reasonable efforts to credit the Artist Team in connection with public display or reproduction of the Artwork, where practical.

18. ARTIST MORAL RIGHTS (VARA)

The City shall respect the Artist Team's rights under the Visual Artists Rights Act (VARA); however, the City reserves the right to maintain, repair, alter, or remove the Artwork as reasonably necessary for purposes including maintenance, public safety, structural integrity, site modifications, or compliance with law. The City shall make reasonable efforts to notify the Artist Team prior to any significant alterations.

19. MAINTENANCE

The Artist Team shall provide a written Maintenance Plan that includes recommended cleaning methods, inspection schedules, touch-up procedures, and product information, including paints, coatings, and applicable vendors, as well as the expected lifespan of the Artwork. The City is responsible for long-term maintenance of the Artwork in accordance with the Maintenance Plan. The City shall make reasonable efforts to notify

and consult with the Artist Team prior to undertaking significant repair work to the Artwork.

20. AUGMENTED REALITY

The Artist Team shall design, coordinate, and implement augmented reality (“AR”) components as part of the Artwork, as more particularly described in Exhibit B. The AR components shall consist solely of the deliverables expressly described in Exhibit B, and any additional features, scenes, interactivity, seasonal expansions, content refreshes, platform migrations, software updates beyond the included support obligations, or post launch enhancements not expressly listed in Exhibit B shall be considered additional services subject to a written amendment and additional compensation.

The Artist Team shall provide the deliverables, documentation, handoff materials, and information identified in Exhibit B as required for the City to access, use, and maintain the delivered AR components for public purposes consistent with this Agreement. To the extent expressly stated in Exhibit B, the Artist Team shall provide source files, editable development files, code repositories, project documentation, and other underlying materials used to create the delivered AR components.

The Artist Team shall provide reasonable remote troubleshooting support for the AR components for a period of twelve (12) months following final completion of the AR scope. Such troubleshooting support shall be limited to keeping the delivered AR experience functioning substantially as originally launched and shall include reasonable efforts to address bugs, failures in the delivered build, and ordinary operating system, browser, device compatibility, platform, or software environment changes that can be corrected within the existing delivered scope. Such support shall not include new creative development, new activations, new scenes, content revisions, expanded interactivity, major rebuilds, platform migrations beyond what is reasonably necessary to keep the original delivered experience functioning during such twelve (12) month period, onsite services, or any other services not expressly included in Exhibit B.

The Artist Team shall disclose in Exhibit B any third-party software, hosting arrangements, licensing requirements, app store or developer account requirements, and known ongoing costs associated with the AR components. Except as expressly included in this Agreement or Exhibit B, the City shall be responsible for any third-party hosting fees, account fees, app store fees, domain fees, software subscription fees, maintenance fees, and other recurring costs required for continued operation of the AR components after final delivery.

Notwithstanding anything in this Agreement to the contrary, all AR deliverables created specifically for this Project and delivered under this Agreement and Exhibit B shall be deemed work made for hire to the fullest extent permitted by law, and upon final payment shall be owned by the City. To the extent any such deliverables do not qualify as work made for hire, the Artist Team hereby assigns to the City all right, title, and interest in and to such deliverables upon final payment, excluding only preexisting tools, generalized know how, workflows, and third-party software or materials that remain subject to their own license terms. The City's ownership shall include the delivered app build, project specific code, project specific visual assets, project specific animations, and all source and editable files delivered at handoff. The Artist Team retains the right to display and describe the AR work for portfolio, promotional, and archival purposes.

The parties acknowledge that the City may require a separate twelve (12) month maintenance or service agreement directly with the AR development subcontractor for post launch troubleshooting and continuity of support. If required by the City, the Artist Team shall coordinate that separate agreement as part of the AR handoff process. The existence of such separate agreement shall not expand the scope of services beyond the items described in Exhibit B unless separately agreed in writing.

The Artist Team does not warrant that the AR components will remain continuously functional indefinitely across all future devices, browsers, operating systems, software environments, or third-party platforms after expiration of the included twelve (12) month troubleshooting period. The Artist Team shall not be responsible for failures or degradation caused solely by changes to third party software, hosting environments, browser standards, operating systems, device compatibility, internet connectivity, app store requirements, or City maintained systems, except to the extent such issues fall within the included twelve (12) month troubleshooting support expressly described above.

The AR components shall be deemed complete upon delivery of the items listed in Exhibit B, completion of the required training and handoff materials described therein, and demonstration of materially functioning public access to the AR experience in the agreed deployment format.

21. TERMINATION

The City may terminate this Agreement:

For Convenience

With written notice and payment for work satisfactorily completed to date.

For Cause

If the Artist Team fails to perform its obligations under this Agreement, fails to comply with applicable laws or safety requirements, or otherwise breaches any material term of this Agreement, and does not cure such failure within 30 days of written notice from the City. In the event of termination for cause, the City may withhold payment for incomplete or nonconforming work and may take any steps reasonably necessary to complete the Artwork.

Work in Progress

In the event this Agreement is terminated prior to completion, the Artist Team shall deliver to the City any work product completed to date, including designs, drawings, and digital assets and the City shall have the right to use such materials for completion of the project or related public purposes.

22. INDEPENDENT CONTRACTOR

Artist Team is an independent contractor and not an employee or agent of the City.

23. ASSIGNMENT

The Artist Team shall not assign, transfer, or delegate any rights or obligations under this Agreement without the prior written consent of the City. Any attempted assignment without such consent shall be void.

24. INDEMNIFICATION

The Artist Team shall indemnify, defend, and hold harmless the City, its officers, and employees from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from the Artist Team's performance of the work, including but not limited to negligence, injury, or failure to comply with applicable laws.

25. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, and venue for any legal action shall lie in Polk County, Iowa.

26. NOTICES

All official notices pertaining to this Agreement shall be in writing and shall be delivered to the following addresses:

City of Bondurant

Attn: Maggie Murray

200 2nd Street NE
Bondurant, IA 50035
planning@cityofbondurant.com

Oh Yanoe LLC

Attn: Ryan Sarfati
2050 N Catalina St
Los Angeles, CA 90027
Hello@ohyanoe.com

27. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions or proposals. This Agreement may only be amended by a written document signed by both Parties.

28. SIGNATURES

CITY OF BONDURANT

By: _____

Name: _____

Title: _____

Date: _____

ARTIST TEAM

Oh Yanoe LLC

Ryan Sarfati (Yanoe)

Signature: _____

Date: _____

Eric Skotnes (Zoueh)

Signature: _____

Date: _____

DRAFT

Exhibit A – Grain Silo Mural Concept

To be attached upon final approval of the concept design and incorporated into this Agreement at execution.

DRAFT

Exhibit B - Augmented Reality Scope and Specifications

Grain Silo Mural - Silo Commons Public Art Project

1. AR Scope

- The AR work includes four (4) AR activations anchored to the curved grain silos, with two (2) seasonal content states across the experience.
- The AR package includes 3D design, 3D animation production, technical research and development, object recognition and alignment for curved surfaces, container app development, testing, calibration, deployment, and launch.
- The AR scope is limited to the deliverables expressly listed in this Exhibit B. Any new features, new activations, new scenes, future content refreshes, or later scope expansion shall require a written amendment and additional compensation.

2. Public Access and Deployment

- The public facing AR experience shall be delivered through a native application workflow.
- The parties acknowledge that a native app approach is being used because site conditions and anticipated connectivity make browser-based delivery less reliable at this location.
- The final delivery shall include the app build and all reasonable instructions or access materials needed for the City to make the AR experience available to the public.

3. Included Launch Features

- The launch scope includes the approved AR visual animations and the approved seasonal content states.
- The launch scope also includes the approved alignment, timing, and scene behavior necessary for the intended public experience.
- Unless added by written amendment, the launch scope does not include new mini games, future event pages, expanded interactivity, or additional scenes beyond the approved final build.

4. Third Party Tools and Dependencies

- The AR work may rely on software tools, development platforms, operating systems, app store systems, repositories, SDKs, and other third-party technologies reasonably required to build, deploy, and operate the approved AR experience.
- The final handoff package shall identify the principal third party tools and services materially required for operation of the delivered AR scope.

5. Ongoing Costs

- No separate Artist Team maintenance fee shall be due during the included twelve (12) month troubleshooting period.
- The City shall be responsible for third party account or platform costs required after launch, including any Apple Developer account fee needed to maintain app availability, currently anticipated at approximately \$99 per year.
- If an alternate hosting or deployment structure is ultimately used, the City shall be responsible only for those third-party costs that are disclosed in writing before final deployment.

6. Handoff Deliverables

- At final handoff, the Artist Team shall deliver the live functioning AR experience, the final app build, launch and access materials, project documentation, backups, and a live remote training and handoff call.
- The Artist Team shall also deliver all source files, editable development files, project repositories, and project specific materials created for the AR scope, to the extent applicable to the approved deployment format.
- The handoff package shall be sufficient to allow the City to access, use, retain, and manage the delivered AR scope.

7. Ownership of AR Deliverables

- Notwithstanding anything in the Agreement to the contrary, all AR deliverables created specifically for this Project and delivered under this Exhibit B shall be deemed work made for hire to the fullest extent permitted by law, and upon final payment shall be owned by the City.
- To the extent any such deliverables do not qualify as work made for hire, the Artist Team assigns to the City all right, title, and interest in and to such deliverables upon final payment, excluding only pre existing tools, generalized know how, and third party software that remains subject to its own license terms.
- The City's ownership shall include the delivered app build, project specific code, project specific visual assets, project specific animations, and all source and editable files delivered at handoff.

8. Included 12 Month Troubleshooting Support

- The Artist Team shall provide twelve (12) months of reasonable remote troubleshooting support following final completion of the AR scope.
- This support is limited to keeping the delivered AR experience functioning substantially as launched and includes reasonable efforts to address bugs, failures in the delivered

build, and ordinary platform or operating environment changes that can be corrected within the existing delivered scope.

- The included support does not include new features, new activations, new scenes, creative redesign, major rebuilds, platform migrations, or onsite services unless separately agreed in writing.

9. Separate Maintenance Agreement

- The parties acknowledge that the City may require a separate twelve (12) month maintenance or service agreement directly with the AR development subcontractor for post launch troubleshooting and continuity of support.
- If required by the City, the Artist Team shall coordinate that separate agreement as part of the AR handoff process.
- The existence of such separate agreement shall not expand the scope of services beyond the items described in this Exhibit B.

10. Causes of Future Failure

- The parties acknowledge that AR functionality may be affected over time by operating system changes, browser or device compatibility changes, third party platform or SDK changes, app store issues, hosting issues, connectivity problems, misuse, unauthorized modifications, or failure to maintain required third party accounts.
- Except to the extent covered by the included twelve (12) month troubleshooting support, the Artist Team shall not be responsible for failures caused solely by such external factors.

11. Final Completion and Acceptance

- The AR scope shall be deemed finally complete when the approved AR experience has been deployed in the agreed format, the public can materially access and use the experience in the intended manner, and the handoff items described in this Exhibit B have been delivered.
- Final AR handoff shall include completion of the live training and handoff call and delivery of the files, repositories, documentation, and final app package required for the City's use and control of the delivered AR scope.

12. AR Schedule Integration

- The AR work shall begin upon contract execution and notice to proceed and shall proceed in parallel with mural development and installation.

- Initial platform research, technical planning, storyboarding, and early build work may begin before mural completion. Final alignment, calibration, revisions, deployment, and handoff may continue after mural painting is completed.
- Unless otherwise agreed in writing, final AR completion and launch are anticipated to occur between June 2026 and October 2026.

DRAFT



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

Item No. 8.d.
For Meeting of 7/20/2026
Resolution

TITLE: - Resolution approving Yanoe x Zoueh's artist concept and contract for the Grain Silo Mural Project at Silo Commons

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

The attached resolution approves both the final artist concept and the Artist Agreement with Yanoe x Zoueh for the Grain Silo Mural Project at Silo Commons. In March 2026, the City Council selected Yanoe x Zoueh through a competitive Request for Proposals (RFP) process to design and install a large-scale mural on the east face of the historic silo pack at Silo Commons. A Silo Commons rendering is shown below for reference.



Following artist selection, the City Council approved an initial mural concept on April 6, 2026. That approval was subsequently rescinded in favor of a Letter of Intent directing the artists to prepare additional concept alternatives. In June 2026, the artists

presented five revised concepts, which were reviewed by the Mayor, Parks & Recreation Board Chair, and City staff. Three concepts were then presented to the City Council and Parks & Recreation Board on June 15, 2026, where Option 1 was identified as the preferred concept and additional feedback was provided. The artists met with the Mayor, Parks & Recreation Board Chair, and City staff on June 19, 2026, to review that feedback, resulting in the final concept now presented for approval.

The final artist concept, titled "A Place to Call Home," tells the story of Bondurant through the relationship between its agricultural heritage, the families and residents who call Bondurant home today, and the City's continued growth into the future. The composition begins with a farmer planting corn, symbolizing both the community's agricultural roots and the planting of future generations. A historic Chicago Great Western Railway locomotive and a bluejay anchor the mural in recognizable elements of Bondurant's identity, while black-eyed Susans, prairie irises, native grasses, and corn leaves weave throughout the composition. At the center of the mural, a young mother and child represent Bondurant today, looking toward a contemporary streetscape that symbolizes the City's future while remaining intentionally abstract to allow Bondurant's story to continue evolving over time. A layered sky inspired by Iowa sunrises and sunsets unifies the composition and reinforces the mural's central theme of honoring Bondurant's past while embracing its future.

The accompanying Artist Agreement provides for development of the final artwork design and installation of the mural in substantial conformance with the approved artist concept. The agreement establishes a total project cost not to exceed \$175,000 and outlines the scope of services, project schedule, phased payment structure, insurance and bonding requirements, coordination with Silo Commons construction, and integration of augmented reality (AR) features and site lighting.

The mural project is consistent with Chapter 7 (Community Character + Downtown) of the Building Bondurant Comprehensive Plan, specifically Goal 17 supporting redevelopment of the Grain District. The project also advances recommendations identified in the Art, Culture & Wayfinding Master Plan and implements the public art vision established in the Grain District Downtown Redevelopment Plan.

Approval of the attached resolution will authorize the Mayor to execute the Artist Agreement and allow Yanoe x Zoueh to proceed with final design and installation of the mural. Installation is anticipated to occur between July and October 2026 in coordination with ongoing Silo Commons construction in advance of the planned late 2027 opening.

FUNDING SOURCE: Grants and TIF supported bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-251
2. YZ Bondurant v3
3. YxZ_Artist_Agreement__

CITY OF BONDURANT
RESOLUTION NO. 260720-251

RESOLUTION APPROVING YANOE X ZOUHEH'S ARTIST CONCEPT AND
CONTRACT FOR THE GRAIN SILO MURAL PROJECT AT SILO COMMONS

WHEREAS the City of Bondurant is developing Silo Commons as a signature public gathering space within the Grain District redevelopment area and desires to establish a prominent public art feature on the east face of the historic silo pack; AND

WHEREAS the City Council selected Yanoe x Zoueh in March 2026 through a competitive Request for Proposals (RFP) process to design and install a large-scale mural based upon their experience with large-scale public art and innovative use of interactive augmented reality (AR) elements; AND

WHEREAS on April 6, 2026, the City Council approved an initial artist concept for the Grain Silo Mural Project; AND

WHEREAS following additional discussion, the City Council rescinded that approval and instead authorized a Letter of Intent directing the artists to prepare additional concept alternatives for further review; AND

WHEREAS in June 2026, Yanoe x Zoueh presented five revised mural concepts, which were reviewed by the Mayor, Parks & Recreation Board Chair, and City staff, with three concepts subsequently presented to the City Council and Parks & Recreation Board on June 15, 2026; AND

WHEREAS following additional direction from the June 15, 2026 meeting, Yanoe x Zoueh refined the preferred concept titled "A Place to Call Home," which reflects Bondurant's agricultural heritage, the families and residents who call Bondurant home today, and the City's continued growth into the future; AND

WHEREAS the City Council finds the revised artist concept to be consistent with the vision established in the Building Bondurant Comprehensive Plan, the Grain District Downtown Redevelopment Plan, and the Art, Culture & Wayfinding Master Plan; AND

WHEREAS the proposed Artist Agreement provides for final design development and installation of the mural in substantial conformance with the approved artist concept, establishes the scope of services, project schedule, insurance and bonding requirements, AR deliverables, and related contractual obligations, and provides for total compensation not to exceed \$175,000; AND

WHEREAS installation of the mural is anticipated to occur between July and October 2026 in coordination with ongoing Silo Commons construction in advance of the planned late 2027 opening.

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

1. The artist concept submitted by Yanoe x Zoueh for the Grain Silo Mural Project at Silo Commons, titled "A Place to Call Home," is hereby approved.
2. The Artist Agreement between the City of Bondurant and Yanoe x Zoueh (Oh Yanoe LLC) for final design development and installation of the Grain Silo Mural Project at Silo Commons is hereby approved.
3. The Mayor and City staff are hereby authorized to execute the Artist Agreement and take all actions necessary to carry out the intent of this resolution.

Passed this 20th day of July 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				

A PLACE TO CALL HOME

BONDURANT IOWA - YANOE x ZOUHEH 2026



CONCEPT RENDERING

A PLACE TO CALL HOME

“A Place to Call Home” tells the story of Bondurant through the relationship between its agricultural roots, the families and residents who call it home today, and the City’s continued growth into the future.

The composition begins with a farmer planting corn, representing both Bondurant’s agricultural heritage and the idea of planting the seeds of tomorrow. Beside him, the historic Chicago Great Western Railway and a Blue Jay anchor the mural in familiar elements of Bondurant’s identity. Black-eyed Susans, prairie irises, native grasses, and corn leaves weave throughout the composition, connecting the figures to the surrounding landscape.

At the heart of the mural, a young mother and child represent Bondurant today, looking toward the City’s continued growth and urbanization. Ahead of them, a contemporary streetscape suggests the next chapter without depicting a specific destination, allowing the scene to remain open as the City continues to grow and evolve. Together, they represent the people who call Bondurant home and the generations still to come.

A layered sky stretches across the silos, blending cool blue greens with warm pinks and golds inspired by Iowa sunrises and sunsets. Rather than separating the mural into distinct moments, the sky creates a continuous backdrop that ties each part of the story together. As the eye moves across the composition, the mural reflects Bondurant’s rural heritage, the families and residents who call it home today, and the generations who will continue shaping its future.



CONCEPT MOCKUPS



CONCEPT MOCKUPS





Modern dress reference



ARTIST AGREEMENT

Grain Silo Mural – Silo Commons Public Art Project

This Artist Agreement (“Agreement”) is entered into as of the 6th day of April, 2026 (“Effective Date”), by and between the **City of Bondurant, Iowa**, an Iowa municipal corporation, located at 200 2nd Street NE, Bondurant, IA 50035 (“City”), and **Ryan “Yanoe” Sarfati and Eric “Zoueh” Skotnes**, collectively doing business as **Oh Yanoe LLC** (“Artist Team”).

1. RECITALS

WHEREAS the City is developing Silo Commons, a public gathering space within the Grain District redevelopment area; AND

WHEREAS, the grain silo mural at Silo Commons is consistent with the City’s Grain District Downtown Redevelopment Plan and the Art, Culture, & Wayfinding Master Plan, including Opportunity 5C identified therein; AND

WHEREAS, the City issued a Request for Qualifications and Request for Proposals for a large-scale mural installation on the east face of a historic grain silo cluster; AND

WHEREAS, Artist Team submitted a proposal and was selected by the City to design and install the mural artwork; AND

WHEREAS the Artist Team prepared a conceptual design for the Artwork titled the “Grain Silo Mural Concept,” which has been reviewed and approved by the City and is attached hereto as EXHIBIT A.

NOW, THEREFORE, the Parties agree as follows.

2. PROJECT DESCRIPTION

The Artist Team shall design and install a large-scale mural (“Artwork”) on the east face of the historic grain silo cluster located at Silo Commons in Bondurant, Iowa, in substantial conformance with the approved Grain Silo Mural Concept attached as Exhibit A. The Artwork shall include interactive augmented reality (AR) components, as further described in Section 20 of this Agreement and Exhibit B. The Artwork is intended to cover approximately 111 feet of vertical silo surface and serve as a visual backdrop to the amphitheater and event lawn, and shall be coordinated with separate programmable lighting systems installed by the City’s lighting contractor.

3. SCOPE OF SERVICES

The Artist Team shall perform all services necessary to complete the Artwork, including but not limited to:

Design

- Develop final artwork design based on the approved concept. The Artist Team shall be responsible for all subcontractors and shall ensure they comply with all terms of this Agreement.
- Coordinate design with City staff and project consultants.
- Ensure compatibility with planned lighting installations.

Surface Preparation

- Clean and prepare the silo surface.
- Apply appropriate primers and surface treatments.

Installation

- Transfer the mural design to the silo surface in substantial conformance with the approved Grain Silo Mural Concept (Exhibit A)
- Apply professional-grade mural paints and coatings.
- Provide protective finishes suitable for long-term exterior durability.

Additional Work

Artist Team shall also:

- Coordinate integration of AR interactive features.
- Provide documentation and maintenance instructions.

Any work requested by the City that falls outside the Scope of Services described in this Agreement will be reviewed by both parties and may require a written amendment to the contract, including any associated adjustments to budget and schedule.

4. ARTIST RESPONSIBILITIES

Artist Team shall be responsible for the following general obligations, in addition to other responsibilities set forth in this Agreement:

- Furnish all labor, materials, supplies, and equipment necessary to complete the Artwork.
- Obtain all permits required for the work.
- Comply with all OSHA safety standards and applicable laws.
- Provide qualified personnel for all installation activities.

- Maintain a safe working environment.

Artist Team shall also coordinate with:

- City staff
- Design engineers
- Lighting consultants
- AR technology providers (if applicable).

5. CITY RESPONSIBILITIES

The City shall:

- Provide reasonable access to the installation site.
- Coordinate access to utilities when needed.
- Provide site information and project coordination.
- Facilitate coordination with the lighting designer and project engineers.

The City shall not be responsible for providing equipment or labor unless specifically agreed in writing.

6. PROJECT SCHEDULE

The Artist Team acknowledges the required project schedule is as follows:

- **Contract Execution / Notice to Proceed:** April 2026
- **Installation Window:** June 2026 – October 2026
- **Final Completion:** Upon City acceptance before the end of October 2026

If the Artist Team fails to achieve substantial completion by October 31, 2026, due to reasons within their control, the City may withhold payments, assess reasonable damages, or terminate the Agreement for cause. Delays caused by the City, site readiness, or other contractors shall result in a reasonable extension of the schedule.

7. COMPENSATION

The City shall pay the Artist Team a total fee not to exceed \$175,000, inclusive of all costs necessary to complete the Artwork. This amount includes but is not limited to: artist design and project management fees, travel, lodging, transportation, cleaning, preparation, painting and sealing, materials, equipment, labor, insurance, integration of augmented reality, contingency, and all other project costs.

8. PAYMENT SCHEDULE

Payments shall be made as follows:

50% - Upon contract execution, issuance of Notice to Proceed, and receipt and approval by the City of all required insurance certificates and surety bond in accordance with Sections 9 and 10. This initial payment includes commencement of both mural and AR preproduction, research, planning, and early development activities.

25% - At approximately 75% completion of mural installation, subject to City review and approval of progress. The parties acknowledge that AR development may continue in parallel during this period and after mural installation.

25% - At final completion and City acceptance of the Artwork, including delivery of all required documentation and all required AR deliverables if AR. Final acceptance shall be based on substantial conformance with Exhibit A, completion of all punch list items, delivery of required documentation, deployment of the AR experience in the agreed format, and delivery of the AR handoff materials required by Exhibit B, including the final app package, documentation, repositories, source files, editable development files, and training handoff to the extent included in Exhibit B.

Invoices shall be payable within 30 days of approval.

If payment is not received within fifteen (15) days of the due date, the Artist Team reserves the right to suspend work upon written notice until payment is received. Any such suspension shall result in a corresponding adjustment to the project schedule.

9. INSURANCE

Prior to beginning any work, the Artist Team shall provide proof of insurance to the City demonstrating compliance with the following requirements, and no work shall commence, and no payments shall be made, until all required insurance documentation has been submitted to and approved by the City.

Commercial General Liability

Artist Team shall carry or obtain commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate. The City of Bondurant shall be named as an additional insured. The additional insured status shall include a non-waiver of governmental immunities as provided to the City under Chapter 670 of the Iowa Code.

Workers' Compensation and Employers Liability

Artist Team shall maintain workers' compensation coverage in accordance with Iowa law, with Employers Liability limits of not less than \$500,000/\$500,000/\$500,000. The policy shall include a waiver of subrogation in favor of the City.

10. SURETY BOND

Prior to beginning any work, the Artist Team shall hold or obtain a contractor's surety bond naming the City of Bondurant as the obligee and shall be bondable in the State of Iowa. No work shall commence, and no payments shall be made, until the required surety bond has been submitted to and approved by the City.

11. SAFETY AND SITE ACCESS

The Artist Team shall comply with all applicable safety regulations, including OSHA and any site-specific requirements, and shall use appropriate lift equipment (boom lifts) and fall protection. The Artist Team shall coordinate with the City on staging areas, barricades, and protection of public access, including amphitheater use and nearby trail activity. The City reserves the right to suspend work if unsafe conditions exist.

12. CHANGES IN SCOPE

Any changes to the scope, materials, or design, including any material deviation from the approved Grain Silo Mural Concept as shown in Exhibit A, must be approved in writing by the City, and such deviations shall be documented through an amended concept. The City may request reasonable revisions for practical purposes, provided they do not materially alter the overall artistic concept. If any approved changes impact the project cost or schedule, the Parties shall execute a written amendment. Any assignments must be approved by the City.

13. FORCE MAJEURE

Neither Party shall be liable for delays caused by events beyond their reasonable control, including but not limited to severe weather, natural disasters, strikes, or government actions. In such circumstances, the project schedule shall be reasonably extended for a period equal to the duration of the delay, provided the affected Party gives prompt written notice of the delay and makes reasonable efforts to resume performance as soon as practicable.

14. WARRANTIES

The Artist Team warrants that the Artwork is original and does not infringe on any third-party rights, and that it shall be fabricated and installed in a professional manner consistent with the approved Grain Silo Mural Concept (Exhibit A).

The Artist Team further warrants that all materials, including Emerald paints by Sherwin Williams and Modern Masters Clear Coat, shall be suitable for exterior application and applied in accordance with manufacturer specifications. The Artwork shall be free from material defects and significant deterioration for a period of [X] years, excluding normal weathering. This warranty shall not apply to damage or deterioration caused by vandalism, acts of nature, or other causes beyond the control of the Artist Team.

15. RISK OF LOSS

Artist Team bears the risk of loss or damage to the Artwork during fabrication and installation. Risk transfers to the City upon written acceptance of the completed Artwork.

16. OWNERSHIP OF ARTWORK

Upon final payment and acceptance, the City shall own the physical Artwork, which shall become a permanent fixture of City property.

17. COPYRIGHT AND REPRODUCTION RIGHTS

The Artist Team retains copyright in the Artwork under the U.S. Copyright Act. The Artist Team grants the City a perpetual, royalty-free, irrevocable, non-exclusive license to photograph, reproduce, display, distribute, and use images of the Artwork, in whole or in part, in any and all media now known or later developed, for marketing, tourism, educational, governmental, archival, and promotional purposes, without further consent from or compensation to the Artist Team. The City may crop, edit, or modify such images for these purposes. Commercial merchandising of the Artwork shall require the Artist Team's prior written consent. The City shall make reasonable efforts to credit the Artist Team in connection with public display or reproduction of the Artwork, where practical.

18. ARTIST MORAL RIGHTS (VARA)

The City shall respect the Artist Team's rights under the Visual Artists Rights Act (VARA); however, the City reserves the right to maintain, repair, alter, or remove the Artwork as reasonably necessary for purposes including maintenance, public safety, structural integrity, site modifications, or compliance with law. The City shall make reasonable efforts to notify the Artist Team prior to any significant alterations.

19. MAINTENANCE

The Artist Team shall provide a written Maintenance Plan that includes recommended cleaning methods, inspection schedules, touch-up procedures, and product information, including paints, coatings, and applicable vendors, as well as the expected lifespan of the Artwork. The City is responsible for long-term maintenance of the Artwork in accordance with the Maintenance Plan. The City shall make reasonable efforts to notify

and consult with the Artist Team prior to undertaking significant repair work to the Artwork.

20. AUGMENTED REALITY

The Artist Team shall design, coordinate, and implement augmented reality (“AR”) components as part of the Artwork, as more particularly described in Exhibit B. The AR components shall consist solely of the deliverables expressly described in Exhibit B, and any additional features, scenes, interactivity, seasonal expansions, content refreshes, platform migrations, software updates beyond the included support obligations, or post launch enhancements not expressly listed in Exhibit B shall be considered additional services subject to a written amendment and additional compensation.

The Artist Team shall provide the deliverables, documentation, handoff materials, and information identified in Exhibit B as required for the City to access, use, and maintain the delivered AR components for public purposes consistent with this Agreement. To the extent expressly stated in Exhibit B, the Artist Team shall provide source files, editable development files, code repositories, project documentation, and other underlying materials used to create the delivered AR components.

The Artist Team shall provide reasonable remote troubleshooting support for the AR components for a period of twelve (12) months following final completion of the AR scope. Such troubleshooting support shall be limited to keeping the delivered AR experience functioning substantially as originally launched and shall include reasonable efforts to address bugs, failures in the delivered build, and ordinary operating system, browser, device compatibility, platform, or software environment changes that can be corrected within the existing delivered scope. Such support shall not include new creative development, new activations, new scenes, content revisions, expanded interactivity, major rebuilds, platform migrations beyond what is reasonably necessary to keep the original delivered experience functioning during such twelve (12) month period, onsite services, or any other services not expressly included in Exhibit B.

The Artist Team shall disclose in Exhibit B any third-party software, hosting arrangements, licensing requirements, app store or developer account requirements, and known ongoing costs associated with the AR components. Except as expressly included in this Agreement or Exhibit B, the City shall be responsible for any third-party hosting fees, account fees, app store fees, domain fees, software subscription fees, maintenance fees, and other recurring costs required for continued operation of the AR components after final delivery.

Notwithstanding anything in this Agreement to the contrary, all AR deliverables created specifically for this Project and delivered under this Agreement and Exhibit B shall be deemed work made for hire to the fullest extent permitted by law, and upon final payment shall be owned by the City. To the extent any such deliverables do not qualify as work made for hire, the Artist Team hereby assigns to the City all right, title, and interest in and to such deliverables upon final payment, excluding only preexisting tools, generalized know how, workflows, and third-party software or materials that remain subject to their own license terms. The City's ownership shall include the delivered app build, project specific code, project specific visual assets, project specific animations, and all source and editable files delivered at handoff. The Artist Team retains the right to display and describe the AR work for portfolio, promotional, and archival purposes.

The parties acknowledge that the City may require a separate twelve (12) month maintenance or service agreement directly with the AR development subcontractor for post launch troubleshooting and continuity of support. If required by the City, the Artist Team shall coordinate that separate agreement as part of the AR handoff process. The existence of such separate agreement shall not expand the scope of services beyond the items described in Exhibit B unless separately agreed in writing.

The Artist Team does not warrant that the AR components will remain continuously functional indefinitely across all future devices, browsers, operating systems, software environments, or third-party platforms after expiration of the included twelve (12) month troubleshooting period. The Artist Team shall not be responsible for failures or degradation caused solely by changes to third party software, hosting environments, browser standards, operating systems, device compatibility, internet connectivity, app store requirements, or City maintained systems, except to the extent such issues fall within the included twelve (12) month troubleshooting support expressly described above.

The AR components shall be deemed complete upon delivery of the items listed in Exhibit B, completion of the required training and handoff materials described therein, and demonstration of materially functioning public access to the AR experience in the agreed deployment format.

21. TERMINATION

The City may terminate this Agreement:

For Convenience

With written notice and payment for work satisfactorily completed to date.

For Cause

If the Artist Team fails to perform its obligations under this Agreement, fails to comply with applicable laws or safety requirements, or otherwise breaches any material term of this Agreement, and does not cure such failure within 30 days of written notice from the City. In the event of termination for cause, the City may withhold payment for incomplete or nonconforming work and may take any steps reasonably necessary to complete the Artwork.

Work in Progress

In the event this Agreement is terminated prior to completion, the Artist Team shall deliver to the City any work product completed to date, including designs, drawings, and digital assets and the City shall have the right to use such materials for completion of the project or related public purposes.

22. INDEPENDENT CONTRACTOR

Artist Team is an independent contractor and not an employee or agent of the City.

23. ASSIGNMENT

The Artist Team shall not assign, transfer, or delegate any rights or obligations under this Agreement without the prior written consent of the City. Any attempted assignment without such consent shall be void.

24. INDEMNIFICATION

The Artist Team shall indemnify, defend, and hold harmless the City, its officers, and employees from and against any and all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from the Artist Team's performance of the work, including but not limited to negligence, injury, or failure to comply with applicable laws.

25. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa, and venue for any legal action shall lie in Polk County, Iowa.

26. NOTICES

All official notices pertaining to this Agreement shall be in writing and shall be delivered to the following addresses:

City of Bondurant

Attn: Maggie Murray

200 2nd Street NE
Bondurant, IA 50035
planning@cityofbondurant.com

Oh Yanoe LLC

Attn: Ryan Sarfati
2050 N Catalina St
Los Angeles, CA 90027
Hello@ohyanoe.com

27. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions or proposals. This Agreement may only be amended by a written document signed by both Parties.

28. SIGNATURES

CITY OF BONDURANT

By: _____

Name: _____

Title: _____

Date: _____

ARTIST TEAM

Oh Yanoe LLC

Ryan Sarfati (Yanoe)

Signature: _____

Date: _____

Eric Skotnes (Zoueh)

Signature: _____

Date: _____

DRAFT

Exhibit A – Grain Silo Mural Concept

To be attached upon final approval of the concept design and incorporated into this Agreement at execution.

DRAFT

Exhibit B - Augmented Reality Scope and Specifications

Grain Silo Mural - Silo Commons Public Art Project

1. AR Scope

- The AR work includes four (4) AR activations anchored to the curved grain silos, with two (2) seasonal content states across the experience.
- The AR package includes 3D design, 3D animation production, technical research and development, object recognition and alignment for curved surfaces, container app development, testing, calibration, deployment, and launch.
- The AR scope is limited to the deliverables expressly listed in this Exhibit B. Any new features, new activations, new scenes, future content refreshes, or later scope expansion shall require a written amendment and additional compensation.

2. Public Access and Deployment

- The public facing AR experience shall be delivered through a native application workflow.
- The parties acknowledge that a native app approach is being used because site conditions and anticipated connectivity make browser-based delivery less reliable at this location.
- The final delivery shall include the app build and all reasonable instructions or access materials needed for the City to make the AR experience available to the public.

3. Included Launch Features

- The launch scope includes the approved AR visual animations and the approved seasonal content states.
- The launch scope also includes the approved alignment, timing, and scene behavior necessary for the intended public experience.
- Unless added by written amendment, the launch scope does not include new mini games, future event pages, expanded interactivity, or additional scenes beyond the approved final build.

4. Third Party Tools and Dependencies

- The AR work may rely on software tools, development platforms, operating systems, app store systems, repositories, SDKs, and other third-party technologies reasonably required to build, deploy, and operate the approved AR experience.
- The final handoff package shall identify the principal third party tools and services materially required for operation of the delivered AR scope.

5. Ongoing Costs

- No separate Artist Team maintenance fee shall be due during the included twelve (12) month troubleshooting period.
- The City shall be responsible for third party account or platform costs required after launch, including any Apple Developer account fee needed to maintain app availability, currently anticipated at approximately \$99 per year.
- If an alternate hosting or deployment structure is ultimately used, the City shall be responsible only for those third-party costs that are disclosed in writing before final deployment.

6. Handoff Deliverables

- At final handoff, the Artist Team shall deliver the live functioning AR experience, the final app build, launch and access materials, project documentation, backups, and a live remote training and handoff call.
- The Artist Team shall also deliver all source files, editable development files, project repositories, and project specific materials created for the AR scope, to the extent applicable to the approved deployment format.
- The handoff package shall be sufficient to allow the City to access, use, retain, and manage the delivered AR scope.

7. Ownership of AR Deliverables

- Notwithstanding anything in the Agreement to the contrary, all AR deliverables created specifically for this Project and delivered under this Exhibit B shall be deemed work made for hire to the fullest extent permitted by law, and upon final payment shall be owned by the City.
- To the extent any such deliverables do not qualify as work made for hire, the Artist Team assigns to the City all right, title, and interest in and to such deliverables upon final payment, excluding only pre existing tools, generalized know how, and third party software that remains subject to its own license terms.
- The City's ownership shall include the delivered app build, project specific code, project specific visual assets, project specific animations, and all source and editable files delivered at handoff.

8. Included 12 Month Troubleshooting Support

- The Artist Team shall provide twelve (12) months of reasonable remote troubleshooting support following final completion of the AR scope.
- This support is limited to keeping the delivered AR experience functioning substantially as launched and includes reasonable efforts to address bugs, failures in the delivered

build, and ordinary platform or operating environment changes that can be corrected within the existing delivered scope.

- The included support does not include new features, new activations, new scenes, creative redesign, major rebuilds, platform migrations, or onsite services unless separately agreed in writing.

9. Separate Maintenance Agreement

- The parties acknowledge that the City may require a separate twelve (12) month maintenance or service agreement directly with the AR development subcontractor for post launch troubleshooting and continuity of support.
- If required by the City, the Artist Team shall coordinate that separate agreement as part of the AR handoff process.
- The existence of such separate agreement shall not expand the scope of services beyond the items described in this Exhibit B.

10. Causes of Future Failure

- The parties acknowledge that AR functionality may be affected over time by operating system changes, browser or device compatibility changes, third party platform or SDK changes, app store issues, hosting issues, connectivity problems, misuse, unauthorized modifications, or failure to maintain required third party accounts.
- Except to the extent covered by the included twelve (12) month troubleshooting support, the Artist Team shall not be responsible for failures caused solely by such external factors.

11. Final Completion and Acceptance

- The AR scope shall be deemed finally complete when the approved AR experience has been deployed in the agreed format, the public can materially access and use the experience in the intended manner, and the handoff items described in this Exhibit B have been delivered.
- Final AR handoff shall include completion of the live training and handoff call and delivery of the files, repositories, documentation, and final app package required for the City's use and control of the delivered AR scope.

12. AR Schedule Integration

- The AR work shall begin upon contract execution and notice to proceed and shall proceed in parallel with mural development and installation.

- Initial platform research, technical planning, storyboarding, and early build work may begin before mural completion. Final alignment, calibration, revisions, deployment, and handoff may continue after mural painting is completed.
- Unless otherwise agreed in writing, final AR completion and launch are anticipated to occur between June 2026 and October 2026.

DRAFT



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

Item No. 9.a.
For Meeting of 7/20/2026
Resolution

TITLE: - Discussion and possible consideration of a resolution adopting Abandoned or Junk Motor Vehicle policy for the City of Bondurant

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City Council approved an ordinance amending Chapter 51 Abandoned or Junk Motor Vehicles at their March 2, 2026, meeting. This amendment provided added clarification on the definitions of abandoned and junk motor vehicles, notification process and abatement process. The amended Chapter 51 provided staff with the ability to remove and impound vehicles that are in violation of Chapter 51.

Staff have created a draft Private Property Vehicle Towing Policy to establish consistent administrative procedures for the investigation and abatement of abandoned and junk motor vehicles.

The policy outlines that prior to any scheduled removal of a junk or abandoned motor vehicle from private property pursuant to Chapter 51 of the Bondurant City Code, the City Administrator or designee shall:

- Document the condition of the vehicle and surrounding property through photographs or other appropriate records prior to removal.
- Ensure all notices have been sent.
- Coordinate with the City's contracted towing service.
- Confirm the scheduled date and time of the abatement.
- Notify appropriate City staff of the scheduled abatement, as necessary.

FUNDING SOURCE: Enforcement actions would typically be funded through the Building Inspections Department in the General Fund

STAFF RECOMMENDATION: Discuss, modify as appropriate and adopt resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260720-252
2. Chapter 51 - Abandoned or Junk Motor Vehicles

CITY OF BONDURANT
RESOLUTION NO. 260720-252

RESOLUTION ADOPTING ABANDONED OR JUNK MOTOR VEHICLE TOWING
POLICY FOR THE CITY OF BONDURANT

WHEREAS, in March 2026 the City of Bondurant approved Ordinance No. 260202-201 amending Chapter 51 Abandoned or Junk Motor Vehicles; AND

WHEREAS City staff created the Abandoned or June Motor Vehicle Towing Policy, AND

WHEREAS the purpose of said policy is to establish consistent administrative procedures for investigating and abating junk and abandoned motor vehicle nuisances located on private property in accordance with Chapter 51 of the Bondurant City Code. AND

WHEREAS this policy is intended solely as an internal administrative guide for City staff and does not create any substantive or procedural rights beyond those established by applicable law or the City Code; AND

WHEREAS in the event of any conflict between this policy and Chapter 51 of the Bondurant City Code, the provisions of Chapter 51 shall govern.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, that the Abandoned or Junk Motor Vehicle Towing Policy including in Attachment A is hereby approved by substituting the attached new policy in lieu of any existing policy or practice.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of July 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				
McKenzie				
Lyman				
Sillanpaa				

CITY OF BONDURANT

Abandoned or Junk Motor Vehicle Towing Policy

Purpose

The purpose of this policy is to establish consistent administrative procedures for investigating and abating abandoned or junk motor vehicle nuisances located on private property in accordance with Chapter 51 of the Bondurant City Code. This policy is intended solely as an internal administrative guide for City staff and does not create any substantive or procedural rights beyond those established by applicable law or the City Code. In the event of any conflict between this policy and Chapter 51 of the Bondurant City Code, the provisions of Chapter 51 shall govern.

Investigation

When the City receives a complaint or otherwise observes a potential violation of Chapter 51 of the Bondurant City Code on private property, the City Administrator or designee shall investigate the property to determine whether a violation exists. Investigations shall generally be conducted from public rights-of-way or other lawful vantage points unless permission to enter private property has been granted or access is otherwise authorized by law.

The City Administrator or designee shall document the investigation through written notes, photographs, or other appropriate records.

Enforcement

If the City Administrator or designee determines that a violation of Chapter 51 exists on private property, enforcement shall proceed in accordance with the applicable notice, hearing, abatement, emergency removal, impoundment, redemption, and other enforcement provisions of Chapter 51 of the Bondurant City Code and applicable provisions of the Iowa Code.

Towing Procedures

Prior to any scheduled removal of a junk or abandoned motor vehicle from private property pursuant to Chapter 51 of the Bondurant City Code, the City Administrator or designee shall:

- Document the condition of the vehicle and surrounding property through photographs or other appropriate records prior to removal.
- Ensure all notices have been sent.
- Coordinate with the City's contracted towing service.
- Confirm the scheduled date and time of the abatement.
- Notify appropriate City staff of the scheduled abatement, as necessary.

During the abatement, the City Administrator or designee shall be present, when practicable, to oversee the removal and document completion of the towing operation. Following vehicle removal, the City Administrator or designee shall:

- Document that the nuisance has been abated.
- Coordinate with the towing contractor regarding any required post-removal documentation.
- Ensure any notices required by Chapter 51 of the Bondurant City Code or applicable Iowa law are completed.

Records

The City Administrator or designee shall maintain records for each enforcement action, including, as applicable:

- Complaint information.
- Inspection notes.
- Photographs.
- Notices and correspondence.
- Towing documentation.
- Other records related to enforcement and abatement activities.

Records shall be maintained in accordance with the City's records retention requirements.

Policy Administration

The City Administrator, upon City Council approval, may revise this policy as necessary to improve administrative efficiency or maintain consistency with Chapter 51 of the Bondurant City Code, applicable Iowa law, and City administrative practices.

CHAPTER 51

ABANDONED OR JUNK MOTOR VEHICLES

51.01 Definitions	51.08 Emergency Removal of Junk Motor Vehicles
51.02 Junk Vehicles Prohibited	51.09 Redemption of Impounded Vehicle; Fees
51.03 Junk Vehicles a Nuisance	51.10 Duty of Property Owner to Remove or Repair
51.04 Exceptions	51.11 Hearing
51.05 Notice of Violations	51.12 Prima Facie Presumption
51.06 Abatement	51.13 Penalty
51.07 Interference with Removal of Junk Motor Vehicles	51.14 Notice in the Form of an Ordinance

51.01 DEFINITIONS. For use in this chapter, the following terms are defined:

1. **“Abandoned vehicle”** means any vehicle that meets the definition of abandoned vehicle as defined by Chapter 80 of the Bondurant City Code and Iowa Code § 321.89(1).
2. **“Enclosed structure”** means any structure or portion thereof built for the enclosure of property, containing a roof and having exterior walls and/or doors.
3. **“Inoperable”** means not capable of being operated under its own power, both forward and backwards.
4. **“Junk vehicle”** means any vehicle, trailer or semi-trailer stored within the corporate limits of the city that meets one or more of the nuisance conditions described below and constitutes a threat to public health or safety under Iowa Code § 364.12(3)(a):
 - a. any vehicle, trailer or semi-trailer which is inoperable and remains in that condition for more than forty-eight (48) hours;
 - b. any vehicle, trailer or semi-trailer which has become the habitat of rats, mice, snakes or any other vermin or insects;
 - c. any vehicle, trailer or semi-trailer which contains stored gasoline or other fuel, paper, cardboard, wood or other combustible materials, garbage, refuse, solid waste, debris, etc. in a manner that creates a fire, health or environmental hazard;
 - d. any vehicle, trailer or semi-trailer used for storage purposes or harborage, cage or dwelling for animals of any kind;
 - e. any vehicle, trailer or semi-trailer which because of its defective or obsolete condition creates a demonstrable hazard to public health or safety
 - f. any vehicle lacking current registration,
 - g. any vehicle missing essential components such that it cannot be moved under its own power;

- h. any vehicle stored outdoors for an extended duration in a condition meeting one or more nuisance characteristics described in this subsection.
 - i. The following are exempt from the regulations of this section:
 - 1. Vehicles kept entirely enclosed in a garage
 - 2. Vehicles located within a properly screened outdoor storage area and is considered an incidental use of the primary use of the property the vehicle is located upon.
 - i. Any abandoned vehicle as defined by Chapter 80 of the Bondurant City Code and Iowa Code § 321.89.
- 5. “Semi-trailer” means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.
- 6. “Trailer” means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.
- 7. “Vehicle” means an automobile, truck, motorcycle or other trackless self-propelled vehicle designed primarily to transport persons or property.

51.02 JUNK VEHICLES PROHIBITED. It is unlawful for any person to store, accumulate, or allow to remain on any public or private property within the corporate limits of the City any junk motor vehicle for more than forty-eight (48) hours.

51.03 JUNK VEHICLES A NUISANCE. It is hereby declared that any junk motor vehicle located upon private property for more than forty-eight (48) hours, unless excepted by Section 51.04, constitutes a threat to the health and safety of the citizens and is a nuisance within the meaning of Section 657.1 of the Code of Iowa. If any junk motor vehicle is kept upon private property in violation hereof, the owner of or person occupying the property upon which it is located shall be prima facie liable for said violation.

(Code of Iowa, Sec. 364.12[3a])

51.04 EXCEPTIONS. The provisions of this chapter do not apply to any vehicles, trailers or semi-trailers stored within:

- 1. A garage.
- 2. A duly authorized salvage yard or junk yard meeting the requirements of the Code of Ordinances and applicable provisions of State law.

(Ordinance No. 08-216)

51.05 NOTICE OF VIOLATION

- 1. Upon discovery of any motor vehicle designated under this chapter and stored upon private property within the corporate limits of the city, the City Administrator or

designee shall notify the property owner that the nuisance must be abated within seven (7) days, by employing one or more of the following means:

- a. By delivering a copy of the notice to the individual personally; or by serving, at the individual's dwelling house or usual place of abode, any person residing therein who is at least 18 years old.
- b. By sending a copy of the notice by certified mail, return receipt requested.
- c. By attaching notice securely to the junk motor vehicle.
- d. By giving notice via one publication in one newspaper of general circulation in the area where the junk motor vehicle is located. Such publication shall be sufficient to meet the requirements of this section. The published notice may contain multiple listings of junk motor vehicles but shall be published within the same time requirements and shall contain the same information as prescribed for mailing notice in this section. Published notice may be used if:
 - i. The identity of the last registered owner cannot be determined;
 - ii. The registration contains no address for the owner.
 - iii. The published notice shall contain the following information:
 1. That the junk motor vehicle constitutes a nuisance under the provisions of this chapter.
 2. A description, to the extent practical, of the year, make, model, color and location of the junk motor vehicle.
 3. That the owner of the junk motor vehicle and/or property owner must remove the junk motor vehicle or correct the violation in accordance with this chapter.
 4. That failure to comply with the provisions of this chapter within ten days from the date of mailing of notice, the property owner shall be liable for the violation.
 5. That the junk motor vehicle may be removed by the city and impounded at the property owner's expense.
 6. That if the junk motor vehicle is not redeemed within 21 days after impoundment, and no hearing is requested pursuant to the provisions of section 51.11, the owner of the junk motor vehicle, the property owner and the lienholders shall no longer have any right, title, claim or interest in or to the junk motor vehicle.
 7. That the persons to whom the notices are directed may request a hearing pursuant to the provisions of section 51.11.

(Code of Iowa, Sec. 364.12[3a])

51.06 ABATEMENT. If the violation has not been remedied within the compliance period, and no timely hearing request is filed, the City Administrator or designee is authorized to remove and impound the vehicle. If a hearing request is timely filed, no abatement or removal shall occur until the City Council concludes the hearing, issues a written determination affirming the nuisance, and at least forty-eight (48) hours' notice of the determination has been provided.

51.07 INTERFERENCE WITH REMOVAL OF JUNK MOTOR VEHICLE

PROHIBITED. No person shall interfere with, hinder or refuse to allow the City Administrator or designee to enter upon private property for the purpose of removing a junk motor vehicle under the provisions of this chapter.

51.08 EMERGENCY REMOVAL OF JUNK MOTOR VEHICLES.

1. In a clear and compelling emergency, where the condition of a junk motor vehicle presents an immediate and substantial threat to life, health, safety or property, the City Administrator or designee may remove the vehicle without prior notice or hearing.
2. Following emergency abatement, the City shall provide written post-abatement notice to the property owner and vehicle owner, if identifiable, advising of:
 - a. The removal;
 - b. The location of the vehicle;
 - c. The right to request a hearing under Section 51.11; and
 - d. Redemption procedures and applicable fees.
3. All impoundment, redemption and disposal procedures following emergency removal shall comply with Iowa Code §§ 321.89-321.90.

51.09 REDEMPTION OF IMPOUNDED VEHICLE; FEES.

1. Any junk vehicle impounded under this chapter shall be processed in accordance with Iowa Code §321.89-321.90. The vehicle is considered “taken into custody” under §321.89(2).
2. Notice of impoundment to the owner and lienholders shall be provided as required by Iowa Code § 321.89(3).
3. The owner or lienholder may reclaim the vehicle during the statutory redemption period upon payment of towing, storage, and administrative fees and proof of ownership.
4. If not reclaimed within the statutory period, the vehicle shall be disposed of pursuant to Iowa Code §§ 321.89(4)-(5).
5. The City’s definition of “junk motor vehicle” is for nuisance enforcement only and does not replace the state definition of “abandoned vehicle”.

51.10 DUTY OF PROPERTY OWNER TO REMOVE OR REPAIR. The property owner who violates the provisions of this chapter shall, within seven days after receipt of the notice of violation, remove the junk motor vehicle to one of the areas provided in chapter 51.04, exceptions, or repair the defects which caused such vehicle to violate the provisions of this chapter. If a hearing is requested under Section 51.11, the duty of the property owner to remove or repair the junk motor vehicle shall be suspended until a final decision is issued.

51.11 HEARING.

1. Any person ordered to remove or remediate a junk motor vehicle may request a hearing before the City Council.

2. A request for a hearing shall be made in writing and filed with the City Clerk within seven (7)-days' of the notice, or within seven (7) days of post-abatement notice when notice is provided under Section 51.14.
3. Upon timely request, no abatement may occur until the hearing is complete.
4. The hearing shall be held within thirty (30) days.
5. A written decision will be issued and is final.

51.12 PRIMA FACIE PRESUMPTION. In any proceeding charging a violation of this chapter, proof that the particular vehicle described in the information was stored in violation of this chapter, together with proof that the defendant named in the information was the property owner on which said junk motor vehicle was unlawfully stored at the time of the alleged violation, shall constitute a prima facie presumption that the property owner was the person violating this chapter or allowing the violation to occur.

51.13 PENALTY.

1. Any person violating this chapter or any provision thereof, or who fails to comply with any order of the City Administrator or designee or who interferes with or obstructs the City Administrator or designee in his investigation shall be guilty of a misdemeanor and upon conviction shall be punished by a fine not to exceed that amount allowed by chapter 1, article III. Each day that a violation occurs constitutes a separate offense.
2. Violation of the provisions of this chapter may also be considered a municipal infraction as provided by the state code. If a municipal infraction citation is served, the procedures for enforcement of that civil offense shall be governed by the state code.

51.14 NOTICE IN THE FORM OF AN ORDINANCE.

1. Pursuant to Iowa Code §§ 364.12(3)(h), the City Council declares that the presence of junk motor vehicles, as defined in this Chapter, constitutes a nuisance and a threat to public health and safety. Because such conditions are recurring, readily observable, and detrimental to the community, the enactment of this Chapter serves as continuing notice to all property owners and responsible parties that junk motor vehicles are prohibited and subject to abatement.
2. The City may take any action authorized by Sections 51.06 (Abatement) and 51.08 (Emergency Removal) of this Chapter without providing additional individualized written notice or certified-mail notice prior to abatement
3. Nothing in this section prevents the City from providing additional notice, including but not limited to certified mail, regular mail, personal service, mail, publication or posting.