

**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
AUGUST 3, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 3, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:

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

- a. Approval of July 20, 2026, City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. - Resolution of endorsement for the City of Bondurant's application to the Iowa DNR's Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program for funding to assist with improvements at Bluejay Landing Park
- d. - Resolution approving acceptance of a deed of dedication for Street Lots A, B, C, D, and E of the recorded Grain District Final Plat
- e. - Resolution approving acceptance of a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 5 of the Grain District Final Plat
- f. - Resolution approving acceptance of a warranty deed for Lot 7 of the recorded Grain District Final Plat
- g. - Resolution approving pay request no. 1 to Thorpe Contracting LLC for the SE Trunk Sewer Project in the amount of \$110,024.59
- h. - Resolution approving Pay Request No. 16 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$94,832.63
- i. - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of land along the Mud Creek Corridor in the amount of \$102,800 and authorizing additional

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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- action necessary for property closing and transfer
- j. - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of right-of-way and the establishment of temporary construction and permanent easements for the SE Industrial Improvements Project in the amount of \$124,670.00
- k. - Resolution Denying a Sponsorship Request from ChildServe for the Clinical Ladder Celebration
- l. - Resolution approving Pay Request No. 2 to JAS Construction LLC for the Filmore Avenue Public Improvements Project in the amount of \$132,583.92
- m. - Resolution approving Change Order No. 2 to the Absolute Group for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of \$48,884.38
- n. - Resolution approving Pay Request No. 3 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$97,139.05
- o. - Resolution approving pay request no. 1 to Graphite Construction Group for the Eagle Park Parking Lot Project in the amount of \$63,066.67
- p. - Resolution for Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Grain District Improvements area
- q. - Resolution approving agreement with ISG for professional services for procurement, value engineering due diligence, and bidding administration for Silo Commons in an amount not to exceed \$36,000
- r. - Resolution Setting a Public Hearing on the Proposed Amendment to the Bondurant Urban Revitalization Plan for August 17, 2026, at 6:00 p.m.
- 6. Guests requesting to address the City Council
- 7. **Public Hearing**
 - a. Public hearing to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona
 - b. Public hearing to consider the Resolution of Necessity (Proposed) regarding the Truman Drive NE - Phase 2 Street Assessment project
 - c. Public Hearing for the Truman Drive, NE North of School Site Public Infrastructure Project Specifications and Bids
 - d. Public Hearing on the request to amend the Future Land Use Map from

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- Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003
- e. Public Hearing on the request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District
- 8. Action Items
 - a. - Resolution approving a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona (McCleary)
 - b. - Resolution of preliminary resolution of necessity for construction of Truman Drive NE – Phase 2 Street Improvements
 - c. - Resolution selecting Henkel Construction as the Construction Manager at Risk (CMar) for the City of Bondurant's Silo Commons Project
 - d. - Resolution amending the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003
 - e. - (First Reading) Ordinance rezoning Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District
- 9. Discussion Items -
 - a. SE Industrial Phase 2 Road Closure
- 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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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.a.
For Meeting of 8/3/2026
Motion

TITLE: Approval of July 20, 2026, City Council Meeting Minutes

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. July 20, 2026, City Council Meeting Minutes

BONDURANT CITY COUNCIL
Minutes
July 20, 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
Dennis Lyman

Absent: Council Member Chad Driscoll

City Officials
Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, City Attorney David Brick,
Planning & Community Development Director
Maggie Murray, Fire Chief Aaron Kreuder,
Public Works Director John Horton, Library
Director Michell Klinker-Feld, City Planner
Isaac Pezley, City Engineer David Fliehler,
Assistant Fire Chief Anthony Rauterberg

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Lyman, to amend the agenda by removing items #6p and #8c. Vote on Motion 4-0. Motion carried. Motion by Cox, seconded by Lyman, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

Jarad Cherniss, 4310 SW 26th Street, Des Moines, addressed the Council regarding the potential development of a USA BMX-sanctioned track in Bondurant. Mr. Cherniss, a BMX coach affiliated with 80/35 BMX in Des Moines, presented the benefits of establishing a local BMX program, including providing youth and families with recreational opportunities, promoting healthy lifestyles, and hosting organized practices and racing events. He expressed his interest in partnering with the City to develop a community BMX program and facility.

6. Consent Agenda:

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**A virtual meeting was offered.*

- 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. R-260720-235- Resolution adopting the City of Bondurant Public Records Request Policy
- f. R-260720-236- Resolution approving pay request No. 21 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$14,412.92
- g. R-260720-237- 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. R-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 for August 3, 2026, at 6:00 p.m. at City Hall
- i. R-260720-239- 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
- j. R-260720-240- 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. R-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

**A virtual meeting was offered.*

application which obligates the City of Bondurant to matching funds for the construction of said project

- l. R-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
- m. R-260720-243- 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. R-260720-244- 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. R-260720-245- Resolution approving the contract proposal for building maintenance and monitoring for the new BES Facility
- p. R-260720-246- Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Bondurant Urban Revitalization Area
- q. R-260720-247- Resolution approving the Limited Use of the Water Tower Footage for Advertising Purposes
- r. R-260720-248- Resolution accepting Certificate of Substantial Completion for The Station (Bondurant Parks and Recreation Facility) Motion by Cox, seconded by Sillanpaa, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.

7. Public Hearing

- a. Public Hearing regarding Vicious Dog Determination related to dog bite incident at 717 Elizabeth Lane
Mayor Elrod opened the public hearing at 6:14 p.m. regarding the vicious dog determination related to the dog bite incident at 717 Elizabeth Lane, NW. No members of the public, including the dog owner, appeared to provide testimony despite having been provided notice of

**A virtual meeting was offered.*

the hearing. By consensus, the Council agreed to continue with the remaining agenda items and reconvene the public hearing later in the meeting should the interested parties arrive before the conclusion of the meeting.

Mayor Elrod reconvened the public hearing at 7:00 p.m. City Attorney David Brick presented the case to the Council, explaining that the Council's role was to determine whether the dog met the City's definition of a vicious dog under the City Code. He noted that the Council had been provided documentation related to the incident and that Polk County Animal Control had previously determined the dog to be vicious under its process. Jamie Deremiah, DM Law, PLLC, addressed the Council on behalf of the dog owner regarding the incident.

Council discussed the evidence presented, the applicable provisions of Chapter 55 of the Bondurant City Code, and the enforcement options available if the dog was determined to be vicious. Following the discussion, the Council determined that the dog met the definition of a vicious dog and elected to impose a combination of secure confinement requirements and additional conditions. The Council ordered that the dog be securely confined in accordance with Section 55.11 of the City Code, requiring the dog to be confined within an occupied residence or a securely enclosed and locked pen or kennel when outdoors and to be muzzled whenever off the owner's property. The Council also imposed additional conditions, including maintaining liability insurance, current rabies vaccination, microchipping and registration, spaying/neutering, posting warning signage on the property, completion of a pet safety or behavioral training course, photographing the dog for identification purposes, prohibiting the dog from entering or using the City's dog park, and requiring compliance with all other applicable provisions of the Bondurant City Code relating to the ownership and keeping of dogs.

Mayor Elrod closed the public hearing at 07:31 PM.

8. Action Items

- a. R-260720-249- Resolution awarding the contract for the Water Transmission and Sanitary Force Main Project to Boomerang Corp. in the amount of \$6,514,331.40
Motion by Cox, seconded by Sillanpaa, to Approve R-260720-249. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.
- b. R-260720-250- Resolution authorizing the purchase of a new Heart Monitor and Lucas device

**A virtual meeting was offered.*

Motion by Lyman, seconded by Cox, to Approve R-260720-250. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.

- 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
Deleted.

- d. R-260720-251- Resolution approving Yanoe x Zoueh's artist concept and contract for the Grain Silo Mural Project at Silo Commons
Motion by Cox, seconded by Lyman, to Approve R-260720-251. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.

9. Discussion Items -

- a. R-260720-252- Discussion and possible consideration of a resolution adopting Abandoned or Junk Motor Vehicle policy for the City of Bondurant

City Planner Pezley explained that, following the Council's adoption of amendments to Chapter 51 regarding abandoned and junk motor vehicles, staff developed a Private Property Vehicle Towing Policy to establish consistent administrative procedures for investigating and abating vehicles in violation of the ordinance. He noted that the policy outlines documentation, notice, coordination with the City's contracted towing service, scheduling, and staff notification requirements before removing a vehicle from private property.

Motion by Cox, seconded by Sillanpaa, to Approve R-260720-252. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Certified Site event comments.
- b. Council Members
Lyman - Recent events comments, Parks & Recreation Board update.
Cox - Chamber & MAC update.
Sillanpaa - Hillbilly Bike Ride comments.
McKenzie - Upcoming liaison meetings.
- c. Administrator
Recent grants, the upcoming Iowa League of Cities Conference, and an update regarding the Historical Society.
- d. Directors

**A virtual meeting was offered.*

Horton - Department update.
Kreuder - Department update.
Hagan - None.
Murray - None.
Klinker-Feld - Department update.
Fliehler - Project updates.

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 Cox, seconded by Lyman, to Move into Closed Session at 07:32 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Driscoll. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 07:43 PM.

12. Adjournment
Motion by Cox, seconded by Sillanpaa, to adjourn at 07:43 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on July 20, 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 8/3/2026
Motion

TITLE: Claims List & Treasurer's Report

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. Treasurer Report May FY26
2. Treasurer Report June FY26
3. Claims List

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

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

The City's general checking account had a beginning balance on May 1, 2026, of \$11,870,793.13. The ending balance as of May 31, 2026, was \$10,323,650.67. This account earned \$34,351.16 of interest. The interest rate decreased from 3.27% to 3.25%. This account remains in strong financial condition.

The City's IPAIT account began May 2026 with a balance of \$38,898,553.87 and ended the month at \$36,862,995.15. During the month, the City's 22 diversified investment accounts generated \$95,180.87 in interest earnings. A total of \$2,130,739.59 was transferred to the checking account to fund current expenditure needs, including a \$1,580,739.59 transfer for semiannual debt payments. The City currently has \$5,300,000 designated for 2nd Street NW improvements invested in Certificates of Deposit at a fixed rate of 3.56%, which will mature in June 2026.

Notable expenditures during the month included payments for semiannual debt payments, BFSD public infrastructure, Grain District improvements, Civic Campus, architect services, engineering services, payroll, employee benefits, and solid waste removal. Cleared checks and bank drafts totaled \$7,220,432.07.

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

Respectfully,



Craig Marshman
Administrative Services Coordinator
cmarshman@cityofbondurant.com



Fund Balance Report

As Of 05/31/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	8,312,692.80	6,255,153.65	6,114,717.07	8,453,129.38
110 - ROAD USE TAX	647,188.60	1,218,778.49	1,448,808.51	417,158.58
112 - EMPLOYEE BENEFIT	353,526.82	1,679,403.83	1,333,229.06	699,701.59
121 - LOCAL OPTION SALES & SERVICE TAX	525,518.37	1,791,682.71	1,439,529.00	877,672.08
125 - TIF	0.94	3,695,196.37	3,551,596.00	143,601.31
160 - ECONOMIC DEVELOPMENT	47,351.87	0.00	0.00	47,351.87
167 - LIBRARY GRANT	23,755.50	24,675.03	11,139.98	37,290.55
169 - PARK & REC	37,842.60	27,000.00	0.00	64,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	2,573.71	0.00	0.00	2,573.71
172 - TREE FUND	37,703.85	11,721.00	12,119.00	37,305.85
200 - DEBT SERVICE	4,215,876.54	4,934,966.09	7,055,238.73	2,095,603.90
306 - CIVIC CAMPUS	8,795,399.91	494,249.74	8,693,926.01	595,723.64
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS MASTER PLAN	15,196,800.59	620,548.97	4,119,796.15	11,697,553.41
327 - GRANT ST S/COMMUTER LOOP	177,226.92	31.03	177,250.00	7.95
329 - TIF-TRAIL TO CHICHAQUA	825,117.36	24,061.37	199,926.10	649,252.63
330 - COMMUNITY CENTER	3,567,210.12	125,938.70	1,833,545.23	1,859,603.59
335 - PARK IMPROVEMENTS	2,799,177.19	79,929.06	1,229,883.04	1,649,223.21
337 - THE GRAIN DISTRICT	4,971,479.20	947,320.82	2,385,011.04	3,533,788.98
341 - TIF-PARK LAND PURCHASE	0.00	0.00	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	0.00	0.00	0.00	0.00
343 - DOWNTOWN PARKING	0.00	14,294.85	0.00	14,294.85
344 - 16TH ST NE - GRANT TO HUBBELL	0.00	35,000.00	13,356.91	21,643.09
346 - CITY HALL RECONSTRUCTION	0.00	27,152.00	27,151.24	0.76
347 - BRIDGE/INTERSECTION	2,772,081.57	87,979.91	2,704,782.00	155,279.48
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	0.00	0.00	0.00	0.00
349 - PLEASANT GROVE	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	85,000.00	0.00	158,015.78
352 - WATER FACILITIES	-627,475.15	3,776,837.16	4,015,529.47	-866,167.46
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	6,987,052.28	201,123.25	6,554,170.28	634,005.25
356 - CERTIFIED SITE IMPROVEMENTS	3,235,044.39	2,006,590.43	4,230,216.79	1,011,418.03
357 - SE INDUSTRIAL INFRASTRUCTURE	0.00	9,727,250.00	824,236.50	8,903,013.50
500 - CEMETERY PERPETUAL CARE	37,800.97	3,070.39	0.00	40,871.36
600 - WATER	2,169,146.08	2,663,659.49	2,335,583.02	2,497,222.55
610 - SEWER	1,355,773.02	1,821,174.18	1,955,998.98	1,220,948.22
670 - GARBAGE	56,330.88	576,327.99	621,842.39	10,816.48
741 - STORM WATER	238,411.48	437,707.37	533,150.84	142,968.01
820 - SELF-FUNDED INSURANCE	12.13	2,861.59	1,359.76	1,513.96
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	66,833,636.32	43,396,685.47	63,423,093.10	46,807,228.69



Consolidated Balance Sheet Report

Account Summary

As Of 05/31/2026

Account	Name	Balance	
Assets			
000-1100	POOLED CASH	9,944,683.56	
000-1101	CLAIM ON POOLED CASH	9,944,683.56	
000-1111	SAVINGS - CEMETERY XXX1037	5,991.71	
000-1113	CHECKING - WATER SINKING	289,677.83	
000-1114	CHANGE FUND - WATER	270.00	
000-1115	PETTY CASH - GENERAL	100.00	
000-1116	PETTY CASH - LIBRARY	200.00	
000-1117	CHANGE FUND - LIBRARY	20.00	
000-1150	IPAIT - GENERAL FUND 11763 MM	27,432,965.85	
000-1151	IPAIT CD - STREET MASTER PLAN	6,904,787.67	
000-1154	IPAIT - SEWER RESERVE 201	116,951.40	
000-1159	IPAIT - ROAD FUND 125	821,322.22	
000-1162	IPAIT - DEBT SERVICE 124	1,586,968.01	
000-1170	CHECKING - WATER DEPOSITS	83,109.38	
000-1300	DUE FROM GENERAL FUND	17,128.31	
000-1310	DUE FROM ROAD USE TAX	1,544.28	
000-1315	DUE FROM SIDEWALK ESCROW	13,198.72	
000-1367	DUE FROM LIBRARY GRANT	300.00	
000-1435	DUE FROM PARK IMPROVEMENTS	6,925.90	
000-1437	DUE FROM GLWTE TO ALTOONA	52.24	
000-1460	DUE FROM WATER	6,955.76	
000-1461	DUE FROM SEWER	183,142.90	
000-1467	DUE FROM GARBAGE	52,696.69	
000-1471	DUE FROM STORM WATER	421.61	
	Total Assets:	57,414,097.60	<u>57,414,097.60</u>
Liability			
050-2010	POOLED PAYABLES	282,366.41	
050-2011	PENDING POOLED PAYABLES	282,366.41	
050-2120	FEDERAL WITHHOLDING	259.36	
050-2121	FICA/MEDICARE WITHHOLDING	353.12	
050-2122	STATE WITHHOLDING	612.75	
050-2123	IPERS WITHHOLDING	1,413.36	
050-2124	HEALTH INSURANCE WITHHOLDING	69,696.29	
050-2125	DENTAL INSURANCE	4,027.70	
050-2131	SELF-FUNDED WITHHOLDING	351.11	
050-2132	VISION WITHHOLDING	479.36	
050-2141	APPLIED CREDITS	18,616.00	
050-2300	DUE TO OTHER FUNDS	9,944,683.56	
050-2350	PY CORRECTION	1,643.48	
	Total Liability:	10,606,868.91	
Equity			
050-3950	FUND BALANCE	66,833,636.32	
	Total Beginning Equity:	66,833,636.32	
Total Revenue		43,396,685.47	
Total Expense		63,423,093.10	
	Total Equity and Current Surplus (Deficit):	46,807,228.69	
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>57,414,097.60</u>	

BANK RECONCILIATION MAY 2026

Bank Statement Balance:	\$ 10,323,650.67
IPAIT balance	<u>\$ 36,862,995.15</u>
Cemetery Vision	\$ 5,991.71
Petty Cash	\$ 590.00

Less:

Outstanding Checks:	<u>\$ 6,179.90</u>
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(See listing next page)

Calculated Book Balance:	<u>\$ 47,187,047.63</u>
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Actual Incode10 Balance:	<u>\$ 47,187,047.63</u>
Fund Balances	<u>\$ 46,807,228.69</u>

Liabilities	379818.94
DIFFERENCE:	<u>\$ 0.00</u>

DIFFERENCE:	<u>\$ -</u>
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Bank Statement Register

General Fund

Period 5/1/2026 - 5/31/2026

Packet: BRPKT00344

Bank Statement		General Ledger	
Beginning Balance	11,870,793.13	Account Balance	10,317,470.77
Plus Debits	5,681,556.94	Less Outstanding Debits	0.00
Less Credits	7,228,699.40	Plus Outstanding Credits	6,179.90
Adjustments	0.00	Adjustments	0.00
Ending Balance	10,323,650.67	Adjusted Account Balance	10,323,650.67

Statement Ending Balance	10,323,650.67
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/01/2026	DEP0048465	002187 Insite	Mastercard -	CLPKT13220 BG:Online Payments	262.00
05/01/2026	DEP0048468	001307 Point Of Sale	OpenEdge Per	CLPKT13221 BG:CC	84.50
05/01/2026	DEP0048471			Utility Reverse Payment Packet UBPKT0	-150.00
05/01/2026	DEP0048474			CLPKT13222 BG:DD	150.00
05/01/2026	DEP0048486			CLPKT13224 BG:CC	686.00
05/01/2026	DEP0048487			SEWER SINKING FUND TRANSFERS	18,340.42
05/01/2026	DEP0048488			STORMWATER SINKING FUND	11,733.34
05/01/2026	DEP0048489			6000001113	29,416.86
05/01/2026	DEP0048519			CLPKT13233 BG:DD	797.19
05/04/2026	DEP0048492	002189 Insite	Mastercard -	CLPKT13225 BG:Online Payments	5,123.48
05/04/2026	DEP0048495	002190 Insite	Visa - Insite	CLPKT13226 BG:Online Payments	1,415.57
05/04/2026	DEP0048498	001309 Point Of Sale	OpenEdge Per	CLPKT13227 BG:CC	1.50
05/04/2026	DEP0048501	002188 Insite	Mastercard -	CLPKT13228 BG:Online Payments	696.48
05/04/2026	DEP0048504	000708 Point Of Sale	OpenEdge Uti	CLPKT13229 BG:CC	147.94
05/04/2026	DEP0048507	001308 Point Of Sale	OpenEdge Per	CLPKT13230 BG:CC	483.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/04/2026	DEP0048510			Utility Reverse Payment Packet UBPKT0	-150.00
05/04/2026	DEP0048513			CLPKT13231 BG:DD	150.00
05/04/2026	DEP0048516			CLPKT13232 BG:CC	169.00
05/04/2026	DEP0048528			CLPKT13236 BG:DD	150.00
05/04/2026	DEP0048528			CLPKT13236 BG:DD	3,925.86
05/04/2026	DEP0048531			CLPKT13237 BG:DD	1,050.00
05/04/2026	DEP0048531			CLPKT13237 BG:DD	2,550.64
05/05/2026	DEP0048522	002191 Insite	Visa - Insite	CLPKT13234 BG:Online Payments	1,103.36
05/05/2026	DEP0048525	001310 Point Of Sale	OpenEdge Per	CLPKT13235 BG:CC	14.75
05/05/2026	DEP0048543			CLPKT13240 BG:DD	7,621.79
05/05/2026	DEP0048546			CLPKT13241 BG:DD	2,427.47
05/06/2026	DEP0048537	000709 Point Of Sale	OpenEdge Uti	CLPKT13238 BG:CC	92.33
05/06/2026	DEP0048537	001311 Point Of Sale	OpenEdge Per	CLPKT13238 BG:CC	298.50
05/06/2026	DEP0048540	002192 Insite	Visa - Insite	CLPKT13239 BG:Online Payments	9,930.90
05/06/2026	DEP0048549			Utility Reverse Payment Packet UBPKT0	-150.00
05/06/2026	DEP0048552			CLPKT13242 BG:DD	150.00
05/06/2026	DEP0048555			Utility Reverse Payment Packet UBPKT0	-150.00
05/06/2026	DEP0048558			CLPKT13243 BG:DD	150.00
05/06/2026	DEP0048562			CLPKT13244 BG:CC	100.00
05/06/2026	DEP0048563			AETNA AS01 HCCLAIMPMT	238.10
05/06/2026	DEP0048566			CLPKT13245 BG:DD	150.00
05/06/2026	DEP0048566			CLPKT13245 BG:DD	2,390.60
05/06/2026	DEP0048569			CLPKT13246 BG:DD	2,265.74
05/06/2026	DEP0049234			IOWA DNR BLOOMING PRAIRIE BIO DI	375.00
05/07/2026	DEP0048573	002193 Insite	Visa - Insite	CLPKT13248 BG:Online Payments	8,396.85
05/07/2026	DEP0048576			Utility Reverse Payment Packet UBPKT0	-150.00
05/07/2026	DEP0048579			CLPKT13249 BG:DD	150.00
05/07/2026	DEP0048582	000710 Point Of Sale	OpenEdge Uti	CLPKT13247 BG:CC	187.00
05/07/2026	DEP0048582	001312 Point Of Sale	OpenEdge Per	CLPKT13247 BG:CC	198.70
05/07/2026	DEP0048585			CLPKT13250 BG:DD	150.00
05/07/2026	DEP0048585			CLPKT13250 BG:DD	2,995.49
05/07/2026	DEP0048588			CLPKT13251 BG:DD	338.52
05/07/2026	DEP0048591			CLPKT13252 BG:DD	142.15
05/08/2026	DEP0048594			CLPKT13253 BG:CC	270.00
05/08/2026	DEP0048598	001313 Point Of Sale	OpenEdge Per	CLPKT13254 BG:CC	35.00
05/08/2026	DEP0048598	000711 Point Of Sale	OpenEdge Uti	CLPKT13254 BG:CC	141.89
05/08/2026	DEP0048602	002194 Insite	Visa - Insite	CLPKT13255 BG:Online Payments	2,369.67
05/08/2026	DEP0048603			CIGNA EDGE TRANS HCCLAIMPMT	857.70
05/08/2026	DEP0048604			MED-PAYMENT.COM COF CREDIT	25.00
05/08/2026	DEP0048607			Utility Reverse Payment Packet UBPKT0	-150.00
05/08/2026	DEP0048610			CLPKT13256 BG:DD	150.00
05/08/2026	DEP0048613			Utility Reverse Payment Packet UBPKT0	-150.00
05/08/2026	DEP0048616			CLPKT13257 BG:DD	150.00
05/08/2026	DEP0048634			CLPKT13258 BG:DD	150.00
05/08/2026	DEP0048634			CLPKT13258 BG:DD	6,811.79

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/08/2026	DEP0048637			CLPKT13264 BG:DD	3,875.12
05/08/2026	DEP0048686			RISE GRANT	1,787,293.70
05/08/2026	DEP0048687			USTEP GRANT	190,000.00
05/11/2026	DEP0048619	002197 Insite	Mastercard -	CLPKT13259 BG:Online Payments	1,374.94
05/11/2026	DEP0048622	002196 Insite	Visa - Insite	CLPKT13260 BG:Online Payments	7,391.44
05/11/2026	DEP0048625	002194 Insite	Visa - Insite	CLPKT13261 BG:Online Payments	136.63
05/11/2026	DEP0048625	002195 Insite	Mastercard -	CLPKT13261 BG:Online Payments	2,252.98
05/11/2026	DEP0048628	001314 Point Of Sale	OpenEdge Per	CLPKT13262 BG:CC	134.00
05/11/2026	DEP0048631	000712 Point Of Sale	OpenEdge Uti	CLPKT13263 BG:CC	246.47
05/11/2026	DEP0048631	001315 Point Of Sale	OpenEdge Per	CLPKT13263 BG:CC	1,019.25
05/11/2026	DEP0048640			CLPKT13265 BG:DD	72.78
05/11/2026	DEP0048643			Utility Reverse Payment Packet UBPKT0	-150.00
05/11/2026	DEP0048646			CLPKT13266 BG:DD	150.00
05/11/2026	DEP0048649			Utility Reverse Payment Packet UBPKT0	-150.00
05/11/2026	DEP0048652			CLPKT13267 BG:DD	150.00
05/11/2026	DEP0048655			CLPKT13268 BG:DD	150.00
05/11/2026	DEP0048658			Utility Reverse Payment Packet UBPKT0	-150.00
05/11/2026	DEP0048670			CLPKT13272 BG:DD	13,737.60
05/11/2026	DEP0048673			CLPKT13273 BG:DD	7,369.95
05/11/2026	DEP0048676			CLPKT13274 BG:DD	4,416.30
05/11/2026	DEP0048679			CLPKT13275 BG:DD	3,224.24
05/11/2026	DEP0048682			CLPKT13276 BG:DD	1,138.71
05/12/2026	DEP0048661	002198 Insite	Mastercard -	CLPKT13269 BG:Online Payments	6,995.15
05/12/2026	DEP0048664			CLPKT13270 BG:CC	125.00
05/12/2026	DEP0048667			CLPKT13271 BG:CC	20.00
05/12/2026	DEP0048685			CLPKT13277 BG:DD	201,994.43
05/12/2026	DEP0048709			CLPKT13282 BG:DD	5,148.15
05/12/2026	DEP0048712			CLPKT13283 BG:DD	24,929.24
05/12/2026	DEP0048715			CLPKT13284 BG:DD	947.78
05/13/2026	DEP0048691	002199 Insite	Visa - Insite	CLPKT13278 BG:Online Payments	5,343.05
05/13/2026	DEP0048694	000713 Point Of Sale	OpenEdge Uti	CLPKT13279 BG:CC	236.60
05/13/2026	DEP0048694	001316 Point Of Sale	OpenEdge Per	CLPKT13279 BG:CC	38.80
05/13/2026	DEP0048697			Utility Reverse Payment Packet UBPKT0	-150.00
05/13/2026	DEP0048700			CLPKT13280 BG:DD	150.00
05/13/2026	DEP0048703			Utility Reverse Payment Packet UBPKT0	-150.00
05/13/2026	DEP0048706			CLPKT13281 BG:DD	150.00
05/13/2026	DEP0048718			CLPKT13285 BG:CC	220.00
05/13/2026	DEP0048719			IA CLAIMS HCCLAIMPMT	160.94
05/13/2026	DEP0048720			MED-PAYMENT.COM COF CREDIT	100.00
05/13/2026	DEP0048721			MARKETPLACE HCCLAIMPMT	84.40
05/13/2026	DEP0048724			CLPKT13286 BG:DD	8,372.49
05/13/2026	DEP0048733			CLPKT13289 BG:DD	5,131.96
05/13/2026	DEP0048736			CLPKT13290 BG:DD	661.01
05/13/2026	DEP0048739			CLPKT13291 BG:DD	99.20
05/13/2026	DEP0048742			CLPKT13292 BG:DD	7,274.45

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/14/2026	DEP0048688			TRANSFER \$400K FROM IPAIT 325 TO \	400,000.00
05/14/2026	DEP0048727	002200 Insite	Mastercard -	CLPKT13287 BG:Online Payments	4,685.72
05/14/2026	DEP0048730	000714 Point Of Sale	OpenEdge Uti	CLPKT13288 BG:CC	282.30
05/14/2026	DEP0048730	001317 Point Of Sale	OpenEdge Per	CLPKT13288 BG:CC	519.50
05/14/2026	DEP0048745			Utility Reverse Payment Packet UBPKT0	-150.00
05/14/2026	DEP0048748			CLPKT13293 BG:DD	150.00
05/14/2026	DEP0048751			Utility Reverse Payment Packet UBPKT0	-150.00
05/14/2026	DEP0048754			CLPKT13294 BG:DD	150.00
05/14/2026	DEP0048757			Utility Reverse Payment Packet UBPKT0	-150.00
05/14/2026	DEP0048760			CLPKT13295 BG:DD	150.00
05/14/2026	DEP0048763			Utility Reverse Payment Packet UBPKT0	-150.00
05/14/2026	DEP0048766			CLPKT13296 BG:DD	150.00
05/14/2026	DEP0048769			Utility Reverse Payment Packet UBPKT0	-150.00
05/14/2026	DEP0048772			CLPKT13297 BG:DD	150.00
05/14/2026	DEP0048774			WELLPOINT IA5C HCCLAIMPMT	160.94
05/14/2026	DEP0048797			CLPKT13302 BG:DD	5,875.81
05/14/2026	DEP0048797			CLPKT13302 BG:DD	150.00
05/14/2026	DEP0048800			CLPKT13303 BG:DD	2,877.79
05/14/2026	DEP0048803			CLPKT13304 BG:DD	1,283.50
05/15/2026	DEP0048776			ACH Draft Packet UBPKT08261	202,681.83
05/15/2026	DEP0048779	002201 Insite	Visa - Insite	CLPKT13298 BG:Online Payments	5,347.78
05/15/2026	DEP0048782	001318 Point Of Sale	OpenEdge Per	CLPKT13299 BG:CC	149.00
05/15/2026	DEP0048782	000715 Point Of Sale	OpenEdge Uti	CLPKT13299 BG:CC	316.52
05/15/2026	DEP0048785			Utility Reverse Payment Packet UBPKT0	-150.00
05/15/2026	DEP0048788			CLPKT13300 BG:DD	150.00
05/15/2026	DEP0048791			Utility Reverse Payment Packet UBPKT0	-150.00
05/15/2026	DEP0048794			CLPKT13301 BG:DD	150.00
05/15/2026	DEP0048804			MARKETPLACE HCCLAIMPMT	119.66
05/15/2026	DEP0048849			CLPKT13305 BG:CC	390.00
05/15/2026	DEP0048853			CLPKT13314 BG:DD	3,124.40
05/15/2026	DEP0048856			CLPKT13315 BG:DD	3,487.19
05/15/2026	DEP0048859			CLPKT13316 BG:DD	4,744.08
05/15/2026	DEP0048862			CLPKT13317 BG:DD	1,526.19
05/18/2026	DEP0048807	002203 Insite	Discover - Ins	CLPKT13306 BG:Online Payments	28,191.51
05/18/2026	DEP0048810	002202 Insite	Mastercard -	CLPKT13307 BG:Online Payments	9,758.39
05/18/2026	DEP0048813	002204 Insite	Mastercard -	CLPKT13308 BG:Online Payments	2,192.62
05/18/2026	DEP0048816	000716 Point Of Sale	OpenEdge Uti	CLPKT13309 BG:CC	210.57
05/18/2026	DEP0048816	001319 Point Of Sale	OpenEdge Per	CLPKT13309 BG:CC	5.00
05/18/2026	DEP0048819	001321 Point Of Sale	OpenEdge Per	CLPKT13310 BG:CC	34.40
05/18/2026	DEP0048822	001320 Point Of Sale	OpenEdge Per	CLPKT13311 BG:CC	54.50
05/18/2026	DEP0048822	000717 Point Of Sale	OpenEdge Uti	CLPKT13311 BG:CC	310.58
05/18/2026	DEP0048825			Utility Reverse Payment Packet UBPKT0	-150.00
05/18/2026	DEP0048828			CLPKT13312 BG:DD	150.00
05/18/2026	DEP0048831			Utility Reverse Payment Packet UBPKT0	-150.00
05/18/2026	DEP0048834			CLPKT13313 BG:DD	150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/18/2026	DEP0048837			Utility Reverse Payment Packet UBPKT0	-96.63
05/18/2026	DEP0048840			Utility Reverse Payment Packet UBPKT0	-141.15
05/18/2026	DEP0048843			Utility Reverse Payment Packet UBPKT0	-181.89
05/18/2026	DEP0048846			Utility Reverse Payment Packet UBPKT0	-181.89
05/18/2026	DEP0048850			COMMUTER LOOP DONATION	10.00
05/18/2026	DEP0048863			MARKETPLACE HCCLAIMPMT	90.34
05/18/2026	DEP0048866			Utility Reverse Payment Packet UBPKT0	-86.83
05/18/2026	DEP0048869			Utility Reverse Payment Packet UBPKT0	-152.47
05/18/2026	DEP0048878			CLPKT13320 BG:DD	8,869.82
05/18/2026	DEP0048881			CLPKT13321 BG:DD	3,482.96
05/18/2026	DEP0048884			CLPKT13322 BG:DD	3,036.53
05/19/2026	DEP0048872	002205 Insite	Visa - Insite	CLPKT13318 BG:Online Payments	1,342.52
05/19/2026	DEP0048875	001322 Point Of Sale	OpenEdge Per	CLPKT13319 BG:CC	4.90
05/19/2026	DEP0048887			CLPKT13323 BG:DD	843.94
05/19/2026	DEP0048890			CLPKT13324 BG:CC	50.00
05/19/2026	DEP0048891			AETNA AS01 HCCLAIMPMT	840.06
05/19/2026	DEP0048892			ROAD USE TAX REVENUE	125,102.66
05/19/2026	DEP0048895			Utility Reverse Payment Packet UBPKT0	-56.39
05/19/2026	DEP0048898			Utility Reverse Payment Packet UBPKT0	-68.74
05/19/2026	DEP0048901			Utility Reverse Payment Packet UBPKT0	-218.09
05/19/2026	DEP0048904			Utility Reverse Payment Packet UBPKT0	-322.60
05/19/2026	DEP0048919			CLPKT13327 BG:DD	1,200.00
05/19/2026	DEP0048919			CLPKT13327 BG:DD	11,410.09
05/20/2026	DEP0048907	002206 Insite	Visa - Insite	CLPKT13325 BG:Online Payments	7,440.08
05/20/2026	DEP0048910	001323 Point Of Sale	OpenEdge Per	CLPKT13326 BG:CC	471.35
05/20/2026	DEP0048910	000718 Point Of Sale	OpenEdge Uti	CLPKT13326 BG:CC	111.29
05/20/2026	DEP0048913			Utility Reverse Payment Packet UBPKT0	-150.00
05/20/2026	DEP0048917			CLPKT13328 BG:DD	150.00
05/20/2026	DEP0048922			Utility Reverse Payment Packet UBPKT0	-150.00
05/20/2026	DEP0048925			CLPKT13329 BG:DD	150.00
05/20/2026	DEP0048926			WPS HCCLAIMPMT	938.51
05/20/2026	DEP0048927			MARKETPLACE HCCLAIMPMT	102.49
05/20/2026	DEP0048933			CLPKT13330 BG:DD	477.00
05/20/2026	DEP0048942			CLPKT13333 BG:DD	713.18
05/20/2026	DEP0048945			CLPKT13334 BG:DD	68.40
05/21/2026	DEP0048936	002207 Insite	Visa - Insite	CLPKT13331 BG:Online Payments	1,545.69
05/21/2026	DEP0048939	001324 Point Of Sale	OpenEdge Per	CLPKT13332 BG:CC	142.00
05/21/2026	DEP0048939	000719 Point Of Sale	OpenEdge Uti	CLPKT13332 BG:CC	70.63
05/21/2026	DEP0048950			CLPKT13337 BG:DD	372.74
05/22/2026	DEP0048953			CLPKT13338 BG:CC	125.00
05/22/2026	DEP0048956	001325 Point Of Sale	OpenEdge Per	CLPKT13339 BG:CC	215.00
05/22/2026	DEP0048962			CLPKT13341 BG:DD	1,500.00
05/22/2026	DEP0048962			CLPKT13341 BG:DD	140.05
05/22/2026	DEP0048990	002208 Insite	Visa - Insite	CLPKT13340 BG:Online Payments	2,183.56
05/22/2026	DEP0049015			Utility Reverse Payment Packet UBPKT0	-150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/22/2026	DEP0049018			CLPKT13354 BG:DD	150.00
05/26/2026	DEP0048969	001328 Point Of Sale	OpenEdge Per	CLPKT13342 BG:CC	3.80
05/26/2026	DEP0048972	001327 Point Of Sale	OpenEdge Per	CLPKT13343 BG:CC	10.00
05/26/2026	DEP0048975	000721 Point Of Sale	OpenEdge Uti	CLPKT13344 BG:CC	108.77
05/26/2026	DEP0048978			CLPKT13345 BG:CC	175.00
05/26/2026	DEP0048981	002212 Insite	Visa - Insite	CLPKT13346 BG:Online Payments	318.89
05/26/2026	DEP0048984	002211 Insite	Visa - Insite	CLPKT13347 BG:Online Payments	1,061.74
05/26/2026	DEP0048987	001326 Point Of Sale	OpenEdge Per	CLPKT13348 BG:CC	51.70
05/26/2026	DEP0048987	000720 Point Of Sale	OpenEdge Uti	CLPKT13348 BG:CC	310.16
05/26/2026	DEP0048993	002208 Insite	Visa - Insite	CLPKT13349 BG:Online Payments	141.15
05/26/2026	DEP0048993	002209 Insite	Discover - Ins	CLPKT13349 BG:Online Payments	1,906.01
05/26/2026	DEP0048998	002210 Insite	Mastercard -	CLPKT13350 BG:Online Payments	3,490.77
05/26/2026	DEP0048998	002209 Insite	Mastercard -	CLPKT13350 BG:Online Payments	95.51
05/26/2026	DEP0049001			CLPKT13351 BG:CC	75.00
05/26/2026	DEP0049002			SHIVE INVOICE 2250006040-4 DBL PM	9,176.40
05/26/2026	DEP0049003			FROM IPAIT 330 TO VISION	150,000.00
05/26/2026	DEP0049009			Utility Reverse Payment Packet UBPKT0	-150.00
05/26/2026	DEP0049012			CLPKT13353 BG:DD	150.00
05/26/2026	DEP0049021			Utility Reverse Payment Packet UBPKT0	-50.00
05/26/2026	DEP0049024			CLPKT13355 BG:DD	50.00
05/26/2026	DEP0049030			CLPKT13357 BG:DD	6,145.93
05/27/2026	DEP0049006	002213 Insite	Discover - Ins	CLPKT13352 BG:Online Payments	1,229.19
05/27/2026	DEP0049027			CLPKT13356 BG:CC	200.00
05/27/2026	DEP0049045			CLPKT13361 BG:DD	29.50
05/27/2026	DEP0049052			CLPKT13362 BG:DD	4,219.48
05/28/2026	DEP0049033	002214 Insite	Visa - Insite	CLPKT13358 BG:Online Payments	3,624.05
05/28/2026	DEP0049036	000722 Point Of Sale	OpenEdge Uti	CLPKT13359 BG:CC	53.58
05/28/2026	DEP0049036	001329 Point Of Sale	OpenEdge Per	CLPKT13359 BG:CC	204.65
05/28/2026	DEP0049039			Utility Reverse Payment Packet UBPKT0	-150.00
05/28/2026	DEP0049042			CLPKT13360 BG:DD	150.00
05/28/2026	DEP0049046			TRANSFER FROM IPAIT 200 TO VISION	1,580,739.59
05/28/2026	DEP0049047			LIQUOR LICENSE	1,607.52
05/28/2026	DEP0049048			2020E SINKING FUND PAYMENT	122,900.08
05/28/2026	DEP0049049			2020C SINKING FUND PAYMENT	195,042.54
05/28/2026	DEP0049079			CLPKT13368 BG:DD	10,486.00
05/29/2026	DEP0049055	002215 Insite	Discover - Ins	CLPKT13363 BG:Online Payments	1,875.32
05/29/2026	DEP0049058	001330 Point Of Sale	OpenEdge Per	CLPKT13364 BG:CC	631.90
05/29/2026	DEP0049061			Utility Reverse Payment Packet UBPKT0	-150.00
05/29/2026	DEP0049064			CLPKT13365 BG:DD	150.00
05/29/2026	DEP0049067			Utility Reverse Payment Packet UBPKT0	-150.00
05/29/2026	DEP0049070			CLPKT13366 BG:DD	150.00
05/29/2026	DEP0049073			Utility Reverse Payment Packet UBPKT0	-150.00
05/29/2026	DEP0049076			CLPKT13367 BG:DD	150.00
05/29/2026	DEP0049082			CLPKT13369 BG:CC	75.00
05/29/2026	DEP0049083			LOSST REVENUE	153,254.26

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
05/29/2026	DEP0049084			HOTEL/MOTEL REVENUE	942.23
05/29/2026	DEP0049105			CLPKT13377 BG:DD	-100.00
05/29/2026	DEP0049108			CLPKT13376 BG:DD	120,000.00
05/29/2026	DEP0049108			CLPKT13376 BG:DD	300.00
05/31/2026	DEP0050076			INTEREST	34,351.16
Total Cleared Deposits (245)					5,673,289.61

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
03/24/2026	65246	Check	DAMIEN MITCHELL	-1,500.00
04/09/2026	65275	Check	POLK COUNTY SHERIFF	-493.50
04/23/2026	65279	Check	CHAD DRISCOLL	-509.40
04/23/2026	65281	Check	TARA COX	-25.61
05/01/2026	65284	Check	DEREK SMITH	-189.50
05/01/2026	65285	Check	ELAINE MATTSON	-1,250.84
05/01/2026	65286	Check	KAYDON HANNAN	-15.00
05/01/2026	65287	Check	NATIONAL PUBLIC EMPLOYER LABOR RELA	-215.00
05/01/2026	65288	Check	TOP SHELF PROPERTY	-41.33
05/01/2026	65289	Check	CRYSTAL MITCHELL	-89.63
05/01/2026	65290	Check	MYLISA BYRD	-86.39
05/01/2026	65291	Check	PAUL J LAMUNYON	-121.42
05/01/2026	65292	Check	JEFLYN GILMAN	-54.90
05/01/2026	65293	Check	WAYNE E DOHRMAN	-113.75
05/01/2026	65295	Check	COLIN G THOMAS	-124.72
05/01/2026	65296	Check	ANDREW B CARSON	-112.65
05/01/2026	65297	Check	RUSSELL SCHWALBACH	-71.42
05/01/2026	65298	Check	GABRIEL YEAKEL	-154.98
05/01/2026	65299	Check	RACHEL L SICARD	-110.46
05/01/2026	65301	Check	MELISSA M ANGELO	-121.42
05/01/2026	65302	Check	WILLIAM J FOSTER	-121.42
05/01/2026	65303	Check	HUBBELL HOMES, LC	-108.26
05/01/2026	65304	Check	HUBBELL HOMES LC	-108.26
05/01/2026	65305	Check	GREENLAND HOMES IA INC	-113.75
05/01/2026	65306	Check	GREENLAND HOME IA INC	-52.85
05/01/2026	65307	Check	HAPPE HOMES	-113.75
05/01/2026	65308	Check	GREENLAND HOMES IA INC	-82.63
05/12/2026	65311	Check	BONDURANT SOCCER CLUB	-10,000.00
05/12/2026	65313	Check	JOHN KERR	-37.35
05/12/2026	65316	Check	KATIE KLUS	-402.96
05/20/2026	65319	Check	TIEDT NURSERY LTD	-1,477.76

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
05/26/2026	65320	Check	CAHOY PUMP SERVICE, INC.	-30,233.45
Total Cleared Checks (32)				-48,254.36

Cleared Other

Item Date	Reference	Item Type	Description	Amount
04/10/2026	65275	Check Reversal	POLK COUNTY SHERIFF Reversal	493.50
05/01/2026	APA002086	AP Automation	AIRGAS USA, LLC	-64.02
05/01/2026	APA002087	AP Automation	ALL-AMERICAN FIRE EQUIPMENT INC	-4,453.29
05/01/2026	APA002088	AP Automation	BENTLEY RIDGE TREE FARM & NURS	-1,988.50
05/01/2026	APA002089	AP Automation	BIG GREEN UMBRELLA MEDIA INC	-9,342.00
05/01/2026	APA002090	AP Automation	BOB'S SEPTIC & PORTABLE RESTROOMS	-175.00
05/01/2026	APA002091	AP Automation	BOLTON & MENK, INC	-3,889.50
05/01/2026	APA002092	AP Automation	BOUND TREE MEDICAL LLC	-584.24
05/01/2026	APA002093	AP Automation	CINTAS CORPORATION #762	-39.93
05/01/2026	APA002094	AP Automation	DIAM PEST CONTROL	-75.00
05/01/2026	APA002095	AP Automation	DOG WASTE DEPOT	-366.74
05/01/2026	APA002096	AP Automation	FEH ASSOCIATES, INC.	-4,022.00
05/01/2026	APA002097	AP Automation	GENERAL TRAFFIC CONTROLS, INC.	-6,900.00
05/01/2026	APA002098	AP Automation	HR GREEN, INC.	-31,003.40
05/01/2026	APA002099	AP Automation	IOWA PRISON INDUSTRIES	-1,830.50
05/01/2026	APA002100	AP Automation	ICMA	-200.00
05/01/2026	APA002101	AP Automation	IEDA	-60.00
05/01/2026	APA002102	AP Automation	METRO WASTE AUTHORITY	-67.20
05/01/2026	APA002103	AP Automation	MI-FIBER LLC	-17.60
05/01/2026	APA002104	AP Automation	OREILLY AUTO PARTS	-45.98
05/01/2026	APA002105	AP Automation	P & P SMALL ENGINES	-42.99
05/01/2026	APA002106	AP Automation	PATRIOT CRITICAL POWER LLC	-706.71
05/01/2026	APA002107	AP Automation	RELIANT FIRE APPARATUS, INC.	-332.50
05/01/2026	APA002108	AP Automation	SPENCER MUNICIPAL HOSPITAL	-18.00
05/01/2026	APA002109	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-755.00
05/01/2026	APA002110	AP Automation	TERRACON CONSULTANTS, INC	-4,920.00
05/01/2026	APA002111	AP Automation	TULIP AND FRIENDS	-292.50
05/01/2026	DFT0004653	Bank Draft	EBS	-1,997.13
05/01/2026	DFT0004656	Bank Draft	EBS	-24,539.03
05/01/2026	DFT0004657	Bank Draft	EBS	-1,332.84
05/01/2026	DFT0004659	Bank Draft	EBS	-1,683.53
05/01/2026	DFT0004660	Bank Draft	EBS	-4,113.50
05/01/2026	DFT0004661	Bank Draft	EBS	-239.68
05/01/2026	DFT0004700	Bank Draft	EBS	-1,997.13
05/01/2026	DFT0004703	Bank Draft	EBS	-26,765.73
05/01/2026	DFT0004704	Bank Draft	EBS	-1,332.84
05/01/2026	DFT0004706	Bank Draft	EBS	-1,683.53
05/01/2026	DFT0004707	Bank Draft	EBS	-4,113.50

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/01/2026	DFT0004708	Bank Draft	EBS	-239.68
05/01/2026	EFT0000898	EFT	SEWER SINKING FUND TRANSFERS	-18,340.42
05/01/2026	EFT0000899	EFT	STORMWATER SINKING FUND	-11,733.34
05/01/2026	EFT0000900	EFT	WATER SINKING FUND	-29,416.86
05/04/2026	APA002138	AP Automation	ALTOONA ACE HARDWARE	-16.99
05/04/2026	APA002139	AP Automation	AMAZON CAPITAL SERVICES	-206.28
05/04/2026	APA002140	AP Automation	BENTLEY RIDGE TREE FARM & NURS	-884.00
05/04/2026	APA002141	AP Automation	BLINK CHARGING, INC.	-480.00
05/04/2026	APA002142	AP Automation	BLOOMING PRAIRIE NURSERY, LLC	-108.00
05/04/2026	APA002143	AP Automation	BRICK GENTRY P.C.	-820.00
05/04/2026	APA002144	AP Automation	CINTAS CORPORATION #762	-78.62
05/04/2026	APA002145	AP Automation	CONSTRUCTION MATERIALS TESTING, INC	-1,361.00
05/04/2026	APA002146	AP Automation	ECOSOURCE, LLC	-9,196.00
05/04/2026	APA002147	AP Automation	EIDE BAILLY LLP	-8,972.50
05/04/2026	APA002148	AP Automation	FEH ASSOCIATES, INC.	-15,037.50
05/04/2026	APA002149	AP Automation	GRAINGER	-27.39
05/04/2026	APA002150	AP Automation	IOWA PRISON INDUSTRIES	-183.90
05/04/2026	APA002151	AP Automation	ICMA	-1,200.00
05/04/2026	APA002152	AP Automation	IMFOA	-150.00
05/04/2026	APA002153	AP Automation	KATHRYN DICKEL	-3,125.00
05/04/2026	APA002154	AP Automation	MENARDS - ALTOONA	-8.58
05/04/2026	APA002155	AP Automation	METRO WASTE AUTHORITY	-51,720.24
05/04/2026	APA002156	AP Automation	NIPPON SAN SO MATHESON, INC.	-63.50
05/04/2026	APA002157	AP Automation	OMNI EMS	-1,600.53
05/04/2026	APA002158	AP Automation	OPN ARCHITECTS	-48,821.60
05/04/2026	APA002159	AP Automation	SHIVE-HATTERY INC	-39,281.40
05/04/2026	APA002160	AP Automation	SPRAYER SPECIALTIES, INC.	-379.56
05/04/2026	APA002161	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-475.00
05/04/2026	APA002162	AP Automation	VALEO NETWORKS	-11,393.80
05/04/2026	APA002163	AP Automation	VENDNOVATION, LLC	-50.00
05/04/2026	DFT0004750	Bank Draft	POSTMASTER	-666.90
05/05/2026	DFT0004752	Bank Draft	GOOGLE LLC	-26.71
05/06/2026	DFT0004655	Bank Draft	ISOLVED BENEFIT SERVICES	-52.60
05/06/2026	DFT0004702	Bank Draft	ISOLVED BENEFIT SERVICES	-52.40
05/08/2026	DFT0004690	Bank Draft	MIDAMERICAN ENERGY	-12,855.33
05/08/2026	DFT0004730	Bank Draft	IRS USATAXPYMT	-75.40
05/08/2026	DFT0004736	Bank Draft	ISOLVED BENEFIT SERVICES	-3,166.63
05/08/2026	DFT0004745	Bank Draft	COLLECTION SERVICES CENTER	-216.92
05/08/2026	DFT0004747	Bank Draft	IRS USATAXPYMT	-34,673.20
05/08/2026	DFT0004753	Bank Draft	FIRST NATIONAL BANK OMAHA	-1,465.18
05/08/2026	DFT0004754	Bank Draft	FIRST NATIONAL BANK OMAHA	-1,741.85
05/08/2026	EFT0000901	EFT	Payroll EFT	-106,779.69
05/08/2026	EFT0000933	Deposit Reversal	BOUNCED CHECK ELADIO TOSAR 511 MALI	-300.50
05/11/2026	DFT0004758	Bank Draft	WEX BANK	-6,468.34
05/12/2026	APA002226	AP Automation	AMAZON CAPITAL SERVICES	-3,992.21

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/12/2026	APA002227	AP Automation	AT&T MOBILITY	-638.98
05/12/2026	APA002228	AP Automation	BOUND TREE MEDICAL LLC	-1,546.37
05/12/2026	APA002229	AP Automation	CAPITAL CITY EQUIPMENT	-30.45
05/12/2026	APA002230	AP Automation	CINTAS CORPORATION #762	-39.93
05/12/2026	APA002231	AP Automation	CONSTRUCTION MATERIALS TESTING, INC	-178.00
05/12/2026	APA002232	AP Automation	CONVERGINT TECHNOLOGIES LLC	-1,448.00
05/12/2026	APA002233	AP Automation	DES MOINES CHILDRENS MUSEUM	-200.00
05/12/2026	APA002234	AP Automation	ENVISIONWARE INC.	-2,585.83
05/12/2026	APA002235	AP Automation	FOR SURE ROOFING, LLC	-210.00
05/12/2026	APA002236	AP Automation	HONEYWELL INTERNATIONAL INC.	-120.01
05/12/2026	APA002237	AP Automation	INGRAM LIBRARY SERVICES	-1,248.54
05/12/2026	APA002238	AP Automation	KADETH INC	-125.00
05/12/2026	APA002239	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-286.13
05/12/2026	APA002240	AP Automation	LATIMER ASSOCIATES, INC.	-135.00
05/12/2026	APA002241	AP Automation	MENARDS - ALTOONA	-143.82
05/12/2026	APA002242	AP Automation	MERCY NORTH PHARMACY	-285.79
05/12/2026	APA002243	AP Automation	MICROMARKETING LLC	-108.31
05/12/2026	APA002244	AP Automation	MIDWEST ALARM SERVICES	-725.28
05/12/2026	APA002245	AP Automation	MIDWEST TAPE, LLC	-606.58
05/12/2026	APA002246	AP Automation	OPG-3 INC	-3,420.00
05/12/2026	APA002247	AP Automation	OVERDRIVE INC	-2,375.90
05/12/2026	APA002248	AP Automation	P & P SMALL ENGINES	-379.99
05/12/2026	APA002249	AP Automation	RYAN SARFATI	-10,000.00
05/12/2026	APA002250	AP Automation	SIGLER COMPANIES, INC	-649.83
05/12/2026	APA002251	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-851.56
05/12/2026	APA002252	AP Automation	SURVEYING AND MAPPING, LLC	-750.00
05/12/2026	APA002253	AP Automation	UNIQUE	-46.60
05/12/2026	APA002254	AP Automation	US CELLULAR	-262.75
05/12/2026	APA002255	AP Automation	WEST DES MOINES PUBLIC LIBRARY	-115.00
05/12/2026	APA002256	AP Automation	YOURMEMBERSHIP.COM, INC	-299.00
05/12/2026	DFT0004749	Bank Draft	IDEAL CARE, LLC	-2,175.00
05/12/2026	DFT0004755	Bank Draft	IOWA INSURANCE DIVISION	-87.50
05/12/2026	DFT0004756	Bank Draft	TREASURER - STATE OF IOWA	-10,647.08
05/12/2026	DFT0004757	Bank Draft	TREASURER - STATE OF IOWA	-2,153.81
05/12/2026	DFT0004764	Bank Draft	IDEAL CARE, LLC	-2,175.00
05/13/2026	DFT0004759	Bank Draft Reversal	CALHOUN-BURNS & ASSOC INC.	1,583.25
05/14/2026	DFT0004778	Bank Draft	ALLIANCE CONSTRUCTION GROUP	-78,906.59
05/14/2026	DFT0004779	Bank Draft	STERNQUIST CONSTRUCTION, INC.	-364,994.39
05/15/2026	DFT0004780	Bank Draft	MANATT'S INC.	-90,833.97
05/18/2026	DFT0004803	Bank Draft	IOWA LAND RECORDS	-100.00
05/19/2026	DFT0004785	Bank Draft	POSTMASTER	-109.80
05/20/2026	DFT0004783	Bank Draft	TCM BANK NA	-567.87
05/20/2026	DFT0004784	Bank Draft	TCM BANK NA	-1,700.23
05/21/2026	DFT0004782	Bank Draft	MIDAMERICAN ENERGY	-512.60
05/22/2026	DFT0004729	Bank Draft	TREASURER - STATE OF IOWA	-10.12

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/22/2026	DFT0004732	Bank Draft	MISSION SQUARE	-2,700.00
05/22/2026	DFT0004733	Bank Draft	MISSION SQUARE	-435.22
05/22/2026	DFT0004734	Bank Draft	MISSION SQUARE	-662.50
05/22/2026	DFT0004740	Bank Draft	IPERS	-626.77
05/22/2026	DFT0004744	Bank Draft	IPERS	-23,015.15
05/22/2026	DFT0004746	Bank Draft	TREASURER - STATE OF IOWA	-4,271.74
05/22/2026	DFT0004760	Bank Draft	MISSION SQUARE	-2,600.00
05/22/2026	DFT0004761	Bank Draft	MISSION SQUARE	-435.22
05/22/2026	DFT0004762	Bank Draft	MISSION SQUARE	-662.50
05/22/2026	DFT0004765	Bank Draft	ISOLVED BENEFIT SERVICES	-2,744.66
05/22/2026	DFT0004769	Bank Draft	IPERS	-626.77
05/22/2026	DFT0004773	Bank Draft	IPERS	-22,464.12
05/22/2026	DFT0004774	Bank Draft	COLLECTION SERVICES CENTER	-216.92
05/22/2026	DFT0004775	Bank Draft	TREASURER - STATE OF IOWA	-4,175.52
05/22/2026	DFT0004776	Bank Draft	IRS USATAXPYMT	-34,476.11
05/22/2026	EFT0000903	EFT	Payroll EFT	-105,571.05
05/26/2026	APA002257	AP Automation	AIRGAS USA, LLC	-63.00
05/26/2026	APA002258	AP Automation	ALLEGRA	-166.50
05/26/2026	APA002259	AP Automation	AT&T MOBILITY	-517.95
05/26/2026	APA002260	AP Automation	BOUND TREE MEDICAL LLC	-321.51
05/26/2026	APA002261	AP Automation	CORE & MAIN LP	-2,142.00
05/26/2026	APA002262	AP Automation	CROW'S AUTO SERVICE INC.	-60.75
05/26/2026	APA002263	AP Automation	DINGES FIRE COMPANY	-1,729.00
05/26/2026	APA002264	AP Automation	HARTER CONCRETE LLC	-31,277.00
05/26/2026	APA002265	AP Automation	HAWKINS INC	-198.49
05/26/2026	APA002266	AP Automation	JAMES CONSTRUCTION	-1,820.00
05/26/2026	APA002267	AP Automation	MACQUEEN EQUIPMENT, LLC	-874.50
05/26/2026	APA002268	AP Automation	MENARDS - ALTOONA	-134.94
05/26/2026	APA002269	AP Automation	MICROBAC LABORATORIES, INC	-510.00
05/26/2026	APA002270	AP Automation	OREILLY AUTO PARTS	-14.74
05/26/2026	APA002271	AP Automation	PATRIOT CRITICAL POWER LLC	-296.75
05/26/2026	APA002272	AP Automation	POLK COUNTY PUBLIC WORKS	-15,973.90
05/26/2026	APA002273	AP Automation	SPRAYER SPECIALTIES, INC.	-215.81
05/26/2026	APA002274	AP Automation	ZIEGLER INC.	-1,623.24
05/26/2026	DFT0004786	Bank Draft	GRAPHITE CONSTRUCTION GROUP, INC	-42,319.72
05/26/2026	DFT0004807	Bank Draft	IOWA LAND RECORDS	-95.00
05/28/2026	DFT0004787	Bank Draft	UMB BANK	-643,775.00
05/28/2026	DFT0004788	Bank Draft	UMB BANK	-594,000.00
05/28/2026	DFT0004789	Bank Draft	UMB BANK	-195,042.50
05/28/2026	DFT0004790	Bank Draft	UMB BANK	-127,555.00
05/28/2026	DFT0004791	Bank Draft	UMB BANK	-146,703.75
05/28/2026	DFT0004792	Bank Draft	UMB BANK	-251,506.25
05/28/2026	DFT0004793	Bank Draft	UMB BANK	-818,550.00
05/28/2026	DFT0004794	Bank Draft	UMB BANK	-224,150.00
05/28/2026	DFT0004795	Bank Draft	UMB BANK	-610,450.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/28/2026	DFT0004796	Bank Draft	UMB BANK	-122,900.00
05/28/2026	DFT0004797	Bank Draft	UMB BANK	-194,487.50
05/28/2026	DFT0004798	Bank Draft	UMB BANK	-440,650.00
05/28/2026	DFT0004799	Bank Draft	UMB BANK	-283,195.00
05/28/2026	DFT0004800	Bank Draft	UMB BANK	-147,501.25
05/28/2026	DFT0004801	Bank Draft	UMB BANK	-595,187.50
05/28/2026	DFT0004802	Bank Draft	DES MOINES WATER WORKS	-75.00
05/28/2026	DFT0004804	Bank Draft Reversal	IOWA PRISON INDUSTRIES	58.10
05/28/2026	DFT0004805	Bank Draft Reversal	IOWA PRISON INDUSTRIES	58.10
05/28/2026	DFT0004806	Bank Draft Reversal	IOWA PRISON INDUSTRIES	67.70
05/28/2026	EFT0000906	EFT	2020E SINKING FUND PAYMENT	-122,900.08
05/28/2026	EFT0000907	EFT	2020C SINKING FUND PAYMENT	-195,042.54
05/29/2026	DFT0004728	Bank Draft	IPERS	-44.74
Total Cleared Other (186)				-7,172,177.71

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2023	62410	Check	MARGARET BUTLER	-5.01
08/01/2024	64098	Check	TYLER M JOHNSTON	-36.19
01/02/2025	64721	Check	BROCK M CHAPMAN	-16.68
02/03/2025	64760	Check	KENNETH CORNELIUS	-10.73
03/03/2025	64781	Check	MATTHEW MCKENNA	-74.87
03/03/2025	64784	Check	WOLF CREEK PLAN LLC	-150.00
03/03/2025	64788	Check	JODI L THOMPSON	-44.00
03/03/2025	64789	Check	SHAWN A WILLIAMSON	-77.85
03/03/2025	64804	Check	K JOHNSON CONSTRUCTION	-150.00
03/03/2025	64805	Check	WORLD CLASS LIQUOR	-101.75
05/01/2025	64867	Check	ORTON HOMES LLC	-110.95
06/02/2025	64915	Check	SYDNEY COOPER	-20.99
06/02/2025	64916	Check	NDAYISHIMIYE ISHMAEL	-122.64
07/01/2025	64959	Check	CHLOE J CARSON	-104.90
08/01/2025	65005	Check	SOLOMON BLESS	-20.95
09/02/2025	65029	Check	DEVIN I EARLY	-119.23
09/02/2025	65036	Check	MICHAEL J LANCASTER	-66.44
09/02/2025	65042	Check	VINCENT GENERAL CONTRACTING	-14.20
10/01/2025	65062	Check	NICHOLAS KRONE	-11.98
11/03/2025	65105	Check	FREDRICK J PACE	-0.81
01/02/2026	65166	Check	COLE LAZELLA	-121.42
03/02/2026	65226	Check	ARTHUR J CLEARY	-121.42
04/01/2026	65258	Check	BRADEN A SENARIGHI	-120.33
04/01/2026	65271	Check	D.R. HORTON - IOWA, LLC	-113.75
04/02/2026	65247	Check	JOHN BERGESON	-13.00
04/02/2026	65253	Check	TRUE TIME RACING SERVICES	-892.50

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
04/17/2026	65278	Check	ROBERT KERR	-25.00
05/01/2026	65294	Check	BRIAN BLESSMAN	-70.33
05/01/2026	65300	Check	AMY L MORTENSON	-120.33
05/12/2026	65309	Check	RICK BRAMMER - ABSOLUTE SCIENCE	-375.00
05/12/2026	65310	Check	ARTS FOR THE CITY, INC.	-420.00
05/12/2026	65312	Check	CHERI SORENSON	-150.00
05/12/2026	65314	Check	JP PARTY RENTALS	-225.75
05/12/2026	65315	Check	KIRK MARSH	-350.00
05/12/2026	65317	Check	POP UP GAMES	-300.00
05/12/2026	65318	Check	THE DEALT HAND	-350.00
05/26/2026	65321	Check	KONICA MINOLTA PREMIER FINANCE	-235.90
05/26/2026	65322	Check	LUKE HARBUR	-325.00
05/26/2026	65323	Check	PAT DRISCOLL	-125.00
05/26/2026	65324	Check	ISAAC PEZLEY	-50.00
05/26/2026	65325	Check	SALLY SHAVER DUBOIS	-250.00
05/26/2026	65326	Check	SHRM	-165.00
Total Outstanding Checks (42)				-6,179.90



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	4	0.00	1,767.15	1,767.15
Bank Draft	72	0.00	-6,224,774.95	-6,224,774.95
Check	74	-6,179.90	-48,254.36	-54,434.26
Deposit	245	0.00	5,673,289.61	5,673,289.61
EFT	7	0.00	-589,783.98	-589,783.98
Check Reversal	1	0.00	493.50	493.50
Deposit Reversal	1	0.00	-300.50	-300.50
AP Automation	101	0.00	-359,578.93	-359,578.93
		-6,179.90	-1,547,142.46	-1,553,322.36



Bank Statement Register

Iowa Public Agency Investment Trust

Period 5/1/2026 - 5/31/2026

Packet: BRPKT00340

Bank Statement		General Ledger	
Beginning Balance	38,898,553.87	Account Balance	36,767,814.28
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	2,130,739.59	Plus Outstanding Credits	0.00
Adjustments	95,180.87	Adjustments	95,180.87
Ending Balance	36,862,995.15	Adjusted Account Balance	36,862,995.15
Statement Ending Balance		36,862,995.15	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

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

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
05/31/2026	INT0001571	Interest	INTEREST GENERAL	001-950-4-4300	11,768.81
05/31/2026	INT0001589	Interest	INTEREST STATION	330-440-4-4300	5,391.48
05/31/2026	INT0001588	Interest	INTEREST CVT	329-210-4-4300	2,074.86
05/31/2026	INT0001587	Interest	INTEREST 2020C	610-815-4-4300	335.01
05/31/2026	INT0001586	Interest	INTEREST CENTRAL	355-865-4-4300	17,343.63
05/31/2026	INT0001585	Interest	INTEREST STREETS	325-210-4-4300	18,036.24
05/31/2026	INT0001584	Interest	INTEREST CAMPUS	306-150-4-4300	754.02
05/31/2026	INT0001583	Interest	INTEREST 2020E	741-865-4-4300	436.54
05/31/2026	INT0001582	Interest	INTEREST LOSST	121-950-4-4301	2,354.00
05/31/2026	INT0001590	Interest	INTEREST GRAIN	337-210-4-4300	9,129.71
05/31/2026	INT0001581	Interest	INTEREST LOOP	327-210-4-4300	1.86
05/31/2026	INT0001579	Interest	INTEREST DEBT	200-710-4-4300	8,488.42
05/31/2026	INT0001578	Interest	INTEREST BRIDGE	347-520-4-4300	7,413.03
05/31/2026	INT0001577	Interest	INTEREST DEPOSITS	600-810-4-4300	1,147.81
05/31/2026	INT0001576	Interest	INTEREST LIBRARY	167-410-4-4300	18.83
05/31/2026	INT0001575	Interest	INTEREST PARKS	335-430-4-4300	4,575.18
05/31/2026	INT0001574	Interest	INTEREST CEMETERY	500-450-4-4300	96.57
05/31/2026	INT0001573	Interest	INTEREST WATER	600-810-4-4300	2,298.65
05/31/2026	INT0001572	Interest	INTEREST SEWER	610-815-4-4300	2,298.13
05/31/2026	INT0001580	Interest	INTEREST ROAD	110-210-4-4300	1,204.79
05/31/2026	INT0001591	Interest	INTEREST DOWNTOWN	343-220-4-4300	13.30
Total Adjustments (21)					95,180.87

Cleared Other

Item Date	Reference	Item Type	Description	Amount
05/14/2026	EFT0000902	EFT	TRANSFER \$400K FROM IPAIT 325 TO VISI	-400,000.00
05/26/2026	EFT0000904	EFT	FROM IPAIT 330 TO VISION	-150,000.00
05/28/2026	EFT0000905	EFT	TRANSFER FROM IPAIT 200 TO VISION	-1,580,739.59
Total Cleared Other (3)				-2,130,739.59



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
EFT	3	0.00	-2,130,739.59	-2,130,739.59
		0.00	-2,130,739.59	-2,130,739.59



Bank Statement Register

Cemetery Perpetual Care

Period 5/1/2026 - 5/31/2026

Packet: BRPKT00341

Bank Statement		General Ledger	
Beginning Balance	5,975.44	Account Balance	5,975.44
Plus Debits	0.00	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	16.27	Adjustments	16.27
Ending Balance	5,991.71	Adjusted Account Balance	5,991.71
Statement Ending Balance		5,991.71	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

500-000-1111 SAVINGS - CEMETERY XXX1037

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
05/31/2026	INT0001570	Interest	INTEREST CEMETERY	500-450-4-4300	16.27
Total Adjustments (1)					16.27

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

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

The City's general checking account had a beginning balance on June 1, 2026, of \$10,323,650.67. The ending balance as of June 30, 2026, was \$16,929,699.53. This account earned \$26,907.69 of interest. The interest rate decreased from 3.25% to 3.24%. This account remains in strong financial condition.

The City's IPAIT account began June 2026 with a balance of \$36,862,995.15 and ended the month with a balance of \$26,784,538.59. During the month, the City's 22 diversified investment accounts generated \$82,121.19 in interest earnings. A total of \$10,208,273.15 was transferred to the checking account to fund current expenditures, including \$5,500,000 for the SE Industrial Improvements Project, as those funds are expected to be spent rapidly. Certificates of Deposit holding \$5,300,000 designated for the 2nd Street NW Improvements Project matured and earned an additional \$46,523.85 in interest. Because the funds were not immediately needed, the \$5,300,000 was reinvested in a new three-month Certificate of Deposit at a fixed interest rate of 3.60%.

Notable expenditures during the month included payments for the Station, BFSD public infrastructure, Bondurant Emergency Services Facility, State Revolving Fund, Grain District improvements, law enforcement, engineering services, payroll, employee benefits, and solid waste \$5,000,762.27.

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

Respectfully,



Craig Marshman
Administrative Services Coordinator
cmarshman@cityofbondurant.com



Fund Balance Report

As Of 06/30/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	8,312,692.80	6,411,508.17	6,792,347.34	7,931,853.63
110 - ROAD USE TAX	647,188.60	1,351,448.88	1,493,898.66	504,738.82
112 - EMPLOYEE BENEFIT	353,526.82	1,681,100.59	1,431,720.07	602,907.34
121 - LOCAL OPTION SALES & SERVICE TAX	525,518.37	1,931,873.22	1,439,529.00	1,017,862.59
125 - TIF	0.94	3,731,609.31	3,551,596.00	180,014.25
160 - ECONOMIC DEVELOPMENT	47,351.87	0.00	0.00	47,351.87
167 - LIBRARY GRANT	23,755.50	25,386.26	11,790.51	37,351.25
169 - PARK & REC	37,842.60	27,000.00	0.00	64,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	2,573.71	0.00	0.00	2,573.71
172 - TREE FUND	37,703.85	11,721.00	13,710.06	35,714.79
200 - DEBT SERVICE	4,215,876.54	4,949,135.64	7,056,288.73	2,108,723.45
306 - CIVIC CAMPUS	8,795,399.91	494,798.69	9,048,840.92	241,357.68
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS MASTER PLAN	15,196,800.59	683,179.68	5,043,308.82	10,836,671.45
327 - GRANT ST S/COMMUTER LOOP	177,226.92	32.53	177,250.00	9.45
329 - TIF-TRAIL TO CHICHAQUA	825,117.36	25,954.55	203,240.00	647,831.91
330 - COMMUNITY CENTER	3,567,210.12	137,519.46	2,761,893.12	942,836.46
335 - PARK IMPROVEMENTS	2,799,177.19	84,279.61	1,265,363.20	1,618,093.60
337 - THE GRAIN DISTRICT	4,971,479.20	1,019,377.01	2,767,469.82	3,223,386.39
341 - TIF-PARK LAND PURCHASE	0.00	0.00	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	0.00	0.00	0.00	0.00
343 - DOWNTOWN PARKING	0.00	14,307.77	0.00	14,307.77
344 - 16TH ST NE - GRANT TO HUBBELL	0.00	35,000.00	23,925.79	11,074.21
346 - CITY HALL RECONSTRUCTION	0.00	27,152.00	27,151.24	0.76
347 - BRIDGE/INTERSECTION	2,772,081.57	94,002.13	2,704,782.00	161,301.70
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	0.00	0.00	0.00	0.00
349 - PLEASANT GROVE	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	85,000.00	0.00	158,015.78
352 - WATER FACILITIES	-627,475.15	3,776,837.16	4,272,680.36	-1,123,318.35
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	6,987,052.28	215,472.03	6,554,170.28	648,354.03
356 - CERTIFIED SITE IMPROVEMENTS	3,235,044.39	2,006,590.43	4,336,184.35	905,450.47
357 - SE INDUSTRIAL INFRASTRUCTURE	0.00	9,727,250.00	1,001,492.30	8,725,757.70
500 - CEMETERY PERPETUAL CARE	37,800.97	3,180.40	0.00	40,981.37
600 - WATER	2,169,146.08	2,924,436.14	2,769,477.20	2,324,105.02
610 - SEWER	1,355,773.02	1,986,439.99	2,034,468.56	1,307,744.45
670 - GARBAGE	56,330.88	629,695.30	626,622.93	59,403.25
741 - STORM WATER	238,411.48	478,714.46	550,738.78	166,387.16
820 - SELF-FUNDED INSURANCE	12.13	2,861.59	1,464.76	1,408.96
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	66,833,636.32	44,572,864.00	67,961,404.80	43,445,095.52



Consolidated Balance Sheet Report

Account Summary

As Of 06/30/2026

Account	Name	Balance
Assets		
000-1100	POOLED CASH	16,772,376.72
000-1101	CLAIM ON POOLED CASH	16,772,376.72
000-1111	SAVINGS - CEMETERY XXX1037	17,854.33
000-1113	CHECKING - WATER SINKING	42,886.71
000-1114	CHANGE FUND - WATER	270.00
000-1115	PETTY CASH - GENERAL	100.00
000-1116	PETTY CASH - LIBRARY	200.00
000-1117	CHANGE FUND - LIBRARY	20.00
000-1150	IPAIT - GENERAL FUND 11763 MM	17,362,352.03
000-1151	IPAIT CD - STREET MASTER PLAN	6,909,271.24
000-1154	IPAIT - SEWER RESERVE 201	117,278.16
000-1159	IPAIT - ROAD FUND 125	804,235.40
000-1162	IPAIT - DEBT SERVICE 124	1,591,401.76
000-1170	CHECKING - WATER DEPOSITS	91,459.38
000-1200	RECEIVABLES	3,436.08
000-1300	DUE FROM GENERAL FUND	3,628.93
000-1310	DUE FROM ROAD USE TAX	2,291.52
000-1315	DUE FROM SIDEWALK ESCROW	121.25
000-1425	DUE FROM TIF-GRANT ST FRONTAGE	54,835.93
000-1452	DUE FROM LIBRARY REMODLE	67,074.50
000-1460	DUE FROM WATER	45.00
000-1461	DUE FROM SEWER	32,361.70
000-1467	DUE FROM GARBAGE	700.00
000-1471	DUE FROM STORM WATER	350.00
Total Assets:		60,646,927.36
		60,646,927.36
Liability		
050-2010	POOLED PAYABLES	161,408.83
050-2011	PENDING POOLED PAYABLES	161,408.83
050-2120	FEDERAL WITHHOLDING	351.85
050-2121	FICA/MEDICARE WITHHOLDING	529.68
050-2122	STATE WITHHOLDING	115.11
050-2123	IPERS WITHHOLDING	1,592.43
050-2124	HEALTH INSURANCE WITHHOLDING	72,849.72
050-2125	DENTAL INSURANCE	4,226.03
050-2131	SELF-FUNDED WITHHOLDING	340.61
050-2132	VISION WITHHOLDING	483.17
050-2141	APPLIED CREDITS	23,848.47
050-2300	DUE TO OTHER FUNDS	16,772,376.72
050-2350	PY CORRECTION	2,300.39
Total Liability:		17,201,831.84
Equity		
050-3950	FUND BALANCE	66,833,636.32
Total Beginning Equity:		66,833,636.32
Total Revenue		44,572,864.00
Total Expense		67,961,404.80
Total Equity and Current Surplus (Deficit):		43,445,095.52
Total Liabilities, Equity and Current Surplus (Deficit):		60,646,927.36

BANK RECONCILIATION JUNE 2026

Bank Statement Balance:	\$ 16,929,699.53
IPAIT balance	<u>\$ 26,784,538.59</u>
Cemetery Vision	\$ 6,295.96
Petty Cash	\$ 590.00

Less:

Outstanding Checks:	\$ 11,418.35
Receivables:	<u>\$ 3,436.08</u>

Calculated Book Balance:	<u>\$ 43,713,141.81</u>
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Actual Incode10 Balance:	\$ 43,713,141.81
Fund Balances	<u>\$ 43,445,095.52</u>

Liabilities	268046.29
DIFFERENCE:	<u>\$ 0.00</u>

DIFFERENCE:	<u>\$ -</u>
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Bank Statement Register

General Fund

Period 6/1/2026 - 6/30/2026

Packet: BRPKT00345

Bank Statement		General Ledger	
Beginning Balance	10,323,650.67	Account Balance	16,918,281.18
Plus Debits	11,620,346.10	Less Outstanding Debits	0.00
Less Credits	5,014,297.24	Plus Outstanding Credits	11,418.35
Adjustments	0.00	Adjustments	0.00
Ending Balance	16,929,699.53	Adjusted Account Balance	16,929,699.53

Statement Ending Balance	16,929,699.53
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/01/2026	DEP0049087	002216 Insite	Visa - Insite	CLPKT13370 BG:Online Payments	215.00
06/01/2026	DEP0049090	001332 Point Of Sale	OpenEdge Per	CLPKT13371 BG:CC	1.50
06/01/2026	DEP0049093	001331 Point Of Sale	OpenEdge Per	CLPKT13372 BG:CC	49.95
06/01/2026	DEP0049096	002217 Insite	Mastercard - I	CLPKT13373 BG:Online Payments	334.50
06/01/2026	DEP0049099	000723 Point Of Sale	OpenEdge Uti	CLPKT13374 BG:CC	242.57
06/01/2026	DEP0049102	002218 Insite	Visa - Insite	CLPKT13375 BG:Online Payments	432.02
06/01/2026	DEP0049111			CLPKT13379 BG:CC	175.00
06/01/2026	DEP0049114			CLPKT13378 BG:CC	140.00
06/01/2026	DEP0049115			36 TREAS 310 MISC PAY	939.50
06/01/2026	DEP0049118			Utility Reverse Payment Packet UBPKT0	-150.00
06/01/2026	DEP0049121			CLPKT13380 BG:DD	150.00
06/01/2026	DEP0049124			Utility Reverse Payment Packet UBPKT0	-150.00
06/01/2026	DEP0049127			CLPKT13381 BG:DD	150.00
06/01/2026	DEP0049136			CLPKT13382 BG:DD	6,501.11
06/01/2026	DEP0049277			WATER SINKING FUND PAYMENT TO IO	289,677.83

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/01/2026	DEP0049278			SEWER SINKING FUND	18,381.74
06/01/2026	DEP0049279			STORMWATER SINKING FUND	11,558.37
06/01/2026	DEP0049280			WATER SINKING FUND	24,504.97
06/02/2026	DEP0049158			CLPKT13388 BG:DD	461.16
06/02/2026	DEP0049164			CLPKT13389 BG:DD	1,436.24
06/02/2026	DEP0049164			CLPKT13389 BG:DD	600.00
06/03/2026	DEP0049142	002219 Insite	Mastercard -	CLPKT13383 BG:Online Payments	5,250.98
06/03/2026	DEP0049146	001333 Point Of Sale	OpenEdge Per	CLPKT13385 BG:CC	321.90
06/03/2026	DEP0049149			Utility Reverse Payment Packet UBPKT0	-150.00
06/03/2026	DEP0049152			CLPKT13387 BG:DD	150.00
06/03/2026	DEP0049156			Utility Reverse Payment Packet UBPKT0	-50.00
06/03/2026	DEP0049161			CLPKT13390 BG:DD	50.00
06/03/2026	DEP0049165			36 TREAS 310 MISC PAY	975.50
06/03/2026	DEP0049166			MED-PAYMENT.COM COF CREDIT	607.33
06/03/2026	DEP0049167			IA CLAIMS HCCLAIMPMT	168.77
06/03/2026	DEP0049173			CLPKT13391 BG:DD	797.13
06/03/2026	DEP0049194			CLPKT13396 BG:DD	1,995.21
06/03/2026	DEP0049197			CLPKT13397 BG:DD	1,062.75
06/03/2026	DEP0049200			CLPKT13398 BG:DD	226.63
06/04/2026	DEP0049176	002220 Insite	Mastercard -	CLPKT13392 BG:Online Payments	3,068.94
06/04/2026	DEP0049179	001334 Point Of Sale	OpenEdge Per	CLPKT13393 BG:CC	97.50
06/04/2026	DEP0049182			Utility Reverse Payment Packet UBPKT0	-150.00
06/04/2026	DEP0049185			CLPKT13394 BG:DD	150.00
06/04/2026	DEP0049188			Utility Reverse Payment Packet UBPKT0	-50.00
06/04/2026	DEP0049191			CLPKT13395 BG:DD	50.00
06/04/2026	DEP0049215			CLPKT13402 BG:DD	620.34
06/04/2026	DEP0049218			CLPKT13403 BG:DD	738.91
06/05/2026	DEP0049203	002221 Insite	Visa - Insite	CLPKT13399 BG:Online Payments	2,687.94
06/05/2026	DEP0049206	001335 Point Of Sale	OpenEdge Per	CLPKT13400 BG:CC	50.90
06/05/2026	DEP0049206	000724 Point Of Sale	OpenEdge Uti	CLPKT13400 BG:CC	87.93
06/05/2026	DEP0049209			Utility Reverse Payment Packet UBPKT0	-150.00
06/05/2026	DEP0049212			CLPKT13401 BG:DD	150.00
06/05/2026	DEP0049220			ST OF IA TOBACCO LICENSES	450.00
06/05/2026	DEP0049221			HUMANA INS CO HCCLAIMPMT	221.34
06/05/2026	DEP0049249			CLPKT13411 BG:DD	632.89
06/05/2026	DEP0049252			CLPKT13412 BG:DD	967.87
06/08/2026	DEP0049224	002222 Insite	Mastercard -	CLPKT13404 BG:Online Payments	10,182.72
06/08/2026	DEP0049227	002223 Insite	Visa - Insite	CLPKT13405 BG:Online Payments	9,621.83
06/08/2026	DEP0049230	002224 Insite	Visa - Insite	CLPKT13406 BG:Online Payments	2,076.76
06/08/2026	DEP0049233	001336 Point Of Sale	OpenEdge Per	CLPKT13407 BG:CC	100.00
06/08/2026	DEP0049237	001337 Point Of Sale	OpenEdge Per	CLPKT13408 BG:CC	6.25
06/08/2026	DEP0049240			CLPKT13409 BG:DD	73.81
06/08/2026	DEP0049243			Utility Reverse Payment Packet UBPKT0	-150.00
06/08/2026	DEP0049246			CLPKT13410 BG:DD	150.00
06/08/2026	DEP0049255			Utility Reverse Payment Packet UBPKT0	-150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/08/2026	DEP0049258			CLPKT13413 BG:DD	150.00
06/08/2026	DEP0049261			Utility Reverse Payment Packet UBPKT0	-150.00
06/08/2026	DEP0049264			CLPKT13414 BG:DD	150.00
06/08/2026	DEP0049267			Utility Reverse Payment Packet UBPKT0	-150.00
06/08/2026	DEP0049270			CLPKT13415 BG:DD	150.00
06/08/2026	DEP0049273			Utility Reverse Payment Packet UBPKT0	-150.00
06/08/2026	DEP0049276			CLPKT13416 BG:DD	150.00
06/08/2026	DEP0049295			CLPKT13419 BG:DD	5,994.01
06/08/2026	DEP0049298			CLPKT13420 BG:DD	3,939.39
06/08/2026	DEP0049301			CLPKT13421 BG:DD	8,905.55
06/09/2026	DEP0049289	002225 Insite	Visa - Insite	CLPKT13417 BG:Online Payments	2,522.32
06/09/2026	DEP0049292	001338 Point Of Sale	OpenEdge Per	CLPKT13418 BG:CC	6.00
06/09/2026	DEP0049330			CLPKT13427 BG:DD	2,319.30
06/09/2026	DEP0049333			CLPKT13428 BG:DD	3,190.56
06/10/2026	DEP0049309	002226 Insite	Discover - Ins	CLPKT13422 BG:Online Payments	3,152.29
06/10/2026	DEP0049312	001339 Point Of Sale	OpenEdge Per	CLPKT13423 BG:CC	135.00
06/10/2026	DEP0049315			Utility Reverse Payment Packet UBPKT0	-150.00
06/10/2026	DEP0049318			CLPKT13424 BG:DD	150.00
06/10/2026	DEP0049321			Utility Reverse Payment Packet UBPKT0	-150.00
06/10/2026	DEP0049324			CLPKT13425 BG:DD	150.00
06/10/2026	DEP0049327			CLPKT13426 BG:DD	9,918.40
06/10/2026	DEP0049334			CIGNA HCCLAIMPMT	283.06
06/10/2026	DEP0049337			CLPKT13429 BG:DD	321.87
06/10/2026	DEP0049358			CLPKT13434 BG:DD	498.20
06/10/2026	DEP0049361			CLPKT13435 BG:DD	589.57
06/10/2026	DEP0049364			CLPKT13436 BG:DD	3,608.58
06/10/2026	DEP0049367			CLPKT13437 BG:DD	1,141.83
06/11/2026	DEP0049305			TRANSFER 500K FROM IPAIT 325 TO VI	500,000.00
06/11/2026	DEP0049306			TRANSFER 100K FROM IPAIT 306 TO VI	100,000.00
06/11/2026	DEP0049340	002227 Insite	Visa - Insite	CLPKT13430 BG:Online Payments	4,085.56
06/11/2026	DEP0049343	000725 Point Of Sale	OpenEdge Uti	CLPKT13431 BG:CC	142.99
06/11/2026	DEP0049343	001340 Point Of Sale	OpenEdge Per	CLPKT13431 BG:CC	47.30
06/11/2026	DEP0049346			Utility Reverse Payment Packet UBPKT0	-150.00
06/11/2026	DEP0049349			CLPKT13432 BG:DD	150.00
06/11/2026	DEP0049352			Utility Reverse Payment Packet UBPKT0	-150.00
06/11/2026	DEP0049355			CLPKT13433 BG:DD	150.00
06/11/2026	DEP0049368			MARKETPLACE HCCLAIMPMT	4.92
06/11/2026	DEP0049392			CLPKT13443 BG:DD	3,188.74
06/11/2026	DEP0049395			CLPKT13444 BG:DD	5,123.37
06/11/2026	DEP0049395			CLPKT13444 BG:DD	150.00
06/11/2026	DEP0049398			CLPKT13445 BG:DD	938.12
06/12/2026	DEP0049371	002228 Insite	Discover - Ins	CLPKT13438 BG:Online Payments	12,131.69
06/12/2026	DEP0049374	001341 Point Of Sale	OpenEdge Per	CLPKT13439 BG:CC	57.80
06/12/2026	DEP0049377			Utility Reverse Payment Packet UBPKT0	-150.00
06/12/2026	DEP0049380			CLPKT13440 BG:DD	150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/12/2026	DEP0049383			Utility Reverse Payment Packet UBPKT0	-170.00
06/12/2026	DEP0049386			CLPKT13441 BG:DD	150.00
06/12/2026	DEP0049389			CLPKT13442 BG:DD	20.00
06/12/2026	DEP0049401			CLPKT13447 BG:DD	62,148.56
06/12/2026	DEP0049404			CLPKT13446 BG:CC	140.00
06/12/2026	DEP0049443			CLPKT13458 BG:DD	7,083.98
06/12/2026	DEP0049446			CLPKT13459 BG:DD	7,838.98
06/12/2026	DEP0049449			CLPKT13460 BG:DD	20,875.51
06/15/2026	DEP0049407			ACH Draft Packet UBPKT08367	233,304.28
06/15/2026	DEP0049410	002229 Insite	Visa - Insite	CLPKT13448 BG:Online Payments	8,594.39
06/15/2026	DEP0049413	002230 Insite	Visa - Insite	CLPKT13449 BG:Online Payments	9,660.12
06/15/2026	DEP0049416	002231 Insite	Visa - Insite	CLPKT13450 BG:Online Payments	3,270.72
06/15/2026	DEP0049419	000726 Point Of Sale	OpenEdge Uti	CLPKT13451 BG:CC	205.37
06/15/2026	DEP0049419	001342 Point Of Sale	OpenEdge Per	CLPKT13451 BG:CC	36.20
06/15/2026	DEP0049422	001343 Point Of Sale	OpenEdge Per	CLPKT13452 BG:CC	99.75
06/15/2026	DEP0049422	000727 Point Of Sale	OpenEdge Uti	CLPKT13452 BG:CC	186.07
06/15/2026	DEP0049425			Utility Reverse Payment Packet UBPKT0	-150.00
06/15/2026	DEP0049428			CLPKT13453 BG:DD	150.00
06/15/2026	DEP0049431			Utility Reverse Payment Packet UBPKT0	-150.00
06/15/2026	DEP0049434			CLPKT13454 BG:DD	150.00
06/15/2026	DEP0049437			CLPKT13455 BG:CC	75.00
06/15/2026	DEP0049440			CLPKT13456 BG:CC	100.00
06/15/2026	DEP0049450			WPS HCCLAIMPMT	2,289.84
06/15/2026	DEP0049474			CLPKT13463 BG:DD	3,173.23
06/15/2026	DEP0049477			CLPKT13464 BG:DD	3,222.45
06/15/2026	DEP0049480			CLPKT13465 BG:DD	3,356.13
06/15/2026	DEP0049483			CLPKT13466 BG:DD	3,505.86
06/15/2026	DEP0049486			CLPKT13467 BG:DD	2,975.00
06/15/2026	DEP0049487			POLK COUNTY BONDU BLUES SPONSOF	1,000.00
06/15/2026	DEP0049502			CLPKT13462 BG:DD	11,596.89
06/16/2026	DEP0049453	002232 Insite	Mastercard -	CLPKT13461 BG:Online Payments	7,647.47
06/16/2026	DEP0049456			Utility Reverse Payment Packet UBPKT0	-179.61
06/16/2026	DEP0049459			Utility Reverse Payment Packet UBPKT0	-177.35
06/16/2026	DEP0049462			Utility Reverse Payment Packet UBPKT0	-106.85
06/16/2026	DEP0049465			Utility Reverse Payment Packet UBPKT0	-249.82
06/16/2026	DEP0049468			Utility Reverse Payment Packet UBPKT0	-132.09
06/16/2026	DEP0049471			Utility Reverse Payment Packet UBPKT0	-101.02
06/16/2026	DEP0049541			CLPKT13475 BG:CC	175.00
06/16/2026	DEP0049542			MED-PAYMENT.COM COF CREDIT	668.50
06/16/2026	DEP0049543			ROAD USE TAX REVENUE	131,116.71
06/16/2026	DEP0049548			CLPKT13476 BG:DD	1,136.18
06/16/2026	DEP0049551			CLPKT13477 BG:DD	3,883.84
06/16/2026	DEP0049555			CLPKT13478 BG:DD	1,790.80
06/17/2026	DEP0049490	002233 Insite	Mastercard -	CLPKT13468 BG:Online Payments	31,854.71
06/17/2026	DEP0049493	000728 Point Of Sale	OpenEdge Uti	CLPKT13469 BG:CC	524.09

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/17/2026	DEP0049493	001344 Point Of Sale	OpenEdge Per	CLPKT13469 BG:CC	18.80
06/17/2026	DEP0049496			Utility Reverse Payment Packet UBPKT0	-150.00
06/17/2026	DEP0049499			CLPKT13470 BG:DD	150.00
06/17/2026	DEP0049505			Utility Reverse Payment Packet UBPKT0	-220.36
06/17/2026	DEP0049508			Utility Reverse Payment Packet UBPKT0	-204.52
06/17/2026	DEP0049511			Utility Reverse Payment Packet UBPKT0	-202.25
06/17/2026	DEP0049514			Utility Reverse Payment Packet UBPKT0	-114.40
06/17/2026	DEP0049517			Utility Reverse Payment Packet UBPKT0	-82.31
06/17/2026	DEP0049520			Utility Reverse Payment Packet UBPKT0	-80.05
06/17/2026	DEP0049523			Utility Reverse Payment Packet UBPKT0	-55.30
06/17/2026	DEP0049526			Utility Reverse Payment Packet UBPKT0	-47.10
06/17/2026	DEP0049529			Utility Reverse Payment Packet UBPKT0	-85.31
06/17/2026	DEP0049532			Utility Reverse Payment Packet UBPKT0	-91.37
06/17/2026	DEP0049544			MED-PAYMENT.COM COF CREDIT	25.00
06/17/2026	DEP0049560			CLPKT13479 BG:DD	1,718.61
06/17/2026	DEP0049563			CLPKT13480 BG:DD	151.10
06/17/2026	DEP0049564			108 MAIN ST PARKING PROJECT REIMB	63,151.20
06/17/2026	DEP0049640			CLPKT13500 BG:DD	175.00
06/18/2026	DEP0049536	001345 Point Of Sale	OpenEdge Per	CLPKT13472 BG:CC	53.80
06/18/2026	DEP0049536	000729 Point Of Sale	OpenEdge Uti	CLPKT13472 BG:CC	861.65
06/18/2026	DEP0049545			AETNA AS01 HCCLAIMPMT	272.31
06/18/2026	DEP0049557			Utility Reverse Payment Packet UBPKT0	-143.81
06/18/2026	DEP0049567			CLPKT13481 BG:DD	306.09
06/19/2026	DEP0049663			CLPKT13504 BG:DD	809.82
06/22/2026	DEP0049570	002237 Insite	Mastercard -	CLPKT13482 BG:Online Payments	2,380.62
06/22/2026	DEP0049573	002236 Insite	Visa - Insite	CLPKT13483 BG:Online Payments	3,241.27
06/22/2026	DEP0049576	002238 Insite	Discover - Ins	CLPKT13484 BG:Online Payments	322.88
06/22/2026	DEP0049579	001348 Point Of Sale	OpenEdge Per	CLPKT13485 BG:CC	3.50
06/22/2026	DEP0049582	001346 Point Of Sale	OpenEdge Per	CLPKT13486 BG:CC	201.89
06/22/2026	DEP0049585	001349 Point Of Sale	OpenEdge Per	CLPKT13487 BG:CC	13.40
06/22/2026	DEP0049588	001347 Point Of Sale	OpenEdge Per	CLPKT13488 BG:CC	77.00
06/22/2026	DEP0049588	000730 Point Of Sale	OpenEdge Uti	CLPKT13488 BG:CC	493.79
06/22/2026	DEP0049591	002234 Insite	Visa - Insite	CLPKT13489 BG:Online Payments	9,314.73
06/22/2026	DEP0049591	002235 Insite	Mastercard -	CLPKT13489 BG:Online Payments	3,818.66
06/22/2026	DEP0049594			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049597			CLPKT13490 BG:CC	100.00
06/22/2026	DEP0049600			CLPKT13492 BG:DD	150.00
06/22/2026	DEP0049603			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049606			CLPKT13493 BG:DD	150.00
06/22/2026	DEP0049609			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049612			CLPKT13494 BG:DD	150.00
06/22/2026	DEP0049615			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049618			CLPKT13495 BG:DD	150.00
06/22/2026	DEP0049621			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049624			CLPKT13496 BG:DD	150.00

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/22/2026	DEP0049627			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049630			CLPKT13497 BG:DD	150.00
06/22/2026	DEP0049633			Utility Reverse Payment Packet UBPKT0	-150.00
06/22/2026	DEP0049636			CLPKT13498 BG:DD	150.00
06/22/2026	DEP0049641			MOVE 1M FROM IPAIT 330 TO VISION	1,000,000.00
06/22/2026	DEP0049647			CLPKT13491 BG:CC	370.00
06/22/2026	DEP0049657			CHAMBER GRANT RECEIPT - THE STATI	7,500.00
06/22/2026	DEP0049660			CLPKT13503 BG:DD	860.90
06/22/2026	DEP0049666			CLPKT13505 BG:DD	803.57
06/23/2026	DEP0049642			MOVE 150K FROM IPAIT 335 TO VISION	150,000.00
06/23/2026	DEP0049643			MOVE 150K FROM IPAIT 325 TO VISION	150,000.00
06/23/2026	DEP0049653	002239 Insite	Visa - Insite	CLPKT13501 BG:Online Payments	1,591.95
06/23/2026	DEP0049656	001350 Point Of Sale	OpenEdge Per	CLPKT13502 BG:CC	7.15
06/23/2026	DEP0049675			CLPKT13509 BG:DD	1,586.89
06/24/2026	DEP0049644			MOVE 200K FROM IPAIT 329 TO VISION	200,000.00
06/24/2026	DEP0049669	001351 Point Of Sale	OpenEdge Per	CLPKT13506 BG:CC	32.50
06/24/2026	DEP0049669	000731 Point Of Sale	OpenEdge Uti	CLPKT13506 BG:CC	128.33
06/24/2026	DEP0049678			CLPKT13511 BG:DD	89.92
06/24/2026	DEP0049681			CLPKT13510 BG:DD	11.45
06/24/2026	DEP0049690			CLPKT13514 BG:DD	150.00
06/24/2026	DEP0049690			CLPKT13514 BG:DD	4,582.92
06/24/2026	DEP0049693			CLPKT13515 BG:DD	110.85
06/25/2026	DEP0049684	001352 Point Of Sale	OpenEdge Per	CLPKT13512 BG:CC	90.90
06/25/2026	DEP0049684	000732 Point Of Sale	OpenEdge Uti	CLPKT13512 BG:CC	68.14
06/25/2026	DEP0049687	002240 Insite	Visa - Insite	CLPKT13513 BG:Online Payments	5,632.98
06/25/2026	DEP0049687	002241 Insite	AmericanExpr	CLPKT13513 BG:Online Payments	6,789.24
06/25/2026	DEP0049696			Utility Reverse Payment Packet UBPKT0	-150.00
06/25/2026	DEP0049699			CLPKT13516 BG:DD	150.00
06/25/2026	DEP0049702			Utility Reverse Payment Packet UBPKT0	-150.00
06/25/2026	DEP0049705			CLPKT13517 BG:DD	150.00
06/25/2026	DEP0049708			Utility Reverse Payment Packet UBPKT0	-150.00
06/25/2026	DEP0049711			CLPKT13518 BG:DD	150.00
06/25/2026	DEP0049714			Utility Reverse Payment Packet UBPKT0	-150.00
06/25/2026	DEP0049717			CLPKT13519 BG:DD	150.00
06/25/2026	DEP0049720			Utility Reverse Payment Packet UBPKT0	-140.54
06/25/2026	DEP0049735			CLPKT13523 BG:DD	1,419.47
06/26/2026	DEP0049723	002242 Insite	Mastercard -	CLPKT13520 BG:Online Payments	1,351.20
06/26/2026	DEP0049726	001353 Point Of Sale	OpenEdge Per	CLPKT13521 BG:CC	6.80
06/26/2026	DEP0049729			Utility Reverse Payment Packet UBPKT0	-150.00
06/26/2026	DEP0049732			CLPKT13522 BG:DD	150.00
06/26/2026	DEP0049736			MOVED FROM IPAIT 327 TO VISION	621.88
06/26/2026	DEP0049737			MOVE FROM IPAIT 355 TO VISION	5,500,000.00
06/26/2026	DEP0049738			MOVE FROM IPAIT 347 TO VISION	2,587,983.12
06/26/2026	DEP0049824			CLPKT13542 BG:DD	1,650.00
06/26/2026	DEP0049824			CLPKT13542 BG:DD	18,977.74

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/29/2026	DEP0049741	001355 Point Of Sale	OpenEdge Per	CLPKT13524 BG:CC	1.00
06/29/2026	DEP0049744	001354 Point Of Sale	OpenEdge Per	CLPKT13526 BG:CC	63.60
06/29/2026	DEP0049748			CLPKT13525 BG:CC	100.00
06/29/2026	DEP0049751	002243 Insite	Mastercard -	CLPKT13528 BG:Online Payments	727.87
06/29/2026	DEP0049753			LOSST REVENUE	137,033.88
06/29/2026	DEP0049754			HOTEL/MOTEL TAX REVENUE	560.39
06/29/2026	DEP0049758			CLPKT13531 BG:DD	-5,209.48
06/29/2026	DEP0049758	002244 Insite	Visa - Insite	CLPKT13531 BG:Online Payments	6,137.42
06/29/2026	DEP0049761			Utility Reverse Payment Packet UBPKT0	-150.00
06/29/2026	DEP0049764			CLPKT13532 BG:DD	150.00
06/29/2026	DEP0049767			Utility Reverse Payment Packet UBPKT0	-150.00
06/29/2026	DEP0049770			CLPKT13533 BG:DD	150.00
06/29/2026	DEP0049773			Utility Reverse Payment Packet UBPKT0	-150.00
06/29/2026	DEP0049776			CLPKT13534 BG:DD	150.00
06/29/2026	DEP0049779			Utility Reverse Payment Packet UBPKT0	-150.00
06/29/2026	DEP0049782			CLPKT13535 BG:DD	150.00
06/29/2026	DEP0049827			CLPKT13543 BG:DD	58,023.83
06/29/2026	DEP0049830			CLPKT13544 BG:DD	450.00
06/30/2026	DEP0049788	001356 Point Of Sale	OpenEdge Per	CLPKT13536 BG:CC	0.10
06/30/2026	DEP0049791			MOVE SPENDABLE INTEREST FROM IPA	19,379.65
06/30/2026	DEP0049834			CLPKT13545 BG:DD	444.58
06/30/2026	DEP0050380			INTEREST	26,907.69
Total Cleared Deposits (262)					11,606,811.13

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
05/01/2025	64867	Check	ORTON HOMES LLC	-110.95
09/02/2025	65042	Check	VINCENT GENERAL CONTRACTING	-14.20
05/01/2026	65300	Check	AMY L MORTENSON	-120.33
05/12/2026	65310	Check	ARTS FOR THE CITY, INC.	-420.00
05/12/2026	65318	Check	THE DEALT HAND	-350.00
05/26/2026	65321	Check	KONICA MINOLTA PREMIER FINANCE	-235.90
05/26/2026	65322	Check	LUKE HARBUR	-325.00
05/26/2026	65324	Check	ISAAC PEZLEY	-50.00
05/26/2026	65326	Check	SHRM	-165.00
06/01/2026	65327	Check	TOP SHELF PROPERTY	-71.42
06/01/2026	65328	Check	TOP SHELF PROPERTY	-78.01
06/01/2026	65330	Check	VERA A NORRIS	-147.30
06/01/2026	65331	Check	ROSS N KOPPEN	-84.54
06/01/2026	65332	Check	BRUCE J RIESBERG	-63.75
06/01/2026	65333	Check	DEBRA HINES	-37.69
06/01/2026	65334	Check	CHRIS D PETERSON	-121.42
06/01/2026	65335	Check	R.J. COMPIANO	-114.85

Cleared Checks

Item Date	Reference	Item Type	Description	Amount
06/01/2026	65336	Check	NICHOLAS A COLLINS	-93.59
06/01/2026	65338	Check	COURTNEY MORRIS	-36.80
06/01/2026	65339	Check	MATT FARVER	-153.96
06/01/2026	65340	Check	JAMES VALENTINE	-83.56
06/01/2026	65341	Check	TANNER HOEGH	-118.13
06/01/2026	65342	Check	HOLLY TRULSON	-159.37
06/01/2026	65343	Check	NICOLE M PAXTON	-121.42
06/01/2026	65345	Check	GSA PROPERTIES, LLC	-19.19
06/01/2026	65347	Check	HEATHER N DOVE	-109.37
06/01/2026	65348	Check	HOME STATE BANK	-121.42
06/01/2026	65349	Check	D R HORTON - IOWA, LLC	-88.54
06/01/2026	65350	Check	NANCY A MORALES	-121.42
06/01/2026	65351	Check	D. R. HORTON - IOWA, LLC	-108.26
06/01/2026	65352	Check	BERKEY HOMEBUILDERS INC	-109.37
06/02/2026	65353	Check	IOWA PRISON INDUSTRIES	-125.80
06/02/2026	65354	Check	IOWA STATE UNIVERSITY	-250.00
06/02/2026	65355	Check	POLK COUNTY PUBLIC WORKS	-106,758.48
06/02/2026	65357	Check	U.S. POSTAL SERVICE	-126.00
06/03/2026	65358	Check	MARK D BEECK	-1,375.66
06/04/2026	65359	Check	DANNA ROBINSON SAATHOFF	-2,400.00
06/04/2026	65360	Check	ELIZABETH ASCHINGER	-697.50
06/05/2026	1098	Check	1098	-2,077.70
06/12/2026	65362	Check	CHAD DRISCOLL	-240.22
06/12/2026	65363	Check	TARA COX	-268.93
06/12/2026	65364	Check	FOR SURE ROOFING, LLC	-210.00
06/12/2026	65365	Check	KONICA MINOLTA PREMIER FINANCE	-229.30
06/12/2026	65366	Check	CARLENE SUHR	-42.06
06/17/2026	65367	Check	CORE CONSTRUCTION SERVICES, LLC	-923,094.93
06/19/2026	1099	Check	1099	0.00
06/22/2026	65368	Check	JOSHUA D BALL	-102.68
06/25/2026	65369	Check	SHELBY HAGAN	-268.00
06/25/2026	65379	Check	MURRAY, MAGGIE	-967.29
06/25/2026	65381	Check	ISAAC PEZLEY	-656.96
06/25/2026	65383	Check	VARIED CONSTRUCTION SERVICES	-4,075.00
			Total Cleared Checks (51)	-1,047,921.27

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/01/2026	DFT0004735	Bank Draft	EBS	-2,013.85
06/01/2026	DFT0004738	Bank Draft	EBS	-24,539.03
06/01/2026	DFT0004739	Bank Draft	EBS	-1,332.84
06/01/2026	DFT0004741	Bank Draft	EBS	-1,664.27
06/01/2026	DFT0004742	Bank Draft	EBS	-4,113.50

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/01/2026	DFT0004743	Bank Draft	EBS	-239.68
06/01/2026	DFT0004763	Bank Draft	EBS	-2,013.85
06/01/2026	DFT0004767	Bank Draft	EBS	-24,140.68
06/01/2026	DFT0004768	Bank Draft	EBS	-1,332.84
06/01/2026	DFT0004770	Bank Draft	EBS	-1,664.52
06/01/2026	DFT0004771	Bank Draft	EBS	-4,113.50
06/01/2026	DFT0004772	Bank Draft	EBS	-239.68
06/01/2026	DFT0004808	Bank Draft	IOWA FINANCE AUTHORITY	-260,703.93
06/01/2026	DFT0004809	Bank Draft	DES MOINES WATER WORKS	-70,608.54
06/01/2026	DFT0004810	Bank Draft	DES MOINES WATER WORKS	-32,488.24
06/01/2026	EFT0000912	EFT	WATER SINKING FUND PAYMENT TO IOWA	-289,677.83
06/01/2026	EFT0000913	EFT	SEWER SINKING FUND	-18,381.74
06/01/2026	EFT0000914	EFT	STORMWATER SINKING FUND	-11,558.37
06/01/2026	EFT0000915	EFT	WATER SINKING FUND	-24,504.97
06/02/2026	APA002275	AP Automation	AMAZON CAPITAL SERVICES	-1,256.41
06/02/2026	APA002276	AP Automation	BENTLEY RIDGE TREE FARM & NURS	-124.00
06/02/2026	APA002277	AP Automation	BLUE VALLEY PUBLIC SAFETY, INC.	-3,960.00
06/02/2026	APA002278	AP Automation	BOLTON & MENK, INC	-9,529.00
06/02/2026	APA002279	AP Automation	CITY OF DES MOINES	-75,747.30
06/02/2026	APA002280	AP Automation	DINGES FIRE COMPANY	-1,035.58
06/02/2026	APA002281	AP Automation	FAREWAY STORES, INC.	-1,965.60
06/02/2026	APA002282	AP Automation	GANNETT MEDIA CORP	-1,757.15
06/02/2026	APA002283	AP Automation	ALTOONA HERALD-INDEX	-25.08
06/02/2026	APA002284	AP Automation	IOWA PRISON INDUSTRIES	-214.30
06/02/2026	APA002285	AP Automation	INGRAM LIBRARY SERVICES	-1,015.28
06/02/2026	APA002286	AP Automation	INTERNATIONAL INSTITUTE OF MUNICIPAL	-220.00
06/02/2026	APA002287	AP Automation	ISPACE ENVIRONMENTS, INC.	-39.00
06/02/2026	APA002288	AP Automation	KONICA MINOLTA	-452.68
06/02/2026	APA002289	AP Automation	KONICA MINOLTA PREMIER FINANCE	-234.01
06/02/2026	APA002290	AP Automation	KONICA MINOLTA PREMIER FINANCE	-241.25
06/02/2026	APA002291	AP Automation	TIFFANY LUING	-64.54
06/02/2026	APA002292	AP Automation	METRO WASTE AUTHORITY	-3,216.00
06/02/2026	APA002293	AP Automation	MI-FIBER LLC	-17.60
06/02/2026	APA002294	AP Automation	DES MOINES AREA MPO	-9,511.00
06/02/2026	APA002295	AP Automation	POLK COUNTY AUDITOR	-73,616.25
06/02/2026	APA002296	AP Automation	SHIVE-HATTERY INC	-2,287.90
06/02/2026	APA002297	AP Automation	STOREY-KENWORTHY COMPANY	-954.95
06/02/2026	APA002298	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-1,230.00
06/02/2026	APA002299	AP Automation	THE WEBSTUARANTSTORE LLC	-3,164.96
06/02/2026	APA002300	AP Automation	TIMBERPINE, INC.	-1,591.06
06/02/2026	APA002301	AP Automation	TYLER TECHNOLOGIES INC	-1,087.50
06/02/2026	APA002302	AP Automation	VALEO NETWORKS	-9,657.76
06/02/2026	APA002303	AP Automation	VEENSTRA & KIMM, INC.	-341,977.89
06/02/2026	APA002304	AP Automation	VENDNOVATION, LLC	-50.00
06/02/2026	APA002305	AP Automation	VERIZON WIRELESS	-1,654.91

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/02/2026	APA002306	AP Automation	WOODY'S AUTO REPAIR SERVICE BONDUR	-541.49
06/02/2026	DFT0004811	Bank Draft	POSTMASTER	-665.50
06/05/2026	DFT0004817	Bank Draft	ISOLVED BENEFIT SERVICES	-2,744.66
06/05/2026	DFT0004826	Bank Draft	COLLECTION SERVICES CENTER	-216.92
06/05/2026	DFT0004828	Bank Draft	IRS USATAXPYMT	-35,135.31
06/05/2026	DFT0004831	Bank Draft	IRS USATAXPYMT	-168.00
06/05/2026	DFT0004835	Bank Draft	IRS USATAXPYMT	-715.24
06/05/2026	DFT0004837	Bank Draft	IRS USATAXPYMT	-514.10
06/05/2026	DFT0004839	Bank Draft	IOWA LAND RECORDS	-25.00
06/05/2026	DFT0004840	Bank Draft	GOOGLE LLC	-26.71
06/05/2026	EFT0000908	EFT	Payroll EFT	-107,441.32
06/05/2026	EFT0000909	EFT	Payroll EFT	-794.78
06/05/2026	EFT0000910	EFT	Payroll EFT	-13,316.76
06/05/2026	EFT0000911	EFT	Payroll EFT	-2,117.51
06/06/2026	DFT0004737	Bank Draft	ISOLVED BENEFIT SERVICES	-52.60
06/06/2026	DFT0004766	Bank Draft	ISOLVED BENEFIT SERVICES	-62.90
06/08/2026	65042	Check Reversal	Reverse Refund Check VINCENT GENERAL	14.20
06/08/2026	DFT0004781	Bank Draft	MIDAMERICAN ENERGY	-10,302.80
06/09/2026	64867	Check Reversal	Reverse Refund Check ORTON HOMES LLC	110.95
06/09/2026	DFT0004841	Bank Draft Reversal	FOR SURE ROOFING, LLC	210.00
06/09/2026	DFT0004842	Bank Draft	TREASURER - STATE OF IOWA	-11,390.91
06/09/2026	DFT0004843	Bank Draft	TREASURER - STATE OF IOWA	-2,201.66
06/11/2026	DFT0004844	Bank Draft	STERNQUIST CONSTRUCTION, INC.	-423,586.10
06/11/2026	DFT0004845	Bank Draft	RYAN COMPANIES US INC.	-349,764.91
06/11/2026	DFT0004846	Bank Draft	ABSOLUTE CONCRETE CONSTRUCTION, IN	-152,429.68
06/12/2026	APA002507	AP Automation	A KINGS THRONE LLC	-1,218.00
06/12/2026	APA002508	AP Automation	AIRGAS USA, LLC	-65.10
06/12/2026	APA002509	AP Automation	ALTOONA ACE HARDWARE	-25.99
06/12/2026	APA002510	AP Automation	AMAZON CAPITAL SERVICES	-7,912.44
06/12/2026	APA002511	AP Automation	AT&T MOBILITY	-638.98
06/12/2026	APA002512	AP Automation	BOLTON & MENK, INC	-9,180.00
06/12/2026	APA002513	AP Automation	BOUND TREE MEDICAL LLC	-1,798.24
06/12/2026	APA002514	AP Automation	BRICK GENTRY P.C.	-28,344.00
06/12/2026	APA002515	AP Automation	CENTER POINT LARGE PRINT	-80.32
06/12/2026	APA002516	AP Automation	CENTRAL IOWA MECHANICAL	-1,140.00
06/12/2026	APA002517	AP Automation	CINTAS CORPORATION #762	-79.86
06/12/2026	APA002518	AP Automation	CONSTRUCTION & AGGREGATE PROD	-410.40
06/12/2026	APA002519	AP Automation	CONVERGINT TECHNOLOGIES LLC	-1,575.06
06/12/2026	APA002520	AP Automation	CORE & MAIN LP	-6,210.00
06/12/2026	APA002521	AP Automation	DEMCO	-188.50
06/12/2026	APA002522	AP Automation	ELECTRIC PUMP INC.	-446.49
06/12/2026	APA002523	AP Automation	FRIENDS OF GRIMES PUBLIC LIBRA	-250.00
06/12/2026	APA002524	AP Automation	GL ANKENY, LLC	-1,443.85
06/12/2026	APA002525	AP Automation	GRIMES ASPHALT & PAVING	-244.90
06/12/2026	APA002526	AP Automation	HARTER CONCRETE LLC	-2,350.00

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/12/2026	APA002527	AP Automation	HAWKINS INC	-213.50
06/12/2026	APA002528	AP Automation	HR GREEN, INC.	-36,900.38
06/12/2026	APA002529	AP Automation	IMS ALLIANCE	-130.60
06/12/2026	APA002530	AP Automation	INGRAM LIBRARY SERVICES	-1,610.71
06/12/2026	APA002531	AP Automation	INTERSTATE BATTERY	-65.95
06/12/2026	APA002532	AP Automation	KONICA MINOLTA BUSINESS SOLUTIONS	-286.13
06/12/2026	APA002533	AP Automation	KONICA MINOLTA PREMIER FINANCE	-251.40
06/12/2026	APA002534	AP Automation	LANDSCAPE TECHNOLOGIES LLC	-302.00
06/12/2026	APA002535	AP Automation	LIBRARY IDEAS	-159.75
06/12/2026	APA002536	AP Automation	TIFFANY LUING	-42.25
06/12/2026	APA002537	AP Automation	MENARDS - ALTOONA	-758.20
06/12/2026	APA002538	AP Automation	MERCY NORTH PHARMACY	-1,200.58
06/12/2026	APA002539	AP Automation	MICROBAC LABORATORIES, INC	-97.50
06/12/2026	APA002540	AP Automation	MICROMARKETING LLC	-13.59
06/12/2026	APA002541	AP Automation	MIDWEST TAPE, LLC	-670.02
06/12/2026	APA002542	AP Automation	MODLODE INC	-134.50
06/12/2026	APA002543	AP Automation	OREILLY AUTO PARTS	-78.20
06/12/2026	APA002544	AP Automation	OVERDRIVE INC	-643.14
06/12/2026	APA002545	AP Automation	P & P SMALL ENGINES	-215.59
06/12/2026	APA002546	AP Automation	QUICK SUPPLY CO.	-321.00
06/12/2026	APA002547	AP Automation	STOREY-KENWORTHY COMPANY	-131.14
06/12/2026	APA002548	AP Automation	STRATUS BUILDNG SOLUTIONS IOWA	-851.56
06/12/2026	APA002549	AP Automation	SWANK MOTION PICTURES INC	-536.00
06/12/2026	APA002550	AP Automation	TOMPKINS INDUSTRIES, INC.	-19.75
06/12/2026	APA002551	AP Automation	TONIES US, INC	-228.00
06/12/2026	APA002552	AP Automation	UNIQUE	-116.50
06/12/2026	APA002553	AP Automation	VEENSTRA & KIMM, INC.	-736.26
06/12/2026	APA002554	AP Automation	VERIZON WIRELESS	-1,703.61
06/12/2026	APA002555	AP Automation	WALSH DOOR & SECURITY	-2,341.04
06/12/2026	DFT0004816	Bank Draft	IDEAL CARE, LLC	-2,212.50
06/12/2026	DFT0004847	Bank Draft	ALLIANCE CONSTRUCTION GROUP	-105,967.56
06/12/2026	DFT0004848	Bank Draft	MANATT'S INC.	-236,844.53
06/12/2026	DFT0004868	Bank Draft	IDEAL CARE, LLC	-2,137.50
06/15/2026	DFT0004882	Bank Draft	FIRST NATIONAL BANK OMAHA	-2,220.76
06/15/2026	DFT0004893	Bank Draft	TCM BANK NA	-94.23
06/15/2026	DFT0004894	Bank Draft	TCM BANK NA	-1,710.84
06/15/2026	DFT0004897	Bank Draft	U.S. BANK NATIONAL ASSOCIATION	-640.00
06/15/2026	DFT0004898	Bank Draft	FIRST NATIONAL BANK OMAHA	-1,988.78
06/16/2026	DFT0004891	Bank Draft	WEX BANK	-6,551.47
06/17/2026	DFT0004883	Bank Draft	POSTMASTER	-172.02
06/19/2026	DFT0004665	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-173.92
06/19/2026	DFT0004712	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-147.33
06/19/2026	DFT0004731	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-0.85
06/19/2026	DFT0004748	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-115.05
06/19/2026	DFT0004777	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-93.56

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/19/2026	DFT0004812	Bank Draft	MISSION SQUARE	-2,600.00
06/19/2026	DFT0004813	Bank Draft	MISSION SQUARE	-435.22
06/19/2026	DFT0004814	Bank Draft	MISSION SQUARE	-662.50
06/19/2026	DFT0004821	Bank Draft	IPERS	-626.77
06/19/2026	DFT0004825	Bank Draft	IPERS	-22,953.04
06/19/2026	DFT0004827	Bank Draft	TREASURER - STATE OF IOWA	-4,253.84
06/19/2026	DFT0004829	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-92.27
06/19/2026	DFT0004830	Bank Draft	TREASURER - STATE OF IOWA	-15.53
06/19/2026	DFT0004833	Bank Draft	IPERS	-2,621.58
06/19/2026	DFT0004834	Bank Draft	TREASURER - STATE OF IOWA	-72.62
06/19/2026	DFT0004836	Bank Draft	TREASURER - STATE OF IOWA	-56.90
06/19/2026	DFT0004859	Bank Draft Reversal	IPERS	69.71
06/19/2026	DFT0004861	Bank Draft Reversal	TREASURER - STATE OF IOWA	15.99
06/19/2026	DFT0004862	Bank Draft Reversal	IRS USATAXPYMT	119.23
06/19/2026	DFT0004863	Bank Draft Reversal	IOWA WORKFORCE DEVELOPMENT	1.35
06/19/2026	DFT0004864	Bank Draft	MISSION SQUARE	-2,550.00
06/19/2026	DFT0004865	Bank Draft	MISSION SQUARE	-435.22
06/19/2026	DFT0004866	Bank Draft	MISSION SQUARE	-662.50
06/19/2026	DFT0004869	Bank Draft	ISOLVED BENEFIT SERVICES	-2,744.66
06/19/2026	DFT0004873	Bank Draft	IPERS	-626.77
06/19/2026	DFT0004877	Bank Draft	IPERS	-22,713.55
06/19/2026	DFT0004879	Bank Draft	TREASURER - STATE OF IOWA	-4,259.24
06/19/2026	DFT0004880	Bank Draft	IRS USATAXPYMT	-34,718.45
06/19/2026	DFT0004881	Bank Draft	IOWA WORKFORCE DEVELOPMENT	-80.77
06/19/2026	EFT0000918	EFT	Payroll EFT	-106,319.43
06/22/2026	DFT0004878	Bank Draft	COLLECTION SERVICES CENTER	-216.92
06/23/2026	DFT0004884	Bank Draft	IOWA LAND RECORDS	-65.00
06/23/2026	DFT0004889	Bank Draft	STORY CONSTRUCTION	-75,000.00
06/23/2026	DFT0004890	Bank Draft	MANATT'S INC.	-107,578.11
06/23/2026	DFT0004896	Bank Draft	IRS USATAXPYMT	-111.04
06/24/2026	DFT0004895	Bank Draft	MIDAMERICAN ENERGY	-129.48
06/25/2026	APA002684	AP Automation	ADAM JENSEN	-400.00
06/25/2026	APA002685	AP Automation	ADOBE INC.	-36.66
06/25/2026	APA002686	AP Automation	ALTOONA ACE HARDWARE	-16.99
06/25/2026	APA002687	AP Automation	AMAZON CAPITAL SERVICES	-82.31
06/25/2026	APA002688	AP Automation	ANDREW DONALD GOLIGHTLY	-650.00
06/25/2026	APA002689	AP Automation	ANKENY SANITATION	-279.87
06/25/2026	APA002690	AP Automation	ASL EDUCATION	-850.00
06/25/2026	APA002691	AP Automation	AT&T MOBILITY	-525.20
06/25/2026	APA002692	AP Automation	BLANK PARK ZOO	-190.00
06/25/2026	APA002693	AP Automation	BLICK ART MATERIALS LLC	-892.75
06/25/2026	APA002694	AP Automation	BOLTON & MENK, INC	-1,151.00
06/25/2026	APA002695	AP Automation	BPT OPCO, LLC	-332.00
06/25/2026	APA002696	AP Automation	BRICK GENTRY P.C.	-2,380.00
06/25/2026	APA002697	AP Automation	CENTER POINT LARGE PRINT	-88.11

Item Date	Reference	Item Type	Description	Amount
06/25/2026	APA002698	AP Automation	CINTAS CORPORATION #762	-78.62
06/25/2026	APA002699	AP Automation	CLARENCE O RICHMOND	-500.00
06/25/2026	APA002700	AP Automation	CLARKE MOSQUITO CONTROL PROD	-5,879.50
06/25/2026	APA002701	AP Automation	CONSTRUCTION MATERIALS TESTING, INC	-930.00
06/25/2026	APA002702	AP Automation	CONVERGINT TECHNOLOGIES LLC	-7,233.62
06/25/2026	APA002703	AP Automation	CORE & MAIN LP	-6,912.00
06/25/2026	APA002704	AP Automation	DES MOINES AIRPORT AUTHORITY	-17,395.00
06/25/2026	APA002705	AP Automation	DIAM PEST CONTROL	-250.00
06/25/2026	APA002706	AP Automation	DINGES FIRE COMPANY	-2,620.89
06/25/2026	APA002707	AP Automation	EIDE BAILLY LLP	-3,701.25
06/25/2026	APA002708	AP Automation	ELI CLARK	-1,500.00
06/25/2026	APA002709	AP Automation	JESTER INSURANCE SERVICE	-196.00
06/25/2026	APA002710	AP Automation	GANNETT MEDIA CORP	-1,896.64
06/25/2026	APA002711	AP Automation	GOVERNMENT FINANCE OFFICERS ASSOCI	-250.00
06/25/2026	APA002712	AP Automation	GOVERNMENTJOBS.COM, INC.	-29,133.30
06/25/2026	APA002713	AP Automation	GRIZZLY PRINT & MARKETING, INC.	-557.25
06/25/2026	APA002714	AP Automation	HR GREEN, INC.	-24,385.00
06/25/2026	APA002715	AP Automation	I & S GROUP, INC.	-138,826.25
06/25/2026	APA002716	AP Automation	IOWA PRISON INDUSTRIES	-2,743.00
06/25/2026	APA002717	AP Automation	IAMU	-1,454.26
06/25/2026	APA002718	AP Automation	IOWA DEPT OF TRANSPORTATION	-144.55
06/25/2026	APA002719	AP Automation	IMAGE 360	-113.00
06/25/2026	APA002720	AP Automation	IMWCA	-13,628.00
06/25/2026	APA002721	AP Automation	IOWA TITLE COMPANY	-750.00
06/25/2026	APA002722	AP Automation	JMH MARINE, LLC	-22,349.00
06/25/2026	APA002723	AP Automation	JORDAN & MAHONEY LAW FIRM, P.C.	-2,010.00
06/25/2026	APA002724	AP Automation	KIELY FRAZIER MERRILL LLC	-650.00
06/25/2026	APA002725	AP Automation	KONICA MINOLTA	-425.55
06/25/2026	APA002726	AP Automation	KONICA MINOLTA PREMIER FINANCE	-231.15
06/25/2026	APA002727	AP Automation	LAMSON DUGAN & MURRAY LLP	-858.00
06/25/2026	APA002728	AP Automation	MENARDS - ALTOONA	-559.26
06/25/2026	APA002729	AP Automation	MERCY NORTH PHARMACY	-81.00
06/25/2026	APA002730	AP Automation	METRO WASTE AUTHORITY	-50,408.24
06/25/2026	APA002731	AP Automation	MID-IOWA ASSOC OF LOCAL GOVTS	-1,145.91
06/25/2026	APA002732	AP Automation	MICROBAC LABORATORIES, INC	-238.25
06/25/2026	APA002733	AP Automation	OMNI EMS	-470.85
06/25/2026	APA002734	AP Automation	P & P SMALL ENGINES	-143.81
06/25/2026	APA002735	AP Automation	POLK COUNTY AUDITOR	-73,616.25
06/25/2026	APA002736	AP Automation	TIM READ	-400.00
06/25/2026	APA002737	AP Automation	REXCO EQUIPMENT, INC.	-2,473.00
06/25/2026	APA002738	AP Automation	SECURITY EQUIPMENT, INC.	-34.00
06/25/2026	APA002739	AP Automation	SECURITY EQUIPMENT, INC.	-90.00
06/25/2026	APA002740	AP Automation	SHIVE-HATTERY INC	-182,302.66
06/25/2026	APA002741	AP Automation	SPENCER MUNICIPAL HOSPITAL	-9.00
06/25/2026	APA002742	AP Automation	THE REINALT - THOMAS CORPORATION	-252.20

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/25/2026	APA002743	AP Automation	THE UNIVERSITY OF IOWA	-8,000.00
06/25/2026	APA002744	AP Automation	TIM VORLAND PHOTOGRAPHY	-300.00
06/25/2026	APA002745	AP Automation	TYLER TECHNOLOGIES INC	-870.00
06/25/2026	APA002746	AP Automation	VALEO NETWORKS	-10,455.56
06/25/2026	APA002747	AP Automation	VERIFIED FIRST LLC	-505.20
06/25/2026	DFT0004886	Bank Draft	UMB BANK	-250.00
06/25/2026	DFT0004887	Bank Draft	UMB BANK	-250.00
06/25/2026	DFT0004888	Bank Draft	UMB BANK	-250.00
06/25/2026	DFT0004899	Bank Draft	UMB BANK	-300.00
06/25/2026	DFT0004965	Bank Draft	NATURION WEST, LLC	-17,850.00
06/30/2026	EFT0000926	EFT	MOVE 25% OF LOT SALES TO IPAIT	-1,171.55
Total Cleared Other (241)				-3,952,841.00

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
08/01/2023	62410	Check	MARGARET BUTLER	-5.01
08/01/2024	64098	Check	TYLER M JOHNSTON	-36.19
01/02/2025	64721	Check	BROCK M CHAPMAN	-16.68
02/03/2025	64760	Check	KENNETH CORNELIUS	-10.73
03/03/2025	64781	Check	MATTHEW MCKENNA	-74.87
03/03/2025	64784	Check	WOLF CREEK PLAN LLC	-150.00
03/03/2025	64788	Check	JODI L THOMPSON	-44.00
03/03/2025	64789	Check	SHAWN A WILLIAMSON	-77.85
03/03/2025	64804	Check	K JOHNSON CONSTRUCTION	-150.00
03/03/2025	64805	Check	WORLD CLASS LIQUOR	-101.75
06/02/2025	64915	Check	SYDNEY COOPER	-20.99
06/02/2025	64916	Check	NDAYISHIMIYE ISHMAEL	-122.64
07/01/2025	64959	Check	CHLOE J CARSON	-104.90
08/01/2025	65005	Check	SOLOMON BLESS	-20.95
09/02/2025	65029	Check	DEVIN I EARLY	-119.23
09/02/2025	65036	Check	MICHAEL J LANCASTER	-66.44
10/01/2025	65062	Check	NICHOLAS KRONE	-11.98
11/03/2025	65105	Check	FREDRICK J PACE	-0.81
01/02/2026	65166	Check	COLE LAZELLA	-121.42
03/02/2026	65226	Check	ARTHUR J CLEARY	-121.42
04/01/2026	65258	Check	BRADEN A SENARIGHI	-120.33
04/01/2026	65271	Check	D.R. HORTON - IOWA, LLC	-113.75
04/02/2026	65247	Check	JOHN BERGESON	-13.00
04/02/2026	65253	Check	TRUE TIME RACING SERVICES	-892.50
04/17/2026	65278	Check	ROBERT KERR	-25.00
05/01/2026	65294	Check	BRIAN BLESSMAN	-70.33
05/12/2026	65309	Check	RICK BRAMMER - ABSOLUTE SCIENCE	-375.00
05/12/2026	65312	Check	CHERI SORENSON	-150.00

Outstanding Checks

Item Date	Reference	Item Type	Description	Amount
05/12/2026	65314	Check	JP PARTY RENTALS	-225.75
05/12/2026	65315	Check	KIRK MARSH	-350.00
05/12/2026	65317	Check	POP UP GAMES	-300.00
05/26/2026	65323	Check	PAT DRISCOLL	-125.00
05/26/2026	65325	Check	SALLY SHAVER DUBOIS	-250.00
06/01/2026	65329	Check	TAYLOR N GARCIA	-121.42
06/01/2026	65337	Check	ELI TOSAR	-65.94
06/01/2026	65344	Check	ALEX A GILLESPIE	-118.13
06/01/2026	65346	Check	ANDREW MAINS	-57.18
06/02/2026	65356	Check	TIAH LEINEN	-300.00
06/08/2026	65361	Check	VINCENT GENERAL CONTRACTING	-14.20
06/25/2026	65370	Check	JASON BROWN	-140.00
06/25/2026	65371	Check	JOHN KERR	-135.63
06/25/2026	65375	Check	KAYLA STALZER	-140.00
06/25/2026	65376	Check	MARGERY PIERCE	-140.00
06/25/2026	65377	Check	MARISSA PINKOWSKI	-155.00
06/25/2026	65378	Check	MARTIN WATTERS	-15.00
06/25/2026	65380	Check	PEGGY OLSON	-607.33
06/25/2026	65382	Check	TEKNEPHOS LLC	-3,520.00
06/29/2026	65384	Check	STORY CONSTRUCTION CO	-1,500.00
Total Outstanding Checks (48)				-11,418.35

Voided Checks

Item Date	Reference	Item Type	Description	Amount
06/25/2026	65372	Check	Void Check - PRINT ERROR	0.00
06/25/2026	65373	Check	Void Check - PRINT ERROR	0.00
06/25/2026	65374	Check	Void Check - PRINT ERROR	0.00
Total Voided Checks (3)				0.00



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Bank Draft Reversal	5	0.00	416.28	416.28
Bank Draft	79	0.00	-2,087,464.83	-2,087,464.83
Check	102	-11,418.35	-1,047,921.27	-1,059,339.62
Deposit	262	0.00	11,606,811.13	11,606,811.13
EFT	10	0.00	-575,284.26	-575,284.26
Check Reversal	2	0.00	125.15	125.15
AP Automation	145	0.00	-1,290,633.34	-1,290,633.34
		-11,418.35	6,606,048.86	6,594,630.51



Bank Statement Register

Iowa Public Agency Investment Trust

Period 6/1/2026 - 6/30/2026

Packet: BRPKT00343

Bank Statement		General Ledger	
Beginning Balance	36,862,995.15	Account Balance	26,655,893.55
Plus Debits	1,171.55	Less Outstanding Debits	0.00
Less Credits	10,208,273.15	Plus Outstanding Credits	0.00
Adjustments	128,645.04	Adjustments	128,645.04
Ending Balance	26,784,538.59	Adjusted Account Balance	26,784,538.59
Statement Ending Balance		26,784,538.59	
Bank Difference		0.00	
General Ledger Difference		0.00	

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

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

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

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
06/24/2026	INT0001593	Interest	INTEREST CD MATURING	325-210-4-4300	35,173.78
06/24/2026	INT0001594	Interest	INTEREST CD MATURING	325-210-4-4300	11,350.07
06/30/2026	INT0001615	Interest	INTEREST STATION	330-440-4-4300	4,080.76
06/30/2026	INT0001614	Interest	INTEREST CVT	329-210-4-4300	1,893.18
06/30/2026	INT0001613	Interest	INTEREST 2020C	610-815-4-4300	326.76
06/30/2026	INT0001612	Interest	INTEREST CENTRAL	355-865-4-4300	14,348.78
06/30/2026	INT0001611	Interest	INTEREST STREETS	325-210-4-4300	16,106.86
06/30/2026	INT0001610	Interest	INTEREST CAMPUS	306-150-4-4300	548.95
06/30/2026	INT0001609	Interest	INTEREST 2020E	741-865-4-4300	425.83
06/30/2026	INT0001608	Interest	INTEREST LOSST	121-950-4-4301	2,296.12
06/30/2026	INT0001605	Interest	INTEREST LOOP	327-210-4-4300	1.50
06/30/2026	INT0001604	Interest	INTEREST ROAD	110-210-4-4300	1,175.10
06/30/2026	INT0001603	Interest	INTEREST DEBT	200-710-4-4300	4,433.75
06/30/2026	INT0001602	Interest	INTEREST BRIDGE	347-520-4-4300	6,022.22
06/30/2026	INT0001601	Interest	INTEREST DEPOSITS	600-810-4-4300	1,117.73
06/30/2026	INT0001600	Interest	INTEREST LIBRARY	167-410-4-4300	18.35
06/30/2026	INT0001599	Interest	INTEREST PARKS	335-430-4-4300	4,350.55
06/30/2026	INT0001598	Interest	INTEREST CEMETERY	500-450-4-4300	94.26
06/30/2026	INT0001597	Interest	INTEREST WATER	600-810-4-4300	2,242.01
06/30/2026	INT0001596	Interest	INTEREST SEWER	610-815-4-4300	2,241.56
06/30/2026	INT0001595	Interest	INTEREST GENERAL	001-950-4-4300	11,479.01
06/30/2026	INT0001616	Interest	INTEREST GRAIN	337-210-4-4300	8,904.99
06/30/2026	INT0001617	Interest	INTEREST DOWNTOWN	343-220-4-4300	12.92
Total Adjustments (23)					128,645.04

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/30/2026	DEP0049789			MOVE 25% OF LOT SALES TO IPAIT	1,171.55
Total Cleared Deposits (1)					1,171.55

Cleared Other

Item Date	Reference	Item Type	Description	Amount
06/11/2026	EFT0000916	EFT	TRANSFER 500K FROM IPAIT 325 TO VISIC	-500,000.00
06/11/2026	EFT0000917	EFT	TRANSFER 100K FROM IPAIT 306 TO VISIC	-100,000.00
06/22/2026	EFT0000919	EFT	MOVE 1M FROM IPAIT 330 TO VISION	-1,000,000.00
06/23/2026	EFT0000920	EFT	MOVE 150K FROM IPAIT 335 TO VISION	-150,000.00
06/23/2026	EFT0000921	EFT	MOVE 150K FROM IPAIT 325 TO VISION	-150,000.00
06/24/2026	EFT0000922	EFT	MOVE 200K FROM IPAIT 329 TO VISION	-200,000.00
06/26/2026	EFT0000923	EFT	MOVED FROM IPAIT 327 TO VISION	-621.88
06/26/2026	EFT0000924	EFT	MOVE FROM IPAIT 355 TO VISION	-5,500,000.00
06/26/2026	EFT0000925	EFT	MOVE FROM IPAIT 347 TO VISION	-2,587,983.12
06/30/2026	EFT0000927	EFT	MOVE SPENDABLE INTEREST FROM IPAIT 1	-288.50
06/30/2026	EFT0000928	EFT	MOVE SPENDABLE INTEREST FROM IPAIT 1	-19,379.65
Total Cleared Other (11)				-10,208,273.15



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Deposit	1	0.00	1,171.55	1,171.55
EFT	11	0.00	-10,208,273.15	-10,208,273.15
		0.00	-10,207,101.60	-10,207,101.60



Bank Statement Register

Cemetery Perpetual Care

Period 6/1/2026 - 6/30/2026

Packet: BRPKT00342

Bank Statement

General Ledger

Beginning Balance	5,991.71	Account Balance	6,280.21
Plus Debits	288.50	Less Outstanding Debits	0.00
Less Credits	0.00	Plus Outstanding Credits	0.00
Adjustments	15.75	Adjustments	15.75
Ending Balance	6,295.96	Adjusted Account Balance	6,295.96

Statement Ending Balance	6,295.96
Bank Difference	0.00
General Ledger Difference	0.00

CASH BALANCE CONSISTS OF THE FOLLOWING GENERAL LEDGER ACCOUNTS

500-000-1111 SAVINGS - CEMETERY XXX1037

Adjustments

Item Date	Reference	Item Type	Description	Offsetting Account Number	Amount
06/30/2026	INT0001592	Interest	INTEREST CEMETERY	500-450-4-4300	15.75
Total Adjustments (1)					15.75

Cleared Deposits

Item Date	Reference	OpenEdge Batch	Merchant	Description	Amount
06/30/2026	DEP0049790			MOVE SPENDABLE INTEREST FROM IPA	288.50
Total Cleared Deposits (1)					288.50



Bank Statement Register

Transaction Summary

Transaction Type	Count	Outstanding	Cleared	Total
Deposit	1	0.00	288.50	288.50
		0.00	288.50	288.50



Check Register

Packet: APPKT04440 - 7/15/26 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	07/15/2026	AP Automation	0.00	63.00	APA002796
2705	AMAZON CAPITAL SERVICES	07/15/2026	AP Automation	0.00	344.57	APA002797
2687	AT&T MOBILITY	07/15/2026	AP Automation	0.00	638.98	APA002798
1537	BOUND TREE MEDICAL LLC	07/15/2026	AP Automation	0.00	1,695.77	APA002799
0097	CITY OF DES MOINES	07/15/2026	AP Automation	0.00	166,704.00	APA002800
2229	CIVICPLUS, LLC	07/15/2026	AP Automation	0.00	6,505.97	APA002801
2525	DINGES FIRE COMPANY	07/15/2026	AP Automation	0.00	4,750.00	APA002802
3004	EIDE BAILLY LLP	07/15/2026	AP Automation	0.00	2,061.25	APA002803
1340	KONICA MINOLTA	07/15/2026	AP Automation	0.00	418.07	APA002804
2523	MACQUEEN EQUIPMENT, LLC	07/15/2026	AP Automation	0.00	1,395.00	APA002805
2409	MERCY NORTH PHARMACY	07/15/2026	AP Automation	0.00	894.87	APA002806
0286	METRO WASTE AUTHORITY	07/15/2026	AP Automation	0.00	50,418.24	APA002807
0354	PFM FINANCIAL ADVISORS LLC	07/15/2026	AP Automation	0.00	2,000.00	APA002808
2691	POLK COUNTY SHERIFF	07/15/2026	AP Automation	0.00	73,616.25	APA002809
2835	RELIANT FIRE APPARATUS, INC.	07/15/2026	AP Automation	0.00	1,032.50	APA002810
3127	STEVE SIEMENS	07/15/2026	AP Automation	0.00	1,500.00	APA002811
1346	STRYKER SALES CORPORATION	07/15/2026	AP Automation	0.00	496.86	APA002812
2706	VALEO NETWORKS	07/15/2026	AP Automation	0.00	1,964.77	APA002813
2706	VALEO NETWORKS	07/15/2026	AP Automation	0.00	67.50	APA002814
1161	VEENSTRA & KIMM, INC.	07/15/2026	AP Automation	0.00	11,210.35	APA002815
3082	YOURMEMBERSHIP.COM, INC	07/15/2026	AP Automation	0.00	100.00	APA002816

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	28	21	0.00	327,877.95
	28	21	0.00	327,877.95

AP Automation	28	21	0.00	327,877.95
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	327,877.95
			<u>327,877.95</u>



Check Register

Packet: APPKT04446 - 7/16/26 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						
2764	ADOBE INC.	07/16/2026	AP Automation	0.00	7,665.74	APA002817

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	2	1	0.00	7,665.74
	2	1	0.00	7,665.74

AP Automation	2	1	0.00	7,665.74
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	7,665.74
			<u>7,665.74</u>



Check Register

Packet: APPKT04447 - TERRY'S QUALITY CONCRETE INVOICE

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2420	TERRY'S QUALITY CONCRETE	07/24/2026	Regular	0.00	26,342.00	65447

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	26,342.00
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
	1	1	0.00	26,342.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	26,342.00
			26,342.00



Check Register

Packet: APPKT04472 - 7/24/26 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						
0049	BAKER GROUP	07/28/2026	AP Automation	0.00	1,669.00	APA002818
1537	BOUND TREE MEDICAL LLC	07/28/2026	AP Automation	0.00	486.36	APA002819
1228	CINTAS CORPORATION #762	07/28/2026	AP Automation	0.00	39.93	APA002820
2229	CIVICPLUS, LLC	07/28/2026	AP Automation	0.00	5,600.00	APA002821
2739	CONTRACTOR SOLUTIONS	07/28/2026	AP Automation	0.00	696.14	APA002822
1994	CONVERGINT TECHNOLOGIES LLC	07/28/2026	AP Automation	0.00	1,245.00	APA002823
2525	DINGES FIRE COMPANY	07/28/2026	AP Automation	0.00	5,640.00	APA002824
2828	ELECTRIC PUMP INC.	07/28/2026	AP Automation	0.00	952.50	APA002825
2642	KONICA MINOLTA BUSINESS SOLUTI	07/28/2026	AP Automation	0.00	286.44	APA002826
2619	KONICA MINOLTA PREMIER FINANCI	07/28/2026	AP Automation	0.00	245.16	APA002827
2619	KONICA MINOLTA PREMIER FINANCI	07/28/2026	AP Automation	0.00	427.68	APA002828
1858	OVERDRIVE INC	07/28/2026	AP Automation	0.00	2,435.85	APA002829
3077	SPENCER MUNICIPAL HOSPITAL	07/28/2026	AP Automation	0.00	107.00	APA002830
2936	THE PENWORTHY COMPANY LLC	07/28/2026	AP Automation	0.00	218.64	APA002831
2406	UNIQUE	07/28/2026	AP Automation	0.00	58.25	APA002832
2706	VALEO NETWORKS	07/28/2026	AP Automation	0.00	5,548.73	APA002833
1161	VEENSTRA & KIMM, INC.	07/28/2026	AP Automation	0.00	15,800.06	APA002834
2231	VERIZON WIRELESS	07/28/2026	AP Automation	0.00	1,608.27	APA002835

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	24	18	0.00	43,065.01
	24	18	0.00	43,065.01

AP Automation	24	18	0.00	43,065.01
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	43,065.01
			<u>43,065.01</u>



Check Register

Packet: APPKT04474 - 7/24/26 MANUAL PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3085	CAHOY PUMP SERVICE, INC.	07/28/2026	Regular	0.00	106,883.33	65448
3048	CORE CONSTRUCTION SERVICES, LLC	07/28/2026	Regular	0.00	312,559.66	65449
3064	HOME BOY CONSTRUCTION, INC	07/28/2026	Regular	0.00	337,948.00	65450
3129	JAS CONSTRUCTION	07/28/2026	Regular	0.00	189,043.20	65451
2031	MARKETA OLIVER	07/28/2026	Regular	0.00	139.44	65452

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	946,573.63
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
	6	5	0.00	946,573.63

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	946,573.63
			<u>946,573.63</u>



Payroll Check Register

Checks

Pay Period: 6/29/2026-7/12/2026

Packet: PYPKT00859 - 06/29-07/12/26 PAID ON 07/17/26

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
BAAS, JAMIE	4147	Regular	07/17/2026	0.00	1100



Payroll Check Register

Direct Deposits

Pay Period: 6/29/2026-7/12/2026

Packet: PYPKT00859 - 06/29-07/12/26 PAID ON 07/17/26

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	07/17/2026	323.02	108178
ADAMS, CASSANDRA	3148	07/17/2026	323.01	108178
ADKISSON, JENNIFER	3145	07/17/2026	1,750.15	108179
AGANS, PAYTON	1602	07/17/2026	2,056.25	108180
BAILEY, BOYCE E	7104	07/17/2026	1,405.42	108181
BAKER, KAMMEY	3149	07/17/2026	427.22	108182
BERGESON, JOHN W	7121	07/17/2026	2,188.99	108183
BRAUN, ALEXA	1612	07/17/2026	1,924.89	108184
BRIGGS, ASHTON S	1511	07/17/2026	937.08	108185
BRODSACK, MITCHELL JOHN	1615	07/17/2026	1,901.86	108186
BRODSACK, MITCHELL JOHN	1615	07/17/2026	475.46	108186
CARPENTER, JOHN C	5129	07/17/2026	1,776.20	108187
COLLISON, PATRICK F	5103	07/17/2026	2,479.32	108188
CORY, JOHN P	7120	07/17/2026	1,766.95	108189
CRITTENDEN, MATTHEW	1567	07/17/2026	1,311.01	108190
DE LOS SANTOS, JUAN DAVID	7128	07/17/2026	1,699.92	108191
DENHAM, DARIN	7129	07/17/2026	2,028.05	108192
DENNY, KOLE	1585	07/17/2026	604.41	108193
ECKARD, MELISSA	5137	07/17/2026	1,392.65	108194
ELLIOTT, KYLE	1568	07/17/2026	54.18	108195
FULTON, ALEX	1617	07/17/2026	2,791.29	108196
GILSON, DUSTY ALAN	7124	07/17/2026	1,943.12	108197
HAGAN, SHELBY L	5118	07/17/2026	3,030.20	108198
HIGGINS, DAVID P.	7105	07/17/2026	1,973.27	108199
HORTON, JAMIE	5136	07/17/2026	2,042.46	108200
HORTON, JOHN C	7112	07/17/2026	100.00	108201
HORTON, JOHN C	7112	07/17/2026	4,066.22	108201
HUFF, TIMOTHY J	1559	07/17/2026	330.00	108202
HUFF, TIMOTHY J	1559	07/17/2026	2,580.67	108202
ISKE, BLAKE	1600	07/17/2026	511.93	108203
JENNINGS, CHRISTOPHER	1614	07/17/2026	2,951.55	108204
JESS, JENE' N	5123	07/17/2026	3,979.27	108205
KASS, LANEY	1618	07/17/2026	2,434.69	108206
KENT, RONALD D	7115	07/17/2026	1,094.81	108207
KERR, JOHN	1611	07/17/2026	2,905.17	108208
KING, CHRISTINA M	3143	07/17/2026	717.55	108209
KLINKER-FELD, MICHELL M	3135	07/17/2026	2,915.37	108210
KLUS, KATIE	5134	07/17/2026	2,581.86	108211
KOBER, ANDREW M	1557	07/17/2026	530.74	108212
KREUDER, AARON M	1441	07/17/2026	4,077.09	108213
KRUSE, OSCAR	1586	07/17/2026	849.61	108214
LEINEN, DAVID	1608	07/17/2026	1,055.14	108215
LUING, TIFFANY A	5133	07/17/2026	2,393.09	108216
LUNDQUIST, BRADLEY D	1555	07/17/2026	650.57	108217
MARSHMAN, CRAIG A	5125	07/17/2026	3,036.95	108218
MASON, KYLE	1598	07/17/2026	1,482.08	108219
MATTSON, ELAINE	5135	07/17/2026	1,897.80	108220
MEYERES, KYLEIGH	1601	07/17/2026	846.42	108221
MILLER, BRODY E	1582	07/17/2026	2,383.98	108222
MONLEY, CHRISTOPHER P	1616	07/17/2026	667.11	108223
MURRAY, MARGARET	5126	07/17/2026	3,701.23	108224

Employee	Employee #	Date	Amount	Number
NEMITZ, JENNA	7132	07/17/2026	1,579.33	108225
OLIVER, MARKETA S	8403	07/17/2026	300.00	108226
OLIVER, MARKETA S	8403	07/17/2026	4,208.99	108226
PEZLEY, ISAAC J	5132	07/17/2026	2,515.08	108227
PFALTZGRAFF, REED	7117	07/17/2026	1,020.22	108228
RAUTERBERG, ANTHONY	1599	07/17/2026	3,314.65	108229
REYNOLDS, RAY A	1537	07/17/2026	650.86	108230
RICCIO, ANTHONY F	1583	07/17/2026	972.76	108231
SCHINCKE, MEGAN	3137	07/17/2026	1,813.40	108232
SEXTON, WILLIAM M	7125	07/17/2026	250.00	108233
SEXTON, WILLIAM M	7125	07/17/2026	1,242.13	108233
SIEVE, BENJAMIN JOSHUA	1606	07/17/2026	2,374.72	108234
SIMONI, ANDREW	1604	07/17/2026	300.00	108235
SIMONI, ANDREW	1604	07/17/2026	2,247.65	108235
SOCKNESS TEEPLE, MEGAN E	3147	07/17/2026	2,242.03	108236
SOCKNESS TEEPLE, MEGAN E	3147	07/17/2026	250.00	108236
SOMMERS, BENJAMIN	1619	07/17/2026	2,356.67	108237
SPOERRY, DANIELLE M	1527	07/17/2026	1,608.59	108238
SUHR, CARLENE E.F.	3144	07/17/2026	1,671.85	108239
SUMMERS, AANNA N	1575	07/17/2026	2,408.24	108240
SUMMERS, ALAN C	1534	07/17/2026	1,262.87	108241
WELTHA, CLAYTON	1566	07/17/2026	829.90	108242



Payroll Check Register Report Summary

Pay Period: 6/29/2026-7/12/2026

Packet: PYPKT00859 - 06/29-07/12/26 PAID ON 07/17/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	1	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	73	124,767.22
Total	74	124,767.22



Payroll Check Register

Checks

Pay Period: 7/13/2026-7/26/2026

Packet: PYPKT00862 - 07/13-07/26/26 PAID ON 07/31/26
Payroll Set: CITY OF BONDURANT, IA - 01

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



Payroll Check Register

Direct Deposits

Pay Period: 7/13/2026-7/26/2026

Packet: PYPKT00862 - 07/13-07/26/26 PAID ON 07/31/26

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	07/31/2026	296.31	108243
ADAMS, CASSANDRA	3148	07/31/2026	296.31	108243
ADKISSON, JENNIFER	3145	07/31/2026	1,775.43	108244
AGANS, PAYTON	1602	07/31/2026	2,150.33	108245
BAILEY, BOYCE E	7104	07/31/2026	1,769.94	108246
BAKER, KAMMEY	3149	07/31/2026	602.73	108247
BERGESON, JOHN W	7121	07/31/2026	2,219.26	108248
BRAUN, ALEXA	1612	07/31/2026	2,089.83	108249
BRIGGS, ASHTON S	1511	07/31/2026	892.72	108250
BRODSACK, MITCHELL JOHN	1615	07/31/2026	501.59	108251
BRODSACK, MITCHELL JOHN	1615	07/31/2026	2,006.37	108251
CARPENTER, JOHN C	5129	07/31/2026	1,780.69	108252
COLLISON, PATRICK F	5103	07/31/2026	2,662.65	108253
CORY, JOHN P	7120	07/31/2026	1,979.65	108254
CRITTENDEN, MATTHEW	1567	07/31/2026	1,136.07	108255
CUTLER, CHRISTOPHER	7133	07/31/2026	980.35	108256
DE LOS SANTOS, JUAN DAVID	7128	07/31/2026	1,652.19	108257
DENHAM, DARIN	7129	07/31/2026	1,968.81	108258
DENNY, KOLE	1585	07/31/2026	190.76	108259
ECKARD, MELISSA	5137	07/31/2026	1,217.43	108260
ELLIOTT, KYLE	1568	07/31/2026	518.64	108261
FULTON, ALEX	1617	07/31/2026	2,237.77	108262
GILSON, DUSTY ALAN	7124	07/31/2026	2,207.17	108263
HAGAN, SHELBY L	5118	07/31/2026	3,350.94	108264
HIGGINS, DAVID P.	7105	07/31/2026	1,940.81	108265
HORTON, JAMIE	5136	07/31/2026	2,123.05	108266
HORTON, JOHN C	7112	07/31/2026	4,277.46	108267
HORTON, JOHN C	7112	07/31/2026	100.00	108267
HUFF, TIMOTHY J	1559	07/31/2026	330.00	108268
HUFF, TIMOTHY J	1559	07/31/2026	2,099.34	108268
ISKE, BLAKE	1600	07/31/2026	453.51	108269
JENNINGS, CHRISTOPHER	1614	07/31/2026	3,340.58	108270
JESS, JENE' N	5123	07/31/2026	4,707.43	108271
KASS, LANEY	1618	07/31/2026	2,124.98	108272
KENT, RONALD D	7115	07/31/2026	1,224.07	108273
KERR, JOHN	1611	07/31/2026	3,519.88	108274
KING, CHRISTINA M	3143	07/31/2026	670.91	108275
KLINKER-FELD, MICHELL M	3135	07/31/2026	3,010.44	108276
KLUS, KATIE	5134	07/31/2026	3,005.25	108277
KOBER, ANDREW M	1557	07/31/2026	395.10	108278
KREUDER, AARON M	1441	07/31/2026	4,257.47	108279
KRUSE, OSCAR	1586	07/31/2026	928.82	108280
LEINEN, DAVID	1608	07/31/2026	765.64	108281
LUING, TIFFANY A	5133	07/31/2026	2,600.88	108282
LUNDQUIST, BRADLEY D	1555	07/31/2026	880.86	108283
MARSHMAN, CRAIG A	5125	07/31/2026	3,559.34	108284
MASON, KYLE	1598	07/31/2026	1,198.62	108285
MATTSON, ELAINE	5135	07/31/2026	1,923.53	108286
MEYERES, KYLEIGH	1601	07/31/2026	832.63	108287
MILLER, BRODY E	1582	07/31/2026	2,092.66	108288
MONLEY, CHRISTOPHER P	1616	07/31/2026	937.03	108289

Employee	Employee #	Date	Amount	Number
MURRAY, MARGARET	5126	07/31/2026	4,010.73	108290
NEMITZ, JENNA	7132	07/31/2026	1,701.03	108291
OLIVER, MARKETA S	8403	07/31/2026	4,328.22	108292
OLIVER, MARKETA S	8403	07/31/2026	300.00	108292
PEZLEY, ISAAC J	5132	07/31/2026	2,607.00	108293
PFALTZGRAFF, REED	7117	07/31/2026	1,053.97	108294
RAUTERBERG, ANTHONY	1599	07/31/2026	3,413.36	108295
REYNOLDS, RAY A	1537	07/31/2026	763.84	108296
RICCIO, ANTHONY F	1583	07/31/2026	892.70	108297
SCHINCKE, MEGAN	3137	07/31/2026	1,893.23	108298
SEXTON, WILLIAM M	7125	07/31/2026	250.00	108299
SEXTON, WILLIAM M	7125	07/31/2026	1,659.61	108299
SIEVE, BENJAMIN JOSHUA	1606	07/31/2026	2,808.79	108300
SIMONI, ANDREW	1604	07/31/2026	300.00	108301
SIMONI, ANDREW	1604	07/31/2026	2,275.95	108301
SOCKNESS TEEPLE, MEGAN E	3147	07/31/2026	2,497.31	108302
SOCKNESS TEEPLE, MEGAN E	3147	07/31/2026	250.00	108302
SOMMERS, BENJAMIN	1619	07/31/2026	2,374.56	108303
SPOERRY, DANIELLE M	1527	07/31/2026	1,426.13	108304
SUHR, CARLENE E.F.	3144	07/31/2026	1,802.55	108305
SUMMERS, AANNA N	1575	07/31/2026	2,291.59	108306
SUMMERS, ALAN C	1534	07/31/2026	1,262.87	108307
VANAUSDALL, JASON	5138	07/31/2026	3,357.31	108308
WELTHA, CLAYTON	1566	07/31/2026	1,049.25	108309



Payroll Check Register

Report Summary

Pay Period: 7/13/2026-7/26/2026

Packet: PYPKT00862 - 07/13-07/26/26 PAID ON 07/31/26
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	75	134,354.23
Total	75	134,354.23



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

Item No. 6.c.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's application to the Iowa DNR's Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program for funding to assist with improvements at Bluejay Landing Park

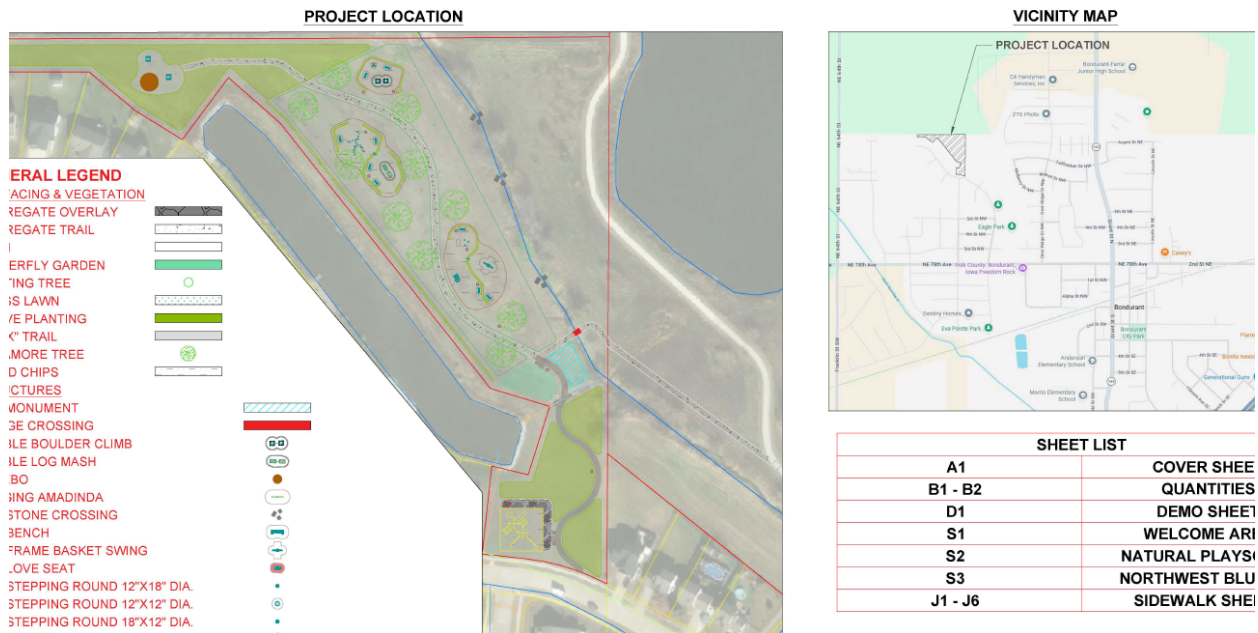
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Tiffany Luing, Economic Development Coordinator
Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS: The attached resolution endorses the City of Bondurant's application to the Iowa Department of Natural Resources' Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program, requesting \$100,000 to assist with improvements at Bluejay Landing Park.

The City's 2024 Parks, Trails & Greenways Master Plan identified improvements to Bluejay Landing Park as a short-term implementation strategy. This Parks, Trails, & Greenways Master Plan suggested the park be enhanced while preserving its natural character. Building upon that recommendation, the City partnered with the University of Iowa's Iowa Initiative for Sustainable Communities (IISC) to prepare detailed Bluejay Landing Park construction plans. The construction plans include improvements such as enhanced pedestrian connectivity, trails, native landscaping and prairie plantings, a butterfly garden, gathering areas, and other nature-based park amenities designed to complement the site's natural setting.

Excerpt from Bluejay Landing Park Construction Plans:
BLUEJAY LANDING PARK INTEGRATED DESIGN PROJECT
 610 MALLARD POINTE DR NW, BONDURANT
 POLK COUNTY, IOWA



The REAP City Parks & Open Spaces Grant Program provides competitive matching funds to assist Iowa communities with the acquisition and development of city parks and open spaces. The City is requesting \$100,000 to help fund eligible improvements identified in the Bluejay Landing Park Master Plan, including trails, native landscaping, site amenities, and other enhancements that preserve and celebrate the park's natural character.

FUNDING SOURCE: General Fund, Grants, Local Option Sales and Services Tax

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-253

CITY OF BONDURANT
RESOLUTION NO. 260803-253

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S
APPLICATION TO THE IOWA DEPARTMENT OF NATURAL RESOURCES'
RESOURCE ENHANCEMENT AND PROTECTION (REAP) CITY PARKS & OPEN
SPACES GRANT PROGRAM FOR FUNDING TO ASSIST WITH IMPROVEMENTS AT
BLUEJAY LANDING PARK

WHEREAS the Iowa Department of Natural Resources administers the Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program, which provides competitive matching grants to assist Iowa communities with the acquisition and development of city parks and open spaces; AND

WHEREAS the City of Bondurant's adopted 2024 Parks, Trails & Greenways Master Plan identified improvements to Bluejay Landing Park as a short-term implementation strategy, recommending enhancements that preserve the park's natural character; AND

WHEREAS the City subsequently partnered with the University of Iowa's Iowa Initiative for Sustainable Communities (IISC) to prepare detailed construction plans for Bluejay Landing Park, including enhanced pedestrian connectivity, trails, native landscaping and prairie plantings, a butterfly garden, gathering areas, and other nature-based park amenities; AND

WHEREAS the City is preparing an application requesting \$100,000 through the REAP City Parks & Open Spaces Grant Program to assist with eligible improvements identified in the Bluejay Landing Park construction plans; AND:

WHEREAS the City Council recognizes the value of Bluejay Landing Park in expanding recreational opportunities, enhancing environmental stewardship, and implementing the City's adopted Parks, Trails & Greenways Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City Council hereby endorses the City of Bondurant's application to the Iowa Department of Natural Resources' Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program and expresses its support for the City's request for funding to assist with improvements at Bluejay Landing Park.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 2026.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 6.d.
For Meeting of 8/3/2026
Resolution

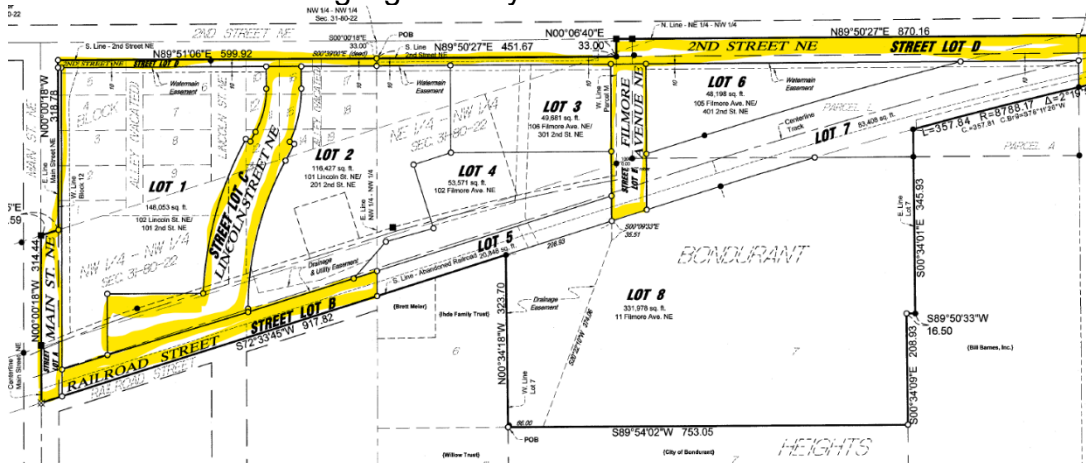
TITLE: - Resolution approving acceptance of a deed of dedication for Street Lots A, B, C, D, and E of the recorded Grain District Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Grain District Final Plat was recorded in July 2026, establishing Street Lots A, B, C, D, and E as public street lots. Approval of this resolution authorizes acceptance of the attached Deed of Dedication, conveying ownership of the street lots from The 101, LLC to the City of Bondurant for public street purposes.

These street lots are highlighted in yellow below.



FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-254
2. The Iowa, LLC Deed of Dedication

CITY OF BONDURANT
RESOLUTION NO. 260803-254

A RESOLUTION APPROVING ACCEPTANCE OF A DEED OF DEDICATION FOR
STREET LOTS A, B, C, D, AND E OF THE RECORDED GRAIN DISTRICT FINAL
PLAT

WHEREAS the Grain District Final Plat was recorded on July 8, 2026, in Book 20584, Pages 527-548 of the Polk County Records, establishing Street Lots A, B, C, D, and E as public street lots; AND

WHEREAS The 101, LLC is the owner of Street Lots A, B, C, D, and E of the Grain District Final Plat; AND

WHEREAS The 101, LLC has executed a Deed of Dedication conveying Street Lots A, B, C, D, and E to the City of Bondurant for public street purposes; AND

WHEREAS the City Council finds that acceptance of the Deed of Dedication is in the best interest of the City of Bondurant and will facilitate public ownership and maintenance of the street lots within the Grain District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached Deed of Dedication conveying Street Lots A, B, C, D, and E of the recorded Grain District Final Plat from The 101, LLC to the City of Bondurant is hereby approved and accepted, and the Mayor and City Clerk are authorized and directed to execute all documents necessary to effectuate and record the conveyance.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 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				

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450

Return to: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450

Address Tax Statement: City of Bondurant, Iowa 200 2nd Street NE, Bondurant, Iowa 50035

DEED OF DEDICATION

For the consideration of One Dollar(s) and other valuable consideration, The 101, LLC, an Iowa corporation (the “Grantor”), does hereby dedicate and convey to the City of Bondurant, Iowa, a municipal corporation (the “Grantee”), all of its right, title and interest in the following described real estate in Polk County, Iowa:

Street Lots A, B, C, D and E of the Grain District, an Official Plat in the City of Bondurant, Polk County, Iowa

Subject to easements, covenants and restrictions of record

As shown on the Grain District Final Plat recorded on July 8, 2026 in Book 20584, Pages 527-548 of the Polk County records

The Grantor hereby covenants with grantees, and successors in interest, that it holds its interest in the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

No transfer tax. Exempt transaction under Iowa Code §428A.2(6) as the Grantee is a municipal corporation and there is no consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Dated: _____, 2026.

The 101, LLC

By: _____
_____, President

STATE OF IOWA, COUNTY OF POLK, ss:

On the ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me personally known, who, being by me duly sworn, did say that they are the President of The 101, LLC, that said instrument was authorized by Resolution adopted by the Board of The 101, LLC on the ____ day of _____, 2026, and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Shelby Hagan, City Clerk of the City of Bondurant, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2026.

City Clerk of the City of Bondurant, Iowa



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

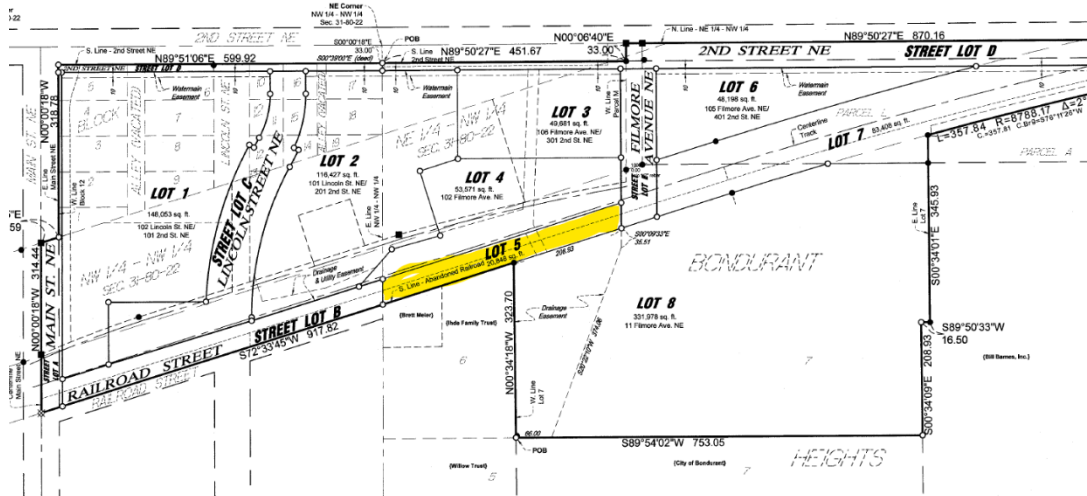
Item No. 6.e.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving acceptance of a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 5 of the Grain District Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for the donation of Lot 5 of the July 2026-recorded Grain District Final Plat. The agreement serves as the mechanism to transfer ownership of the property to the City. Lot 5 is highlighted in yellow below and encompasses portions of the recently-constructed Chichaqua Valley Trail through the Grain District.



FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-255
2. REAL PROPERTY CHARITABLE DONATION AGREEMENT

CITY OF BONDURANT
RESOLUTION NO. 260803-255

A RESOLUTION APPROVING ACCEPTANCE OF A REAL PROPERTY CHARITABLE
DONATION AGREEMENT BETWEEN THE 101, LLC AND THE CITY OF
BONDURANT FOR LOT 5 OF THE GRAIN DISTRICT FINAL PLAT

WHEREAS the Grain District Final Plat was recorded in July 2026, establishing Lot 5 as a platted lot within the Grain District; AND

WHEREAS The 101, LLC is the owner of Lot 5 of the Grain District Final Plat; AND

WHEREAS through the previously-established Memorandum of Understanding between The 101, LLC and the City of Bondurant, The 101, LLC has offered to donate Lot 5 of the Grain District Final Plat to the City of Bondurant through a Real Property Charitable Donation Agreement for use exclusively for public purposes; AND

WHEREAS the City Council finds that approval of the Real Property Charitable Donation Agreement is in the best interest of the City of Bondurant and will facilitate the transfer of ownership of Lot 5 to the City.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Real Property Charitable Donation Agreement between The 101, LLC and the City of Bondurant for the donation of Lot 5 of the Grain District Final Plat is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the Agreement and all documents necessary to effectuate the conveyance of Lot 5 to the City of Bondurant in accordance with the terms of the Agreement

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 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				

REAL PROPERTY CHARITABLE DONATION AGREEMENT

This Real Property Charitable Donation Agreement (this "Agreement") is made and entered into as of _____, 2026 (the "Effective Date"), by and between **The 101, LLC**, an Iowa corporation (the "Company") and the **City of Bondurant**, Iowa (the "City") with respect to a charitable donation as described herein (the "Contribution"). The purpose of this Agreement is to set forth the terms and conditions pursuant to which the Company shall provide and the City shall receive the Contribution.

Background

The City is a political subdivision or governmental unit for the purposes of Section 170(c)(1) of the Internal Revenue Code of 1986, as amended (the "Code"). The Company desires to support the City through its Contribution for use exclusively for public purposes.

The parties hereto agree as follows:

1. Contribution. The Company shall donate to the City the real property as described on the attached Exhibit A, consisting of a parcel of land of approximately 20,848 square feet and all improvements situated thereon, subject to the terms and conditions of this Agreement (the "Real Property").
2. Settlement
 - a. If available, the Company shall deliver to the City a current abstract of title showing marketable title to the Real Property in conformity with this Agreement and with the land title examination standards of the Iowa State. In the absence of an abstract, the City will acquire a Title Certificate for the Real Property, which must show clear title in the Company.
 - b. Settlement and delivery of possession of the Real Property will occur on or before August 28, 2026 ("Settlement"). Settlement will be held at the offices of the City. The Company and the City will cooperate on preparing documents. At Settlement, the Company will deliver to the City a corporate warranty deed to the Real Property, in substantially the form and set forth in Exhibit B.
 - c. Real property taxes on the Real Property will be prorated as of the close and Settlement based upon the latest available tax information.
 - d. All risk of loss for the Real Property and the Personal Property will remain with the Company until Settlement.
3. Representations and Warranties

The Company represents and warrants as follows:

- a. It has good and marketable title to the Real Property free from all mortgages, security interests or other encumbrances.
- b. It will deliver the Real Property free and clear of any lien or encumbrance.
- c. There is no suit, action, arbitration, legal, administrative or other proceeding or inquiry pending or threatened against the Real Property or any portion thereof, or pending or threatened against the Company which could affect the Company's title to the Real Property or any portion thereof, or subject an owner of the Real Property, or any portion thereof, to liability.

The City represents and warrants as follows:

- a. It is a governmental unit for the purposes of Section 170(c)(1) of the Internal Revenue Code.
 - b. The City has full authority and power to enter into this Agreement, and when signed, it shall be a valid obligation of, and enforceable against, the City.
4. Additional Agreements and Covenants
- a. The City shall use the Real Property exclusively for the public purpose. If due to changed circumstances it is impracticable to carry out the above purposes, the Real Property will be used for purposes as nearly akin to the original purpose as possible.
 - b. The City agrees to cooperate with the Company to complete any documentation or additional paperwork necessary or helpful to assist the Company in documenting its gift. In the event the tax deductibility of the Contribution is challenged, the City agrees to provide reasonable assistance to the Company in contesting the unfavorable determination or ruling.
 - c. Disclosure of Gift. The Parties acknowledge that certain state or federal laws now or in the future may require the Company to disclose information on donations provided to charitable entities. The Company may report information about the Contribution provided under this Agreement, as required by law.
5. No Assignment. Neither party may assign, directly or indirectly, by operation of law, change of control or otherwise, this Agreement or any rights or obligations hereunder, without the prior written consent of the other party.
6. No Third Party Beneficiaries. This Agreement inures to the benefit of the City and the Company only, and no third party shall have any rights under it, except as expressly provided herein.
7. Amendment; Entire Agreement. This Agreement may not be amended other than by a writing signed by authorized representatives of both parties. This Agreement represents the

entire agreement between the parties with respect to the subject matter hereof and supersedes any prior oral or written agreements, understandings or arrangements.

8. Governing Law. This Agreement is governed by the internal laws of the State of Iowa.

9. Right to Inspect Property. As part of its due diligence, the City may require and/or conduct inspections, tests, and studies with respect to the physical and environmental condition of the Real Property. The City and its consultants, agents, engineers, inspectors, contractors, and employees must be given reasonable access to the Real Property for the purpose of performing such due diligence. The City shall not conduct any intrusive or destructive inspections or borings without the Company's prior written consent, which consent shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties have signed and thereby caused this Agreement to be duly executed effective as of the date written above.

The 101, LLC

By: _____

Name: _____

Title: _____

Date: _____

City of Bondurant, Iowa

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A

Lot 5 of the Grain District, an Official Plat in the City of Bondurant, Polk County, Iowa

Exhibit B

For the consideration of One Dollar(s) and other valuable consideration, The 101, LLC, a corporation organized and existing under the laws of Iowa (the "Grantor"), does hereby Convey to the City of Bondurant, Iowa, a municipal corporation (the "Grantee"), the following described real estate in Polk County, Iowa:

Lot 5 of the Grain District, an Official Plat in the City of Bondurant, Polk County, Iowa

Subject to easements, covenants and restrictions of record.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

No transfer tax. Exempt transaction under Iowa Code §428A.2(6) as the Grantee is a municipal corporation and there is no consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Dated: _____, 2026.

The 101, LLC

By: _____
_____, President

STATE OF IOWA, COUNTY OF POLK, ss:

On the ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me personally known, who, being by me duly sworn, did say that they are the President of The 101, LLC, that said instrument was authorized by Resolution adopted by the Board of The 101, LLC on the __ day of _____, 2026, and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa



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

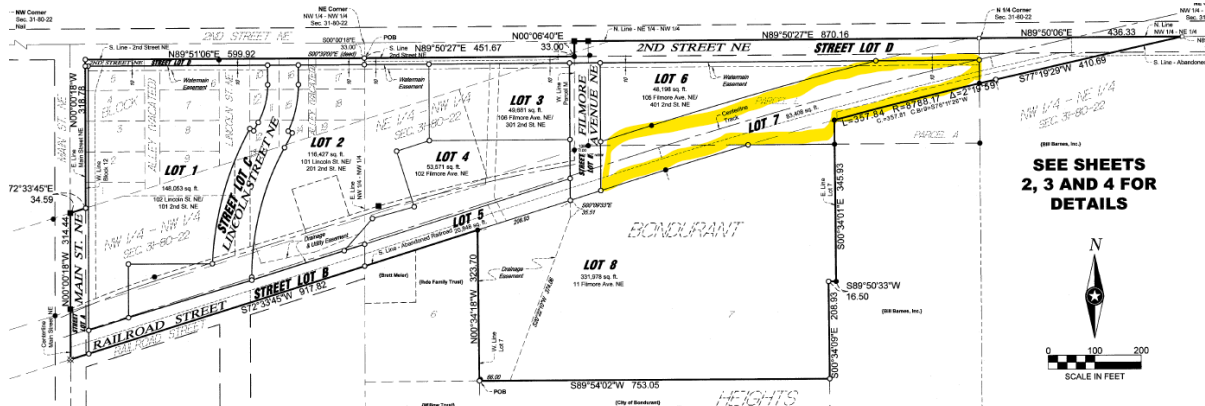
Item No. 6.f.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving acceptance of a warranty deed for Lot 7 of the recorded Grain District Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Grain District Final Plat created Lot 7, which is currently partially owned by The 101, LLC and partially owned by the City of Bondurant. Following recording of the plat, Polk County noted that the parcel would be split along the existing ownership line unless the remaining privately owned portion was conveyed to the City. The attached Warranty Deed transfers The 101, LLC's interest in Lot 7 to the City, resulting in the City owning the entirety of Lot 7 as originally intended. Approval of this resolution authorizes acceptance and recording of the attached Warranty Deed.



FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-256

2. The 101, LLC Lot 7 Warranty Deed

CITY OF BONDURANT
RESOLUTION NO. 260803-256

A RESOLUTION APPROVING ACCEPTANCE OF A WARRANTY DEED FOR LOT 7
OF THE RECORDED GRAIN DISTRICT FINAL PLAT

WHEREAS the Grain District Final Plat has been recorded in the office of the Polk County Recorder, creating Lot 7 within the Grain District subdivision; AND

WHEREAS Lot 7 is currently partially owned by The 101, LLC and partially owned by the City of Bondurant; AND

WHEREAS following recording of the Grain District Final Plat, Polk County identified that, unless the remaining privately owned portion of Lot 7 was conveyed to the City, the parcel would be divided along the existing ownership line; AND

WHEREAS the 101, LLC has executed a Warranty Deed conveying all of its right, title, and interest in Lot 7 of the Grain District to the City of Bondurant; AND

WHEREAS acceptance of the Warranty Deed will result in the City of Bondurant owning the entirety of Lot 7 as originally intended.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Warranty Deed from The 101, LLC conveying all of its right, title, and interest in Lot 7 of the Grain District, an Official Plat in the City of Bondurant, Polk County, Iowa, to the City of Bondurant is hereby approved and accepted, and the Mayor and City Clerk are authorized and directed to execute the acceptance certificate and any other documents necessary to record the Warranty Deed with the Polk County Recorder.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 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				

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450

Return to: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450

Address Tax Statement: City of Bondurant, Iowa 200 2nd Street NE, Bondurant, Iowa 50035

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, The 101, LLC, an Iowa corporation (the “Grantor”), does hereby Convey to the City of Bondurant, Iowa, a municipal corporation (the “Grantee”), all of its right, title and interest in the following described real estate in Polk County, Iowa:

Lot 7 of the Grain District, an Official Plat in the City of Bondurant, Polk County, Iowa

Subject to easements, covenants and restrictions of record.

The Grantor hereby covenants with grantees, and successors in interest, that it holds its interest in the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

No transfer tax. Exempt transaction under Iowa Code §428A.2(6) as the Grantee is a municipal corporation and there is no consideration.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Dated: _____, 2026.

The 101, LLC

By: _____
_____, President

STATE OF IOWA, COUNTY OF POLK, ss:

On the ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me personally known, who, being by me duly sworn, did say that they are the President of The 101, LLC, that said instrument was authorized by Resolution adopted by the Board of The 101, LLC on the __ day of _____, 2026, and _____ acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

ACCEPTANCE BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Shelby Hagan, City Clerk of the City of Bondurant, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City by Resolution No. _____, passed on the ____ day of _____, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2026.

City Clerk of the City of Bondurant, Iowa



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

Item No. 6.g.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to Thorpe Contracting LLC for the SE Trunk Sewer Project in the amount of \$110,024.59

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of \$110,024.59 related to the SE Trunk Sewer Project that will serve the SE Industrial Area.

This pay application has been reviewed by City Staff and Engineering Technician from Engineering Technical Services of Iowa for accuracy and is for work completed from January 26th through July 28th, 2026 for the project. Clearing and grubbing has been completed and the connection to the existing WRA Trunk Sewer has been done. Despite the weather, the contractor has made good progress and is approximately 40% installed.

FUNDING SOURCE: Sewer Fund/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-257
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260803-257

RESOLUTION APPROVING PAY REQUEST NO. 1 TO THORPE CONTRACTING LLC
FOR THE SE TRUNK SEWER PROJECT IN THE AMOUNT OF \$110,024.59

WHEREAS, the SE Trunk Sewer Project Pay Request No. 1 was submitted on July 29th, 2026; AND

WHEREAS, the pay request no. 1 is for work completed January 26th through July 28th, 2026, on the SE Trunk Sewer Project; AND

WHEREAS, City Staff 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 Thorpe Contracting LLC in the amount of \$110,024.59 hereby approved.

Passed this 3rd day of August 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				

Date: , 2026

PAY ESTIMATE NO. 1

Project Title	Southeast Trunk Sewer Bondurant, Iowa		Contractor	Thorpe Contracting, LLC PO Box 220 Adel, IA 50003	
Original Contract Amount & Date	\$438,753.00	January 26, 2026	Pay Period	, 2026 to , 2026	

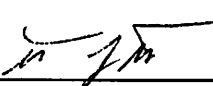
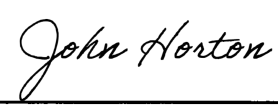
BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Complete	Value Completed
1	Sanitary Sewer - Trenched, 15"	LF	2463	\$ 102.79	\$ 253,171.77	615	\$ 63,164.46
2	Sanitary Sewer - Trenched, 16" DI	LF	20	\$ 248.86	\$ 4,977.20	20	\$ 4,977.20
3	Manholes, Type SW-301, 48" Diameter	EA	8	\$ 5,224.20	\$ 41,793.60	2.00	\$ 10,448.40
4	Connection to Existing Manhole	EA	1	\$ 11,771.77	\$ 11,771.77	1.00	\$ 11,771.77
5	Field Tile Replacement, Up to 12"	LF	200	\$ 7.32	\$ 1,464.00	0	\$ -
6	Rip-Rap	TON	140	\$ 131.73	\$ 18,442.20	140	\$ 18,442.20
7	Seeding - SUDAS Type 2	ACRE	3	\$ 1,302.31	\$ 3,906.93	0	\$ -
8	Construction Staking	LS	1	\$ 4,760.09	\$ 4,760.09	0.8	\$ 3,808.07
9	Trench Compaction Testing	LS	1	\$ 3,261.27	\$ 3,261.27	0.25	\$ 815.32
10	Erosion Control	LS	1	\$ 12,205.37	\$ 12,205.37		\$ -
11	Traffic Control	LS	1	\$ 1,220.54	\$ 1,220.54		\$ -
CO1.1	Modified Connection to WRA Manhole	LS	1	\$ 6,583.74	\$ 6,583.74		\$ -
CO1.2	Add MH-1A for Flow Meter	LS	1	\$ 10,115.36	\$ 10,115.36		\$ -
CO1.3	Concrete Meter Cabinet Base	LS	1	\$ 6,611.79	\$ 6,611.79		\$ -
CO1.4	2" Conduit MH-1A to Cabinet Base	LS	1	\$ 2,233.37	\$ 2,233.37		\$ -
	TOTAL CONTRACT				\$ 382,519.00		\$ 113,427.41

[illegible]

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$ 356,974.74	\$ 113,427.41
Approved Change Orders (list each)	1	\$ 25,544.26	
TOTAL ALL CHANGE ORDERS		\$ 25,544.26	\$ -
Revised Contract Price		\$ 382,519.00	\$ 113,427.41
Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 113,427.41
Less Retained Percentage (3%)			\$ 3,402.82
Net Amount Due This Estimate			\$ 110,024.59
Less Estimate(s) Previously Approved	No. 1		
	No. 2		
	No. 3		
	No. 4		
	No. 5		
	No. 6		
	No. 7		
	No. 8		
	No. 9		
	No. 10		
	No. 11		
	No. 12		
Less Total Pay Estimates Previously Approved			\$ -
Amount Due This Estimate			\$ 110,024.59

The amount \$ 110,024.59 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Thorpe Constracting, LLC 	Recommended By: City of Bondurant 	Approved By: City of Bondurant, Iowa
Signature owner	Signature Public Works Director	Signature
Title 7/29/26	Title 7-29-2026	Title
Date	Date	Date



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

Item No. 6.h.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving Pay Request No. 16 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$94,832.63

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #16 in the amount of \$94,832.63 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from May 28th through July 24th ,2026 for the project. All work is substantially completed at this point. There are a few minor punch list items that are in the process of being cleaned up. We anticipate closing out this project next month once everything has been verified.

The project is approximately 97.8% completed.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-258
2. Pay Request No. 16

CITY OF BONDURANT
RESOLUTION NO. 260803-258

RESOLUTION APPROVING PAY REQUEST NO. 16 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$94,832.63

WHEREAS, the Civic Campus Improvements Phase 2 Pay Request No. 16 was submitted on July 29th, 2026; AND

WHEREAS, the pay request no. 16 is for work completed May 28th through July 24th, 2026, for the Civic Campus Phase 2 Project; AND

WHEREAS, City Staff and engineers from Veenstra & Kimm 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. 16 to Alliance Construction Group LLC in the amount of \$94,832.63 is hereby approved.

Passed this 3rd day of August 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 16

PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2

Contractor: Alliance Construction Group LLC

Date: 7/29/2026

Original Contract Amount: \$5,251,693.65

Pay Period: May 28, 2026 to July 24, 2026

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY						UNIT PRICE	DIVISION 1 VALUE COMPLETED TO DATE	DIVISION 2 VALUE COMPLETED TO DATE	TOTAL VALUE COMPLETED TO DATE
			(RISE ELIG.) DIVISION 1 (ORIG. CONT.)	(NON-PART) DIVISION 2 (ORIG. CONT.)	TOTAL AUTHORIZED (INCL. C.O.'S)	COMPLETED DIVISION 1 TO DATE	COMPLETED DIVISION 2 TO DATE	COMPLETED TOTAL TO DATE				
	EARTHWORK											
2.01	Clearing and Grubbing	LS	0.75	0.25	1	0.75	0.25	1	\$9,400.00	\$7,050.00	\$2,350.00	\$9,400.00
2.02	Topsoil	CY	15,650	6,375	22,025	15,650	6,375	22,025	\$4.80	\$75,120.00	\$30,600.00	\$105,720.00
2.03	Class 10 Excavation	CY	17,440	2,180	19,620	17,440	2,180	19,620	\$7.30	\$127,312.00	\$15,914.00	\$143,226.00
2.04	Obliterate Old Roadbed	STA	15.0	0.0	15.0	0.0	15.0	15.0	\$1,200.00	\$0.00	\$18,000.00	\$18,000.00
2.05	Below Grade Excavation (Core Out)	CY	704	224	928			0	\$3.75	\$0.00	\$0.00	\$0.00
2.06	Subgrade Preparation	SY	21,097	6,715	27,812	21,097	6,612	27,709	\$2.80	\$59,071.60	\$18,513.60	\$77,585.20
2.07	Granular Stabilization	TONS	1,330.0	423.0	1,753.0			0	\$47.75	\$0.00	\$0.00	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,110	672	2,782			0	\$2.50	\$0.00	\$0.00	\$0.00
2.09	Modified Subbase	SY	21,097	6,715	27,812	21,097	6,612	27,709	\$7.20	\$151,898.40	\$47,606.40	\$199,504.80
2.10	Compaction Testing	LS	0.75	0.25	1	0.75	0.25	1	\$14,081.00	\$10,560.75	\$3,520.25	\$14,081.00
	SEWERS AND DRAINS											
4.01	Sanitary Sewer, Trenched, 8" PVC, CO1	LF	0	974	774	0	744	744	\$50.00	\$0.00	\$37,200.00	\$37,200.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	0	1,797	1,797	0	1,789.5	1,789.5	\$51.50	\$0.00	\$92,159.25	\$92,159.25
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	0	826	826	0	829	829	\$73.00	\$0.00	\$60,517.00	\$60,517.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	0	1,857	1,857	0	1,857	\$55.00	\$102,135.00	\$0.00	\$102,135.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	0	1	1	0	1	\$725.00	\$725.00	\$0.00	\$725.00
4.06	Sanitary Sewer Service Stub, 6" PVC, CO1	LF	0	420	370	0	339	339	\$41.00	\$0.00	\$13,899.00	\$13,899.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	1,613	617	2,230	1,613	633.1	2,246.1	\$61.00	\$98,393.00	\$38,619.10	\$137,012.10
4.08	Storm Sewer, Trenched, RCP, 18"	LF	285	155	440	285	155	440	\$62.00	\$17,670.00	\$9,610.00	\$27,280.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	519	24	543	519	24	543	\$75.00	\$38,925.00	\$1,800.00	\$40,725.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	344	61	405	344	61	405	\$110.00	\$37,840.00	\$6,710.00	\$44,550.00
4.11	Storm Sewer, Trenched, RCP, 42", CO2	LF	1,614	0	1,606	1,606	0	1,606	\$150.00	\$240,900.00	\$0.00	\$240,900.00
4.12	Pipe Apron, Concrete, 15"	EA	2	0	2	2	1	3	\$2,163.00	\$4,326.00	\$2,163.00	\$6,489.00
4.13	Pipe Apron, Concrete, 24"	EA	2	0	2	2	0	2	\$3,030.00	\$6,060.00	\$0.00	\$6,060.00
4.14	Removal of Culverts	LF	192	64	256	192	64	256	\$10.00	\$1,920.00	\$640.00	\$2,560.00
4.15	Subdrain, Type 1, PVC, 6"	LF	6,733	1,713	8,446	6,733	1,567	8,300	\$13.00	\$87,529.00	\$20,371.00	\$107,900.00
4.16	Subdrain Cleanouts	EA	3	4	7	3	4	7	\$450.00	\$1,350.00	\$1,800.00	\$3,150.00
4.17	Subdrain Outlet	EA	60	12	72	60	12	72	\$200.00	\$12,000.00	\$2,400.00	\$14,400.00
4.18	Field Tile Repair	LF	300	100	400	450	240	690	\$20.00	\$9,000.00	\$4,800.00	\$13,800.00
4.19	Beveled Pipe and Guard, 24"	EA	1	0	1	1	0	1	\$2,650.00	\$2,650.00	\$0.00	\$2,650.00
	WATER MAINS AND APPURTENANCES											
5.01	Water Main, 4" PVC, Trenched, CO3	LF	2,785	0	2,803	2,803	0	2,803	\$21.00	\$58,863.00	\$0.00	\$58,863.00
5.02	Water Main, 12" PVC, Trenched	LF	0	4,982	4,982	0	4,988	4,988	\$52.50	\$0.00	\$261,870.00	\$261,870.00
5.03	Gate Valve, 4", CO3	EA	2	0	6	6	0	6	\$1,200.00	\$7,200.00	\$0.00	\$7,200.00
5.04	Gate Valve, 12"	EA	0	10	10	0	10	10	\$3,600.00	\$0.00	\$36,000.00	\$36,000.00
5.05	Tapping Sleeve and Valve, 12"	EA	0	1	1	0	1	1	\$6,550.00	\$0.00	\$6,550.00	\$6,550.00

ITEM NO.	DESCRIPTION	UNIT	BID ITEMS						UNIT PRICE	DIVISION 1 VALUE COMPLETED TO DATE	DIVISION 2 VALUE COMPLETED TO DATE	TOTAL VALUE COMPLETED TO DATE
			(RISE ELIG.) DIVISION 1 (ORIG. CONT.)	(NON-PART) DIVISION 2 (ORIG. CONT.)	QUANTITY TOTAL AUTHORIZED (INCL. C.O.'S)	COMPLETED DIVISION 1 TO DATE	COMPLETED DIVISION 2 TO DATE	COMPLETED TOTAL TO DATE				
5.06	Water Service Stubs, 1.5", CO1, CO2	EA	0	6	4	0	5	5	\$1,700.00	\$0.00	\$8,500.00	\$8,500.00
5.07	Water Service Stubs, 8"	EA	0	2	2	0	3	3	\$3,250.00	\$0.00	\$9,750.00	\$9,750.00
5.08	Water Service Stubs, 1.5", CO1, CO2	LF	0	355	240	0	265	265	\$31.00	\$0.00	\$8,215.00	\$8,215.00
5.09	Water Service Stubs, 8"	LF	0	100	100	0	100	100	\$31.50	\$0.00	\$3,150.00	\$3,150.00
5.10	Hydrant Assembly	EA	0	16	16	0	16	16	\$6,600.00	\$0.00	\$105,600.00	\$105,600.00
5.11	Blowoff Assembly	EA	3	0	3	3	0	3	\$1,680.00	\$5,040.00	\$0.00	\$5,040.00
5.12	Connection to Existing, CO3	EA	0	2	4	2	2	4	\$630.00	\$1,260.00	\$1,260.00	\$2,520.00
5.13	Water Main Abandonment	LS	1	0	1	1	0	1	\$450.00	\$450.00	\$0.00	\$450.00
	STRUCTURES FOR SANITARY AND STORM SEWERS											
6.01	Manhole, SW-301, 48", CO1	EA	0	17	16	0	16	16	\$6,000.00	\$0.00	\$96,000.00	\$96,000.00
6.02	Manhole, SW-401, 72"	EA	13	0	13	13	0	13	\$9,550.00	\$124,150.00	\$0.00	\$124,150.00
6.03	Manhole, SW-401, 84"	EA	1	0	1	1	0	1	\$10,250.00	\$10,250.00	\$0.00	\$10,250.00
6.04	Manhole, SW-401, 96"	EA	1	0	1	1	0	1	\$16,200.00	\$16,200.00	\$0.00	\$16,200.00
6.05	Manhole, SW-406	EA	1	0	1	1	0	1	\$3,800.00	\$3,800.00	\$0.00	\$3,800.00
6.06	Intake, SW-508	EA	34	10	44	34	10	44	\$6,450.00	\$219,300.00	\$64,500.00	\$283,800.00
6.07	Intake, SW-510	EA	4	0	4	4	0	4	\$7,750.00	\$31,000.00	\$0.00	\$31,000.00
	STREETS AND RELATED WORK											
7.01	Pavement, PCC, 8"	SY	13,828	5,765	19,593	13,828	5,675	19,503	\$59.00	\$815,852.00	\$334,825.00	\$1,150,677.00
7.02	Pavement, PCC, 10"	SY	4,426	0	4,426	4,375	0	4,375	\$74.50	\$325,937.50	\$0.00	\$325,937.50
7.03	Pavement Samples and Testing	LS	0.75	0.25	1	0.75	0.25	1	\$13,500.00	\$10,125.00	\$3,375.00	\$13,500.00
7.04	Granular Surfacing	TONS	100.0	0.0	100.0	85.0	0	85.0	\$37.00	\$3,145.00	\$0.00	\$3,145.00
7.05	Granular Shoulder, Type B	TONS	230.0	121.0	351.0	100.0		100.0	\$50.00	\$5,000.00	\$0.00	\$5,000.00
7.06	Pavement Removal	SY	9,178	1,494	10,672	9,178	1,404	10,582	\$8.00	\$73,424.00	\$11,232.00	\$84,656.00
7.07	Driveway Removal	SY	0	134	134	0	0	0	\$6.00	\$0.00	\$0.00	\$0.00
7.08	Driveway, PCC	SY	244	134	378	244	134	378	\$70.00	\$17,080.00	\$9,380.00	\$26,460.00
7.09	Sidewalk, PCC	SY	615	0	615	615.0	0.0	615.0	\$50.00	\$30,750.00	\$0.00	\$30,750.00
7.10	Share Use Path, PCC	SY	2,401	1,420	3,821	2,401	1,420	3,821	\$43.00	\$103,243.00	\$61,060.00	\$164,303.00
7.11	Special Subgrade Preparation for Shared Use Paths	SY	0	1,167	1,167	0	1,167	1,167	\$9.20	\$0.00	\$10,736.40	\$10,736.40
7.12	Detectable Warnings	SF	160	0	160	160	0	160	\$30.00	\$4,800.00	\$0.00	\$4,800.00
7.13	Sidewalk/Driveway Assurance Testing	LS	0.65	0.35	1	0.65	0.35	1	\$6,500.00	\$4,225.00	\$2,275.00	\$6,500.00
	TRAFFIC CONTROL											
8.01	Traffic Signals	LS	1.0	0.0	1	1.0	0.0	1	\$399,000.00	\$399,000.00	\$0.00	\$399,000.00
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	118.6	22.9	141.5	118.6	29.95	148.6	\$120.00	\$14,232.00	\$3,594.00	\$17,832.00
8.03	Painted Symbols and Legends	EA	15	6	21	15	6	21	\$125.00	\$1,875.00	\$750.00	\$2,625.00
8.04	Temporary Traffic Control	LS	0.9	0.1	1	0.9	0.1	1	\$29,000.00	\$26,100.00	\$2,900.00	\$29,000.00
8.05	Traffic Signs	EA	10	0	10	3	0	3	\$350.00	\$1,050.00	\$0.00	\$1,050.00
	SITE WORK AND LANDSCAPING											
9.01	Hydraulic Seeding, Type 1	AC	7.5	3.5	11.0	5.6	2.6	8.2	\$3,000.00	\$16,800.00	\$7,800.00	\$24,600.00
9.02	Hydraulic Seeding, Type 2	AC	0.0	2.0	2.0	0.0	1.5	1.5	\$2,800.00	\$0.00	\$4,200.00	\$4,200.00
9.03	SWPPP Preparation	LS	0.65	0.35	1	0.65	0.35	1	\$1,500.00	\$975.00	\$525.00	\$1,500.00
9.04	SWPPP Management	LS	0.65	0.35	1	0.65	0.35	1	\$7,250.00	\$4,712.50	\$2,537.50	\$7,250.00
9.05	Filter Sock, 9"	LF	7,500	3,500	11,000	2,700.0	0	2,700	\$1.65	\$4,455.00	\$0.00	\$4,455.00
9.06	Filter Socks, Removal	LF	7,500	3,500	11,000	2,700.0	0	2,700	\$0.05	\$135.00	\$0.00	\$135.00
9.07	Erosion Control Mulching, Hydromulching	AC	6.5	4.0	10.5	6.5	4.0	10.5	\$1,800.00	\$11,700.00	\$7,200.00	\$18,900.00
9.08	Rip Rap	TONS	50.0	0.0	50.0		50	50	\$102.00	\$0.00	\$5,100.00	\$5,100.00
	MISCELLANEOUS											
11.01	Construction Survey	LS	0.65	0.35	1	0.65	0.35	1	\$35,000.00	\$22,750.00	\$12,250.00	\$35,000.00
11.02	Mobilization	LS	0.65	0.35	1	0.65	0.35	1	\$120,000.00	\$78,000.00	\$42,000.00	\$120,000.00

[illegible]



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

Item No. 6.i.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of land along the Mud Creek Corridor in the amount of \$102,800 and authorizing additional action necessary for property closing and transfer

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The City of Bondurant is currently constructing the SE Trunk Sewer Project, which extends sanitary sewer infrastructure along the southern edge of property owned by GHOLDS, LLC at Parcel 7922-07-200-001 to connect east into the City's SE Industrial Improvements Project along 32nd Street SE. To facilitate long-term access for construction, operation, and maintenance of the trunk sewer, as well as to secure public ownership of the Mud Creek corridor, the City and the property owner negotiated the acquisition of approximately 4.650 acres of land.

The attached Offer and Acceptance provides for the City's purchase of the property for a total purchase price of \$102,800.00, consistent with the negotiated agreement between the parties. The acquisition will establish permanent public ownership of the Mud Creek corridor while also providing access from 32nd Street SE to the SE trunk sewer infrastructure.

FUNDING SOURCE: SE Industrial Capital Fund supported by TIF, General Obligation, and Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-259
2. Mud Creek Offer to Purchase

CITY OF BONDURANT
RESOLUTION NO. 260803-259

A RESOLUTION APPROVING AN OFFER AND ACCEPTANCE BETWEEN THE CITY OF BONDURANT AND GHOLDS, LLC FOR THE ACQUISITION OF LAND ALONG THE MUD CREEK CORRIDOR IN THE AMOUNT OF \$102,800 AND AUTHORIZING ADDITIONAL ACTION NECESSARY FOR PROPERTY CLOSING AND TRANSFER

WHEREAS the City of Bondurant is constructing the SE Trunk Sewer Project, which extends sanitary sewer infrastructure along the southern edge of property owned by GHOLDS, LLC to connect with the City's SE Industrial Improvements Project along 32nd Street SE; AND

WHEREAS the City has determined that acquisition of approximately 4.650 acres of land from GHOLDS, LLC is necessary to provide long-term access for the construction, operation, and maintenance of the SE Trunk Sewer Project and to establish public ownership of the Mud Creek corridor in this area; AND

WHEREAS the City and GHOLDS, LLC have negotiated an Offer and Acceptance providing for the purchase of the property for the total purchase price of \$102,800.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Offer and Acceptance between the City of Bondurant and GHOLDS, LLC for the acquisition of approximately 4.650 acres of land along the Mud Creek corridor is hereby approved, and the Mayor and/or City Administrator and City Clerk are authorized and directed to execute the Offer and Acceptance and all associated deeds, closing documents, and other instruments necessary to complete the acquisition, with City staff, the City Attorney, and the City's consultants further authorized to take such actions as are necessary to carry out the intent of this Resolution and complete the transaction.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 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				

OFFER AND ACCEPTANCE

TO: GHOLDS, LLC, (SELLER)

The undersigned BUYER hereby offers to buy and the undersigned SELLER by its acceptance agrees to sell the following real property situated in Polk County, Iowa, and legally described as:

A PARCEL OF LAND IN THE NE QUARTER OF SECTION 7. TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 7; THENCE S.00°02'39"W., A DISTANCE OF 40.00 FEET ALONG THE WEST LINE OF SAID NE1/4, TO THE SOUTH RIGHT-OF-WAY LINE OF NE 62ND AVENUE, AND THE P O B, THENCE N 90°00'00"E, A DISTANCE OF 45.00 FEET; THENCE S 00°02'40"W, A DISTANCE OF 265.07 FEET; THENCE S.26°12'04"E., A DISTANCE OF 44.82 FEET; THENCE S.52°24'08"E., A DISTANCE OF 684.45 FEET TO THE NORTH RIGHT-OF-WAY OF INTERSTATE 80 AS PRESENTLY ESTABLISHED; THENCE S.80°35'32"W., A DISTANCE OF 58.77 FEET ALONG SAID RIGHT-OF-WAY, THENCE S.73°14'29"W., A DISTANCE OF 252.21 FEET; THENCE S 76°31'43"W, A DISTANCE OF 316.79 FEET, TO A POINT ON SAID WEST LINE OF SAID NE1/4, THENCE N 00°02'39"E, A DISTANCE OF 879 01 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 202603 SQ.FT OR 4.650 ACRES OF LAND, AND SUBJECT TO ALL EASEMENTS OF RECORD.

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, collectively herein referred to as the "Property".

1. PURCHASE PRICE. The Purchase Price shall be \$102,800.00 (the "Purchase Price") and the Purchase Price shall be paid in full at closing.
2. OBLIGATIONS OF SELLER. The obligations of SELLER are contingent upon the payment of the Purchase Price at closing. If the BUYER fails to pay the Purchase Price in full at closing the SELLER shall not be obligated to convey the Property.
3. REAL ESTATE TAXES. SELLERS shall pay all real estate taxes prorated to the date of possession and any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes.
4. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Property Interests shall be delivered to BUYER at closing which shall occur on or before September 15, 2026 (the "Date of Closing") and any adjustments of rent, insurance, interest and all charges attributable to the SELLER'S possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER but prior to possession by BUYER. SELLER agrees to permit BUYER to inspect the Property within 24 hours

prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.

5. **FIXTURES.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached.
6. **CONDITION OF PROPERTY.** The Property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLER in its present condition until possession, ordinary wear and tear excepted. SELLER makes no warranties, expressed or implied, as to the condition of the Property. BUYER acknowledges that it has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.
7. **ABSTRACT AND TITLE.** SELLER, at its expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to BUYER'S attorney for examination. It shall show marketable title in SELLER in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER'S inability to provide marketable title, this Agreement shall continue in force and effect until BUYER rescinds the Agreement after giving ten days written notice to the SELLER. The abstract shall become the property of BUYER when the Purchase Price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or its assignees.
8. **SURVEY.** If a survey is required under Iowa Code Chapter 354, or city or county ordinances, BUYER shall pay the costs thereof. BUYER may, at BUYER'S expense prior to closing, have the Property surveyed and certified by a registered land surveyor. If the survey shows an encroachment on the Property or if any improvements located on the real property encroach on lands of others, the encroachments shall be treated as a title defect. In addition, BUYER shall have the Surrounding Real Estate (defined below) of SELLER surveyed, certified, and recorded by a registered land surveyor following the closing (the "Post Closing Survey"). The Post Closing Survey shall be a survey of the Surrounding Real Estate and shall also include the survey of the Property within the Surrounding Real Estate. The Surrounding Real Estate is real estate located in Polk County, Iowa and is legally described as follows:

All that part of the Northeast $\frac{1}{4}$ of Section 7, Township 79 North, Range 22 West of the 5th P.M., now included in and forming a part of the City of Bondurant, Polk County, Iowa, lying North and West of Interstate Highway 80, except roads.

9. **ENVIRONMENTAL MATTERS.** SELLER warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property.

10. CONVEYANCES OF PROPERTY. Upon payment of the Purchase Price SELLER shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the conveyance excepting liens and encumbrances suffered or permitted by BUYER.
11. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
12. REMEDIES OF THE PARTIES.
- A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
 - B. If SELLER fails to timely perform this Agreement, BUYER have the right to have all payments made returned to them.
 - C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.
13. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.
14. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing and none of the obligations of the parties shall merge into the deed of conveyance. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.
15. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.
16. CERTIFICATION. BUYER and SELLER each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated

National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

17. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. SELLER represents and warrants to BUYER that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the Property.

18. NOTICES. The Property is being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. BUYER hereby gives notice to SELLER that SELLER has a five- year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa. This written agreement constitutes the entire agreement between BUYER and SELLER and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before _____, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLER at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted _____
SELLER

This offer dated _____, 2026
BUYER

GHOLDS, LLC

City of Bondurant, Iowa, a municipal
corporation

By Timothy J. George, Manager

By: _____
Its: _____

Address: _____
Telephone: _____

Address: _____
Telephone: _____



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

Item No. 6.j.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of right-of-way and the establishment of temporary construction and permanent easements for the SE Industrial Improvements Project in the amount of \$124,670.00

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: In December 2025, the City of Bondurant retained Shive-Hattery to provide engineering design services for the SE Industrial Improvements Project. The project has since advanced into the construction phase.

The attached Offer and Acceptance provides for the acquisition of the real property interests necessary to construct the project, including fee title right-of-way, a temporary construction easement, and a permanent storm sewer and drainage easement from GHOLDS, LLC. Specifically, the agreement includes the acquisition of approximately 0.688 acres of right-of-way, a 3.261-acre temporary construction easement, and a 0.129-acre permanent storm sewer and drainage easement.

The City obtained an independent appraisal of the required property interests. The compensation reflected in the attached Offer and Acceptance is based upon the appraised values and subsequent negotiations with the property owner. In addition to conveying the required property interests, the agreement provides for the City to construct four concrete access points and two water service stubs to serve the remaining property as part of the SE Industrial Improvements Project.

FUNDING SOURCE: SE Industrial Capital Fund supported by TIF, General Obligation, and Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-260
2. Final Offer to Purchase with Attached Exhibits

CITY OF BONDURANT
RESOLUTION NO. 260803-260

A RESOLUTION APPROVING AN OFFER AND ACCEPTANCE BETWEEN THE CITY
OF BONDURANT AND GHOLDS, LLC FOR THE ACQUISITION OF RIGHT-OF-WAY
AND THE ESTABLISHMENT OF TEMPORARY CONSTRUCTION AND PERMANENT
STORM SEWER AND DRAINAGE EASEMENTS FOR THE SE INDUSTRIAL
IMPROVEMENTS PROJECT

WHEREAS the City of Bondurant is constructing the SE Industrial Improvements Project to provide public roadway and utility improvements; AND

WHEREAS the City has determined that it is necessary to acquire certain real property interests from GHOLDS, LLC, including fee title right-of-way, a temporary construction easement, and a permanent storm sewer and drainage easement, in order to construct the project; AND

WHEREAS the City obtained an independent appraisal of the required property interests, and the compensation set forth in the Offer and Acceptance reflects the appraised values together with subsequent negotiations between the City and GHOLDS, LLC; AND

WHEREAS pursuant to the Offer and Acceptance, GHOLDS, LLC has agreed to convey approximately 0.688 acres of fee title right-of-way, a 3.261-acre temporary construction easement, and a 0.129-acre permanent storm sewer and drainage easement, and the City has agreed to pay total consideration of \$124,670.00 and to construct certain access and water service improvements on the remaining property as part of the SE Industrial Improvements Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Offer and Acceptance between the City of Bondurant and GHOLDS, LLC for the acquisition of fee title right-of-way, a temporary construction easement, and a permanent storm sewer and drainage easement necessary for the SE Industrial Improvements Project is hereby approved, and the Mayor and/or City Administrator and City Clerk are authorized and directed to execute the Offer and Acceptance and all associated deeds, easement documents, closing documents, and other instruments necessary to complete the acquisition, with City staff, the City Attorney, and the City's consultants further authorized to take such actions as are necessary to carry out the intent of this Resolution and complete the transaction.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 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				

OFFER AND ACCEPTANCE

TO: GHOLDS, LLC, (SELLER)

The undersigned BUYER hereby offers to buy and the undersigned SELLER by its acceptance agrees to sell the following real property interests situated in Polk County, Iowa, and legally described as:

1. Fee title to real estate legally described on the acquisition plat attached hereto as Exhibit A:(the "Fee Title Real Estate");
2. A temporary easement in the form attached hereto as Exhibit B covering real property legally described on the Plat attached hereto as Exhibit B1 (the "Temporary Easement Real Estate"); and
3. A Storm Sewer and Drainage Easement in the form attached hereto as Exhibit C covering real property legally described on the Plat attached hereto as Exhibit C1 (the "Permanent Easement")

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, collectively herein referred to as the "Real Property Interests".

In addition to the purchase of the Real Property Interests, the BUYER offers to pay SELLER an additional administrative settlement amount in the amount of \$11,335.00 (the "Administrative Settlement Amount") pursuant to the terms of this Agreement.

The purchase of the Real Property Interests together with the payment of the Administrative Settlement Amount shall be made upon the following terms and conditions:

1. PURCHASE PRICE FOR REAL PROPERTY INTERESTS. The Purchase Price for the Real Property Interests (the "Real Estate Interests Purchase Price") shall be \$113,335.00 and is allocated as follows:

A. Fee Title Real Estate Price	\$69,000.00
B. Temporary Easement Price	\$39,135.00
C. Permanent Easement Price	<u>\$5,200.00</u>
Total	\$113,335.00

2. TOTAL CONSIDERATION. The total consideration paid by BUYER to SELLER shall be the aggregation of the Real Estate Interests Purchase Price and the Administrative Settlement Amount in the total amount of \$124,670.00 (the "Total Consideration") and the method of payment shall be as follows: Total Consideration to be paid in full on the earlier to occur of either the date which is 30 days following BUYER'S approval of this document or on the Date of Closing (defined below).
3. OBLIGATIONS OF SELLER. The obligations of seller are contingent upon the payment

of the Total Consideration at closing. If the BUYER fails to pay both the Real Estate Interests Purchase Price and the Administrative Settlement Amount in full at closing the SELLER shall not be obligated to convey the Real Property Interests.

4. REAL ESTATE TAXES. SELLER shall pay all real estate taxes prorated to the date of possession and any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes.
5. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Real Property Interests shall be delivered to BUYER at closing which shall occur on or before September 15, 2026 (the "Date of Closing") and any adjustments of rent, insurance, interest and all charges attributable to the SELLER'S possession shall be made as of the date of possession. Closing shall occur after the approval of title by BUYER but prior to possession by BUYER. SELLER agrees to permit BUYER to inspect the Real Property Interests within 24 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.
6. FIXTURES. Included with the Real Property Interests shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached.
7. CONDITION OF REAL PROPERTY INTERESTS. The Real Property Interests as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLER in their present condition until possession, ordinary wear and tear excepted. SELLER makes no warranties, expressed or implied, as to the condition of the Real Property Interests. BUYER acknowledges that it has made a satisfactory inspection of the Real Property Interests and is purchasing the Real Property Interests in their existing condition.
8. ABSTRACT AND TITLE. SELLER, at its expense, shall promptly obtain an abstract of title to the Real Property Interests continued through the date of acceptance of this Agreement, and deliver it to BUYER'S attorney for examination. It shall show marketable title in SELLER in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER'S inability to provide marketable title, this Agreement shall continue in force and effect until BUYER rescinds the Agreement after giving ten days written notice to the SELLER. The abstract shall become the property of BUYER when the Purchase Price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or its assignees.
9. SURVEY. If a survey is required under Iowa Code Chapter 354, or city or county ordinances, BUYER shall pay the costs thereof. BUYER may, at BUYER'S expense prior to closing, have the Real Property Interests surveyed and certified by a registered land surveyor. If the survey shows an encroachment on the Real Property Interests or if any

improvements located on the Real Property Interests encroach on lands of others, the encroachments shall be treated as a title defect. In addition, BUYER shall have the Surrounding Real Estate (defined below) of SELLER surveyed, certified, and recorded by a registered land surveyor following the closing (the "Post Closing Survey"). The Post Closing Survey shall be a survey of the Surrounding Real Estate and shall also include a showing of the survey of the Fee Title Real Estate, and the Permanent Easement within the Surrounding Real Estate. The Surrounding Real Estate is real estate located in Polk County, Iowa and is legally described as follows:

All that part of the Northeast ¼ of Section 7, Township 79 North, Range 22 West of the 5th P.M., now included in and forming a part of the City of Bondurant, Polk County, Iowa, lying North and West of Interstate Highway 80, except roads.

10. ENVIRONMENTAL MATTERS. SELLER warrants to the best of its knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Real Property Interests.
11. CONVEYANCES OF REAL PROPERTY INTERESTS. Upon payment of the Total Consideration, SELLER shall convey the Fee Title Real Estate to BUYER by Warranty Deed, shall convey the Temporary Easement by separate form of easement attached as Exhibit A and shall convey the Permanent easement by separate form of easement attached as Exhibit B free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement, the Temporary Easement and the Permanent Easement (collectively the "Conveyances"). General warranties of the title shall extend to the time of delivery of the Conveyances excepting liens and encumbrances suffered or permitted by BUYER.
12. USE OF TOTAL CONSIDERATION. At time of settlement, funds of the Total Consideration may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
13. CONSTRUCTION OF ADDITIONAL IMPROVEMENTS FOLLOWING CLOSING. BUYER and SELLER acknowledge and agree that the fee title real estate is being acquired by the BUYER for the purpose of replacing and widening 32ND ST SE in connection with the SE Industrial Public Improvement Project as shown on Exhibit B1 (the "Project"). As part of this agreement and the Project, BUYER agrees to construct 4 paved access points to the Surrounding Real Estate that are 31 feet wide and 10 feet deep using 8" concrete in the locations shown on the attached Exhibit B1 and labeled as "31' WIDE x 10' ACCESS 8" PCC" (the "Access Points"). In addition BUYER agrees to construct two 8-inch water main line from the north side of 32ND ST SE to the Surrounding Real Estate of SELLER as shown by blue lines on Exhibit B1 and each labeled as "8-inch water service stubs" (the "Water Service Lines"). The Access Points and the Water Service Lines are collectively referred to as the "Improvements". BUYER agrees to construct the Improvements following the closing as part of the Project. Notwithstanding any other provision of this Agreement, the obligation of BUYER to construct the Improvements shall survive the closing and shall not merge into the Conveyances.

14. REMEDIES OF THE PARTIES.

- A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
- B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to them.
- C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

15. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

16. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing and the obligations of the parties shall not merge into any of the Conveyances. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

17. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

18. CERTIFICATION. BUYER and SELLER each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

19. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. SELLER represents

and warrants to BUYER that the Real Property Interests are not served by a private sewage disposal system, and there are no known private sewage disposal systems on the Real Property Interests.

20. NOTICES. The Real Property Interests are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa. BUYER hereby gives notice to SELLER that SELLER has a five- year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa. This written agreement constitutes the entire agreement between BUYER and SELLER and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before _____, this Agreement shall be null and void and all payments made shall be returned immediately to BUYER. If accepted by SELLER at a later date and acceptance is satisfied in writing, then this contract shall be valid and binding.

Accepted _____
SELLER

This offer dated July _____, 2026
BUYER

GHOLDS, LLC

City of Bondurant, Iowa, a municipal
corporation

By Timothy J. George, Manager

By: _____
Its: _____

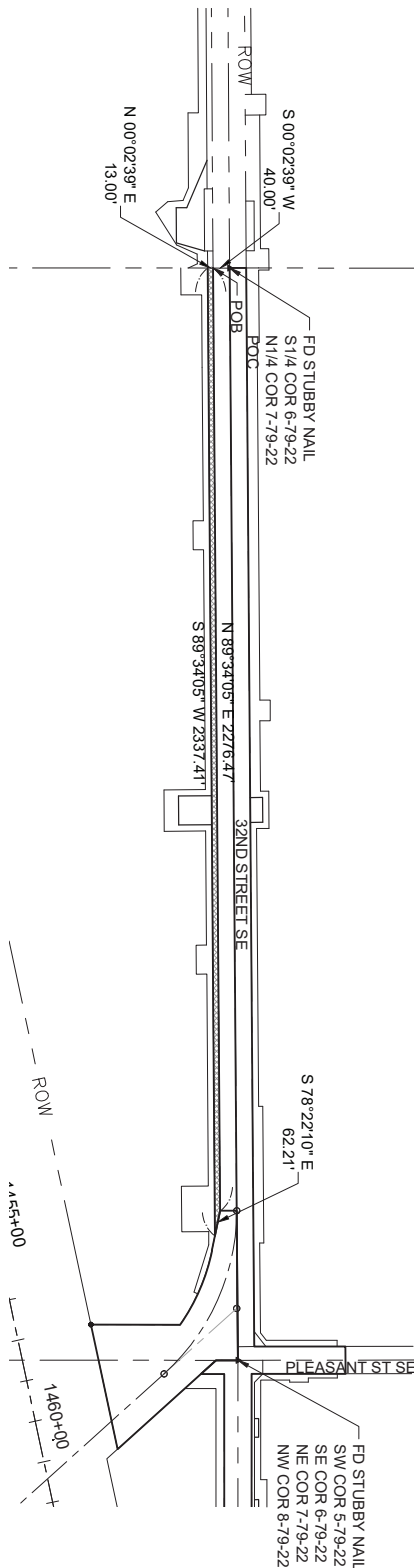
Address: _____
Telephone: _____

Address: _____
Telephone: _____

Client	BONDURANT
County	POLK
Geographic ID	7020207200-001
Description	ALL E & W OF INTERSTATE HWY 80 EB&B 171 A
Project Name	RD NE 1/4 SEC 7, T29S22
Prepared By	MURRAY B. BERTING
Checked By	SHIVE-HATTERY INC.
Drawn By	SHIVE-HATTERY INC.
Revised To	WEST DES MOINES, IOWA 50308 PH 515.223.8104

ACQUISITION PLAT

FEE TITLE BEING CONVEYED TO THE CITY OF BONDURANT

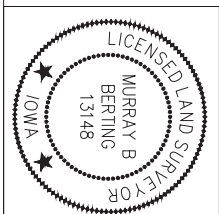


PROPERTY OWNER:
GHOLDS LLC
2240 14TH AVENUE NE
ALTOONA, IA 50009-9645
DEED:
BOOK 17808, PAGE 103

ACQUISITION DESCRIPTION:
AN IRREGULAR SHAPED TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID TRACT BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. THENCE S00°23'39\"/>

CONTAINING 0.688 ACRES (29,990 SQUARE FEET),



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

MURRAY B. BERTING
License Number: 13148
My license renewal date is: DECEMBER 31, 2026
DATE
Pages or sheets covered by this seal.

TIMMINS INDUSTRIAL PARK - ROADWAY IMPROVEMENTS

CITY OF BONDURANT
32ND STREET SE / JORIE WAY

DATE	####	SCALE	1"=200'
DRAWN BY	JER	FIELD BOOK	N/A
APPROVED BY	MBB	REVISION	REVIEW

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

ACQ-01

225001906-0

ACQUISITION PLAT

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

For the consideration of ONE and NO/100---(\$1.00)---Dollars and other valuable consideration in hand paid by the City of Bondurant, Iowa, **GHOLDS, LLC**, (“GRANTOR”) does hereby grant to **CITY OF BONDURANT, IOWA** (“GRANTEE”) the RIGHT, PRIVILEGE and EASEMENT to use and occupy temporarily during the initial construction in connection with the GRANTEE’S **SE Industrial Public Improvements Project** (the “Project”), over the following described real property, to wit:

Property legally described in the Acquisition Exhibit attached hereto and by this reference made a part hereof (the “Temporary Easement Area”).

As a further consideration of this Grant, the GRANTEE herein agrees as follows:

1. That the GRANTEE shall perform the construction work contemplated by the Project at its sole cost and expense and in compliance with all applicable laws and regulations and in a good and workmanlike manner without disturbing the operations and activities of GRANTOR, or its lessee on the remainder of GRANTOR’S property in the vicinity of the Easement Area. The GRANTEE shall timely and fully pay all such costs of the construction and shall keep the Easement Area and the rest of GRANTOR’S property free and clear of Mechanic’s Liens and Material’s Liens at all times.
2. That in the event driveways or other appurtenances to the property are damaged during the construction of the Project, the GRANTEE will cause the said improvements on the property herein described to be repaired and restored to a condition fully equal to that existing before construction operations were commenced.
3. That immediately following the construction of the Project the GRANTEE will cause to be removed from the Temporary Easement Area, all debris, surplus material and construction equipment and leave the Temporary Easement Area in a neat and presentable condition and to restore the Temporary Easement Area and its surface to the condition it was in prior to the GRANTEE’S construction activities.
4. That the right, privilege and easement herein granted shall cease and terminate immediately following the completion of construction of the Project, final inspection and acceptance of the Project by the GRANTEE and the performance by the GRANTEE of the conditions and covenants herein set out or on July 1, 2027, whichever may occur earlier.
5. GRANTEE shall indemnify, defend and hold harmless GRANTOR and its employees, agents, representatives, officers, successors and assigns, in accordance with law, against any and

all liens, losses, claims, demands, costs (including but not limited to attorneys' fees), expenses, causes of action and damages which shall be caused by the exercise of the rights granted hereunder or by any act or omission of GRANTEE or GRANTEE'S employees, agents, contractors, suppliers, tenants, guests or invitees in connection with the exercise of the rights granted hereunder, including any damage to or loss of any property or improvements located on the easement property. Nothing contained herein shall ever be construed to place upon GRANTOR any manner of liability for injury to or death of persons or for damage to or loss of property arising from or in any manner connected with the acts, conduct or negligence of GRANTEE or its contractors in the operation, design, or construction of the Project or the Temporary Easement Property. The foregoing indemnity shall be binding upon GRANTEE and its successors and assigns and survive the termination of this temporary construction easement agreement.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 20____.

GRANTOR:

GHOLDS, LLC

By: Timothy J. George

Title: Manager

STATE OF _____))
) SS.
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2026 by Timothy J. George as Manager of GHOLDS, LLC

Notary Public in and for the State of _____

GRANTEE:

CITY OF BONDURANT, IOWA

By: _____

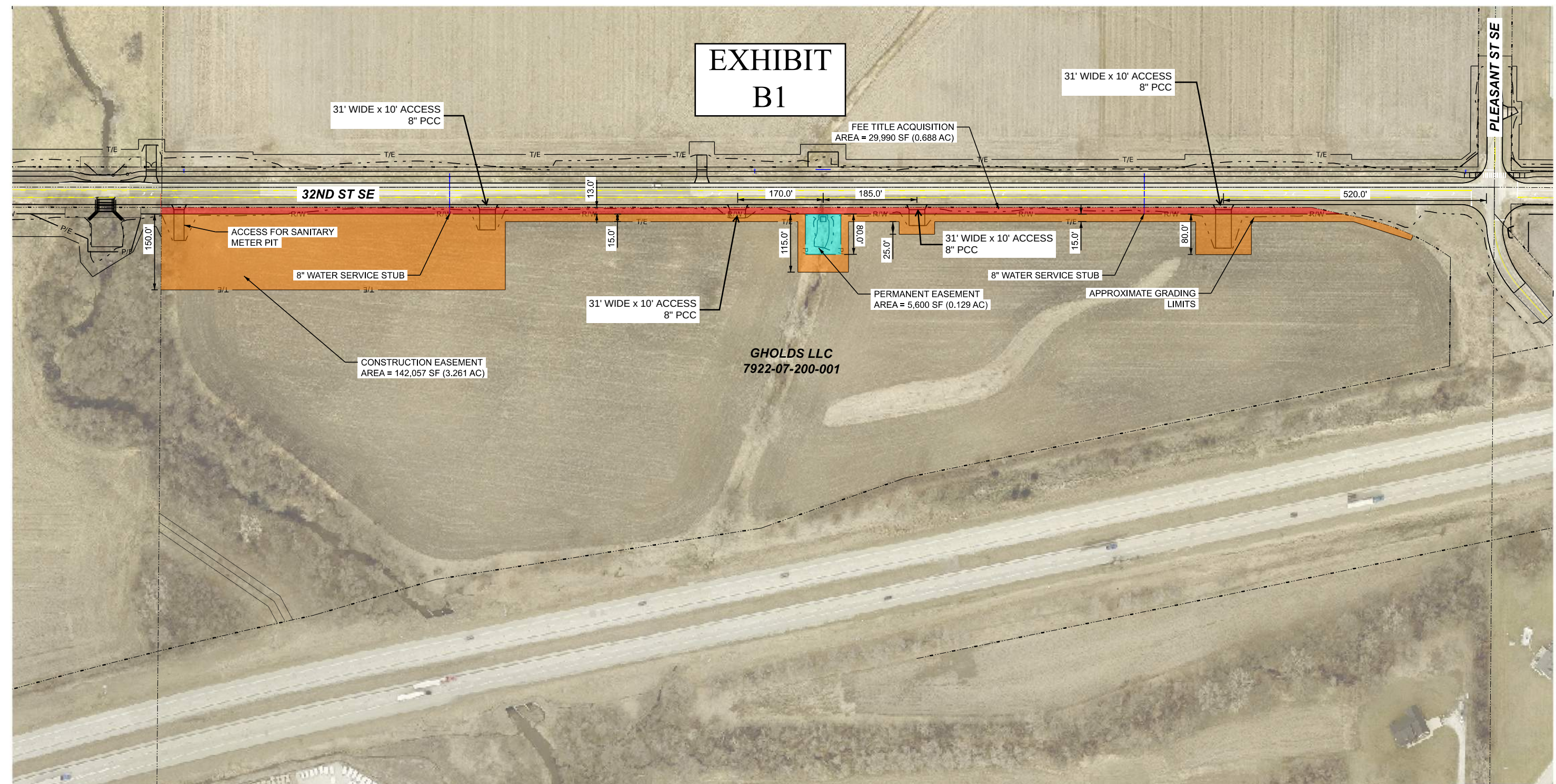
Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

This record was acknowledged before me on the _____ day of _____, 2026 by
_____ as _____ of the CITY OF BONDURANT,
IOWA

Notary Public in and for the State of _____

EXHIBIT B1



- FEE TITLE ACQUISITION = 29,990 SF (0.688 AC)
- PERMANENT EASEMENT = 5,600 SF (0.129 AC)
- CONSTRUCTION EASEMENT = 142,057 SF (3.261 AC)

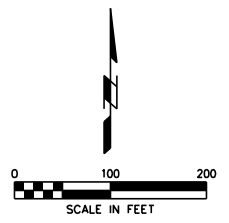


EXHIBIT C

Preparer Information: JCG Land Services, Inc. 9001 Hickman Road Suite 100, Urbandale, IA 50322 (515) 382-1698
Name Street Address City,State,Zip Area Code-Phone

When Recorded Return to: Shelby Hagan, City of Bondurant, 200 2nd Street NE, Bondurant, Iowa 50035, (515) 967-2418
Name Street Address City,State,Zip Area Code-Phone

EASEMENT FOR STORM SEWER AND DRAINAGE AGREEMENT

THIS EASEMENT FOR STORM SEWER AND DRAINAGE AGREEMENT (this "Agreement") is dated to be effective as of the _____ day of _____, 2026 ("Effective Date") by and between GHOLDS, LLC ("Grantor") and the CITY OF BONDURANT, IOWA, a municipal corporation (hereinafter called "City") ("Grantee").

In consideration of \$10.00 and other good and valuable consideration received, Grantor, as the owner of the real property more particularly described on Exhibit A ("Tract A"), GRANTS, CONVEYS AND TRANSFERS unto Grantee, a perpetual easement and right of way for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting, and maintaining storm sewer and drainage, together with all necessary structures and appurtenances thereto (the "Easement") on, over across and within the area particularly described in Exhibit B (the "Easement Area").

This Easement shall be subject to the following terms and conditions:

1. **ERECTION AND PLACEMENT OF STRUCTURES, OBSTRUCTIONS, PLANTINGS OR MATERIALS PROHIBITED.** Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City.
2. **CHANGE OF GRADE PROHIBITED.** Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour to the condition existing in the Easement Area at the time of the execution of this

Agreement without prior written consent of the Grantor, its grantees, assigns or transferees. Grantee and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the Grantor.

3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.
4. **MAINTENANCE.** The City, its grantees, assigns and/or transferees shall be responsible for any and all maintenance of the Easement Area.
5. **PROPERTY TO BE RESTORED.** The City shall restore the Easement Area after exercising its rights hereunder to the condition of the Easement Area existing on the date of this Easement, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs).
6. **INDEMNIFICATION.** Each party hereto agrees to indemnify, defend and hold the other party and their tenants, employees, contractors, and invitees harmless from and against any and all claims, demands, losses, damages, liabilities, expenses and causes of action (including, but not limited to, court costs and reasonable attorneys' fees) for injuries to persons or damage to property arising out of or resulting from the acts or omissions of the indemnifying party or its tenants, employees, contractors, customers and invitees or by anyone acting by, through or under any of them, in the use of the Easement or Easement Area. Each party hereto shall promptly notify the other of any claim made or suit or action commenced that could in any way result in indemnification hereunder.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that Grantor has good and lawful authority

Grantee:

CITY OF BONDURANT, IOWA

By: _____

Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

This record was acknowledged before me on the _____ day of _____, 2026 by
_____ as _____ of the CITY OF BONDURANT,
IOWA

Notary Public in and for the State of _____

EXHIBIT A
Tract A

All that part of the Northeast $\frac{1}{4}$ of Section 7, Township 79 North, Range 22 West of the 5th P.M., now included in and forming a part of the City of Bondurant, Polk County, Iowa, lying North and West of Interstate Highway 80, except roads.

EXHIBIT B
Tract A
Easement Area

EASEMENT DESCRIPTION:

A RECTANGULAR SHAPED TRACT IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE ACCURATELY DESCRIBED AS FOLLOWS:

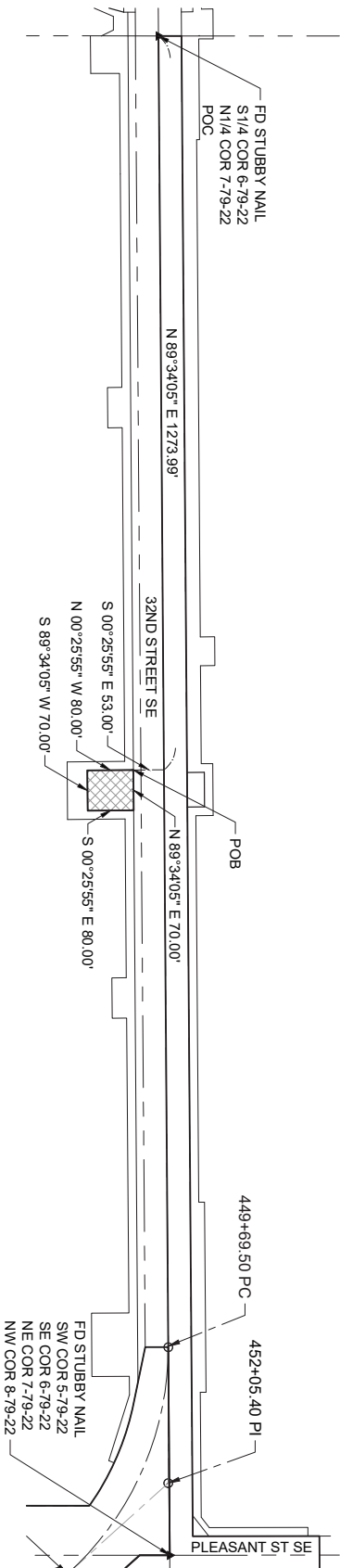
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7; THENCE N89°34'05"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,273.99 FEET; THENCE S00°25'55"E, A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING; THENCE N89°34'05"E PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF 32ND/ STREET SOUTHEAST, AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 70.00 FEET; THENCE S00°25'55"E, A DISTANCE OF 80.00 FEET; THENCE S89°34'05"W PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET; THENCE N00°25'55"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.129 ACRES (5,600 SQUARE FEET).

EXHIBIT
C1

Title Legend	
City:	BONDURANT
County:	POLK
Geoparc ID:	70202/07/200/001
Description:	ALL E & W OF INTERSTATE HWY 20 EERS 171 A
Project:	RD NE 1/4 SEC 2, T29S2
Owner:	GHOLDS LLC
Surveyor:	MURRAY B. BERTING
Company:	SHIVE-HATTERY INC. - SUITE 400
Return To:	WEST DES MOINES, IOWA 50308 PH: 515.223.8104

PERMANENT EASEMENT
PERMANENT EASEMENT BEING CONVEYED TO THE CITY OF BONDURANT



EASEMENT DESCRIPTION:

A RECTANGULAR SHAPED TRACT IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7; THENCE N89°34'05"E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,273.99 FEET; THENCE S00°25'55"E, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; THENCE N89°34'05"E PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET SOUTHEAST, AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 70.00 FEET; THENCE S00°25'55"E, A DISTANCE OF 80.00 FEET; THENCE S89°34'05"W PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.00 FEET; THENCE N00°25'55"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.129 ACRES (6,800 SQUARE FEET).

PROPERTY OWNER:
GHOLDS LLC
2240 14TH AVENUE NE
ALTOONA, IA 50009-9645
DEED:
BOOK 17608, PAGE 103

LEGEND:

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- FOUND AS NOTED
- SET 3/8" IRON ROD W/ YELLOW CAP (31/48 UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- POB POINT-OF-BEGINNING
- POC POINT-OF-COMMENCEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPERTY LINE
- /// PERMANENT EASEMENT



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

Item No. 6.k.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution Denying a Sponsorship Request from ChildServe for the Clinical Ladder Celebration

CONTACT PERSON:

Katie Klus, Parks & Recreation Director

BRIEF HISTORY & ANALYSIS: ChildServe submitted a Sponsorship/Partnership Application requesting a waiver of rental and cleaning fees for its Clinical Ladder Celebration at The Station. Staff reviewed the request in accordance with the City's Sponsorship & Partnership Policy.

While ChildServe provides valuable services to the community, the proposed event is a private employee recognition celebration that is not open to the public. Under the City's Sponsorship & Partnership Policy, requests are evaluated based on factors including community benefit, accessibility, and direct benefit to Bondurant residents. Staff determined that the request does not meet the policy's criteria because the event does not provide a direct public benefit to Bondurant residents nor is accessible to the general public.

The proposed resolution formally denies the sponsorship request consistent with the City's adopted policy.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the resolution denying the Sponsorship/Partnership Application submitted by ChildServe for the Clinical Ladder Celebration.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-261
2. The Station Sponsorship Application
3. The Station Sponsorship Facility Form

CITY OF BONDURANT
RESOLUTION NO. 260803-261

RESOLUTION DENYING A SPONSORSHIP REQUEST FROM CHILDSERVE FOR
THE CLINICAL LADDER CELEBRATION

WHEREAS the City of Bondurant has adopted a Sponsorship & Partnership Request Policy to provide a consistent and transparent process for evaluating requests for City sponsorships, partnerships, fee waivers, and other forms of support; AND

WHEREAS ChildServe submitted a Sponsorship & Partnership Request Application requesting a waiver of the rental and cleaning fees for use of The Station to host its Clinical Ladder Celebration; AND

WHEREAS the requested event is a private employee recognition event that is not open to the public and is limited to honorees and supporters of the ChildServe Clinical Ladder program; AND

WHEREAS the City's Sponsorship & Partnership Request Policy establishes that requests will be evaluated based on the public benefit provided to Bondurant residents, accessibility of the event to the public or a broad audience, and the overall benefit to the City of Bondurant; AND

WHEREAS after reviewing the application, City staff have determined that the request does not sufficiently meet the evaluation criteria established in the Sponsorship & Partnership Request Policy because the event is not open to the public and does not provide a direct public benefit to the residents of Bondurant; AND

WHEREAS City staff therefore recommend denial of the sponsorship request.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Sponsorship & Partnership Request submitted by ChildServe for the Clinical Ladder Celebration is hereby denied.

Passed this 3rd day of August 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				

Description of event

The ChildServe Clinical Ladder is a professional development program that recognizes clinicians for advancing their knowledge, skills, leadership, and commitment to delivering exceptional care. The Clinical Ladder Celebration honors these achievements, acknowledges the dedication of our clinicians, and reinforces ChildServe's commitment to investing in the professionals who help children and families achieve their best outcomes.

How will this event or program benefit Bondurant residents?

Hosting the ChildServe Clinical Ladder Celebration in Bondurant directly benefits local families by recognizing and investing in the clinicians who care for the community's children. ChildServe serves an average of 50 Bondurant residents, and providing a space to celebrate clinical excellence reinforces a culture of professional growth, engagement, and high-quality care. By honoring clinicians' achievements and commitment to advancing their expertise, ChildServe helps retain and develop talented healthcare professionals who deliver services to Bondurant children every day. This ongoing investment in clinical excellence helps ensure that local families continue to receive exceptional, evidence-based care, ultimately supporting better outcomes for the children and families of the Bondurant community.

Why is the city assistance needed?

Hosting the ChildServe Clinical Ladder Celebration in Bondurant directly benefits local families by recognizing and investing in the clinicians who care for the community's children. ChildServe serves an average of 50 Bondurant residents, and providing a space to celebrate clinical excellence reinforces a culture of professional growth, engagement, and high-quality care. By honoring clinicians' achievements and commitment to advancing their expertise, ChildServe helps retain and develop talented healthcare professionals who deliver services to Bondurant children every day. This ongoing investment in clinical excellence helps ensure that local families continue to receive exceptional, evidence-based care, ultimately supporting better outcomes for the children and families of the Bondurant community.

City of Bondurant Sponsorship & Partnership Request Application

Thank you for your interest in partnering with the City of Bondurant. Please complete this application in full. Applications must be submitted at least 30 days prior to the event or program. Submission of an application does not guarantee approval. All requests are subject to City Council approval.

Organization Information

Organization Name

Primary Contact

Title

Mailing Address

Phone Number

Email Address

Website (if applicable)

Organization Type

☐ Nonprofit

☐ School

☐ Civic Organization

☐ Community Group

☐ Other: _____

Is your organization a registered nonprofit?

☐ Yes

☐ No

If yes, please provide your EIN: _____

Event or Program Information

Name of Event/Program

Date(s)

Time(s)

Location

Expected Attendance

Has this event/program been held previously?

☐ Yes

☐ No

If yes, please describe briefly.

Please provide a summary of your event or program.

Community Benefit

How will this event or program benefit Bondurant residents?

What City priorities does this event support? (Check all that apply.)

☐ Recreation

☐ Health & Wellness

- ☐ Arts & Culture
- ☐ Education
- ☐ Community Engagement
- ☐ Economic Development
- ☐ Other: _____

Is the event open to the public?

- ☐ Yes
- ☐ No

If no, please explain.

Requested Support

Please check all assistance being requested.

- ☐ Facility rental fee waiver or reduction
- ☐ City facility use
- ☐ Staff assistance
- ☐ City equipment
- ☐ Promotion through City communications
- ☐ Financial contribution
- ☐ Other:

Please describe exactly what you are requesting.

Estimated value of request (if known): \$

Financial Need

Why is City assistance needed?

Will admission be charged?

☐ Yes

☐ No

If yes, amount: _____

Will sponsors or donations be received?

☐ Yes

☐ No

If yes, please explain.

Previous Partnership

Has your organization previously received sponsorship or partnership support from the City of Bondurant?

☐ Yes

☐ No

If yes, when and for what event?

Additional Information

Please attach any applicable materials.

☐ Event flyer

- ☐ Budget
- ☐ Site map
- ☐ Marketing plan
- ☐ Proof of nonprofit status
- ☐ Other: _____

Applicant Certification

I certify that the information provided in this application is accurate and complete. I understand that submission of this application does not guarantee approval. If approved, I agree to comply with all applicable City policies and procedures, coordinate with City staff as necessary, acknowledge the City's support in promotional materials as appropriate, and submit a post-event report if requested.

Applicant Name

Signature

Date

Staff Use Only

Date Received

Application Complete

☐ Yes

☐ No

Meets Eligibility Requirements

☐ Yes

☐ No

Requested Support

Estimated City Cost

Staff Comments:

City Council Action

☐ Approved

☐ Approved with Conditions

☐ Denied

Council Meeting Date



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

Item No. 6.I.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving Pay Request No. 2 to JAS Construction LLC for the Filmore Avenue Public Improvements Project in the amount of \$132,583.92

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Pay Application #2 in the amount of \$132,583.92 related to the Filmore Ave. Public Improvements Project.

This pay application has been reviewed by City Staff and Engineers from ISG for accuracy and is for work completed from June 27th through July 24th, for the project. The underground subcontractor has completed all necessary installations and testing. Paving will begin July 31st, starting with Filmore Ave and then the parking lot and crosswalks will follow the week of August 10th. Work on the moving curiously sculpture will begin the week of August 3rd as well.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-262
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260803-262

RESOLUTION APPROVING PAY REQUEST NO. 2 TO JAS CONSTRUCTION LLC
FOR THE FILMORE AVE. PUBLIC IMPROVEMENTS PROJECT IN THE AMOUNT OF
\$132,583.92

WHEREAS the Filmore Ave. Public Improvements Project Pay Request No. 2 was submitted on July 31st, 2026; AND

WHEREAS the pay request no. 2 is for work completed June 27th through July 24th, 2026, on the Filmore Avenue Public Improvements Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to JAS Construction LLC in the amount of \$132,583.92 hereby approved.

Passed this 3rd day of August 2026,

By: _____
Doug Elrod, Mayor

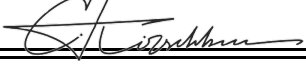
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

Contractor's Application for Payment

Owner: <u>City of Bondurant</u> Engineer: <u>I&S Group, Inc.</u> Contractor: <u>JAS Construction LLC</u> Project: <u>Filmore Avenue Public Improvements</u> Contract: _____	Owner's Project No.: _____ Engineer's Project No.: <u>25-33614</u> Contractor's Project No.: _____																								
Application No.: <u>2</u> Application Date: <u>8/3/2026</u>																									
Application Period: From <u>6/27/2026</u> to <u>7/24/2026</u>																									
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 681,591.00</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ -</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 681,591.00</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 331,574.35</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>3%</u> X <u>\$ 293,279.35</u> Work Completed</td><td style="text-align: right;">\$ 8,798.38</td></tr><tr><td> b. <u>3%</u> X <u>\$ 38,295.00</u> Stored Materials</td><td style="text-align: right;">\$ 1,148.85</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 9,947.23</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 321,627.12</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 189,043.20</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 132,583.92</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4)</td><td style="text-align: right;">\$ 359,963.88</td></tr></table>		1. Original Contract Price	\$ 681,591.00	2. Net change by Change Orders	\$ -	3. Current Contract Price (Line 1 + Line 2)	\$ 681,591.00	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 331,574.35	5. Retainage		a. <u>3%</u> X <u>\$ 293,279.35</u> Work Completed	\$ 8,798.38	b. <u>3%</u> X <u>\$ 38,295.00</u> Stored Materials	\$ 1,148.85	c. Total Retainage (Line 5.a + Line 5.b)	\$ 9,947.23	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 321,627.12	7. Less previous payments (Line 6 from prior application)	\$ 189,043.20	8. Amount due this application	\$ 132,583.92	9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 359,963.88
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Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>JAS Construction LLC</u>																									
Signature: <u></u> Date: <u>07/28/2026</u>																									
Recommended by Engineer By: <u></u> Title: <u>ISG - Civil Engineer</u> Date: <u>7/28/2026</u>	Approved by Owner By: _____ Title: _____ Date: _____																								
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

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

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-33614
Contractor:	JAS Construction LLC	Contractor's Project No.:	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 2 Application Period: From 06/27/26 to 07/24/26 Application Date: 08/03/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	TOPSOIL, OFF-SITE	181.00	CY	32.00	5,792.00	-	-		-	0%	5,792.00
2	EXCAVATION, CLASS 10	1,450.00	CY	6.00	8,700.00	1,000.00	6,000.00		6,000.00	69%	2,700.00
3	EXCAVATION, CLASS 13	100.00	CY	35.00	3,500.00	-	-		-	0%	3,500.00
4	SUBGRADE PREPARATION	2,892.00	SY	2.00	5,784.00	2,798.00	5,596.00		5,596.00	97%	188.00
5	SUBBASE, MODIFIED, 4"	345.00	SY	6.00	2,070.00	-	-		-	0%	2,070.00
6	SUBBASE, MODIFIED, 6"	2,892.00	SY	8.50	24,582.00	2,798.00	23,783.00		23,783.00	97%	799.00
7	SANITARY SEWER GRAVITY MAIN, TRENCHED, SDR-26, 8"	325.00	LF	63.00	20,475.00	319.80	20,147.40		20,147.40	98%	327.60
8	SANITARY SEWER SERVICE STUB, SDR-23.5, 6"	174.00	LF	48.00	8,352.00	182.20	8,745.60		8,745.60	105%	(393.60)
9	STORM SEWER, TRENCHED, TRENCHED, RCP, 15"	62.00	LF	68.00	4,216.00	62.00	4,216.00		4,216.00	100%	-
10	STORM SEWER, TRENCHED, TRENCHED, RCP, 30"	160.00	LF	130.00	20,800.00	156.00	20,280.00		20,280.00	98%	520.00
11	STORM SEWER, TRENCHED, TRENCHED, RCP, 36"	196.00	LF	155.00	30,380.00	196.00	30,380.00		30,380.00	100%	-
12	STORM SEWER, TRENCHED, TRENCHED, RCP, 42"	55.00	LF	175.00	9,625.00	47.00	8,225.00		8,225.00	85%	1,400.00
13	REMOVAL OF STORM SEWER, RCP	58.00	LF	35.00	2,030.00	82.00	2,870.00		2,870.00	141%	(840.00)
14	PIPE APRON, RCP, 42"	1.00	EA	4,820.00	4,820.00	1.00	4,820.00		4,820.00	100%	-
15	SUBDRAIN, HDPE TYPE 1, 6"	610.00	LF	20.00	12,200.00	593.00	11,860.00		11,860.00	97%	340.00
16	SUBDRAIN CLEANOUT, A-1, 6"	4.00	EA	900.00	3,600.00	4.00	3,600.00		3,600.00	100%	-
17	SUBDRAIN OUTLETS AND CONNECTIONS, OUTLET TO STRUCTURE, 6"	4.00	EA	750.00	3,000.00	4.00	3,000.00		3,000.00	100%	-
18	WATER MAIN, TRENCHED, C900, 8"	298.00	LF	61.00	18,178.00	292.60	17,848.60		17,848.60	98%	329.40
19	FITTINGS BY WEIGHT, MECHANICAL JOINT, DIP	532.00	LB	20.00	10,640.00	92.00	1,840.00		1,840.00	17%	8,800.00
20	WATER SERVICE STUB, PVC, 4"	1.00	EA	4,920.00	4,920.00	1.00	4,920.00		4,920.00	100%	-
21	FIRE HYDRANT ASSEMBLY	1.00	EA	8,500.00	8,500.00	1.00	8,500.00		8,500.00	100%	-
22	MANHOLE, SW-301, 48"	2.00	EA	7,800.00	15,600.00	2.00	15,600.00		15,600.00	100%	-
23	MANHOLE, SW-401, 72"	2.00	EA	10,200.00	20,400.00	2.00	20,400.00		20,400.00	100%	-
24	INTAKE, SW-501	2.00	EA	4,200.00	8,400.00	2.00	8,400.00		8,400.00	100%	-
25	INTAKE, SW-502, 60"	2.00	EA	7,540.00	15,080.00	2.00	15,080.00		15,080.00	100%	-
26	INTAKE, SW-502, 72"	2.00	EA	7,850.00	15,700.00	2.00	15,700.00		15,700.00	100%	-
27	CONNECTION TO EXISTING MANHOLE	1.00	EA	5,400.00	5,400.00	1.00	5,400.00		5,400.00	100%	-
28	PAVEMENT, PCC, 7"	1,500.00	SY	72.85	109,275.00	-	-		-	0%	109,275.00
29	PAVEMENT, PCC, 7", STAMPED AND COLORED	104.00	SY	115.00	11,960.00	-	-		-	0%	11,960.00
30	PAVEMENT, PCC, 7" PARKING LOT	870.00	SY	62.00	53,940.00	-	-		-	0%	53,940.00
31	PAVEMENT, PCC, 5", DECORATIVE BIKE SCULPTURE	204.00	SY	100.00	20,400.00	-	-		-	0%	20,400.00
32	SHARED USE PATH, 12', 6"	62.00	SY	56.00	3,472.00	-	-		-	0%	3,472.00
33	SIDEWALK, PCC, 6"	345.00	SY	56.00	19,320.00	-	-		-	0%	19,320.00
34	DETECTABLE WARNING	144.00	SF	32.50	4,680.00	-	-		-	0%	4,680.00
35	GRANULAR SURFACING, 7"	435.00	TON	39.00	16,965.00	-	-		-	0%	16,965.00
36	CONCRETE BENCHES (CAST IN PLACE)	2.00	EA	4,500.00	9,000.00	-	-		-	0%	9,000.00
37	CONCRETE FOOTINGS	1.00	LS	9,040.00	9,040.00	-	-		-	0%	9,040.00
38	PAVEMENT REMOVAL	110.00	SY	11.25	1,237.50	159.20	1,791.00		1,791.00	145%	(553.50)
39	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	9.40	STA	85.25	801.35	-	-		-	0%	801.35

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

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-33614
Contractor:	JAS Construction LLC	Contractor's Project No.:	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 2 Application Period: From 06/27/26 to 07/24/26 Application Date: 08/03/26

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
40	PAINTED SYMBOLS AND LEGENDS	4.00	EA	100.00	400.00	-	-	-	-	0%	400.00
41	TYPE A SIGN, SHEET ALUMINUM	37.00	SF	72.75	2,691.75	-	-	-	-	0%	2,691.75
42	TEMPORARY TRAFFIC CONTROL	1.00	LS	3,250.00	3,250.00	1.00	3,250.00	-	3,250.00	100%	-
43	PERFORATED SQUARE STEEL POSTS	40.00	LF	10.00	400.00	-	-	-	-	0%	400.00
44	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	0.30	AC	9,150.00	2,745.00	-	-	-	-	0%	2,745.00
45	PLANTS, DECIDUOUS TREES, 2.5" B&B	6.00	EA	500.00	3,000.00	-	-	-	-	0%	3,000.00
46	PLANTS, SHRUBS, #3 COUNT	22.00	EA	60.00	1,320.00	-	-	-	-	0%	1,320.00
47	PLANTS, PERENNIAL PLANTING, #1 COUNT	26.00	EA	26.00	676.00	-	-	-	-	0%	676.00
48	DOUBLE SHREDDED HARDWOOD MULCH	6.30	CY	235.00	1,480.50	-	-	-	-	0%	1,480.50
49	SOIL AMENDMENTS	50.00	CY	109.00	5,450.00	-	-	-	-	0%	5,450.00
50	SWPPP MANAGEMENT	1.00	LS	1,500.00	1,500.00	-	-	-	-	0%	1,500.00
51	WATTLE, STRAW, 9"	500.00	LF	2.00	1,000.00	-	-	-	-	0%	1,000.00
52	SILT FENCE OR SILT FENCE DITCH CHECK	500.00	LF	2.50	1,250.00	-	-	-	-	0%	1,250.00
53	EROSION CONTROL MULCHING, HYDROMULCHING,	0.30	AC	2,100.00	630.00	-	-	-	-	0%	630.00
54	INLET PROTECTION DEVICE	8.00	EA	190.00	1,520.00	-	-	-	-	0%	1,520.00
55	MOBILIZATION	1.00	LS	33,435.90	33,435.90	0.50	16,717.95	-	16,717.95	50%	16,717.95
56	CONCRETE WASHOUT	1.00	LS	585.00	585.00	-	-	-	-	0%	585.00
57	TESTING	1.00	LS	10,772.00	10,772.00	0.40	4,308.80	-	4,308.80	40%	6,463.20
58	ELECTRICAL	1.00	LS	56,650.00	56,650.00	-	-	38,295.00	38,295.00	68%	18,355.00
Original Contract Totals					\$ 681,591.00		\$ 293,279.35	\$ 38,295.00	\$ 331,574.35	49%	\$ 350,016.65

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Bondurant	Owner's Project No.:	
Engineer:	I&S Group, Inc.	Engineer's Project No.:	25-33614
Contractor:	JAS Construction LLC	Contractor's Project No.:	
Project:	Filmore Avenue Public Improvements		
Contract:			

Application No.: 2 Application Period: From 06/27/26 to 07/24/26 Application Date: 08/03/26

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Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
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Stored Materials Summary

Contractor's Application for Payment

Owner: City of Bondurant Engineer: I&S Group, Inc. Contractor: JAS Construction LLC Project: Filmore Avenue Public Improvements Contract:						Owner's Project No.: Engineer's Project No.: 25-33614 Contractor's Project No.:						
Application No.: 2		Application Period:		From 06/27/26	to 07/24/26	Application Date: 08/03/26						
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work		Total Amount Incorporated in the Work (J+K) (\$)	Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)		
58			Precast Bases	On site	1		6,020.00	6,020.00			-	6,020.00
58	9162525-00		Light Poles and Parts	Contractor Shop	1		12,698.00	12,698.00			-	12,698.00
58	9162525-01		Light Poles and Parts	Contractor Shop	1		19,577.00	19,577.00			-	19,577.00
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Totals						\$ -	\$ 38,295.00	\$ 38,295.00	\$ -	\$ -	\$ -	\$ 38,295.00



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

Item No. 6.m.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving Change Order No. 2 to the Absolute Group for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of \$48,884.38

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve change order #2 in the amount of \$48,884.38 related to some additional work for the project.

Change Order No. 2 modifies the contract for additional concrete paving work that is needed to facilitate paving around existing Mid-American utility poles that have not been relocated yet. When plans for the project were bid, it was anticipated that Mid-American would have already had the electrical service along the corridor relocated. With MidAmerican's delay in their design and construction, there is extra work to pave around the poles that is needed. Staff and the City's Engineers think this is a reasonable price given the extra work that is needed to complete the paving. This Change Order is a result of delays in implementation of the undergrounding of MidAmerican utilities approved by Council on February 17, 2026. This is in addition to the delay from the inaccurate information regarding the location of gas mains in the area. When construction was underway, the contractor found that there were gas mains directly in conflict with the project, losing nearly a week in construction time.

FUNDING SOURCE: RUT Funds/Street Assessment/Development Agreement

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-263
2. Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 260803-263

RESOLUTION APROVING CHANGE ORDER NO. 2 TO ABSOLUTE GROUP FOR
ADDITIONAL WORK OF THE BFSD PUBLIC INFRASTRUCTURE-2nd STREET NE
PROJECT IN THE AMOUNT OF \$48,884.38

WHEREAS, on July 30th, 2026, the City of Bondurant received change order no. 2 for the additional work for the BFSD Public Improvement-2nd Street NE Project; AND

WHEREAS the City Council approves change order no. 2 for the additional work for the BFSD Public Improvement-2nd Street NE Project; AND

WHEREAS Change Order No. 2 modifies the contract for additional concrete paving work that is needed to facilitate paving around existing Mid-American utility poles that have not been relocated yet. When plans for the project were bid, it was anticipated that Mid-American would have already had the electrical service along the corridor relocated. With MidAmerican's delay in their design and construction, there is extra work to pave around the poles that is needed. Staff and the City's Engineers think this is a reasonable price given the extra work that is needed to complete the paving. This Change Order is a result of delays in implementation of the undergrounding of MidAmerican utilities approved by Council on February 17, 2026; AND

WHEREAS City staff and engineers agree the proposal represents a reasonable cost for the work;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 2 for the BFSD Public Improvement-2nd Street NE Project to Absolute Group is hereby approved

Passed this 3rd day of August 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				



July 28, 2026

CHANGE ORDER NO. 2Bondurant, Iowa
BFSD Public Infrastructure – 2nd St NE

Change Order No. 2 modifies the contract to modify paving operations due to timing for removal of MidAmerican Pole until after construction. Paving will require hand pour boxouts at the location of each pole in conflict requiring multiple starts and stops for paving. The modifications adjust/add/remove the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	<i>Existing Items in Contract</i>				
	N/A				
	<i>New Contract Items</i>				
CO 2.1	9" PCC, Hand Pour Boxouts	SY	537.5	\$60.25	\$32,384.38
CO 2.2	Concrete Waste	CY	100	\$165.00	\$16,500.00
				Total CO 2	\$48,884.38

Change Order No. 2 increases the contract amount by **\$48,884.38**Estimate Reference Information

Item CO 2.1: Quantity estimates 5 boxouts at approximately 107.5 SY per location. Includes one additional 12 hour closure for extra work required. Measurement and Payment will be made for actual SY constructed.

Item CO 2.2: Quantity estimates concrete waste for paving setup, estimated at 20 CY per 5 boxout locations. Measurement and Payment will be made for actual CY wasted.

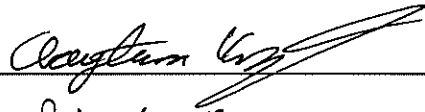
CHANGE ORDER NO. 2

Completion Date

Change Order No. 2 adds five (5) days to the Project Completion Date.

Project Completion Date: June 4, 2027

ABSOLUTE GROUP

By 
Title Project Manager
Date 7-30-26

CITY OF BONDURANT, IOWA

By _____
Title _____
Date _____

VEENSTRA & KIMM, INC.

By 
Title Project Engineer
Date 7/28/2026



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

Item No. 6.n.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving Pay Request No. 3 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$97,139.05

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Pay Application #3 in the amount of \$97,139.05 related to the BFSD 2nd Street NE Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from July 1st through July 23rd, for the project. Most of the underground infrastructure along the south half of the roadway is completed and paving is scheduled to begin the week of August 10th at this time. Once the concrete has had time to cure the traffic pattern will shift and the north side of the roadway will be obliterated and paving operations will be completed on that as well.

FUNDING SOURCE: RUT, General Obligation Bond, and Local Option Sales and Services Tax Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-264
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 260803-264

RESOLUTION APPROVING PAY REQUEST NO. 3 TO ABSOLUTE GROUP FOR THE
BFSD 2nd STREET NE PROJECT IN THE AMOUNT OF \$97,139.05

WHEREAS the BFSD 2nd Street NE Project Pay Request No. 3 was submitted on July 30th, 2026; AND

WHEREAS the pay request no. \#3 is for work completed July 1st though July 23rd, 2026, on the BFSD 2nd Street NE Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm 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. 3 to Absolute Group in the amount of \$97,139.05 is hereby approved.

Passed this 3rd day of August 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



A Kleinfelder Company

VEENSTRA & KIMM INC.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 3

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

Contractor: Absolute Group

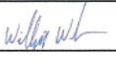
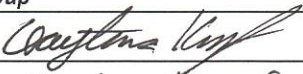
Date: 7/28/2026

Original Contract Amount: \$1,979,338.50

Pay Period: July 1, 2026 to June July 23, 2026

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
DIVISION 2 - EARTHWORK							
2.01	Topsoil	CY	4,200	4,200		\$7.50	\$0.00
2.02	Class 10 Excavation	CY	5,711	5,711	3,655	\$3.25	\$11,878.75
2.03	Below Grade Excavation (Core Out)	CY	279	279		\$9.00	\$0.00
2.04	Subgrade Preparation	SY	8,365	8,365		\$2.75	\$0.00
2.05	Granular Stabilization	TONS	527	527		\$38.00	\$0.00
2.06	Subgrade Treatment, Geogrid	SY	837	837		\$2.00	\$0.00
2.07	Modified Subbase	SY	8,365	8,365		\$11.75	\$0.00
2.08	Compaction Testing	LS	1	1		\$6,270.00	\$0.00
DIVISION 4 - SEWERS AND DRAINS							
4.01	Storm Sewer, Trenched, RCP, 15"	LF	896	896	123	\$53.00	\$6,519.00
4.02	Storm Sewer, Trenched, RCP, 18"	LF	62	62		\$62.00	\$0.00
4.03	Storm Sewer, Trenched, RCP, 24"	LF	229	229		\$69.00	\$0.00
4.04	Storm Sewer, Trenched, RCP, 30", CO1	LF	59	-34.5	22.4	\$119.00	\$2,665.60
4.05	Storm Sewer, Trenched, RCP, 36", CO1	LF	100	192.5		\$115.00	\$0.00
4.06	Pipe Apron, Concrete, 24", CO1	EA	3	2		\$4,200.00	\$0.00
4.07	Pipe Apron, Concrete, 36", CO1	EA	2	3		\$5,825.00	\$0.00
4.08	Removal of Culverts	LF	501	501		\$17.00	\$0.00
4.09	Subdrain, Type 1, PVC, 6"	LF	2,735	2,735		\$18.50	\$0.00
4.10	Subdrain Cleanouts	EA	8	8		\$810.00	\$0.00
4.11	Subdrain Outlet	EA	18	18		\$270.00	\$0.00
4.12	Field Tile Repair	LF	100	100		\$37.00	\$0.00
DIVISION 5 - WATER MAINS AND APPURTENANCES							
5.01	Water Main, 8" PVC, Trenched, CO1	LF	58	138	80	\$96.00	\$7,680.00
5.02	Water Main, 12" PVC, Trenched, CO1	LF	1,815	1,528	1,528	\$87.20	\$133,241.60
5.03	Water Main, 12" DI, Trenched, CO1	LF	231	518	518	\$131.00	\$67,858.00
5.04	Gate Valve, 8", CO1	EA	2	3	1	\$2,750.00	\$2,750.00
5.05	Gate Valve, 12"	EA	5	5	5	\$4,725.00	\$23,625.00
5.06	Tapping Sleeve and Valve, 12"	EA	1	1	1	\$6,885.00	\$6,885.00
5.07	Water Service Stubs, 1"	EA	2	2	2	\$950.00	\$1,900.00
5.08	Water Service, Stubs, 6"	EA	1	1		\$3,445.00	\$0.00
5.09	Water Service Stubs, 1"	LF	170	170	120	\$25.50	\$3,060.00
5.10	Water Service, Stubs, 6"	LF	20	20		\$94.00	\$0.00
5.11	Water Service Transfer	EA	1	1	1	\$1,550.00	\$1,550.00
5.12	Hydrant Assembly	EA	4	4	4	\$8,950.00	\$35,800.00
5.13	Removal of Hydrant Assembly	EA	3	3		\$955.00	\$0.00
5.14	Flushing Device (Blowoff)	EA	1	1	1	\$2,645.00	\$2,645.00
5.15	Connection to Existing	EA	1	1	1	\$2,500.00	\$2,500.00
5.16	Water Main Abandonment	LS	1	1	1	\$7,500.00	\$7,500.00
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS							
6.01	Storm Sewer Manhole, SW-402, 48" x 48"	EA	1	1		\$6,625.00	\$0.00
6.02	Storm Sewer Intake, SW-501, CO1	EA	11	10	3	\$3,475.00	\$10,425.00
6.03	Storm Sewer Intake, SW-503, CO1	EA	1	2		\$6,625.00	\$0.00

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,979,338.50	\$412,131.20
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	DNR Water Update, HRG Storm, Water Ext, Temp Signal	\$65,781.60	\$0.00
2		\$0.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$65,781.60	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,045,120.10	\$412,131.20
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$412,131.20
Retainage (3%)			\$12,363.94
Total Earned Less Retainage			\$399,767.26
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	March 6, 2026 to May 26, 2026	\$152,429.68	
2	May 27, 2026 to June 30, 2026	\$150,198.53	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$302,628.21
Amount Due This Request			\$97,139.05
Note: The amount \$97,139.05 is recommended for approval for payment in accordance with the terms of the Contract.			
		CONTRACT SUMMARY	
		ORIGINAL CONTRACT AMOUNT	\$1,979,338.50
		TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$4,024,458.60
		THIS PARTIAL PAYMENT	\$97,139.05
		TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$399,767.26
		BALANCE	\$3,624,691.34
		PERCENT COMPLETE	10.2%
Recommended By: Veenstra & Kimm, Inc.		Contractor: Absolute Group	Approved by: City of Bondurant
Signature		Signature	
Name	William Weber	Name	Clayton Kempf
Title	Project Manager	Title	Project Manager
Date	7/28/2026	Date	7-30-26
		Signature	
		Name	John Horton
		Title	Public Works Director
		Date	07-30-2026



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

Item No. 6.o.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving pay request no. 1 to Graphite Construction Group for the Eagle Park Parking Lot Project in the amount of \$63,066.67

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay application #1 in the amount of \$63,066.67 related to the Eagle Park Parking Lot Project.

This pay application has been reviewed by City Staff for accuracy and is for work completed through July 31st, 2026.

FUNDING SOURCE: CIP Budget/Local Option Sales and Services Tax

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-265
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 260803-265

RESOLUTION APPROVING PAY REQUEST NO. 1 TO GRPAHITE CONSTRUCTION
FOR THE EAGLE PARK PARKING PROJECT IN THE AMOUNT OF \$63,066.67

WHEREAS the Eagle Park Parking Project Pay Request No. 1 was submitted on July 27th, 2026; AND

WHEREAS the pay request no. 1 is for work completed though July 31st, 2026, on the Eagle Park Parking 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 Graphite Construction in the above-referenced amount is hereby approved.

Passed this 3rd day of August 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				



WAIVER OF CONSTRUCTION LIEN, PAYMENT BOND AND LIEN FUNDS

July 27, 2026

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by the City of Bondurant (owner), is located in Polk County, Iowa is described as Bondurant Eagle Park Parking Improvements and this waiver pertains to a portion of the work to be performed by Graphite Construction Group, Inc. (prime contractor).

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under a contract for Bondurant Eagle Park Parking Improvements through the date of this waiver in the amount of Sixty-Three Thousand Sixty-Six Dollars and Sixty-Seven Cents (\$63,066.67).

This lien waiver is not valid until the amount listed above has been received.

Company Name: Graphite Construction Group, Inc.

By Danielle Goodhall

Danielle Goodhall
Accounting

Contractor Waiver Form



July 27, 2026

Dear John:

Enclosed is our first application for payment for work performed through July 31st, 2026, at the Eagle Park Parking Improvement project.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Goodhall".

Danielle Goodhall
Graphite Construction Group, Inc.

AIA Type Document
Application and Certification for Payment

Page 1 of 3

TO (OWNER): City of Bondurant
320 2ND ST NW
BONDURANT, IA 50035

PROJECT: EAGLE PARK
320 2nd St NW
Bondurant, IA 50035

APPLICATION NO: 1
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Shive Hattery

**ARCHITECT'S
PROJECT NO:**

CONTRACT FOR: Eagle Park

CONTRACT DATE: 1/14/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	70,485.50
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	70,485.50
4. TOTAL COMPLETED AND STORED TO DATE	\$	65,017.20
5. RETAINAGE:		
a. 3.00 % of Completed Work	\$	1,950.53
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	1,950.53
6. TOTAL EARNED LESS RETAINAGE	\$	63,066.67
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	63,066.67
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	7,418.83

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

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

CONTRACTOR: Graphite Construction Group
1955 NE 58th Ave, Ste 100 Des Moines, IA 50313

By:  Date: 07/27/2026

State of: IA

County of: Polk

Subscribed and Sworn to before me this 27TH Day of July 20 26

Notary Public: Danielle Goodhall

My Commission Expires : 04/04/2029

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 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 \$ 63,066.67

(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 to the amount certified.)

ARCHITECT:
By:  Date: 07-30-2026

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

AIA Type Document
Application and Certification for Payment

Page 2 of 3

TO (OWNER): City of Bondurant
320 2ND ST NW
BONDURANT, IA 50035

PROJECT: EAGLE PARK
320 2nd St NW
Bondurant, IA 50035

APPLICATION NO: 1
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Shive Hattery

**ARCHITECT'S
PROJECT NO:**

CONTRACT FOR: Eagle Park

CONTRACT DATE: 1/14/2026

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
GENERAL CONDITIONS									
1	MOBILIZATION/GENERAL CONDITIONS	2,087.45	0.00	2,087.45	0.00	2,087.45	100.00	0.00	62.62
2	CONSTRUCTION STAKING	2,875.00	0.00	2,875.00	0.00	2,875.00	100.00	0.00	86.25
3	EROSION CONTROL	575.00	0.00	575.00	0.00	575.00	100.00	0.00	17.25
4	CONCRETE WASHOUT	460.00	0.00	460.00	0.00	460.00	100.00	0.00	13.80
5	PCC/TRAIL REMOVAL	1,275.00	0.00	1,275.00	0.00	1,275.00	100.00	0.00	38.25
6	PAVEMENT STRIPING REMOVAL	339.00	0.00	339.00	0.00	339.00	100.00	0.00	10.17
7	TREE REMOVAL	690.00	0.00	690.00	0.00	690.00	100.00	0.00	20.70
8	BOLLARD REMOVAL	517.50	0.00	517.50	0.00	517.50	100.00	0.00	15.53
9	TOPSOIL STRIP AND RESPREAD	1,345.50	0.00	1,345.50	0.00	1,345.50	100.00	0.00	40.37
10	SITE GRADING	2,973.75	0.00	2,973.75	0.00	2,973.75	100.00	0.00	89.21
11	SUBGRADE PREPARATION 12"	1,260.00	0.00	1,260.00	0.00	1,260.00	100.00	0.00	37.80
12	6" PCC PAVING	31,879.50	0.00	31,879.50	0.00	31,879.50	100.00	0.00	956.39
13	5" PCC PAVING	7,370.00	0.00	7,370.00	0.00	7,370.00	100.00	0.00	221.10
14	BOLLARDS	2,529.00	0.00	2,529.00	0.00	2,529.00	100.00	0.00	75.87
15	HANDICAP PARKING SIGN	339.00	0.00	339.00	0.00	339.00	100.00	0.00	10.17
16	LANDSCAPING STONE	563.50	0.00	0.00	0.00	0.00	0.00	563.50	0.00
17	LIMESTONE BOULDERS	1,851.00	0.00	0.00	0.00	0.00	0.00	1,851.00	0.00
18	PAVEMENT STRIPING	1,213.80	0.00	0.00	0.00	0.00	0.00	1,213.80	0.00
19	SEEDING/SITE RESTORATION	1,840.00	0.00	0.00	0.00	0.00	0.00	1,840.00	0.00
Totals:GENERAL CONDITONS TOTAL		61,984.00	0.00	56,515.70	0.00	56,515.70	91.18	5,468.30	1,695.48

AIA Type Document
Application and Certification for Payment

Page 3 of 3

TO (OWNER): City of Bondurant
320 2ND ST NW
BONDURANT, IA 50035

PROJECT: EAGLE PARK
320 2nd St NW
Bondurant, IA 50035

APPLICATION NO: 1
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ **OWNER**
_ **ARCHITECT**
_ **CONTRACTOR**

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Shive Hattery

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Eagle Park

CONTRACT DATE: 1/14/2026

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
BID ALTERNATE 1									
20	6" PCC PAVING	8,027.50	0.00	8,027.50	0.00	8,027.50	100.00	0.00	240.83
21	PAVEMENT STRIPING	474.00	0.00	474.00	0.00	474.00	100.00	0.00	14.22
Totals: BID ALTERNATE 1 TOTALS		8,501.50	0.00	8,501.50	0.00	8,501.50	100.00	0.00	255.05
REPORT TOTALS		\$70,485.50	\$0.00	\$65,017.20	\$0.00	\$65,017.20	92.24	\$5,468.30	\$1,950.53



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

Item No. 6.p.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution for Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Grain District Improvements area

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve an easement in The Grain District area. The City Council approved the overhead to underground work with Mid-American energy in February 2026 for the area along 2nd St. NE through the Grain District. This easement is for a transformer that is needed for that project. For reference, this is a 30 x 30 area just south of the new 2nd St. NE road alignment and east of the City-owned 401 2nd St. property.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-266
2. Proposed Electric Easement for City of Bondurant

CITY OF BONDURANT
RESOLUTION NO. 260803-266

RESOLUTION APPROVING GRANTING AN EASEMENT TO MIDAMERICAN
ENERGY COMPANY FOR UNDERGROUND ELECTRIC IN THE 2nd St. NE GRAIN
DISTRICT CORRIDOR AREA

WHEREAS, the easement agreement was submitted to the City on July 17th, 2026, AND.

WHEREAS the easement agreement is necessary to help facilitate the overhead to underground work that MidAmerican Energy is undertaking in this area pursuant to a proposal approved by the City Council on February 17, 2026, and in conjunction with The Grain District Area Improvements: AND

WHEREAS MidAmerican Energy is an easement for underground electrical across City-owned Right-Of-Way; AND

WHEREAS this easement agreement will not interfere with any of the operation or functionality of City infrastructure; AND

WHEREAS, City Staff have reviewed the proposal; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the proposal for easement agreement from MidAmerican Energy is hereby approved.

Passed this 3rd day of August 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				

Prepared by and return to: Christin Erwin 515-252-6989 MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657
--

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	<u>130259</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>6267899</u>	County of	<u>Polk</u>	
Project No.	<u>CPKBBL1000000434</u>	Section	<u>31</u>	
		Township	<u>80</u>	North
		Range	<u>23</u>	West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this _____ day of _____, 2026, by and between **City of Bondurant, Iowa**, ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

Lots 6 & 7, in the Grain District, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa (The Property).

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

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

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across the Easement Area, described on **Exhibit A** attached hereto, to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant

shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area without prior written permission from Grantee. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.
15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

Dated this ____ day of _____, 2026

City of Bondurant, Iowa

Signed: _____

Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, _____, by

_____ as _____ of

City of Bondurant, Iowa.

Signature of Notary Public

R-22W

2nd St. NE

N ¼ CORNER
31-80-22

T-80N

Fillmore Ave. NE

LOT 3

LOT 6

LOT 7

LOT 4

GRAIN DISTRICT

LOT 8

30' X 30' ELECTRIC
EASEMENT -- SEE
DETAIL ON SHEET 2

EASEMENT AREA
900± SQUARE FEET

NORTH



NOTE: SEE SHEET 2 OF 2 FOR PROPERTY
& EASEMENT DESCRIPTIONS

LEGEND

- PARCEL BOUNDARY LINE
- SECTION, ¼ SECTION, & LOT LINE
- TYPICAL ELECTRIC LINE CENTERLINE
- ¼, ¼ SECTION LINE
- ELECTRIC EASEMENT
- LAND CORNER

DRAWN BY: MMD
CHECKED: PJS
APPROVED:
DATE: 07-14-2026
SCALE: 1" = 200'
APPROVED:

OWNER(S): CITY OF BONDURANT, IOWA

POLK COUNTY
SECTION 31, T-80N, R-22W

MIDAMERICAN
ENERGY COMPANY

EXHIBIT "A"
SHEET 1 OF 2

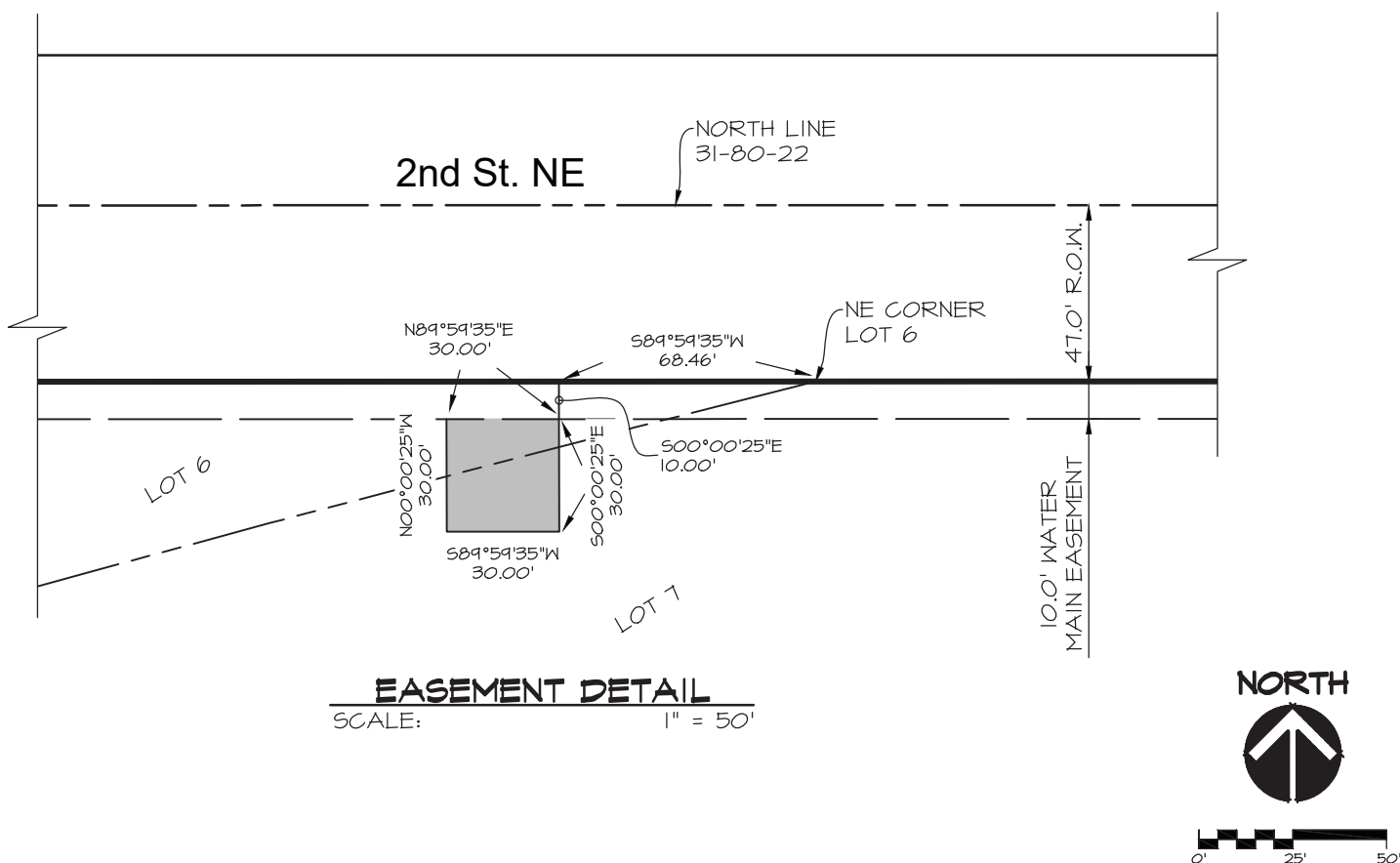
TRACT NO.
BON-001

PROPERTY DESCRIPTION

LOTS 6 & 7, GRAIN DISTRICT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

ELECTRIC EASEMENT DESCRIPTION (EASEMENT AREA)

A PIECE OF LAND IN LOTS 6 & 7 GRAIN DISTRICT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID LOT 6; THENCE S89°59'35"W, 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT; THENCE S00°00'25"E, 10.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'25"E, 30.00 FEET TO A POINT; THENCE S89°59'35"W, 30.00 FEET TO A POINT; THENCE N00°00'25"W, 30.00 FEET TO A POINT; THENCE N89°59'35"E, 30.00 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 900 SQUARE FEET, MORE OR LESS.



DRAWN BY: MMD
CHECKED: PJS
APPROVED:
DATE: 07-14-2026
SCALE: 1" = 50'
APPROVED:

OWNER(S): CITY OF BONDURANT, IOWA

POLK COUNTY
SECTION 31, T-80N, R-22W

MIDAMERICAN
ENERGY COMPANY

EXHIBIT "A"

SHEET 2 OF 2

TRACT NO.
BON-001



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

Item No. 6.q.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving agreement with ISG for professional services for procurement, value engineering due diligence, and bidding administration for Silo Commons in an amount not to exceed \$36,000

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a resolution with ISG for additional services for the Silo Commons project. This agreement includes the additional scope of procuring and onboarding a Construction Manager to the project. Scope includes writing and posting the Notice of Intent, RFQ and RFP Process, managing the RFQ and RFP scoring process, and holding interviews. This agreement also includes the due diligence period once the Construction Manager has been selected. ISG anticipates some value engineering and design modifications to occur to the original scope based on contractor feedback and production and operation decisions that are yet to be made. ISG proposes to proceed into this phase on a Time + Materials NTE basis with the assumption that this process lasts no longer than 2 months. Should this process extend past that duration, ISG will promptly notify the City for further discussion.

The agreement also covers the rebidding of the project and bidding administration oversight. Bidding Administration in ISG's original contract is Time + Materials, therefore there is no change being requested to ISG's original scope of services at this time.

ISG proposes to provide the scope of work described within this proposal for compensation in accordance with the following schedule. Anticipated reimbursable expenses such as travel time, mileage expenses, and printing costs are included.

Phase	Compensation
CMaR Procurement	\$6,000
Value Engineering/Due Diligence, Bidding Administration	Time and Materials estimated at \$30,000

FUNDING SOURCE: Capital Fund supported by significant grant funding, TIF, Local Option Sales and Services Tax, and General Obligation Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-267
2. Silo Commons ISG Contract

CITY OF BONDURANT
RESOLUTION NO. 260803-267

RESOLUTION APPROVING AN ADDITIONAL SERVICES AGREEMENT WITH I & S
GROUP, INC. FOR THE SILO COMMONS PROJECT IN AN AMOUNT NOT TO
EXCEED \$36,000

WHEREAS the City of Bondurant is advancing the Silo Commons project; AND

WHEREAS I & S Group, Inc. (ISG) submitted an additional services proposal dated July 31, 2026, for Construction Manager at Risk procurement, value engineering and due diligence, and bidding administration services for the Silo Commons project; AND

WHEREAS the proposed compensation includes \$6,000 for Construction Manager at Risk procurement and time-and-materials compensation for value engineering and due diligence in an amount not to exceed \$30,000, for a total amount not to exceed \$36,000; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the additional services agreement with I & S Group, Inc. for the Silo Commons project in an amount not to exceed \$36,000 is hereby approved, and the Mayor is authorized to execute the agreement on behalf of the City.

Passed this 3rd day of August 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				

July 31, 2026

Marketa Oliver
City Administrator
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035
moliver@cityofbondurant.com



RE: Additional Services

SCOPE OF SERVICES

CMaR Procurement

This amendment adds in the scope of procuring and onboarding a Construction Manager to the project. Scope includes writing and posting the Notice of Intent, RFQ and RFP Process, managing the RFQ and RFP scoring process, and holding interviews.

Value Engineering / Due Diligence

This amendment adds in the due diligence period once the Construction Manager has been selected. ISG anticipates some value engineering and design modifications to occur to the original scope based on contractor feedback and production and operation decisions that are yet to be made. ISG proposes to proceed into this phase on a Time + Materials NTE basis with the assumption that this process last no longer than 2 months. Should this process extend past that duration, ISG will promptly notify the owner for further discussion.

Bidding Administration

This amendment adds in the rebidding of the project and bidding administration oversight. Bidding Administration in ISG's original contract is Time + Materials, therefore there is no change being requested to ISG's original scope of services as ISG at this time.

COMPENSATION

ISG proposes to provide the scope of work described within this proposal for compensation in accordance with the following schedule. Anticipated reimbursable expenses such as travel time, mileage expenses, and printing costs are included.

Phase	Compensation
CMaR Procurement	\$6,000
Value Engineering	T+M Estimated \$30,000

ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible in meeting the requirements of this project. Upon request, ISG can provide a subsequent proposal to assist with additional professional design and construction phase services needed to support this project as it moves forward.

ISG appreciates the opportunity to provide a solution tailored to the needs of the City of Bondurant. Upon acceptance, please sign the acknowledgment box and return a copy of the proposal to our office. We look forward to providing you with responsive service, a collaborative experience, and timely delivery.

Sincerely,

Erik Pingel
Senior Project Manager

Erik.Pingel@ISGInc.com

Applicable Contract

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project. ISG's compensation does not include sales or use taxes. Additional information can be found in our General Terms and Conditions.

bit.ly/2026-terms-isg



Acknowledgement of Acceptance

This proposal is valid for 30 days.

Accepted this _____ day of _____, 2026.

Company (Print): _____

Name (Print): _____

Title (Print): _____

Signature: _____



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

Item No. 6.r.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution Setting a Public Hearing on the Proposed Amendment to the Bondurant Urban Revitalization Plan for August 17, 2026, at 6:00 p.m.

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for **August 17, 2026**, to consider an amendment to the Bondurant Urban Revitalization Plan. Iowa Code Chapter 404 requires the City Council to hold a public hearing before amending an urban revitalization plan. The resolution also directs the City Clerk to publish the required public notice within the statutory timeframe.

The proposed amendment accomplishes two primary objectives:

- **Updates the Urban Revitalization Area boundary** to include all property that has been annexed into the City since the plan was last amended, ensuring the legal description accurately reflects the City's current corporate limits.
- **Revises the commercial and industrial property tax exemption schedules** within the Urban Revitalization Plan. The proposed revisions are intended to allow the City to respond to anticipated changes in municipal revenues and fiscal impacts associated with recent state legislation while maintaining the long-term financial stability of the City and its ability to provide essential public services.

Approval of this resolution does **not** amend the Urban Revitalization Plan. It simply initiates the statutory public hearing process. The proposed amended and restated plan will be available for public inspection prior to the hearing, and the City Council will consider adoption following the public hearing on August 17, 2026.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-272

CITY OF BONDURANT
RESOLUTION NO. 260803-272

RESOLUTION PROVIDING FOR NOTICE OF HEARING ON PROPOSED
AMENDMENT TO THE REVITALIZATION PLAN FOR THE BONDURANT
URBAN REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Act”) the City of Bondurant, Iowa (the “City”), has designated all real property situated within the City as the Bondurant Urban Revitalization Area (the “Urban Revitalization Area”) and has adopted the Bondurant Urban Revitalization Area Plan (the “Plan”) for such Urban Revitalization Area; and

WHEREAS, the City Council is monitoring anticipated reductions in municipal revenues and increased financial pressures resulting from changes to Iowa law enacted pursuant to Senate File 2472 on May 18, 2026, which may materially affect the City's ability to fund essential governmental operations and services; and

WHEREAS, it has been proposed that the Plan be amended to (1) update the legal description of the Urban Revitalization Area to include therein certain real property (“Added Property”) that has been annexed into the City and is more particularly described in the notice set forth in Section 5 of this Resolution; and (2) in order to protect the financial stability of the City and the interests of its taxpayers and to allow time to assess the actual budgetary impacts of this legislation, the City Council deems it advisable to amend the Plan to revise the property tax exemption schedules applicable to commercial and industrial property; and

WHEREAS, pursuant to the provisions of the Act, before amending the Plan, the City must prepare an amended plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, an amended and restated plan (the “Restated Plan”) for the Urban Revitalization Area has been prepared for presentation to the City Council for consideration in accordance with the provisions of the Act;

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

It is hereby found and reaffirmed:

The property situated in the Urban Revitalization Area, including the Added Property, is an area which is appropriate as an economic development area as defined in Section 403.17 of the Act of Iowa.

(b) The economic development and promotion of commercial and industrial development in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the property situated

in the Urban Revitalization Area, including the Added Property, substantially meets the criteria set forth in Section 404.1 of the Act.

It is hereby found and determined that the Restated Plan has been prepared in accordance with the provisions of the Act.

This City Council will meet at 6:00 p.m., on August 17, 2026, at City Hall, 200 2nd Street NE, Bondurant, Iowa, in the City, at which time and place it will conduct a public hearing on the Plan Amendment, pursuant to the Act.

The City Clerk is hereby authorized and directed to give notice as required by the provisions of the Act of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
BONDURANT, IOWA, RELATING TO THE ADOPTION OF AN
AMENDMENT TO THE PLAN FOR THE BONDURANT URBAN
REVITALIZATION AREA FOR THE CITY OF BONDURANT, IOWA,
PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA.

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Bondurant, Iowa, an Amended and Restated Urban Revitalization Plan for the Bondurant Urban Revitalization Area within the City.

This City Council will meet at 6:00 p.m., on August 17, 2026, at City Hall, 200 2nd Street NE, Bondurant, Iowa, in the City, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") on the proposal to adopt the Amended and Restated Urban Revitalization Plan, pursuant to the provisions of the Act. At such public hearing, all residents of the City and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amended and Restated Urban Revitalization Plan, pursuant to the Act.

The Amended and Restated Urban Revitalization Plan will update the legal description of the Urban Revitalization Area to include therein the real property that has been annexed into the City. The updated legal description of the Urban Revitalization Area is as follows:

All real property situated within the incorporated limits of the City of Bondurant, Polk County, State of Iowa, as of August 1, 2026.

The Amendment will also revise the property tax exemption schedules applicable to commercial and industrial property.

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

Shelby Hagan
City Clerk

All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed this 3rd day of August 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 7.a.
For Meeting of 8/3/2026
Public Hearing

TITLE: Public hearing to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona

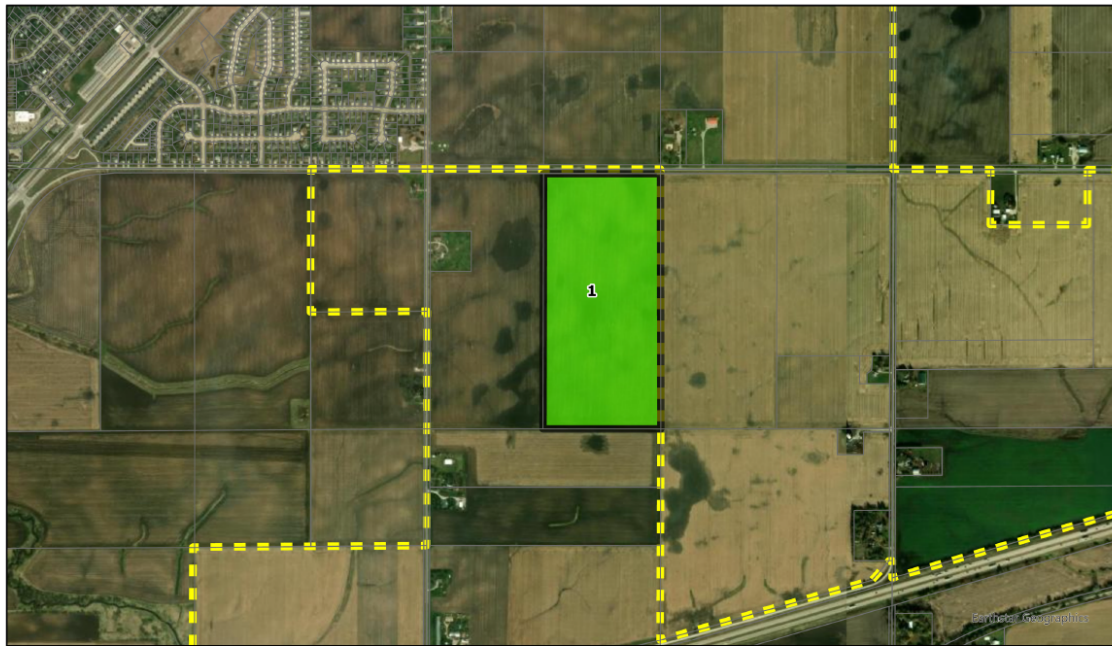
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Now is the time and date for a public hearing on the 100% voluntary annexation request for a parcel of land located at [Parcel 7922-05-100-003](#).

This annexation area is comprised of 87.94 acres and is located along 15th Street SE/NE 70th Avenue between Pleasant Street SE/NE 80th Street and Eisenhower Drive SE in the area shown in green below. This annexation falls within two miles of the cities of Altoona and Mitchellville. The annexation includes the south 1/2 of 15th Street SE/NE 70th Avenue adjacent to Parcel 7922-05-100-003. Bondurant's existing city limits are located north and east of the parcel proposed for annexation.

**CITY OF BONDURANT, IOWA
ANNEXATION MAP**



* Note:
The annexation also includes any and all County
road right-of-way to the centerlines of the adjacent
roads.

Consenting Annexation
1 McCleary

0 1,000 2,000 4,000 Feet



After this annexation has been considered by the Bondurant City Council, it must also be considered by the State's City Development Board before it becomes official, as it falls within two miles of two other communities (Altoona & Mitchellville).

The attached annexation petition includes the following language relative to future land use and zoning:

- The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium Density Residential use designations to a Business Park/Light Industrial designation; and
- The City agrees to initiate a rezoning on this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

When the Planning & Zoning Commission and City Council review annexation requests, they review the following topics: Consistency with the Annexation Policy, Consistency with the Comprehensive Plan, Streets & Utility Connectivity, & Outreach.

Consistency with the Annexation Policy

The 2023-adopted Annexation Policy notes that the City should first strive that each annexation considered by reviewed under the 100% voluntary category. This current annexation is a 100% voluntary annexation.

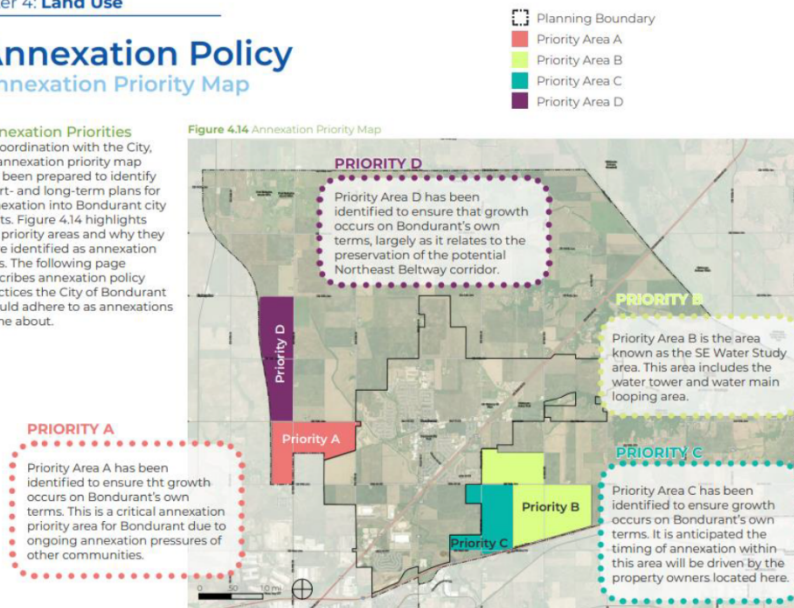
This current annexation area is located in Area C of the Annexation Priority Map included in the Annexation Policy. Area C is described as being identified to ensure growth occurs on Bondurant's terms, and that it is anticipated the timing of annexation within this area will be driven by the property owners within Area C.

Annexation Policy

Annexation Priority Map

Annexation Priorities
In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.

Figure 4.14 Annexation Priority Map



128 building [bondurant]

Consistency with the Comprehensive Plan

This annexation area falls within the City's planning boundary established as part of the 2022-adopted Building Bondurant Comprehensive Plan. Similar to the City's Annexation Policy, this current annexation is also identified as a priority annexation area in the comprehensive plan.

The Building Bondurant Comprehensive Plan currently designates this property as High Density Residential and Medium Density Residential. As part of the voluntary annexation petition, the property owner has requested a Future Land Use Map amendment to Business Park/Light Industrial and a rezoning to the Limited Industrial (M-1) District. These amendments have been initiated by the City and are being reviewed concurrently with the annexation. If approved, the annexation would be consistent with the Comprehensive Plan as amended.

Streets & Utility Connectivity

No development is currently proposed on this annexation ground. Street and utility connectivity will be reviewed in further detail if a preliminary plat and/or site plan is received in the future for this annexation area. The annexation area has existing street frontage along 15th Street SE/NE 70th Avenue, where a new water main has also been installed. Design is underway for a new north/south street corridor to be called Vermeer Drive SE at the western portion of this annexation area to provide new connectivity in this area consistent with the Major Streets Master Plan.

Outreach

The City has notified the Polk County Auditor's Office for their ownership and legal description review of the proposed annexation area. The Polk County Auditor's Office noted that the ownership and legal descriptions noted in the petition are accurate.

In July 2026, the City mailed notices of the annexation public hearing to the following entities: Altoona City Council, Mitchellville City Council, Polk County Board of Supervisors, each affected public utility, and the Des Moines Area MPO.

In July 2026, the City mailed the annexation public hearing to the Polk County Attorney's Office notifying them of the County roadway included as part of the annexation area.

On July 15, 2026 the annexation public hearing was printed in the Altoona Herald.

If approved by the Bondurant City Council, the annexation request will be sent to the City Development Board for their review.

FUNDING SOURCE: Notices are paid from from the General Fund.

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Annexation Petition McCleary_Combined
2. Aerial Neighbor
3. City Boundaries Aerial

ANNEXATION PETITION
TO THE CITY COUNCIL
BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

I, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7 for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

I hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The City agrees to rebate any water, sewer, connection fees (both individual and connection fee district fees) so long as the property maintains its current use and ownership; and
2. The City agrees to waive any street assessments so long as the property maintains its current ownership; and
3. The property owner may continue to open burn in accordance with Iowa Administrative Code Section 567-23.2 (455B) so long as the property maintains its current use and ownership and until the point at which any non-ag related certificate of occupancy is issued on an adjacent parcel; and
4. The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium-Density Residential use designations to a Business Park/Light Industrial designation; and
5. The City agrees to initiate a rezoning of this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District; and
6. If the property owner determines to target economic development, the City agrees to take such measures as necessary to facilitate site development readiness, such as criteria established through the State of Iowa Economic Development Authority Program or the Greater Des Moines Partnership DSM RFI Ready Program or equivalent, including conducting and funding all planning work and studies associated with the site certification process, so long as the property is annexed into the City and the property agrees to agree to abide by the criteria for site readiness.

The undersigned further acknowledges that the right exists to withdraw this voluntary annexation application at any time within three (3) days after the Bondurant City Council holds a public hearing on said annexation application and chooses to waive said rights. Further, the undersigned voluntarily and of his own free will, and on behalf of his/her/its heirs, devisees, successors in interest and assigns, and for other good and valuable consideration, the receipt of which is hereby acknowledged, waives the right to withdraw

said voluntary annexation application thus rendering this voluntary annexation application irrevocable and binding upon this applicant and his/her/its heirs, devisees, successors in interest and assigns.

Respectfully submitted,

Melvin McCleary

Melvin McCleary

Abel Thomas & Lucille Irene McCleary Revocable Trust

6-17-2026

Date Signed

Norman L McCleary

6-17-2026

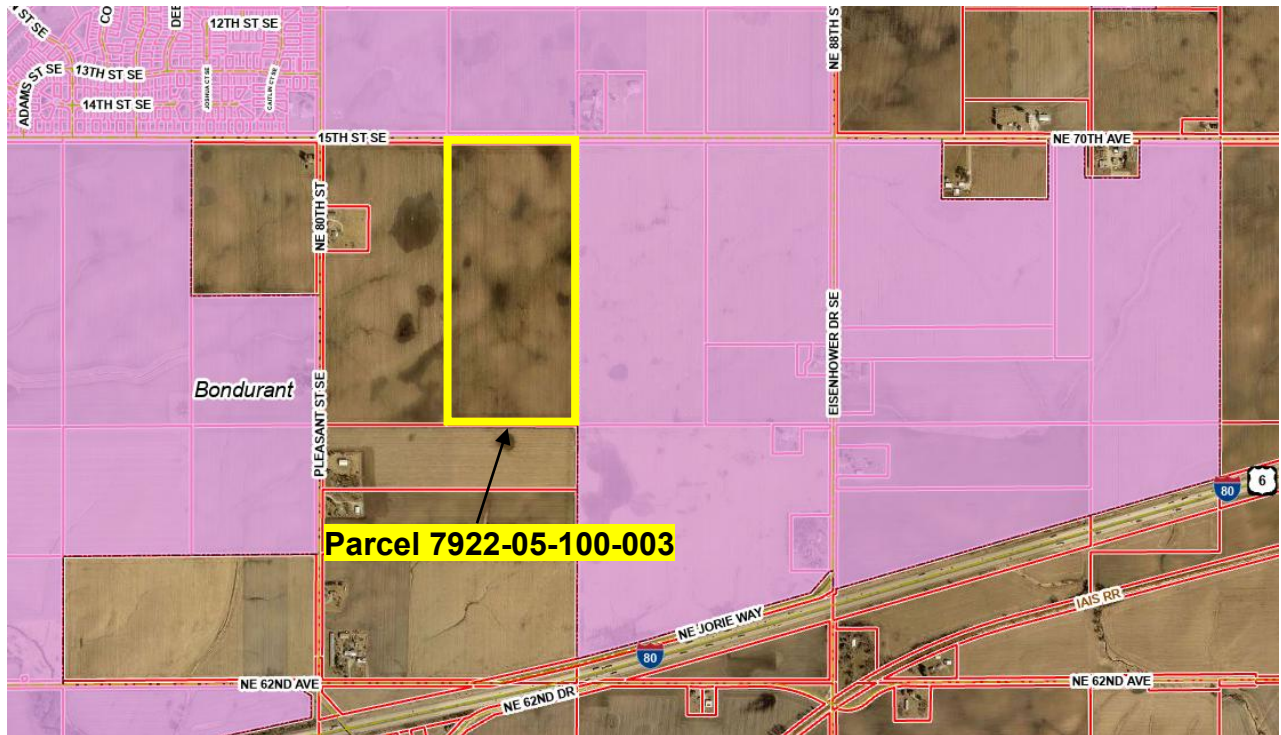
Doreen F. Gillespie

6/17/2026

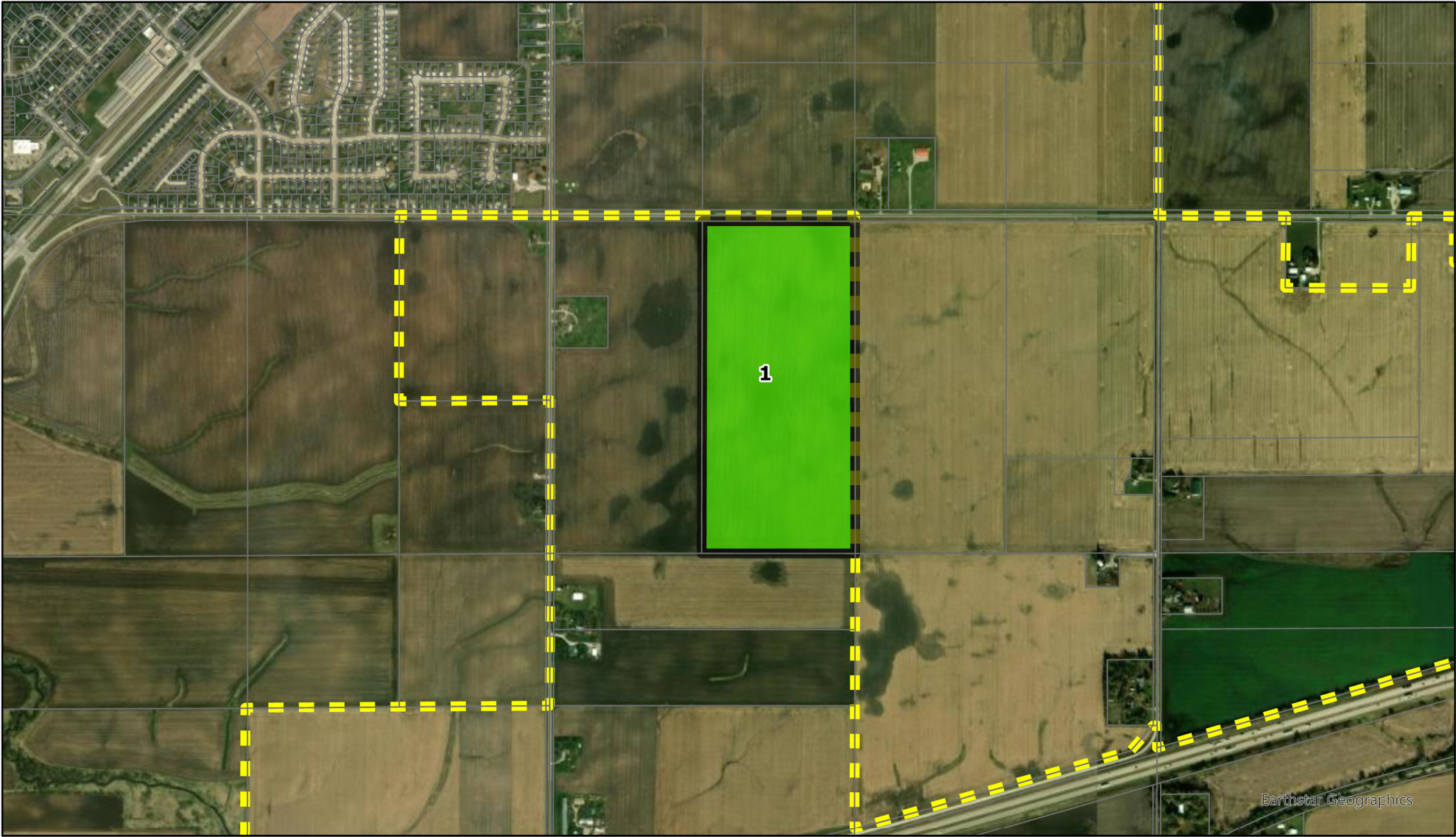
Exhibit A – Legal Description

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 ACES 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.

Exhibit B – Map



CITY OF BONDURANT, IOWA
ANNEXATION MAP

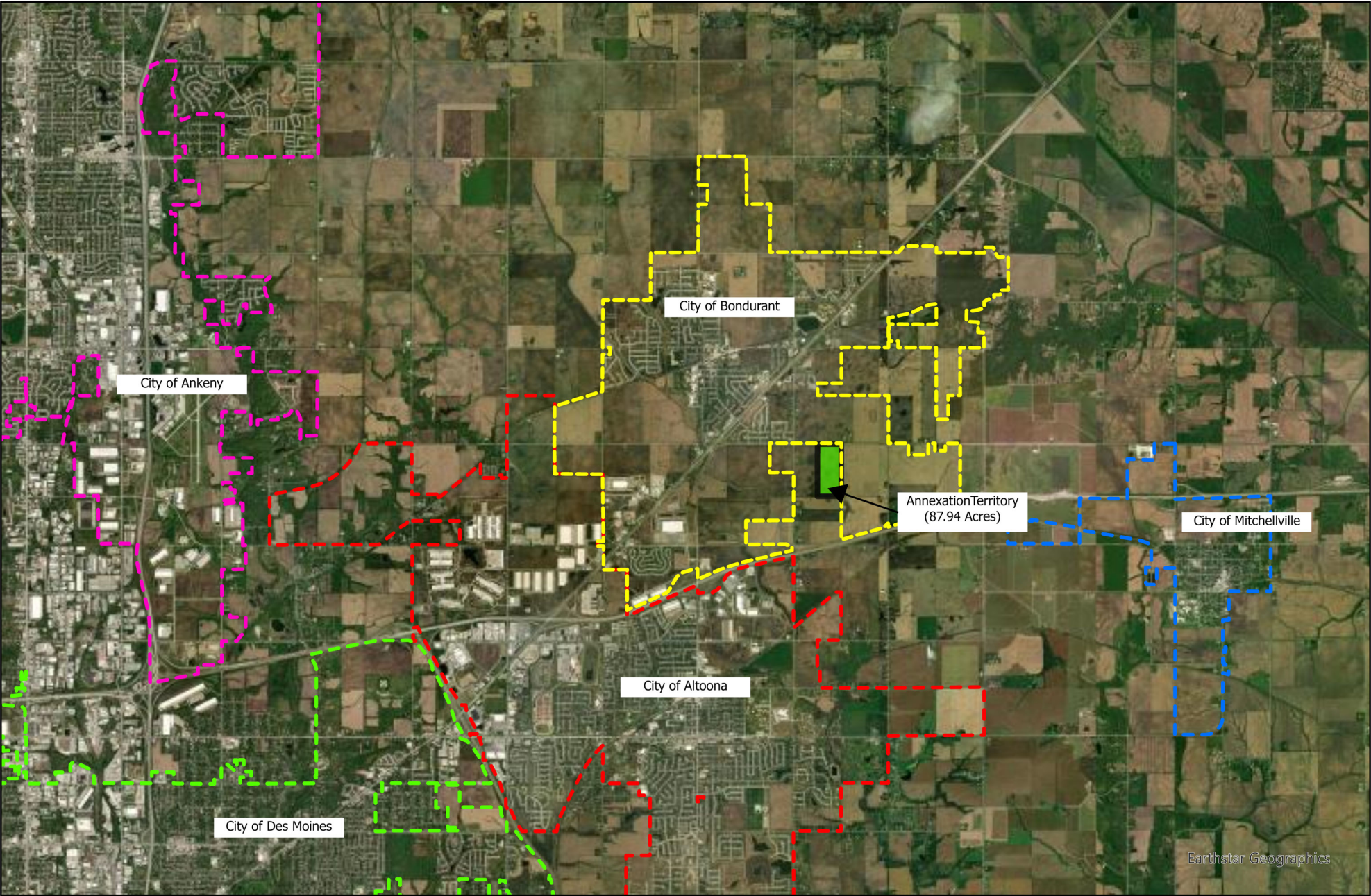


*** Note:**
The annexation also includes any and all County road right-of-way to the centerlines of the adjacent roads.

Consenting Annexation
1 McCleary



**CITY OF BONDURANT, IOWA
ANNEXATION MAP**





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

Item No. 7.b.
For Meeting of 8/3/2026
Public Hearing

TITLE: Public hearing to consider the Resolution of Necessity (Proposed) regarding the Truman Drive NE - Phase 2 Street Assessment project

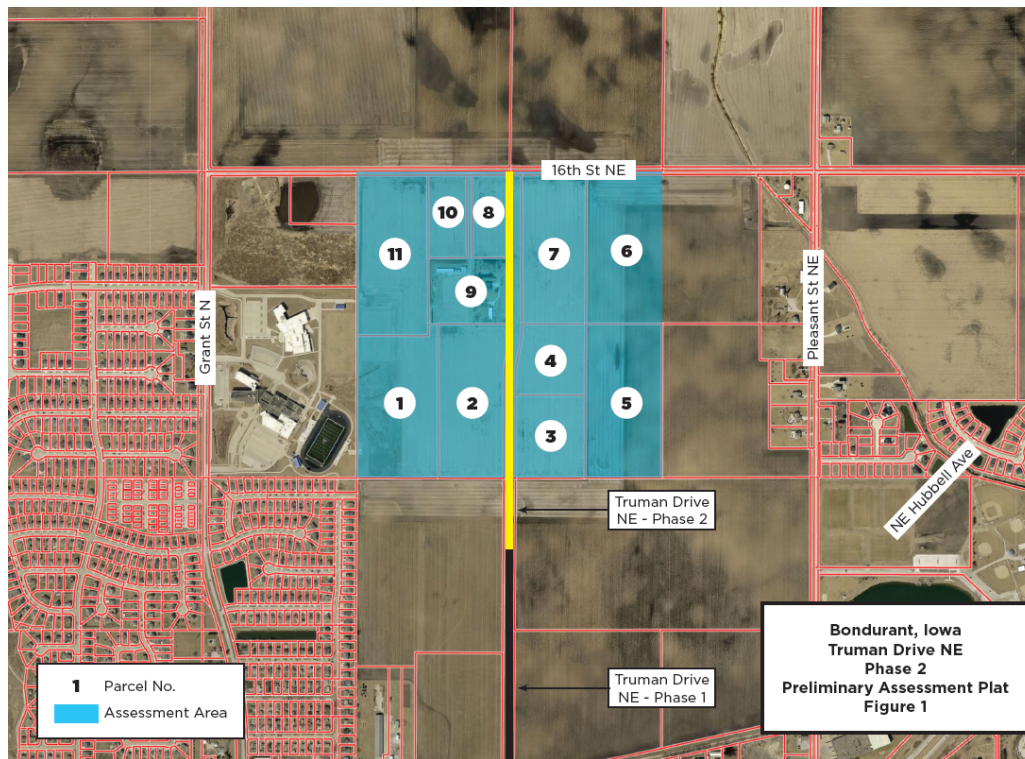
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: This is the time and place for the public hearing regarding the Truman Drive NE - Phase 2 Street Assessment project. Also on this evening's City Council agenda is the following: Preliminary resolution of necessity for construction of Truman Drive NE - Phase 1 Street Improvements for the City of Bondurant.

This project is being initiated under the authority of Division IV of Chapter 384 of the Code of Iowa, which governs the process for making street improvements funded in part by special assessments levied on specially benefited properties.

In March 2024, the City of Bondurant adopted its Major Streets Master Plan, which identifies Truman Drive NE as a future north/south collector corridor to support community-wide connectivity and long-term transportation demand. The full corridor is envisioned to extend from Highway 65 to at least 16th Street NE (NE 86th Avenue). Phase 1 of the Truman Drive NE corridor, extending approximately 1,900 feet north from 2nd Street NE, is currently under construction. Phase 2 will continue the corridor from the northern terminus of Phase 1 to 16th Street NE and includes approximately 3,400 feet of new roadway, associated storm sewer improvements, a 10-foot recreational trail on the west side, a 5-foot sidewalk on the east side, and related grading and restoration improvements.



Consistent with the City's adopted cost-sharing policy for collector and arterial streets, the proposed special assessment allocates a portion of the project cost to properties receiving a special benefit from the improvement. The preliminary assessment identifies eleven benefitted properties and proposes an assessable project cost of \$1,918,207. Costs associated with the third travel lane, improvements located outside the benefitted area, and oversized stormwater infrastructure constructed to accommodate future development have been excluded from the street assessment and will instead be funded through other mechanisms, including a separate stormwater connection fee district. In addition, the City has entered into a separate written agreement with the Bondurant-Farrar Community School District under which the School District will pay an amount equal to its calculated special assessment outside of the statutory assessment process.

The public hearing will provide property owners and other interested parties an opportunity to comment on:

- The necessity of the proposed street improvement.
- The estimated project cost.
- The preliminary plans and specifications.
- The proposed special assessments against benefitted properties.
- The boundaries of the proposed special assessment district.

Property owners who do not appear at the public hearing or submit written objections may be deemed to have waived their right to challenge the proceedings.

In accordance with Chapter 384 of the Iowa Code, the following documents are on file with the City Clerk and available for public inspection:

- Preliminary plans and specifications.
- Preliminary Assessment Plat and Schedule.
- Estimated cost of the proposed improvements.
- Council-adopted valuation of each lot within the assessment district.

FUNDING SOURCE: Notices are paid from the project fund.

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Truman Drive, NE Phase 2 Preliminary Special Assessment

**PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA**



PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed

Date

A handwritten signature in blue ink, appearing to read "H. Robert Veenstra Jr.", written over a horizontal line.

July 1, 2026

H. Robert Veenstra Jr., P.E.

Iowa License No. 9037

My license renewal date is December 31, 2026

Detailed Parts covered by this seal:
ALL

Prepared By
Greenwood Consulting LLC
Des Moines, Iowa

PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA	1
DESCRIPTION OF IMPROVEMENTS	1
DETERMINATION OF BENEFIT	2
BASIS OF ASSESSMENT	4
SEPARATE WRITTEN AGREEMENT	5
AGRICULTURAL DEFERRAL	5
PRELIMINARY COST	5
ASSESSMENT SCHEDULE	7
ASSESSMENT PLAT	8

TRUMAN DRIVE NE – PHASE 2 BONDURANT, IOWA

BENEFITTED AREA

The benefitted area for the Truman Drive – Phase 2 consists of eleven parcels within one-quarter mile east and west of the street project in the City of Bondurant, Polk County, Iowa, with said benefitted area being more particularly described as follows:

The west $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the east $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

DESCRIPTION OF IMPROVEMENTS

The project consists of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes, referred to as Truman Drive NE, starting at the north end of Truman Drive NE – Phase 1 and continuing north to 16th Street NE a distance of approximately 3,400 feet to 16th Street NE.

The street improvement project will include grading, drainage improvements, construction of the street, a 10-foot trail on the west side and a 5-foot sidewalk on the east side, and surface restoration.

DETERMINATION OF BENEFIT

The Bondurant City Council evaluated the project area for the street improvement project to determine the special benefit each of the eleven properties within one-quarter mile east or west of the project receive from the construction of the project. The City Council evaluated the general benefit to the City of Bondurant from the construction of Truman Drive NE.

The City of Bondurant has established a general practice and policy relative to the construction by the City of new streets. The policy is intended to provide a baseline for the evaluation of the special benefit received by each property and the general benefit to the City from the construction of the project. The City Council utilizes the general policy as the baseline for determining the special benefit received by each property. For each property the amount of the special assessment for that property would be the amount of benefit under the general policy of the City as reduced by the City Council determination the special benefit any property receives is less than the benefit that would be assigned to that property under the general policy.

The general policy of the City relative to street construction is the special benefit each adjoining property receives is the cost for one half of a two-lane street including associated improvements for drainage, grading, trails and sidewalks, and surface restoration. In the event the City constructs a street wider than two lanes all costs associated with a street wider than two lanes is automatically determined to be a general benefit and not a special benefit to each adjoining property.

Under the general policy the City recognizes the special benefit to the corridor of a new street project extends away from the immediate location of the street and properties that do not directly adjoin the street may receive a special benefit. In determining the special benefit a property may receive from a street improvement project the City Council will generally look at a corridor 1/4 mile wide on each side of the street or one-half the distance to a reasonably parallel street, whichever is less. That width may be adjusted on a case-by-case basis depending on the location of existing and future streets.

Under the general policy properties that adjoin the new street are determined to have a higher special benefit than properties within the overall benefitted area that do not directly adjoin the street. Under the general policy parcels within the benefitted area that do not adjoin the street have a baseline special benefit equal to two thirds of the benefit for parcels that adjoin the street. Adjustments to the percentage of special benefit for parcels that do not adjoin the street project are determined on a project-by-project basis.

Under the City's general policy properties could receive and special benefit from both a north-south street and an east-west street.

Under the general policy smaller developed parcels that have an existing access to a street other than the proposed improvement project are evaluated on a case-by-case basis to determine if they have a special benefit from the street project. Undeveloped parcels within the benefitted area are generally determined to have a special benefit for a project even if that parcel adjoins an existing street.

The general policy recognizes there can be subjectivity in allocating special and general benefit. Under the policy the City Council will evaluate the parcels and based on its deliberation determine if the general policy is applicable or if the special benefit for individual properties

should be adjusted downward. In no instance will the City Council adjust the special benefit upward from the general policy level.

In considering the level of special benefit the City Council takes into consideration several defined factors. The first factor is if the benefitted area should be determined to be less than the standard ¼ mile or half the distance to the next street. The second factor the City Council considers is if there are parcels that both adjoin and parcels that do not adjoin the street, whether the level of special benefit for parcels not adjoining the street project should be reduced below the standard level of two thirds of the special benefit for parcels adjoining the street.

The third factor the City Council considers is whether some or all of the parcels within the benefitted area would receive a reduced special benefit due to the impact of the City policy regarding the assessment that parcels can receive a special benefit from both a north-south street and east-west street.

The fourth factor the City considers is whether there are any parcels within the benefitted area that are fully developed and have access to a street other than the current project. The final factor the City Council considers is whether there are any unique circumstances beyond the defined evaluation criteria that would result in a reduced benefit.

Based on its inspection and deliberation the City Council determined the following:

1. The benefitted area determined by the general policy of extending ¼ mile from the project, or halfway to the next street, is appropriate for Truman Drive NE – Phase 2.
2. The general policy of determining the ratio of special benefit for parcels adjoining the project and parcels not adjoining the project is applicable for this project.
3. No downward adjustment of the special benefit of parcels adjoining 16th Street NE as it relates to the special benefit received from a potential future assessment of 16th Street NE. That is not to foreclose a future determination relative to the special benefit that would be received from a future special assessment of the 16th Street NE project. In particular the City noted the long term transportation plan calls for the extension of Truman Drive NE north of 16th Street NE resulting in no clearly identifiable basis for reducing the special benefit received from the Truman Drive NE – Phase 2 project.
4. Properties subject to the special assessment for Truman Drive NE – Phase 1 would not be subject to a special assessment for Truman Drive NE – Phase 2 as the general policy only subjects parcels to one special assessment for a north-south street.
5. One developed parcel with access to 16th Street NE would not receive a special benefit from Truman Drive NE. This determination is based on consistency with the City Council's determination regarding a similar property on the Truman Drive NE – Phase 1 project. As a policy perspective the determination this parcel does not receive any special benefit any access to Truman Drive NE from this parcel at a future date is at the discretion of the City.

BASIS OF ASSESSMENT

The City of Bondurant has determined the Truman Drive NE – Phase 2 project would be subject to special assessment. The City of Bondurant determined the project costs subject to special assessment would be the cost of two lanes of street construction including all associated including grading, drainage improvements, sidewalk and trail construction, and surface restoration.

The costs associated with the third lane of construction of the three lane Truman Drive NE – Phase 2 project were determined to be general benefit and would not be specially assessed to adjoining property owners.

The City Council determined shared costs, such as drainage improvements, would be prorated. The City determined non-construction costs would be prorated in a similar manner. Under the prorating methodology two-thirds of the cost would be allocated to the improvements subject to special assessment and one-third of the cost would be allocated to the improvements deemed to be a general benefit and not subject to the special assessment.

The Truman Drive NE – Phase 2 project includes improvements located south of the benefitted area. All costs for the improvements south of the benefitted area are excluded from the costs to be specially assessed.

The Truman Drive NE – Phase 2 project includes certain storm drainage improvements that benefit a privately owned parcel on the east side of Truman Drive NE – Phase 2. The additional costs for the drainage improvements to benefit those parcels are excluded from the costs to be specially assessed. These costs may be allocated by a separate stormwater connection fee district.

The City Council reviewed the overall level of special benefit in relationship to the cost of the project. The City Council determined that although based on the cost estimate the general policy would result in an assessable cost greater than \$2,086,000. The overall cost to be allocated as special benefit would be limited to \$2,086,000. In calculating the special benefit to each parcel the calculation will assume the special benefit that would normally have been allocated to the one parcel with direct access to 16th Street NE will not be reallocated and will be determined as a general benefit.

The total net area of the benefitted area is 152.93 acres. Based on the configuration of the parcels the City determined the most equitable method of allocating the cost is on a per acre basis with the proximity factor included in the allocation of special benefit. To reflect the lower special benefit for parcels not adjoining Truman Drive NE – Phase 2 the net area of those parcels was determined to be two thirds of the overall net area. With this adjustment the assessment factor for purposes of allocating the special benefit is 124.568. The \$2,086,000 cost allocated to the 11 parcels translates to a rate of \$16,745.85 per assessment unit.

SEPARATE WRITTEN AGREEMENT

The City of Bondurant has entered into a separate written agreement with the Bondurant-Farrar Community School District relative to the special assessment for Truman Drive NE and other related issues. Under the written agreement the Bondurant-Farrar Community School District separately agreed to pay an amount equal to the special assessment for the project. Because there is a separate written agreement the preliminary assessment plat and schedule shows the amount that would be assessed to the Bondurant-Farrar Community School District absent the written agreement. With the written agreement the preliminary assessment is shown as \$0 as the Bondurant-Farrar Community School District will separately pay the amount equal to the final special assessment.

AGRICULTURAL DEFERRAL

Several of the parcels subject to the special assessment are classified as agricultural and would qualify for the agricultural deferral if the property owner provides the appropriate notice.

PRELIMINARY COST

The preliminary estimate of cost for construction of the Truman Drive NE – Phase 2 project including the total construction and non-construction costs is:

Total Construction Cost	\$3,915,885
Less Storm Sewer Oversize	(\$447,560)
Street Construction Cost	\$3,468,325
Contingency	\$173,416
Engineering, Legal, Administrative	\$433,541
TOTAL	<u>\$4,075,282</u>
Assessable Street Cost (66.67%)	<u>\$2,716,885</u>
Benefitted Area Assessable Street Cost	<u>\$2,125,072</u>
Maximum Assessable Cost	\$2,086,000
Less Non-Assessed Cost (Parcel 9)	<u>(\$167,793)</u>
Actual Assessment Cost	<u>\$1,918,207</u>

The total cost for the construction of the project is allocated between the special benefit that would be assessed to adjoining properties and the general benefit cost that would not be subject to special assessment.

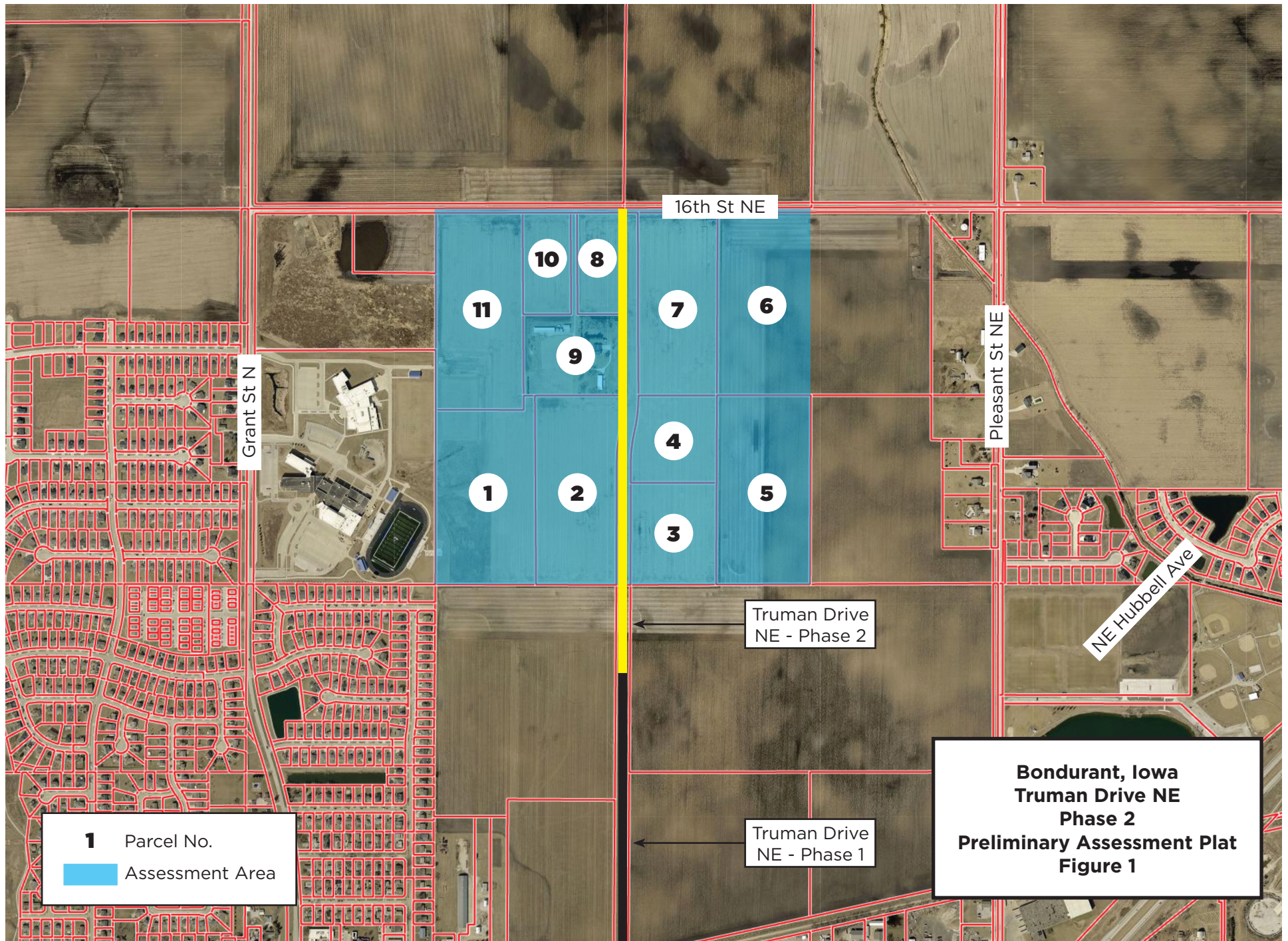
The estimated cost of the project allocated between the assessable special benefit and the general benefit is:

	Total Cost	Assessable Cost	Non-Assessable Cost
Construction Cost including Contingency Engineering, Legal, Administrative Cost	\$3,641,741	\$1,714,142	\$1,927,599
	\$433,541	\$204,065	\$229,476
TOTAL	\$4,075,283	\$1,918,207	\$2,157,075

The total cost for the project and a summary for the amount to be assessed is as follows:

Description	Assessed Cost	Non-Assessed Cost	Total
Truman Drive NE – Phase 2	\$1,918,207	\$2,157,075	\$4,075,283

Of the total project cost, the assessed cost translates to 47.07%. The assessment of the project cost to individual parcels ranges from 0.00% of the total project cost to 7.27% of the total project cost.





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

Item No. 7.c.
For Meeting of 8/3/2026
Public Hearing

TITLE: Public Hearing for the Truman Drive, NE North of School Site Public Infrastructure Project Specifications and Bids

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Now is the time and place for a public hearing for the next phase of the Truman Dr. Public infrastructure project. 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.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 3 Notice of Public Hearing 428126
2. 4 Notice to Bidders 428126

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. 7.d.
For Meeting of 8/3/2026
Public Hearing

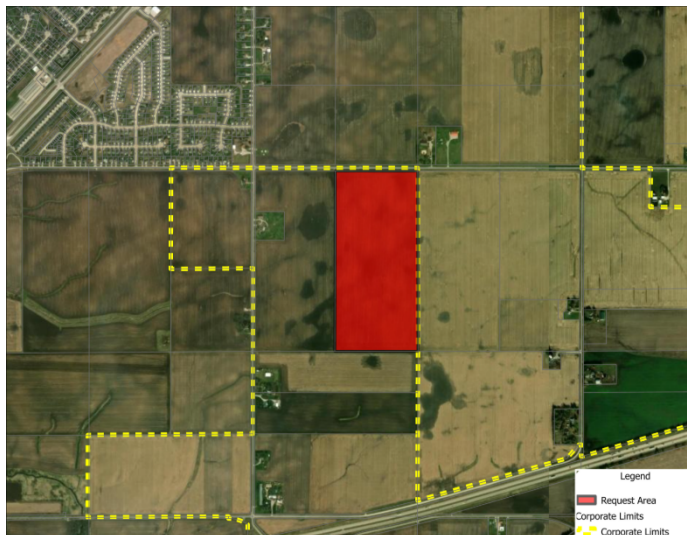
TITLE: Public Hearing on the request to amend the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003

CONTACT PERSON:

Isaac Pezley, City Planner

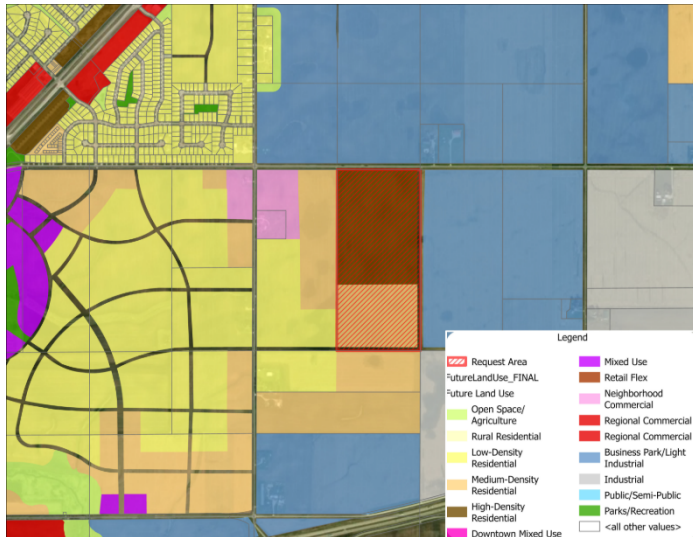
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Now is the time and place for a public hearing on the Abel Thomas & Lucille Irene McCleary Revocable Trust 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.

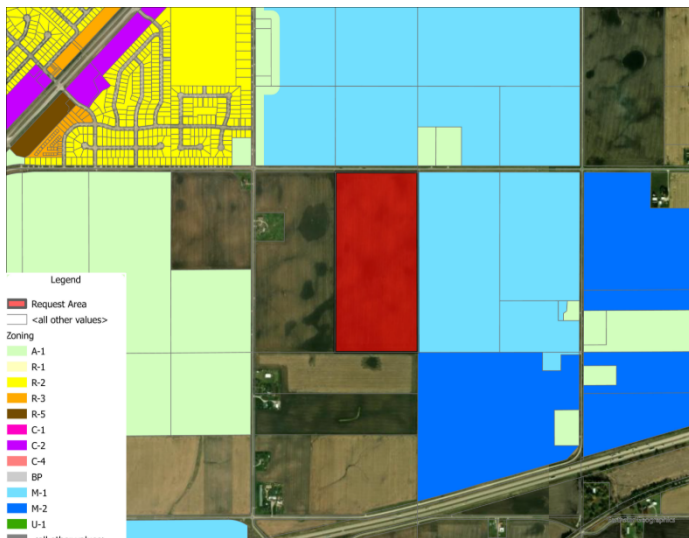


The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area as

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: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.e.
For Meeting of 8/3/2026
Public Hearing

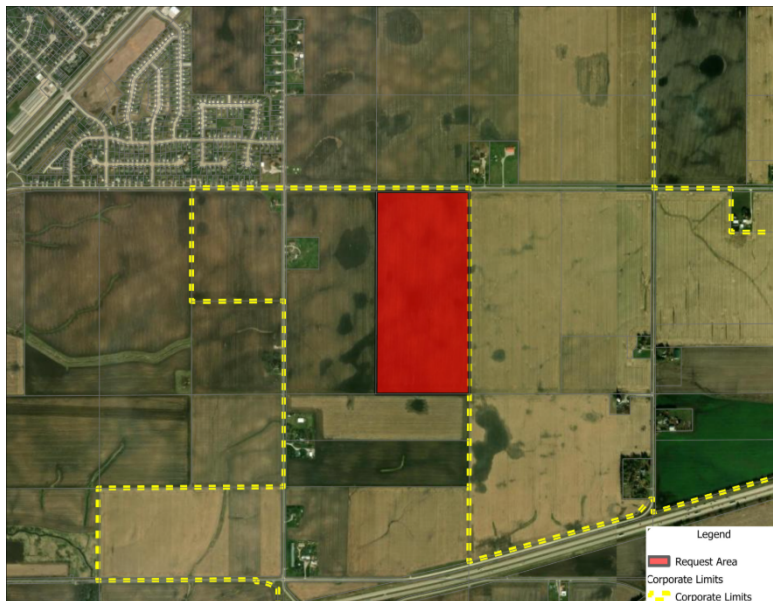
TITLE: Public Hearing on the request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District

CONTACT PERSON:

Isaac Pezley, City Planner

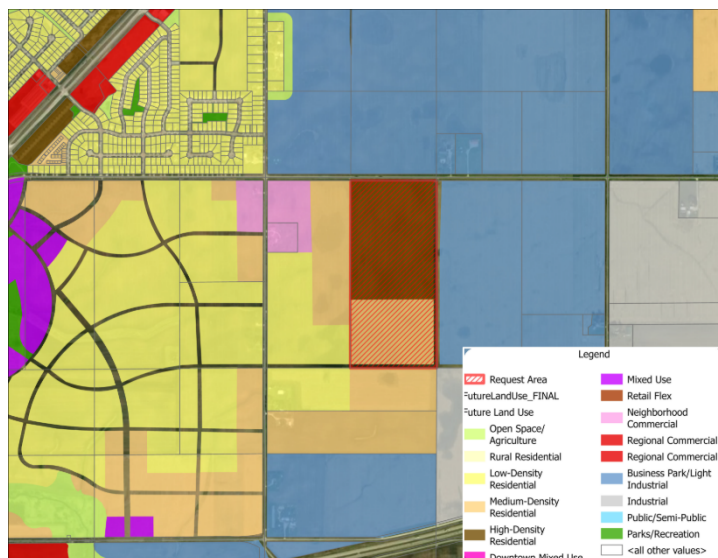
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Now is the time and date 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.

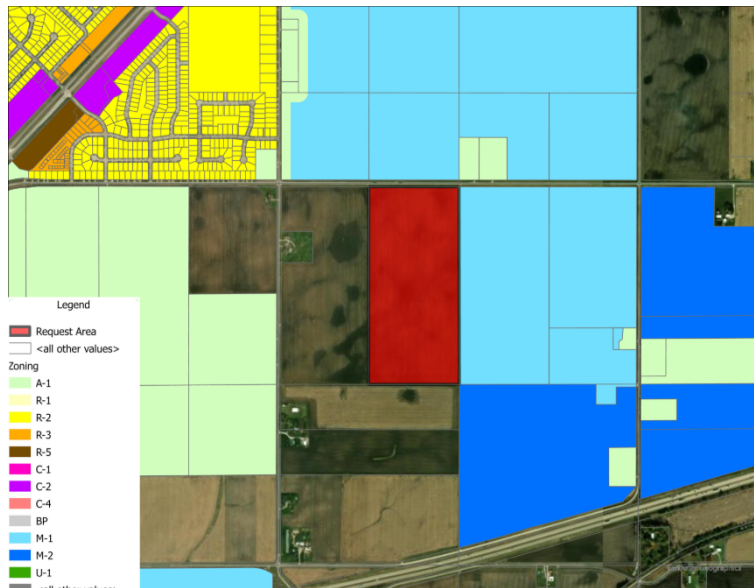


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and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

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 8.a.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution approving a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona (McCleary)

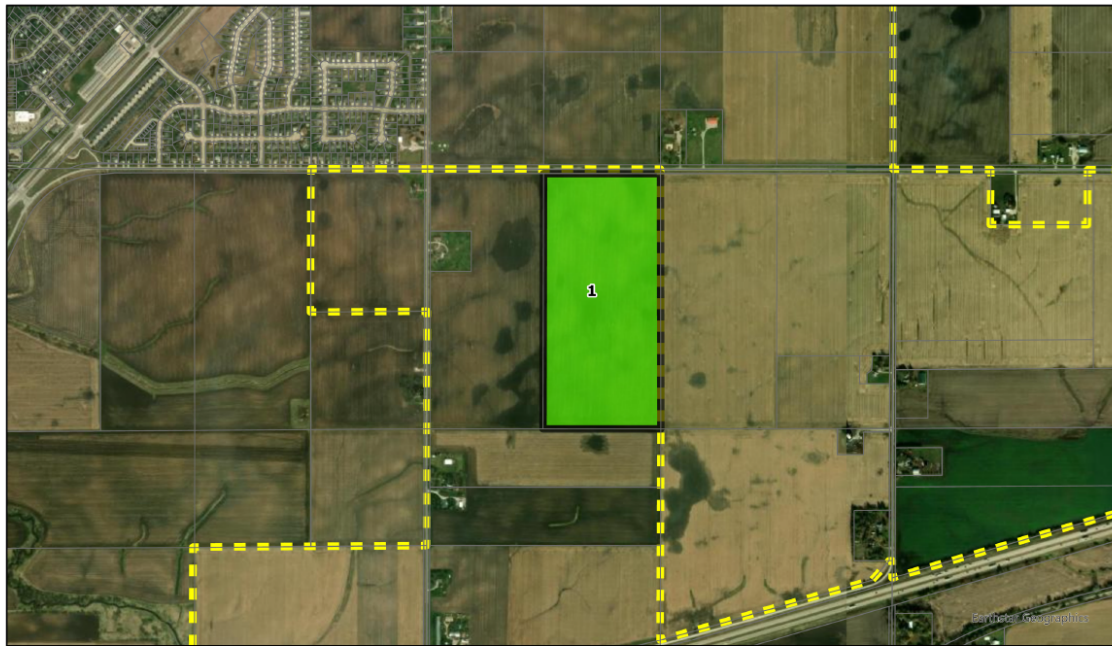
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Earlier on the agenda a public hearing was held on the 100% voluntary annexation request for a parcel of land located at [Parcel 7922-05-100-003](#), owned by the Melvin McCleary, Abel T McCleary (Trust).

This annexation area is comprised of 87.94 acres and is located along 15th Street SE/NE 70th Avenue between Pleasant Street SE/NE 80th Street and Eisenhower Drive SE in the area shown in green below. This annexation falls within two miles of the cities of Altoona and Mitchellville. The annexation includes the south 1/2 of 15th Street SE/NE 70th Avenue adjacent to Parcel 7922-05-100-003. Bondurant's existing city limits are located north and east of the parcel proposed for annexation.

**CITY OF BONDURANT, IOWA
ANNEXATION MAP**



* Note:
The annexation also includes any and all County road right-of-way to the centerlines of the adjacent roads.

Consenting Annexation
1 McCleary

0 1,000 2,000 4,000 Feet



After this annexation has been considered by the Bondurant City Council, it must also be considered by the State's City Development Board before it becomes official, as it falls within two miles of two other communities (Altoona & Mitchellville).

The attached annexation petition includes the following language relative to future land use and zoning:

- The City agrees to initiate a Future Land Use Map amendment from the High-Density Residential and Medium Density Residential use designations to a Business Park/Light Industrial designation; and
- The City agrees to initiate a rezoning on this property from the Agricultural (A-1) District to the Limited Industrial (M-1) District.

When the Planning & Zoning Commission and City Council review annexation requests, they review the following topics: Consistency with the Annexation Policy, Consistency with the Comprehensive Plan, Streets & Utility Connectivity, & Outreach.

Consistency with the Annexation Policy

The 2023-adopted Annexation Policy notes that the City should first strive that each annexation considered by reviewed under the 100% voluntary category. This current annexation is a 100% voluntary annexation.

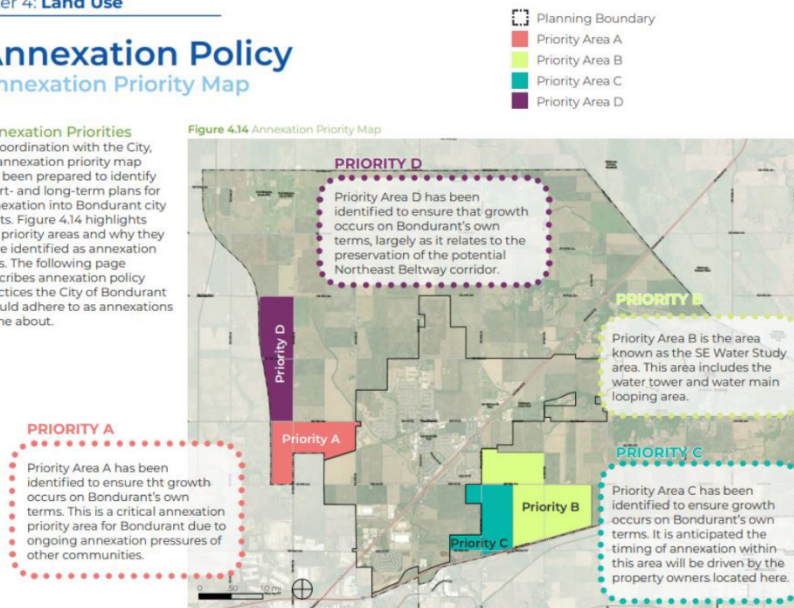
This current annexation area is located in Area C of the Annexation Priority Map included in the Annexation Policy. Area C is described as being identified to ensure growth occurs on Bondurant's terms, and that it is anticipated the timing of annexation within this area will be driven by the property owners within Area C.

Annexation Policy

Annexation Priority Map

Annexation Priorities
In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.

Figure 4.14 Annexation Priority Map



128 building [bondurant]

Consistency with the Comprehensive Plan

This annexation area falls within the City's planning boundary established as part of the 2022-adopted Building Bondurant Comprehensive Plan. Similar to the City's Annexation Policy, this current annexation is also identified as a priority annexation area in the comprehensive plan.

The Building Bondurant Comprehensive Plan currently designates this property as High Density Residential and Medium Density Residential. As part of the voluntary annexation petition, the property owner has requested a Future Land Use Map amendment to Business Park/Light Industrial and a rezoning to the Limited Industrial (M-1) District. These amendments have been initiated by the City and are being reviewed concurrently with the annexation. If approved, the annexation would be consistent with the Comprehensive Plan as amended.

Streets & Utility Connectivity

No development is currently proposed on this annexation ground. Street and utility connectivity will be reviewed in further detail if a preliminary plat and/or site plan is received in the future for this annexation area. The annexation area has existing street frontage along 15th Street SE/NE 70th Avenue, where a new water main has also been installed. Design is underway for a new north/south street corridor to be called Vermeer Drive SE at the western portion of this annexation area to provide new connectivity in this area consistent with the Major Streets Master Plan.

Outreach

The City has notified the Polk County Auditor's Office for their ownership and legal description review of the proposed annexation area. The Polk County Auditor's Office noted that the ownership and legal descriptions noted in the petition are accurate.

In July 2026, the City mailed notices of the annexation public hearing to the following entities: Altoona City Council, Mitchellville City Council, Polk County Board of Supervisors, each affected public utility, and the Des Moines Area MPO.

In July 2026, the City mailed the annexation public hearing to the Polk County Attorney's Office notifying them of the County roadway included as part of the annexation area.

On July 15, 2026, the annexation public hearing was printed in the Altoona Herald.

If approved by the Bondurant City Council, the annexation request will be sent to the City Development Board for their review.

FUNDING SOURCE: Notices are paid from from the General Fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-268

CITY OF BONDURANT
RESOLUTION NO. 260803-268

RESOLUTION APPROVING A 100% VOLUNTARY ANNEXATION WITHIN TWO
MILES OF THE CITY LIMITS OF BOTH MITCHELLVILLE AND ALTOONA

WHEREAS on June 23, 2026, the City of Bondurant received voluntary annexation petitions from members of the Abel Thomas & Lucille Irene McCleary Revocable Trust, property owners at Parcel 7922-05-100-003; AND

WHEREAS this annexation is a 100% voluntary annexation; AND

WHEREAS this annexation falls within two miles of both Altoona's city limits and Mitchellville's city limits; AND

WHEREAS the annexation territory is comprised is described as follows; AND:

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 ACES 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.

WHEREAS the annexation territory falls within the planning boundary included as part of the Building Bondurant Comprehensive Plan; AND

WHEREAS as required by the Iowa Code, the City of Bondurant mailed annexation public hearing notices by certified mail in July 2026 to the following: area utilities, the City of Mitchellville, the City of Altoona, the Polk County Board of Supervisors, the Polk County Attorney's Office, and the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS, as required by the Iowa Code, notice was published in the Altoona Herald on July 15, 2026; AND

WHEREAS as required by the Iowa Code, the Bondurant City Council held a public hearing to hear public comments on the proposed annexation of said property during their meeting on August 3, 2026; AND

WHEREAS the Planning & Zoning Commission reviewed the annexation during their July 9, 2026, meeting and voted on recommended approval.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 100% voluntary annexation within two miles of both Mitchellville and Altoona is hereby approved as presented.

BE IT FURTHER RESOLVED, that the City shall forward all necessary documents to the City Development Board for action.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 3rd day of August 2026.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 8.b.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution of preliminary resolution of necessity for construction of Truman Drive NE – Phase 2 Street Improvements

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution declares the necessity for constructing Truman Drive NE – Phase 2 street improvements, representing the next phase in implementing the City of Bondurant's long-range transportation network. This project is being initiated under the authority of Division IV of Chapter 384 of the Code of Iowa, which governs the process for making street improvements funded in part by special assessments levied on specially benefitted properties.

In March 2024, the City of Bondurant adopted its Major Streets Master Plan, which identifies Truman Drive NE as a future north/south collector corridor to support community-wide connectivity and long-term transportation demand. The full corridor is envisioned to extend from Highway 65 to at least 16th Street NE (NE 86th Avenue). Phase 1 of the Truman Drive NE corridor, extending approximately 1,900 feet north from 2nd Street NE, is currently under construction. Phase 2 will continue the corridor from the northern terminus of Phase 1 to 16th Street NE and includes approximately 3,400 feet of new roadway, associated storm sewer improvements, a 10-foot recreational trail on the west side, a 5-foot sidewalk on the east side, and related grading and restoration improvements.

The resolution authorizes the City to proceed with the statutory special assessment process for the project. Preliminary plans, specifications, estimated costs, and the Preliminary Assessment Plat and Schedule have been prepared and identify eleven benefitted properties within the proposed assessment district.

Consistent with the City's adopted cost-sharing policy for collector streets, the proposed special assessment allocates a portion of the project cost to properties receiving a special benefit from the improvement. The City has determined that only the costs associated with construction of a two-lane street, including associated grading, drainage improvements, sidewalks, trail construction, and surface restoration, are eligible for special assessment. Costs associated with the third travel lane,

improvements located outside the benefitted area, and oversized stormwater infrastructure intended to serve future development have been determined to provide a general community benefit and will not be specially assessed. Those costs will instead be funded through other mechanisms, including a separate stormwater connection fee district for oversized stormwater improvements.

Based on the City's adopted assessment methodology, the preliminary assessable project cost is \$1,918,207 and will be allocated among the benefitted properties using an area-based methodology that accounts for each parcel's proximity to the new roadway. The assessment district includes eleven properties, with adjoining parcels receiving a greater proportion of the special benefit than non-adjoining parcels, consistent with the City's established assessment policy.

The City has also entered into a separate written agreement with the Bondurant-Farrar Community School District under which the School District will pay an amount equal to its calculated special assessment outside of the statutory assessment process. Although the School District properties are included within the Preliminary Assessment Plat and Schedule for informational purposes, the preliminary assessments shown for those parcels are \$0 because payment will occur pursuant to the separate agreement.

Adoption of this resolution affirms the City Council's determination that the proposed improvements are necessary and authorizes the City to proceed with the special assessment process.

FUNDING SOURCE: This is a revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-269
2. Truman Drive, NE Phase 2 Preliminary Special Assessment

CITY OF BONDURANT
RESOLUTION NO. 260803-269

PRELIMINARY RESOLUTION OF NECESSITY FOR CONSTRUCTION OF TRUMAN DRIVE
NE – PHASE 2 STREET IMPROVEMENTS, THE CITY OF BONDURANT, IOWA

WHEREAS this Council after a study of the requirements, is of the opinion that it is necessary and desirable that the Truman Drive NE – Phase 2 street improvement project be constructed within the City of Bondurant, Iowa as here and after described; AND

WHEREAS it is proposed said project be constructed as a single improvement under the authority granted by Division IV of Chapter 384 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City construct the Truman Drive NE – Phase 2 project consisting of the construction of a new 2-lane urban section Portland Cement Concrete street with a median and left turn lanes, 10-foot trail and 5-foot sidewalk with associated improvements, including storm sewer; AND

BE IT FURTHER RESOLVED that the beginning and terminal points for said improvements shall be as follows:

Beginning at the north end of Truman Drive NE – Phase 1 and extended north a distance of 3,400 feet to 16th Street NE; AND

BE IT FURTHER RESOLVED the City has authorized the professional engineering firm of Veenstra & Kimm, Inc. to prepare the plans, specifications, and estimate of cost for said project; AND

BE IT FURTHER RESOLVED Veenstra & Kimm, Inc. is hereby ordered to prepare and file with the City Clerk preliminary plans and specifications and estimate of the total cost of the work; AND

BE IT FURTHER RESOLVED that the City has authorized Greenwood Consulting, LLC to prepare plats and schedules and Greenwood Consulting, LLC is hereby ordered to prepare and file with the Clerk plat and schedule of special assessments against benefitted properties; AND

BE IT FURTHER RESOLVED that this Council hereby determines that all property within the area here and after described will be specially benefitted by said improvements, to wit:

The west ½ of the Northeast ¼ and the east ½ of the Northwest ¼ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

BE IT FURTHER RESOLVED that said improvements shall be designated as Truman Drive NE – Phase 2 and said name shall be sufficient designation to refer to said improvement in all subsequent proceedings.

Passed and approved by the City Council of the City of Bondurant, Iowa this 3rd day of August 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				
Peffer				
Silanpaa				

**PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA**



PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed

Date

A handwritten signature in blue ink, appearing to read "H. Robert Veenstra Jr.", written over a horizontal line.

July 1, 2026

H. Robert Veenstra Jr., P.E.

Iowa License No. 9037

My license renewal date is December 31, 2026

Detailed Parts covered by this seal:
ALL

Prepared By
Greenwood Consulting LLC
Des Moines, Iowa

PRELIMINARY
ASSESSMENT PLAT AND SCHEDULE
FOR
TRUMAN DRIVE NE – PHASE 2
BONDURANT, IOWA

BENEFITTED AREA	1
DESCRIPTION OF IMPROVEMENTS	1
DETERMINATION OF BENEFIT	2
BASIS OF ASSESSMENT	4
SEPARATE WRITTEN AGREEMENT	5
AGRICULTURAL DEFERRAL	5
PRELIMINARY COST	5
ASSESSMENT SCHEDULE	7
ASSESSMENT PLAT	8

TRUMAN DRIVE NE – PHASE 2 BONDURANT, IOWA

BENEFITTED AREA

The benefitted area for the Truman Drive – Phase 2 consists of eleven parcels within one-quarter mile east and west of the street project in the City of Bondurant, Polk County, Iowa, with said benefitted area being more particularly described as follows:

The west $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the east $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian.

DESCRIPTION OF IMPROVEMENTS

The project consists of the construction of a new 2-lane street with left turn lanes and a vegetated median between the left turn lanes, referred to as Truman Drive NE, starting at the north end of Truman Drive NE – Phase 1 and continuing north to 16th Street NE a distance of approximately 3,400 feet to 16th Street NE.

The street improvement project will include grading, drainage improvements, construction of the street, a 10-foot trail on the west side and a 5-foot sidewalk on the east side, and surface restoration.

DETERMINATION OF BENEFIT

The Bondurant City Council evaluated the project area for the street improvement project to determine the special benefit each of the eleven properties within one-quarter mile east or west of the project receive from the construction of the project. The City Council evaluated the general benefit to the City of Bondurant from the construction of Truman Drive NE.

The City of Bondurant has established a general practice and policy relative to the construction by the City of new streets. The policy is intended to provide a baseline for the evaluation of the special benefit received by each property and the general benefit to the City from the construction of the project. The City Council utilizes the general policy as the baseline for determining the special benefit received by each property. For each property the amount of the special assessment for that property would be the amount of benefit under the general policy of the City as reduced by the City Council determination the special benefit any property receives is less than the benefit that would be assigned to that property under the general policy.

The general policy of the City relative to street construction is the special benefit each adjoining property receives is the cost for one half of a two-lane street including associated improvements for drainage, grading, trails and sidewalks, and surface restoration. In the event the City constructs a street wider than two lanes all costs associated with a street wider than two lanes is automatically determined to be a general benefit and not a special benefit to each adjoining property.

Under the general policy the City recognizes the special benefit to the corridor of a new street project extends away from the immediate location of the street and properties that do not directly adjoin the street may receive a special benefit. In determining the special benefit a property may receive from a street improvement project the City Council will generally look at a corridor 1/4 mile wide on each side of the street or one-half the distance to a reasonably parallel street, whichever is less. That width may be adjusted on a case-by-case basis depending on the location of existing and future streets.

Under the general policy properties that adjoin the new street are determined to have a higher special benefit than properties within the overall benefitted area that do not directly adjoin the street. Under the general policy parcels within the benefitted area that do not adjoin the street have a baseline special benefit equal to two thirds of the benefit for parcels that adjoin the street. Adjustments to the percentage of special benefit for parcels that do not adjoin the street project are determined on a project-by-project basis.

Under the City's general policy properties could receive and special benefit from both a north-south street and an east-west street.

Under the general policy smaller developed parcels that have an existing access to a street other than the proposed improvement project are evaluated on a case-by-case basis to determine if they have a special benefit from the street project. Undeveloped parcels within the benefitted area are generally determined to have a special benefit for a project even if that parcel adjoins an existing street.

The general policy recognizes there can be subjectivity in allocating special and general benefit. Under the policy the City Council will evaluate the parcels and based on its deliberation determine if the general policy is applicable or if the special benefit for individual properties

should be adjusted downward. In no instance will the City Council adjust the special benefit upward from the general policy level.

In considering the level of special benefit the City Council takes into consideration several defined factors. The first factor is if the benefitted area should be determined to be less than the standard ¼ mile or half the distance to the next street. The second factor the City Council considers is if there are parcels that both adjoin and parcels that do not adjoin the street, whether the level of special benefit for parcels not adjoining the street project should be reduced below the standard level of two thirds of the special benefit for parcels adjoining the street.

The third factor the City Council considers is whether some or all of the parcels within the benefitted area would receive a reduced special benefit due to the impact of the City policy regarding the assessment that parcels can receive a special benefit from both a north-south street and east-west street.

The fourth factor the City considers is whether there are any parcels within the benefitted area that are fully developed and have access to a street other than the current project. The final factor the City Council considers is whether there are any unique circumstances beyond the defined evaluation criteria that would result in a reduced benefit.

Based on its inspection and deliberation the City Council determined the following:

1. The benefitted area determined by the general policy of extending ¼ mile from the project, or halfway to the next street, is appropriate for Truman Drive NE – Phase 2.
2. The general policy of determining the ratio of special benefit for parcels adjoining the project and parcels not adjoining the project is applicable for this project.
3. No downward adjustment of the special benefit of parcels adjoining 16th Street NE as it relates to the special benefit received from a potential future assessment of 16th Street NE. That is not to foreclose a future determination relative to the special benefit that would be received from a future special assessment of the 16th Street NE project. In particular the City noted the long term transportation plan calls for the extension of Truman Drive NE north of 16th Street NE resulting in no clearly identifiable basis for reducing the special benefit received from the Truman Drive NE – Phase 2 project.
4. Properties subject to the special assessment for Truman Drive NE – Phase 1 would not be subject to a special assessment for Truman Drive NE – Phase 2 as the general policy only subjects parcels to one special assessment for a north-south street.
5. One developed parcel with access to 16th Street NE would not receive a special benefit from Truman Drive NE. This determination is based on consistency with the City Council's determination regarding a similar property on the Truman Drive NE – Phase 1 project. As a policy perspective the determination this parcel does not receive any special benefit any access to Truman Drive NE from this parcel at a future date is at the discretion of the City.

BASIS OF ASSESSMENT

The City of Bondurant has determined the Truman Drive NE – Phase 2 project would be subject to special assessment. The City of Bondurant determined the project costs subject to special assessment would be the cost of two lanes of street construction including all associated including grading, drainage improvements, sidewalk and trail construction, and surface restoration.

The costs associated with the third lane of construction of the three lane Truman Drive NE – Phase 2 project were determined to be general benefit and would not be specially assessed to adjoining property owners.

The City Council determined shared costs, such as drainage improvements, would be prorated. The City determined non-construction costs would be prorated in a similar manner. Under the prorating methodology two-thirds of the cost would be allocated to the improvements subject to special assessment and one-third of the cost would be allocated to the improvements deemed to be a general benefit and not subject to the special assessment.

The Truman Drive NE – Phase 2 project includes improvements located south of the benefitted area. All costs for the improvements south of the benefitted area are excluded from the costs to be specially assessed.

The Truman Drive NE – Phase 2 project includes certain storm drainage improvements that benefit a privately owned parcel on the east side of Truman Drive NE – Phase 2. The additional costs for the drainage improvements to benefit those parcels are excluded from the costs to be specially assessed. These costs may be allocated by a separate stormwater connection fee district.

The City Council reviewed the overall level of special benefit in relationship to the cost of the project. The City Council determined that although based on the cost estimate the general policy would result in an assessable cost greater than \$2,086,000. The overall cost to be allocated as special benefit would be limited to \$2,086,000. In calculating the special benefit to each parcel the calculation will assume the special benefit that would normally have been allocated to the one parcel with direct access to 16th Street NE will not be reallocated and will be determined as a general benefit.

The total net area of the benefitted area is 152.93 acres. Based on the configuration of the parcels the City determined the most equitable method of allocating the cost is on a per acre basis with the proximity factor included in the allocation of special benefit. To reflect the lower special benefit for parcels not adjoining Truman Drive NE – Phase 2 the net area of those parcels was determined to be two thirds of the overall net area. With this adjustment the assessment factor for purposes of allocating the special benefit is 124.568. The \$2,086,000 cost allocated to the 11 parcels translates to a rate of \$16,745.85 per assessment unit.

SEPARATE WRITTEN AGREEMENT

The City of Bondurant has entered into a separate written agreement with the Bondurant-Farrar Community School District relative to the special assessment for Truman Drive NE and other related issues. Under the written agreement the Bondurant-Farrar Community School District separately agreed to pay an amount equal to the special assessment for the project. Because there is a separate written agreement the preliminary assessment plat and schedule shows the amount that would be assessed to the Bondurant-Farrar Community School District absent the written agreement. With the written agreement the preliminary assessment is shown as \$0 as the Bondurant-Farrar Community School District will separately pay the amount equal to the final special assessment.

AGRICULTURAL DEFERRAL

Several of the parcels subject to the special assessment are classified as agricultural and would qualify for the agricultural deferral if the property owner provides the appropriate notice.

PRELIMINARY COST

The preliminary estimate of cost for construction of the Truman Drive NE – Phase 2 project including the total construction and non-construction costs is:

Total Construction Cost	\$3,915,885
Less Storm Sewer Oversize	(\$447,560)
Street Construction Cost	\$3,468,325
Contingency	\$173,416
Engineering, Legal, Administrative	\$433,541
TOTAL	\$4,075,282
 Assessable Street Cost (66.67%)	 \$2,716,885
 Benefitted Area Assessable Street Cost	 \$2,125,072
 Maximum Assessable Cost	 \$2,086,000
Less Non-Assessed Cost (Parcel 9)	(\$167,793)
Actual Assessment Cost	\$1,918,207

The total cost for the construction of the project is allocated between the special benefit that would be assessed to adjoining properties and the general benefit cost that would not be subject to special assessment.

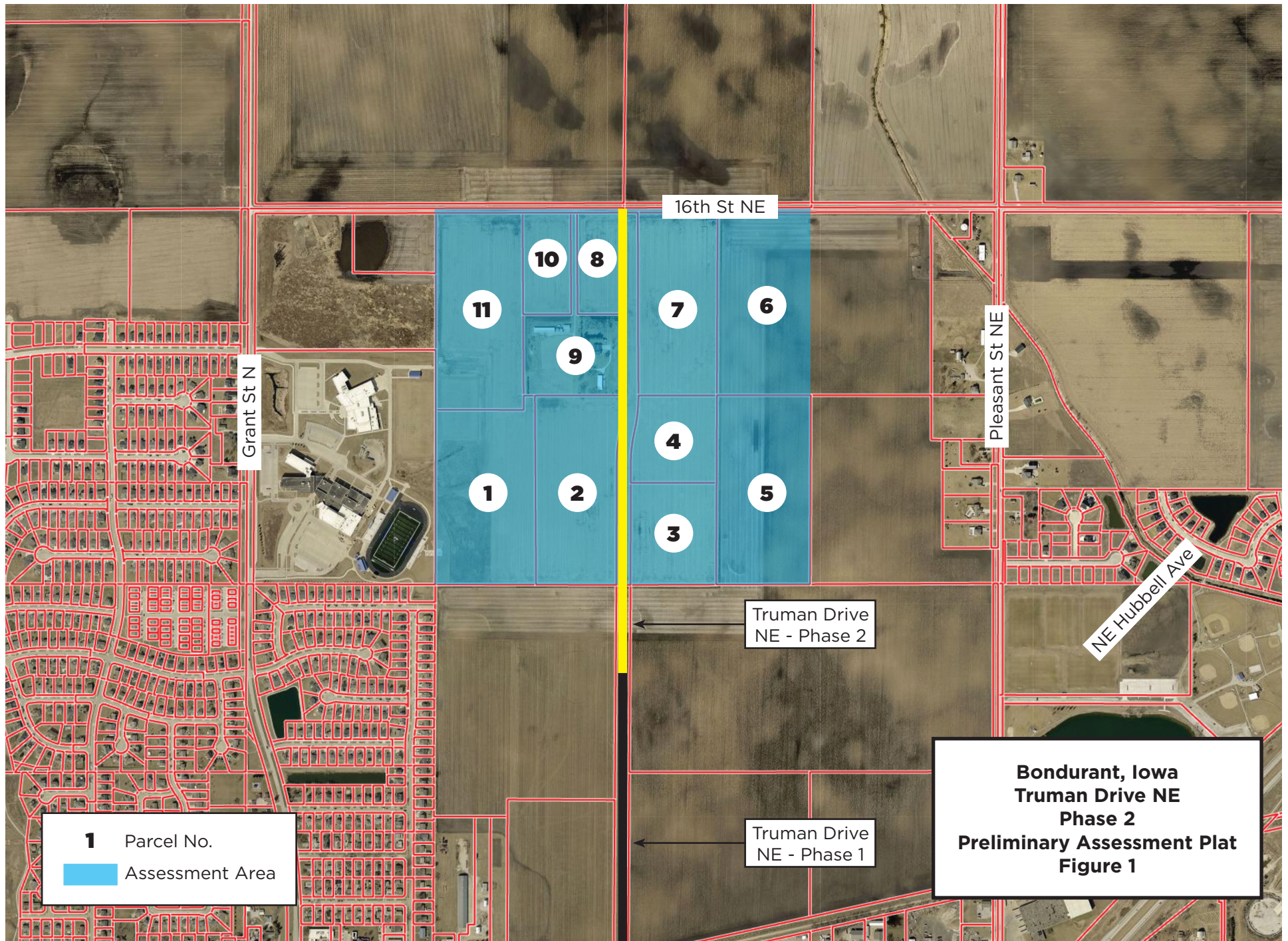
The estimated cost of the project allocated between the assessable special benefit and the general benefit is:

	Total Cost	Assessable Cost	Non-Assessable Cost
Construction Cost including Contingency Engineering, Legal, Administrative Cost	\$3,641,741	\$1,714,142	\$1,927,599
	\$433,541	\$204,065	\$229,476
TOTAL	\$4,075,283	\$1,918,207	\$2,157,075

The total cost for the project and a summary for the amount to be assessed is as follows:

Description	Assessed Cost	Non-Assessed Cost	Total
Truman Drive NE – Phase 2	\$1,918,207	\$2,157,075	\$4,075,283

Of the total project cost, the assessed cost translates to 47.07%. The assessment of the project cost to individual parcels ranges from 0.00% of the total project cost to 7.27% of the total project cost.





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

Item No. 8.c.
For Meeting of 8/3/2026
Resolution

TITLE: - Resolution selecting Henkel Construction as the Construction Manager at Risk (CMar) for the City of Bondurant's Silo Commons Project

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: On May 29, the City Council gave staff direction to begin the process to solicit proposals for Construction Manager at Risk services for Silo Commons. Staff have been working with engineers at ISG to complete this process. On July 10, seven Construction Managers submitted Statements of Qualifications (SOQ) to be the Construction Manager at Risk for the Silo Commons project. The submittals were opened and read in a public setting. The City deemed four of these Construction Manager's as qualified to proceed into stage 2 of the process, which was soliciting Cost Proposals. The City received four cost proposals from the qualified Construction Managers, providing a lump sum preconstruction fee and a percentage of construction fee to manage the project during construction. The City chose to interview the top two firms following the cost proposal stage, Henkel Construction and Kraus Anderson. Interviews were held July 23, 2026. The firms were very close in qualifications. However, Henkel Construction emerged with the top score in the evaluation matrix, scoring 173 of the available 200 points. One reason Henkel was the high scorer was their significant body of work in amphitheater and public space projects, as can be seen in their attached proposals.

It is the recommendation of ISG and City staff that the City select Henkel Construction as the Construction Manager at Risk for the Silo Commons project.

FUNDING SOURCE: Capital Fund supported by significant grants, TIF, Local Option Sales and Services Tax, and General Obligation funds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260803-270
2. Henkel Construction - Silo Commons CMAr RFQ Response
3. Henkel Interview Handout
4. CMAR Proposal for Silo Commons - Henkel Construction Company

CITY OF BONDURANT
RESOLUTION NO. 260803-270

RESOLUTION APPROVING CONTRACT FOR CONSTRUCTION MANAGER AT RISK
SERVICE FOR THE SILO COMMONS TO HENKEL CONSTRUCTION

WHEREAS, on May 29, the City Council gave staff direction to begin the process to solicit proposals for Construction Manager at Risk services for Silo Commons; AND

WHEREAS on July 10, seven Construction Managers submitted Statements of Qualifications (SOQ) to be the Construction Manager at Risk for the Silo Commons project, all of which were opened and read in a public setting; AND

WHEREAS the City deemed four of these Construction Manager's as qualified to proceed into stage 2 of the process, which was soliciting Cost Proposals; AND

WHEREAS the City received four cost proposals from the qualified Construction Managers, providing a lump sum preconstruction fee and a percentage of construction fee to manage the project during construction and chose to interview the top two firms; AND

WHEREAS Henkel Construction emerged with the top score in the evaluation matrix, scoring 173 of the available 200 points, partially due to their significant body of work in amphitheater and public space projects;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Mayor is authorized to execute a contract with Henkel Construction for Construction Manager at Risk services for the Silo Commons project, pending review by legal counsel.

Passed this 3rd day of August 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

CITY OF BONDURANT - SILO COMMONS
NEW PAVILION WITH ACCESSORY STRUCTURE AND ASSOCIATED SITE WORK
CONSTRUCTION MANAGER AT RISK (CMAR)

PRESENTED BY: HENKEL CONSTRUCTION COMPANY

CONTACT INFO: NICK MITCHELL | 319.239.4473 | NMITCHELL@HENKELCONSTRUCTION.COM

JULY 10, 2026

Dear City of Bondurant Selection Committee,

Thank you for the opportunity to submit our Statement of Qualifications for Construction Manager at Risk (CMaR) services for the City of Bondurant's Silo Commons Project. As President of Henkel Construction, I am confident that our extensive experience delivering public gathering spaces, our proven leadership in the CMaR delivery method, and our collaborative approach to budget management and project execution make us uniquely qualified to help the City of Bondurant successfully bring this important community project to completion. The project's unique factors, the need for immediate value engineering, and the September 2027 completion requirement, all align perfectly with our team's strengths and experience.

BUILDING PLACES WHERE COMMUNITIES CONNECT

For more than 134 years, Henkel Construction has successfully delivered complex public and private construction projects throughout Iowa. Our extensive experience includes municipal facilities, community gathering spaces, recreational amenities, and developments requiring significant site improvements, stakeholder engagement, and multidisciplinary coordination.

Our team has successfully constructed many of central Iowa's premier community gathering and performance venues, including the **Lauridsen Amphitheater** at Water Works Park, **Jamie Hurd Amphitheater**, next to the West Des Moines City Hall, **Prairie Meadows Riviera Stage** at Riverview Park, the **Principal Pavilion** and the **award-winning Riverwalk District and Waterfront Plaza**, both in Mason City. In addition, we have completed numerous performing arts centers, theaters, and community-focused facilities throughout the state.

These projects have required careful coordination of complex site development, public stakeholder engagement, budget management, and operational considerations. Through this experience, we understand how to deliver vibrant, high-quality destinations that become focal points for community events and cultural activities. *We are excited about the opportunity to help create another signature gathering space that supports Bondurant's continued growth and enhances the quality of life for its residents and visitors.*

SUCCESSFUL PROJECT TEAM

Henkel has assembled a highly experienced team with a proven track record of successfully delivering Construction Manager at Risk projects throughout Central Iowa. Our proposed team combines expertise in preconstruction, value engineering, project management, field supervision, scheduling, and cost control to provide the City of Bondurant with strong leadership from project planning through final completion. Working collaboratively with the city, ISG, consultants, and trade partners, our team will focus on maximizing value, maintaining schedule, controlling costs, and ensuring clear communication throughout the project. With decades of combined experience delivering complex public projects, our team is well-positioned to guide the Silo Commons Project through value engineering, bid package development, construction, and occupancy while preserving the project vision and meeting the city's goals.

CMAR COLLABORATIVE APPROACH

Construction Manager at Risk delivery provides significant opportunities to improve project outcomes when schedule, budget, and constructability challenges must be addressed quickly. Our team excels at comprehensive value engineering, working collaboratively with owners, architects, engineers, and trade partners to identify cost-saving opportunities without compromising project goals, quality, functionality, or long-term durability. **Through detailed cost analysis, constructability reviews, early subcontractor engagement, and strategic bid package development, we help clients make informed decisions that maximize value and align projects with available funding, which we explain in further details throughout our qualifications document.**

COMMITMENT TO THE CITY OF BONDURANT

With our proven CMaR experience, strong preconstruction capabilities, and commitment to collaborative project delivery, Henkel Construction is well-positioned to help the City of Bondurant successfully advance the Silo Commons Project from redesign and value engineering through construction and final completion. **Henkel is also currently self-performing the structural steel and precast package for the new Bondurant-Farrar Elementary School located at 600 Truman Drive NE, just minutes from the future Silo Commons site within Bondurant's developing Grain District.** With that scope scheduled for completion September 2026, our team will be well-positioned to seamlessly transition resources, personnel, and local project knowledge to the Silo Commons Project.

We are excited for the opportunity to partner with the city and ISG to create a vibrant community destination that reflects Bondurant's growth and commitment to exceptional public spaces. *We look forward to discussing our qualifications and demonstrating how Henkel Construction can deliver outstanding value and leadership as your Construction Manager at Risk.*

Respectfully submitted,



A large, stylized handwritten signature in black ink that reads "Kent Brcka". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

KENT BRCKA
President of Henkel Construction Company



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1. COMPANY DESCRIPTION

A. Firm Background: Provide a comprehensive overview of your firm, including its history, mission statement, core values, and areas of specialization.

HISTORY OF HENKEL

BUILDING OUR COMMUNITY SINCE 1892

Founded in 1892 in Iowa by William F. Henkel, Henkel Construction Company was built on the principles of craftsmanship, pride, and an unwavering commitment to excellence. Drawing from his German heritage, William Henkel brought with him the Old Country tradition of skilled tradesmanship. Where quality work, attention to detail, and integrity were not optional, but expected. **From the beginning, he paired technical expertise with a deep respect for the communities his work served, setting a standard that still defines Henkel today.**

At Henkel, our mission is to be the partner of choice by delivering exceptional construction experiences and creating lasting value for our clients, employees, and our communities that we live in. We achieve this by combining innovative construction practices with the craftsmanship, work ethic, and attention to detail that have defined our company for generations.

GENERATIONS OF SELF-PERFORM CRAFTSMANSHIP

A key differentiator for Henkel is our robust self-perform capabilities. Unlike many construction firms, Henkel maintains skilled in-house craftsmen who self-perform a variety of critical construction activities, including concrete, carpentry, steel erection, excavation, selective demolition, equipment operation, and specialty construction services.

These capabilities provide greater control over project quality, safety, schedule, manpower, and costs while reducing reliance on subcontractor availability. Our self-perform workforce allows us to respond quickly to project challenges, maintain construction momentum, and deliver additional value to our clients throughout the construction process.

ROOTED IN TRUE IOWA CORE VALUES

At Henkel Construction, our core values are the foundation of who we are and guide every relationship, decision, and project we undertake.



INTEGRITY



CUSTOMER FOCUS
& SATISFACTION



COMMITMENT
TO SAFETY



QUALITY, PRECISION,
& EXCELLENCE



WINNING
CULTURE



PROFESSIONALISM &
OPEN COMMUNICATION



MISSION STATEMENT

At Henkel Construction Company, we are committed to addressing our clients' distinct needs by providing a comprehensive range of construction services. We leverage technology while drawing on the values and craftsmanship developed through our extensive experience. Our goal is to be the partner of choice, guided by our core values. We are dedicated to our employees and communities, striving to create safe environments that nurture innovation and facilitate growth.



B. Organizational Structure: Describe the organizational structure of your firm, including the hierarchy of leadership, management, and key personnel. Outline the roles and responsibilities of each organizational unit and highlight any specialized divisions or departments dedicated to serving educational clients.

Henkel Construction Company operates with a collaborative leadership structure that empowers experienced professionals to make timely decisions while maintaining the resources and support of a well-established organization. *Our organizational framework is designed to provide clients with direct access to company leadership, seamless communication, and accountability throughout all phases of a project.*

The company is led by its executive leadership team, including Kent Brcka, President, vice presidents, and department leaders responsible for overseeing operations, preconstruction, finance, safety, business development, and field operations. This leadership team establishes strategic direction, ensures financial strength and stability, and provides executive oversight for all projects.

At Henkel, our success is built upon specialized departments that work collaboratively to deliver exceptional results for our clients.

- **Preconstruction Services:** Responsible for conceptual estimating, budgeting, value engineering, constructability reviews, scheduling, procurement planning, bid package development, and Guaranteed Maximum Price (GMP) development.
- **Operations and Project Management:** Oversees project execution from contract award through completion, including client communication, schedule management, cost control, quality assurance, subcontractor coordination, and project administration.
 - **Field Operations:** Led by experienced superintendents and field managers who oversee daily site activities, safety, quality control, logistics, workforce management, and subcontractor coordination.
 - **Self-Perform:** Consists of skilled craftsmen and equipment operators who self-perform critical construction activities including concrete, carpentry, steel erection, excavation, demolition, and specialty construction services. This division provides enhanced quality control, schedule reliability, and flexibility on projects.
 - **Safety and Risk Management:** Dedicated safety professionals provide training, site audits, compliance oversight, and continuous improvement programs to ensure the highest standards of workplace safety.
- **Accounting and Administrative Services:** Responsible for project accounting, contract administration, financial reporting, payroll, and administrative support.
- **Business Development & Marketing:** Supports client relationships, pursuit strategy, referenda and bond campaigns, public outreach, advertising, and project communications to build stakeholder support, strengthen partnerships, and promote project success.

For each project, Henkel assembles a dedicated team of preconstruction professionals, project managers, project engineers, superintendents, estimators, and safety personnel who work collaboratively from planning through completion. **The project manager, Matthew Green, will serve as the primary point of contact for the City of Bondurant during the Silo Commons project.**

This integrated approach promotes clear communication, efficient decision-making, and continuity throughout the project lifecycle.



BEYOND THE BUILD

Prairie Rock Trails Bike Park | Mason City, IA

Henkel Construction is proud to have constructed the trailhead shelter, a community gathering space at Prairie Rock Trails Bike Park, **Iowa's first destination mountain bike park.**

Connecting riders to more than 20 miles of trails across 600 acres of parkland, the facility has quickly become a regional recreation destination and Henkel sponsored the inaugural Prairie Rock Trails Bike Fest earlier this year.

The park serves as a hub for riders, families, and community events, reflecting Henkel's commitment to building destinations that **promote recreation, strengthen community connections, and showcase the unique experiences Iowa has to offer.**



C. Geographic Coverage: Identify the geographic regions and markets served by your firm, including the locations of principal offices and branch offices responsible for the proposed projects. Highlight any regional expertise or local knowledge that enhances your firm's ability to deliver tailored solutions to clients.

DEEP IOWA ROOTS, STRONG LOCAL RELATIONSHIPS

COMBINING CONSTRUCTION EXPERIENCE WITH A COMMITMENT TO IOWA COMMUNITIES

Henkel Construction Company serves clients throughout the state of Iowa, primarily in the central region. **With strategically located offices in Mason City and Ames**, our team provides comprehensive construction services to *municipal, educational, healthcare, commercial, industrial, recreational, and community-focused clients across both urban and rural markets.*

For the Silo Commons Project, Henkel's Ames office will provide direct support and oversight, allowing our team to maintain a strong local presence throughout preconstruction and construction.

In addition to our nearby office location, several members of our proposed team live in Central Iowa, providing valuable local knowledge and established relationships within our communities. This proximity enables frequent site visits, responsive communication, and efficient coordination with the city, ISG, consultants, trade partners, and other project stakeholders.

134+ YEARS OF TRADE PARTNER RELATIONSHIPS

As Iowa's oldest construction company that is still 100% employee-owned in the state, ***Henkel Construction has spent more than 134 years building trusted relationships with Central Iowa subcontractors, suppliers, and community partners.***

Our longevity in the market gives us a deep understanding of local construction trends, labor availability, pricing dynamics, and trade partner capabilities. Because we work with many of the same trusted partners year after year, we have unique insight into their schedules, strengths, workloads, and budgeting approaches, allowing us to assemble the right team, secure competitive pricing, proactively address challenges, and deliver projects with greater predictability and efficiency.

These long-standing relationships are a significant advantage for community-focused projects like Silo Commons, where collaboration, responsiveness, and local knowledge are critical to success.

SELF-PERFORM ADVANTAGE

Henkel is currently self-performing the structural steel and precast package for the new Bondurant-Farrar Elementary School located just minutes from the future Silo Commons site within Bondurant's developing Grain District.

This work showcases one of Henkel's key competitive advantages: ***our ability to self-perform critical trades when needed, providing greater control over cost, quality, safety, staffing, and schedule.***

With this scope scheduled for completion in September 2026, our team will be well-positioned to seamlessly transition personnel, equipment, and local project knowledge to the Silo Commons Project.

Beyond our active presence in Bondurant, Henkel's self-perform capabilities provide an *added layer of certainty for project delivery*. For example, when a concrete subcontractor unexpectedly withdrew from a recent K-12 project, our self-perform concrete team immediately stepped in and completed the work without impacting the project schedule. This flexibility allows us to proactively address unforeseen challenges, maintain momentum, and keep projects moving forward when others might experience delays.



D. Client Portfolio: Provide an overview of your firm's client portfolio, emphasizing your experience in serving municipal clients and constructing similar sized amphitheaters, pavilions and gathering spaces.

Henkel has extensive experience working with municipal clients to successfully deliver projects that require strong public stewardship, stakeholder engagement, transparent communication, and careful budget management. We understand the unique responsibilities associated with publicly funded projects and **have a proven track record of collaborating with owners, design teams, community leaders, and regulatory agencies to achieve successful outcomes.**

Our portfolio includes numerous community gathering spaces, recreation facilities, amphitheaters, performing arts venues, and pavilions that are comparable in scale and purpose to the Silo Commons Project. **Notable examples include the Lauridsen Amphitheater at Water Works Park in Des Moines, Jamie Hurd Amphitheater in West Des Moines, Riverview Park Amphitheater in Des Moines, and the Principal Pavilion in Mason City.** (Please see the project experience pages for more information). In addition, Henkel has completed numerous performing arts centers, theaters, event venues, and community gathering facilities throughout Iowa, serving municipal, public, private, and educational clients, including more than 55 school districts across the state.



RAGBRAI 2022 at Principal Pavilion | Mason City, Iowa



Concert at Lauridsen Amphitheater | Downtown Des Moines, Iowa



Jamie Hurd Amphitheater | West Des Moines, Iowa

RECENT MUNICIPAL CLIENTS

- City of Ames
- Iowa Army National Guard
- City of Britt
- Cerro Gordo County
- City of Clear Lake
- City of Des Moines
- City of Hampton
- Howard County
- Iowa Department of Natural Resources
- City of Mason City
- City of Polk City
- City of Urbandale
- City of West Des Moines

RECENT EDUCATION CLIENTS

- Ames CSD
- Ankeny CSD
- Bondurant-Farrar CSD
- Colo-NESCO CSD
- Des Moines Area Community College
- Des Moines Public Schools
- Iowa State University
- Marshalltown CSD
- North Iowa Area Community College
- Waukee CSD
- West Des Moines CSD

E. Financial Stability: Discuss your firm's bonding capabilities and current backlog of work.

Our bonding information is below:

Total or Aggregate Bonding Limit	\$240M
Single Project Bonding Limit	\$50M
Current Available Bonding Capacity	\$190M
Bonding Rate	0.6%

Our annual capacity exceeds \$120 million. Current backlog runs at roughly \$70M, with active projects in K-12, healthcare, higher education, municipal, and other sectors, which leaves us with excess capacity for your projects. **Projects are continuously closing out and new ones beginning, so an award for the Silo Commons Project fits cleanly into our 2026-2029 forecast workload.**

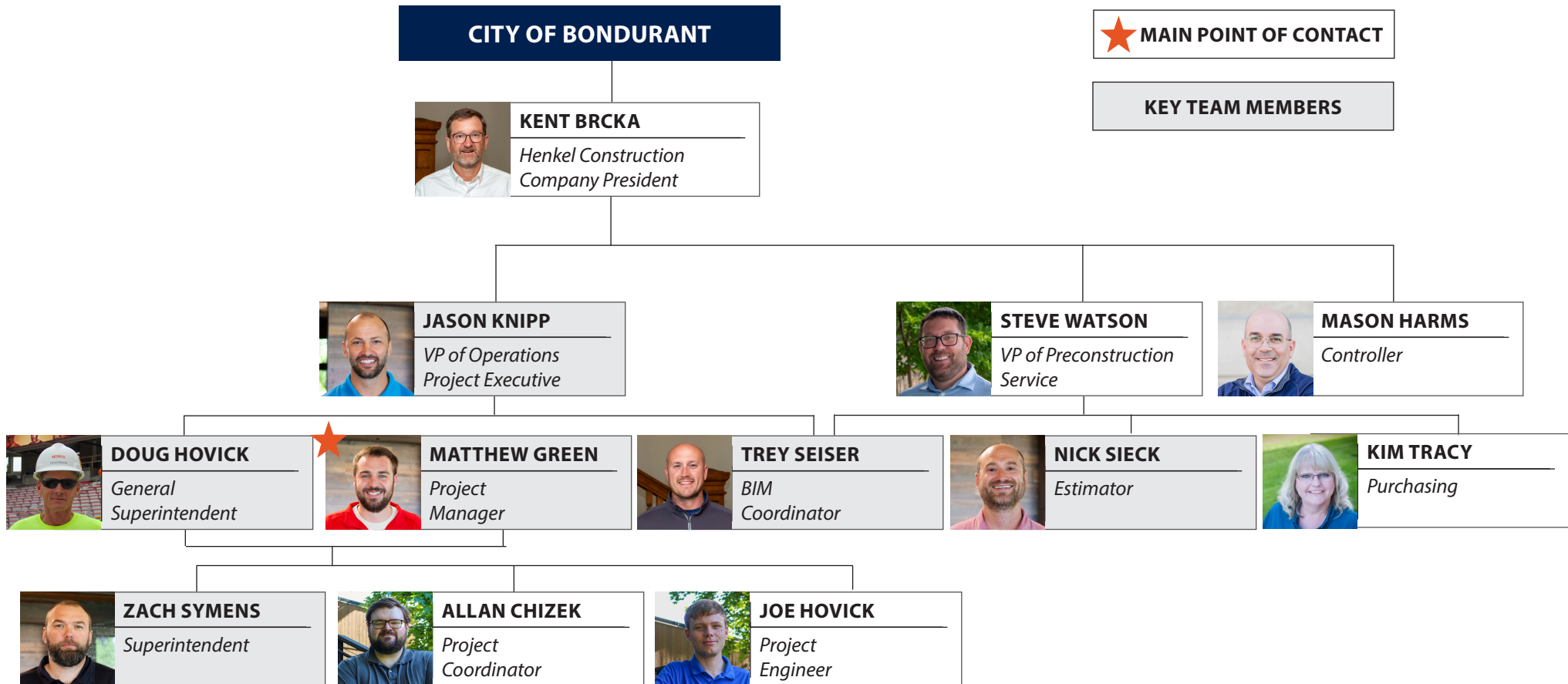
Our Ames office handles approximately 50% of our company's total volume and has the capacity, staff, and trade relationships to execute this program without resource competition with our other projects.

2. PROPOSED PROJECT TEAM

A. Key Personnel: List specific personnel proposed for the project team, including project managers, project engineers, superintendents, estimators, schedulers, and other key positions.

B. Provide a narrative or organizational chart indicating the structure of the proposed project team. Indicate which team member will serve as the main point of contact during the various project phases, facilitating communication, coordination, and collaboration between your firm, the City, and other project stakeholders.

Please refer to the proposed project organizational chart below for the complete team structure, reporting relationships, and project roles.



C. Team Qualifications: Provide resumes for each team member indicating the project assignment or role, and highlighting their qualifications, relevant experience, and credentials that will contribute to the project's successful execution.

Please see the following pages for resumes of our key project team members.



JASON KNIPP

VICE PRESIDENT OF OPERATIONS & PROJECT EXECUTIVE

Jason brings extensive experience delivering community-focused municipal projects across Central Iowa and will serve as project executive, providing senior-level oversight for the Silo Commons project.

He has successfully led projects that create vibrant public destinations, gathering spaces, and civic amenities such as the **Lauridsen Amphitheater in downtown Des Moines**. His experience also includes coordinating diverse stakeholder groups, balancing project goals with operational considerations, and guiding complex projects from planning through construction while maintaining quality, budget, and schedule objectives.

16 YEARS WITH HENKEL
20 YEARS OF EXPERIENCE

Education

B.S. Construction Engineering | Iowa State University (ISU)

Professional Organizations

Master Builders of Iowa | Ames EDC

References

Don Staley
Engineering Supervisor (Retired)
Des Moines Water Works Park
515.283.8700

Jon Harvey
Iowa State University
515.290.1860

PROJECT EXPERIENCE (PROJECT MANAGER / PROJECT EXECUTIVE)

- **Lauridsen Amphitheater & Park Improvements | Downtown Des Moines, IA:** Transformation of a flood-prone 30-acre site at Des Moines Water Works Park into a resilient, multi-use community destination with an amphitheater, trails, public gathering spaces, and supporting amenities.
- **Prairie Meadows Riviera Stage at Riverview Park | Des Moines, IA:** Park-wide improvements, featuring an outdoor stage and other amenities that transformed the park into a vibrant destination for concerts, festivals, recreation, and community gatherings.
- **Jamie Hurd Amphitheater Next to West Des Moines City Hall | West Des Moines, IA:** Final phase of an outdoor amphitheater, creating a signature community destination that supports concerts, festivals, and public events while serving as a vibrant gathering space for up to 2,000 spectators.
- **Iowa State University - Jack Trice Stadium Green Space | Ames, IA:** Outdoor gathering destination with Lily Pavilion at Iowa State University that supports campus events among students, faculty, alumni, and visitors.
- **Waukee Community School District (WCSD) Natatorium | Waukee, IA:** Standalone aquatics facility with a 50-meter competition pool, warm-up pool, locker rooms, multipurpose spaces, and seating for approximately 1,000 spectators.

Registrations and Certifications

- OSHA 30
- Asbestos Training Certified
- ASHE Healthcare Construction Certificate
- First Aid & CPR
- Qualified Signaler/Rigger
- MBI Eye Of the Future Graduate



MATTHEW GREEN

PROJECT MANAGER



Matthew brings extensive experience managing municipal, community, and public-use projects and will serve as **City of Bondurant's primary day-to-day contact**.

Matthew specializes in coordinating complex municipal and community-focused projects that enhance public amenities and gathering spaces, *with recent experience leading improvements for the Waukee Community School District Natatorium and Girl Scouts of Greater Iowa's Sacajawea Camp in Boone*. Working closely with project stakeholders, he oversees scheduling, procurement, and project coordination to ensure efficient execution while maintaining quality, responsiveness, and alignment with project goals.

8 YEARS WITH HENKEL
8 YEARS OF EXPERIENCE

Education

B.S. Construction Engineering | Iowa State University (ISU)

Professional Organizations

Master Builders of Iowa

References

Brad Rodenburg,
RDG Architect
515.230.8743

Marc Snavelly,
Superintendent,
Colo-Nesco CSD
563.608.4578

PROJECT EXPERIENCE (PROJECT MANAGER / PROJECT ENGINEER)

- **Lauridsen Amphitheater & Park Improvements | Downtown Des Moines, IA:** Transformation of a flood-prone 30-acre site at Des Moines Water Works Park into a resilient, multi-use community destination with an amphitheater, trails, public gathering spaces, and supporting amenities.
- **Jamie Hurd Amphitheater Next to West Des Moines City Hall | West Des Moines, IA:** Final phase of an outdoor amphitheater, creating a signature community destination that supports concerts, festivals, and public events while serving as a vibrant gathering space for up to 2,000 spectators.
- **Waukee Community School District (WCSD) Natatorium | Waukee, IA:** Standalone aquatics facility with a 50-meter competition pool, warm-up pool, locker rooms, multipurpose spaces, and seating for approximately 1,000 spectators.. Completed 2023.
- **Girl Scouts of Greater Iowa - Camp Sacajawea | Boone, IA:** Construction of a new pool and pool house along with site improvements, grading, and parking lot enhancements that expanded recreational amenities and improved the overall camp experience for campers and visitors.
- **Walker-Johnson Park - Shelter & Restrooms | Urbandale, IA:** Improvements to a park that included a new outdoor shelter, modern restroom facilities, and site enhancements designed to expand recreational opportunities and create a more welcoming community gathering space.

Registrations and Certifications:

- Training
- Asbestos Training Certified
- First Aid & CPR



NICK SIECK

PROJECT ESTIMATOR

Nick will lead all cost estimating, value engineering, and subcontractor pricing throughout preconstruction, bringing extensive experience with community-focused and K-12 projects that enhance public amenities, gathering spaces, and other people-centered environments.

His expertise in budgeting **complex renovations, additions, and phased construction projects allows him to align cost decisions with stakeholder priorities, operational needs, and long-term community goals.**

7 YEARS WITH HENKEL
14 YEARS IN THE INDUSTRY

Education

B.S. Construction Engineering | University of Northern Iowa (UNI)

Professional Organizations

Master Builders of Iowa

References

Matt Alexander, Building Committee chair
Phi Gamma Delta Fraternity — Ames
515.292.0022

Doug Ragaller, Regional President
Northwest Bank — Ames
515.598.1351

PROJECT EXPERIENCE (PROJECT ESTIMATOR)

- **Bondurant-Farrar Community School District - New Elementary School | Bondurant, IA:** Structural steel and precast concrete package for a new educational facility, supporting efficient construction, durability, and schedule performance.
- **Girl Scouts of Greater Iowa - Camp Sacajawea | Boone, IA:** Construction of a new pool and pool house along with site improvements, grading, and parking lot enhancements that expanded recreational amenities and improved the overall camp experience for campers and visitors.
- **Ames History Museum | Ames, IA:** Transformative project that restored the historic Ames Pantorium, renovations and expansion the existing museum to celebrate local history and strengthen downtown Ames as a cultural destination.
- **Phi Gamma Delta (FIJI) Fraternity House at Iowa State University | Ames, IA:** Comprehensive renovation and expansion of the fraternity house transforming the historic facility through major demolition, reconstruction, geothermal infrastructure, site improvements, and modernized gathering spaces designed to increase capacity and enhance the member experience.
- **St. Luke the Evangelist Catholic School | Ankeny, IA:** Phase III expansion included the design and construction of eight additional classrooms, two block restrooms, a connecting corridor, a cafeteria with commercial kitchen, and a code-required emergency shelter integrated within the cafeteria.

Registrations and Certifications

- Lean Certified
- MBI - PM L Leadership Series
- 30 Hour OSHA Training
- Asbestos Training Certified
- MBI Eye Of the Future Graduate



ZACH SYMENS

PROJECT SUPERINTENDENT

Zach brings extensive experience delivering community-focused projects and serves as a hands-on field leader responsible for coordinating construction activities in active public environments.

He excels at trade coordination, site logistics, and stakeholder communication, proactively managing day-to-day operations **to maintain project momentum while minimizing disruption and ensuring a safe, positive experience for the community.**

14 YEARS WITH HENKEL
17 YEARS IN THE INDUSTRY

Professional Organizations

Master Builders of Iowa

References

Matt Alexander, Building Committee chair
Phi Gamma Delta Fraternity — Ames
515.292.0022

Jason Dietzenbach, Avec Design + Build
515.233.4641

K-12 PROJECT EXPERIENCE (PROJECT SUPERINTENDENT)

- **Ames History Museum | Ames, IA:** Transformative project that restored the historic Ames Pantorium, renovations and expansion the existing museum to celebrate local history and strengthen downtown Ames as a cultural destination.
- **Phi Gamma Delta (FIJI) Fraternity House at Iowa State University | Ames, IA:** Comprehensive renovation and expansion of the fraternity house transforming the historic facility through major demolition, reconstruction, geothermal infrastructure, site improvements, and modernized gathering spaces designed to increase capacity and enhance the member experience.
- **St. Luke the Evangelist Catholic School | Ankeny, IA:** Phase III expansion included the design and construction of eight additional classrooms, two block restrooms, a connecting corridor, a cafeteria with commercial kitchen, and a code-required emergency shelter integrated within the cafeteria.
- **West Des Moines Community Schools - Fairmeadows Elementary | West Des Moines, IA:** Design-bid-build K-12 project including classroom renovations, storm shelter, gym addition, cafeteria upgrade, and sitework, completed in phases within an occupied school (~21,000 SF additions).
- **Ankeny Community School District - Prairie Ridge Middle School | Ankeny, IA:** Classroom renovations, storm shelter, gymnasium addition, cafeteria upgrade, and substantial sitework, including a ~125,000 SF ceiling replacement.

Registrations and Certifications:

- 30 Hour OSHA Training
- Asbestos Training Certified
- CPR Certified



TREY SEISER

BIM COORDINATOR

Trey brings experience supporting community-focused projects through the use of Building Information Modeling (BIM) technology.

He reviews and coordinates 3D models to **enhance constructability, improve accuracy, and ensure alignment with project goals**, while leading clash detection and coordination efforts that help resolve conflicts early, reduce rework, maintain schedules, and support efficient project delivery for public and community spaces.

6 YEARS WITH HENKEL
14 YEARS IN THE INDUSTRY

Education

B.S. Construction
Engineering | Iowa State
University (ISU)

References

Ken Kasper
School Superintendent
Garner-Hayfield-
Ventura Community
School District
641.923.2632

Mike Wegner
Plant Superintendent
Zinpro Corp.
641.923.7838

PROJECT EXPERIENCE (BIM COORDINATOR)

- **North Iowa Area Community College - Career Education Training Center (CETC):** New one-story, wood-framed 10,440 SF building located in Hampton, adjacent to the airport, designed to support efficient operations and site accessibility.
- **Garner-Hayfield-Ventura Community School district (GHV) District-Wide Improvements:** Multi-phase CMaR project delivering district-wide HVAC upgrades, secure entry expansion, and renovations across K-12 facilities, completed through overlapping phases while maintaining school operations.
- **St. Ansgar Community School District:** The project includes construction of a new pre-engineered metal building to replace an existing bus barn, providing space for a weight room, athletic training area, locker room, and restrooms.
- **Forest City Community School district:** Interior renovation of two existing school spaces, converting the music room into locker rooms and the existing auditorium into a new music space.
- **North Butler Community School District:** Renovations at the Allison and Greene school sites included upgrades to mechanical, electrical, and HVAC systems to improve performance and code compliance.

Registrations and Certifications

- 30 Hour OSHA Training
- Asbestos Training Certified
- Master Builder Designation from MBI
- Former School Board Member for Webster City Community School District



DOUG HOVICK

GENERAL SUPERINTENDENT

Doug brings more than 30 years of construction experience delivering municipal, civic, and community-focused projects throughout Iowa. He provides leadership and support to field teams, ensuring **effective coordination of personnel, materials, and equipment while maintaining safety, minimizing disruption to public operations, and upholding high standards of quality**.

Doug works closely with project teams and stakeholders to successfully execute complex projects, maintain schedules, and deliver community assets that will serve the people for years to come.

12 YEARS WITH HENKEL
36 YEARS IN THE INDUSTRY

References

Eric Vermeer
10Fold Architecture and
Engineering
515.450.4876
evermeer@
10foldarchitecture.com

Jeremy Toland
President at JC
Toland Painting
515.250.0266
jeremy.toland@
jctoland.com

PROJECT EXPERIENCE (GENERAL SUPERINTENDENT)

- **Lauridsen Amphitheater & Park Improvements | Downtown Des Moines, IA:** Transformation of a flood-prone 30-acre site at Des Moines Water Works Park into a resilient, multi-use community destination with an amphitheater, trails, public gathering spaces, and supporting amenities.
- **Prairie Meadows Riviera Stage at Riverview Park | Des Moines, IA:** Park-wide improvements, featuring an outdoor stage and other amenities that transformed the park into a vibrant destination for concerts, festivals, recreation, and community gatherings.
- **Jamie Hurd Amphitheater Next to West Des Moines City Hall | West Des Moines, IA:** Final phase of an outdoor amphitheater, creating a signature community destination that supports concerts, festivals, and public events while serving as a vibrant gathering space for up to 2,000 spectators.
- **Iowa State University - Jack Trice Stadium Green Space | Ames, IA:** Outdoor gathering destination with Lily Pavilion at Iowa State University that supports campus events among students, faculty, alumni, and visitors.
- **Waukee Community School District (WCSD) Natatorium | Waukee, IA:** Standalone aquatic facility with a 50-meter competition pool, warm-up pool, locker rooms, multipurpose spaces, and seating for approximately 1,000 spectators.

Registrations and Certifications:

- OSHA 30
- Asbestos Training
- First Aid & CPR Training
- ASHE Health Care Certificate
- ACI Concrete Flatwork Finisher & Technician
- Qualified Rigger & Signal Person
- Scaffold User Certificate
- Aerial Lift certified
- Powered Industrial Truck Certification
- Power Actuated Tools Certification

D. Continuity of Team: Discuss your firm's approach to ensuring continuity of the project team throughout the duration of the project, minimizing turnover, and maintaining consistency in personnel to promote efficiency, effectiveness, and accountability.

A STABLE TEAM FOR A SUCCESSFUL OUTCOME

Henkel recognizes that team continuity is critical to maintaining project momentum, fostering strong relationships, and ensuring successful project outcomes. Our approach is centered on assigning experienced personnel at the outset of the project and maintaining their involvement from preconstruction through final completion whenever possible. ***The project team presented in this qualifications document represents some of Henkel Construction's most experienced and capable professionals and will be fully committed to the success of the City of Bondurant and the Silo Commons project.***

Unlike many contractors that frequently reassign personnel based on workload fluctuations, Henkel is committed to providing consistency in leadership and communication throughout the project lifecycle. **The key team members identified for the Silo Commons Project have been selected based on their availability, experience, and ability to remain actively engaged throughout both preconstruction and construction.** This continuity allows project knowledge, decision-making history, and stakeholder relationships to remain intact, reducing inefficiencies and minimizing the learning curve often associated with personnel changes.

Henkel's integrated project delivery approach further supports continuity by involving key team members early in the process. Our preconstruction, project management, estimating, field supervision, and safety personnel work collaboratively from project inception, creating a seamless transition from planning and value engineering through procurement, construction, and closeout. This early involvement ensures that project goals, budget priorities, scheduling requirements, and owner expectations are clearly understood by the entire project team from day one.

In addition, our strong employee retention and long-tenured workforce contribute to the stability of our project teams. The proposed project team members collectively represent decades of experience with Henkel and have successfully worked together on numerous projects. This familiarity promotes efficient communication, proactive problem-solving, and accountability at every level of the organization.

TRADE PARTNER ENGAGEMENT AND CONTINUITY

Henkel's commitment to continuity extends beyond our internal team to the trade partners who help deliver the project. ***Through more than 134 years in Iowa, we have built trusted relationships with many of Central Iowa's leading subcontractors and suppliers.*** By engaging key trade partners early in preconstruction, we gain valuable input on budgeting, constructability, scheduling, logistics, and procurement. These long-standing partnerships create strong alignment, accountability, and communication throughout the project, helping deliver greater efficiency, reduced risk, and successful outcomes for the City of Bondurant.



BEYOND THE BUILDS AT IOWA STATE UNIVERSITY *East Gateway Pedestrian Bridge*

Henkel Construction helped transform the arrival experience at Iowa State University through construction of the East Gateway Pedestrian Bridge, **a signature campus landmark that safely connects Jack Trice Stadium, parking areas, and campus destinations.**

More than a pedestrian bridge, the project creates a welcoming gateway for thousands of students, alumni, and visitors while improving accessibility and enhancing pedestrian safety.

Green Space & Lily Pavilion

Henkel Construction helped bring Iowa State University's Green Space and Lily Pavilion to life, **creating a unique destination where students, faculty, alumni, and visitors can gather, connect, and enjoy campus life.**

Serving as the centerpiece of a multipurpose green space, the pavilion provides a welcoming outdoor environment for informal meetings, campus events, recreation, and community activities.



3. SIMILAR PROJECT EXPERIENCE

A. Specific Project List: Provide the following information for five projects completed that are similar to the proposed Project, both private and publicly owned/managed.

SIMILARITIES TO
SILO COMMONS PROJECT:

- ✓ Outdoor Amphitheater
- ✓ Supported Community Growth
- ✓ Significant Site Development
- ✓ Public Infrastructure Improvements
- ✓ Value Engineering Options



LAURIDSEN AMPHITHEATER & PARK
IMPROVEMENTS AT DSM WATER WORKS PARK

Des Moines Water Works Park, 2251 George Flagg Pkwy, Des Moines, IA 50321

PROJECT DESCRIPTION

Henkel Construction completed the Lauridsen Amphitheater and associated park improvements at Des Moines Water Works Park, **transforming a flood-prone 30-acre site into one of Iowa’s premier community gathering destinations.** Developed to maximize the long-term use and enjoyment of the park, the project included construction of a flood-resistant amphitheater, walking trails, site infrastructure, and supporting amenities.

The dual-sided amphitheater serves as the centerpiece of the development, creating a **flexible venue for concerts, festivals, community events, and recreational activities.** Additional features include vendor and food truck areas, pedestrian connections, and open public spaces that enhance accessibility and year-round community use. The project has established a vibrant destination that continues to serve residents and visitors while supporting the park’s long-term vision and resiliency goals.

BUILDING OWNER CONTACT

Don Staley
Engineering Supervisor (Retired)
P: 515.333.1365
E: don.staley@q.com

FINAL PROJECT COST

\$7,123,835.53

CONSTRUCTION DATES

Completion Date: June 2019
Duration: 14 Months

SELF-PERFORM SCOPES

Concrete, Precast, & Steel Erection

PERCENTAGE OF SELF-PERFORM

25%

SIMILARITIES TO SILO COMMONS PROJECT:

- ✓ Outdoor Amphitheater
- ✓ Community Gathering Space
- ✓ Public Investment to Community
- ✓ Complex Structural Components
- ✓ Extensive Coordination



JAMIE HURD AMPHITHEATER NEXT TO WEST DES MOINES CITY HALL

4100 Mills Civic Pkwy, West Des Moines, IA 50265

PROJECT DESCRIPTION

Henkel Construction served as the contractor for the final phase of the Jamie Hurd Amphitheater, an outdoor performance venue located adjacent to West Des Moines City Hall and the West Des Moines Public Library. Designed as a landmark community destination, the amphitheater provides **a cultural gathering space for concerts, festivals, movies, and community events, with a stage capable of accommodating up to 55 performers and lawn seating for approximately 2,000 spectators.**

The project included construction of the concrete foundations, cast-in-place concrete stage and support walls, and a striking cantilevered steel roof structure. The architecturally distinctive folded-steel canopy was designed to enhance acoustics, protect performers, preserve views to the adjacent pond, and complement the existing civic campus architecture. Throughout the project, *Henkel worked closely with city stakeholders and project partners to deliver a flexible, high-quality venue that supports a wide variety of performances while serving as a signature community asset for the City of West Des Moines.*

BUILDING OWNER CONTACT

Josh Clayworth
P: 515.222.4323
E: joshua.clayworth@wdm.iowa.gov

FINAL PROJECT COST

\$1,288,230.13

CONSTRUCTION DATES

Completion Date: Spring 2021
Duration: 12 Months

SELF-PERFORM SCOPES

Concrete & Structural Steel

PERCENTAGE OF SELF-PERFORM

40%

SIMILARITIES TO SILO COMMONS PROJECT:

- ✓ Outdoor Amphitheater
- ✓ Community Revitalization
- ✓ Significant Site Amenities
- ✓ Complex Structural Components
- ✓ Extensive Coordination



PRAIRIE MEADOWS RIVIERA STAGE AT RIVERVIEW PARK

Riverview Park, 710 Corning Ave, Des Moines, IA 50313

PROJECT DESCRIPTION

Henkel Construction completed the multi-phase Riverview Park improvements, highlighted by the Prairie Meadows Riviera Stage, a premier outdoor performance venue designed to support concerts, festivals, and community events. **The project also included a custom playground, donor and history plaza, walking loop, historical lighting elements, and a new park entry sign.**

Henkel constructed the stage's distinctive steel canopy structure, including installation of complex curved steel trusses, front-stage piers, and architectural colored lighting systems. Working closely with fabricators and project partners, our team successfully managed the intricate assembly of custom steel components while maintaining project progress through significant industry challenges, including the COVID-19 pandemic and the 2020 derecho storm.

Today, the Riviera Stage serves as a vibrant community destination that enhances recreational opportunities, supports public events, and contributes to the continued revitalization of Riverview Park.

BUILDING OWNER CONTACT

Mark Hutchins
P: 515.283.4045

FINAL PROJECT COST

\$1,185,947.77

CONSTRUCTION DATES

Completion Date: Fall 2020
Duration: 12 Months

SELF-PERFORM SCOPES

Structural Steel & Finishes

PERCENTAGE OF SELF-PERFORM

50%

15

SIMILARITIES TO SILO COMMONS PROJECT:

- ✓ Outdoor Amphitheater
- ✓ Central Gathering Space
- ✓ Integration of Amenities & Businesses
- ✓ Public Investment to Community
- ✓ Extensive Coordination



PRINCIPAL PAVILION AT SOUTHBRIDGE MALL

1-99 S Federal Ave, Mason City, IA 50401

PROJECT DESCRIPTION

Henkel Construction served as the general contractor for the Principal Pavilion in Mason City, **a unique dual-stage performance venue designed to connect people and activate the downtown district**. The project features back-to-back performance stages, including an outdoor stage that opens to a vibrant corridor of local shops, restaurants, and outdoor seating, as well as an indoor stage located within Southbridge Mall.

Designed as a year-round community destination, the pavilion creates opportunities for concerts, festivals, community gatherings, and cultural events while strengthening connections between downtown businesses and public spaces. Through close collaboration with the design team and stakeholders, Henkel successfully delivered a flexible entertainment venue that enhances the visitor experience, supports local economic activity, and serves as a focal point for community engagement and events such as Main Street Mason City's Friday Night Live Summer Series.

BUILDING OWNER CONTACT

Steven Van Steenhuyse
Director of Development Services
P: 641.421.3626
E: svansteenhuyse@masoncity.net

FINAL PROJECT COST

\$1,642,398.66

CONSTRUCTION DATES

Completion Date: December 2021
Duration: 12 Months

SELF-PERFORM SCOPES

Concrete, Steel Erection, Carpentry,
Doors/Hardware, Specialties Installation

PERCENTAGE OF SELF-PERFORM

30%

16

SIMILARITIES TO SILO COMMONS PROJECT:

- ✓ Transformation of an Underutilized Site
- ✓ Public Gathering Space
- ✓ Integration of Public Amenities
- ✓ Signature Architectural Features
- ✓ Public Investment to Community



AWARD WINNING PROJECT

2026 Placemaking Project Award for Comprehensive Placemaking Effort from **Main Street Iowa Development**

2026 Only in Iowa Tourism Award from **Iowa Travel Industry Partners (iTIP)**

2025 Excellence in Concrete Award (Commercial/Industrial Decorative Category) from **Iowa Chapter of ConcreteState**



RIVERWALK DISTRICT AND WATERFRONT PLAZA ALONGSIDE WILLOW CREEK

Mason City, IA 50401

PROJECT DESCRIPTION

Henkel Construction transformed an underutilized area along Willow Creek into the Riverwalk District and Waterfront Plaza, **a vibrant community destination that blends public art, recreation, placemaking, and environmental stewardship**. The project created a unique downtown gathering space featuring walking trails, scenic overlooks, public plazas, playground areas, architectural lighting, and large-scale art installations.

A key feature of the project is a multi-level plaza system that connects visitors to the creek through terraced gathering spaces, custom seating areas, and pedestrian pathways. The development includes signature public art elements, illuminated sculptures, landscape enhancements, native plantings, and interactive features that celebrate Mason City's cultural identity while creating an engaging experience for residents and visitors.

As part of a larger network of parks, trails, and community amenities, the Riverwalk District serves as a gateway to downtown Mason City and *demonstrates how strategic public investment can transform underutilized property into a vibrant destination that supports recreation, tourism, community events, and economic development*.

BUILDING OWNER CONTACT

Steven Van Steenhuyse
Director of Development Services
P: 641.421.3626
E: svansteenhuyse@masoncity.net

FINAL PROJECT COST

\$3,890,785.41

CONSTRUCTION DATES

Completion Date: August 2025
Duration: 12 Months

SELF-PERFORM SCOPES

Steel Erection, Misc Metals Installation,
Specialties Installation

PERCENTAGE OF SELF-PERFORM

27%



BUILDING THE PLACES WHERE MEMORIES ARE MADE

HENKEL IS GRATEFUL TO BUILD PLACES WHERE COMMUNITIES GATHER AND LASTING MEMORIES ARE MADE

At Henkel Construction, we believe our work is about far more than concrete, steel, and schedules; *it's about creating places that bring people together and become part of the fabric of our communities.* We are proud to help build spaces where lifelong memories are made, not only for the communities we serve, but also for our own employees, families, friends, and neighbors.

Whether it's watching your favorite band perform on a summer evening at Lauridsen Amphitheater, cheering as runners pass through Riverview Park during their first marathon, celebrating your child's first touchdown under the lights at Ames High School, or watching them achieve a personal best in the freestyle at the Waukee Natatorium, these moments are what make our work meaningful. Sometimes it's as simple as sharing a drink and a few laughs with old friends at Lake Pin & Play in Clear Lake.

As builders, we may only play a small role in these experiences, but we never lose sight of the impact these projects have on the people who use them. **We are grateful for the opportunity to help create the venues, gathering spaces, and community destinations where memories are made, traditions are started, and lives are enriched for generations to come.**

MORE COMMUNITY-CENTERED PROJECTS



Ames History Museum
Ames, Iowa



Ankeny CSD Stadium
Ankeny, Iowa



Girl Scouts of America - Camp Sacajawea
Boone, Iowa



ISU Jack Trice Stadium Green Space
Ames, Iowa



ISU Jack Trice Stadium Pedestrian Bridge
Ames, Iowa



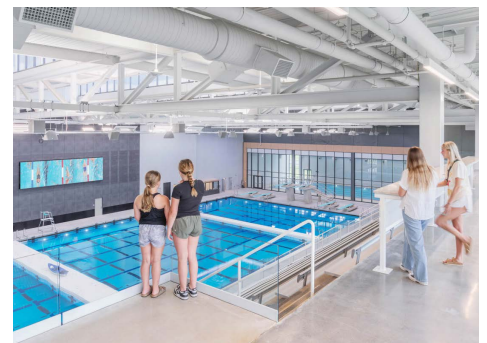
Prairie Rock Trails Bike Park Shelter
Mason City, Iowa



UNI Gallagher Bluedorn Performing Arts Center
Cedar Falls, Iowa



Walker-Johnson Park Shelter
Urbandale, Iowa



Waukee CSD Natatorium
Waukee, Iowa

4. PROJECT APPROACH

A. Provide your thoughts on project approach given the unique timeline that the CM is being brought on board the project.

a. What would your firm's recommendations on timeline and schedule be?

Henkel understands that the City of Bondurant has already completed design development and a public bidding process, only to have bids exceed the available budget by approximately \$300,000. *The decision to transition to a CMaR delivery model creates an opportunity to regain budget alignment while preserving the project's vision and maintaining the September 2027 completion goal.*

Our immediate focus would be to work collaboratively with the City of Bondurant, ISG, the electrical engineer, and other project stakeholders to conduct a comprehensive review of the existing bid results, identify cost drivers, and **develop a value engineering strategy that maximizes project value without sacrificing the functionality, character, or long-term performance of the Silo Commons facility.**

Please see the following page, **Closing a \$300,000 Budget Gap**, for an example of how Henkel Construction successfully brought a project back into budget alignment while addressing challenges similar to those facing the Silo Commons Project.

TOP 5 PRECONSTRUCTION PRIORITIES

Below are the key priorities Henkel has identified for the initial weeks following project award. Consistent with our approach on past projects, we will prioritize open communication, early collaboration, and proactive problem-solving with the City of Bondurant, the design team, and key trade partners. *Henkel's goal is to deliver a vibrant, high-quality community gathering space that reflects the City's vision and serves Bondurant residents for generations to come.*

- **Review Bid Results & Close the Budget Gap:** Analyze previous bids and subcontractor bids to identify the key cost drivers contributing to the \$300,000 overage.
- **Conduct Targeted Value Engineering:** Evaluate materials, systems, and construction approaches to reduce costs while maintaining the project's vision and functionality.
- **Engage Key Trade Partners Early:** Validate pricing, identify additional savings opportunities, and mitigate market and procurement risks.
- **Optimize Procurement & Scheduling:** Identify long-lead items, align procurement strategies, and maintain momentum toward the September 2027 completion date.
- **Establish a Guaranteed Maximum Price (GMP):** Develop a realistic, market-driven budget that provides cost certainty and aligns with the City's financial goals.

B. Provide details on how your firm approaches value engineering to ensure the project budget is met.

Similar to the Silo Commons Project, Henkel partnered with St. Luke the Evangelist Catholic School to bring a project that was approximately \$300,000 over budget back into alignment.

Through a collaborative value engineering process, our team worked closely with the owner, architect, and key trade partners to identify cost-saving opportunities, refine scope, and reduce overall project costs while preserving the project's core goals, quality, and functionality.

Henkel views value engineering as more than simply cutting costs as it is a strategic process focused on maximizing value for the owner. Our approach begins with understanding the project's priorities and evaluating building systems, materials, constructibility, procurement strategies, and phasing opportunities to determine where meaningful savings can be achieved without compromising the user experience, long-term performance, or overall vision of the project.

For Silo Commons, Henkel would apply this same proven approach by **leveraging existing bid information, engaging trade partners early, analyzing cost drivers, and identifying opportunities** within site development, utilities, building systems, community gathering spaces, and specialty features.

C. Provide examples of best practices for design team (Architect/Engineer and CM) to collaborate during value engineering and bid package organization exercises.

Henkel believes the most successful CMAR projects are built on early, transparent, and continuous collaboration between the owner, architect/engineer, and construction manager. Our approach focuses on maintaining the project vision while identifying opportunities to maximize value, manage costs, and maintain schedule.

BEST PRACTICES FOR VE COLLABORATION

- Engage the construction manager early to review budget, constructability, and schedule impacts.
- Conduct collaborative value engineering workshops with the owner and design team.
- Utilize open-book estimating and real-time cost modeling.
- Perform regular constructability reviews to identify risks and efficiencies.
- Incorporate trade partner input for pricing validation, material alternatives, and market insights.

BEST PRACTICES FOR BID PACKAGE ORGANIZATION

- Identify bid package opportunities early to support schedule and procurement goals.
- Separate long-lead or early work packages to reduce schedule risk.
- Structure packages to maximize bidder participation and competition.
- Clearly define scope boundaries to minimize gaps, overlaps, and change orders.
- Maintain regular coordination meetings to align package strategy, design progress, budget, and schedule.

Through this collaborative approach, Henkel helps owners and design teams make informed decisions, preserve design intent, maximize value, and position projects for successful bidding and construction. For Silo Commons, this process will be particularly valuable in achieving budget goals while maintaining the community-focused vision of the project.

CLOSING A \$300,000 BUDGET GAP

How Henkel Construction partnered with the owner and design team to bring a project that was \$300,000–\$400,000 over budget back into alignment while preserving quality, functionality, and the owner's vision.

ST. LUKE THE EVANGELIST CATHOLIC SCHOOL ANKENY, IOWA

PROBLEM: The St. Luke school project was *approximately \$300,000 to \$400,000 over the owner's anticipated budget (similar to Silo Commons)*.

SOLUTION: Henkel worked closely with the owner and design team to identify value engineering opportunities and reduce costs. The team evaluated alternative finish materials, pavement thicknesses, exterior wall systems, roofing systems, and converted the play area surface from asphalt to concrete. Henkel also collaborated with the design-build MEP trade partners to identify cost-saving opportunities within the mechanical, electrical, and plumbing scopes of work.

RESULT: Through a collaborative value engineering process and early trade partner involvement, Henkel successfully identified multiple cost-saving opportunities that brought *the project back within the owner's budget while preserving the facility's educational mission, functionality, and long-term value.*



VALUE ENGINEERING OPTIONS AT ST. LUKE:

Below are examples of the value engineering solutions developed collaboratively by Henkel, the owner, and the design team to bring the project back within budget while maintaining the project's overall vision and user experience.

- **Finish Materials:** Evaluated alternative flooring and interior finish materials to reduce costs while maintaining the desired appearance, durability, and long term maintenance requirements.
- **Wall Assemblies:** Reviewed alternative wall assembly options to improve constructability, optimize material selection, and reduce overall project costs.
- **Site Paving:** Evaluated reducing PCC pavement thickness from 7" to 6" in appropriate areas while maintaining structural performance and anticipated loading requirements.
- **Exterior Wall Systems:** Compared masonry, precast concrete, metal stud framing with Dens Glass, and architectural metal panel systems to identify the best balance of cost, durability, constructability, and aesthetics.
- **Roofing Systems:** Evaluated a mechanically fastened single ply roofing system in lieu of a fully adhered system to reduce initial costs while maintaining warranty requirements and long term performance.
- **Play Area Surfacing:** Evaluated replacing asphalt pavement with concrete to improve long term durability, reduce maintenance, and lower lifecycle costs.
- **Precast Concrete Panels:** Reviewed alternative panel finishes, textures, reveal patterns, and panel widths to improve manufacturing efficiencies and reduce fabrication and erection costs.
- **MEP Systems:** Collaborated with the design-build mechanical, electrical, and plumbing trade partners to identify cost saving opportunities through equipment selection, system optimization, and layout refinements while maintaining overall system performance



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

This experience demonstrates our ability to thoughtfully evaluate project scope, challenge assumptions, and deliver practical solutions that align cost with project goals, a proven approach we would bring to the Silo Commons Project as **we work to close the current budget gap while maintaining the City of Bondurant's vision for this important community destination.**

5. PROPOSED DELIVERY METHOD & MANAGEMENT PROCESSES

A. How will your firm ensure that the projects will remain within the project budget while maintaining the design goals for the job?

Henkel maintains budget control through a proactive preconstruction process built around continuous estimating, open-book communication, value engineering, and real-time market feedback. We develop detailed cost models at key design milestones and continually reconcile the evolving design against the project budget. *This will allow the City of Bondurant and the design team to understand cost impacts early and make informed decisions before challenges become costly changes during construction.*

Our estimates are organized by trade, system, and bid package, providing complete transparency into cost drivers and allowing stakeholders to evaluate alternatives that preserve the project's educational vision, functionality, and long-term value. **We actively engage subcontractors and suppliers throughout design to validate pricing and procurement strategies based on current market conditions rather than historical assumptions.**

When budget adjustments are necessary, Henkel facilitates collaborative value engineering sessions focused on maintaining design intent while identifying opportunities for *material substitutions, system alternatives, phasing modifications, or procurement strategies that reduce cost without sacrificing quality, safety, or performance.*

Henkel's commitment to cost control and design extends beyond preconstruction and throughout construction. On the Phi Gamma Delta Fraternity House project, unforeseen structural conditions required significant reconstruction; however, through transparent communication, collaborative problem-solving, and our self-perform capabilities, **we minimized cost impacts while preserving the project's design intent, functionality, and overall vision.**



BUDGET CONTROL THROUGH TRANSPARENCY AND SELF-PERFORM CAPABILITIES

*Phi Gamma Delta Fraternity House
Iowa State University in Ames, Iowa*

During the renovation and addition of the Phi Gamma Delta house at Iowa State University, Henkel uncovered a significant unforeseen structural condition that required extensive reconstruction beyond the original project scope. Through proactive communication, transparent cost reporting, and close collaboration with the owner and design team, **we quickly developed a plan that balanced budget, schedule, and project goals.**

Henkel's self-perform capabilities allowed us to *immediately mobilize crews and resources to complete the additional work without relying on subcontractor reprocurement or delayed pricing.* This direct control over critical scopes helped minimize cost escalation, maintain project momentum, and limit schedule impacts to only a few weeks rather than several months, ultimately **preserving both the project's budget objectives and overall success.**



**WHY THIS MATTERS FOR
THE CITY OF BONDURANT:**

Silo Commons requires a contractor that can balance budget, schedule, and vision while responding quickly to challenges. **Henkel's transparent approach, strong self-perform capabilities, and proven ability to control costs** provide the City of Bondurant with added confidence that the project can remain on track while preserving the design.

B. What area of work does your firm self-perform?

SELF-PERFORM CAPABILITIES

OWNING THE WORK. PROTECTING THE BUDGET.

Henkel Construction Company self-performs a broad range of construction work, a **strong advantage that gives us direct control over schedule, quality, and cost.** Rather than relying solely on subcontractors for critical scopes, our in-house crews execute the work ourselves, allowing us to respond quickly to field conditions, maintain tighter quality standards, and protect the owner's budget.

HENKEL'S SELF-PERFORM CAPABILITIES INCLUDE:

- Backfill
- Concrete
- Demolition
- Door Frames, Hardware & Doors
- Framing
- Millwork
- Rough & Finish Carpentry
- Specialties
- Steel/Precast Erection
- Structural Steel
- Temporary Partitions
- Toilet Accessories

The budget and cost control benefits of self-perform work are significant. When Henkel performs work directly, we eliminate a layer of markup, reduce coordination risk between trades, and are better positioned to identify and resolve issues before they become costly change orders. In the preconstruction phase, our self-perform experience informs our estimating because we price from first principles rather than relying on subcontractor quotes alone, which means our budgets are more accurate and our contingencies are more defensible. **During construction, self-performing key scopes gives us the flexibility to accelerate when the schedule demands it and the accountability that comes with owning the work from start to finish.**

BUILDING COMMUNITY THROUGH SELF-PERFORM EXCELLENCE

Henkel self-performs work on the majority of our projects, giving owners greater control over quality, schedule, safety, and cost. On many of the community-focused projects highlighted throughout these qualifications, **Henkel self-performed between 20% and 50% of the total construction value.** This hands-on approach reduces reliance on outside subcontractors, improves coordination, and provides greater certainty throughout the life of the project, *helping deliver high-quality community assets on time and within budget.*



Lauridsen Amphitheater at Water Works
Des Moines, Iowa



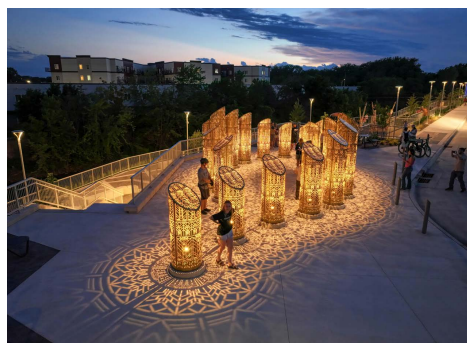
Riviera Stage at Riverview Park
Des Moines, Iowa



Jamie Hurd Amphitheater
West Des Moines, Iowa



Principal Pavilion
Mason City, Iowa



Riverwalk District and Waterfront Plaza
Mason City, Iowa



ISU Jack Trice Stadium Green Space
Ames, Iowa

22

10+

SELF-PERFORM TRADES
IN-HOUSE

20%

AVERAGE SELF-PERFORM
PERCENTAGE

100+

CURRENT PROJECTS WITH
SELF-PERFORM

C. How will your firm approach quality control of the subcontractor's workmanship?

Henkel employs a structured quality management program that begins during preconstruction and continues through project closeout. **We establish quality expectations early through constructability reviews, BIM coordination, scope reviews, and pre-installation meetings with trade partners.**

During construction, our superintendent provides daily field oversight and conducts routine inspections to verify that work complies with project specifications, manufacturer requirements, and design intent.

QUALITY CONTROL MEASURES INCLUDE:

- Pre-installation meetings
- Daily field inspections
- Trade-specific quality checklists
- Milestone inspections
- Mock-ups as required
- BIM coordination and clash detection
- Deficiency tracking and corrective action reporting
- Punch list management throughout construction

Our project team works closely with subcontractors to resolve issues immediately and prevent recurring deficiencies. By emphasizing early planning, communication, and accountability, we minimize rework, maintain quality standards, and ensure successful project outcomes.

D. How will your firm communicate with the owner during the process?

Henkel believes successful projects are built on transparency, responsiveness, and consistent communication. We establish a structured communication framework at project kickoff and maintain regular interaction throughout preconstruction and construction.

OUR COMMUNICATION APPROACH INCLUDES:

- Weekly Owner/Architect/Contractor meetings
- Regular budget and estimate updates
- Schedule updates and milestone reviews
- Open-book cost reporting
- Monthly executive-level progress reviews
- Procore project management access
- RFI, submittal, and change order tracking
- Daily coordination as needed with school administration and stakeholders

In addition to formal meetings, our project manager and superintendent remain accessible at all times and maintain a strong on-site presence. This proactive communication approach allows issues to be identified and resolved quickly while ensuring the City of Bondurant always understands project status, budget conditions, and schedule performance.



COLLABORATIVE DESIGN FOR BETTER VALUE
Ames History Museum | Ames, Iowa

Early contractor involvement is critical to aligning project goals with budget realities. At the Ames History Museum project, the original plan included a large addition and renovations to portions of the historic Ames Pantorium building. As costs exceeded the available budget, **Henkel worked closely with the owner and design team to evaluate alternatives and identify value-driven solutions.**

By renovating more of the historic Pantorium and existing museum buildings and reducing the size of the new addition, the team was able to preserve the project's vision while bringing it within budget. *This approach maximized the use of existing spaces, protected the character of an iconic downtown landmark, and delivered the expanded museum the community needed.*

The collaborative process was especially important because of the museum's role as a community asset. By preserving and revitalizing historic buildings, the project not only created improved exhibit and gathering spaces but also strengthened downtown Ames and ensured local history can be shared with future generations.

The result demonstrates how strong partnerships, thoughtful design review, and early cost management can deliver exceptional value without sacrificing community impact.



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

Early collaboration helps optimize design, control costs, and maximize value while preserving the project's vision to ensure **Silo Commons delivers the greatest benefit to both the owner and the community.**

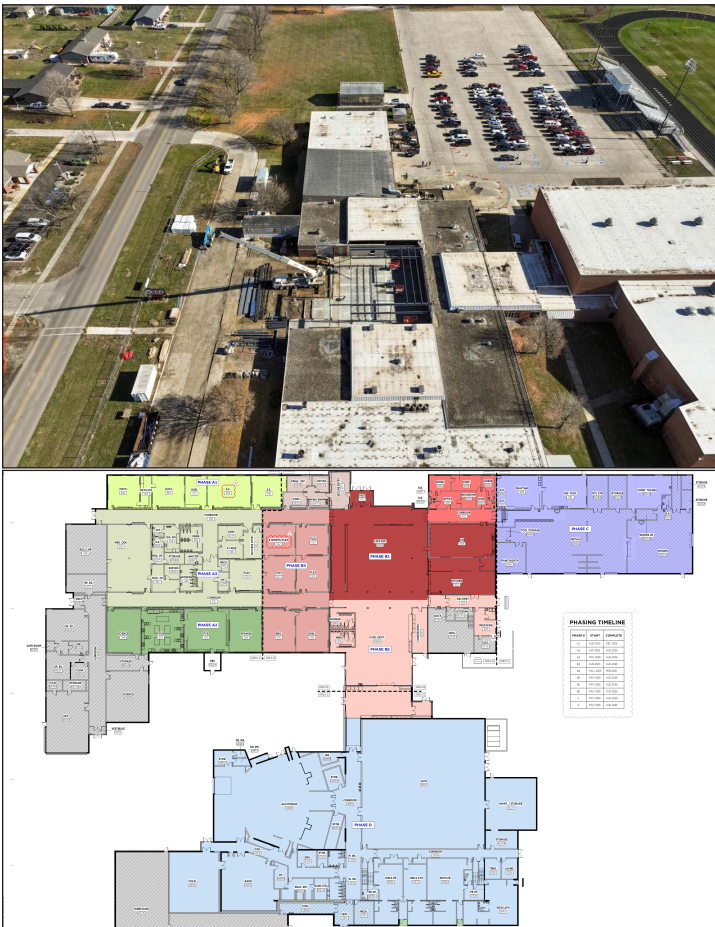
E. How will your firm ensure that the projects will remain on schedule?

Henkel maintains schedule performance through proactive planning, early procurement, Lean construction practices, and continuous trade partner coordination. We develop a detailed milestone-driven master schedule during preconstruction and refine it throughout the project lifecycle.

OUR SCHEDULE MANAGEMENT APPROACH INCLUDES:

- Early identification of critical path activities
- Long-lead material procurement planning
- Pull-planning and Lean scheduling techniques
- Short-interval look-ahead schedules
- Weekly trade coordination meetings
- Daily field planning by supervision staff
- Strategic phasing around school operations
- Ongoing schedule monitoring and corrective actions when needed

For municipal and community-centered projects, ***we carefully plan and sequence work to minimize impacts on public services, community activities, and stakeholder operations.*** Our experience delivering parks, community gathering spaces, civic facilities, and occupied public-use projects throughout Iowa has demonstrated our ability to maintain aggressive schedules while coordinating around events, public access requirements, seasonal activities, and ongoing operations to keep projects moving efficiently with minimal disruption to the community.



PHASED FOR SUCCESS

Garner-Hayfield-Ventura (GHV) Community School District | Garner, Iowa

The GHV Community School District project highlights the importance of strategic phasing in delivering major facility upgrades while maintaining daily operations. This 10-phase project required careful coordination to complete HVAC upgrades, secure entries, and renovations across K-12 spaces while minimizing disruption.

Through detailed planning, temporary barriers, and accelerated summer work, ***the team successfully completed 20,000 SF of elementary renovations within a three-month window***, keeping the project on schedule and reducing risk for students and staff.

By leveraging proven phasing strategies, detailed logistics planning, and clear communication processes, ***the project team can help Silo Commons maintain flexibility, reduce disruptions, improve safety, and efficiently manage construction activities across multiple project areas.*** This experience supports a more predictable construction process, helping ensure the development is delivered on schedule while preserving a positive experience for tenants, visitors, project partners, and the surrounding community.



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

These same principles are essential to the Silo Commons project, where careful coordination, stakeholder communication, and phased construction planning are critical to ***maintaining site operations, managing risk, and delivering a successful project experience for clients, tenants, and the surrounding community.***

F. Please describe your firm's approach to bid packages and how you determine what to separate and what to combine.

Henkel develops bid packages strategically to maximize competition, maintain schedule certainty, and achieve the best value for the owner. During preconstruction, we evaluate project scope, market conditions, subcontractor capacity, long-lead procurement needs, and project phasing requirements to determine the most effective packaging strategy.

GENERALLY, WE SEPARATE PACKAGES WHEN:

- Early procurement is required for long-lead items.
- Specialized trades require focused bidding.
- Schedule acceleration benefits can be achieved.
- Workforce availability may impact critical-path activities.
- Multiple project areas require independent staffing.

WE COMBINE PACKAGES WHEN:

- Increased buying power improves pricing.
- Trade coordination efficiencies can be gained.
- Similar scopes exist across multiple project areas.
- Mobilization costs can be reduced.

All bids are thoroughly leveled and tabulated to identify scope gaps, overlaps, assumptions, and exclusions. This process ensures complete and competitive pricing and allows the Owner to make informed procurement decisions with confidence.

G. How will your firm communicate and coordinate with the design team to ensure a timely and efficient delivery of pre-construction and construction services?

Henkel views all stakeholders as one integrated project team. Our approach emphasizes early involvement, continuous collaboration, and transparent information sharing throughout all phases of the project.

DURING PRECONSTRUCTION, HENKEL PARTICIPATES IN:

- Design coordination meetings
- Constructability reviews
- Budget reconciliation workshops
- Value engineering sessions
- BIM coordination meetings
- Schedule development discussions
- Phasing and logistics planning meetings

Throughout construction, we maintain ongoing communication through regularly scheduled OAC meetings, real-time issue tracking, RFI management, submittal reviews, and BIM coordination. Our team utilizes Procore and BIM/VDC technologies to facilitate communication, reduce conflicts, improve constructability, and support informed decision-making.

By maintaining an open-book philosophy and engaging the design team early and often, Henkel helps identify risks proactively, resolve issues efficiently, and ensure alignment between budget, schedule, and design objectives, resulting in a successful project delivery for the Owner.

CONFIDENTIAL PROJECT					NOTES
DIVISION	DESCRIPTION	2020 BUDGET - \$K	GMP	DELTA	
Division 01	General Conditions	322,547	373,627	-5,080	
01-01	General Conditions - Misc. Man. Items	85,900	99,481	-13,581	Advised Subcontractor for Daily Use (13,250) - Staking Increased (600)
01-02	General Conditions - Additional Items	23,295	22,835	460	
Division 02	Building Envelope	489,313	451,475	37,838	
02-01	Concrete, Precast, Concrete Finishing	107,810	140,972	-33,162	Working on Budget to Remove WOT Working
02-02	Cast-in-Place Concrete, Site Finishing, S/S, Etc.	30,672	30,672	0	
02-03	Paintwork - Exterior	28,527	28,527	0	
02-04	Concrete Scaffolding, Scaffolding, Scaffolding	156,000	176,801	-20,801	Handled - Metal Wall Panels and Insulation System - S-465 Add to go with Western States Panel
Division 03	Structural Steel, Steel Decking, Misc. - Joists	187,372	187,372	0	
03-01	Structural Steel, Steel Decking, Misc. - Finishes	54,308	55,874	-1,566	
03-02	Roofing - Asphalt	22,921	22,921	0	
03-03	Roofing - Metal	27,200	27,200	0	
03-04	Roofing - Other	42,406	42,406	0	
03-05	Roofing - Other	274,000	266,000	8,000	
03-06	Roofing - Other	28,527	28,527	0	
03-07	Roofing - Other	156,000	176,801	-20,801	Handled - Metal Wall Panels and Insulation System - S-465 Add to go with Western States Panel
Division 04	Doors, Windows, Glazing	224,000	220,227	3,773	
04-01	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	18,554	18,554	0	
04-02	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	17,500	17,500	0	
04-03	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-04	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-05	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-06	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-07	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-08	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-09	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-10	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-11	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-12	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-13	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-14	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-15	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-16	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-17	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-18	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-19	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-20	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-21	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-22	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
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04-24	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-25	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-26	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-27	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-28	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-29	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-30	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-31	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-35	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-36	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
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04-41	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-42	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-43	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-44	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-45	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-46	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-47	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-48	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-49	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-50	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-51	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-53	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-60	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
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04-66	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-67	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-68	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-69	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-73	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-77	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
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04-94	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-95	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-96	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-97	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-98	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	
04-99	Interior Metal Frames/Doors, Wood Doors, Hardware - Supply	124,000	124,000	0	
04-100	Interior Metal Frames/Doors, Wood Doors, Hardware - Install	124,000	124,000	0	

CLARITY THAT DRIVES CONFIDENT DECISIONS

Henkel structures cost information in a clear, transparent format that allows owners and stakeholders to easily understand, evaluate, and act on it. By breaking costs down by trades, systems, and bid packages, clients gain visibility into key cost drivers and can make informed decisions throughout the project.

This level of transparency helps stakeholders compare options, understand the budget impact of design decisions, and maintain control of project costs from early design through final GMP development.

Above is an example of a cost breakdown Henkel developed for a previous project.



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

With clear, transparent cost breakdowns, the City of Bondurant will see exactly where dollars are going, understands what's driving costs, and can make confident decisions to keep the project aligned with budget at every stage.

CLEAR COSTS = CONFIDENT DECISIONS

6. SAFETY PROGRAM

A. Provide an overview of your firm's safety program, including its core principles, policies, and procedures. Describe your organization's risk management staffing and capabilities.

Henkel Construction's safety program is built on the principle that every employee, subcontractor, and visitor deserves to return home safely each day. Safety is integrated into every phase of our work through proactive planning, hazard recognition, accountability, training, and continuous improvement.

Safety responsibilities are shared across the organization, including our safety leader, project managers, superintendents, foremen, and field personnel. Project teams identify hazards before work begins, implement appropriate controls, conduct regular inspections, and promptly address unsafe conditions. Daily Job Hazard Analyses (JHAs), employee involvement, incident reporting, and stop-work authority ensure safety remains a core part of daily operations.

Our comprehensive Safety Manual includes OSHA compliance requirements, safe work practices, emergency response procedures, training requirements, incident reporting protocols, and risk management processes for all phases of construction.

TRAINING & CERTIFICATIONS

All field personnel are OSHA 10-hour trained, with project leaders holding OSHA 30-hour certifications. In addition, all workers undergo background checks, site-specific orientation, and training on conduct expectations when working in occupied environments. Specialized certifications for equipment operators and high-risk activities ensure all personnel are fully qualified.

Onsite safety is reinforced through consistent, disciplined practices integrated into daily operations, with an added focus on occupied facility coordination:

B. Describe the specific measures your firm implements to ensure the safety of personnel, subcontractors, students, faculty, and other building occupants during all project phases.

Henkel develops project-specific safety plans prior to construction and coordinates with the owner to minimize impacts on ongoing operations. Daily JHAs, pre-task planning, toolbox talks, site inspections, housekeeping reviews, and equipment inspections are used to identify and control hazards throughout the project.

Work zones are clearly defined and secured using barriers, fencing, signage, and traffic control measures to protect workers, visitors, and the public. Subcontractors are required to comply with Henkel's safety standards, participate in project safety meetings, and promptly address identified deficiencies.

For occupied facilities and public spaces, we place additional emphasis on maintaining safe access routes, scheduling disruptive activities during off-hours when possible, and minimizing dust, noise, and pedestrian conflicts.

ON-SITE SAFETY ACTIVITIES

The following is a representative list of our on-site safety activities; it is not exhaustive but highlights the core practices we consistently implement on every project.

DAILY ACTIONS:

- Stretch and Flex
- Job Hazard Analysis (JHA)
- Equipment Inspections
- Foreman Stand-up Meetings.

WEEKLY ACTIONS:

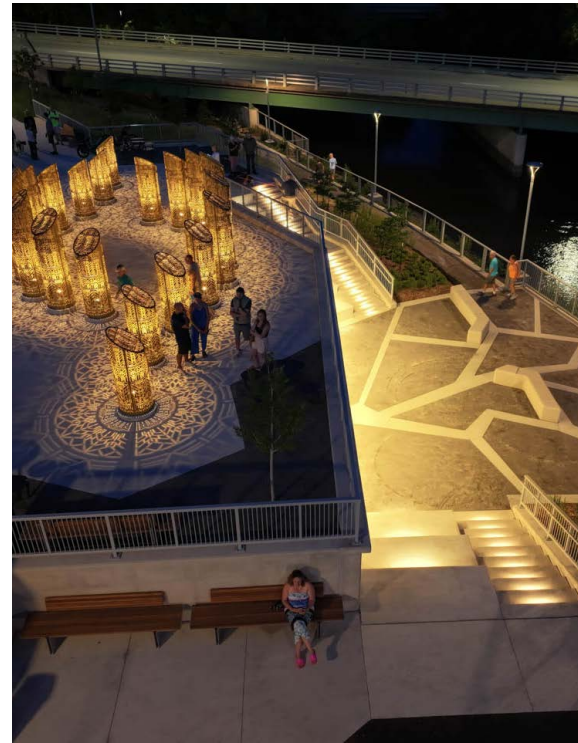
- Jobsite Safety Audit
- Henkel Safety Leader Visit & Audit
- Jobsite Clean-up & Housekeeping
- Toolbox Talk

MONTHLY ACTIONS:

- Trade Contractor Site Audits
- MBI/CSSI Site Audit

ADDITIONAL ACTIONS:

- OSHA Consultation (2x/year)
- Insurance Carrier Audits (2x/year)
- Investigation Reports (as needed).



SAFETY IN COMMUNITY SPACES *Riverwalk District and Waterfront Plaza Mason City, Iowa*

Community projects require more than quality construction as they require a strong commitment to safety.

At Mason City's Riverwalk District, Henkel Construction transformed an underutilized area into a vibrant public destination featuring trails, plazas, playgrounds, and public art, all while maintaining a safe environment for the community.

The project team **utilized clear wayfinding, signage, fencing, and controlled access points to separate construction activities from public spaces.** Careful planning and communication helped visitors safely navigate the area while minimizing disruptions and potential hazards.



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

As a community destination, Silo Commons will benefit from the same proactive approach to safety. Clear signage, secure work zones, effective wayfinding, and thoughtful site logistics will **help protect visitors, support nearby businesses, and maintain a positive experience throughout construction.**

C. Highlight any specialized training programs, safety certifications, or initiatives designed to promote a culture of safety within your organization and on project sites.

All field personnel are OSHA 10-hour trained, with project leaders holding OSHA 30-hour certifications. In addition, all workers on K-12 projects undergo background checks, site-specific orientation, and training on conduct expectations when working in occupied school environments. Specialized certifications for equipment operators and high-risk activities ensure all personnel are fully qualified.

Onsite safety is reinforced through consistent, disciplined practices integrated into daily operations, with an added focus on occupied facility coordination:

These initiatives encourage active employee participation and reinforce safe work practices throughout every project.

- OSHA 10 training for all field employees
- OSHA 30 certification for project leadership
- Site-specific employee orientations
- Equipment and task-specific training programs
- Routine toolbox talks and stretch-and-flex activities
- Near-miss reporting and safety observation programs
- Participation in the Iowa OSHA WORKSAFE Partnership
- Participation in the Master Builders of Iowa Safety Program
- **Master Builders of Iowa Outstanding Company Safety Achievement Award**

Henkel invests heavily in training and employee engagement to foster a strong safety culture across all projects.

D. Detail your firm's approach to conducting risk assessments and hazard analyses, particularly as they relate to construction activities on publicly owned property and publicly funded projects. Discuss how potential safety risks are identified, evaluated, and mitigated throughout the project lifecycle.

Risk management begins during preconstruction and continues throughout construction. Prior to each activity, project teams evaluate potential hazards and develop Job Hazard Analyses (JHAs) that identify risks, required personal protective equipment, and appropriate control measures.

As work progresses, hazards are continually reassessed to address changing site conditions and project activities. On publicly funded projects and community-focused developments, additional attention is given to site phasing, public access, traffic management, and protection of adjacent facilities and occupants.

Regular inspections and safety audits verify compliance and ensure corrective actions are implemented quickly when needed.

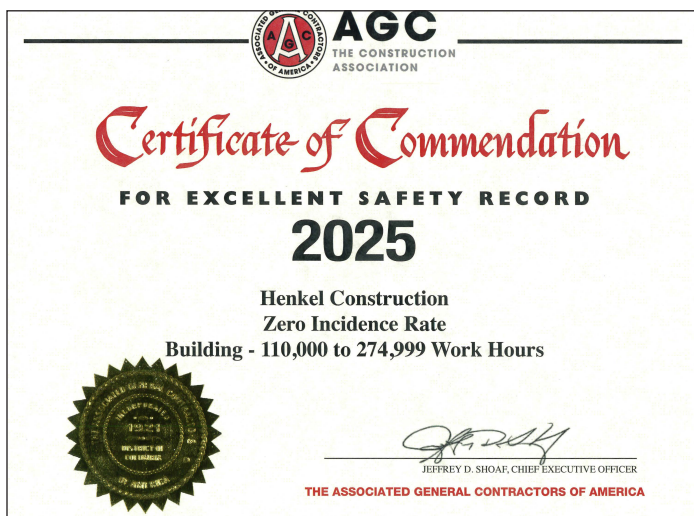
F. Highlight any notable achievements or recognition received for your firm's commitment to safety excellence.

Henkel's safety performance reflects a long-standing commitment to proactive risk management and employee accountability.

KEY ACCOMPLISHMENTS INCLUDE:

- Experience Modification Rate (EMR): 0.57
- 2025 AGC Certificate of Commendation
- Zero Incidence Rate
- No Lost-Time Incidents
- Iowa OSHA WORKSAFE Partnership Participant
- Master Builders of Iowa Safety Program Participant

These achievements demonstrate our commitment to maintaining a safe working environment while continuously improving performance across all operations.



G. Describe your firm's incident reporting and investigation procedures, including how incidents are documented, reviewed, and remediated to prevent recurrence.

Henkel maintains a comprehensive incident reporting process that includes injuries, property damage, safety concerns, and near-miss events.

Incidents are reported immediately to project supervision and investigated by company leadership to determine root causes and corrective actions. Findings are communicated to project teams, and lessons learned are incorporated into future training, procedures, and work planning.

Our proactive approach encourages reporting of near misses and unsafe conditions to identify potential hazards before an injury occurs.

H. Discuss your firm's emergency preparedness and response protocols, including evacuation procedures, emergency communications, and coordination with local emergency responders. Highlight training or drills conducted to ensure readiness in the event of an emergency.

Each project includes a customized emergency response plan based on the scope of work and project-specific risks.

EMERGENCY PROCEDURES INCLUDE:

- Site-specific emergency action plans
- Clearly identified evacuation routes and assembly areas
- Emergency contact information and communication procedures
- Coordination with local emergency responders
- Employee emergency response training
- Ongoing review and updates as site conditions change

These procedures help ensure project teams are prepared to respond quickly and effectively to emergencies.

I. Provide statistics or metrics that demonstrate your firm's safety performance record, such as EMR or OSHA partnerships. Compare your safety performance against industry benchmarks and trends to showcase your firm's commitment to continuous improvement in safety management.

Henkel measures safety performance using both leading and lagging indicators to evaluate effectiveness and drive continuous improvement.

PERFORMANCE HIGHLIGHTS

- EMR: 0.57 (Industry Benchmark: 1.00)
- Zero Incidence Rate
- No Lost-Time Incidents
- Active participation in Iowa OSHA WORKSAFE Partnership
- Active participation in the Master Builders of Iowa

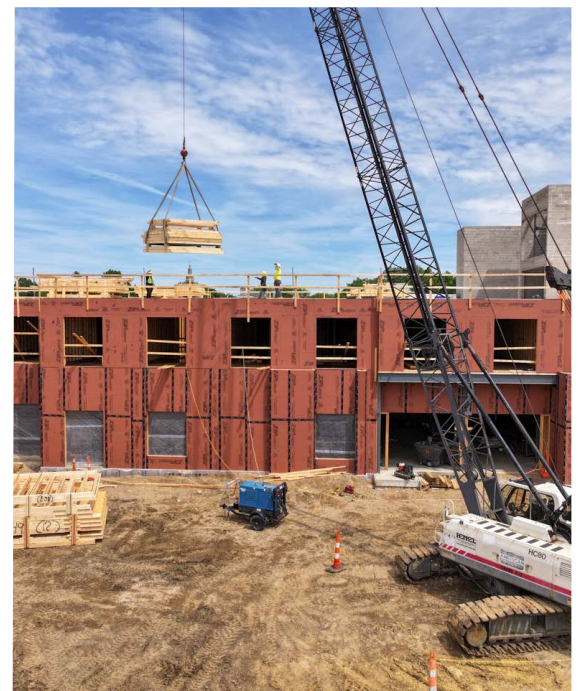
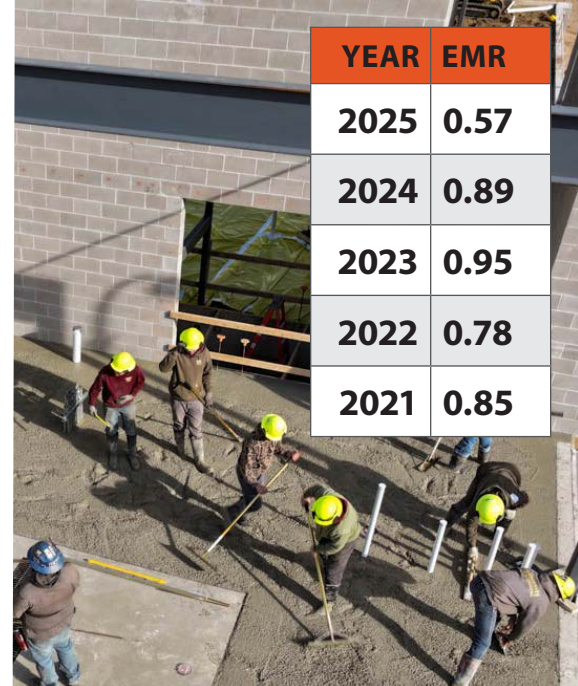
SAFETY PROGRAM

In addition to traditional metrics, Henkel tracks:

- Job Hazard Analyses completed
- Safety audits and inspections
- Toolbox talks conducted
- Near-miss reports
- Corrective actions completed

This data-driven approach allows us to identify trends, address risks proactively, and continuously strengthen our safety culture.

YEAR	EMR
2025	0.57
2024	0.89
2023	0.95
2022	0.78
2021	0.85





7. REFERENCES

A. Provide at least five references including contact information for whom comparable work has been performed. These references can be in addition to or included with your comparable work examples.

NAME	TITLE/ROLE	CONTACT INFO
LAURIDSEN AMPHITHEATER & PARK IMPROVEMENTS DOWNTOWN DES MOINES, IOWA		
Don Staley	Engineering Supervisor (Retired)	P: 515.333.1365 E: don.staley@q.com
PRINCIPAL PAVILION MASON CITY, IOWA		
Steven Van Steenhuyse	Director of Development Services	P: 641.421.3626 E: svansteenhuyse@masoncity.net
PRINCIPAL PAVILION MASON CITY, IOWA		
Scott Blum	President, Accord Architecture	P: 641.425.9579 E: scott@accordarch.com
WAUKEE COMMUNITY SCHOOL DISTRICT NATATORIUM WAUKEE, IOWA		
Brad Rodenburg	RDG Architect	P: 515.230.8743 E: brodenburg@rdgusa.com
GARNER-HAYFIELD-VENTURA SCHOOL DISTRICT GARNER, IOWA (CMAR PROJECT)		
Ken Kasper	Previous Superintendent at Garner-Hayfield-Ventura CSD (Now Superintendent at Grinnell CSD)	P: 641.590.4583 E: ken.kasper@grinnell-k12.org



OUR CORE VALUES

INTEGRITY

Conducting business with honesty and strong moral principles.

CUSTOMER FOCUS AND CUSTOMER SATISFACTION

Putting the needs and satisfaction of clients first.

SAFETY AND COMMITMENT TO SAFETY

Prioritizing the well-being and protection of employees and clients.

QUALITY, PRECISION, AND EXCELLENCE

Delivering the highest quality and striving for continuous improvement.

WINNING CULTURE

Provide an environment where employees feel valued and encouraged to grow, and potential partners want to work with us.

PROFESSIONALISM AND OPEN COMMUNICATION

Operate with professionalism with all stakeholders, encouraging transparency and promoting open communication.

We appreciate this opportunity to submit our qualifications.
Any questions, please feel free to contact Nick Mitchell at 319.239.4473 or nmitchell@henkelconstruction.com.

Thank you.

CITY OF BONDURANT | SILO COMMONS NEW PAVILION WITH ACCESSORY STRUCTURE AND ASSOCIATED SITE WORK

We recognize the importance of the Silo Commons Project as a transformational investment for the City of Bondurant. Henkel is passionate about building vibrant places where people gather, connect, and create lasting memories, and **our extensive CMAA experience and collaborative approach will help deliver a space the community can enjoy for generations.** We are committed to partnering with the City of Bondurant to create a destination that strengthens community connections and serves as a lasting source of pride for residents and visitors alike.

BONDURANT'S PROJECT TEAM



JASON KNIPP
Vice President of Operations
& Project Executive



MATTHEW GREEN
Project Manager



ZACH SYMENS
Superintendent



NICK SIECK
Project Estimator



JEFF PEARSON
Project Estimator

BUILDING A BETTER IOWA, ONE COMMUNITY AT A TIME AT HENKEL CONSTRUCTION, WE DON'T JUST BUILD PROJECTS, WE HELP BUILD THE FUTURE OF IOWA.

For more than 134 years, we have partnered with Iowa communities to create the schools, public safety facilities, recreation centers, parks, businesses, and gathering places that make our state a better place to live, work, and raise a family. As Iowa's oldest construction company that remains 100% employee-owned, our commitment goes far beyond the jobsite.

The communities we serve are the same communities we call home.



SELF-PERFORM CAPABILITIES OWNING THE WORK. PROTECTING THE BUDGET.

Key Self-Perform Scopes for Silo Commons:



Structural Steel Erection



Miscellaneous Metals



Precast Concrete Installation
& Cast-in-Place Concrete



Rough & Finish Carpentry



Selective Demolition



Doors & Hardware



Site Furnishings



Partitions & Miscellaneous Specialties



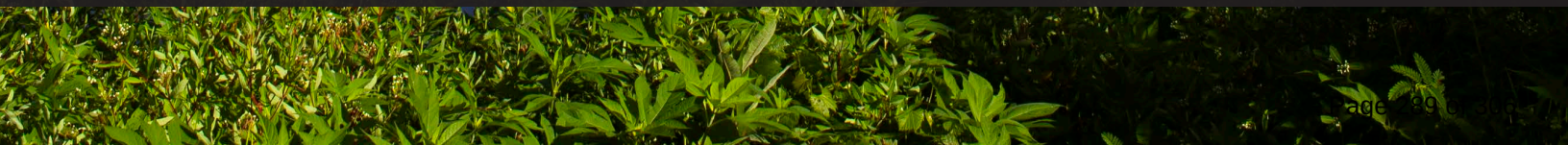


CITY OF BONDURANT - SILO COMMONS
NEW PAVILION WITH ACCESSORY STRUCTURE AND ASSOCIATED SITE WORK
REQUEST FOR PROPOSAL | CONSTRUCTION MANAGER AT RISK (CMAR)

PRESENTED BY: HENKEL CONSTRUCTION COMPANY

CONTACT INFO: NICK MITCHELL | 319.239.4473 | NMITCHELL@HENKELCONSTRUCTION.COM

JULY 20, 2026



Dear City of Bondurant Selection Committee,

Thank you for the opportunity to submit our cost proposal for Construction Manager at Risk (CMaR) services for the City of Bondurant's Silo Commons Project. This project represents an exciting opportunity to create a signature destination within Bondurant's growing Grain District, and Henkel Construction is uniquely positioned to help the City of Bondurant achieve its vision while addressing the project's budget, schedule, and constructibility challenges.

134+ YEARS OF IOWA RELATIONSHIPS

For more than 134 years, Henkel Construction has been building projects and relationships throughout Iowa. ***As an Iowa-based company, we understand the communities we serve because we have been part of them for generations.*** Our longstanding presence across Central Iowa, including our existing work in Bondurant, allows us to bring valuable local knowledge, trusted trade partner relationships, and a deep understanding of the region's construction market.

We are currently self-performing the structural steel and precast package for the *new Bondurant-Farrar Elementary School*, giving our team firsthand familiarity with the community, local stakeholders, and subcontractor resources. These long-established relationships help us identify solutions quickly, secure competitive pricing, and maintain project momentum, all of which are critical to the success of the Silo Commons Project.

SELF-PERFORM CAPABILITIES PROVIDE GREATER CONTROL

A key advantage Henkel brings to this project is our robust self-perform capabilities. Unlike many construction management firms that rely entirely on subcontractors, ***Henkel self-performs major scopes of work, including structural steel, precast concrete, carpentry, concrete, and other critical trades.***

This capability provides the ***City of Bondurant with greater control over quality, schedule, safety, and cost.*** By directly managing key portions of the work, we can respond quickly to challenges, maintain tighter coordination, reduce project risk, and ensure accountability throughout construction. For a project like Silo Commons, where value engineering, budget alignment, and schedule certainty are immediate priorities, our self-perform approach gives the city an experienced partner with greater control over project outcomes.

INVESTING IN IOWA COMMUNITIES

At Henkel, building communities extends beyond the projects we construct. We believe strong communities are built through active involvement, service, and partnership. That is why we proudly support and partner with more than 70 organizations across Iowa each year.

Our commitment to community involvement reflects our belief that Iowa is a special place to live and work, and we are dedicated to helping make it the best state possible for future generations. This investment gives us a unique appreciation for the impact projects like Silo Commons have on residents, families, local businesses, and community organizations. ***We understand that this project is more than a construction effort; it is an investment in Bondurant's future and a place where people will gather, celebrate, and connect for years to come.***

THE RIGHT PARTNER FOR SILO COMMONS

Beyond these differentiators, Henkel brings extensive experience delivering community gathering spaces, amphitheaters, performing arts venues, and public infrastructure projects throughout Iowa. Projects such as the **Lauridsen Amphitheater at Water Works Park**, **Jamie Hurd Amphitheater in West Des Moines**, **the Prairie Meadows Riviera Stage at Riverview Park**, **the Principal Pavilion**, and **Mason City's award-winning Riverwalk District** demonstrate our ability to successfully deliver vibrant public destinations that serve communities for generations.

Our experienced CMaR team understands the importance of immediate value engineering, collaborative decision-making, proactive cost management, and maintaining the City's September 2027 completion goal. Building upon the value engineering options previously identified during the original bid process, we will work closely with the City of Bondurant, ISG, and project stakeholders to evaluate both those opportunities and any new ideas that emerge as the project advances. Through this collaborative approach, we will focus on maximizing value, preserving the project's vision, and delivering a high-quality facility that reflects the community's continued growth and ambition.

Thank you for your consideration. We are excited about the opportunity to partner with the City of Bondurant and ISG to transform the Silo Commons vision into reality. *We look forward to demonstrating how Henkel Construction's Iowa roots, self-perform expertise, and commitment to community make us the ideal Construction Manager at Risk for this important project.*

Respectfully submitted,



A handwritten signature in black ink that reads "Kent Brcka". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

KENT BRCKA
President of Henkel Construction Company

HENKEL CONSTRUCTION COMPANY

COST & RATES FOR CITY OF BONDURANT - SILO COMMONS

PRE-CONSTRUCTION SERVICES FEE

Lump Sum Fee	\$26,000.00
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TOTAL ANTICIPATED HOURS

Project Estimator	260
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Project Executive	39
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Project Manager	78
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Project Engineer/Coordinator	52
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Project Superintendent	26
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CONSTRUCTION SERVICES FEE

Fee Percentage	1.95%
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HOURLY RATES

Project Manager	<i>Included with Construction Services Fee</i>
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Project Superintendent	\$137.00
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Project Engineer/Coordinator	\$122.00
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Safety Leader	\$122.00
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Foreman	\$116.50
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Laborer	\$77.00
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Skilled Laborer	\$82.50
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Cement Finisher	\$95.50
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Precast/Steel Erector	\$108.00
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Carpenter	\$89.00
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Finish Carpenter	\$95.50
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Operator	\$116.00
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Hourly Rates are good through December 31, 2026 after which time they will increase by 4.0% on January 1 annually. Labor is Cost of the Work with the listed rates based on 40 hours per week. Any hours over 40 in a week is considered overtime and will be invoiced at 1-1/2 times the listed rates.

SELF-PERFORM CAPABILITIES

BUILDING COMMUNITY THROUGH SELF-PERFORM EXCELLENCE

Henkel self-performs work on the majority of our projects, **giving owners greater control over quality, schedule, safety, and cost.** On many of the community-focused projects highlighted throughout our previous qualifications, Henkel self-performed between 20% and 50% of the total construction value. This hands-on approach reduces reliance on outside subcontractors, improves coordination, and provides greater certainty throughout the life of the project, helping deliver high-quality community assets on time and within budget.

For the Silo Commons Project, Henkel anticipates self-performing several key scopes of work, including *structural steel erection, precast concrete installation, select cast-in-place concrete elements, selective demo, site furnishings, miscellaneous metals, rough & finish carpentry, doors and hardware, partitions, and miscellaneous specialties* throughout construction. By directly managing these critical components, our team can maintain tighter control of the project schedule, quickly respond to field conditions, and seamlessly coordinate work with trade partners. This self-perform capability will be particularly valuable during the project's value engineering and phased construction efforts, **allowing the City of Bondurant to benefit from enhanced accountability, improved quality control, and the confidence** that key portions of the work are being executed by Henkel's experienced craftsmen.

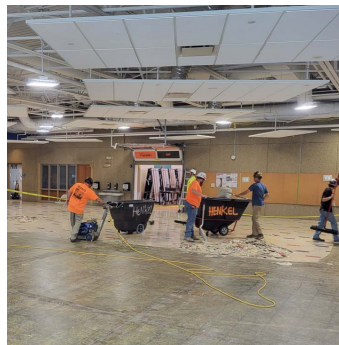
KEY SELF-PERFORM SCOPES FOR SILO COMMONS



Structural Steel Erection



Precast Concrete Installation & Cast-in-Place Concrete



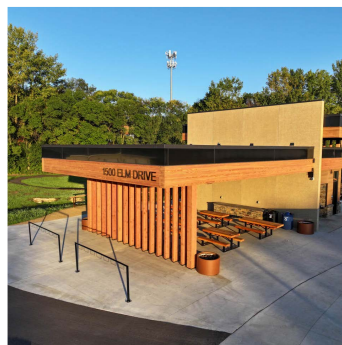
Selective Demolition



Site Furnishings



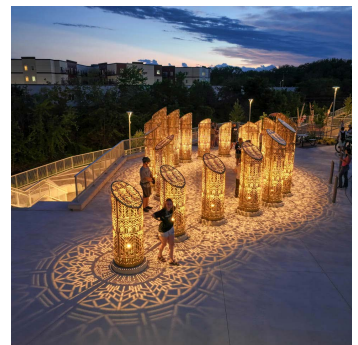
Miscellaneous Metals



Rough & Finish Carpentry



Doors & Hardware



Partitions & Miscellaneous Specialties

TOP 3 BENEFITS OF SELF-PERFORM



Better Cost Management



Greater Schedule Control



Faster Problem Solving



WHY THIS MATTERS FOR THE CITY OF BONDURANT:

More Control. Less Risk. Better Results.

Henkel's self-perform capabilities allow us to directly manage critical project components, improving coordination, maintaining schedule certainty, and **delivering greater accountability from preconstruction through completion.**

BUILDING A BETTER IOWA, ONE COMMUNITY AT A TIME

AT HENKEL CONSTRUCTION, WE DON'T JUST BUILD PROJECTS, WE HELP BUILD THE FUTURE OF IOWA.

For more than 134 years, we have partnered with Iowa communities to create the schools, public safety facilities, recreation centers, parks, businesses, and gathering places that make our state a better place to live, work, and raise a family. As Iowa's oldest construction company that remains 100% employee-owned, our commitment goes far beyond the jobsite.

The communities we serve are the same communities we call home.



What makes Henkel Construction unique is that the people building these projects are often the very people using them.

Our employees attend community events at the venues we construct, watch their children compete in facilities we build, enjoy concerts and celebrations in the spaces we help create, and rely on the public buildings and infrastructure that strengthen our communities every day. These are not just projects to us. They are places where our families gather, our children learn, our neighbors connect, and lifelong memories are made.

We are passionate about helping Iowa be the best state in the nation to live, work, and do business. Through the projects we build, the organizations we support, and the communities where we invest our time and leadership, Henkel is committed to creating opportunities and enriching lives for generations to come.

Because when you're building in your own backyard, excellence isn't just a goal, it's personal.



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

Item No. 8.d.
For Meeting of 8/3/2026
Resolution

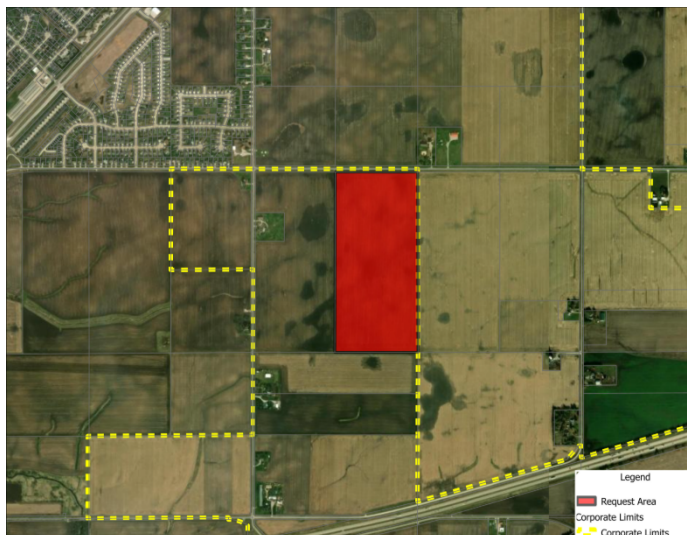
TITLE: - Resolution amending the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003

CONTACT PERSON:

Isaac Pezley, City Planner

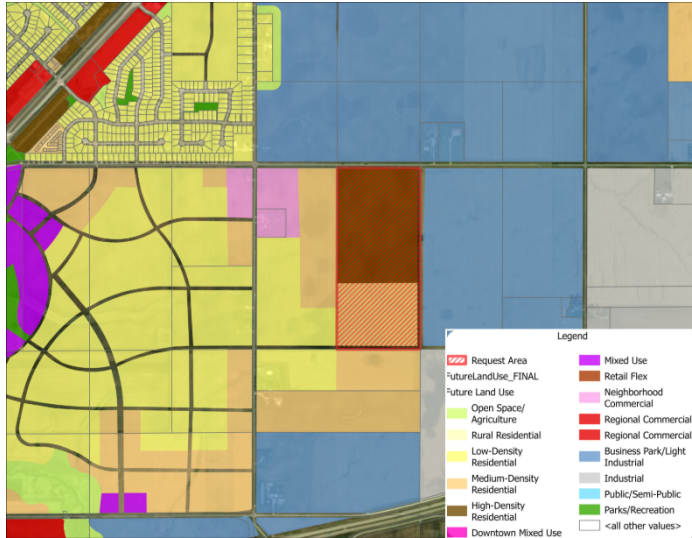
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: A public hearing was held earlier on the agenda for the Abel Thomas & Lucille Irene McCleary Revocable Trust 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 attached resolution approves the Future Land Use Map amendment 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.

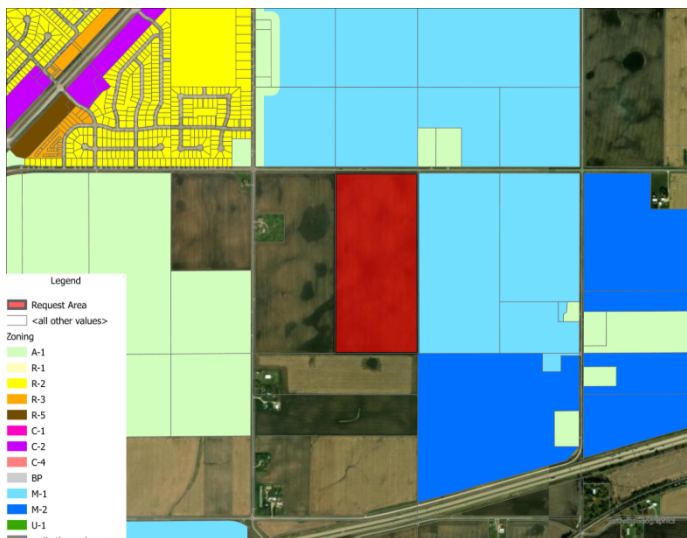


The City's Future Land Use Map, which guides potential rezoning requests but is not

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. 260803-271

CITY OF BONDURANT
RESOLUTION NO. 260803-XXX

RESOLUTION REGARDING APPROVAL OF THE REQUEST TO MODIFY FUTURE
LAND USE MAP FOR GEOPARCEL 7922.05.100.003 FROM HIGH DENSITY AND
MEDIUM-DENSITY RESIDENTIAL TO BUSINESS PARK/LIGHT INDUSTRIAL.

WHEREAS, The City of Bondurant is requesting to amend the Future Land Use Map for GeoParcel 7922.05.100.003 from High-Density and Medium-Density Residential to Business Park/Light 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;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the request to modify the Future Land Use Map for GeoParcel 7922.05.100.003 from High-Density and Medium-Density Residential to Business Park/Light Industrial.

Passed this 3rd day of August, 2026

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				

McKenzie				
Lyman				
Sillanpaa				



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

Item No. 8.e.
For Meeting of 8/3/2026
Ordinance

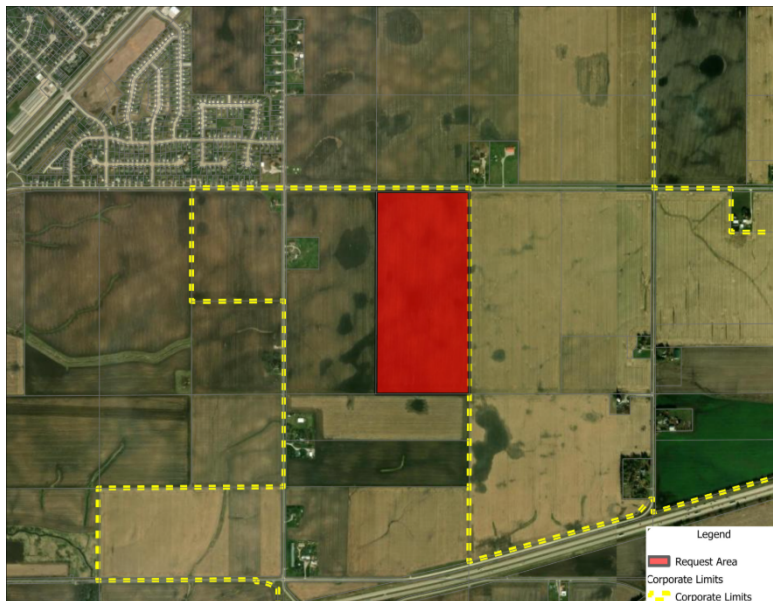
TITLE: - (First Reading) Ordinance rezoning Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District

CONTACT PERSON:

Isaac Pezley, City Planner

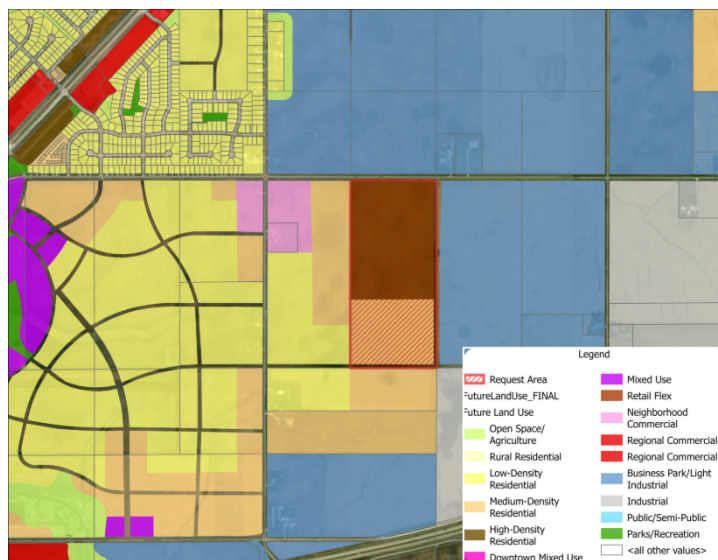
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Attached is an ordinance rezoning 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 from Agricultural (A-1) District to the Limited Industrial (M-1) District as requested by the Abel Thomas & Lucille Irene McCleary Revocable Trust. A public hearing on this request was held earlier on the agenda. 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.

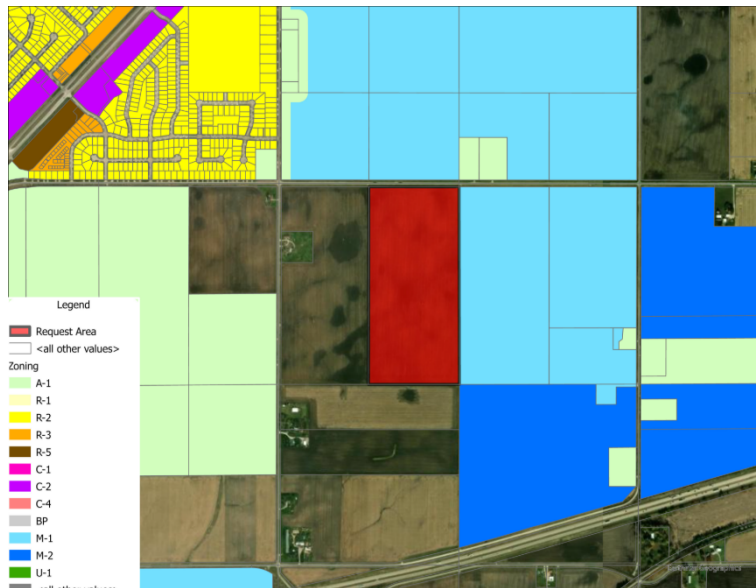


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and 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: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 260803-214

CITY OF BONDURANT
ORDINANCE NO. 260803-214

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED INDUSTRIAL (M-1)
DISTRICT ON PROPERTY LOCATED AT GEOPARCEL 7922.05.100.003

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. PURPOSE. The purpose of this ordinance is to rezone GeoParcel 7922.05.100.003 from the Agricultural (A-1) District 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.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on July 9, 2026, and voted on recommended approval.
2. The applicant has requested an amendment to the City's Future Land Use Map to ensure consistency between the City's Future Land Use Map and Official Zoning Map.
3. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
4. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
5. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY AMENDED. The properties, above described, is hereby rezoned to the Limited Industrial (M-1) District.

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 6. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2026.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 9.a.
For Meeting of 8/3/2026
Discussion Item

TITLE: SE Industrial Phase 2 Road Closure

CONTACT PERSON:

John Horton, Public Works Director
City Engineer

BRIEF HISTORY & ANALYSIS: Staff and City Engineer from Shive-Hattery met with the SE Industrial Phase 2 contractor for a pre-construction meeting last Wednesday. The contractor indicated that they would like to get started right away in August and asked if they would be able to close the road to traffic to facilitate the construction process. Staff have evaluated this request and are in agreement that this will allow the project to stay on schedule. There are no homes that will be affected by this and project construction traffic can navigate around this closure without impacting those operations. Staff will also help facilitate harvesting with the affected properties along this stretch on 32nd St. SE.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff would recommend closure of 32nd St. SE for the duration of the phase 2 construction that will last through the winter into the spring of 2027.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None