[AGENDA_POSTING_DATE]

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

NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
AUGUST 17, 2026

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 17, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Guests requesting to address the City Council
   a. Greater Des Moines Partnership Presentation
6. Consent Agenda:
   All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.
   a. Approval of August 3, 2026, City Council Meeting Minutes
   b. Claims List
   c. Applications for Council Approval
   d. Receive & File - FY26 Outstanding Obligations Report
   e. Receive & File - July 1, 2026, Library Board Meeting Minutes & Director's Report
   f. Receive & File - Bondurant Emergency Services July Monthly Report
   g. R-260814-273- Resolution approving Pay Request No. 10 to Core Construction for The Station Project in the amount of $180,469.18
   h. R-260814-274- Resolution approving pay request no. 2 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of $1,087,386.10
   i. R-260814-275- Resolution approving the Land & Water Conservation Fund Grant Agreement for funding to assist with constructing the District Corridor Trail Phase 1 Project
   j. R-260814-276- Resolution Approving Purchase of Four New Vehicles and Brush Truck Upfitting in an Amount Not to Exceed $250,176.97
   k. R-260814-277- Resolution approving the 28E Agreement between the

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.

Cities of Bondurant and Altoona titled Collaboration on a Planning & Environmental Linkages Study

l. - Resolution affixing a date for a public hearing on the request to rezoned Parcel 7923.01.100.001 to the (M-1) Limited Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.

m. - Resolution affixing a date for a public hearing on the request to rezone Parcel 7923.02.200.002 to the (M-2) Medium Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.

n. - Resolution ratifying the approval of Amendment No. 1 to the Iowa Economic Development Authority's Destination Iowa Grant Agreement to remove the rock climbing element at Silo Commons

o. - Resolution Approving Change Order No. 5 To Core Construction Services LLC For The Bondurant Parks & Recreation Event Center Facility Renovation (The Station) Project In The Amount Of $512.27

p. - Resolution establishing Courtyard Drive, SE, east of Pleasant Street, SE as public right-of-way

q. R-220926-208- Resolution approving Employment Agreement

r. - Resolution approving a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 4 of the Grain District Final Plat

s. - Resolution approving Change Orders and payment for Head House glass replacement work to Navigate Construction Services LLC in the amount of $43,947.81.

t. Resolution approving Pay Request 22 to Ryan Companies US, Inc for work at the Bondurant Emergency Services Facility in the amount of $37,175.34.

u. Resolution approving Pay Request No. 23 to Ryan Companies US, Inc for the Bondurant Emergency Services Facility Project in the amount of $52,607.83.

7. **Public Hearing**

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

8. Action Items

a. - Resolution approving the site plan for 2340 Hubbell Avenue, SW

b. - (First Reading) Ordinance amending the City Code of Bondurant, Iowa

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by amending Chapter 27, Board of Adjustment

c. Resolution adopting Amended and Restated Urban Revitalization Plan for the Bondurant Urban Revitalization Area

d. Consideration of an Ordinance Amending Ordinance No. 230 Designating an Area of Bondurant, Iowa as the Bondurant Urban Revitalization Area

9. Discussion Items -

a. Discussion and Direction Regarding Personal Transportation Device Regulations

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. 5.a.
For Meeting of 8/17/2026
Presentation

TITLE: Greater Des Moines Partnership Presentation

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.a.
For Meeting of 8/17/2026
Motion

TITLE: Approval of August 3, 2026, City Council Meeting Minutes

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. August 3, 2026, City Council Meeting Minutes

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
August 3, 2026
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Chad Driscoll, Council Member Dennis Lyman
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Maggie Murray, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg, City Engineer David Fliehler, Planning & Zoning Commission Member Brian Clayton

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 approve the agenda. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

   Polk County Sheriff's Deputy announced that the Polk County Sheriff's Office will host National Night Out tomorrow, August 4, 2026, and encouraged the community to attend the free event promoting neighborhood engagement and positive relationships with law enforcement.

6. Consent Agenda:

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

   Council Member Sillanpaa arrived at 06:02 PM.

   a. Approval of July 20, 2026, City Council Meeting Minutes

   b. Claims List & Treasurer's Report

   c. R-260803-253- 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. R-260803-254- 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. R-260803-255- 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. R-260803-256- Resolution approving acceptance of a warranty deed for Lot 7 of the recorded Grain District Final Plat

g. R-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

h. R-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

i. R-260803-259- 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

j. R-260803-260- 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. R-260803-261- Resolution Denying a Sponsorship Request from ChildServe for the Clinical Ladder Celebration

l. R-260803-262- 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. R-260803-263- 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. R-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

o. R-260803-265- 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. R-260803-266- 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. R-260803-267- 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. R-260803-272- Resolution Setting a Public Hearing on the Proposed Amendment to the Bondurant Urban Revitalization Plan for August 17, 2026, at 6:00 p.m.

Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

7. **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

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

Planning and Community Development Director Murray explained that the annexation is consistent with the City's Annexation Policy and Comprehensive Plan, contingent upon the related Future Land Use Map amendment and rezoning requests, and noted that final approval is subject to review by the Iowa City Development Board because the property is located within two miles of the cities of Altoona and Mitchellville.

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

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

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

Bob Veenstra, Greenwood Consulting, reviewed the proposed public improvements, the preliminary assessment process under Iowa Code Chapter 384, the estimated assessable project cost, the properties proposed to be included within the assessment district, and the opportunity for affected property owners to provide comments regarding the project and proposed special assessments.

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

c. Public Hearing for the Truman Drive, NE North of School Site Public Infrastructure Project Specifications and Bids
Mayor Elrod opened the public hearing at 06:16 PM.

Greg Roth, Veenstra & Kiimm, explained that the project represents the second phase of the Truman Drive NE corridor, extending the roadway to 16th Street NE, and reviewed the proposed public improvements, project funding, and the resolution authorizing the project to be advertised for bids.

Brian Clayton, Planning & Zoning Commission Member, requested clarification regarding the proposed stormwater flow.

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

d. 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
Mayor Elrod opened the public hearing at 06:19 PM.

Planning and Community Development Director Murray explained that the request is associated with the proposed voluntary annexation of the property and a future rezoning request to the Limited Industrial (M-1) District, noting that the Planning and Zoning Commission recommended approval.

Mayor Elrod closed the public hearing at 06:23 PM.

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
Mayor Elrod opened the public hearing at 06:23 PM.

Planning and Community Development Director Murray explained that the request is consistent with the proposed Future Land Use Map amendment and noted that the Planning and Zoning Commission recommended approval.

Mayor Elrod closed the public hearing at 06:24 PM.

8. Action Items

a. R-260803-268- Resolution approving a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona (McCleary)

Motion by Cox, seconded by Driscoll, to Approve R-260803-268. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. R-260803-269- Resolution of preliminary resolution of necessity for construction of Truman Drive NE – Phase 2 Street Improvements

Motion by Cox, seconded by Driscoll, to Approve R-260803-269. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

c. R-260803-270- Resolution selecting Henkel Construction as the Construction Manager at Risk (CMar) for the City of Bondurant's Silo Commons Project

Motion by Cox, seconded by Driscoll, to Approve R-260803-270. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

d. R-260803-271- 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

Motion by Cox, seconded by McKenzie, to Approve R-260803-271. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

e. O-260803-214 - (First Reading) Ordinance rezoning Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District

Motion by Cox, seconded by Driscoll, to waive the first and second reading, and approve the third and final reading of O-260803-214. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

a. SE Industrial Phase 2 Road Closure

City Engineer David Fliehler explained that the contractor requested a temporary road closure on 32nd Street SE to facilitate construction of the SE Industrial Phase 2 project. He noted that the closure is not expected to impact residential traffic, staff supports the request to help keep the project on schedule, and coordination with adjacent property owners will occur to accommodate harvest activities.

**A virtual meeting was offered.*

10. Reports / Comments and appropriate action thereon:

    a. Mayor
    Remarks regarding the Certified Site event last week.

    b. Council Members
    Cox - Upcoming meetings.
    Lyman - Blood Drive event comments.
    Driscoll - Certified Site event comments, BRAVO update, and upcoming events.
    McKenzie - None.
    Sillanpaa - Friends of CVT update, and other liaison updates.

    c. Administrator
    Artists update and other project updates.

    d. Directors
    Murray - Department update.
    Kreuder - Department update.
    Hagan - Department update.
    Klinker-Feld - Department update.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
    Motion by Driscoll, seconded by Cox, to move into Closed at 07:14 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

    Mayor Elrod closed the Closed Session at 08:01 PM.

12. Adjournment
    Motion by Cox, seconded by Sillanpaa, to adjourn at 08:02 PM. Vote on Motion 5-0. Motion carried.

_____
Shelby Hagan, City Clerk

ATTEST:

_____
Doug Elrod, Mayor

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

**A virtual meeting was offered.*

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

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

Fund Summary

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

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

Fund Summary

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

Check Register

Packet: APPKT04447 - TERRYS 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

Fund Summary

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

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
			946,573.63

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

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

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

***** 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

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

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.b.
For Meeting of 8/17/2026
Motion

TITLE: Claims List

CONTACT PERSON:
Craig Marshman, Finance Director

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

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Claims List

Check Register

Packet: APPKT04540 - 7/31/26 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						
3130	ADVANCED TRAFFIC CONTROL INC	07/31/2026	AP Automation	0.00	3,100.00	APA002896
3065	ALL MAKES OFFICE EQUIPMENT CO.	07/31/2026	AP Automation	0.00	4,302.27	APA002897
2905	ARMOR EQUIPMENT	07/31/2026	AP Automation	0.00	58.53	APA002898
2638	BOLTON & MENK, INC	07/31/2026	AP Automation	0.00	4,296.00	APA002899
2454	BOOT BARN	07/31/2026	AP Automation	0.00	130.49	APA002900
0081	CALHOUN-BURNS & ASSOC INC.	07/31/2026	AP Automation	0.00	1,170.00	APA002901
1228	CINTAS CORPORATION #762	07/31/2026	AP Automation	0.00	79.86	APA002902
2075	CORE & MAIN LP	07/31/2026	AP Automation	0.00	12,690.00	APA002903
3131	DEMARANVILLE INSTALLATIONS INC	07/31/2026	AP Automation	0.00	850.00	APA002904
0145	DIAM PEST CONTROL	07/31/2026	AP Automation	0.00	75.00	APA002905
2828	ELECTRIC PUMP INC.	07/31/2026	AP Automation	0.00	32,361.70	APA002906
3126	ENGINEERING TECHINICAL SERVICES	07/31/2026	AP Automation	0.00	30,833.20	APA002907
1611	GREATER DES MOINES CONVENTION	07/31/2026	AP Automation	0.00	1,500.00	APA002908
0783	GREATER DES MOINES PARTNERSHIF	07/31/2026	AP Automation	0.00	10,000.00	APA002909
3119	HAN-SAN INC	07/31/2026	AP Automation	0.00	3,875.98	APA002910
1927	HARTER CONCRETE LLC	07/31/2026	AP Automation	0.00	31,324.50	APA002911
2984	HAWKINS INC	07/31/2026	AP Automation	0.00	505.49	APA002912
2754	HR GREEN, INC.	07/31/2026	AP Automation	0.00	22,961.25	APA002913
0230	IOWA ONE CALL	07/31/2026	AP Automation	0.00	113.00	APA002914
1062	IOWA PRISON INDUSTRIES	07/31/2026	AP Automation	0.00	12,141.08	APA002915
2091	IEDA	07/31/2026	AP Automation	0.00	2,000.00	APA002916
0842	MENARDS - ALTOONA	07/31/2026	AP Automation	0.00	353.25	APA002917
0280	MENARDS - ANKENY	07/31/2026	AP Automation	0.00	67.12	APA002918
0251	MICROBAC LABORATORIES, INC	07/31/2026	AP Automation	0.00	97.50	APA002919
0308	MUNICIPAL SUPPLY, INC.	07/31/2026	AP Automation	0.00	912.50	APA002920
1457	OREILLY AUTO PARTS	07/31/2026	AP Automation	0.00	89.18	APA002921
1504	SHIVE-HATTERY INC	07/31/2026	AP Automation	0.00	643,128.70	APA002922
1336	SMITH'S SEWER SERVICE, INC.	07/31/2026	AP Automation	0.00	350.00	APA002923
1622	VAN WALL EQUIPMENT INC	07/31/2026	AP Automation	0.00	211.28	APA002924
1161	VEENSTRA & KIMM, INC.	07/31/2026	AP Automation	0.00	133,993.16	APA002925

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	62	30	0.00	953,571.04
	62	**30**	**0.00**	**953,571.04**

	AP Automation	62	30	0.00	953,571.04

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	953,571.04
			953,571.04

Check Register

Packet: APPKT04562 - 8.7.2026 MANUAL CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
3139	BARBARA LAMBERTZ	08/07/2026	Regular	0.00	290.00	65480
3140	CONSTANCE SATEEN	08/07/2026	Regular	0.00	109.79	65481
3141	DAWN M SCHNEIDER	08/07/2026	Regular	0.00	75.00	65482
3138	ELIZABETH A MITCHELL	08/07/2026	Regular	0.00	124.30	65483
3137	JOHN KYBURZ	08/07/2026	Regular	0.00	170.59	65484
3136	LORINE MATTERS	08/07/2026	Regular	0.00	126.07	65485
2676	TIFFANY LUING	08/07/2026	Regular	0.00	228.35	65486
3135	MICHELLE NEWBY	08/07/2026	Regular	0.00	134.12	65487
3117	PEGGY OLSON	08/07/2026	Regular	0.00	265.00	65488
3133	ROBERT COLE	08/07/2026	Regular	0.00	129.73	65489
3134	ROGER HERMAN	08/07/2026	Regular	0.00	116.59	65490
2666	THE UNIVERSITY OF IOWA	08/07/2026	Regular	0.00	40.00	65491
2336	RYAN COMPANIES US INC.	07/24/2026	Bank Draft	0.00	14,412.92	DFT0004996
0144	DES MOINES WATER WORKS	07/29/2026	Bank Draft	0.00	76,032.95	DFT0004997
0144	DES MOINES WATER WORKS	07/29/2026	Bank Draft	0.00	36,720.42	DFT0004998
3009	STERNQUIST CONSTRUCTION, INC.	07/20/2026	Bank Draft	0.00	226,306.47	DFT0004999
0416	POSTMASTER	07/17/2026	Bank Draft	0.00	175.50	DFT0005000
0965	MANATT'S INC.	07/20/2026	Bank Draft	0.00	148,268.59	DFT0005001
3047	GRAPHITE CONSTRUCTION GROUP, I	07/20/2026	Bank Draft	0.00	162,664.77	DFT0005002
3075	U.S. BANK NATIONAL ASSOCIATION	07/23/2026	Bank Draft	0.00	361.95	DFT0005003
1148	MCANINCH CORPORATION	07/24/2026	Bank Draft	0.00	505,690.43	DFT0005004
1747	ABSOLUTE CONCRETE CONSTRUCTIC	07/24/2026	Bank Draft	0.00	150,198.53	DFT0005005
3038	VEIT & COMPANY, INC	07/24/2026	Bank Draft	0.00	485.00	DFT0005006
0050	UMB BANK	07/23/2026	Bank Draft	0.00	600.00	DFT0005007
0050	UMB BANK	07/23/2026	Bank Draft	0.00	600.00	DFT0005008
0050	UMB BANK	07/23/2026	Bank Draft	0.00	600.00	DFT0005009
2538	IOWA LAND RECORDS	07/16/2026	Bank Draft	0.00	60.00	DFT0005010
0577	CAPITAL CITY EQUIPMENT	07/14/2026	Bank Draft	0.00	-30.45	DFT0005012
2538	IOWA LAND RECORDS	07/08/2026	Bank Draft	0.00	15.00	DFT0005013
2254	TCM BANK NA	07/13/2026	Bank Draft	0.00	2,060.78	DFT0005014
0291	MIDAMERICAN ENERGY	08/07/2026	Bank Draft	0.00	12,279.29	DFT0005015
0772	FRANCOTYP-POSTALIA INC	07/27/2026	Bank Draft	0.00	500.00	DFT0005016
2254	TCM BANK NA	07/13/2026	Bank Draft	0.00	4,986.34	DFT0005017
2852	IOWA TITLE COMPANY	07/28/2026	Bank Draft	0.00	-750.00	DFT0005018
1069	FIRST NATIONAL BANK OMAHA	07/07/2026	Bank Draft	0.00	2,522.58	DFT0005019
1069	FIRST NATIONAL BANK OMAHA	07/28/2026	Bank Draft	0.00	4,906.75	DFT0005020

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	12	12	0.00	1,809.54
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	24	24	0.00	1,349,667.82
EFT's	0	0	0.00	0.00
	36	**36**	**0.00**	**1,351,477.36**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2026	1,338,949.43
999	POOLED CASH	8/2026	14,088.83
			1,353,038.26

Check Register

Packet: APPKT04558 - 8/7/26 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	08/07/2026	AP Automation	0.00	106.53	APA002926
3065	ALL MAKES OFFICE EQUIPMENT CO.	08/07/2026	AP Automation	0.00	4,494.28	APA002927
2705	AMAZON CAPITAL SERVICES	08/07/2026	AP Automation	0.00	4,202.83	APA002928
2241	BOOKPAGE	08/07/2026	AP Automation	0.00	438.00	APA002929
1537	BOUND TREE MEDICAL LLC	08/07/2026	AP Automation	0.00	2,346.21	APA002930
0073	BRICK GENTRY P.C.	08/07/2026	AP Automation	0.00	7,210.00	APA002931
2380	CITY-COUNTY COMMUNICATIONS &	08/07/2026	AP Automation	0.00	400.00	APA002932
3128	DARREN N HUSHAK	08/07/2026	AP Automation	0.00	3,200.00	APA002933
0134	DEMCO	08/07/2026	AP Automation	0.00	2,188.45	APA002934
3004	EIDE BAILLY LLP	08/07/2026	AP Automation	0.00	6,397.50	APA002935
1525	GANNETT MEDIA CORP	08/07/2026	AP Automation	0.00	2,635.77	APA002936
0226	IOWA LEAGUE OF CITIES	08/07/2026	AP Automation	0.00	3,500.00	APA002937
1062	IOWA PRISON INDUSTRIES	08/07/2026	AP Automation	0.00	462.22	APA002938
2223	IMAGE 360	08/07/2026	AP Automation	0.00	330.00	APA002939
0210	IMWCA	08/07/2026	AP Automation	0.00	5,838.00	APA002940
2937	INGRAM LIBRARY SERVICES	08/07/2026	AP Automation	0.00	1,772.91	APA002941
3051	Iowa Audio Video, Inc.	08/07/2026	AP Automation	0.00	9,198.28	APA002942
2836	ISPACE ENVIRONMENTS, INC.	08/07/2026	AP Automation	0.00	156.00	APA002943
3074	KATHRYN DICKEL	08/07/2026	AP Automation	0.00	3,125.00	APA002944
0842	MENARDS - ALTOONA	08/07/2026	AP Automation	0.00	196.54	APA002945
0286	METRO WASTE AUTHORITY	08/07/2026	AP Automation	0.00	3,216.00	APA002946
2100	MIDWEST TAPE, LLC	08/07/2026	AP Automation	0.00	693.46	APA002947
2192	OMNI EMS	08/07/2026	AP Automation	0.00	851.26	APA002948
0875	POLK COUNTY FIRE CHIEFS ASSN	08/07/2026	AP Automation	0.00	25.00	APA002949
1504	SHIVE-HATTERY INC	08/07/2026	AP Automation	0.00	110,835.55	APA002950
1301	STOREY-KENWORTHY COMPANY	08/07/2026	AP Automation	0.00	563.52	APA002951
1534	STRATUS BUILDNG SOLUTIONS IOW/	08/07/2026	AP Automation	0.00	2,556.56	APA002952
1346	STRYKER SALES CORPORATION	08/07/2026	AP Automation	0.00	21,350.87	APA002953
3023	TIMBERPINE, INC.	08/07/2026	AP Automation	0.00	5,825.00	APA002954
2706	VALEO NETWORKS	08/07/2026	AP Automation	0.00	561.24	APA002955
1161	VEENSTRA & KIMM, INC.	08/07/2026	AP Automation	0.00	31,845.75	APA002956
2595	VENDNOVATION, LLC	08/07/2026	AP Automation	0.00	50.00	APA002957
3110	VERIFIED FIRST LLC	08/07/2026	AP Automation	0.00	303.12	APA002958
2643	WT COX INFORMATION SERVICES	08/07/2026	AP Automation	0.00	578.73	APA002959

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	59	34	0.00	237,454.58
	59	**34**	**0.00**	**237,454.58**

	AP Automation	59	34	0.00	237,454.58

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2026	237,454.58
			237,454.58

Check Register

Packet: APPKT04610 - 8/10/2026 AP AUTOMATION

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	08/10/2026	AP Automation	0.00	66.42	APA002960
2705	AMAZON CAPITAL SERVICES	08/10/2026	AP Automation	0.00	1,806.61	APA002961
1525	GANNETT MEDIA CORP	08/10/2026	AP Automation	0.00	834.80	APA002962

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	3	3	0.00	2,707.83
	3	**3**	**0.00**	**2,707.83**

	AP Automation	3	3	0.00	2,707.83

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2026	2,707.83
			2,707.83

Payable Register

Payable Detail by Vendor Name

Packet: APPKT04622 - PYPKT00865 - 08/14/26 SIEVE PAYOUT

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 1512 - IRS USATAXPYMT									**Vendor Total:**	**689.16**
INV0006041	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	689.16	0.00	0.00	0.00	689.16
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026			**Bank Draft:**	DFT0005026

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	436.36	0.00	0.00	0.00	436.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		436.36	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	102.06	0.00	0.00	0.00	102.06

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		102.06	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	150.74	0.00	0.00	0.00	150.74

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2120	FEDERAL WITHHOLDING		150.74	100.00%

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 1832 - TREASURER - STATE OF IOWA									**Vendor Total:**	**136.65**
INV0006040	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	136.65	0.00	0.00	0.00	136.65
State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026			**Bank Draft:**	DFT0005025

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	136.65	0.00	0.00	0.00	136.65

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2122	STATE WITHHOLDING		136.65	100.00%

***AE* - Accrual Entry**

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	2	825.81	0.00	0.00	0.00	825.81	825.81	0.00
	Grand Total:	**825.81**	**0.00**	**0.00**	**0.00**	**825.81**	**825.81**	**0.00**

Account Summary

Account	Name		Amount
001-050-2120	FEDERAL WITHHOLDING		150.74
001-050-2122	STATE WITHHOLDING		136.65
		Total:	**287.39**

Account	Name		Amount
112-050-2121	FICA/MEDICARE WITHHOLDING		538.42
		Total:	**538.42**

Payable Register

Payable Detail by Vendor Name

Packet: APPKT04623 - PYPKT00864 - 07/27-08/09/26 PAID ON 08/14/26

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 0106 - COLLECTION SERVICES CENTER									**Vendor Total:**	**216.92**
INV0006057	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	216.92	0.00	0.00	0.00	216.92
CHILD SUPPORT CASE 990391	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026			**Bank Draft:**	DFT0005043

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CHILD SUPPORT CASE 990391	NA	0.00	0.00	216.92	0.00	0.00	0.00	216.92

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2127	CHILD SUPPORT WITHHOLDING		216.92	100.00%

Vendor: 2304 - EBS									**Vendor Total:**	**41,185.17**
INV0006045	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	2,502.36	0.00	0.00	0.00	2,502.36
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026			**Bank Draft:**	DFT0005031

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DELTA DENTAL PAYMENT	Service	0.00	0.00	2,502.36	0.00	0.00	0.00	2,502.36

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2125	DENTAL INSURANCE		2,502.36	100.00%

INV0006050	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	29,904.15	0.00	0.00	0.00	29,904.15
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026			**Bank Draft:**	DFT0005036

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	29,904.15	0.00	0.00	0.00	29,904.15

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		29,904.15	100.00%

INV0006051	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	1,611.90	0.00	0.00	0.00	1,611.90
EBS ADMIN COST	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026			**Bank Draft:**	DFT0005037

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EBS ADMIN COST	Service	0.00	0.00	1,611.90	0.00	0.00	0.00	1,611.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		1,611.90	100.00%

INV0006053	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	2,035.26	0.00	0.00	0.00	2,035.26
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026			**Bank Draft:**	DFT0005039

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIFE & DIS PRINCIPAL	Service	0.00	0.00	2,035.26	0.00	0.00	0.00	2,035.26

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		2,035.26	100.00%

INV0006054	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	4,847.98	0.00	0.00	0.00	4,847.98
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026			**Bank Draft:**	DFT0005040

***AE* - Accrual Entry**

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

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
SELF FUNDED DEDUCTABLE INSURANCE	Service	0.00	0.00	4,847.98	0.00	0.00	0.00	4,847.98

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		4,847.98	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006055	Invoice	9/1/2026	9/1/2026	9/1/2026	9/1/2026	283.52	0.00	0.00	0.00	283.52
VISION AVISES	AP Bank Code - AP Bank				No	**Payment Date:** 9/1/2026		**Bank Draft:**		DFT0005041

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
VISION AVISES	Service	0.00	0.00	283.52	0.00	0.00	0.00	283.52

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2132	VISION WITHHOLDING		283.52	100.00%

Vendor: 2956 - IDEAL CARE, LLC **Vendor Total:** **2,495.00**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006046	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	2,400.00	0.00	0.00	0.00	2,400.00
EXEMPLAR CARE MEMBERSHIP	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026		**Bank Draft:**		DFT0005032

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EXEMPLAR CARE MEMBERSHIP	Service	0.00	0.00	2,400.00	0.00	0.00	0.00	2,400.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		2,400.00	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006047	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	95.00	0.00	0.00	0.00	95.00
EXEMPLAR CARE MEMBERSHIP	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026		**Bank Draft:**		DFT0005033

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
EXEMPLAR CARE MEMBERSHIP	Service	0.00	0.00	95.00	0.00	0.00	0.00	95.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDING		95.00	0%

Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT **Vendor Total:** **113.79**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006060	Invoice	9/25/2026	9/25/2026	9/25/2026	9/25/2026	113.79	0.00	0.00	0.00	113.79
Unemployement Insurance	AP Bank Code - AP Bank				No	**Payment Date:** 9/25/2026		**Bank Draft:**		DFT0005046

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployement Insurance	NA	0.00	0.00	113.79	0.00	0.00	0.00	113.79

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		113.79	100.00%

Vendor: 0239 - IPERS **Vendor Total:** **27,915.61**

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006052	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	716.30	0.00	0.00	0.00	716.30
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026		**Bank Draft:**		DFT0005038

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	716.30	0.00	0.00	0.00	716.30

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		716.30	100.00%

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
INV0006056	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	27,199.31	0.00	0.00	0.00	27,199.31
Payroll Contribution	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026		**Bank Draft:**		DFT0005042

***AE* - Accrual Entry**

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

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	10,692.56	0.00	0.00	0.00	10,692.56

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		10,692.56	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	16,506.75	0.00	0.00	0.00	16,506.75

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		16,506.75	100.00%

Vendor: 1512 - IRS USATAXPYMT **Vendor Total: 41,417.84**

INV0006059	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	41,417.84	0.00	0.00	0.00	41,417.84
Federal Tax Withheld	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026			**Bank Draft:**	DFT0005045

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	21,864.26	0.00	0.00	0.00	21,864.26

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		21,864.26	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	5,113.34	0.00	0.00	0.00	5,113.34

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		5,113.34	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	14,440.24	0.00	0.00	0.00	14,440.24

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2120	FEDERAL WITHHOLDING		958.52	6.64%
741-050-2120	FEDERAL WITHHOLDING		380.41	2.63%
600-050-2120	FEDERAL WITHHOLDING		1,111.29	7.70%
610-050-2120	FEDERAL WITHHOLDING		1,035.43	7.17%
670-050-2120	FEDERAL WITHHOLDING		25.39	0.18%
001-050-2120	FEDERAL WITHHOLDING		10,929.20	75.69%

Vendor: 2249 - ISOLVED BENEFIT SERVICES **Vendor Total: 3,000.98**

INV0006048	Invoice	8/14/2026	8/14/2026	8/14/2026	8/14/2026	2,940.49	0.00	0.00	0.00	2,940.49
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 8/14/2026			**Bank Draft:**	DFT0005034

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,940.49	0.00	0.00	0.00	2,940.49

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		2,940.49	100.00%

INV0006049	Invoice	9/6/2026	9/6/2026	9/6/2026	9/6/2026	60.49	0.00	0.00	0.00	60.49
FSA ADMIN FEE	AP Bank Code - AP Bank				No	**Payment Date:** 9/6/2026			**Bank Draft:**	DFT0005035

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	60.49	0.00	0.00	0.00	60.49

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
820-050-2131	SELF-FUNDED WITHHOLDING		60.49	100.00%

***AE* - Accrual Entry**

Payable # / Payable Description	Payable Type / Bank Code	Post Date	Payable Date	Due Date	Discount Date / On Hold	Amount	Tax	Shipping	Discount	Total
Vendor: 1274 - MISSION SQUARE									**Vendor Total:**	**6,062.72**
INV0006042	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	4,590.00	0.00	0.00	0.00	4,590.00
Payroll Deduction	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026			**Bank Draft:**	DFT0005028

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	4,590.00	0.00	0.00	0.00	4,590.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2130	ICMA-RC		4,590.00	100.00%

INV0006043	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	435.22	0.00	0.00	0.00	435.22
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026			**Bank Draft:**	DFT0005029

Items

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

Distributions

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

INV0006044	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	1,037.50	0.00	0.00	0.00	1,037.50
ICMA-ROTH	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026			**Bank Draft:**	DFT0005030

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ICMA-ROTH	NA	0.00	0.00	1,037.50	0.00	0.00	0.00	1,037.50

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2130	ICMA-RC		11.25	1.08%
741-050-2130	ICMA-RC		2.50	0.24%
610-050-2130	ICMA-RC		93.76	9.04%
600-050-2130	ICMA-RC		93.76	9.04%
001-050-2130	ICMA-RC		836.23	80.60%

Vendor: 1832 - TREASURER - STATE OF IOWA									**Vendor Total:**	**5,015.59**
INV0006058	Invoice	8/28/2026	8/28/2026	8/28/2026	8/28/2026	5,015.59	0.00	0.00	0.00	5,015.59
State Tax Withholding	AP Bank Code - AP Bank				No	**Payment Date:** 8/28/2026			**Bank Draft:**	DFT0005044

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	5,015.59	0.00	0.00	0.00	5,015.59

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2122	STATE WITHHOLDING		7.96	0.16%
610-050-2122	STATE WITHHOLDING		341.71	6.81%
110-050-2122	STATE WITHHOLDING		371.60	7.41%
600-050-2122	STATE WITHHOLDING		372.97	7.44%
741-050-2122	STATE WITHHOLDING		159.51	3.18%
001-050-2122	STATE WITHHOLDING		3,761.84	75.00%

***AE* - Accrual Entry**

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	19	127,423.62	0.00	0.00	0.00	127,423.62	127,423.62	0.00
	Grand Total:	**127,423.62**	**0.00**	**0.00**	**0.00**	**127,423.62**	**127,423.62**	**0.00**

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	10,929.20
001-050-2122	STATE WITHHOLDING	3,761.84
001-050-2127	CHILD SUPPORT WITHHOLDING	216.92
001-050-2130	ICMA-RC	5,861.45
	Total:	**20,769.41**

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	958.52
110-050-2122	STATE WITHHOLDING	371.60
110-050-2130	ICMA-RC	11.25
	Total:	**1,341.37**

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	26,977.60
112-050-2122	STATE WITHHOLDING	113.79
112-050-2123	IPERS WITHHOLDING	27,915.61
112-050-2124	HEALTH INSURANCE WITHHOLDING	40,894.29
112-050-2125	DENTAL INSURANCE	2,502.36
112-050-2132	VISION WITHHOLDING	283.52
	Total:	**98,687.17**

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	1,111.29
600-050-2122	STATE WITHHOLDING	372.97
600-050-2130	ICMA-RC	93.76
	Total:	**1,578.02**

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	1,035.43
610-050-2122	STATE WITHHOLDING	341.71
610-050-2130	ICMA-RC	93.76
	Total:	**1,470.90**

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	25.39
670-050-2122	STATE WITHHOLDING	7.96
	Total:	**33.35**

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	380.41
741-050-2122	STATE WITHHOLDING	159.51
741-050-2130	ICMA-RC	2.50
	Total:	**542.42**

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	3,000.98
	Total:	**3,000.98**

Payroll Check Register
Checks

Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00864 - 07/27-08/09/26 PAID ON 08/14/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
BAAS, JAMIE	4147	Regular	08/14/2026	0.00	1101

Payroll Check Register
Direct Deposits
Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00864 - 07/27-08/09/26 PAID ON 08/14/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	08/14/2026	270.89	108310
ADAMS, CASSANDRA	3148	08/14/2026	270.90	108310
ADKISSON, JENNIFER	3145	08/14/2026	1,750.15	108311
AGANS, PAYTON	1602	08/14/2026	1,949.09	108312
BAILEY, BOYCE E	7104	08/14/2026	1,352.01	108313
BAKER, KAMMEY	3149	08/14/2026	577.44	108314
BERGESON, JOHN W	7121	08/14/2026	2,188.99	108315
BRAUN, ALEXA	1612	08/14/2026	1,833.44	108316
BRIGGS, ASHTON S	1511	08/14/2026	1,114.51	108317
BRODSACK, MITCHELL JOHN	1615	08/14/2026	1,901.86	108318
BRODSACK, MITCHELL JOHN	1615	08/14/2026	475.46	108318
CARPENTER, JOHN C	5129	08/14/2026	1,776.20	108319
COLLISON, PATRICK F	5103	08/14/2026	2,745.97	108320
CORY, JOHN P	7120	08/14/2026	1,776.33	108321
CRITTENDEN, MATTHEW	1567	08/14/2026	1,147.48	108322
CUTLER, CHRISTOPHER	7133	08/14/2026	1,763.42	108323
DE LOS SANTOS, JUAN DAVID	7128	08/14/2026	1,648.23	108324
DENHAM, DARIN	7129	08/14/2026	2,010.28	108325
DENNY, KOLE	1585	08/14/2026	446.15	108326
ECKARD, MELISSA	5137	08/14/2026	1,371.02	108327
ELLIOTT, KYLE	1568	08/14/2026	906.78	108328
FULTON, ALEX	1617	08/14/2026	2,145.68	108329
GILSON, DUSTY ALAN	7124	08/14/2026	2,219.71	108330
HAGAN, SHELBY L	5118	08/14/2026	3,030.20	108331
HIGGINS, DAVID P.	7105	08/14/2026	1,704.02	108332
HORTON, JAMIE	5136	08/14/2026	936.37	108333
HORTON, JOHN C	7112	08/14/2026	100.00	108334
HORTON, JOHN C	7112	08/14/2026	4,067.67	108334
HUFF, TIMOTHY J	1559	08/14/2026	330.00	108335
HUFF, TIMOTHY J	1559	08/14/2026	1,964.58	108335
ISKE, BLAKE	1600	08/14/2026	255.62	108336
JENNINGS, CHRISTOPHER	1614	08/14/2026	2,907.53	108337
JESS, JENE' N	5123	08/14/2026	3,979.27	108338
KASS, LANEY	1618	08/14/2026	2,084.92	108339
KENT, RONALD D	7115	08/14/2026	1,031.41	108340
KERR, JOHN	1611	08/14/2026	3,434.02	108341
KING, CHRISTINA M	3143	08/14/2026	682.99	108342
KLINKER-FELD, MICHELL M	3135	08/14/2026	2,915.37	108343
KLUS, KATIE	5134	08/14/2026	2,581.86	108344
KOBER, ANDREW M	1557	08/14/2026	628.65	108345
KREUDER, AARON M	1441	08/14/2026	4,077.09	108346
KRUSE, OSCAR	1586	08/14/2026	968.41	108347
LEINEN, DAVID	1608	08/14/2026	712.31	108348
LUING, TIFFANY A	5133	08/14/2026	2,393.09	108349
LUNDQUIST, BRADLEY D	1555	08/14/2026	882.99	108350
MARSHMAN, CRAIG A	5125	08/14/2026	3,036.95	108351
MASON, KYLE	1598	08/14/2026	1,332.04	108352
MATTSON, ELAINE	5135	08/14/2026	1,897.80	108353
MEYERES, KYLEIGH	1601	08/14/2026	666.00	108354
MILLER, BRODY E	1582	08/14/2026	1,837.66	108355
MONLEY, CHRISTOPHER P	1616	08/14/2026	1,245.50	108356

Packet: PYPKT00864 - 07/27-08/09/26 PAID ON 08/14/26
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
MURRAY, MARGARET	5126	08/14/2026	3,701.24	108357
NEMITZ, JENNA	7132	08/14/2026	1,583.23	108358
OLIVER, MARKETA S	8403	08/14/2026	300.00	108359
OLIVER, MARKETA S	8403	08/14/2026	4,208.99	108359
PEZLEY, ISAAC J	5132	08/14/2026	2,515.08	108360
PFALTZGRAFF, REED	7117	08/14/2026	589.52	108361
RAUTERBERG, ANTHONY	1599	08/14/2026	3,314.65	108362
REYNOLDS, RAY A	1537	08/14/2026	641.55	108363
RICCIO, ANTHONY F	1583	08/14/2026	972.76	108364
SCHINCKE, MEGAN	3137	08/14/2026	1,813.40	108365
SEXTON, WILLIAM M	7125	08/14/2026	250.00	108366
SEXTON, WILLIAM M	7125	08/14/2026	1,383.98	108366
SIEVE, BENJAMIN JOSHUA	1606	08/14/2026	921.21	108367
SIMONI, ANDREW	1604	08/14/2026	300.00	108368
SIMONI, ANDREW	1604	08/14/2026	2,247.65	108368
SOCKNESS TEEPLE, MEGAN E	3147	08/14/2026	250.00	108369
SOCKNESS TEEPLE, MEGAN E	3147	08/14/2026	2,242.03	108369
SOMMERS, BENJAMIN	1619	08/14/2026	2,510.22	108370
SPOERRY, DANIELLE M	1527	08/14/2026	1,380.53	108371
SUHR, CARLENE E.F.	3144	08/14/2026	1,671.85	108372
SUMMERS, AANNA N	1575	08/14/2026	2,195.86	108373
SUMMERS, ALAN C	1534	08/14/2026	1,262.87	108374
VANAUSDALL, JASON	5138	08/14/2026	3,288.28	108375
WELTHA, CLAYTON	1566	08/14/2026	825.93	108376

Payroll Check Register
Report Summary
Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00864 - 07/27-08/09/26 PAID ON 08/14/26
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	75	125,697.14
Total	**76**	**125,697.14**

Payroll Check Register

Checks

Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00865 - 08/14/26 SIEVE PAYOUT
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number

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

Payroll Check Register
Direct Deposits
Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00865 - 08/14/26 SIEVE PAYOUT
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
SIEVE, BENJAMIN JOSHUA	1606	08/14/2026	2,962.41	108377

Payroll Check Register
Report Summary
Pay Period: 7/27/2026-8/9/2026

Packet: PYPKT00865 - 08/14/26 SIEVE PAYOUT
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	2,962.41
Total	**1**	**2,962.41**

Refund Check Register

Refund Check Detail

UBPKT08708 - Refunds 01 UBPKT08706 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01582-03	TRAVIS TROY	8/5/2026	65453	151.35			151.35	Generated From Billing
01-01820-02	MALINDA CROSBY	8/5/2026	65454	37.18			37.18	Generated From Billing
01-02191-01	SANDRA L ERNST	8/5/2026	65455	75.68			75.68	Generated From Billing
01-02217-04	RASKIE, BRYAN	8/5/2026	65456	116.07			116.07	Generated From Billing
01-02373-14	DEMUTH, JACOB L	8/5/2026	65457	134.67			134.67	Generated From Billing
01-02871-05	CHAMBERS, JOSHUA D	8/5/2026	65458	120.88			120.88	Generated From Billing
01-02877-02	DAVID & BETH RUDLOFF	8/5/2026	65459	56.48			56.48	Generated From Billing
01-03215-05	HUNTER, MICHAEL D	8/5/2026	65460	120.88			120.88	Generated From Billing
01-03233-06	SANDIN, MAKENZI	8/5/2026	65461	11.73			11.73	Generated From Billing
01-03241-02	WISSLER, JESSICA	8/5/2026	65462	113.68			113.68	Generated From Billing
01-21336-02	SHARON LINK	8/5/2026	65463	66.07			66.07	Generated From Billing
02-02026-01	ANDREA R NELSON	8/5/2026	65464	78.08			78.08	Generated From Billing
03-02094-09	AUSTIN, SHALAYA L	8/5/2026	65465	30.14			30.14	Generated From Billing
05-02184-01	CHRISTOPHER KULISH	8/5/2026	65466	78.08			78.08	Generated From Billing
06-02465-05	LAPPEGARD, HEATHER B	8/5/2026	65467	16.46			16.46	Generated From Billing
16-01407-01	SALCIDO, CHAD	8/5/2026	65468	125.68			125.68	Generated From Billing
16-01436-04	AUSTIN, SETH W	8/5/2026	65469	89.49			89.49	Generated From Billing
16-01498-04	TOBIAS, JOSHUA A	8/5/2026	65470	128.08			128.08	Generated From Billing
16-01500-04	DEGEN, TAYLAR L	8/5/2026	65471	125.68			125.68	Generated From Billing
16-01690-03	LENHART, TAYLOR N	8/5/2026	65472	128.08			128.08	Generated From Billing
16-01700-04	HENNICK, ASHLEY C	8/5/2026	65473	106.49			106.49	Generated From Billing
16-01752-01	MCCLONEY, JENNIFER K	8/5/2026	65474	117.62			117.62	Generated From Billing
16-01794-03	BAJRIC, RIFET	8/5/2026	65475	95.32			95.32	Generated From Billing
16-01830-03	KOLLASCH, JACQUELYN S	8/5/2026	65476	58.49			58.49	Generated From Billing
16-01850-02	CLIFFORD, ZACHARY R	8/5/2026	65477	128.08			128.08	Generated From Billing
16-01874-03	JOHNSTON, CODY M	8/5/2026	65478	108.88			108.88	Generated From Billing
16-02071-00	HUBBELL HOMES, LC	8/5/2026	65479	101.68			101.68	Generated From Billing
Total Refunds: 27			**Total Refunded Amount:**	2,521.00				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2521.00
Revenue Total:	2521.00

General Ledger Distribution

Posting Date: 08/03/2026

	Account Number	Account Name		Posting Amount	IFT
Fund: 600 - WATER					
	600-000-1101	CLAIM ON POOLED CASH		-2,521.00	Yes
	600-050-2141	APPLIED CREDITS		2,521.00	
			600 Total:	0.00	
Fund: 999 - POOLED CASH					
	999-000-1100	POOLED CASH		-2,521.00	
	999-050-2300	DUE TO OTHER FUNDS		2,521.00	Yes
			999 Total:	0.00	
			Distribution Total:	0.00	

GovConnectIowa License Administration

CITY OF BONDURANT

Local Authority Review - Alcohol Ownership

CITY OF BONDURANT
1107375808

Owners

Business Information

Customer Type
BUS

Business Sub-Type
Corporation

Business Designation

Legal Business Name
CASEYS MARKETING COMPANY

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	FABER, SCOTT	6749 CARDIFF CT JOHN	0.00
Owner	LARSEN, ERIC	4407 NW 5TH ST ANKE	0.00
Owner	BEECH, DOUGLAS	729 NE BROOK HAVEN	0.00
Company	CASEY'S GENERAL STOI	1 SE CONVENIENCE BLV	100.00

Can I help?

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	JAMES, SAMUEL	3204 NE AVERY DR ANI	0.00

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	FABER, SCOTT	6749 CARDIFF CT JOHN	0.00
Owner	LARSEN, ERIC	4407 NW 5TH ST ANKE	0.00
Owner	BEECH, DOUGLAS	729 NE BROOK HAVEN	0.00
Company	CASEY'S GENERAL STOI	1 SE CONVENIENCE BLV	100.00
Owner	JOHNSON, BRIAN	9129 NW 73RD CIR JOH	0.00

Updated Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage

Jurisdiction Code	Permit Type	License Number	Address
City of Bondurant	Class "E" Retail Alcc	LE0004341	1130 2ND ST NW BONDU

Impacted Active Alcohol Licenses

Jurisdiction Code	Permit Type	License Number	Address

Can I help?

City of Bondurant	Class "E" Retail Alcc	LE0003286	302 2ND ST NE BONDURA

Jurisdiction Code	Permit Type	Permit Number	Address
Iowa County	Retail Tobacco	871090019	617 42ND AVE AMANA IA
City of Ames	Retail Tobacco	871085005	3020 S DUFF AVE AMES IA
City of Adair	Retail Tobacco	871056018	110 S 5TH ST ADAIR IA 50
City of Ames	Retail Tobacco	871053013	3218 ORION DR AMES IA
City of Adel	Retail Tobacco	871022027	816 GREENE ST ADEL IA 5
City of Allison	Retail Tobacco	871004013	100 CHERRY ST ALLISON I
City of Ames	Retail Tobacco	871095016	3612 STANGE RD AMES IA
City of Cedar Rapid	Retail Tobacco	871065012	9125 ATLANTIC DR SW CE
City of Boone	Retail Tobacco	871017025	1303 SE MARSHALL ST BC
City of Algona	Retail Tobacco	871046023	602 E STATE ST ALGONA I
City of Albion	Retail Tobacco	871078006	201 S MAIN ST ALBION IA
City of Ames	Retail Tobacco	871075005	428 LINCOLN WAY AMES
City of Cedar Rapid	Retail Tobacco	871060018	4560 16TH AVE SW CEDAI
City of Bondurant	Retail Tobacco	871019003	1455 GRANT ST S BONDU

Can I help?

City of Bondurant	Retail Tobacco	871070011	302 2ND ST NE BONDURA
City of Adel	Retail Tobacco	871005027	1738 NILE KINNICK S ADE
City of Cedar Rapid	Retail Tobacco	871072017	380 33RD AVE SW CEDAR
City of Cedar Rapid	Retail Tobacco	871053019	501 6TH ST SW CEDAR RA
City of Algona	Retail Tobacco	871095011	1414 N MAIN ST ALGONA
City of Cedar Rapid	Retail Tobacco	871093026	235 EDGEWOOD RD NW (
City of Ankeny	Retail Tobacco	871053027	1010 SE ORALABOR RD A
City of Cedar Rapid	Retail Tobacco	871096015	3434 1ST AVE NE CEDAR F
City of Bondurant	Retail Tobacco	871047009	1130 2ND ST NW BONDU
City of Alden	Retail Tobacco	871087018	1008 GRAND AVE ALDEN
City of Boone	Retail Tobacco	871081013	1127 STORY ST BOONE IA
City of Britt	Retail Tobacco	871060023	576 N MAIN AVE BRITT IA
City of Colfax	Retail Tobacco	871083014	1203 N WALNUT ST COLF
City of Ankeny	Retail Tobacco	871094021	2601 SE CREEKVIEW DR A
City of Cedar Rapid	Retail Tobacco	871054022	701 ELLIS BLVD NW CEDA
City of Cedar Rapid	Retail Tobacco	871075022	5655 C ST SW CEDAR RAF
City of Belmond	Retail Tobacco	871050013	303 RIVER AVE S BELMON
City of Ankeny	Retail Tobacco	871000018	2905 W 1ST ST ANKENY I

Can I help?

City of Cedar Rapid	Retail Tobacco	871070016	5555 EDGEWOOD RD NE
City of Cedar Rapid	Retail Tobacco	871071010	641 EDGEWOOD RD NW (
City of Bettendorf	Retail Tobacco	871061015	3902 STATE ST BETTENDC
City of Cedar Rapid	Retail Tobacco	871070027	9001 6TH ST SW CEDAR R
City of Boone	Retail Tobacco	871037017	114 MAMIE EISENHOWER
City of Albia	Retail Tobacco	871015029	1117 S CLINTON ST ALBIA
Scott County	Retail Tobacco	871078022	11200 140TH ST PLACE D/
City of Ames	Retail Tobacco	871026001	3406 LINCOLN WAY AMES
City of Camanche	Retail Tobacco	871045021	614 S WASHINGTON BLVD
City of Cedar Rapid	Retail Tobacco	871013021	588 BOYSON RD NE STE 1
City of Ankeny	Retail Tobacco	871080012	1515 SE CORP WOODS DI
City of Ankeny	Retail Tobacco	871063049	2710 SW SNYDER BLV AN
City of Clinton	Retail Tobacco	871041011	1336 CAMANCHE AVE CLI
Polk County	Retail Tobacco	871028007	6981 NE 14TH ST ANKENY
City of Estherville	Retail Tobacco	871023016	1332 N 9TH ST ESTHERVIL
City of Alton	Retail Tobacco	871090025	1109 3RD AVE ALTON IA 5
City of Ankeny	Retail Tobacco	871090013	1024 E 1ST ST ANKENY IA
Jones County	Retail Tobacco	871087011	23485 COUNTY RD E34 A

Help?

City of Bloomfield	Retail Tobacco	871031028	206 S WASHINGTON ST B
City of Ankeny	Retail Tobacco	871080027	1010 SE NATIONAL DR AN
City of Brooklyn	Retail Tobacco	871043016	106 W 2ND ST BROOKLYN
City of Clarinda	Retail Tobacco	871031022	1107 S 16TH ST CLARINDA
City of Ankeny	Retail Tobacco	871097011	3505 N ANKENY BLVD AN
City of Cedar Rapid	Retail Tobacco	871013016	201 8TH AVE SE CEDAR RA
City of Cedar Rapid	Retail Tobacco	871030015	130 41ST AVE DR SW CED
City of Carlisle	Retail Tobacco	871056004	1020 GATEWAY DR CARLIS
City of Estherville	Retail Tobacco	871060013	8 CENTRAL AVE ESTHERVI
City of Ankeny	Retail Tobacco	871003015	3605 NW IRVINEDALE DR
City of Grand Junct	Retail Tobacco	871065028	504 16TH ST N GRAND JC
City of Albia	Retail Tobacco	871043017	122 N MAIN ST ALBIA IA 5
City of Cedar Rapid	Retail Tobacco	871028012	1532 ELLIS BLVD NW CED
City of Clarinda	Retail Tobacco	871068008	318 E WASHINGTON ST C
City of Ankeny	Retail Tobacco	871087016	1602 W 1ST ST ANKENY IA
City of Anita	Retail Tobacco	871013028	912 MAIN ST ANITA IA 50
City of Audubon	Retail Tobacco	871023049	2079 HIGHWAY 71 AUDUI
City of Ames	Retail Tobacco	871065027	1118 S DUFF AVE AMES IA

Can I help?

City of Cedar Rapid	Retail Tobacco	871039001	560 33RD AVE SW CEDAR
City of Estherville	Retail Tobacco	871047024	1615 CENTRAL AVE ESTHE
City of Carlisle	Retail Tobacco	871066004	1001 HIGHWAY 5 CARLISL
City of Ankeny	Retail Tobacco	871054012	1310 NW 18TH ST ANKEN
City of Afton	Retail Tobacco	871099017	501 N DOUGLAS ST AFTO
City of Corydon	Retail Tobacco	871098011	200 E JEFFERSON ST CORY
City of Atkins	Retail Tobacco	871051040	401 STONEBROOK DR ATK
City of Carlisle	Retail Tobacco	871076004	105 HIGHWAY 5 CARLISLE
City of Cedar Falls	Retail Tobacco	871087027	2425 CENTER ST CEDAR F
City of Cedar Rapid	Retail Tobacco	871000013	3349 MOUNT VERNON RI
City of Grundy Cen	Retail Tobacco	871017015	1708 G AVE GRUNDY CEN
City of Bedford	Retail Tobacco	871030022	608 MADISON ST BEDFOR
City of Arnolds Park	Retail Tobacco	871088029	357 US HWY 71 S ARNOL
City of Farmington	Retail Tobacco	871026002	201 S 4TH ST FARMINGTC
City of Kalona	Retail Tobacco	871036000	601 E AVE KALONA IA 522
City of Cedar Rapid	Retail Tobacco	871018015	5050 NORTHLAND AVE N
City of Cumming	Retail Tobacco	871002000	5240 CUMMING AVE CUM
City of Crescent	Retail Tobacco	871034019	111 MORMON BRIDGE RE

Can I Help?

City of Coggon	Retail Tobacco	871068028	5110 HWY 13 N COGGON
City of Dysart	Retail Tobacco	871066002	201 HIGHWAY 21 DYSART
City of Clear Lake	Retail Tobacco	871055009	6 PLAZA DR CLEAR LAKE
City of Des Moines	Retail Tobacco	871089004	3121 FOREST AVE DES MC
City of Clive	Retail Tobacco	871037029	2070 NW 100TH ST CLIVE
Polk County	Retail Tobacco	871047010	6565 NW 6TH DR SAYLOR

Impacted Active Retail Tobacco and Device Retailer Permits

Page 1 of 6

Filter

Jurisdiction Code	Permit Type	Permit Number	Address
City of Cedar Falls	Retail Tobacco	871028014	601 MAIN ST CEDAR FALL
City of Cedar Rapid	Retail Tobacco	871010020	1495 BLAIRS FERRY RD NE
City of Aplington	Retail Tobacco	871075021	400 PARRIOTT ST APLING
City of Buffalo Cent	Retail Tobacco	871001028	101 1ST ST NE BUFFALO C
City of Lovilia	Retail Tobacco	871038010	1807 HWY 5 S LOVILIA IA
City of Blue Grass	Retail Tobacco	871053018	301 E MAYNE ST BLUE GR

Page 1 of 6

Impacted Pending Retail Tobacco and Device Retailer Applications

Case Type	Case Received	Location Name	Location Address

Can I help?

Case Type	Case Received	Location Name	Location Address
Retail Tobacco Perm	30-Jun-2026	CASEY'S #2683	6301 SE 116TH ST RUNNEI

Criminal History

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Local Authority Information

Local Authority Reviewing

City of Bondurant

Local Authority Signature Date

Approved/Denied *

Required

Local Authority Email *

Required

Local Authority Attestation Name *

Required

Local Authority Contact Phone Number *

Required

Comments

Cancel | Save Draft | Previous | Next | Can I help?

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

Resources

Frequently Asked Questions
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Other Links

State of Iowa Directory
Website Policies

Can I help?

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.d.
For Meeting of 8/17/2026
Receive and File

TITLE: Receive & File - FY26 Outstanding Obligations Report

CONTACT PERSON:
Craig Marshman, Finance Director

BRIEF HISTORY & ANALYSIS: Chapter 12.1 of the Iowa Code requires each city to annually report the amount of its outstanding debt to the Treasurer of State. This information will be made available to the public on IowaTreasurer.gov.

FUNDING SOURCE: Debt expenditures are supported by the general fund debt service levy, tax increment financing, local option sales and services taxes, road use taxes, and utility funds.

STAFF RECOMMENDATION: Receive and file.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. 2026 Outstanding Obligations Report

Roby Smith
Treasurer of Iowa

Outstanding Obligations
Disclosure Statement
Report Year 2026

TABLE ONE

(Please type or print)

Federal ID Number: 426004287 City

Bondurant

Address: 200 2nd St NE
PO Box 37

City: Bondurant State: IA Zip Code: 50035

County: Polk County Phone: 515-630-6984

Contact Person: Craig Marshman

Issue Date	Maturity Date	Amount Issued	Amount Outstanding	Purpose	Security Classification
11/21/2023	06/01/2039	$11,540,000.00	$11,155,000.00	Utilities/Sewers	General Obligation
06/26/2025	06/01/2044	$10,225,000.00	$10,225,000.00	Utilities/Sewers	General Obligation
11/21/2023	06/01/2039	$6,420,000.00	$5,970,000.00	Utilities/Sewers	General Obligation
02/03/2020	06/30/2034	$7,045,000.00	$4,845,000.00	Transportation	General Obligation
11/04/2020	06/30/2040	$3,580,000.00	$2,605,000.00	Public Buildings/Schools	General Obligation
02/03/2020	06/30/2032	$2,135,000.00	$1,285,000.00	Other	General Obligation
06/18/2018	06/01/2029	$2,455,000.00	$850,000.00	Utilities/Sewers	General Obligation
02/22/2022	06/01/2041	$13,700,000.00	$455,000.00	Public Buildings/Schools	General Obligation
02/02/2021	06/30/2037	$6,050,000.00	$390,000.00	Utilities/Sewers	General Obligation
03/05/2014	06/01/2029	$1,130,000.00	$365,000.00	Utilities/Sewers	General Obligation
06/26/2025	06/01/2044	$31,920,000.00	$0.00	Utilities/Sewers	General Obligation
06/30/2020	06/30/2035	$2,665,000.00	$1,720,000.00	Utilities/Sewers	Revenue Bonds
12/30/2020	06/30/2040	$2,290,000.00	$1,685,000.00	Utilities/Sewers	Revenue Bonds
07/21/2023	06/01/2044	$7,750,000.00	$7,550,000.00	Utilities/Sewers	Loans
10/14/2022	10/14/2026	$1,205,600.00	$1,205,600.00	Utilities/Sewers	Loans

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.e.
For Meeting of 8/17/2026
Motion

TITLE: Receive & File - July 1, 2026, Library Board Meeting Minutes & Director's Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Director's Report
2. July 1, 2026, Library Board Meeting Minutes

Library Director Report to City Council for July 2026

Michell

- July 19: Library 50th Birthday Party
- July 20: Attended City Council
- July 21: B.O.L.D. Training
- July 28: City Staff Meeting

Megan T.

- July 7: ILA Exhibitor's Committee Meeting
- July 19: Library 50th Birthday Party
- July 21: B.O.L.D. Training

Megan S.

- July 28: Check It Out Webinar

Carly

- Readers' Advisory: Ideas & Practice 2026: The Four Cornerstones of Reader Interest webinar
- DK's Fall 2026 Librarian Preview webinar

Jeni

- July 8: Intergen at the Library: Programming and Engagement Across Ages Webinar
- July 21: Inviting Emerging Adults into the Library webinar
- July 24: Seizure Recognition and First Aid Training

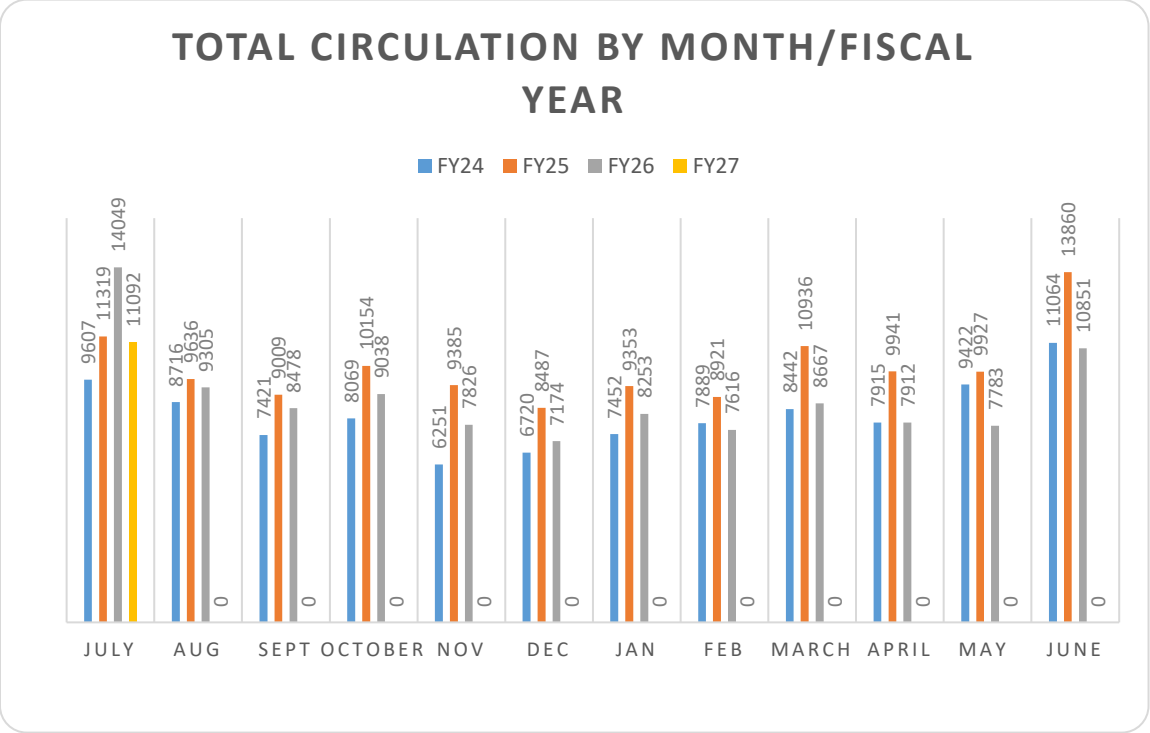
Events in June

- *Early Literacy Programs*
  - 13 story times
  - 5 baby story times
  - Messy Munchkins
  - Saturday Stories: ARL TheraPets
- *Recurring Children's Programs (3rd-5th Grade):*
  - Reading Dragons & Friends
  - Pokemon Club: BINGO
  - Curious & Creative Kids Club
- *Teen Programs (6th grade and up)*
  - Anime Club (Grades 6-12)
  - In the Middle Book Club (Grades 6-8)
  - Teens Only Sunday Funday (Grades 6-12)

Library Director Report to City Council for July 2026

- *All Ages Programs*
  - Patriotic Creation Stations
  - Bubble Stations
  - Circus of Bubbles
  - Wild About Reptiles with the Wild Things Pet Shop
  - The Magic of Rick Eugene
  - Garden Basics with ISU Master Gardener
  - Earth Explorer Stations
  - DIY Aprons & Recipe Exchange
  - Colorful Mosaic Seed Art
  - Family Movie & Pizza Night
- *Adult Programs*
  - 9 Fit for Life
  - Adult Craft Night: Stars & Stripes Wreath
  - Book Discussion for Adults: The Golden Spoon
  - Flower Arranging Workshop
  - Iowa's Unbelievable History
- *Passive Programs*
  - Library Birthday Scavenger Hunt
  - Bondurant Community Library Wish Wall
  - Summer Food Drive
- *Outreach*
  - Courtyard Estates
  - 8—Birds Nest Outreach
  - 8—Bloom Outreach
  - 10—Generation Next Outreach
  - DIY Buttons at the Farmers Market

Library Director Report to City Council for July 2026



PROGRAM ATTENDANCE

Age group	Number of programs	Number attending
Ages 0-5	33	974
Ages 6-11	25	1,366
Ages 12-18	3	31
Adults	14	145
General	4	253
Total	**79**	**2,769**

Library Director Report to City Council for July 2026

OTHER STATISTICS:

DOOR COUNT: 6,250

Same month, previous year: **7,232**

CIRCULATION:

Overdrive (e-books, e-audiobooks, & magazines)	2,795
Hoopla	432
Physical Materials	7,865
Total	**11,092**

Same month, previous year: **14,049**

LIBRARY OF THINGS CIRCULATION: 114

NOTARY SERVICE: 14

TABLET STATION USE: 27

IOWA ADVENTURE PASS: 54

Meeting Minutes
Bondurant Community Library │ Library Board of Trustees
Wednesday, July 1, 2026

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

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Amber Flinn, Jen Keeler, and Mike Kramer. Trustee Ugulini attended virtually. Library Director Klinker-Feld, Assistant Director Sockness, Chad Driscoll (City Council Liaison) and Marketa Oliver (City Administrator) were also present.
   Guests Present: None
2. **Perfecting and Approving the Agenda:** Motion to approve the updated agenda by Kramer, seconded by Flinn. Motion carried.
3. **Approval of Consent Agenda:**
   a. Minutes of past meeting – June 2026
   b. Financial Report
   c. Approve Warrant list / authorize expenditures
   d. Staff Report – June 2026.
   e. Director's Report – June 2026
   f. Statistics – June 2026

Summer Reading Club enrollment is 1,257. Motion to approve the above consent agenda by Bergeson, seconded by Kramer. Motion carried.

4. **Public Comments:** None.
5. **Library Foundation Update:** None.
6. **Friends of the Library Update:** Joined the Library's booth at a recent Bondurant Farmer's Market and sold tote bags and pins.
7. **City Council Liaison Report:** Projected opening for The Station is July 11th. City Audit was conducted and passed with a clean report. Council working on strategic planning sessions. New artwork to be installed. Upcoming events include Bondu BBQ & Blues and sidewalk chalk festival.
8. **Old Business:** None.
9. **New Business:**

   a) Review/Approve Meeting Room Policy. Motion to approve with edits by Kramer, seconded by Ugulini. Motion carried.

b) **Review/Approve Open Access Policy.** Motion to approve by Ugulini, seconded by Keeler. Motion carried.
c) **Review HF 2490.** Director Klinker-Feld and Board reviewed Public Meetings and Records.
d) **Trustee Training.** Trustees watched and discussed Boardroom Essentials: *Running a Board Meeting* published by the State Library.

10. Board President Items: Director's evaluation completed.

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

Next Meeting: August 5, 2026 at 6 PM.

Bondurant Emergency Services

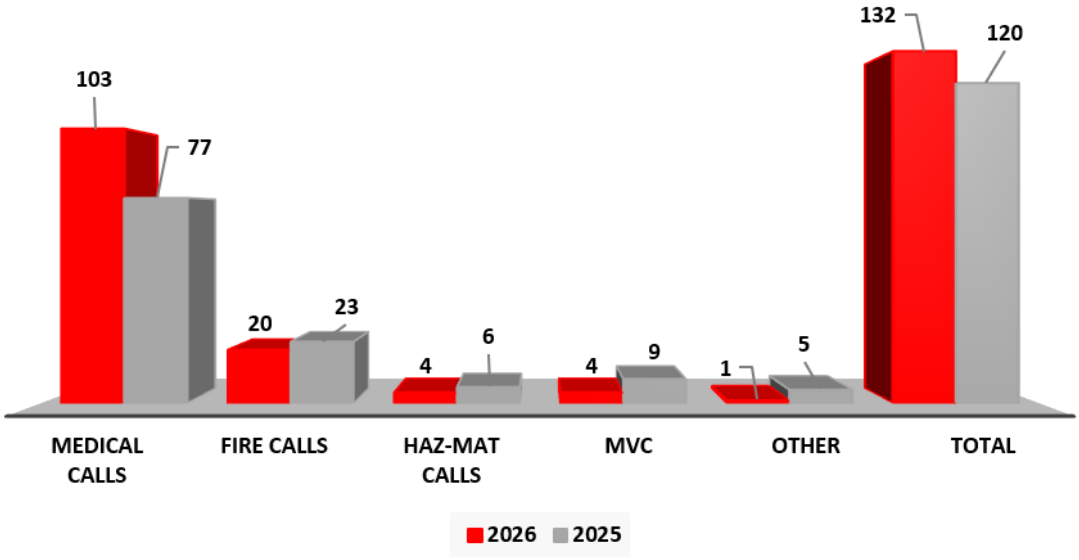
July 2026

Monthly Report



Operational Statistics

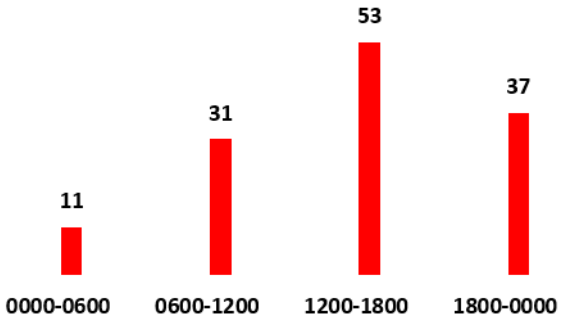
2 year July Comparison



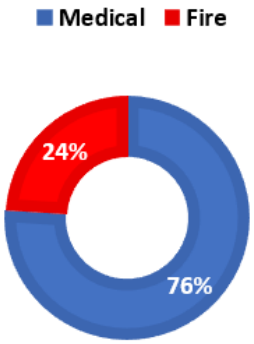
All-Time

Record Month For July

Number of Calls in 6 Hour Blocks



SIMULTANEOUS CALL BREAKDOWN



19%

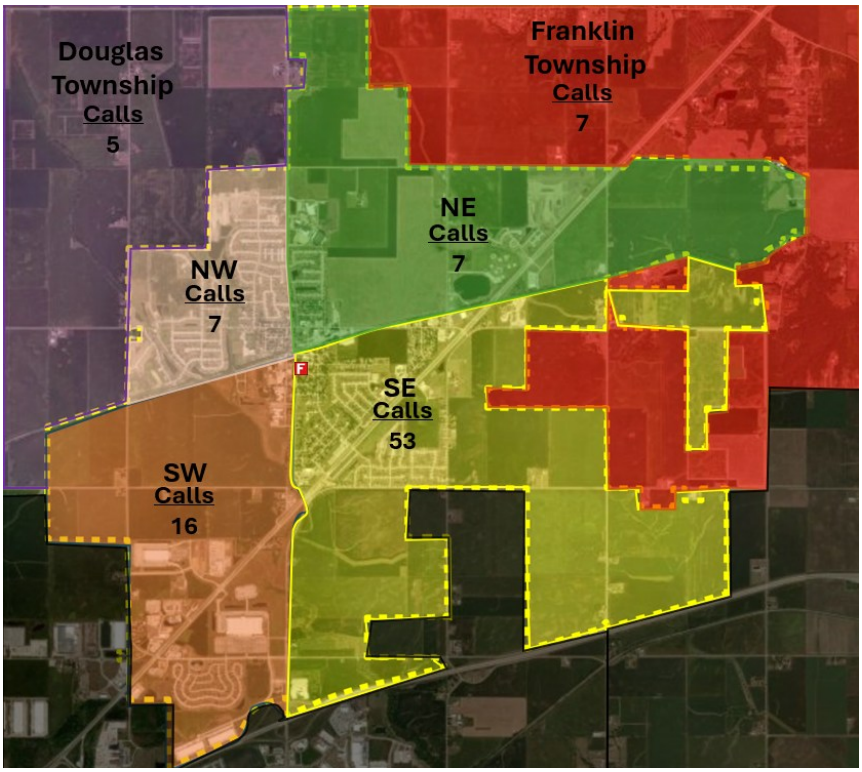
Simultaneous Calls

Simultaneous Calls			
2025		**2026**	
2nd out calls	21	2nd out calls	23
3rd out calls	3	3rd out calls	2
4th+ out calls	0	4th+ out calls	0
TOTAL	**24**	**TOTAL**	**25**
20% Multiple Calls		19% Multiple Calls	

Bondurant
Life Connecting

Operational Statistics

Number of Calls Per District



78% EMS

19% Fire

3% MVC

Top 4 Unit Response Data	
Unit	**Response**
E411	53
A413	84
C421	16
A414	15

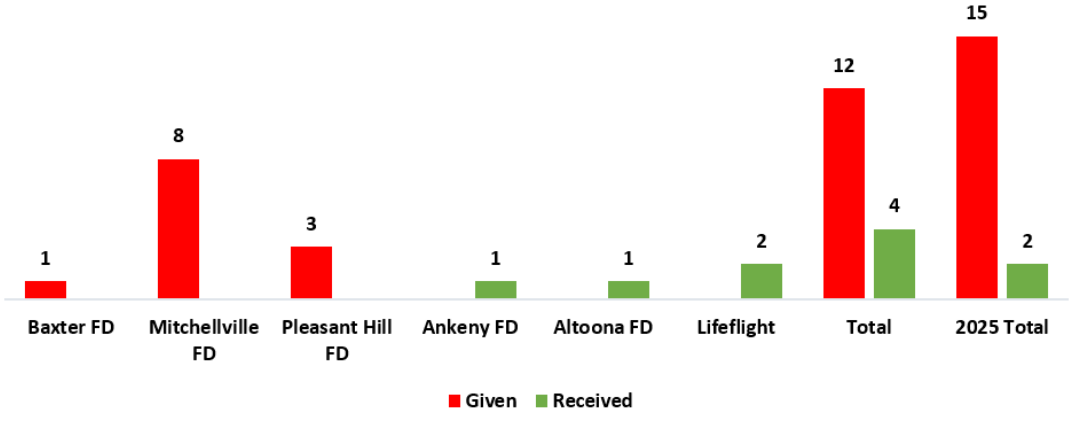
Automatic Aid Given vs Received



Incidents Unable to Respond



Mutual Aid Given vs Received

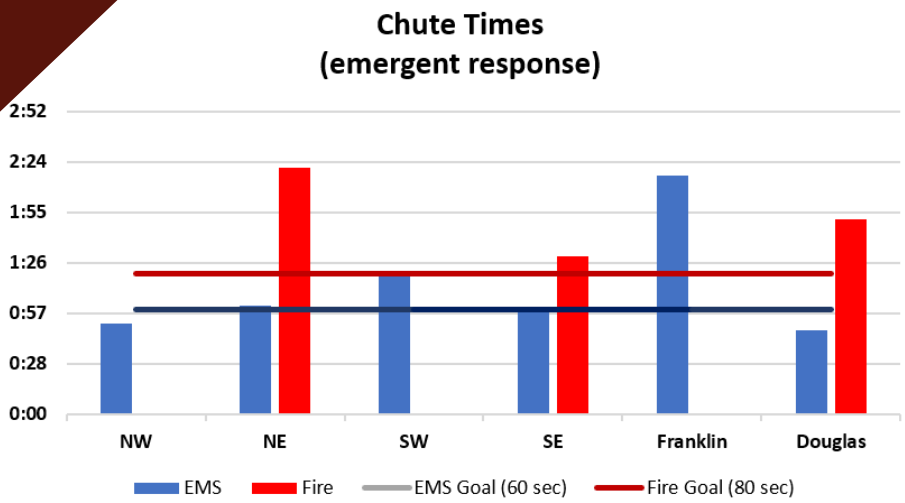


Bondurant
Life Connecting

Operational Statistics

Response Times

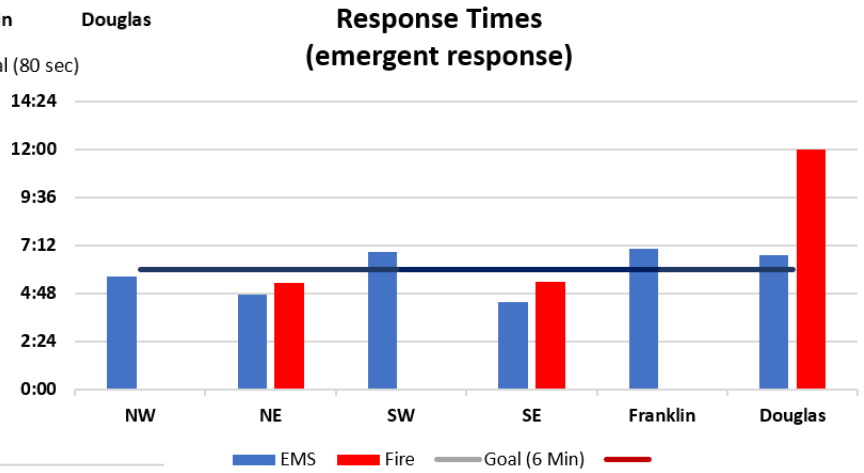
Emergent Response



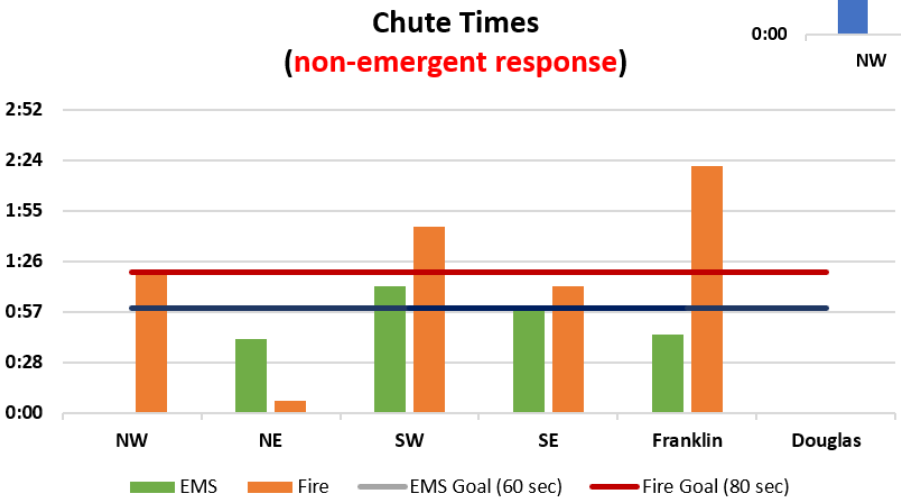
Delayed response due to multiple calls or staffing levels

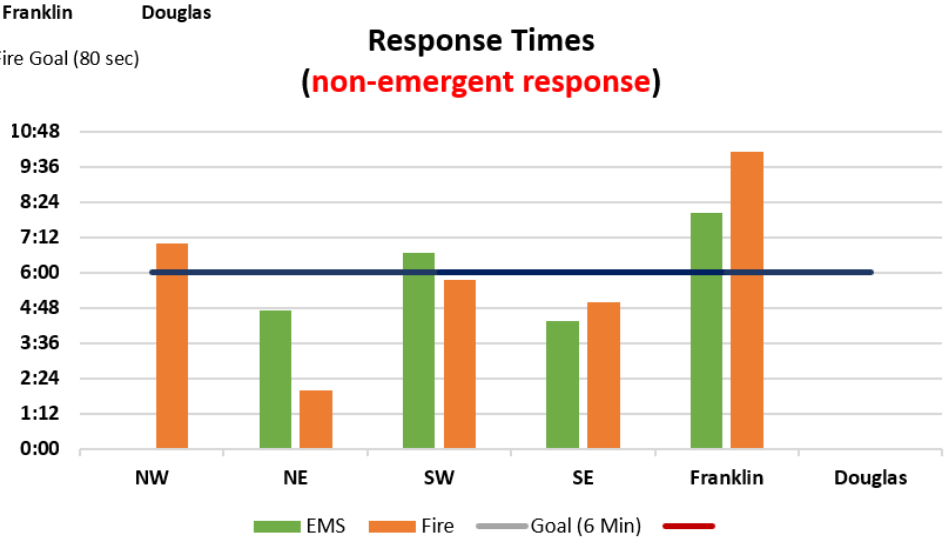
Chute– 5:44

Response– 11:16



Non-Emergent Response





Mutual aid response times to Bondurant

13:26

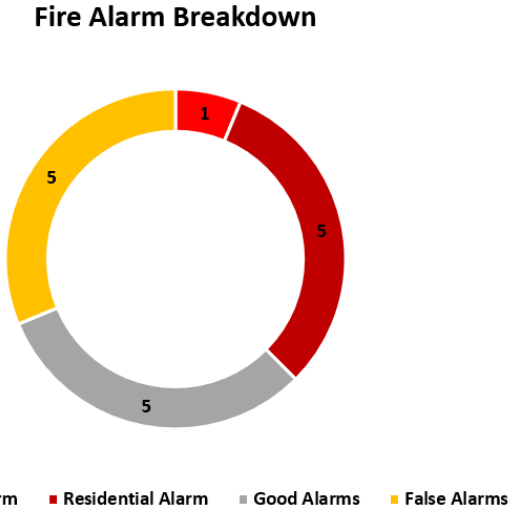
Bondurant
Life Connecting

Fire Operational Statistics

Fire Saved vs. Loss					
2025			2026		
Saved	Loss	Total Value	Saved	Loss	Total Value
$722,000	$1,500	$723,500	$12,000	$8,500	$20,500





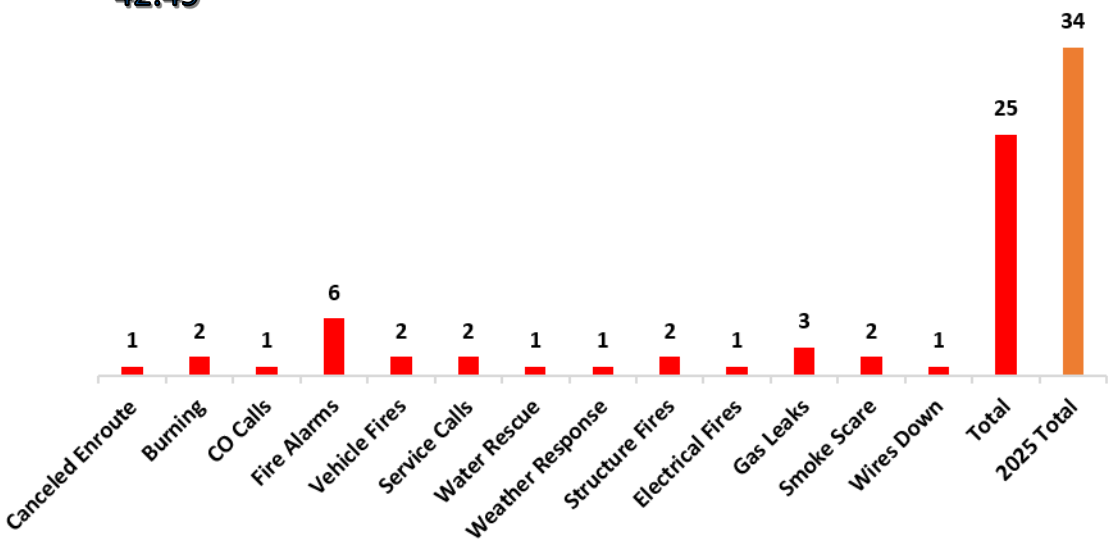




Average Fire Incident Time

42:49

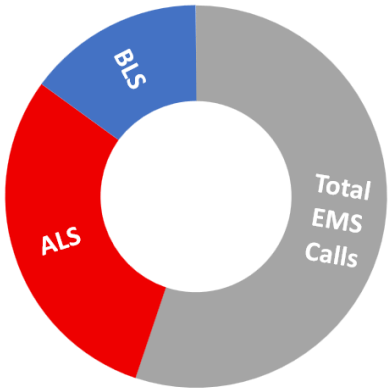
Fire/Haz-Mat/Other



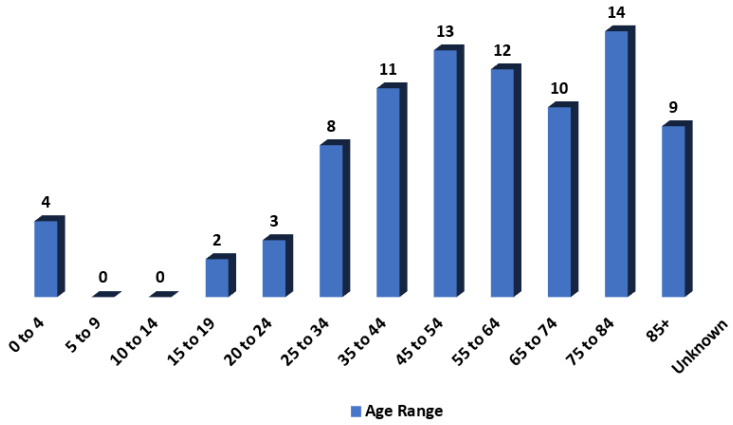
Bondurant
Life Connecting

EMS Operational Statistics

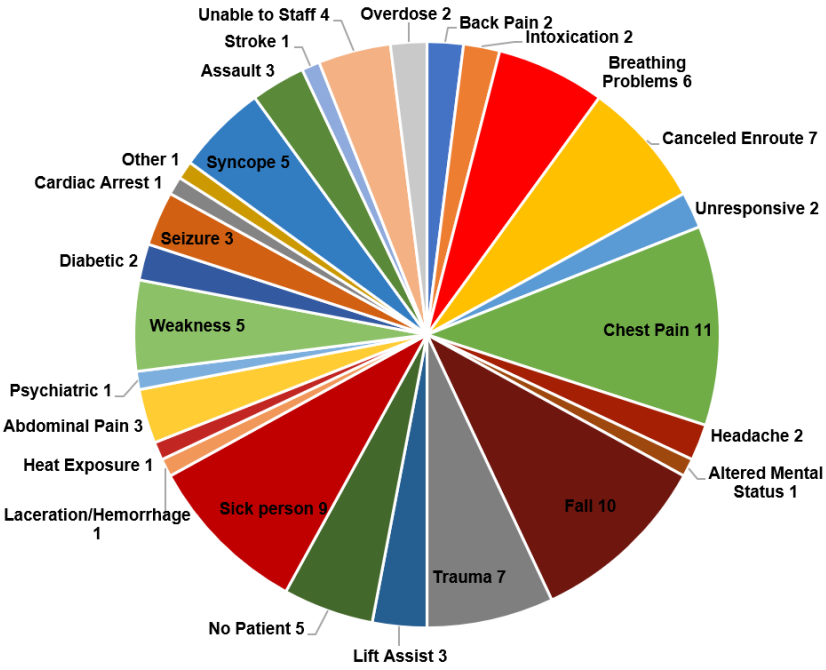
Advanced/Basic Life Support Calls



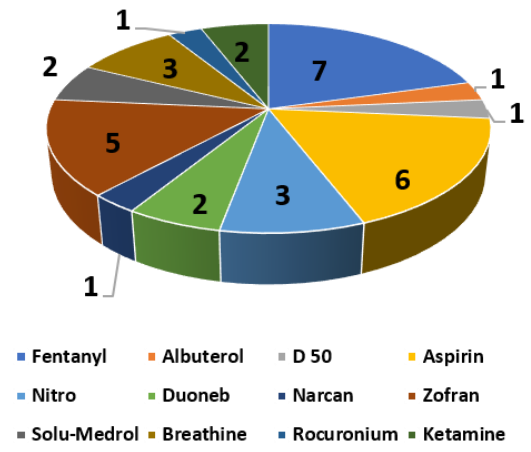
Patient Age Demographics



EMS Call Purpose by Provider Primary Impression



Medications Administered

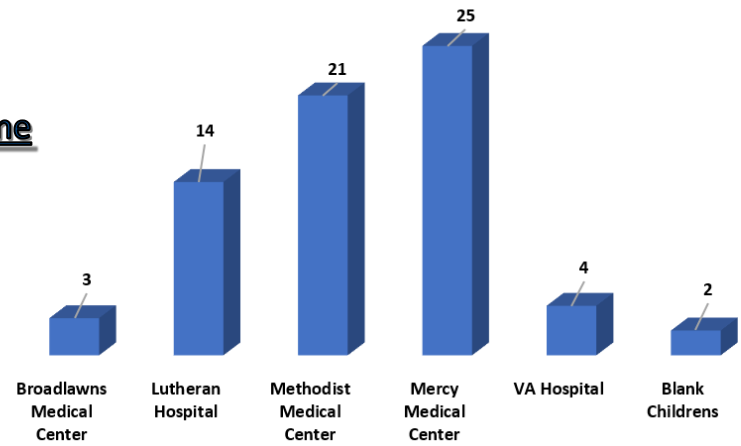




Average EMS Incident Time

56:42

Hospital Destination Transports



Bondurant
Life Connecting

Training Division

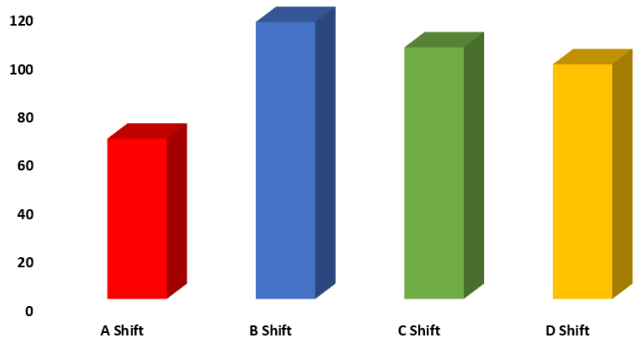
Members trained on the following:

Fire Training	EMS Training	Professional Development	SOG's/Protocol Review
NERIS Documentation Drafting Engineer Training	Heat Emergencies Intubation	Officer's Meeting	Medical Protocols





Total Training Hours Per Shift



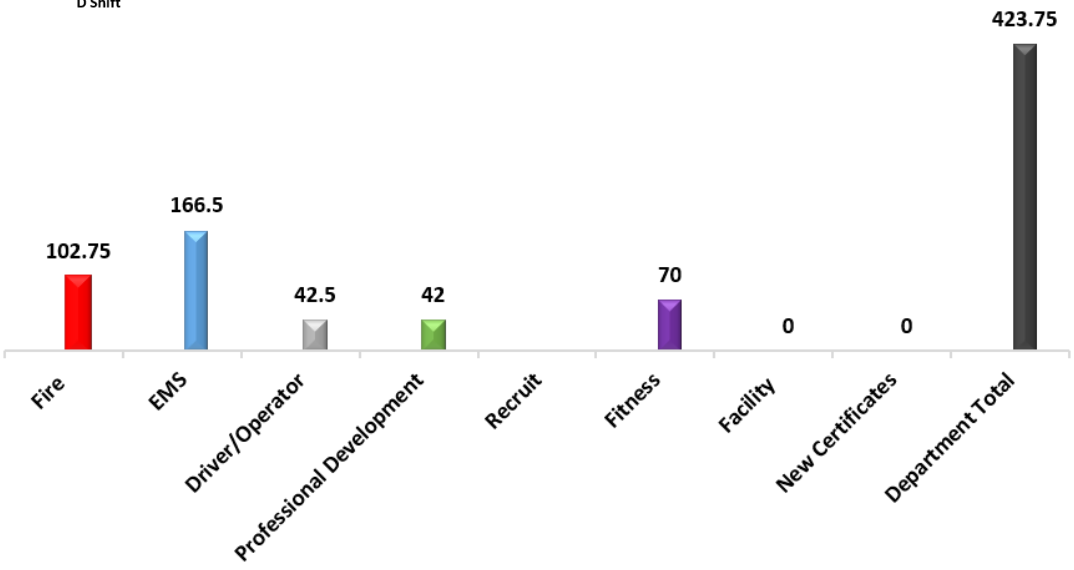
New Clearance

Alex Fulton– **Paramedic**
Ben Sommers– **Paramedic**

New Certifications

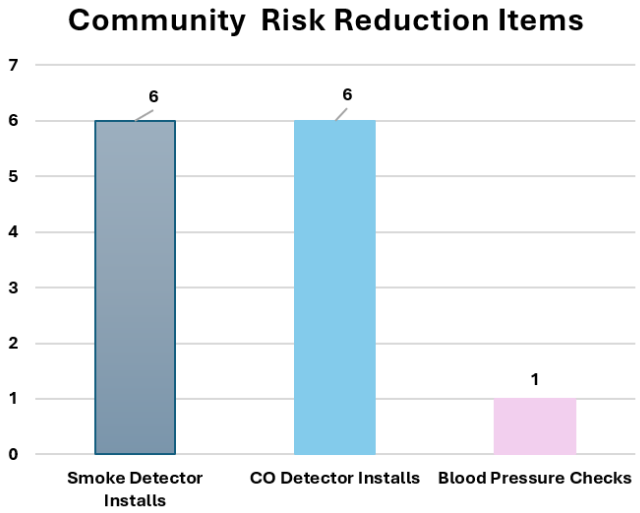
Kole Denny– **Paramedic**

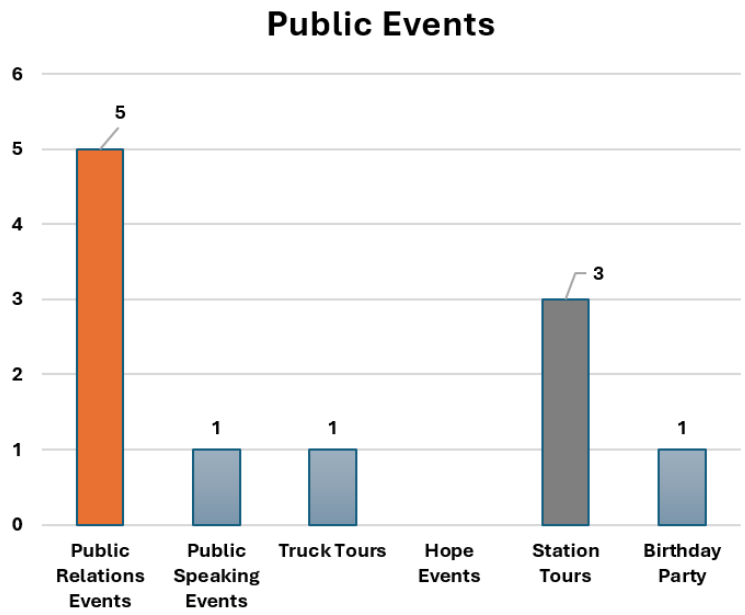
Training Hours By Type



Bondurant
Life Connecting

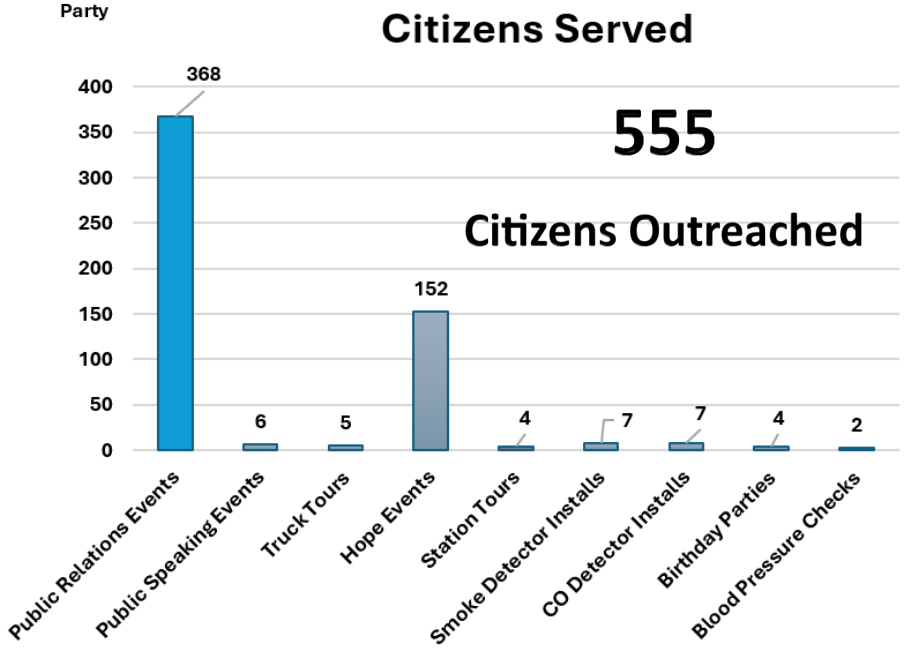
Community Risk Reduction/ Public Education





12 Total

Hours Dedicated



Bondurant
Life Connecting

Code Enforcement & Maintenance



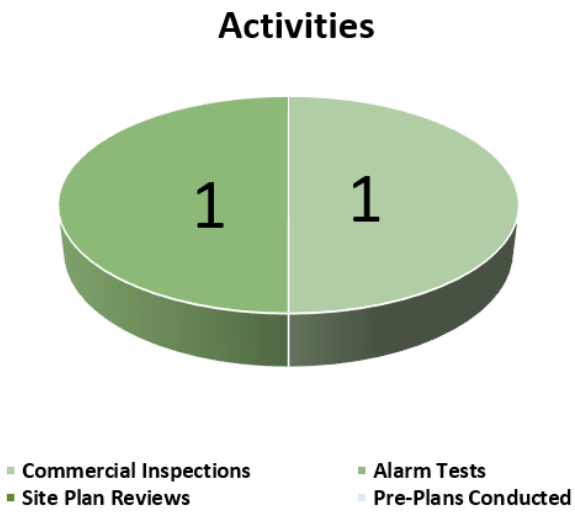
0

Total days an ambulance has been out due to maintenance

0

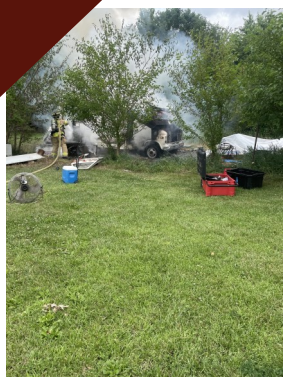
Total days a suppression unit has been out due to maintenance





Bondurant
Life Connecting

Incidents & Happenings



July 3rd– Vehicle Fire
4800 Blk. NE 94th Ave— Bondurant

E411 & T416 responded to an RV fire. Crew found an RV burning and quickly extinguished the fire. Crews were on scene for an hour and no injuries were reported.

July 19th– Motor Vehicle Collision
7100 Blk. NE 102nd Ave— Bondurant

C421, A413, & E411 were requested for an MVC. Units arrived to find a rollover accident. A413 found 3 patients and one ejected. An additional ambulance was requested to the scene. Ankeny FD provided the ambulance. Two patients were checked for injuries and one transported to a local hos-



July 19th– Water Rescue
8300 Blk. NE Hubbell Rd.— Bondurant

C421, A413, E411, & C410 were requested for a water rescue. Units arrived to find a vehicle in the water. A413 attempted a rescue, but the vehicle submerged quickly. The dive team was requested and one vehicle was pulled out of the water with one deceased victim.



July 20th– Structure Fire
100 Blk. Carter St. SW— Mitchellville

E411, T416, & C421 responded to a structure fire. Crews were assigned to fire attack and safety officer. Crews also provided ventilation and overhaul on the house. Crews were on scene for over two hours and one injury was reported.

July 20th– Structure Fire
1100 Blk. SE 60th St.— Pleasant Hill

E411, C421 & A413 responded to a structure fire. Crew were assigned to fire attack and overhaul. Crews were on scene for over an hour. No injuries were reported.

Bondurant
Life Connecting

Public Relations

Wednesdays in July– Farmers Market
100 Blk. Main St. SE— Bondurant

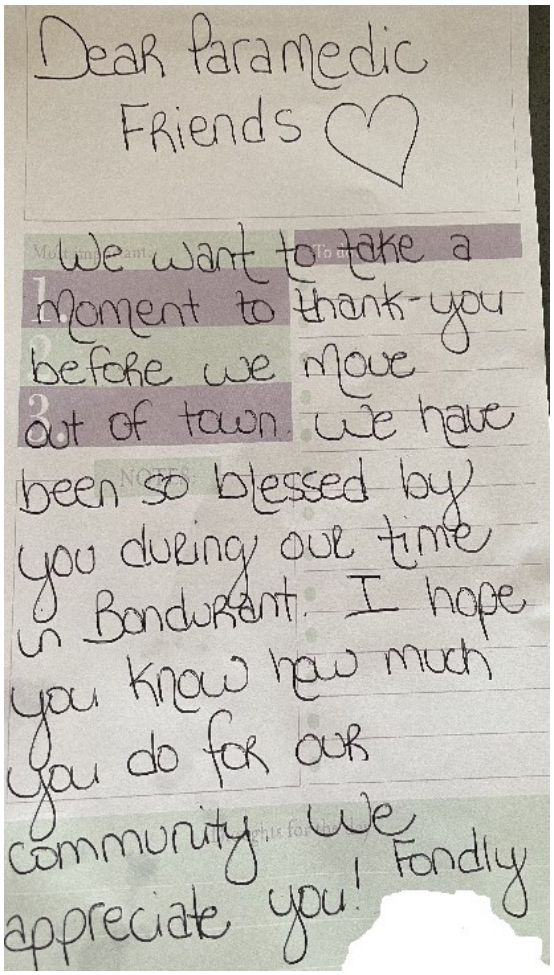
Members attended the farmer's market throughout the month of July.

July 10th– Fire Safety Talk
601 Hawthorne Crossing Dr. SE— Bondurant

C421 provided a safety talk series with Courtyard Estates.

You've Been Caught Doing an Amazing Job!





BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.g.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving Pay Request No. 10 to Core Construction for The Station Project in the amount of $180,469.18

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the approval of the attached resolution to approve pay app #10 in the amount of $180,469.18 related to the Station Project.

Punch list items continue to progress on the renovation project. The contractor has been working on finishing up some of the last final touches for The Station Project as well as the punch list items that have been identified. There are a few items with the AV system that are back ordered and will take a few weeks to get installed. Most of the furniture has been delivered and installed, and Parks & Rec staff are working out of the building daily now.

FUNDING SOURCE: LWCF Grant/Bond Funds/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-273
2. Pay Request No. 10

CITY OF BONDURANT
RESOLUTION NO. 260817-273

RESOLUTION APPROVING PAY REQUEST NO. 10 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $180,469.18

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

WHEREAS the Contractor has submitted Pay Request No. 10, dated July 26,2026, for work completed through July 31, 2026; and

WHEREAS the Architect has reviewed the request and certified the amount of $180,469.18 is due and payable in accordance with the Contract Documents; and

WHEREAS City staff recommends re-approval of Pay Request No. 10 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the Pay Request to Core Construction Services, LLC, in the above-referenced amount is hereby approved for payment.

Passed This 17th 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				

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Bondurant 200 2nd Street NE Bondurant, IA 50035 ATTN:	PROJECT:	Bondurant Parks & Recreation Event Center Facility Renovation 101 Grant Street North Bondurant , IA 50035 CM:	Application No:	10
				App. Date:	7/25/26
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313	VIA ARCHITECT:	Email	Period To:	7/31/26
				Project #:	
				Contract Date:	8/25/25

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [X] OTHER
- [ ]
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	**ORIGINAL CONTACT SUM**		$ 2,843,299.00
2.	**Net change by Change Orders**		$ 70,138.61
3.	**CONTRACT SUM TO DATE (Line 1 + 2)**		$ 2,913,437.61
4.	**TOTAL COMPLETED & STORED TO DATE** (Column G on G703)		$ 2,907,148.81
5.	**RETAINAGE:**		
a.	3% % of Completed Work (Column D + E on G703)	$ 87,214.46	
b.	3% % of Stored Material (Column F on G703)	$ -	
	Total Retainage (Line 5a + 5b or Total in Column I of G703)		$ 87,214.46
6.	**TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)		$ 2,819,934.35
7.	**LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)		$ 2,639,465.17
8.	**CURRENT PAYMENT DUE**		$ 180,469.18
9.	**BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)		$ 93,503.26

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		$ -	
Approved this Month			
Number	Date Approved		
01	3/3/26	$ 20,910.07	
02	3/31/26	$ 40,244.14	
03	5/7/26	$ 3,475.44	
04	5/26/26	$ 5,508.96	
TOTALS		$ 70,138.61	$ -
Net change by Change Orders		$ 70,138.61	$ -

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

CONTRACTOR: Core Structural Services, LLC

By: _____ Date: 7/22/26

State of: Iowa County of: Polk

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

Notary Public: _____

My Commission expires: 4/14/29

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

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $180,469.18

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

By: _____ Date: 08-03-2026

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

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **10**
APPLICATION DATE: **7/25/26**
PERIOD TO: **7/31/26**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1				-			-		-	-
2				-			-		-	-
3	10000			-			-		-	-
4		Bond	22,109	22,109.00			22,109.00	100.00%	-	1,105.45
5		General Conditions	258,336	240,392.00	17,944.00		258,336.00	100.00%	-	12,916.80
6	24100			-			-		-	-
7		Building Demo E	3,700	3,700.00			3,700.00	100.00%	-	185.00
8		Building Demo L	31,300	31,300.00			31,300.00	100.00%	-	1,565.00
9	33000			-			-		-	-
10		Bldg. Concrete GC's	22,370	22,370.00			22,370.00	100.00%	-	1,118.50
11		CIP Curb L	2,535	2,535.00			2,535.00	100.00%	-	126.75
12		CIP Curb M	1,229	1,229.00			1,229.00	100.00%	-	61.45
13		Drilled Piers L	2,431	2,431.00			2,431.00	100.00%	-	121.55
14		Drilled Piers M	1,815	1,815.00			1,815.00	100.00%	-	90.75
15		Formed Pier L	2,392	2,392.00			2,392.00	100.00%	-	119.60
16		Formed Pier M	1,297	1,297.00			1,297.00	100.00%	-	64.85
17		Iso. Ftg. L	2,531	2,531.00			2,531.00	100.00%	-	126.55
18		Iso. Ftg. M	2,776	2,776.00			2,776.00	100.00%	-	138.80
19		Paving L	24,034	24,034.00			24,034.00	100.00%	-	1,201.70
20		Paving M	19,168	19,168.00			19,168.00	100.00%	-	958.40
21		Rebar Labor	3,000	3,000.00			3,000.00	100.00%	-	150.00
22		Rebar Material	4,310	4,310.00			4,310.00	100.00%	-	215.50
23		Site Formed Curb L	6,039	6,039.00			6,039.00	100.00%	-	301.95
24		Site Formed Curb M	5,240	5,240.00			5,240.00	100.00%	-	262.00
25		Site Ftg. L	2,509	2,509.00			2,509.00	100.00%	-	125.45
26		Site Ftg. M	3,790	3,790.00			3,790.00	100.00%	-	189.50
27		Site Wall L	2,468	2,468.00			2,468.00	100.00%	-	123.40
28		Site Wall M	1,231	1,231.00			1,231.00	100.00%	-	61.55
29		SOG L	3,229	3,229.00			3,229.00	100.00%	-	161.45
30		SOG M	7,387	7,387.00			7,387.00	100.00%	-	369.35
31		Stoops L	2,498	2,498.00			2,498.00	100.00%	-	124.90
32		Stoops M	2,671	2,671.00			2,671.00	100.00%	-	133.55
33		Trench Ftg. L	5,566	5,566.00			5,566.00	100.00%	-	278.30
34		Trench Ftg. M	8,912	8,912.00			8,912.00	100.00%	-	445.60
35		Walks L	18,431	18,431.00			18,431.00	100.00%	-	921.55
36		Walks M	25,570	25,570.00			25,570.00	100.00%	-	1,278.50
37	42000			-			-		-	-
38		Masonry Labor	9,880	9,880.00			9,880.00	100.00%	-	494.00
39		Masonry Material	4,545	4,545.00			4,545.00	100.00%	-	227.25
40	51200			-			-		-	-
41		Misc Steel Labor	14,000	14,000.00			14,000.00	100.00%	-	700.00

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
42		Steel Labor	31,000	31,000.00			31,000.00	100.00%	-	1,550.00
43		Steel Material	95,000	95,000.00		-	95,000.00	100.00%	-	4,750.00
44	61000			-			-		-	-
45		Rough Carpentry L	9,826	9,826.00			9,826.00	100.00%	-	491.30
46		Rough Carpentry M	6,528	6,528.00			6,528.00	100.00%	-	326.40
47	64100			-			-		-	-
48		Milwork Labor	13,402	13,402.00			13,402.00	100.00%	-	670.10
49		Milwork Material	19,380	19,380.00			19,380.00	100.00%	-	969.00
50	72500			-			-		-	-
51		Weather Barriers L	1,770	1,770.00			1,770.00	100.00%	-	88.50
52		Weather Barriers M	675	675.00			675.00	100.00%	-	33.75
53	74213			-			-		-	-
54		Metal Wall Panels L	11,144	11,144.00			11,144.00	100.00%	-	557.20
55		Metal Wall Panels M	10,485	10,485.00			10,485.00	100.00%	-	524.25
56	74213.23			-			-		-	-
57		Metal Panel Install	9,993	9,993.00			9,993.00	100.00%	-	499.65
58	75400			-			-		-	-
59		Membrane Roof L	3,878	3,878.00			3,878.00	100.00%	-	193.90
60		Membrane Roof M	2,883	2,883.00			2,883.00	100.00%	-	144.15
61	79200			-			-		-	-
62		Joint Sealants L	3,133	3,133.00			3,133.00	100.00%	-	156.65
63		Joint Sealants M	922	922.00			922.00	100.00%	-	46.10
64	81100			-			-		-	-
65		Door & HW Labor	4,096	4,096.00			4,096.00	100.00%	-	204.80
66		Door Frame Labor	3,968	3,968.00			3,968.00	100.00%	-	198.40
67		Door Frame Material	17,780	17,780.00		-	17,780.00	100.00%	-	889.00
68	81416			-			-		-	-
69		Wood Door Material	7,223	7,223.00			7,223.00	100.00%	-	361.15
70	83100			-			-		-	-
71		Access Doors	750	750.00			750.00	100.00%	-	37.50
72	83223			-			-		-	-
73		Sliding Glazed I	2,925	2,925.00			2,925.00	100.00%	-	146.25
74		Sliding Glazed M	21,365	21,365.00			21,365.00	100.00%	-	1,068.25
75	83313			-			-		-	-
76		Coiling Door L	800	800.00			800.00	100.00%	-	40.00
77		Coiling Door M	5,300	5,300.00		-	5,300.00	100.00%	-	265.00
78		Coiling Door SD	500	500.00			500.00	100.00%	-	25.00
79	84313			-			-		-	-
80		Alum Storefront OH	17,719	17,719.00			17,719.00	100.00%	-	885.95
81		Alum Storefront PM	10,632	10,632.00			10,632.00	100.00%	-	531.60
82		Distrubution	2,681	2,681.00			2,681.00	100.00%	-	134.05
83		Engineering	13,924	13,924.00			13,924.00	100.00%	-	696.20
84		Equipment	10,771	10,771.00			10,771.00	100.00%	-	538.55
85		Fabrication	21,518	21,518.00			21,518.00	100.00%	-	1,075.90
86		Layout	5,200	5,200.00			5,200.00	100.00%	-	260.00
87		Moblization	3,544	3,544.00			3,544.00	100.00%	-	177.20
88		Storefront Glass I	894	894.00			894.00	100.00%	-	44.70
89		Storefront Install	4,631	4,631.00			4,631.00	100.00%	-	231.55

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
90		Storefront Material	6,042	6,042.00			6,042.00	100.00%	-	302.10
91	84413			-			-		-	-
92		Curtainwall Glass I	7,962	7,962.00			7,962.00	100.00%	-	398.10
93		Curtainwall Install	44,520	44,520.00			44,520.00	100.00%	-	2,226.00
94		Curtainwall Material	89,798	89,798.00			89,798.00	100.00%	-	4,489.90
95	87100			-			-		-	-
96		Door HW Material	61,997	61,997.00			61,997.00	100.00%	-	3,099.85
97	88000			-			-		-	-
98		Glazing Install	1,218	1,218.00			1,218.00	100.00%	-	60.90
99		Glazing Material	3,237	3,237.00			3,237.00	100.00%	-	161.85
100	92116			-			-		-	-
101		Gyp Bd Assemb GC's	37,435	37,435.00			37,435.00	100.00%	-	1,871.75
102		Gyp Ceiling L	3,051	3,051.00			3,051.00	100.00%	-	152.55
103		Gyp Ceiling M	6,520	6,520.00			6,520.00	100.00%	-	326.00
104		Gyp Int. Wall L	47,461	47,461.00			47,461.00	100.00%	-	2,373.05
105		Gyp Int. Wall M	59,203	59,203.00			59,203.00	100.00%	-	2,960.15
106	93000			-			-		-	-
107		Tile Labor	6,383	6,383.00			6,383.00	100.00%	-	319.15
108		Tile Material	3,721	3,721.00			3,721.00	100.00%	-	186.05
109	95100			-			-		-	-
110		ACT Labor	6,017	6,017.00			6,017.00	100.00%	-	300.85
111		ACT Material	6,205	6,205.00			6,205.00	100.00%	-	310.25
112		Gyp Bulkhead L	14,821	14,821.00			14,821.00	100.00%	-	741.05
113		Gyp Bulkhead M	11,707	11,707.00			11,707.00	100.00%	-	585.35
114	96500			-			-		-	-
115		Base Labor	1,628	1,628.00			1,628.00	100.00%	-	81.40
116		Base Mateiral	3,899	3,899.00			3,899.00	100.00%	-	194.95
117		LVT Labor	8,716	8,716.00			8,716.00	100.00%	-	435.80
118		LVT Material	25,848	25,848.00			25,848.00	100.00%	-	1,292.40
119	96813			-			-		-	-
120		Carpet Labor	943	943.00			943.00	100.00%	-	47.15
121		Carpet Material	5,420	5,420.00			5,420.00	100.00%	-	271.00
122	98430			-			-		-	-
123		Baffles L	8,012	8,012.00			8,012.00	100.00%	-	400.60
124		Baffles M	16,560	16,560.00			16,560.00	100.00%	-	828.00
125	99000			-			-		-	-
126		Paint Labor	18,880	15,104.00	3,776.00		18,880.00	100.00%	-	944.00
127		Paint Material	10,084	7,120.00	2,964.00		10,084.00	100.00%	-	504.20
128	033500			-			-		-	-
129		Concrete sealer	1,200	-	1,200.00		1,200.00	100.00%	-	60.00
130		Concrete Topping L	13,000	13,000.00			13,000.00	100.00%	-	650.00
131		Concrete Topping M	29,900	29,900.00			29,900.00	100.00%	-	1,495.00
132	100000			-			-		-	-
133		Specialties Labor	14,184	14,184.00			14,184.00	100.00%	-	709.20
134	101400			-			-		-	-
135		6" Vinyl Labor	300	300.00			300.00	100.00%	-	15.00
136		6" Vinyl Material	400	400.00			400.00	100.00%	-	20.00
137		8" Vinyl Labor	150	150.00			150.00	100.00%	-	7.50

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
138		8" Vinyl Material	100	100.00			100.00	100.00%	-	5.00
139		Channel Letter L	4,000	4,000.00			4,000.00	100.00%	-	200.00
140		Channel Letter M	11,800	11,800.00			11,800.00	100.00%	-	590.00
141		Plaque Labor	300	300.00			300.00	100.00%	-	15.00
142		Plaque Materials	1,428	1,428.00			1,428.00	100.00%	-	71.40
143		Restroom Sign L	450	450.00			450.00	100.00%	-	22.50
144		Restroom Sign M	648	648.00			648.00	100.00%	-	32.40
145		Room ID Sign L	1,800	1,800.00			1,800.00	100.00%	-	90.00
146		Room ID Sign M	1,368	1,368.00			1,368.00	100.00%	-	68.40
147	102113			-			-		-	-
148		Toilet Compart M	20,350	20,350.00			20,350.00	100.00%	-	1,017.50
149	102226			-			-		-	-
150		Operable Part SD	2,800	2,800.00			2,800.00	100.00%	-	140.00
151		Operable Partition L	4,700	4,700.00			4,700.00	100.00%	-	235.00
152		Operable Partition M	33,000	33,000.00			33,000.00	100.00%	-	1,650.00
153	102600			-			-		-	-
154		Wall and CG M	1,275	1,275.00			1,275.00	100.00%	-	63.75
155	104400			-			-		-	-
156		Fire Extinguishers M	985	985.00			985.00	100.00%	-	49.25
157	107316.33			-			-		-	-
158		Film Material	10,988	10,988.00			10,988.00	100.00%	-	549.40
159		Glazed Canopie I	5,687	-	5,687.00		5,687.00	100.00%	-	284.35
160		Glazed Canopies M	24,637	24,637.00			24,637.00	100.00%	-	1,231.85
161		Panels Material	34,504	34,504.00			34,504.00	100.00%	-	1,725.20
162	111810			-			-		-	-
163		Keybox M	975	975.00			975.00	100.00%	-	48.75
164	122413			-			-		-	-
165		Roller Shades L	3,586	3,586.00			3,586.00	100.00%	-	179.30
166		Roller Shades M	21,966	21,966.00			21,966.00	100.00%	-	1,098.30
167	129300			-			-		-	-
168		Bike Racks	2,500	2,500.00			2,500.00	100.00%	-	125.00
169	210000			-			-		-	-
170		Fire Sprinkler L	19,409	19,409.00			19,409.00	100.00%	-	970.45
171		Fire Sprinkler M	16,591	16,591.00			16,591.00	100.00%	-	829.55
172	220000			-			-		-	-
173		Demo Labor	15,034	15,034.00			15,034.00	100.00%	-	751.70
174		Plumbing Labor	74,000	74,000.00			74,000.00	100.00%	-	3,700.00
175		Plumbing Material	49,800	49,800.00			49,800.00	100.00%	-	2,490.00
176		Submittals	39,419	39,419.00			39,419.00	100.00%	-	1,970.95
177	230000			-			-		-	-
178		Controls Labor	18,970	18,970.00			18,970.00	100.00%	-	948.50
179		Controls Material	10,510	10,510.00			10,510.00	100.00%	-	525.50
180		Duct Accessories L	5,766	5,766.00			5,766.00	100.00%	-	288.30
181		Duct Accessories M	16,297	16,297.00			16,297.00	100.00%	-	814.85
182		Ductwork Labor	9,532	9,532.00			9,532.00	100.00%	-	476.60
183		Ductwork Material	22,063	22,063.00			22,063.00	100.00%	-	1,103.15
184		Equipment L	7,198	7,198.00			7,198.00	100.00%	-	359.90
185		Equipment M	137,598	137,598.00			137,598.00	100.00%	-	6,879.90

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
186		Fan,Grill,Louver L	1,948	1,948.00			1,948.00	100.00%	-	97.40
187		Fan,Grill,Louver M	12,584	12,584.00			12,584.00	100.00%	-	629.20
188		Insulation Labor	15,450	15,450.00			15,450.00	100.00%	-	772.50
189		Insulation Material	7,850	7,850.00			7,850.00	100.00%	-	392.50
190		Rental Equipment	9,022	9,022.00			9,022.00	100.00%	-	451.10
191		Shop Drawings	11,659	11,659.00			11,659.00	100.00%	-	582.95
192		TAB Labor	3,400	3,400.00			3,400.00	100.00%	-	170.00
193		TAB Material	900	900.00			900.00	100.00%	-	45.00
194	260050			-			-		-	-
195		Common Work L	3,520	3,344.00	176.00		3,520.00	100.00%	-	176.00
196		Hangers and Supp L	1,760	1,760.00			1,760.00	100.00%	-	88.00
197		Hangers and Supp M	385	385.00			385.00	100.00%	-	19.25
198	260090			-			-		-	-
199		Electrical Demo L	4,290	4,290.00			4,290.00	100.00%	-	214.50
200	260519			-			-		-	-
201		Power L	19,800	19,404.00	396.00		19,800.00	100.00%	-	990.00
202		Power M	9,917	9,718.00	199.00		9,917.00	100.00%	-	495.85
203	260526			-			-		-	-
204		Grounding L	660	660.00			660.00	100.00%	-	33.00
205		Grounding M	545	545.00			545.00	100.00%	-	27.25
206	260553			-			-		-	-
207		ID Electrical Sys L	440	-	440.00		440.00	100.00%	-	22.00
208		ID Electrical Sys M	180	-	180.00		180.00	100.00%	-	9.00
209	260533.13			-			-		-	-
210		Raceway L	41,800	40,964.00	836.00		41,800.00	100.00%	-	2,090.00
211		Raceway M	8,650	8,477.00	173.00		8,650.00	100.00%	-	432.50
212	260533.16			-			-		-	-
213		Boxes L	1,320	1,320.00			1,320.00	100.00%	-	66.00
214		Boxes M	560	560.00			560.00	100.00%	-	28.00
215	260923			-			-		-	-
216		Lighting Control L	5,830	2,915.00	2,915.00		5,830.00	100.00%	-	291.50
217		Lighting Control M	9,405	9,405.00			9,405.00	100.00%	-	470.25
218	262416			-			-		-	-
219		Panelboard L	2,860	2,717.00	143.00		2,860.00	100.00%	-	143.00
220		Panelboard M	22,300	21,185.00	1,115.00		22,300.00	100.00%	-	1,115.00
221	262726			-			-		-	-
222		Wiring Devices L	6,600	4,950.00	1,650.00		6,600.00	100.00%	-	330.00
223		Wiring Devices M	1,950	1,462.00	488.00		1,950.00	100.00%	-	97.50
224	262816.16			-			-		-	-
225		Enclosed Switches L	550	550.00			550.00	100.00%	-	27.50
226		Enclosed Switches M	1,525	1,525.00			1,525.00	100.00%	-	76.25
227	263600			-			-		-	-
228		Transfer Switch L	440	-	440.00		440.00	100.00%	-	22.00
229		Transfer Switch M	3,225	-	3,225.00		3,225.00	100.00%	-	161.25
230	264300			-			-		-	-
231		Surge Device L	110	55.00	55.00		110.00	100.00%	-	5.50
232		Surge Device M	1,950	975.00	975.00		1,950.00	100.00%	-	97.50
233	265100			-			-		-	-

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
234		Int. Lighting L	13,640	10,230.00	3,410.00		13,640.00	100.00%	-	682.00
235		Int. Lighting M	49,803	37,352.25	12,450.75		49,803.00	100.00%	-	2,490.15
236	265600			-			-		-	-
237		Ext. Lighting L	1,760	1,320.00	352.00		1,672.00	95.00%	88.00	83.60
238		Ext. Lighting M	9,896	7,422.00	2,474.00		9,896.00	100.00%	-	494.80
239	271000			-			-		-	-
240		Struc Cable M	26,000	19,500.00	6,500.00		26,000.00	100.00%	-	1,300.00
241	274100			-			-		-	-
242		AV material	63,000	25,200.00	34,650.00		59,850.00	95.00%	3,150.00	2,992.50
243	281300			-			-		-	-
244		Security Material	61,016	12,203.00	45,762.20		57,965.20	95.00%	3,050.80	2,898.26
245	284600			-			-		-	-
246		Fire Alarm Material	11,285	9,592.00	1,693.00		11,285.00	100.00%	-	564.25
247	310000			-			-		-	-
248		Aggregate - Material	14,500	14,500.00			14,500.00	100.00%	-	725.00
249		Amended soils - Labo	3,000	3,000.00			3,000.00	100.00%	-	150.00
250		Amended Soils - Mate	6,000	6,000.00			6,000.00	100.00%	-	300.00
251		Demo - Labor	18,500	18,500.00			18,500.00	100.00%	-	925.00
252		Mobilization	2,000	2,000.00			2,000.00	100.00%	-	100.00
253		Rough grade - Labor	3,500	3,500.00			3,500.00	100.00%	-	175.00
254		Site grading - Labor	21,000	21,000.00			21,000.00	100.00%	-	1,050.00
255		Strip site and pile	2,000	2,000.00			2,000.00	100.00%	-	100.00
256	321723			-			-		-	-
257		Pavement Markings	12,019	12,019.00			12,019.00	100.00%	-	600.95
258	329300			-			-		-	-
259		Landscape Labor	22,766	22,766.00			22,766.00	100.00%	-	1,138.30
260		Landscape Material	23,614	23,614.00			23,614.00	100.00%	-	1,180.70
261		Landscape Pavers	13,125	13,125.00			13,125.00	100.00%	-	656.25
262		Landscape Temp Water	2,500	2,500.00			2,500.00	100.00%	-	125.00
263		Lime Stone Blocks	8,865	8,865.00			8,865.00	100.00%	-	443.25
264		MOBILE PLANTERS	42,790	42,790.00			42,790.00	100.00%	-	2,139.50
265		Paver Sub-Base Matei	15,840	15,840.00			15,840.00	100.00%	-	792.00
266	330000			-			-		-	-
267		Utilities - Labor	25,000	25,000.00			25,000.00	100.00%	-	1,250.00
268		Utilities - Material	42,500	42,500.00			42,500.00	100.00%	-	2,125.00
269		Change order 1 COR 1	$ 20,910.07	20,258.00	652.07	-	20,910.07	100.00%	-	1,045.50
270		Change order 2 COR 2	$ 2,053.83	2,053.83			2,053.83	100.00%	-	102.69
271		Change order 2 COR 4	$ 1,786.54	1,786.54			1,786.54	100.00%	-	89.33
272		Change order 2 COR 5	$ 16,006.17	4,500.00	11,506.17		16,006.17	100.00%	-	800.31
273		Change order 2 COR 7	$ 8,709.84	410.00	8,299.84		8,709.84	100.00%	-	435.49
274		Change order 2 COR 8	$ 9,514.71	-	9,514.71		9,514.71	100.00%	-	475.74
275		Change order 2 COR 10	$ 2,173.05	2,173.05			2,173.05	100.00%	-	108.65
276		Change order 3 COR 06	$ 914.38	914.38			914.38	100.00%	-	45.72
277		Change order 3 COR 11	$ 1,325.66	1,325.66			1,325.66	100.00%	-	66.28
278		Change order 3 COR 12	$ 1,235.40	1,235.40			1,235.40	100.00%	-	61.77
279		Change Order 4 COR 13	$ 927.62	-	927.62		927.62	100.00%	-	46.38
280		Change Order 4 COR 15	$ 500.00	500.00			500.00	100.00%	-	25.00
281		Change Order 4 COR 16	$ 2,926.88	1,200.00	1,726.88		2,926.88	100.00%	-	146.34

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
282		Change Order 4 COR 17	$ 1,154.46	-	1,154.46		1,154.46	100.00%	-	57.72
283				-			-		-	-
284				-			-		-	-
521				-			-		-	-
		TOTAL Scheduled Values	$ 2,913,437.61	$ 2,721,098.11	$ 186,050.70	$ -	$ 2,907,148.81	99.78%	$ 6,288.80	$ 145,357.44

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.h.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving pay request no. 2 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of $1,087,386.10

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #2 in the amount of $1,087,386.10 related to the SE Industrial Public Improvements BP1 Project.

This pay application has been reviewed by City Staff and Engineers from Shive-Hattery for accuracy and is for work completed on BP1 through July 31st, 2026, for the project. Phase 1 of this project is well underway and is tracking slightly ahead of schedule at this point. Sanitary sewer work along 32nd St. SE has been completed. Storm sewer work is also nearing completion on Vermeer Dr. SE, and water main installation has also been completed. The new roadway bed is being prepared along 32nd St. SE. Paving is scheduled to begin around the week of August 17th.

FUNDING SOURCE: TIF Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-274
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 260817-274

RESOLUTION APPROVING PAY REQUEST NO. 2 TO MCANINCH CORP. FOR SE INDUSTRIAL PUBLIC IMPROVEMENTS BP1 PROJECT IN THE AMOUNT OF $1,087,386.10

WHEREAS the SE Industrial Public Improvements BP1 Project Pay Request No. 2 was submitted on July 14th, 2026; AND

WHEREAS the Pay Request No. 2 is for work completed though July 31st, 2026, on the SE Industrial Public Improvements BP1 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request to McAninch Corp. in the above-referenced amount is hereby approved.

Passed this 17th 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				

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 16446

To Owner : City of Bondurant
200 2 St. NE

Bondurant IA 50035

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

Project : 11633- SE Industrial Improvements Phase 1

Via Architect :

Application No. : 2
Period To : 7/31/2026
Project Nos :

Distribution to :
- ☐ Owner
- ☐ Architect
- ☐ Contractor
- ☐
- ☐

Contract For :

Contract Date :

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**		$4,519,416.54
2. **NET CHANGE BY CHANGE ORDERS**		$0.00
3. **CONTRACT SUM TO DATE**		$4,519,416.54
4. **TOTAL COMPLETED AND STORED TO DATE**		$1,642,347.00
5. **RETAINAGE:**		
a. 3.00% of Completed Work	$49,270.47	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$49,270.47
6. **TOTAL EARNED LESS RETAINAGE**		$1,593,076.53
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**		$505,690.43
8. **CURRENT PAYMENT DUE**		$1,087,386.10
9. **BALANCE TO FINISH, PLUS RETAINAGE**		$2,926,340.01

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

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

CONTRACTOR: McAninch Corporation

By: _____ Date: 8-7-2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 7 day of August 2026

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

ALEXANDRA GOLDSBERRY
Commission Number 862890
My Commission Expires
February 26, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED $1,087,386.10

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

ARCHITECT:

By: _____ Date: 08/11/2026

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.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 2
Application Date : 07/31/26
To : 07/31/26
Architect's Project No. :

Invoice : 16446 **Contract :** 11633- SE Industrial Improvements Phase 1

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	%	Balance To Finish	Retainage
			From Previous Application	This Period In Place	(Not in D or E)	(D + E + F)	(G / C)	(C - G)	
1	CLEARING AND GRUBBING	2,412.00	4,059.00	0.00	0.00	4,059.00	168.28%	-1,647.00	
2	TOPSOIL ON-SITE	191,520.00	57,842.40	0.00	0.00	57,842.40	30.20%	133,677.60	
3	TOPSOIL SPREAD ONLY	56,000.00	0.00	0.00	0.00	0.00	0.00%	56,000.00	
4	EXCAVATION CLASS 10	153,450.00	13,554.00	33,583.50	0.00	47,137.50	30.72%	106,312.50	
5	OBLITERATE EXISTING ROAD BED	18,693.80	0.00	7,242.30	0.00	7,242.30	38.74%	11,451.50	
6	SUBGRADE PREPARATION	73,365.00	0.00	0.00	0.00	0.00	0.00%	73,365.00	
7	SUBGRADE TREATMENT CEMENT STABILIZATION 4%	3,800.00	0.00	0.00	0.00	0.00	0.00%	3,800.00	
8	SUBGRADE TREATMENT GEOGRID	3,600.00	0.00	0.00	0.00	0.00	0.00%	3,600.00	
9	SUBBASE MODIFIED	215,070.00	0.00	0.00	0.00	0.00	0.00%	215,070.00	
10	TRENCH FOUNDATION	850.00	0.00	0.00	0.00	0.00	0.00%	850.00	
11	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 6 IN.	4,293.00	0.00	0.00	0.00	0.00	0.00%	4,293.00	
12	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 8 IN.	68,094.00	7,020.00	35,977.50	0.00	42,997.50	63.14%	25,096.50	
13	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 12 IN.	307,699.40	110,818.20	119,908.00	0.00	230,726.20	74.98%	76,973.20	
14	SANITARY SEWER GRAVITY MAIN TRENCHED PVC 15 IN.	219,726.00	173,979.00	0.00	0.00	173,979.00	79.18%	45,747.00	
15	STORM SEWER TRENCHED 15 IN.	115,399.50	0.00	65,357.10	0.00	65,357.10	56.64%	50,042.40	
16	STORM SEWER TRENCHED 18 IN.	25,591.25	0.00	25,591.25	0.00	25,591.25	100.00%	0.00	
17	STORM SEWER TRENCHED 24 IN.	23,212.75	0.00	23,212.75	0.00	23,212.75	100.00%	0.00	
18	STORM SEWER TRENCHED 30 IN.	4,086.00	0.00	0.00	0.00	0.00	0.00%	4,086.00	
19	STORM SEWER TRENCHED 42 IN.	38,760.00	0.00	38,760.00	0.00	38,760.00	100.00%	0.00	
20	STORM SEWER TRENCHED 54 IN.	94,535.00	0.00	94,535.00	0.00	94,535.00	100.00%	0.00	
21	STORM SEWER TRENCHED 60 IN.	245,038.00	0.00	245,038.00	0.00	245,038.00	100.00%	0.00	
22	REMOVAL OF STORM SEWER ANY TYPE ANY SIZE	7,987.50	0.00	0.00	0.00	0.00	0.00%	7,987.50	
23	PIPE APRON RCP 15 IN.	6,259.50	0.00	4,173.00	0.00	4,173.00	66.67%	2,086.50	
24	PIPE APRON RCP 18 IN.	2,233.50	0.00	2,233.50	0.00	2,233.50	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 2
Application Date : 07/31/26
To : 07/31/26
Architect's Project No. :

Invoice : 16446 **Contract :** 11633- SE Industrial Improvements Phase 1

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D + E + F)	% (G / C)	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
25	PIPE APRON RCP 30 IN.	2,943.75	0.00	0.00	0.00	0.00	0.00%	2,943.75	
26	PIPE APRON RCP 42 IN.	13,821.00	0.00	9,214.00	0.00	9,214.00	66.67%	4,607.00	
27	PIPE APRON RCP 60 IN.	6,918.50	0.00	6,918.50	0.00	6,918.50	100.00%	0.00	
28	SUBDRAIN PERFORATED 4 IN.	106,288.50	0.00	0.00	0.00	0.00	0.00%	106,288.50	
29	SUBDRAIN CLEANOUT TYPE A-1 6 IN.	7,350.00	0.00	0.00	0.00	0.00	0.00%	7,350.00	
30	SUBDRAIN OUTLETS AND CONNECTIONS INTAKE 4 IN.	18,000.00	0.00	0.00	0.00	0.00	0.00%	18,000.00	
31	ROCK CHIMNEY	18,576.25	0.00	0.00	0.00	0.00	0.00%	18,576.25	
32	LOCATE TILE LINES	11,808.88	0.00	0.00	0.00	0.00	0.00%	11,808.88	
33	FIELD TILE REPAIR AND FITTINGS PVC UNSPECIFIED DIA	32,000.00	0.00	0.00	0.00	0.00	0.00%	32,000.00	
34	REMOVAL OF FIELD TILE	19,950.00	0.00	0.00	0.00	0.00	0.00%	19,950.00	
35	WATER MAIN TRENCHED PVC 8 IN.	5,176.50	0.00	5,176.50	0.00	5,176.50	100.00%	0.00	
36	WATER MAIN TRENCHED PVC 12 IN.	88,712.75	0.00	87,571.75	0.00	87,571.75	98.71%	1,141.00	
37	CONNECTION TO EXISTING WATER SYSTEM	17,287.00	0.00	8,643.50	0.00	8,643.50	50.00%	8,643.50	
38	FITTING DUCTILE IRON 8 IN.	4,114.50	0.00	4,114.50	0.00	4,114.50	100.00%	0.00	
39	FITTING DUCTILE IRON 12 IN.	9,876.00	0.00	4,938.00	0.00	4,938.00	50.00%	4,938.00	
40	WATER MAIN REMOVAL 12 IN.	1,001.00	0.00	182.00	0.00	182.00	18.18%	819.00	
41	VALVE RESILIENT WEDGE GATE 8 IN.	4,801.00	0.00	4,801.00	0.00	4,801.00	100.00%	0.00	
42	VALVE RESILIENT WEDGE GATE 12 IN.	20,891.25	0.00	20,891.25	0.00	20,891.25	100.00%	0.00	
43	FIRE HYDRANT ASSEMBLY	63,269.50	0.00	63,269.50	0.00	63,269.50	100.00%	0.00	
44	FIRE HYDRANT RELOCATION	9,233.25	0.00	9,233.25	0.00	9,233.25	100.00%	0.00	
45	VALVE BOX EXTENSION	2,212.00	0.00	0.00	0.00	0.00	0.00%	2,212.00	
46	MANHOLE SW-301 48 IN.	86,114.00	49,208.00	18,453.00	0.00	67,661.00	78.57%	18,453.00	
47	MANHOLE SW-401 48 IN.	4,402.75	0.00	4,402.75	0.00	4,402.75	100.00%	0.00	
48	MANHOLE SW-401 72 IN.	9,249.00	0.00	9,249.00	0.00	9,249.00	100.00%	0.00	
49	MANHOLE SW-401 96 IN.	19,653.75	0.00	19,653.75	0.00	19,653.75	100.00%	0.00	
50	INTAKE SW-501	6,732.50	0.00	6,732.50	0.00	6,732.50	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing
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In tabulations below, amounts are stated to the nearest cent.
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Application No. : 2
Application Date : 07/31/26
To : 07/31/26
Architect's Project No. :

Invoice : 16446 **Contract : 11633- SE Industrial Improvements Phase 1**

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D + E + F)	% (G / C)	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
51	INTAKE SW-502 60 IN.	5,655.75	0.00	5,655.75	0.00	5,655.75	100.00%	0.00	
52	INTAKE SW-502 96 IN.	14,155.75	0.00	14,155.75	0.00	14,155.75	100.00%	0.00	
53	INTAKE SW-505	140,484.50	0.00	75,645.50	0.00	75,645.50	53.85%	64,839.00	
54	INTAKE SW-516 MODIFIED	37,797.00	0.00	37,797.00	0.00	37,797.00	100.00%	0.00	
55	PAVEMENT PCC 9 IN.	1,020,461.10	0.00	0.00	0.00	0.00	0.00%	1,020,461.10	
56	GRANULAR SURFACING	15,251.00	0.00	0.00	0.00	0.00	0.00%	15,251.00	
57	SHARED USE PATH PCC 6 IN.	81,854.50	0.00	0.00	0.00	0.00	0.00%	81,854.50	
58	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	7,607.40	0.00	0.00	0.00	0.00	0.00%	7,607.40	
59	SIDEWALK PCC 4 IN.	22,898.00	0.00	0.00	0.00	0.00	0.00%	22,898.00	
60	DETECTABLE WARNING	4,005.20	0.00	0.00	0.00	0.00	0.00%	4,005.20	
61	DRIVEWAY PAVED PCC 8 IN.	46,736.25	0.00	0.00	0.00	0.00	0.00%	46,736.25	
62	PAINTED PAVEMENT MARKINGS DURABLE	8,375.90	0.00	0.00	0.00	0.00	0.00%	8,375.90	
63	PAINTED SYMBOLS AND LEGENDS DURABLE	2,678.00	0.00	0.00	0.00	0.00	0.00%	2,678.00	
64	GROOVES CUT FOR PAVEMENT MARKINGS	8,375.91	0.00	0.00	0.00	0.00	0.00%	8,375.91	
65	GROOVES CUT FOR SYMBOLS AND LEGENDS	1,648.00	0.00	0.00	0.00	0.00	0.00%	1,648.00	
66	TEMPORARY TRAFFIC CONTROL	7,725.00	2,549.25	0.00	0.00	2,549.25	33.00%	5,175.75	
67	TRAFFIC SIGN TYPE A ASSEMBLY PSST	9,270.00	0.00	0.00	0.00	0.00	0.00%	9,270.00	
68	TRAFFIC SIGN TYPE A LIGHT POLE MOUNT	2,008.50	0.00	0.00	0.00	0.00	0.00%	2,008.50	
69	REMOVE AND REINSTALL TRAFFIC SIGN ASSEMBLY	515.00	0.00	0.00	0.00	0.00	0.00%	515.00	
70	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	21,625.00	0.00	0.00	0.00	0.00	0.00%	21,625.00	
71	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	1,482.00	0.00	0.00	0.00	0.00	0.00%	1,482.00	

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			From Previous Application	This Period In Place					
72	CONVENTIONAL SEEDING SEEDING FERTILIZING AND MULCHING TY	15,965.00	0.00	0.00	0.00	0.00	0.00%	15,965.00	
73	WATERING	25,956.00	0.00	0.00	0.00	0.00	0.00%	25,956.00	
74	PLANTS TREE 2IN CAL. FURNISHED AND INSTALLED (WITH WARRAN	30,127.50	0.00	0.00	0.00	0.00	0.00%	30,127.50	
75	PLANTS SHRUBS 3 GAL. FURNISHED AND INSTALLED (WITH WARRAN	11,160.00	0.00	0.00	0.00	0.00	0.00%	11,160.00	
76	PLANTS PERENNIALS 1 GAL. FURNISHED AND INSTALLED (WITH WA	952.75	0.00	0.00	0.00	0.00	0.00%	952.75	
77	SWPPP PREPARATION	1,545.00	1,545.00	0.00	0.00	1,545.00	100.00%	0.00	
78	SWPPP MANAGEMENT	4,635.00	463.50	463.50	0.00	927.00	20.00%	3,708.00	
79	FILTER SOCK 9 IN.	52,080.00	3,255.00	271.25	0.00	3,526.25	6.77%	48,553.75	
80	FILTER SOCKS REMOVAL	336.00	0.00	0.00	0.00	0.00	0.00%	336.00	
81	TEMPORARY RECP TYPE 2D	1,925.00	0.00	0.00	0.00	0.00	0.00%	1,925.00	
82	RIP RAP CLASS E	8,187.50	0.00	5,221.25	0.00	5,221.25	63.77%	2,966.25	
83	RIP RAP REMOVE AND REINSTALL	2,750.00	0.00	2,750.00	0.00	2,750.00	100.00%	0.00	
84	SILT FENCE OR SILT FENCE DITCH CHECK	33,170.00	0.00	0.00	0.00	0.00	0.00%	33,170.00	
85	SILT FENCE OR SILT FENCE DITCH CHECK REMOVAL OF SEDIMENT	214.00	0.00	0.00	0.00	0.00	0.00%	214.00	
86	SILT FENCE OR SILT FENCE DITCH CHECK REMOVAL OF DEVICE	214.00	0.00	0.00	0.00	0.00	0.00%	214.00	
87	TRACK-OUT CONTROL	15,210.00	0.00	0.00	0.00	0.00	0.00%	15,210.00	
88	EROSION CONTROL MULCHING CONVENTIONAL	3,193.00	0.00	0.00	0.00	0.00	0.00%	3,193.00	
89	INLET PROTECTION DEVICE GRATE	7,936.00	0.00	0.00	0.00	0.00	0.00%	7,936.00	
90	INLET PROTECTION DEVICE MAINTENANCE	659.20	0.00	0.00	0.00	0.00	0.00%	659.20	
91	REMOVAL OF FENCE	4,037.00	4,037.00	0.00	0.00	4,037.00	100.00%	0.00	
92	FIELD FENCE	17,794.00	0.00	0.00	0.00	0.00	0.00%	17,794.00	
93	MOBILIZATION	186,000.00	93,000.00	0.00	0.00	93,000.00	50.00%	93,000.00	

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Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D + E + F)	% (G / C)	Balance To Finish (C - G)	Retainage
			From Previous Application	This Period In Place					
94	CONCRETE WASHOUT	12,700.00	0.00	0.00	0.00	0.00	0.00%	12,700.00	
95	NO EXCUSE ROAD OPENING BONUS	150,000.00	0.00	0.00	0.00	0.00	0.00%	150,000.00	
	Grand Totals	**4,519,416.54**	**521,330.35**	**1,121,016.65**	**0.00**	**1,642,347.00**	**36.34%**	**2,877,069.54**	**49,270.47**

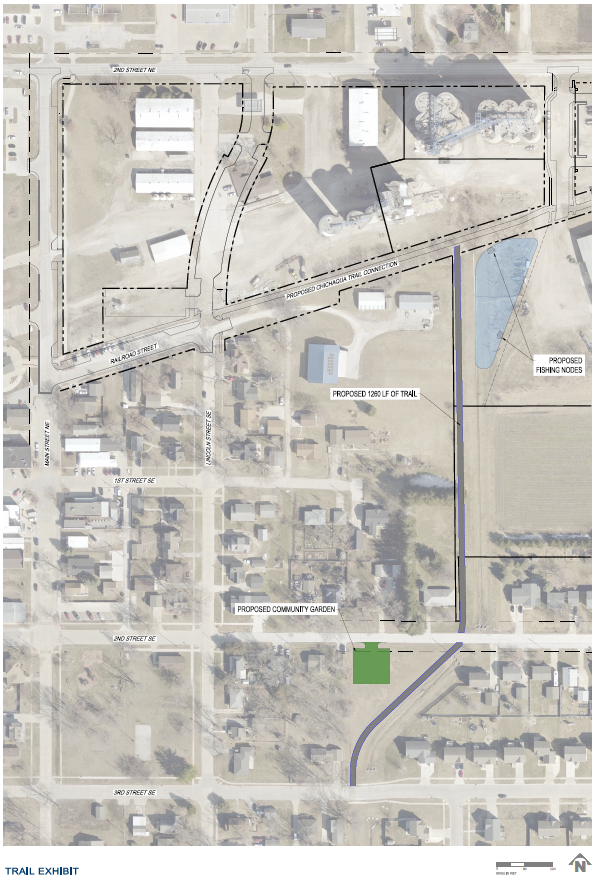
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.i.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving the Land & Water Conservation Fund Grant Agreement for funding to assist with constructing the District Corridor Trail Phase 1 Project

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

BRIEF HISTORY & ANALYSIS: The attached resolution approves the Land & Water Conservation Fund (LWCF) Project Grant Agreement between the City of Bondurant and the Iowa Department of Natural Resources for Phase 1 of the District Corridor Trail. Phase 1 of the District Corridor Trail will connect the Grain District south to 3rd Street SE, as shown in the image below.



TRAIL EXHIBIT

Following the City's successful 2025 grant application, the National Park Service approved federal assistance for the project. The grant provides up to $250,000, representing a 48.989% federal cost share, with a project period of August 6, 2026, through August 5, 2029.

Key terms of the agreement include reimbursement of 48.989% of eligible project expenses up to the grant award, required annual financial and progress reporting, compliance with applicable federal requirements including Build America, Buy America, and completion of the project within the grant period.

With the grant agreement now established, staff anticipates bringing a professional services agreement for project design to City Council for consideration in the near future. Design will advance the project toward eventual bidding and construction in accordance with the grant requirements. This trail project is consistent with the Parks, Trails, & Greenways Master Plan.

FUNDING SOURCE: This is a grant revenue.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260817-275
2. LWCF Grant

CITY OF BONDURANT
RESOLUTION NO. 260817-275

RESOLUTION APPROVING THE LAND & WATER CONSERVATION FUND GRANT AGREEMENT FOR FUNDING TO ASSIST WITH CONSTRUCTING THE DISTRICT CORRIDOR TRAIL PHASE 1 PROJECT

WHEREAS the City of Bondurant has identified the District Corridor Trail as an important trail connection consistent with the City's Parks, Trails, & Greenways Master Plan; AND

WHEREAS Phase 1 of the District Corridor Trail will provide a north/south trail connection from 3rd Street SE extending north to the Grain District, together with associated site improvements; AND

WHEREAS the City of Bondurant submitted a successful application for financial assistance through the federal Land and Water Conservation Fund (LWCF) Program for the District Corridor Trail Project; AND

WHEREAS the National Park Service has approved federal LWCF assistance for the project, and the Iowa Department of Natural Resources has presented the City with Project Grant Agreement No. 19-01421 for the District Corridor Trail Project; AND

WHEREAS the Project Grant Agreement provides for a federal award of up to $250,000, representing a 48.989% federal cost share of eligible project expenses, with a project period beginning August 6, 2026, and ending August 5, 2029; AND

WHEREAS the Project Grant Agreement requires the City to comply with applicable federal and state requirements, including financial and progress reporting requirements, reimbursement procedures, applicable procurement requirements, and the Build America, Buy America requirements; AND

WHEREAS the City Council finds that approval of the Project Grant Agreement is in the best interests of the City and will assist the City in advancing the design and construction of Phase 1 of the District Corridor Trail.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Land and Water Conservation Fund Project Grant Agreement No. 19-01421 between the City of Bondurant and the Iowa Department of Natural Resources for the District Corridor Trail Project is hereby approved, subject to review and approval by legal counsel, and the Mayor and appropriate City staff are hereby authorized to execute the Agreement and any related documents.

Passed this 17th 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				
Lyman				
McKenzie				
Sillanpaa				

August 6, 2026

CITY OF BONDURANT
TIFFANY LUING
P.O. BOX 37
BONDURANT, IA 50035

Re: LWCF Project #19-01421, DISTRICT CORRIDOR TRAIL PROJECT

This letter is to inform you that the National Park Service has approved federal assistance from the Land & Water Conservation Fund for the project identified above.

Attached is your Project Agreement #19-01421, DISTRICT CORRIDOR TRAIL PROJECT, between the Iowa Department of Natural Resources, Land and Water Conservation Fund and the CITY OF BONDURANT. Please have the appropriate official sign and email the Agreement to my attention. A fully executed copy will be returned to your office. The beginning date of the project agreement is the date the project is officially approved by the National Park Service, or the date a waiver of retroactively had been granted.

No costs will be reimbursed for items or work dated prior to the approved start date of the project agreement (except preliminary construction costs for items such as site planning, construction design, and feasibility studies, or in the case of a waiver of retroactively being granted). Your project budget has also been attached.

Please read the enclosed agreement and general conditions outlining your responsibilities for reporting and compliance. All acquisition and/or development work must be completed by the expiration date. If you have any questions, please contact me at 515-720-2006.

Sincerely,

Kathleen Moench

Kathleen Moench
Budget and Finance Bureau

Enclosures

FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM
CFDA #: 15.916, Outdoor Recreation/Acquisition, Development & Planning
IOWA DEPARTMENT OF NATURAL RESOURCES
PROJECT GRANT AGREEMENT
Federal Opportunity #: **P26AP01113-00**

PROJECT #: 19-01421

NAME OF GRANTEE:	CITY OF BONDURANT
PROJECT TITLE:	DISTRICT CORRIDOR TRAIL PROJECT
AWARD CEILING:	**$250000.00** (Federal Cost Share rate of **48.989%)**
PROJECT PERIOD:	8/6/2026 - 8/5/2029
GRANTEE ADDRESS:	P.O. BOX 37 BONDURANT, IA 50035
PROJECT COUNTY:	POLK
PROJECT SCOPE:	CONSTRUCTION OF THE NORTH/SOUTH SEGMENT OF THE CHICHAQUA VALLEY TRAIL EXTENSION THROUGH THE CITY GRAIN DISTRICT AND EAST/WEST SITE ENHANCEMENTS, LOCATED ALONG 3RD ST SE, AND NORTH TO GRAIN DISTRICT, BONDURANT, POLK COUNTY, IOWA.
DNR CONTACT:	KATHLEEN MOENCH, 515-720-2006, KATHLEEN.MOENCH@DNR.IOWA.GOV

FEDERAL (calendar year) AND STATE (fiscal year) REPORTING:

A. Federal Progress and Financial Reporting:
Annual Federal Reports include the Federal Financial Report (FFR) and Performance Progress Report (PPR). The Grantee is required to email the Department contact with a summary of **calendar** year annual expenses on the project along with a short narrative of project accomplishments, including any concerns or issues that have developed, by the following dates. (An example report for both has been included as Attachment A)

Year 1 Reports Due: 12/29/2027
Year 2 Reports Due: 12/29/2028
Year 3 Reports Due:
Final Reports Due: 12/3/2029

B. State Financial Reporting:
Fiscal Year reporting required by the State. Grantees are required to send an annual email to the DNR Contact by July 30, providing the total grant expenses for the **fiscal** year (July 1 – June 30), and cumulative from the start of the project. The email should include the following language:

1. LWCF Program; Grant #: _____, Project Title: _____
2. Total Grant Expenditures for the current Fiscal Year (July 1 – June 30): $_____
3. Cumulative Years Grant Expenditures through FY June 30: $_____

"I certify that the above grant expenditures are accurate and have been incurred as of June 30, 20__, in accordance with the terms of the Grant Agreement."

The State of Iowa, represented by the Director, Department of Natural Resources, and the Grantee, mutually agree to perform this agreement in accordance with the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964) as amended, with the general provisions attached hereto and made a part hereof, and with the approved project proposal including attachments and any amendment thereto which have been or will be submitted for this project.

It is understood by the parties hereto that this agreement shall not obligate State of Iowa funds for the project costs described herein. It is further understood that incurred costs will not be reimbursed without written approval that such federal funds have been encumbered.

SPECIAL TERMS AND CONDITIONS FOR YOUR GRANT AGREEMENT:

1. ***Grantee must comply with the Program General Provisions and the following special terms:***
   a) ***In the event that Historic Properties are inadvertently encountered during the undertaking of this project, work will immediately cease and the Grantee will notify the Iowa Department of Natural Resources within 48 hours, or as soon as reasonably possible. The DNR, in consultation with the National Park Service, State Historic Preservation Officer, and Indian Tribes will make reasonable efforts to avoid, minimize or mitigate adverse effects on those historic properties.***
   b) ***A final signed LWCF Boundary Map will be submitted prior to final draw and project closeout.***

2. ***Reimbursement of expenses will be 48.989% of each total billing, up to the total Grant Award.***

3. ***The grantee shall comply with 2 CFR Part 200, 2 CFR Part 1402, and the LWCF Manual, located: https://www.nps.gov/subjects/lwcf/v72-1.htm***

4. ***The grantee shall comply with the Build America, Buy America Law, Section 70914 of the Bipartisan Infrastructure Law, P.L. 117-58, unless a waiver is applied for and approved by the Department of Interior and the Made in America Office. See Buy America section attached.***

5. ***A final billing for reimbursement shall be submitted within 90 days of the expiration of the project period. See Sections "A" and "B" of the attached General Provisions for required documents.***

STATE OF IOWA

By: _____
Kayla Lyon, Director
Iowa Department of Natural Resources

8/6/2026
Date

LOCAL AGENCY

By: _____
Signature

TIFFANY LUING
TLUING@CITYOFBONDURANT.COM
Name & Email

States shall assure that Participants comply with the terms of the project agreement, the provisions of the NPS, and all relevant laws, rules and regulations. States shall be responsible for the actions of Participants relating to the execution of projects.

A. ACQUISITION PROJECTS - PERFORMANCE & ADMINISTRATION

A.1 ACCOUNTS & RECORDS

1. The participating agency will establish a separate account for each land acquisition project which will be identified by the number assigned to the project by the NPS. Supporting documents such as claims for land costs should also be referenced with the NPS project number.

2. All financial records pertaining to the project must be kept readily available for examination by Federal auditors. All such records shall be retained for inspection for a period of three years after the project is completed or terminated and a final audit on the project conducted.

A.2 PROJECT BILLING & DOCUMENTATION

Upon a reviewed and approved appraisal notification, a project billing may be submitted for purchase of the property(s). The following documents are required for your final reimbursement.

1. Statement of Just Compensation for each tract of land.
2. Signed Offer to Buy.
3. Statement of Differences in Value for each tract (when necessary).
4. Certificate of Title for each tract of land prepared by the participating agency's official legal officer.
5. Photocopies of the deed(s).
6. Photocopies of cancelled checks for payment of land and incidental expenses.

B. DEVELOPMENT PROJECTS - PERFORMANCE & ADMINISTRATION

B.1 PROJECT PERFORMANCE

1. Performance of Construction by Contract. When the total value of construction work to be performed by a contract exceeds $25,000, the following requirements shall apply with respect to performance of the work:
   A. Bids and Awards. Competitive open bidding shall be required, unless the National Park Service (NPS) waives the requirement. When the Participant considers the lowest bidder unqualified, incapable or not responsible, the next lowest bidder may be approved. Justification for acceptance of a no-bid contract or awarding of contracts to other than the lowest bidder shall be subject to the approval of the NPS.
   B. Change Orders. The organization involved shall issue written change orders to the contract for all necessary changes to the facility. Any change which alters the nature or purpose of the facility must be approved by the Director, NPS. Such change orders shall be filed and preserved for a period of three years after the completion of the project. Change orders should be made part of the project file and kept for audits.
   C. Information to be Given Bidders Concerning Federal Funds. The Participant or State shall inform bidders that federal funds are being used to assist in construction, including information on the

efforts to procure Federal Buy America materials. It is preferable to include this information in notices released prior to the issuance of bid invitations.

D. Acceptance of the Contract Work. The Participant or State has full responsibility for determining that the recreation facility is complete and ready for acceptance.

2. Compliance with State and Local Laws. Construction must comply with those State and Local laws, the violation of which may endanger the completion or utilization of the facilities. Any penalties assessed for noncompliance cannot be matched with federal funds.

3. Compliance with Federal Laws. The organization involved, and contractors shall comply with all Federal laws pertaining directly and indirectly to the proposed construction, including Executive Order 10925, as amended by the Executive Order 11114, and the Federal Title 36, Chapter 1, Part 59; Post-Completion Compliance Responsibilities.

B.2 PROJECT BILLINGS & FINAL REIMBURSEMENT REQUIRED DOCUMENTATION

Reimbursement of expenses will be at the approved % of the Grant Award to the total project costs.

Project billings shall be submitted to the State on the following basis:

1. Up to $50,000 total project cost - one billing.
2. Between $50,000 and $250,000 total project cost - no more than two billings.
3. Land purchases - one billing.

Final reimbursements require the following documentation:

1. An emailed letter requesting reimbursement, include the Grant# and name, a paragraph of what was completed with the Grant funds, total project expenses, amount being requested, and sign and date the letter. (The attached Billing Form can also be included with your request)
2. Attach a project expense summary/ledger (excel sheet or City/County account summary) with dates expenses were paid, copies of corresponding invoices/contracts & bids, and cancelled checks.
3. Attach photos of the completed project and a legal description of the park property.

B.3 BUILD AMERICA, BUY AMERICA (BABA)

As required by Section 70914 of the Bipartisan Infrastructure Law (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, on or after May 14, 2022, none of the funds under a federal award that are part of Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States, unless subject to an approved waiver. The requirements of this section must be included in all subawards, including all contracts and purchase orders for work or products under this program.

Recipients of an award of Federal financial assistance are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

1. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

2. All manufactured products used in the project are produced in the United States —this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard

for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

3. All construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project, but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit
https://www.doi.gov/grants/BuyAmerica
Additional information can also be found at the White House Made in America Office website:
https://www.whitehouse.gov/omb/management/made-in-america

Waivers from BABA
When necessary, recipients may apply for, and the Department of the Interior (DOI) may grant, a waiver from these requirements, subject to review by the Made in America Office. The DOI may waive the application of the domestic content procurement preference in any case in which it is determined that one of the below circumstances applies:

1. Non-availability Waiver: the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality;

2. Unreasonable Cost Waiver: the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent; or

3. Public Interest Waiver: applying the domestic content procurement preference would be inconsistent with the public interest.

There may be instances where an award qualifies, in whole or in part, for an existing DOI general applicability waiver as described at:
https://www.doi.gov/grants/BuyAmerica/GeneralApplicabilityWaivers

B.4 ACCOUNTS & RECORDS

1. Financial Responsibility. Appropriate internal controls must be adopted and installed to ensure that the project is accomplished in the most efficient and economical manner.

2. Accounting for Funds Received. The State and Grantee shall provide such fund accounting procedures as may be necessary to assure proper disbursement and accounting for Grant funds. The accounting procedure should be based on generally-accepted accounting standards and principals, and generally, provide the following for the Grant.
    A. Identification of all receipts in sufficient detail to show the source of such receipts.
    B. Itemization of all supporting records to project expenditures in sufficient detail to show the exact nature of each expenditure.

C. G. Identification of invoices/vouchers charged to project number, account number date, and expense classification.
D. H. When payment is by check, the canceled check should be identified and filed, when by cash, they must be supported by receipts.
E. Establishment of adequate internal systems of financial control following generally-accepted accounting and auditing principles.

3. Record Retention. The financial records, including all documents to support entries on the accounting records and to substantiate charges for each project shall be retained and available for inspection for a period of three years after final payment.

B.5 REPORTING

Your Grant Agreement identifies two required yearly reports. Annual Federal Reports include the Federal Financial Report (FFR) and Performance Progress Report (PPR). These reports should include a summary of activities completed during the report period and a financial report of expenditures for the reporting period and to date. No specific report format is required, an example has been provided as Attachment A. A Fiscal Year State Report is required by July 30 annually. The format for this summary is included in your Grant Agreement, Section B.

If any additional reporting is required for your project, it will be included in Special Terms and Conditions Section on the signature page of your Grant Agreement.

B.6 NOTICE

It is essential that the project be developed in conformance with the project proposal submitted and the project agreement. This is particularly true regarding the number of facilities to be constructed or installed. The Department and the NPS must approve any significant change in location or number of facilities before work can begin.

SHADED AREA FOR DNR USE ONLY
ACCOUNTING DEPT. RETURN ONE COPY TO:

CITY OF BONDURANT
P.O. BOX 37
BONDURANT, IA 50035
STATE ID #:

DOC #: _____ **DATE:** _____

1ST PYMT: _____

FUND/DEPT/ORG/$ _____

DEPARTMENT OF NATURAL RESOURCES
PROJECT BILLING - LAND & WATER CONSERVATION FUND

Project billings must be accompanied by all required documentation (invoices, canceled checks, deeds, etc.) covering expenditures included in the billing.

Grant Recipient: CITY OF BONDURANT
Project Title: DISTRICT CORRIDOR TRAIL PROJECT

Project #: 19-01421

Final Billing: Y or N

Use the table below to list your budget items and the expenditures for each item. You should follow the budget items provided with your grant proposal as closely as possible.

Budget Item	Budget Amount	**Expenditures This Billing**	**"To Date" Item Expenditures**
Totals			
Less Expenditures In Excess of Total Authorized Project Budget:			
Total "To Date" Expenditures:			
CLAIM REQUEST (__% OF "TO DATE" EXPENDITURES):			
LESS PREVIOUS PAYMENTS OF:			
TOTAL CLAIM TO BE PAID:			

Land Acquisition - List each parcel separately by parcel #. Use purchase price or appraised value, whichever is the lesser.

I certify that this billing is correct and just based upon actual payment(s) of record by the grant recipient, and that the work and services are in accord with the approved grant.

Signature: _____ Date: _____
Print Name: _____ Phone #: _____

Please sign and email to:
LWCF Program Contact, Budget & Finance Bureau
Iowa Department of Natural Resources
6200 Park Avenue, Suite 200
Des Moines, IA 50321

Grantee Letterhead

Federal LWCF Annual Reporting – Performance Progress Report (PPR) & Federal Financial Report (FFR)

Reporting Period: 1/1/24 – 12/29/24
Grant #: 19-
Project Title:

Project/Grant Overview:
Agreement Period: agreement dates
Total Budget Amount: from application and approved agreement

Project Activities:
Brief summary of what has been accomplished throughout the year, including any issues that may be causing delays

Annual Project Expenditures (Current Reporting Period):
Summarize using approved budget line items from application - Example

Line Item	Annual Expenditures
Acquisition	
Construction	
Structures	
Utilities	
Engineering	
Total $	

Total Project Expenditures (Cumulative Years):
Summarize using approved budget line items from application

Report Prepared By:

signature

Name
Title
Email
Phone

Date Submitted:

Pictures: if available

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.j.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution Approving Purchase of Four New Vehicles and Brush Truck Upfitting in an Amount Not to Exceed $250,176.97

CONTACT PERSON:
John Horton, Public Works Director
Jene Jess, Assistant City Administrator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: The City has identified four vehicles for purchase as part of its planned fleet replacement and operational needs. The proposed purchases include two Chevrolet Silverado 2500HD 4WD Crew Cab Work Trucks at a combined cost of $95,378.00, one 2027 Chevrolet Equinox EV at a cost of $32,994.00, and one 2026 GMC Sierra 3500HD 4WD Crew Cab at a cost of $61,178.80.

The GMC Sierra 3500HD will be utilized by the Bondurant Fire Department as a brush truck and requires specialized equipment and modifications. Karl Emergency Vehicles & Apparel provided Quote No. 16224 in the amount of $60,626.17 for the equipment, labor, and upfitting necessary to place the vehicle into service. The quote includes the Danko skid unit and associated emergency equipment, lighting, controls, winch, storage, custom bumper, installation, and related modifications.

The total cost of the four vehicles and brush truck upfitting is $250,176.97. The purchases and associated upfitting will be financed through a direct loan with Vision Bank. Debt service payments associated with the loan will be paid from the City's Debt Service Fund.

FUNDING SOURCE: FY27 Capital Equipment Replacement Budget from the Debt Service Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. REOSLUTION NO. 260817-276
2. Karl Chevrolet Sales Proposal

CITY OF BONDURANT
RESOLUTION NO. 260817-276

RESOLUTION APPROVING THE PURCHASE OF FOUR NEW VEHICLES AND BRUSH TRUCK UPFITTING FROM KARL AUTOMOTIVE GROUP AND KARL EMERGENCY VEHICLES & APPAREL IN AN AMOUNT NOT TO EXCEED $250,176.97

WHEREAS, on July 15, 2026, the City of Bondurant received a quote from Karl Automotive Group for the purchase of two (2) Chevrolet Silverado 2500HD 4WD Crew Cab Work Trucks in the amount of $47,689.00 each, for a total purchase price of $95,378.00; AND

WHEREAS, the City of Bondurant received a quote from Karl Automotive Group for the purchase of one (1) 2027 Chevrolet Equinox EV in the amount of $32,994.00; AND

WHEREAS, the City of Bondurant received a quote from Karl Automotive Group for the purchase of one (1) 2026 GMC Sierra 3500HD 4WD Crew Cab to serve as a brush truck for the Bondurant Fire Department in the amount of $61,178.80; AND

WHEREAS, the City of Bondurant received Quote No. 16224 from Karl Emergency Vehicles & Apparel for the equipment, modifications, labor, and upfitting necessary to place the GMC Sierra 3500HD into service as a Fire Department brush truck in the amount of $60,626.17; AND

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

2 – Chevrolet Silverado 2500HD 4WD Crew Cab Work Trucks – $95,378.00

1 – 2027 Chevrolet Equinox EV – $32,994.00

1 – 2026 GMC Sierra 3500HD 4WD Crew Cab – $61,178.80

Brush truck equipment, modifications, labor, and upfitting pursuant to Karl Emergency Vehicles & Apparel Quote No. 16224 – $60,626.17

WHEREAS, the total cost of the vehicle purchases and brush truck upfitting is $250,176.97; AND

WHEREAS, the City Council approves the purchase agreements and Quote No. 16224 for the purchases and modifications described herein; AND

WHEREAS, payments for the vehicle purchases are to be made to Karl Automotive Group, and payment for the brush truck equipment, modifications, labor, and upfitting is to be made to Karl Emergency Vehicles & Apparel; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the purchase of two (2) Chevrolet Silverado 2500HD 4WD Crew Cab Work Trucks, one (1) 2027 Chevrolet Equinox EV, one (1) 2026 GMC Sierra 3500HD 4WD

Crew Cab, and the equipment, modifications, labor, and upfitting of the GMC Sierra 3500HD pursuant to Karl Emergency Vehicles & Apparel Quote No. 16224 is hereby approved in a total amount not to exceed $250,176.97.

Passed this 17th 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				

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck



KARL AUTO GROUP is proud to be your #1 Government Chevrolet Vehicle Dealer in Iowa for several years in a row. We are the only Government Dealer in Iowa to provide you a full time staff dedicated solely to government entities and their needs. We can assist you with all of your vehicle needs to include "turn-key" solutions and custom upfitting, saving you time and money with our own Karl Emergency Vehicles. Thank you for the opportunity to earn your business.

KARL AUTOMOTIVE GROUP

Dealership Information

KARL AUTO GROUP
JACOB MADSEN
515-645-3634
J.MADSEN@KARLCHEVROLET.COM

Prepared By:

JACOB MADSEN
KARL AUTOMOTIVE GROUP
5156453634
J.MADSEN@KARLCHEVROLET.COM

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28993. Data Updated: Jul 15, 2026 1:51:00 AM UTC.

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete)

Quote Worksheet

		MSRP
Base Price		$51,900.00
Dest Charge		$2,595.00
Total Options		$2,850.00
	Subtotal	**$57,345.00**
GOV DISCOUNT		($3,900.00)
	Subtotal Pre-Tax Adjustments	**($3,900.00)**
Less Customer Discount		($5,756.00)
	Subtotal Discount	**($5,756.00)**
Trade-In		$0.00
Excluded from Sales Tax	**Subtotal Trade-In**	**$0.00**
	Taxable Price	**$47,689.00**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$47,689.00**

Dealer Signature / Date

Customer Signature / Date

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Data Version: 28993. Data Updated: Jul 15, 2026 1:51:00 AM UTC.

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck — MSRP:$51,900.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 6.6L V8

Transmission, 10-Speed automatic

OPTIONS

CODE	MODEL		MSRP
CK20743	[Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck		$51,900.00
	OPTIONS		
1WT	Work Truck Preferred Equipment Group		$0.00
9L7	Upfitter switch kit, (5)		$150.00
AKO	Glass, deep-tinted	Inc.	
AZ3	Seats, front 40/20/40 split-bench		$0.00
C49	Defogger, rear-window electric	Inc.	
CGN	Chevytec spray-on bedliner		$545.00
DBG	Mirrors, outside power-adjustable vertical trailering	Inc.	
DD8	Mirror, inside rearview auto-dimming	Inc.	
FE9	Emissions, Federal requirements		$0.00
GAZ	Summit White		$0.00
GT4	Rear axle, 3.73 ratio		$0.00
H1T	Jet Black, Cloth seat trim		$0.00
IOR	Audio system, Chevrolet Infotainment 3 system		$0.00
JGD	GVWR, 10,450 lbs. (4740 kg)		$0.00
JHD	Hill Descent Control	Inc.	
KW5	Alternator, 220 amps	Inc.	
L8T	Engine, 6.6L V8		$0.00

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Data Version: 28993. Data Updated: Jul 15, 2026 1:51:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete)

MKM	Transmission, 10-Speed automatic		$0.00
NZZ	Skid Plates	Inc.	
PCV	WT Convenience Package		$785.00
PYN	Wheels, 17" (43.2 cm) painted steel, Silver		$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
QXT	Tires, LT265/70R17E all-terrain, blackwall	Inc.	
VTP	LPO, Assist steps, commercial		$695.00
VYU	Snow Plow Prep/Camper Package		$300.00
Z71	Z71 Off-Road Package		$375.00
ZXT	Tire, spare LT265/70R17E all-terrain, blackwall	Inc.	
___	Suspension, Off-Road	Inc.	
	SUBTOTAL		**$54,750.00**
	Adjustments Total		$0.00
	Destination Charge		$2,595.00
	TOTAL PRICE		**$57,345.00**

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
Data Version: 28993. Data Updated: Jul 15, 2026 1:51:00 AM UTC.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.k.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving the 28E Agreement between the Cities of Bondurant and Altoona titled Collaboration on a Planning & Environmental Linkages Study

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

This resolution approves a 28E Agreement between the Cities of Bondurant and Altoona to formally collaborate on a Planning & Environmental Linkages (PEL) Study for a potential future Interstate 80 interchange in eastern Polk County. The agreement establishes a framework for joint decision-making, cost-sharing, and coordination between the two cities throughout the study process, including shared responsibilities for consultant selection, project oversight, and approval of study outcomes with equal representation from both communities.

The PEL Study will evaluate potential interchange locations along Interstate 80 and associated north-south transportation corridors connecting to Highway 65 and Highway 163, supporting long-term growth and regional transportation planning efforts. This effort is consistent with the Building Bondurant Comprehensive Plan, which identifies the need for enhanced regional connectivity, strategic infrastructure investment, and coordinated growth planning to support future development.

As an update on the study process, the Bondurant City Council previously approved the release of a Request for Qualifications (RFQ) to solicit qualified engineering firms to assist the Cities with completion of the PEL Study. Following review and coordination between Bondurant and Altoona, the Cities anticipate releasing the RFQ later this month. The subsequent consultant selection process will be conducted jointly in accordance with the collaborative framework established by the 28E Agreement.

FUNDING SOURCE: N/A to approve 28E

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260817-277
2. 28E PEL Study

CITY OF BONDURANT
RESOLUTION NO. 260817-277

A RESOLUTION APPROVING THE 28E AGREEMENT BETWEEN THE CITIES OF BONDURANT AND ALTOONA TITLED “COLLABORATION ON A PLANNING & ENVIRONMENTAL LINKAGES STUDY”

WHEREAS the City of Bondurant and the City of Altoona are public agencies authorized under Iowa Code Chapter 28E to enter into cooperative agreements for the joint exercise of powers; AND

WHEREAS the Cities desire to formally collaborate on a Planning & Environmental Linkages (PEL) Study to evaluate a potential future Interstate 80 interchange in eastern Polk County and associated north-south transportation corridors connecting to U.S. Highway 65 and Iowa Highway 163; AND

WHEREAS the proposed 28E Agreement establishes a framework for joint decision-making, cost-sharing, and coordination between the Cities, including equal representation in consultant selection, project oversight, and approval of study outcomes; AND

WHEREAS the Cities have partnered to secure federal Surface Transportation Block Grant (STBG) funding through the Des Moines Area Metropolitan Planning Organization (MPO), along with additional regional funding support, to advance the study; AND

WHEREAS the PEL Study represents a critical early planning step necessary to evaluate alternatives, incorporate environmental considerations, and support future phases of interchange justification, design, and construction; AND

WHEREAS this effort is consistent with the Building Bondurant Comprehensive Plan, which identifies the need for enhanced regional connectivity, strategic infrastructure investment, and coordinated growth planning.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 28E Agreement with the City of Altoona related to Collaboration on a Planning & Environmental Linkages Study is hereby approved, pending review by legal counsel.

Passed this 17th 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				
Lyman				
McKenzie				
Sillanpaa				

Prepared By: John E. Dostart, P.E. (Iowa), City of Altoona, Iowa, 900 Venbury Drive, Suite A, Altoona, IA 50009, (515) 967-5136
Return To: John E. Dostart, P.E. (Iowa), City of Altoona, Iowa, 900 Venbury Drive, Suite A, Altoona, IA 50009, (515) 967-5136

28E Cooperative Agreement
Between the Cities of Altoona and Bondurant for a
Collaboration on a Planning & Environmental Linkages Study

This Agreement is entered into this ____day of _____, 2026, by and between the City of Bondurant, Iowa, (referred to as Bondurant) and the City of Altoona, Iowa, (referred to as Altoona).

WHEREAS, both Cities are public agencies as defined by Section 28E.2 of the Code of Iowa, and

WHEREAS, Section 28E.3 of the Code of Iowa provides that any powers, privileges or authority exercised or capable of exercise by a public agency of the State of Iowa may be exercised and enjoyed jointly by a public agency of the State of Iowa having such power or powers, and

WHEREAS, In accordance with Iowa Code Chapter 28E and other relevant sections of the Code of Iowa, the Cities enter this cooperative and joint Agreement to define the roles and responsibilities of the Cities in order to provide for the makeup of a Request for Proposals for Professional Engineering Services to create a Planning & Environmental Linkages (PEL) Study that will be used to assist in identifying possible locations for a future Eastern Polk County interchange on Interstate Highway 80, and

WHEREAS, both Cities agree to participate in the collaborative PEL study process to formalize the vision for future development in a collaborative way that will benefit transportation for both communities.

WHEREAS, both Cities have partnered to secure a funding commitment of $562,500 of United States Department of Transportation (USDOT) Surface Transportation Block Grant (STBG) formula funds made available by the Iowa Department of Transportation (Iowa DOT) through the Des Moines Area Metropolitan Planning Organization (DSM MPO), and

WHEREAS, Polk County has also agreed to partner with the Cities of Altoona and Bondurant on the development of this study, and

WHEREAS both cities agree that the costs of the PEL Study will be shared equally, and that the study should be approached without predetermined conclusions about the location of the future interchange location, and

WHEREAS the PEL Study will also evaluate transportation corridor options to Highway 65 north of Interstate 80 and to Highway 163 south of Interstate 80; and

WHEREAS prior to the City of Altoona, as Contracting Authority, entering into a contract with the engineering firm selected to perform the PEL Study, both Cities agree that an Annexation Boundary Agreement shall be established to define clear development boundaries, without which either City may choose not to proceed with the PEL Study; and

WHEREAS future 28E Agreements will be necessary to address commission of an Interchange Justification Report (IJR) and eventual design and construction phases; and

WHEREAS both cities will jointly lead and participate in the Request for Proposals (RFP) process for the PEL Study; and

WHEREAS, City of Altoona agrees to be the Project Lead and Primary Recipient, and coordinate with the Iowa DOT and the DSM MPO and the City of Bondurant, agrees to be the Sub-Recipient; and

WHEREAS, the Cities have informed themselves as to this Agreement.

IT IS NOW AGREED that the Cities will enter into this Agreement pursuant to Chapter 28E of the Code of Iowa providing for cooperative action pursuant to the proposed Project, and said cooperative actions include the following:

SECTION 1. PURPOSE

1. The purpose of this Agreement is to formalize the collaboration between the City of Bondurant and the City of Altoona to plan for a future Interstate 80 interchange and associated transportation corridors through the preparation of a Planning & Environmental Linkages (PEL) Study. This effort aligns with the goals and priorities identified in the Comprehensive Plans of both communities.

2. The PEL study will evaluate potential interchange locations between Exits 143 and 148 along Interstate 80 with an open consideration of various options for the interchange locations and identify a preferred location.

3. The study will also examine transportation corridors:
   - North to Highway 65.
   - South to Highway 163.

SECTION 2. FUNDING AND COST-SHARING

1. The City of Altoona and the City of Bondurant will jointly approve and enter into a funding agreement with the Iowa DOT or the Des Moines Metropolitan Planning Organization (DSM MPO or Des Moines MPO).

2. Upon the joint selection of a consultant through the Iowa DOT's Consultant Selection process described in the Iowa DOT's Instructional Memorandums (I.M.) to Local Public Agencies 3.310 (I.M. 3.310), or as defined by the Des Moines MPO, the City of Altoona will be the Contracting Authority with the selected consultant.

3. The Cities of Bondurant and Altoona have secured a funding commitment of $562,500 in United States Department of Transportation (USDOT) Surface Transportation Block Grant (STBG) formula funds made available by the Iowa Department of Transportation (Iowa DOT) through the Des Moines Area Metropolitan Planning Organization (DSM MPO). These funds are available on a reimbursement basis.

4. Any additional joint funding received on this project will be applied equally to joint project costs.

5. Both cities will equally share the cost of the PEL Study not covered by grant funds, with each city responsible for 50% of the remaining amount. The cost share between the Cities will be reduced by any amount of reimbursement received by Polk County, Iowa.

6. Each City may add additional items to the scope of work that they agree to fully fund without seeking a shared contribution from the other City.

7. The City of Altoona will make progress payments to the selected consultant and submit reimbursement requests to the Iowa DOT or the Des Moines MPO as needed.

8. The City of Altoona will submit an invoice to the City of Bondurant for their share of the project costs. The City of Bondurant will reimburse the City of Altoona within 30 days of receipt.

SECTION 3. ANNEXATION BOUNDARY AGREEMENT

1. Prior to the City of Altoona, as Contracting Authority, entering into a contract with the engineering firm selected to perform the PEL Study, the City of Bondurant and the City of Altoona shall negotiate and enter into an Annexation Boundary Agreement establishing clear development boundaries.

2. If an Annexation Boundary Agreement is not reached and executed, either City may choose not to proceed with the PEL Study, and the City of Altoona shall not enter into the consultant contract unless both Cities agree in writing to proceed.

SECTION 4. PEL REQUEST FOR PROPOSALS (RFP) FOR PROPOSAL AND STUDY CREATION PROCESS

1. City of Altoona City Engineer and the City of Bondurant Planning and Community Development Director will serve as co-leads in drafting the RFP for the PEL Study when searching for qualified engineering firms.

2. Both cities will approve releasing the PEL Study RFP.

3. Both cities will have equal representation in the review and selection process for responses to the RFP.

.

4. Both cities will approve the selection engineering firm, following the Iowa DOT's directions for selecting a Consultant utilizing Federal-aid funds in their Local Systems I.M. 3.310 or other instructions issued by the Iowa DOT, or the Federal Highway Administration (FHWA), or the Des Moines MPO.

5. Both cities will have equal representation of the PEL Study Advisory Committee, should such a committee exist.

6. Both cities will consider approval of the final PEL Study.

SECTION 5. FUTURE INTERCHANGE AND AGREEMENTS

1. Future agreements will be required between the City of Bondurant, the City of Altoona, and other relevant parties to address the funding, scoping, design, and construction of any future components of an interchange construction project, including an Interchange Justification Report and construction of an interchange.

2. This agreement does not oblige either city to proceed or participate in any future phase of this project.

SECTION 6. TERMINATION

1. This Agreement will be terminated upon final acceptance of the work by both cities and settlement of the financial conditions set forth in the FUNDING AND COST-SHARING paragraph above, including final project acceptance and closeout in the United States Department of Transportation's Financial Management and Information System (FMIS), and final acceptance of the Iowa DOT's grant award requirements.

2. This agreement will expire on June 30, 2036, unless the project is completed earlier or unless both cities mutually agreed to extend or terminate this agreement earlier.

SECTION 7. AMENDMENTS

This agreement may be amended by mutual written agreement by both cities

SECTION 8. GENERAL CONDITIONS

1. SERVABILITY- If any part of this Agreement is found to be void and unenforceable then the remaining provisions of this Agreement shall remain in effect.

2. NON-DISCRIMINATION- In accordance with Title VI of the Civil Rights Acts of 1964 and Iowa Code Chapter 216 and associated subsequent nondiscrimination laws, regulations and executive orders, the parties to this agreement shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability.

3. CHAPTER 28E PROVISIONS - There will be no new or separate legal or administrative entity created by this Agreement. The primary recipient shall be responsible for the filing of this Agreement with the Iowa Secretary of State as required by law following its execution.

4. EXECUTION – This Agreement may be executed in any number of counterparts, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that the Agreement may be executed by electronic, digital, pdf, or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

5. INDEMNIFICATION – The Cities shall Indemnify and hold each other, their employees and agents, wholly harmless

from any damages, claims, demands, or suits by any person or persons to the extent caused by the respective acts or omissions by the Cities, or the officers, agents, or employees of either, in the course of any work done in connection with any of the matters set forth in this Agreement.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Altoona Signature Block

This agreement was approved by official action of the City of Altoona, Iowa in official session on the ____day of _____, 20_____.

_____
Dean O'Connor, Mayor

(SEAL)

ATTEST:

_____
Randy Pierce, City Clerk

Council Vote:	Ayes	Nays	Absent	Abstain
Duer				
Dunwoody				
Evans				
McFadden				
Stewart				

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Bondurant Signature Block

This agreement was approved by official action of the City of Altoona, Iowa in official session on the ____day of _____, 20_____.

CITY OF BONDURANT

By: _____
Name: Doug Elrod
Title: Mayor

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.I.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution affixing a date for a public hearing on the request to rezoned Parcel 7923.01.100.001 to the (M-1) Limited Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.

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

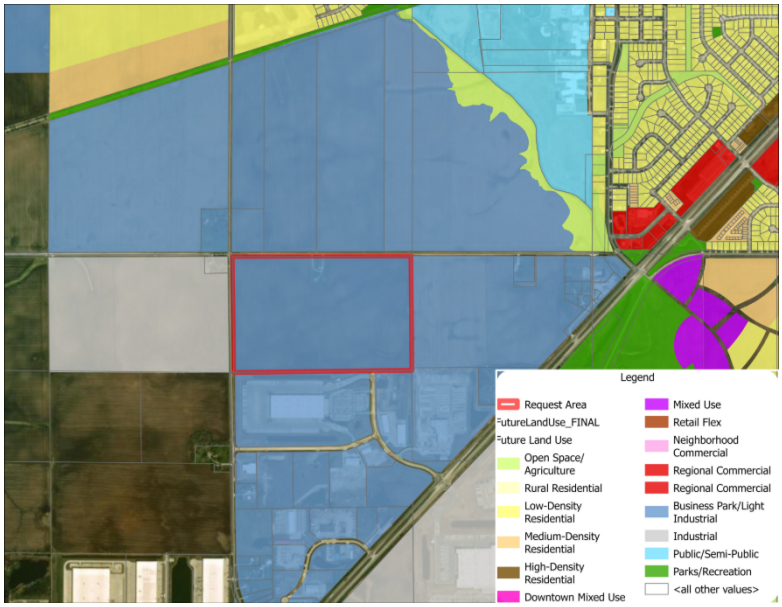
BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for this rezone request for August 31st at 6:00 p.m. at The Station. The City of Bondurant has submitted a rezoning request for Parcel 7923.01.100.001, located to the east of Franklin Street SW and south of 15th Street SW. The rezoning request proposes to change the zoning from Agricultural (A-1) District to the Limited Industrial (M-1) District. This property is currently undeveloped and used for row crop agriculture. The request area is shown outlined 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 property in question is currently shown as Business Park/Light Industrial on the Future Land Use Map. The properties to the north, south and east are also shown as Business Park/Light Industrial. This future land use designation most closely translates to the City's M-1 Limited Industrial or BP Business Park Districts. The request area is outlined in red below on the Future Land Use Map.



Zoning – Parcel 7923.01.100.001 is currently zoned as A-1 Agricultural and used for row crop agriculture. This use would be allowable as a legal non-conforming use if the property is successfully rezoned to the M-1 Limited Industrial District. The property to the south is currently zoned as M-1 Limited Industrial and has industrial developments on site. The property to the east is also zoned as M-1 Limited Industrial and is currently going through the City site certification process. The properties to the north and west are a mix of Agricultural, Limited Industrial, and R-2 Medium-Density Residential. The subject property is shown below in red.



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

Streets – Franklin Street SW is located on the property's western property line. 15th Street SW is accessible from the north. Shiloh Rose Parkway SW is stubbed in the southeastern portion of the property. .

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.

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

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their August 13, 2026 meeting.

Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-278

CITY OF BONDURANT
RESOLUTION NUMBER 260817-278

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO REZONE PARCEL 7923.01.100.001 TO THE (M-1) LIMITED INDUSTRIAL DISTRICT

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone Parcel 7923.01.100.001 to the Limited Industrial (M-1) District, on property further described as follows:

THE NORTH FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER, EXCEPT PARCEL 2020-164 LYING THEREIN, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 18179, PAGE 812, IN SECTION 1, TOWNHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., TOWN OF BONDURANT, POLK COUNTY IOWA. PROPERTY CONTAINS APPROXIMATELY 97.52 TAXABLE ACRES (ASSESSOR;S RECORDS) AND 3.09 ACRES OF PUBLIC RIGHT OF WAY (100.61 ACRES GROSS).

AND,

PARCEL 2020-164, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 18179, PAGE 812, IN THE NORTH FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER EXCEPT PARCEL A LYING THEREIN, OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., TOWN OF BONDURANT, POLK COUNTY IOWA, CONTAINING 2.09 ACRES, WHICH INCLUDES 0.18 ACRES OF EXISTING PUBLIC RIGHT OF WAY.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 31st day of August 2026, 6:00 p.m. at The Station in Bondurant at 100 Main Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th 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				
Lyman				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on August 31st, 2026, in The Station at 100 Main Street NE in Bondurant Polk County, Iowa, to hear a request to rezone property to the Limited Industrial (M-1) District, on property described as follows:

THE NORTH FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER, EXCEPT PARCEL 2020-164 LYING THEREIN, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 18179, PAGE 812, IN SECTION 1, TOWNHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., TOWN OF BONDURANT, POLK COUNTY IOWA. PROPERTY CONTAINS APPROXIMATELY 97.52 TAXABLE ACRES (ASSESSOR;S RECORDS) AND 3.09 ACRES OF PUBLIC RIGHT OF WAY (100.61 ACRES GROSS).

AND,

PARCEL 2020-164, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 18179, PAGE 812, IN THE NORTH FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER EXCEPT PARCEL A LYING THEREIN, OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., TOWN OF BONDURANT, POLK COUNTY IOWA, CONTAINING 2.09 ACRES, WHICH INCLUDES 0.18 ACRES OF EXISTING PUBLIC RIGHT OF WAY.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.m.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution affixing a date for a public hearing on the request to rezone Parcel 7923.02.200.002 to the (M-2) Medium Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.

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

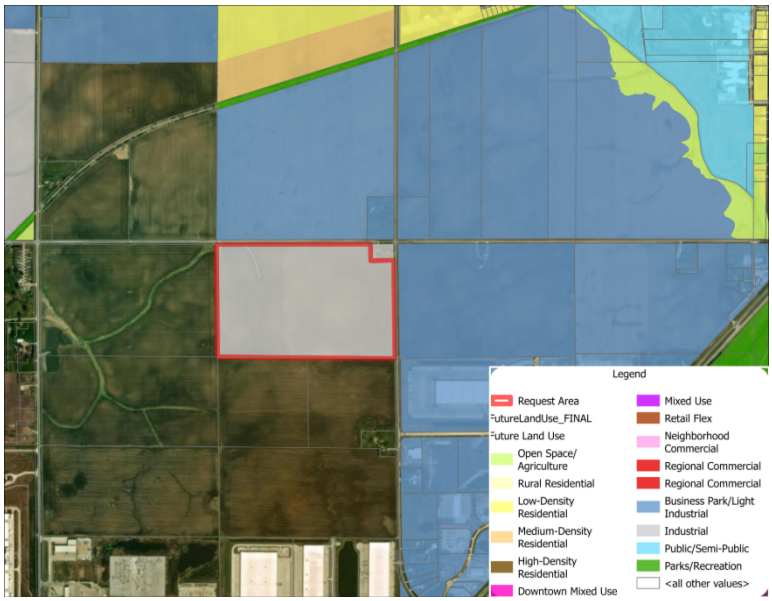
BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for this rezone request for Augsut 31st at 6:00 p.m. at The Station, 100 Main Street NE, Bondurant. The City of Bondurant has submitted a rezoning request for Parcel 7923.02.200.002, located to the west of Franklin Street SW and south of 15th Street SW. The rezoning request proposes to change the zoning from Agricultural (A-1) District to the Medium Industrial (M-2) District. This property is currently undeveloped and used for row crop agriculture. The request area is shown outlined below.



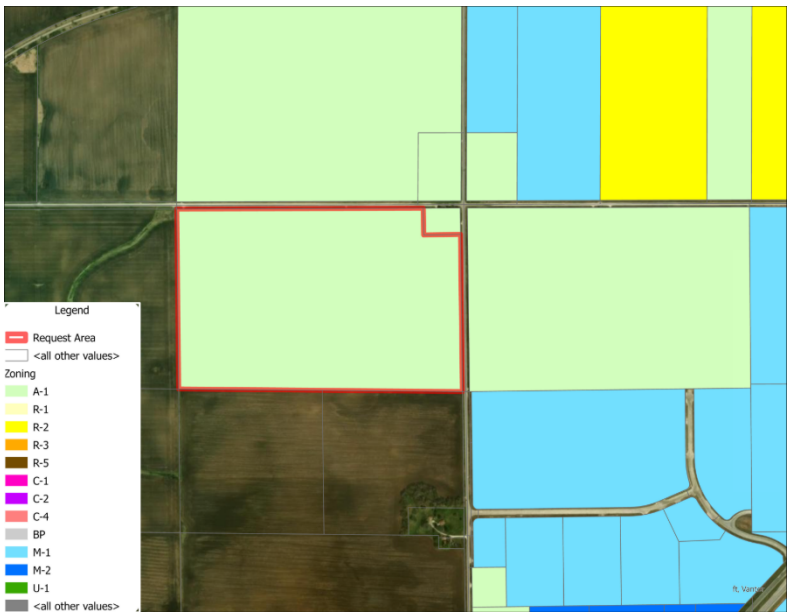
When considering rezoning requests, the Planning & Zoning Commission and City

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 property in question is currently shown as Industrial on the Future Land Use Map. The properties to the north and east are shown as Business Park/Light Industrial. This future land use designation most closely translates to the City's M-2 Medium Industrial District. The request area is outlined in red below on the Future Land Use Map.



Zoning – Parcel 7923.02.200.002 is currently zoned as A-1 Agricultural and used for row crop agriculture. This use would be allowable as a legal non-conforming use if the property is successfully rezoned to the M-2 Medium Industrial District. The property to the north and east are currently zoned as A-1 Agricultural. The property to the east is currently being considered for a rezoning to the M-1 Limited Industrial District. The property to the southeast is currently zoned M-1 Limited Industrial and has been developed. The subject property is shown below in red.



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

Streets – Franklin Street SW is located on the property's eastern property line. 15th Street SW is accessible from the north.

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.

FUNDING SOURCE: Publication of this notice would be funded from the Planning Department in the General Fund.

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 7-0 to recommend approval of the rezoning request at their August 13, 2026 meeting.

Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260817-279

CITY OF BONDURANT
RESOLUTION NUMBER 260817-279

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST TO REZONE PARCEL 7923.02.200.002 TO THE (M-2) MEDIUM INDUSTRIAL DISTRICT

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone Parcel 7923.02.200.002 to the Medium Industrial (M-2) District, on property further described as follows:

THE NORTH FRACTIONAL OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT AN EXISTING TRACT THEREIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER TO BE DUE NORTH AND SOUTH, THENCE SOUTH 272.9 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S89°43'W, 371.6 FEET; THENCE N0°23'W, 279.8 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER; TEHNCE S89°15'E, 373.5 FEET TO THE POINT OF BEGINNING. PROPERTY CONTAINS APPROXIMATELY 97.45 TAXABLE ACRES (ASSESSOR'S RECORDS) AND 2.81 ACRES OF PUBLIC RIGHT OF WAY (100.26 ACRES GROSS).

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 31st day of August 2026, 6:00 p.m. at The Station at 100 Main Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th 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				
Lyman				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on August 31st, 2026, at The Station in Bondurant, 100 Main Street SE, Bondurant, Polk County, Iowa, to hear a request to rezone property to the Medium Industrial (M-2) District, on property described as follows:

THE NORTH FRACTIONAL OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT AN EXISTING TRACT THEREIN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER TO BE DUE NORTH AND SOUTH, THENCE SOUTH 272.9 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S89°43'W, 371.6 FEET; THENCE N0°23'W, 279.8 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER; TEHNCE S89°15'E, 373.5 FEET TO THE POINT OF BEGINNING. PROPERTY CONTAINS APPROXIMATELY 97.45 TAXABLE ACRES (ASSESSOR'S RECORDS) AND 2.81 ACRES OF PUBLIC RIGHT OF WAY (100.26 ACRES GROSS).

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.n.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution ratifying the approval of Amendment No. 1 to the Iowa Economic Development Authority's Destination Iowa Grant Agreement to remove the rock climbing element at Silo Commons

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In 2025, the City of Bondurant was awarded a $749,000 Destination Iowa grant from the Iowa Economic Development Authority (IEDA) to assist with the development of Silo Commons in the Grain District.

The original project scope included a 110' vertical rock climbing experience on the silo pack to be operated by a qualified third party. Following the grant award, the City evaluated design and operational feasibility and pursued potential operators. Due to the specialized nature of the use, including cost, insurance, liability, and operational considerations, the City was unable to secure a qualified operator for the proposed rock climbing element.

Given these challenges, the City requested that IEDA amend the project scope to allow Silo Commons to proceed without the vertical climbing element. The IEDA Board approved the City's amendment request at its April 2026 meeting, allowing the project to move forward with a revised scope. The amendment does not remove the separate ground-level bouldering feature, which remains part of the project. Amendment No. 1 formally removes the vertical rock-climbing experience while maintaining the City's $749,000 Destination Iowa grant award and September 30, 2027 project completion date.

Following IEDA Board approval, Amendment No. 1 was prepared to formally document the revised project scope. To timely complete the amendment process, the City Administrator approved and executed the amendment on behalf of the City, and IEDA subsequently executed the amendment on August 6, 2026. The attached resolution ratifies the City Administrator's prior approval and execution of Amendment No. 1 for the City's official record.

FUNDING SOURCE: This is a grant revenue source.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-280
2. Amendment No. 1

CITY OF BONDURANT
RESOLUTION NO. 260817-280

RESOLUTION RATIFYING THE APPROVAL OF AMENDMENT NO. 1 TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S DESTINATION IOWA GRANT AGREEMENT TO REMOVE THE ROCK CLIMBING ELEMENT AT SILO COMMONS

WHEREAS the City of Bondurant entered into Destination Iowa Fund Grant Agreement No. 26-DIF-002 with the Iowa Economic Development Authority, providing a $749,000 grant for the Silo Commons project in the Grain District; AND

WHEREAS the original project scope included a 110-foot vertical rock-climbing experience on the silo pack to be leased to a qualified operator; AND

WHEREAS after evaluating the design and operational feasibility of the vertical rock-climbing experience, including cost, insurance, liability, and operator requirements, the City determined that the element was not feasible and requested IEDA approval to remove it from the project scope; AND

WHEREAS IEDA approved the requested scope modification, and Amendment No. 1 formally removes the vertical rock-climbing experience while retaining the $749,000 grant award; AND

WHEREAS following IEDA's approval of the scope modification, the City Administrator approved and executed Amendment No. 1 on behalf of the City to timely complete the amendment process, and IEDA subsequently executed the amendment on August 6, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City Council hereby ratifies and approves the City Administrator's execution of Amendment No. 1 to Destination Iowa Fund Grant Agreement No. 26-DIF-002, removing the vertical rock-climbing element from the Silo Commons project, and authorizes all actions necessary to carry out the Grant Agreement, as amended.

Passed this 17th 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				
Lyman				
McKenzie				
Sillanpaa				

AMENDMENT

PROGRAM: Destination Iowa
CONTRACT NUMBER: 26-DIF-002
AMENDMENT NUMBER: 01
EFFECTIVE DATE: April 17, 2026

THIS AMENDMENT is made by and between the IOWA ECONOMIC DEVELOPMENT AUTHORITY, 1963 Bell Ave., Ste. 200, Des Moines, Iowa 50315, an agency of the State of Iowa, and City of Bondurant (hereafter "Recipient").

Recipient, by correspondence dated March 16, 2026, requested an amendment to the project scope. Contract Number 26-DIF-002 is hereby modified as follows:

RECIPIENT: City of Bondurant
CAT NUMBER: 26-DIF-002
EFFECTIVE DATE: September 19, 2025
PROJECT NAME: Silo Commons
TOTAL GRANT AMOUNT: $749,000
PROJECT COMPLETION DATE: September 30, 2027

EXHIBIT B

PROJECT DESCRIPTION AND BUDGET

PROJECT DESCRIPTION
Silo Commons is a transformative outdoor performance and community venue located in the heart of Bondurant's Grain District. Project components include: 1. Construction of a permanent amphitheater integrated directly into the eastern face of the historic headhouse silo pack as an addition. This will include structural enhancements to the silo complex to support a fixed performance stage, canopy features for weather protection, professional-grade lighting and sound systems, and dedicated backstage support areas. ~~2. A first of its kind in Iowa, construction of a vertical rock-climbing experience is proposed for the north face of the silo pack. The 110-foot-tall climbing course will be constructed by the City on the existing silo structure and then leased to a qualified operator.~~ 3. The development of an event lawn and site improvements will include grading and construction of a professionally landscaped event lawn capable of accommodating up to 850 attendees. The lawn will include permanent pedestrian pathways, integrated seating areas, and full ADA accessibility to support formal and informal use across all seasons. 4. Installation of an interactive bouldering feature adjacent to the event lawn to serve as a free recreational draw for youth and families. 5. Installation of hardscaped plaza space, expanded bike parking, permanent public restrooms, additional parking stalls, site furnishings, venue lighting, and integrated trail and pedestrian access features. 6. Integration of a large-scale mural and interactive lighted art display on the 185-foot-tall east-facing silo wall, creating a visually striking backdrop to the amphitheater stage.

FOR RECIPIENT:

_____

DATE: 08/06/2026
_____

FOR IOWA ECONOMIC DEVELOPMENT AUTHORITY

_____
Deborah Durham (Aug 6, 2026 15:05:11 CDT)
Deborah Durham, Director

DATE: 08/06/2026
_____

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.o.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution Approving Change Order No. 5 To Core Construction Services LLC For The Bondurant Parks & Recreation Event Center Facility Renovation (The Station) Project In The Amount Of $512.27

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: During construction of the Station project, a roof leak was discovered, and the contractor facilitated having their roofing subcontractor remove and reseal the ridge cap on the building. This was a very small leak that would have been in the apparatus bay and would have been very difficult to notice at the time.

FUNDING SOURCE: LOOST/CIP Budgeted funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-281
2. Change Order No. 5

CITY OF BONDURANT
RESOLUTION NO. 260817-281

RESOLUTION APPROVING CHANGE ORDER #5 TO CORE CONSTRUCTION SERVICES LLC FOR THE BONDURANT PARKS & RECREATION EVENT CENTER FACILITY RENOVATION (THE STATION) PROJECT IN THE AMOUNT OF $512.27

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

WHEREAS the city previously approved Change Order No. 4 in the amount of $5,508.96; and

WHEREAS Change Order No. 5 includes one (1) item consisting of a roof repair for a leak that was noticed after interior flooring was installed; and

WHEREAS the project includes a construction contingency of approximately $142,165, and the total change orders to date represent approximately 2.4% of the total construction cost; and

WHEREAS, City staff recommend approval of Change Order No. 5 as submitted.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that Change Order No. 5 to Core Construction Services, LLC, in the amount of Five Hundred Twelve Dollars and Twenty-Seven Cents ($512.27) is hereby approved.

Passed This 17th 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				
Lyman				
Driscoll				
McKenzie				
Sillanpaa				

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Change Order

PROJECT: *(Name and address)* Bondurant Parks & Recreation Events Center Facility Renovation 101 Grant Street North Bondurant, IA 50035	**CONTRACT INFORMATION:** Contract For: General Construction Date: 08-05-2026	**CHANGE ORDER INFORMATION:** Change Order Number: 005 Date: 08-05-2026
OWNER: *(Name and address)* City of Bondurant 200 2nd Street NE Bondurant, IA 50035	**ARCHITECT:** *(Name and address)* FEH DESIGN 604 E. Grand Ave. Des Moines, IA 50309	**CONTRACTOR:** *(Name and address)* Core Construction Services LLC 3093 NW Prairie Lane Des Moines, IA 50313

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Repair of roof leak in existing roof ridge cap. Contractor's COR 018 is attached to this form.

The original Contract Sum was	$ 2,843,299.00
The net change by previously authorized Change Orders	$ 70,138.61
The Contract Sum prior to this Change Order was	$ 2,913,437.61
The Contract Sum will be increased by this Change Order in the amount of	$ 512.27
The new Contract Sum including this Change Order will be	$ 2,913,949.88

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

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

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

ARCHITECT *(Signature)*	**CONTRACTOR** *(Signature)*	**OWNER** *(Signature)*
BY: Cory W Sharp, AIA, Architect	BY: Mike Ogle	BY: Doug Elrod, Mayor
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
08-12-2026	8/12/26	
Date	*Date*	*Date*

Digitally signed by Mike Ogle
DN: C=US, E=mikeo@coreconstructionia.com, O=Core Construction, CN=Mike Ogle
Date: 2026.08.12 12:57:42-05'00'

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User Notes: (6a73a4d93f002234aeb5fcf5)

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

6-16-26

Cory Sharp
604 East Grand Ave.
Dm, IA 50309

RE: 25120 – Ridge Roof Leak

Dear Cory:

Core proposes the flowing changes to the contract.

We removed the end section to ensure there were no problems in the underlayment and then caulked all along the ridge cap

Proposed change in contract sum add **of $512.27**

Proposed change in schedule **00 days** if approved by **6-30-26.** Should approval be granted after this deadline, the schedule shall be extended further beyond the proposed change the same number of days.

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

Sincerely,

Mike Ogle
Project Manager
Cc:

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

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

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

WE HAVE REVIEWED THE CONTRACTOR'S PRICING FOR THE WORK DESCRIBED AND FIND IT REASONABLE AND ACCEPTABLE.

FEH DESIGN

By: Cory W. Sharp
Date: 08/03/2026

COR #018

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

TO: FEH

ATTN: Cory Sharp

PROJECT NAME: Bondo Parks and Rec
PROJECT NUMBER: 25120
SUBJECT: Roof Ridge Leak
FROM: Mike Ogle
DATE: 6/16/26

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	Roof Ridge Leak												
		Forsure	1.00	ls							$ 481.00	$ 481.00	$ 481.00
100													
	Subtotal					$ -		$ -		$ -		$ 481.00	$ 481.00
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				10.00%		10.00%		10.00%		5.00%	$ 24.05	$ 24.05
	Bond				1.50%		1.50%		1.50%		1.50%	$ 7.22	$ 7.22

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

TOTAL COR: $ 512.27

Clarifications & Exclusions:

CHANGE REQUEST

Request Nbr.	**000445**
Request Date	15-Jun-2026
Customer ID	B01541
Currency	USD
Project Nbr.	PR000684
Contract Time Change, Days	
Description	Ridge Cap Leak CO

For Sure Roofing
6545 NE 14th Street
Des Moines, IA, 50313

ESTIMATION

NO.	PROJECT TASK	DESCRIPTION	QTY	UOM	LINE AMT
1	Ridge Cap Leak CO	Edge Metal	0.00		481.00

Requested Amount of Change (USD): 481.00

CONTRACTOR

For Sure Roofing
6545 NE 14th Street
Des Moines, IA, 50313

15-Jun-2026

(signature)

OWNER

Core Construction Services

3093 NW Prairie Lane
Des Moines, IA, 50313

15-Jun-2026

(signature)

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

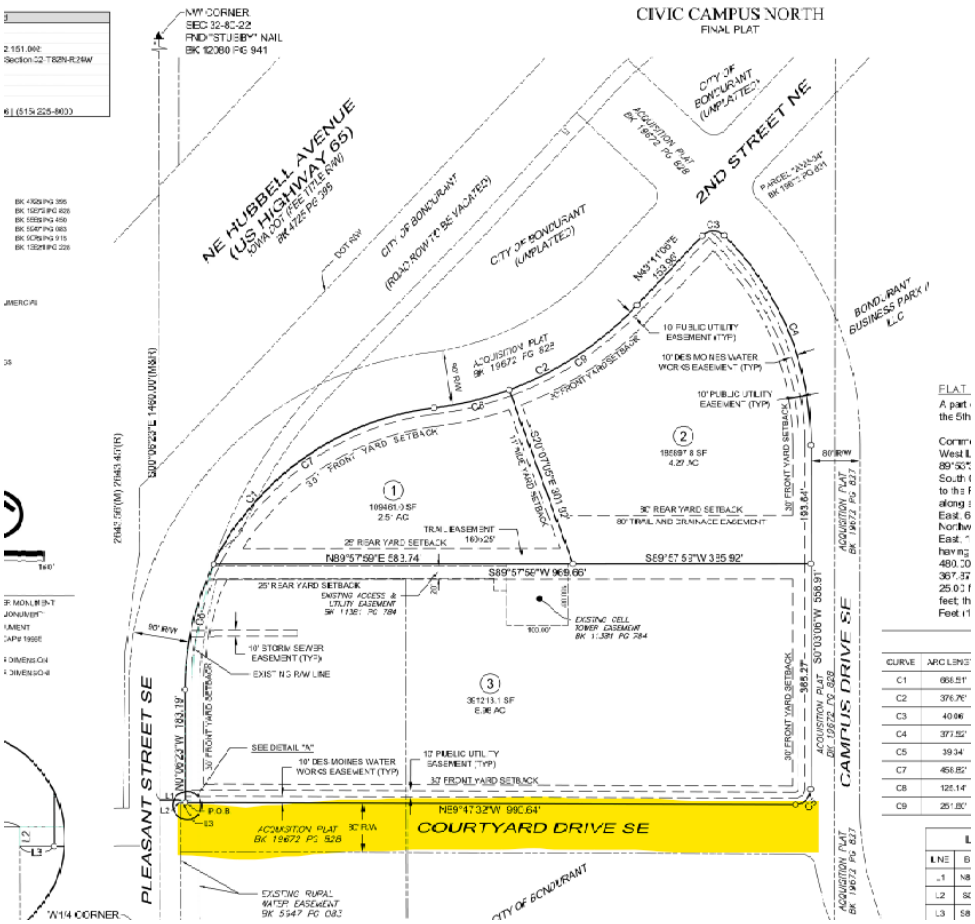
Item No. 6.p.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution establishing Courtyard Drive, SE, east of Pleasant Street, SE as public right-of-way

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

BRIEF HISTORY & ANALYSIS: Veenstra & Kimm has completed the legal description for a portion of Courtyard Drive SE for the City to dedicate as public right-of-way. This particular section is east of Pleasant Street SE and west of Campus Drive SE. In recording the Civic Campus North Final Plat and subsequent Plats of Survey and warranty deeds, Polk County needs a legal description to officially plat and add this section of Courtyard Drive SE to their mapping system.

Below is a map of this Courtyard Drive SE area being described in the attached resolution:



FUNDING SOURCE: Engineering work to satisfy this request is paid from the Streets Master Plan Capital Fund, 325-210-6407.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260817-282
2. Courtyard, Drive SE CAD Layout
3. Civic Campus North Final Plat

CITY OF BONDURANT
RESOLUTION NO. 260813-282

RESOLUTION ESTABLISHING COURTYARD DRIVE SE EAST OF PLEASANT STREET SE AS PUBLIC RIGHT-OF-WAY.

WHEREAS, Veenstra & Kimm INC. has submitted a legal description of a portion of Courtyard Drive SE, east of Pleasant Street SE, to be dedicated as public right-of-way and further described as follows:

A part of the West Half of the Northwest Quarter in Section 32, Township 80 North, Range 21 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said Section 32; thence South 00°06'23" East along the West Line of the Northwest Quarter of said Section 32, a distance of 1460.00 feet; thence South 89°53'37" East, 33.00 feet to a point on the East Right-of-Way Line of Pleasant Street SE; thence South 00°06'23" East along said Right-of-Way Line, 3.88 feet to the Point of Beginning; thence South 89°47'32" East, 7.00 feet to the Southwest Corner of LOT 3 in CIVIC CAMPUS NORTH, an Official Plat, now included in and forming a part of the City of Bondurant; thence South 89°47’32” East along the South Line of said LOT 3, a distance of 990.64 feet; thence Northeasterly 39.34 feet along a 25.00 foot radius curve concave Northwesterly having a chord bearing of North 45°07’47” East 35.40 feet along said South Line to a point on the Westerly Right-of-Way Line of Campus Drive SE; thence South 00°03’09” West along said Westerly Right-of-Way Line, 30.29 feet; thence Southeasterly 95.95 feet along a 560.00 foot radius curve concave Northeasterly having a chord bearing of South 04°51’24” East 95.83 feet along said Westerly Right-of-Way Line; thence Northwesterly 34.92 feet along a 25.00 foot radius curve concave Southwesterly having a chord bearing of North 49°46’43” West 32.15 feet; thence North 89°47’32” West, 1006.12 feet to a point on the East Right-of-Way Line of Pleasant Street SE; thence North 00°06’23” West along said East Right-of-Way Line, 80.00 feet to the Point of Beginning, containing 82,159 Square Feet (1.89 Acres), subject to all easements, restrictions and covenants of record.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approve the dedication of the property described above as public right-of-way.

Passed this 17th day of August 2026

By: _____
Doug Elrod, Mayor

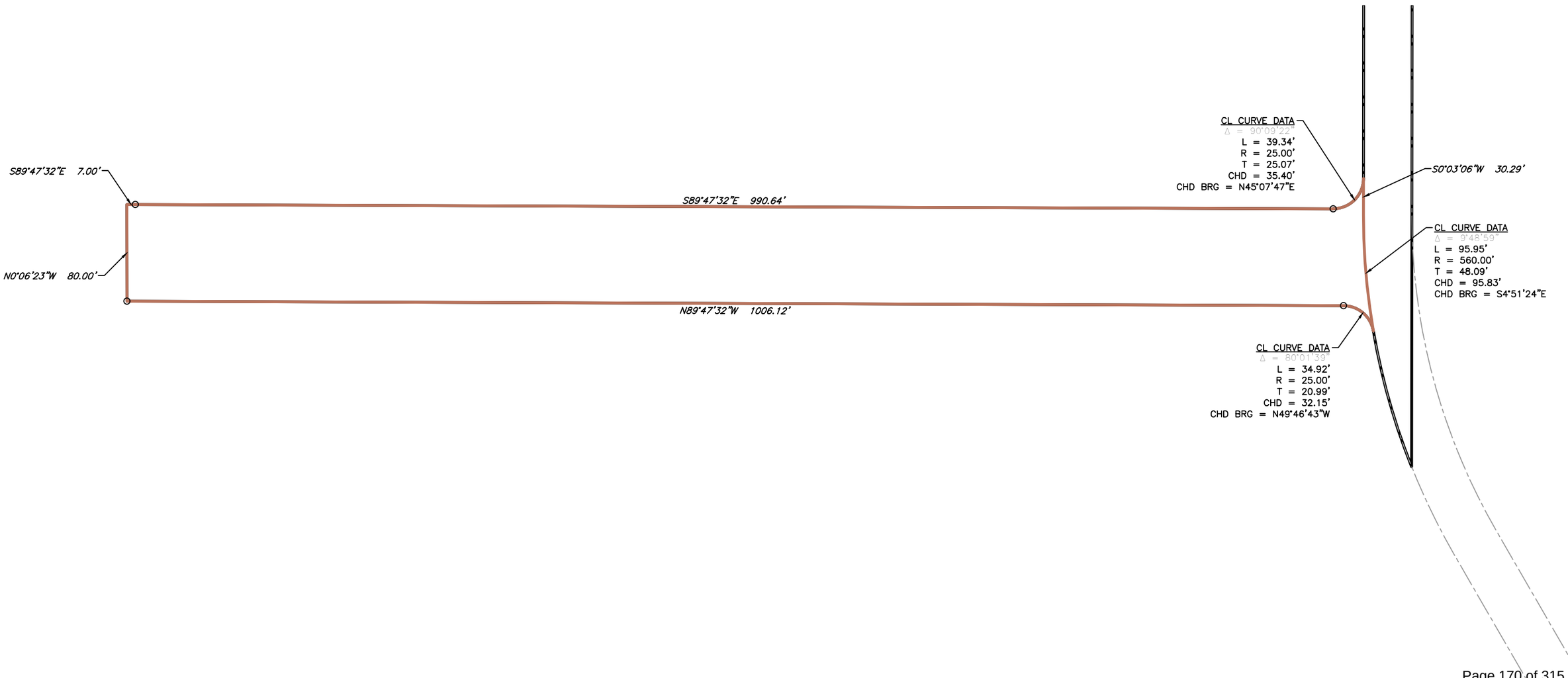
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				


CL CURVE DATA
Δ = 90°09'22"
L = 39.34'
R = 25.00'
T = 25.07'
CHD = 35.40'
CHD BRG = N45°07'47"E
S89°47'32"E 7.00'
S89°47'32"E 990.64'
S0°03'06"W 30.29'
CL CURVE DATA
Δ = 9°48'59"
L = 95.95'
R = 560.00'
T = 48.09'
CHD = 95.83'
CHD BRG = S4°51'24"E
N0°06'23"W 80.00'
N89°47'32"W 1006.12'
CL CURVE DATA
Δ = 80°01'39"
L = 34.92'
R = 25.00'
T = 20.99'
CHD = 32.15'
CHD BRG = N49°46'43"W

CIVIC CAMPUS NORTH
FINAL PLAT

Index Legend	
City:	Bondurant
County:	Polk
Parcel ID:	8022.32.102.003 & 8022.32.151.002
Description:	Part of the W1/2 NW1/4 in Section 32-T82N-R24W
Proprietor:	City of Bondurant
Surveyor:	Matthew J. Thomas
Company:	Veenstra & Kimm, Inc.
Return to:	6775 Vista Drive West Des Moines, IA 50266 | (515) 225-8000

OWNER/DEVELOPER
CITY OF BONDURANT
200 2nd STREET NE
BONDURANT, IA 50035

REFERENCE DOCUMENTS

WARRANTY DEED FOR STATE R-O-W	BK 4725 PG 395
ACQUISITION PLAT FOR PUBLIC R-O-W	BK 19672 PG 828
PLAT OF SURVEY	BK 5566 PG 450
EASEMENT AGREEMENT	BK 5947 PG 083
ELECTRIC LINE EASEMENT	BK 9075 PG 915
EASEMENT AND LEASE AGREEMENT	BK 13821 PG 228

ZONING
EXISTING: A-1 & U-1

PROPOSED: C-1 TRANSITIONAL COMMERCIAL

EXISTING/PROPOSED USE
EXISTING: AGRICULTURE

PROPOSED: COMMERCIAL BUILDINGS

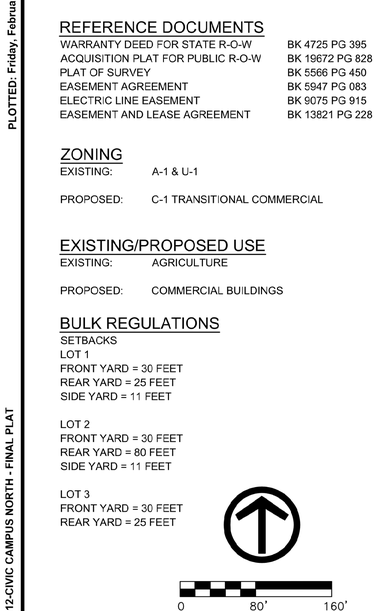
BULK REGULATIONS
SETBACKS
LOT 1
FRONT YARD = 30 FEET
REAR YARD = 25 FEET
SIDE YARD = 11 FEET

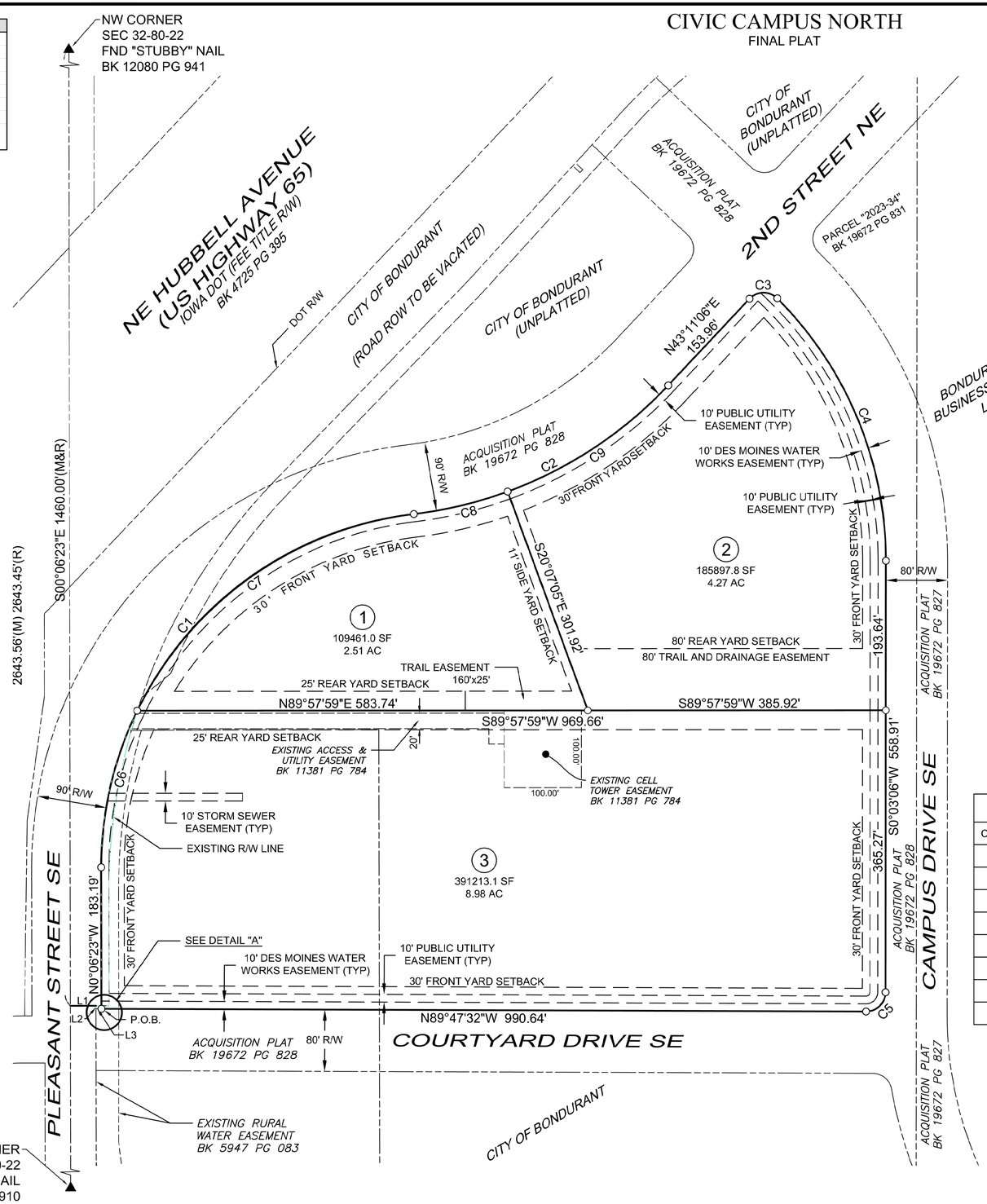
LOT 2
FRONT YARD = 30 FEET
REAR YARD = 80 FEET
SIDE YARD = 11 FEET

LOT 3
FRONT YARD = 30 FEET
REAR YARD = 25 FEET

0 80' 160'

LEGEND
- FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- SET 5/8" REBAR W/RED CAP# 19968 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE





PLAT DESCRIPTION:
A part of the West Half of the Northwest Quarter in Section 32, Township 80 North, Range 21 West of the 5th P.M., City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said Section 32; thence South 00°06'23" East along the West Line of the Northwest Quarter of said Section 32, a distance of 1460.00 feet; thence South 89°53'37" East, 33.00 feet to a point on the East Right-of-Way Line of Pleasant Street SE; thence South 00°06'23" East along said Right-of-Way Line, 3.88 feet; thence South 89°47'32" East, 7.00 feet to the Point of Beginning; thence North 00°06'23" West, 183.19 feet; thence Northeasterly 668.51 feet along a 460.00 foot radius curve concave Southeasterly having a chord bearing of North 41°31'37" East, 611.21 feet; thence Northeasterly 376.76 feet along a 540.00 foot radius curve concave Northwesterly having a chord bearing of North 63°10'22" East, 369.16 feet; thence North 43°11'06" East, 153.96 feet; thence Northeasterly 40.06 feet along a 25.00 foot radius curve concave southerly having a chord bearing of North 89°05'12" East, 35.91 feet; thence Southeasterly 377.52 feet along a 480.00 foot radius curve concave Southwesterly having a chord bearing of South 22°28'48" East, 367.87 feet; thence South 00°03'06" West, 558.91 feet; thence Southwesterly 39.34 feet along a 25.00 foot radius curve concave Northwesterly having a chord bearing of South 45°07'47" West, 35.40 feet; thence North 89°47'32" West, 990.64 Feet to the Point of Beginning, containing 686,452 Square Feet (15.76 Acres), subject to all easements, restrictions and covenants of record.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	668.51'	460.00'	N41°31'37"E	611.21'	83°16'01"
C2	376.76'	540.00'	N63°10'22"E	369.16'	39°58'31"
C3	40.06'	25.00'	N89°05'12"E	35.91'	91°48'11"
C4	377.52'	480.00'	S22°28'48"E	367.87'	45°03'48"
C5	39.34'	25.00'	S45°07'47"W	35.40'	90°09'22"
C7	458.82'	456.44'	N54°36'25"E	439.74'	57°35'38"
C8	125.14'	540.00'	N76°29'55"E	124.86'	13°16'40"
C9	251.60'	540.00'	N56°32'40"E	249.33'	26°41'44"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°53'37"E	33.00'
L2	S0°06'23"E	3.88'
L3	S89°47'32"E	7.00'

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

02/06/2026
MATTHEW J. THOMAS, P.L.S. DATE
License Number: 19968
My license renewal date is DECEMBER 31, 2027
Pages or sheets covered by this seal:

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	BJL
CHECKED	MDL
APPROVED	MDL
DATE	07-24-2024
ISSUED FOR	######

VEENSTRA & KIMM INC.

CIVIC CAMPUS NORTH
CITY OF BONDURANT

3000 Westown Parkway • West Des Moines, Iowa 50266-1320
515-225-8000 • 515-255-7848(FAX) • 800-241-8000(WATS)

CIVIC CAMPUS NORTH
FINAL PLAT

DWG. NO. 1
PROJECT 428112

PLOTTED: Friday, February 6, 2026 2:28:05 PM
X-REFS: 428112-CIVIC CAMPUS NORTH & 42892 - SURVEY BASE
FILE PATH: \\VK-FS.VKDOM.NET\WDMSHARE\040000\428-BONDURANT\0428-0112_CIVIC_CAMPUS_NORTH_PLATTING\SURVEY\PLATS\428112-CIVIC CAMPUS NORTH - FINAL PLAT

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.q.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving Employment Agreement

CONTACT PERSON:
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The Mayor and City Council have completed performance evaluations and wish to approve an employment agreement with the City Administrator from June 1, 2026, through June 30, 2030. The agreement included in the attached resolution outlines the duties, salary, allowances, other terms and conditions of employment, etc.

FUNDING SOURCE: General, TIF, Utility Funds, RUT

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-283

CITY OF BONDURANT
RESOLUTION NO. 260817-283

RESOLUTION APPROVING EMPLOYMENT AGREEMENT

WHEREAS the City Administrator began employment with the City on June 1, 2017; AND

WHEREAS the Mayor and City Council have completed performance evaluations and wish to approve an employment agreement from June 1, 2026, through June 30, 2030.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached City of Bondurant City Administrator Employment Contract is hereby approved.

Passed this 17th day of August 2026,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk for the City 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

CITY ADMINISTRATOR EMPLOYMENT CONTRACT

THIS CITY ADMINISTRATOR EMPLOYMENT CONTRACT ("Contract"), is entered into by the City of Bondurant, State of Iowa, a municipal corporation ("City") and Marketa Oliver ("Employee") and provides as follows:

WHEREAS, the City desires to continue to retain the services of Employee as City Administrator, as provided by the Bondurant Code of Ordinances, and

WHEREAS, it is the desire of the City to provide certain benefits, establish certain conditions of employment, and to set working conditions of said Employee; and

WHEREAS, it is the desire of the City (1) to continue to employ the services of Employee, (2) to make possible full work productivity for Employee, (3) to provide a just means for terminating Employee's services at such time as the City or Employee may desire to otherwise terminate her employment; and

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants set forth in this Contract, the parties hereto agree as follows:

Section *1. Duties*

City agrees to continue to employ Employee as City Administrator of the City to perform the functions and duties specified in the Bondurant Code of Ordinances, and to perform such other legally permissible and proper duties and functions as the Mayor and City Council shall from time-to-time assign. The functions and duties shall also include but not be limited to the following:

A. Be the chief administrative officer of the City and be responsible to the City Council for proper administration of all affairs of the City.

B. Attend various meetings and workshops of the City.

C. In partnership with the Mayor, recommend for adoption by the City Council such measures as she may deem necessary or expedient.

D. See that all laws, ordinances and policies of the City are faithfully executed, subject to the authority which the City Council may grant the Mayor to maintain law and order in times of emergency.

E. Prepare and submit to the City Council such reports as may be required by that body or as she may deem advisable to submit.

F. Keep the City Council fully advised of the financial condition of the City and its future needs.

G. Prepare and submit a proposed budget; work with the City Council and Mayor in the final budget analysis and review; and be responsible for its administration upon adoption.

H. Keep the public, Mayor and City Council informed regarding City operations through periodic reports to the Mayor and City Council.

Section 2. Term

A. This Contract shall commence effective June 1, 2026, and shall remain in effect for four years, through June 30, 2030. However, the parties shall meet annually to discuss the Employee's performance.

B. Employee agrees to remain in the exclusive employ of City until June 30, 2030, and unless the employment is terminated pursuant to Section 3 of this Contract. The term "employ" shall not be construed to include income that may be earned by Employee as the result of occasional teaching, writing, or consulting performed on Employee's time off.

C. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time, with or without cause, subject only to the provisions set forth in Section 3 of this Contract.

D. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from her position with the City, subject only to the provisions set forth in Section 3B or 3C, of this Contract.

Section 3. Termination and Severance Pay

A. TERMINATION: In the event that either (a) Employee is terminated by the City Council before expiration of the end of the term of employment and during such time that Employee is willing and able to perform the duties of City Administrator, or (b) the City declines to enter into an additional contract, upon expiration of this contract or any mutually agreed contract extension with terms substantially similar to this Contract, the City agrees to pay Employee a lump sum cash payment equal to five (5) months aggregate salary, and five month payment of employee insurance benefit premiums, and accrued vacation pay as determined in this Contract (the "Severance Payment") in exchange for a signed full release by the Employee of any liability that the City and the City's elected officials and employees may have under federal or state law arising out of the Employee 's employment with the City, this Contract, or the termination of the Employee's employment with the City. Notwithstanding the foregoing, in the event Employee is terminated, or the contract is not renewed, because of: (i) fraud; (ii) dishonesty; (iii) substance abuse; (iv) conviction of any criminal act other

than routine misdemeanor or traffic violations, or (v) a founded claim of sexual harassment based on an independent third-party investigation, then, in any such event, the City shall have no obligation to pay the Severance Payment. For the purposes of this agreement, dishonesty is defined as knowingly and intentionally misleading the Mayor and City Council or an action taken resulting in Employee's personal financial gain due to inside knowledge or unauthorized payments to the Employee related to her position with the City.

B. RESIGNATION: In the event Employee voluntarily resigns her position with the City before expiration of the aforesaid term of employment, then Employee shall give the City three (3) months written notice in advance. In the case of a voluntary resignation by Employee, the Severance Payment shall not be paid to Employee. In addition, the Employee acknowledges that this four-year agreement is given to the employee in exchange for stability, continuity, institutional memory, short and long range plan execution and leadership in one of the fastest growing cities in Iowa with many major infrastructure projects in process. The Employee acknowledges that there would be harm and damage to the City by her premature resignation in the form of the absence of managerial direction, instability, and loss of economic development momentum. In addition, the City would incur the expense of a search for a new city administrator in the form of expenditures of money, and City leadership and staff time.

C. CONSTRUCTIVE TERMINATION: In the event the City at any time during the term of this Contract reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all employees of the City, or in the event the City refuses, following written notice, to comply with any Contract provision benefiting Employee, or the Employee resigns following a suggestion, whether formal or informal, by the Mayor and Council that she resign, then, in that event Employee may, at her option, be deemed to be "terminated" at the date of such reduction or such refusal to comply within the meaning of this Contract, and Employee shall be entitled to receive the Severance Payment if Employee elects to treat her employment as having been terminated and executes the full liability release specified under Section 3A.

Section 4. Disability

If Employee is permanently disabled or is otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of twelve (12) weeks, City shall have the option to terminate this Contract, and the City will pay the Severance Payment upon execution of a full release by the Employee or the Employee's legally authorized representative pursuant to the terms of Section 3A.

Section 5. Salary

City agrees to pay Employee for her employment services for the next four years beginning June 1, 2026, at an annual base salary of $216,895.25. The employee salary will be payable in installments at the same time as other employees of the City are paid.

As incentive compensation for Employee's services hereunder, Employee will be eligible for annual discretionary performance-based incentive compensation in an amount equal to three percent (3.0%) of Employee's base salary (the "Target Incentive"). The amount of the annual incentive compensation, which may be above, below, or equal to the Target Incentive, shall be subject to achievement of certain goals and such other terms and conditions as established collaboratively by Employee and Employer prior to the commencement of each fiscal year during the Term, and shall be at the discretion of the Employer. The annual salary for subsequent years shall be determined by the City Council by May 10 of each year.

On or before May 10, 2027, and then each subsequent May during the Term, Employer will perform an annual review of Employee's performance as City Administrator. Based upon this annual review, Employer may make recommendations regarding: (1) goals for the City Administrator position; (2) future employment agreements between the parties; (3) increases to Employee's Base Salary; (4) Employee's Target Incentive; and/or (5) review of benefits contained in this Agreement and possible future arrangements.

The Employee agrees that she is an exempt employee under the Fair Labor Standards Act and will not claim, receive, or be eligible for overtime pay.

Section 6. Hours of Work

Employee shall have discretion to determine the specific hours she works; provided, however, that Employee generally agrees to maintain normal office hours, flexing time as appropriate to accommodate evening and weekend meetings, and to work the number of hours necessary to discharge the duties and responsibilities of the City Administrator, which shall routinely include significant time outside normal office hours. Employee further agrees to maintain an office at home capable of handling reasonable off-hour business matters from Mayor, City Councilmembers, and the public, relevant to the management of the affairs of the City.

Section 7. Allowances

During the term of this Contract, Employee shall receive mileage reimbursement at the prevailing IRS rate pursuant to City policy for the use of Employee's motor vehicle for city-related business. Employee shall provide City with written proof of insurance as requested. The Employee will also receive a monthly cellular phone allowance of $75. The Employee will be responsible for ensuring all elected officials have her cellular phone number and will be responsible to pay monthly cellphone bill and will be responsible for equipment replacement.

Section 8. Dues and Subscriptions

City agrees to budget and to pay the professional dues and subscriptions of employee and official travel required to participate in appropriate professional associations necessary and desirable for her continued professional participation, growth, and advancement, and for the good of the City. The City also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes, and seminars that are necessary for her professional development and for the good of the City.

Section 9. Vacation

A. Employee shall be credited with 25 days of vacation annually.
B. Employee shall obtain written approval for any vacation of more than seven business days in duration from the Mayor, or in the Mayor's absence, the Mayor Pro Tem.
C. Unless her services are needed for an emergency situation, Employee shall be granted the same holidays and other forms of leave granted to all employees of the City pursuant to the Bondurant Employee Handbook.

Section 10. Disability, Health, Life Insurance, Sick Leave and Other Benefits

Employee shall receive the same disability, health, life insurance and other insurance related benefits made available to City employees as outlined in the Bondurant Employee Policy Manual, which benefits may be changed from time to time by the City.

Section 11. Pension

During the Employee's employment, the City shall contribute funds for Employee into the Iowa Public Employee Retirement System (IPERS). In addition, the City will pay an amount equal to 6% of her gross annual salary into to a qualified retirement fund designated by the Employee.

Section 12. Other Terms and Conditions of Employment

A. The City Council shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Contract, the City Code, or any other law.

B. All provisions of the City Code and applicable laws, regulations and rules of City relating to vacation and sick leave, retirement and pension system contributions, holidays, and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of City, in addition to said benefits enumerated specifically for the benefit of Employee, except as provided in this Contract. Any vacation and sick leave available to Employee at Employee's retirement from the City will be paid out in accordance with the Bondurant Employee Policy Manual.

C. In addition to that required under state and local law, the City shall defend, save harmless, and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Administrator. The foregoing indemnity shall apply to any alleged act or omission occurring during the course of Employee's employment as City Administrator, regardless of whether the claim arises during Employee's term of employment with the City, or after such employment ceases. This section shall not apply to acts of gross negligence or violations of any state or federal criminal statutes. The City will compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon.

D. The City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

E. Residency Requirement. Employee agrees to reside within the Bondurant City Limits as long as employed as City Administrator.

Section 13. General Provisions

A. The text herein shall constitute the entire agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered void by this Contract. The parties may amend this Contract by mutual signed written agreement during the term of this Contract.

B. This Contract shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

C. This Contract shall become effective as of June 1, 2026, and compensation to Employee will be adjusted retroactively to that date.

D. If any provision, or any portion thereof, contained in this Contract is held to be unconstitutional, invalid, or unenforceable, the remainder of this Contract, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

E. Following any notice of termination of this Contract, Employee shall fully cooperate with City in all matters relating to concluding Employee's work for City and the orderly transfer of any such pending work to City.

F. With regard to future Contract negotiations, City and Employee agree to consider in good faith the Employee's yearly management evaluations and information regarding compensation of city administrators in peer municipalities in reaching agreement to changes in salary and benefits to be paid to the Employee.

Section 14. Dispute Resolution

The City and Employee agree to resolve any dispute, claim or controversy arising out of this Contract or its termination as follows. The parties will attempt in good faith to resolve any dispute, claim or controversy arising out of or relating to this Contract or its termination by mediation. If the matter has not been resolved pursuant to mediation within thirty (30) days of the commencement of such mediation (which period may be extended by mutual agreement), or if either party will not participate in mediation, the controversy shall be settled by arbitration in accordance with the rules and procedures of the Iowa Arbitration Association by a sole arbitrator selected by the parties who is sufficiently knowledgeable in the areas of dispute resolution necessary to arbitrate the controversy. Judgment upon the award rendered by the arbitrator may be entered by any court having jurisdiction thereof. The arbitrator is not empowered to award damages in excess of actual damages and shall have no authority to award punitive damages. Each party shall be responsible for its own costs and expenses, except that the parties will equally share the compensation and expenses of the mediator and/or arbitrator. Any such mediation and/ or arbitration shall be conducted in Polk County, Iowa.

IN WITNESS WHEREOF, the City of Bondurant, Iowa has caused this Contract to be signed and executed on its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this Contract on the 17th of August, 2026.

_____

Doug Elrod, Mayor

City of Bondurant

State of Iowa

_____

Marketa Oliver

Employee

ATTEST:

_____

Shelby Hagan, City Clerk

City of Bondurant

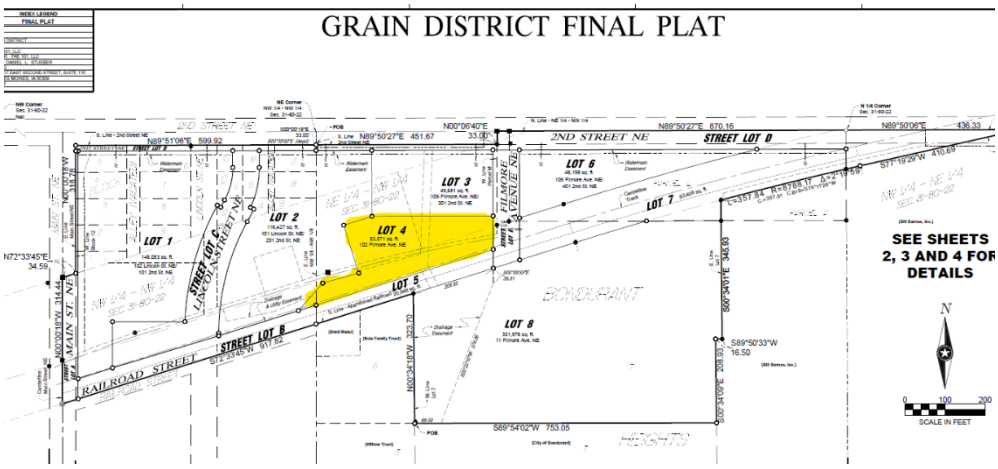
BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.r.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 4 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 4 of the Grain District Final Plat. The agreement serves as the mechanism to transfer ownership of the property to the City, allowing implementation of the planned Silo Commons public improvements to move forward. Lot 4 is highlighted in yellow below.



In 2024, the City and The 101 LLC entered into a Memorandum of Understanding outlining each party's responsibilities for implementation of the Grain District Downtown Redevelopment Plan. As part of that agreement, The 101 LLC committed to completing structural repairs identified in an engineering report and removing external grain handling equipment prior to conveying the future Silo Commons property to the City.

The required repairs have now been completed. At the request of the City Building Official, the property owner’s consultant, Navigate Construction Services, LLC, has also

provided the attached final close-out report documenting completion of the required selective demolition, concrete repairs, and related work. Public construction activities associated with the Silo Commons project are anticipated to begin in the near future. Approval of the attached agreement authorizes acceptance of the donated property, allowing the City to proceed with construction of this transformational public gathering space within the Grain District.

The City greatly appreciates The 101 LLC's generous land donation and continued partnership in implementing the Grain District Downtown Redevelopment Plan. The donation represents a significant public-private collaboration that will help create a destination gathering space celebrating Bondurant's history while supporting continued economic development and community investment.

FUNDING SOURCE: NA to accept donation

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-284
2. 101 LLC Head House Selective Demolition & Repair Final Report
3. Real Property Charitable Donation Agreement

CITY OF BONDURANT
RESOLUTION NO. 260817-284

A RESOLUTION APPROVING ACCEPTANCE OF A REAL PROPERTY CHARITABLE DONATION AGREEMENT BETWEEN THE 101, LLC AND THE CITY OF BONDURANT FOR LOT 4 OF THE GRAIN DISTRICT FINAL PLAT

WHEREAS the Grain District Final Plat was recorded in July 2026, establishing Lot 4 as a platted lot within the Grain District; AND

WHEREAS The 101, LLC is the owner of Lot 4 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 4 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 4 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 4 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 4 to the City of Bondurant in accordance with the terms of the Agreement, pending review by legal counsel.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th 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				

101 LLC – Head House Selective Demolition & Repair

Final Report

August 9th, 2026

City of Bondurant,

In March of 2026, bids were collected and awarded for selective demolition and concrete repair at the grain house, headhouse and annex silos located at 101 Lincoln Street NE, Bondurant, Iowa, as part of the Grain District Development.

The project involved removal and disposal of multiple steel structures from the top of the head house and annex silos and concrete repair to roof edges and exposed rebar at all (4) structures. This work was completed in May and June of 2026.

Additionally, the City of Bondurant made a request to replace or repair the windows at the head house. This work was completed in June and July, with the final completion date of July 2, 2026.

Attached you will find numerous documents and photos defining the scope of work and documenting the completion. Documents include:

- Selective Demolition and Millwright Work – Work Package Description
- Concrete Repair – Work Package Description
- Investigation & Observation Report of Concrete Silo Structures at Bondurant, IA – prepared by VAA, LLC, dated June 13th, 2024
    - This report took a look at the grain house, the (3) annex bins to the West of the grain house, and the two six packs that are North and East of the grain house.
    - The direction provided was to repair concrete deterioration on the grain house and the (3) annex silos to the West. This was identified in the third paragraph on page 5 of the VAA report – this is the section that was included in this final report.
    - VAA also provided additional direction on a number of the structural items that were also observed in the VAA report dated September 24th, 2025 which is also included
    - Items that VAA requested be addressed were highlighted and notes regarding the work completed are noted

  - VAA provided a number of photos in their report, comments and additional photos were added noting the work completed
- Investigation & Observation Report of Existing Steel Structures at Bondurant, IA – prepared by VAA, LLC, dated September 24th, 2025
  - This report focused on the steel structures at the roof of the grain house, head house, and annex bin structures
  - Items that VAA requested be addressed were highlighted and notes regarding the work completed are noted
  - VAA provided a number of photos in their report, comments and additional photos were added noting the work completed
- Power Wash and Window Replacement Progress Head House
  - Page 1 – showing that the head house was power washed out after complaints from Comiskey Glass
  - Multiple pages – showing existing conditions and progress being made with window replacement at time of head house power washing
  - An attempt was made to take photos of the windows once the project was completed, but the glass was so clear that you could not see it in the photo. A walk through was performed with CTECH AG at the completion of their installation to confirm all broken or missing pieces were replaced with glass and that any existing glass, metal, or plex-glass sections were properly affixed in their panes.

This concludes the report. If there are any additional questions or concerns, please let me know.

Sincerely,

Kasey Harken
Project Manager

Navigate Construction Services, LLC
PO Box 1231
Ankeny, Iowa 50021
(515) 720-7675
Kasey.harken@gmail.com

101 LLC – Head House Selective Demolition & Repair

Work Package Descriptions

Work Package 2 – Selective Demolition and Millwright Work

Provide material, labor, and equipment necessary to complete all **Selective Demolition** for the project in accordance with the contract documents noted above. This subcontract includes, but is not limited to:

- Head House Structure – Investigation & Observation Report of Existing Steel Structures at Bondurant, IA – prepared by VAA, LLC, dated September 24th, 202
  - Page 6, paragraph 2 – remove spouting, angle bracing back to concrete on the North side of the headhouse
  - Page 6, paragraph 3 – remove ladder extending up from the screener level
  - Page 6, paragraph 4 – remove ladders that access the distributor level and extend above the distributor level
  - Page 6, paragraph 5 – remove the unpainted platform extension on the west side of the diverter gate
  - Page 7, paragraph 1 – remove existing tower, the bucket elevator equipment (including bucket elevator belt and cups to be removed), and any spouting tied into this tower back to concrete structure, cap spouting and bucket elevator trunking openings into roofs of the head house
  - Page 17, "Existing Light Photo 17" – remove light fixture and light support
  - Page 21, "Existing Headhouse Platform Photos 24-25, provide cover over open spouting at platform grating
  - Patch any existing holes in the handrails around the perimeter of the head house roofs with similar materials
- Annex Silos (3) – Investigation & Observation Report of Existing Steel Structures at Bondurant, IA – prepared by VAA, LLC, dated September 24th, 2025
  - Page 5, paragraph 3 – remove conveyor bridges, spouting, conveyor bridge supports down to concrete, cap spouting openings into roofs of silos
  - Page 5, paragraph 4 – remove channel braces, hoist system, including column
  - Page 5, paragraph 5 – remove existing bridge walkway and replace existing bridge walkway with heavier gauge steel, heavier gauge steel grating, and construct a lockable access from the head house across this walkway – assume new walkway to be 4-foot in width
  - Existing stair and bridge between the center annex silo and the far West annex silo is to remain
  - Patch any existing holes in the handrails around the perimeter of the annex silo roofs with similar materials
  - Existing louvered power roof vents are to stay
- Clarifications
  - Temporary fencing and/or barricades for public and worker safety around your work areas
  - Traffic control for your work, this includes your suppliers
  - Construction Manager recommends visiting and reviewing on-site conditions prior to bidding.
  - Contractor is responsible for providing their own power to perform their work as there is no power available on-site
  - Site is to be returned as it was when scope of work was initiated
  - Clean up and removal of all demoed items is to be included in this bid package.

- Any openings created in the existing headhouse or annex silos by removal of spouting or structural items need to be capped with structural steel plate creating a "lid" over the opening (strong enough to support 200-300 lbs), tied to the existing structure so it could not be blown from the roof.

- ~~Alternates~~
  - ~~***Alternate 2.1 –*** Additional Head House Exterior Grain Handling Equipment, Spouting, and Structural Steel Removals~~ Not Selected
    - ~~Base bid includes removal of the tower structure on the East side of the Head House along with a spout on the North side and some ladder accesses. This is the minimum required items that are questionable and or not structurally safe. This alternate is to include removing all remaining grain handling equipment and structures on the exterior of the head house structure. Manlift enclosure and manlift equipment would be the only remaining items.~~
    - ~~Any openings created in the existing headhouse by removal of spouting or structural items need to be capped with structural steel plate creating a "lid" over the opening (strong enough to support 200-300 lbs), tied to the existing structure so it could not be blown from the roof.~~
  - ~~***Alternate 2.2 –*** Additional Head House Interior Grain Handling Equipment, Spouting, and Structural Steel Removals~~ Not Selected
    - ~~Additionally, the interior of the upper head house has a number of structures and grain equipment and spouting. This alternate is to include the removal of all of this steel material for a fully empty upper head house structure. The switch back ladder up the grain elevator and manlift would be the only remaining items.~~
    - ~~Any openings created in the existing headhouse by removal of spouting or structural items need to be capped with structural steel plate creating a "lid" over the opening (strong enough to support 200-300 lbs), fastened down to the concrete deck.~~
  - ~~***Alternate 2.3*** – Removal of Leg Trunking~~
    - ~~Remove remaining leg trunking below the floor of the upper head house structure down to the boot pit including removing equipment from the boot pit associated with the leg.~~
    - ~~Any openings created in the existing headhouse by removal of the leg equipment needs to be capped with structural steel plate creating a "lid" over the opening (strong enough to support 200-300 lbs), fastened down to the concrete deck. Basically, sealing any holes in any concrete structures that could be considered a "hole".~~ Not Selected
  - ~~***Alternate 2.4*** – Removal of Manlift and Manlift Roof Structure~~ Not Selected
    - ~~Remove manlift and all associated equipment and exterior shelter from the head house.~~
    - ~~Any openings created in the existing headhouse by removal of the manlift or manlift enclosure needs to be capped with structural steel plate creating a "lid" over the opening (strong enough to support 200-300 lbs), fastened down to the concrete~~

~~deck. Basically, sealing any holes in any concrete structures that could be considered a "hole".~~

Work Package 3 – Concrete Repair

Provide material, labor, and equipment necessary to complete all **Demolition** for the project in accordance with the contract documents noted above. This subcontract includes, but is not limited to:

- Head House Structure – Investigation & Observation Report of Existing Steel Structures at Bondurant, IA – prepared by VAA, LLC, dated September 24th, 2025
  - Page 7, paragraph 2 – remove any loose concrete from the roof edge and repair to like new
- Head House Structure – Investigation & Observation Report of Concrete Silo Structures at Bondurant, IA – prepared by VAA, LLC, dated June 13th, 2024
  - Page 5, paragraph 3 – at numerous locations where spalling along with significant horizontal cracks, repair cracks as directed in the engineered report.
  - Page 5, paragraph 3 – additionally, at roof edges where slab edge has deteriorated and or loose concrete, repair deterioration as directed in the engineered report
- Clarifications
  - East & West Annex Silos refers to the (2) "6-packs". There are no plans to repair these roof and or concrete structures at this time. (Page 5, paragraph 4)
  - Annex Silos (3) are excluded from this bid package
  - Temporary fencing and/or barricades for public and worker safety around your work areas
  - Traffic control for your work, this includes your suppliers
  - Construction Manager recommends visiting and reviewing on-site conditions prior to bidding.
  - Contractor is responsible for providing their own power to perform their work as there is no power available on-site
  - Site is to be returned as it was when scope of work was initiated
  - Contractor is responsible for any concrete washout needs
- **Alternates**
  - ***Alternate 3.1*** – Annex Silos (3) – Investigation & Observation Report of Concrete Silo Structures at Bondurant, IA – prepared by VAA, LLC, dated June 13th, 2024
    - Page 5, paragraph 2 – it appears that these (3) silos are in good condition and no repairs are needed. If upon visual inspection that there are a few areas, please provide pricing to perform that work at the same time as the Head House.

End of Document

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 limited liability company (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 described on Exhibit A hereto, consisting of one parcel of land of approximately 53,571 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. The City shall pay the cost of any abstract update or Title Certificate.

   b. Settlement and delivery of possession of the Real Property will occur on or before August __, 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 special 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 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, except any that will be released as to the Real Property at closing.

b. 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. If the City is dissatisfied with the results of its inspections or the status of title, it may terminate the Agreement prior to closing as its sole and exclusive remedy, and neither party shall have any further obligation to the other under this Agreement.

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: Scott Turczynski

Title: Manager

Date: _____

City of Bondurant, Iowa

By:_____

Name:_____

Title: _____

Date: _____

Exhibit A

Lot 4 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 4 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, to warrant and defend the real estate described herein against the lawful claims of all persons claiming by, through or under Grantor, 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:_____
Scott Turczynski, Manager

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 **Scott Turczynski,** to me personally known, who, being by me duly sworn, did say that they are the Manager of The 101, LLC, and Scott Turczynski acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said limited liability company, 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.s.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving Change Orders and payment for Head House glass replacement work to Navigate Construction Services LLC in the amount of $43,947.81

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

BRIEF HISTORY & ANALYSIS:

This resolution approves the changes orders and authorizes payment to Navigate Construction Services LLC to engage contractors for repair work at the future Silo Commons site, specifically related to window replacement and roof waterproofing. It should be noted that there was more glass that needed replacement than initially anticipated.

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

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

The City Council previously authorized City staff to coordinate with Navigate Construction Services LLC to engage contractor(s) for window repairs and roof waterproofing. These improvements are important, as portions of the silo structure are anticipated to be used for storage and to support technology associated with the planned amphitheater.

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

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-285
2. Head House Glass Replacement Invoice

CITY OF BONDURANT
RESOLUTION NO. 260817-XXX

RESOLUTION APPROVING CHANGE ORDERS AND PAYMENT FOR HEAD HOUSE GLASS REPLACEMENT WORK TO NAVIGATE CONSTRUCTION SERVICES LLC IN THE AMOUNT OF $43,947.81

WHEREAS Navigate Construction Services LLC submitted Invoice No. 2026.04.01R, dated August 9, 2026, for the Head House Glass Replacement project; AND

WHEREAS the invoice includes the original bid for window replacement performed by Comiskey Glass in the amount of $12,328.20, Change Order No. 1 for power washing the Head House floor in the amount of $7,000.00, and Change Order No. 2 for additional window pane replacement by CTECH AG in the amount of $19,612.45; AND

WHEREAS the invoice further includes $2,500.00 for general conditions, $414.41 for insurance, and a $2,092.75 fee; AND

WHEREAS the total amount of Invoice No. 2026.04.01R is $43,947.81; AND

WHEREAS the City Council desires to approve the work described in Invoice No. 2026.04.01R and authorize payment to Navigate Construction Services LLC in the invoiced amount.

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

1. The Head House Glass Replacement work described in Navigate Construction Services LLC Invoice No. 2026.04.01R; and
2. The change orders included in Invoice No. 2026.04.01R; and
3. Authorizes payment to Navigate Construction Services LLC in the amount of $43,947.81.

Passed this 17th 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				
Lyman				
McKenzie				
Sillanpaa				

Navigate Construction Services LLC

INVOICE

PO Box 1231
Ankeny, Iowa 50021
Phone (515) 444-8710

DATE August 9, 2026
Invoice # 2026.04.01R

Project Name Head House Glass Replacement

Due Date: August 24, 2026
Prepared by: Kasey Harken

Attention Marketa Oliver
City of Bondurant
200 2nd Street NE Box 37
Bondurant, Iowa 50035
Phone (515) 967-2418

DESCRIPTION	AMOUNT
Scope of Work:	
* Original Bid - Window Replacement Performed by Comiskey Glass	12,328.20
* Change Order #1 - Power Wash Head House Floor	7,000.00
* Change Order #2 - T&M Additional Window Pane Replacement by CTECH AG	19,612.45
* General Conditions	2,500.00
* Insurance	414.41
* Fee	2,092.75
TOTAL	$ 43,947.81

If you have any questions concerning this invoice, contact:
Kasey Harken (515) 720-7675 or kasey.harken@gmail.com

THANK YOU FOR YOUR BUSINESS!

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.t.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving Pay Request No. 22 to Ryan Companies US, Inc for work at the Bondurant Emergency Services Facility in the amount of $37,175.34

CONTACT PERSON:
Aaron Kreuder, Fire Chief

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

Pay app #22 is for $37,175.34 and is for work completed from June 1st, 2026, through June 30th, 2026.

FUNDING SOURCE: Civic Campus Capital Fund supported by TIF and General Obligation Bonds and Utility Rebates

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-286
2. Pay Request No. 22

CITY OF BONDURANT
RESOLUTION NO. 260817-286

RESOLUTION APPROVING PAY REQUEST NO. 22 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF $37,175.34

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 22, dated July 1, 2026, for work completed from June 1, 2026, to June 30, 2026; AND

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

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

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

Passed this 17th 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				

Docusign Envelope ID: 2690883A-5EDE-8476-836F-D8D4925E408F

APPLICATION AND CERTIFICATE FOR PAYMENT

To: City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

PROJECT: Bondurant Emergency Services Facility

ATTN: Marketa Oliver, City of Bondurant

FROM (CONTRACTOR): RYAN COMPANIES US, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

APPLICATION NO: 21
APPLICATION DATE: 7/1/2026
PERIOD FROM: 6/1/2026
PERIOD TO: 6/30/2026
PROJECT NO: 6777-000

CONTRACTOR'S APPLICATION FOR PAYMENT

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

ORIGINAL CONTRACT SUM	$	16,417,582.00
Net change by Change Orders	$	2,540.00
CONTRACT SUM TO DATE	$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	$	16,293,122.33
RETAINAGE 5.00%	$	814,656.12
PREVIOUS RETAINAGE RELEASED	$	529,675.44
TOTAL EARNED LESS RETAINAGE HELD	$	16,008,141.65
LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	16,003,279.19
WORK COMPLETED THIS PERIOD	$	4,862.46
WORK RETAINAGE RELEASE THIS PERIOD	$	32,312.88
TOTAL AMOUNT DUE	**$**	**37,175.34**

CONTRACTOR: RYAN COMPANIES US, INC.

By: DocuSigned by: Matt Van Loon FF5D596BBD0C4E2... DATE: 7/2/2026

PM initial DS

ARCHITECT: OPN ARCHITECTS

By: DocuSigned by: Aaron Tweedt F0A90BA46F0343B... DATE: 7/6/2026

Docusign Envelope ID: 2690883A-5EDE-8476-836F-D8D4925E408F

CONTINUATION SHEET AIA DOCUMENT G703
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

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

A	B	C	D	E	F	G	H	I	J	K
						WORK COMPLETED		Total Completed		Balance
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application: Work in Place	This Application: Stored Materials (not in D or E)	and Stored To Date (D+E+F)	% (G/C)	To Finish (C-G)
	Preconstruction Services									
1	Preconstruction Management	$ 60,000.00	$0.00	$ 60,000.00	$ 60,000.00			$ 60,000.00	100%	$ -
	Construction Services				$ -			$ -		
2	01 - General Conditions	$ 1,708,991.00	-$28,770.11	$ 1,680,220.89	$ 1,671,657.41	$ 4,936.64		$ 1,676,594.05	100%	$ 3,626.84
3	03 - Building Concrete	$ 678,720.00	-$29,909.00	$ 648,811.00	$ 648,811.00			$ 648,811.00	100%	$ -
4	03 - Precast Materials	$ 722,439.00	-$76,181.50	$ 646,257.50	$ 646,257.50			$ 646,257.50	100%	$ -
5	04 - Masonry	$ 65,920.00	-$12,684.00	$ 53,236.00	$ 53,236.00			$ 53,236.00	100%	$ -
6	05 - Steel Materials	$ 1,019,245.00	-$35,575.75	$ 983,669.25	$ 983,669.25			$ 983,669.25	100%	$ -
7	05 - Steel & Precast Erection	$ 516,518.00	$107,078.69	$ 623,596.69	$ 623,596.69			$ 623,596.69	100%	$ -
8	06 - Finish Carpentry / Doors / Specialties	$ 765,720.00	$169,923.97	$ 935,643.97	$ 935,643.97			$ 935,643.97	100%	$ -
9	07 - Roofing and Sheet Metal	$ 288,900.00	$29,675.00	$ 318,575.00	$ 318,575.00			$ 318,575.00	100%	$ -
10	08 - Overhead Doors	$ 482,200.00	$6,962.00	$ 489,162.00	$ 489,162.00			$ 489,162.00	100%	$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	$ 812,667.00	$71,188.00	$ 883,855.00	$ 883,855.00			$ 883,855.00	100%	$ -
12	09 - Framing/Drywall/Ceilings	$ 565,125.00	$33,226.61	$ 598,351.61	$ 598,351.61			$ 598,351.61	100%	$ -
13	09 - Flooring	$ 179,925.00	$29,321.50	$ 209,246.50	$ 209,246.50			$ 209,246.50	100%	$ -
14	09 - Painting & Wallcoverings	$ 117,123.00	$36,656.00	$ 153,779.00	$ 153,779.00			$ 153,779.00	100%	$ -
15	10 - Signage	$ 26,000.00	-$26,000.00	$ -	$ -			$ -	NA	$ -
16	11 - Appliances	$ 70,000.00	-$70,000.00	$ -	$ -			$ -	NA	$ -
17	21 - Fire Suppression	$ 99,669.00	$424.00	$ 100,093.00	$ 100,093.00			$ 100,093.00	100%	$ -
18	22 - Plumbing	$ 976,400.00	$52,570.00	$ 1,028,970.00	$ 1,028,970.00			$ 1,028,970.00	100%	$ -
19	23 - HVAC	$ 541,446.00	$21,967.77	$ 563,413.77	$ 563,413.77			$ 563,413.77	100%	$ -
20	23 - Geothermal Interior Systems	$ 675,276.00	$0.00	$ 675,276.00	$ 675,276.00			$ 675,276.00	100%	$ -
21	23 - Geothermal Wellfield	$ 302,249.00	$3,500.00	$ 305,749.00	$ 305,749.00			$ 305,749.00	100%	$ -
22	26 - Early Procurement Electrical Equipment	$ 304,510.00	$3,989.00	$ 308,499.00	$ 308,499.00			$ 308,499.00	100%	$ -
23	26 - Electrical	$ 2,284,090.00	$96,416.50	$ 2,380,506.50	$ 2,380,506.50			$ 2,380,506.50	100%	$ -
24	26 - Photovoltaic/Solar System	$ 195,000.00	$0.00	$ 195,000.00	$ 195,000.00			$ 195,000.00	100%	$ -
25	26 - EV Charging Rough-In	$ 2,688.00	$0.00	$ 2,688.00	$ 2,688.00			$ 2,688.00	100%	$ -
26	31 - Earthwork	$ 653,281.00	$0.00	$ 653,281.00	$ 653,281.00			$ 653,281.00	100%	$ -
27	32 - Exterior Concrete	$ 635,720.00	-$21,911.00	$ 613,809.00	$ 613,809.00			$ 613,809.00	100%	$ -
28	32 - Landscaping & Irrigation	$ 190,000.00	-$16,639.00	$ 173,361.00	$ 164,423.00			$ 164,423.00	95%	$ 8,938.00
29	33 - Utilties	$ 356,741.00	$0.00	$ 356,741.00	$ 342,547.68			$ 342,547.68	96%	$ 14,193.32
30	60 - Insurance	$ 186,320.00	$1,000.00	$ 187,320.00	$ 186,989.35	$ 59.24		$ 187,048.59	100%	$ 271.41
31	60 - Bond	$ 99,500.00	$1,847.00	$ 101,347.00	$ 101,347.00			$ 101,347.00	100%	$ -
32	60 - Construction Contingency (3%)	$ 449,904.00	-$353,325.68	$ 96,578.32	$ -			$ -	0%	$ 96,578.32
33	60 - Project Related Software	$ 31,054.00	$250.00	$ 31,304.00	$ 31,164.89	$ 9.87		$ 31,174.76	100%	$ 129.24
34	66 - Fee (2.25%)	$ 354,241.00	$5,000.00	$ 359,241.00	$ 358,405.83	$ 112.63		$ 358,518.46	100%	$ 722.54
35	Owner Change Orders	$ -	$2,540.00	$ 2,540.00	$ -			$ -	0%	$ 2,540.00
	Total	**$ 16,417,582.00**	**$2,540.00**	**$ 16,420,122.00**	**$ 16,288,003.95**	**$ 5,118.38**	**$ -**	**$ 16,293,122.33**	**99%**	**124,459.67**

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Job Transaction By Cost Code

Transaction Analysis
Project #: 006777000
Project Name: Bondurant ESF - CMR
Start Date: 6/1/2026
End Date: 6/30/2026

Cost Code	Cost Type	Project Nbr	Cost Code Name	Description	Vendor	Vendor Nbr	Contract Number	Invoice Number	Remark	GL Date	Doc Number	Doc Type	Pay Status	Amount	Units	SOV Line
		006777000	Sr Superintendent-hr	Time Tracking WE 2026-05-30		0			Regular	2026-06-02	4679449	JP		922.14	6.00	
	11410													**922.14**	**6.00**	
011005														**922.14**	**6.00**	**2**
		006777000	Safety Inspector/Consultant	Cascade Erosion Solutions Inc	Cascade Erosion Solutions Inc	193556		22354	NPDES Inspections	2026-06-02	2130961	PS	P	300.00	0.00	
	11455													**300.00**	**0.00**	
014009														**300.00**	**0.00**	**2**
		006777000	Curtainwall Consu Fe	SystemWorks LLC	SystemWorks LLC	135069	00072691	26677700072691	000-Building Envelope Commissi	2026-06-29	2140159	PX	T	2,160.00	0.00	
	11455													**2,160.00**	**0.00**	
501035														**2,160.00**	**0.00**	**2**
		006777000	Liability Ins	General Ins Alloc 120		0				2026-06-30	4681589	JA		52.69	0.00	
		006777000	Liability Ins	General Ins Alloc 120 11476		0				2026-06-30	4681590	JA		6.55	0.00	
	11476													**59.24**	**0.00**	
504015														**59.24**	**0.00**	**30**
		006777000	Travel Expense-PM	Eaton, Zachary J	Eaton, Zachary J	186080		EX052926-193726		2026-06-04	2131545	PJ		12.33	0.00	
	11420													**12.33**	**0.00**	
512015														**12.33**	**0.00**	**2**
		006777000	Project Coordinator I	Time Tracking WE 2026-06-06		0			CPRJ	2026-06-09	4682230	JP		182.00	2.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-06-13		0			CPRJ	2026-06-16	4686867	JP		91.00	1.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-06-20		0			CPRJ	2026-06-23	4691668	JP		182.00	2.00	
		006777000	Project Coordinator I	Time Tracking WE 2026-06-27		0			CPRJ	2026-06-30	4697122	JP		91.00	1.00	
	11476													**546.00**	**6.00**	
531010														**546.00**	**6.00**	**2**
		006777000	RBS Services	Bank Deposit	Ryan Companies US Inc	197340			CLEAR AR	2026-06-09	148127	RC		996.17	0.00	
	11420													**996.17**	**0.00**	
531032														**996.17**	**0.00**	**2**
		006777000	Project Related Software	Proj Related Software Alloc 20		0				2026-06-30	4681658	JA		8.78	0.00	
		006777000	Project Related Software	Proj Rel Soft Alloc 20 11476		0				2026-06-30	4681659	JA		1.09	0.00	
	11420													**9.87**	**0.00**	
603010														**9.87**	**0.00**	**33**
													Subtotal:	5,005.75	**12.00**	
													Fee (2.25%):	112.63		**34**
													Grand Total:	**5,118.38**		

Retainage Total:	**$**	**32,312.88**
Advanced Precast Company, Inc.	$	32,312.88

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[1]These Cost Codes (Subsidiaries) are always excluded from this report, 50416, 651000, 980000, 980100, 980300, 982000.
These Cost Types (Object Accounts) are always excluded from

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

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

INVOICE ID: 22354
DRAW ID: 22354
DATE: May 22,2026

CONTRACT ID: 26-0015
Bondurant EMS Facility
LOCATION:

CUSTOMER ID: RY0010

Item	Description	Units Contracted	Unit of measure	Unit Price	Total Units in Place	Units in Place this Period	Current Billing
0080	NPDES Inspections		MO	300.00	4.00	1.00	300.00
	Total						300.00

Invoice Sub-total 300.00

Amount due this Invoice $300.00

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Transaction Date	Expense Type	Vendor Name	Payment Type	Business Purpose	Amount
May Mileage (F2532189A18A437F9E44)					
Eaton, Zachary J (186080)				**Report Total: $55.11**	
5/12/2026	Personal Car Mileage		Cash	Landscaping Walk	$12.33
	Allocations				
	100.00%	$12.33 006777000.11420.512015			

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AIA® Document G702™ – 1992

Application and Certificate for Payment

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

FROM CONTRACTOR:
SystemWorks LLC
409 Fifth Street
West Des Moines, Iowa 50265

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

VIA ARCHITECT:

APPLICATION NO: 26
PERIOD TO: 06/30/26
CONTRACT FOR: 00072691OS
CONTRACT DATE: 10/24/24
PROJECT NOS: 006777000

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

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	27,150.00
2. Net Change by Change Orders	$	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	$	27,150.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	$	27,150.00
5. RETAINAGE:		
a. 0.0% of Completed Work (Column D + E on G703)	$	0.00
b. 0.0% of Stored Material (Column F on G703)	$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$	27,150.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	24,990.00
8. CURRENT PAYMENT DUE	$	2,160.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$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: SystemWorks LLC

By: Julie Porter Date: June 26, 2026

State of: County of:

Subscribed and sworn to before me this
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 2,160.00

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

ARCHITECT:

By: Date:

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

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Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,
Application and Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 26
APPLICATION DATE: 06/23/26
PERIOD TO: 06/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Building Envelope Commissionin	27,150.00	24,990.00	2,160.00	0.00	27,150.00	100.0%	0.00	0.00
	GRAND TOTAL	**$27,150.00**	**$24,990.00**	**$2,160.00**	**$0.00**	**$27,150.00**	**100.0%**	**$0.00**	**$0.00**

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AIA® Document G702™ – 1992

Application and Certificate for Payment

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

FROM CONTRACTOR:
Advanced Precast Company, Inc.
2330 COMMERCE CT. SW
DYERSVILLE, Iowa 52040

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

VIA ARCHITECT:

APPLICATION NO: 26
PERIOD TO: 06/30/26
CONTRACT FOR: 00071436OS
CONTRACT DATE: 07/19/24
PROJECT NOS: 006777000

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

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	45,000.00
2. Net Change by Change Orders	$	601,257.50
3. CONTRACT SUM TO DATE (Line 1+2)	$	646,257.50
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	$	646,257.50
5. RETAINAGE:		
a. 0.0% of Completed Work (Column D + E on G703)	$	0.00
b. 0.0% of Stored Material (Column F on G703)	$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	$	646,257.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	613,944.62
8. CURRENT PAYMENT DUE	$	32,312.88
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$668,861.50	$(67,604.00)
Total approved this Month	$0.00	$0.00
TOTALS	$668,861.50	$(67,604.00)
NET CHANGES by Change Order		$ 601,257.50

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

CONTRACTOR: Advanced Precast Company, Inc.

By: Heather Stephen Date: June 12, 2026

State of: County of:

Subscribed and sworn to before me this
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ..... $ 32,312.88

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

ARCHITECT:

By: Date:

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

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AIA® Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009,
Application and Certificate for Payment, Construction Manager as Adviser Edition,
containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 26
APPLICATION DATE: 06/23/26
PERIOD TO: 06/30/26
ARCHITECT'S PROJECT NO: 006777000

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
000000001	Precast Concrete	45,000.00	45,000.00	0.00	0.00	45,000.00	100.0%	0.00	0.00
001000001	Full Contract Reconciliation	667,439.00	667,439.00	0.00	0.00	667,439.00	100.0%	0.00	0.00
002000001	Per Henkel Construction Compan	(67,604.00)	(67,604.00)	0.00	0.00	(67,604.00)	100.0%	0.00	0.00
003000001	Per Ryan Co additional patchw	1,422.50	1,422.50	0.00	0.00	1,422.50	100.0%	0.00	0.00
	GRAND TOTAL	**$646,257.50**	**$646,257.50**	**$0.00**	**$0.00**	**$646,257.50**	**100.0%**	**$0.00**	**$0.00**

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BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.u.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving Pay Request No. 23 to Ryan Companies US, Inc for the Bondurant Emergency Services Facility Project in the amount of $52,607.83

CONTACT PERSON:
Aaron Kreuder, Fire Chief

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

Pay app #23 is for $52,607.83 and is for work completed from July 1st, 2026, through July31st, 2026.

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

STAFF RECOMMENDATION: Approve Resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-287
2. Pay Request No. 23

CITY OF BONDURANT
RESOLUTION NO. 260817-287

RESOLUTION APPROVING PAY REQUEST NO. 23 TO RYAN COMPANIES FOR THE BONDURANT EMERGENCY SERVICES FACILITY IN THE AMOUNT OF $52,607.83

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

WHEREAS, the contractor, Ryan Companies US, Inc., has submitted Payment Request No. 23, dated August 4, 2026, for work completed from July 1, 2026, to July 31, 2026; AND

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

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

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

Passed this 17th 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				

Docusign Envelope ID: 7B6DC0A6-855C-8551-8262-02E194D0409A

APPLICATION AND CERTIFICATE FOR PAYMENT

To: City of Bondurant
200 2nd Street NE, Box 37
Bondurant, Iowa 50035

PROJECT: Bondurant Emergency Services Facility

ATTN: Marketa Oliver, City of Bondurant

FROM (CONTRACTOR): RYAN COMPANIES US, INC.
533 South Third Street, Suite 100
Minneapolis, MN 55415

CONTRACT FOR: Bondurant Emergency Services Facility - CMR Services

APPLICATION NO: 23
APPLICATION DATE: 8/4/2026
PERIOD FROM: 7/1/2026
PERIOD TO: 7/31/2026
PROJECT NO: 6777-000

CONTRACTOR'S APPLICATION FOR PAYMENT

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

ORIGINAL CONTRACT SUM	$	16,417,582.00
Net change by Change Orders	$	2,540.00
CONTRACT SUM TO DATE	$	16,420,122.00
TOTAL COMPLETED & STORED TO DATE	$	16,296,086.96
RETAINAGE 5.00%	$	814,804.35
PREVIOUS RETAINAGE RELEASED	$	561,988.32
TOTAL EARNED LESS RETAINAGE HELD	$	16,043,270.93
LESS PREVIOUS CERTIFICATES FOR PAYMENT	$	16,040,454.53
WORK COMPLETED THIS PERIOD	$	2,816.40
WORK RETAINAGE RELEASE THIS PERIOD	$	49,791.43
TOTAL AMOUNT DUE	**$**	**52,607.83**

CONTRACTOR: RYAN COMPANIES US, INC.

By: DocuSigned by: Matt Van Loon — DATE: 8/6/2026

PM initial: DS BK

ARCHITECT: OPN ARCHITECTS

By: DocuSigned by: Aaron Tweedt — DATE: 8/6/2026

Docusign Envelope ID: 7B6DC0A6-855C-8551-8262-02E194D0409A

CONTINUATION SHEET AIA DOCUMENT G703

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

APPLICATION NUMBER: 23
APPLICATION DATE: 8/4/2026
PERIOD FROM: 7/1/2026
TO: 7/31/2026

A	B	C	D	E	F	G	H	I	J	K
					WORK COMPLETED			Total Completed		Balance
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDER	REVISED VALUE	PREVIOUS APPLICATIONS	This Application		and Stored To Date (D+E+F)	% (G/C)	To Finish (C-G)
						Work in Place	Stored Materials (not in D or E)			
	Preconstruction Services									
1	Preconstruction Management	$ 60,000.00	$0.00	$ 60,000.00	$ 60,000.00			$ 60,000.00	100%	$ -
	Construction Services				$ -			$ -		
2	01 - General Conditions	$ 1,708,991.00	-$28,770.11	$ 1,680,220.89	$ 1,676,594.05	$ 2,859.37		$ 1,679,453.42	100%	$ 767.47
3	03 - Building Concrete	$ 678,720.00	-$29,909.00	$ 648,811.00	$ 648,811.00			$ 648,811.00	100%	$ -
4	03 - Precast Materials	$ 722,439.00	-$76,181.50	$ 646,257.50	$ 646,257.50			$ 646,257.50	100%	$ -
5	04 - Masonry	$ 65,920.00	-$12,684.00	$ 53,236.00	$ 53,236.00			$ 53,236.00	100%	$ -
6	05 - Steel Materials	$ 1,019,245.00	-$35,575.75	$ 983,669.25	$ 983,669.25			$ 983,669.25	100%	$ -
7	05 - Steel & Precast Erection	$ 516,518.00	$107,078.69	$ 623,596.69	$ 623,596.69			$ 623,596.69	100%	$ -
8	06 - Finish Carpentry / Doors / Specialties	$ 765,720.00	$169,923.97	$ 935,643.97	$ 935,643.97			$ 935,643.97	100%	$ -
9	07 - Roofing and Sheet Metal	$ 288,900.00	$29,675.00	$ 318,575.00	$ 318,575.00			$ 318,575.00	100%	$ -
10	08 - Overhead Doors	$ 482,200.00	$6,962.00	$ 489,162.00	$ 489,162.00			$ 489,162.00	100%	$ -
11	08 - Glass/Glazing/Translucent Wall Assemblies	$ 812,667.00	$71,188.00	$ 883,855.00	$ 883,855.00			$ 883,855.00	100%	$ -
12	09 - Framing/Drywall/Ceilings	$ 565,125.00	$33,226.61	$ 598,351.61	$ 598,351.61			$ 598,351.61	100%	$ -
13	09 - Flooring	$ 179,925.00	$29,321.50	$ 209,246.50	$ 209,246.50			$ 209,246.50	100%	$ -
14	09 - Painting & Wallcoverings	$ 117,123.00	$36,656.00	$ 153,779.00	$ 153,779.00			$ 153,779.00	100%	$ -
15	10 - Signage	$ 26,000.00	-$26,000.00	$ -	$ -			$ -	NA	$ -
16	11 - Appliances	$ 70,000.00	-$70,000.00	$ -	$ -			$ -	NA	$ -
17	21 - Fire Suppression	$ 99,669.00	$424.00	$ 100,093.00	$ 100,093.00			$ 100,093.00	100%	$ -
18	22 - Plumbing	$ 976,400.00	$52,570.00	$ 1,028,970.00	$ 1,028,970.00			$ 1,028,970.00	100%	$ -
19	23 - HVAC	$ 541,446.00	$21,967.77	$ 563,413.77	$ 563,413.77			$ 563,413.77	100%	$ -
20	23 - Geothermal Interior Systems	$ 675,276.00	$0.00	$ 675,276.00	$ 675,276.00			$ 675,276.00	100%	$ -
21	23 - Geothermal Wellfield	$ 302,249.00	$3,500.00	$ 305,749.00	$ 305,749.00			$ 305,749.00	100%	$ -
22	26 - Early Procurement Electrical Equipment	$ 304,510.00	$3,989.00	$ 308,499.00	$ 308,499.00			$ 308,499.00	100%	$ -
23	26 - Electrical	$ 2,284,090.00	$96,416.50	$ 2,380,506.50	$ 2,380,506.50			$ 2,380,506.50	100%	$ -
24	26 - Photovoltaic/Solar System	$ 195,000.00	$0.00	$ 195,000.00	$ 195,000.00			$ 195,000.00	100%	$ -
25	26 - EV Charging Rough-In	$ 2,688.00	$0.00	$ 2,688.00	$ 2,688.00			$ 2,688.00	100%	$ -
26	31 - Earthwork	$ 653,281.00	$0.00	$ 653,281.00	$ 653,281.00			$ 653,281.00	100%	$ -
27	32 - Exterior Concrete	$ 635,720.00	-$21,911.00	$ 613,809.00	$ 613,809.00			$ 613,809.00	100%	$ -
28	32 - Landscaping & Irrigation	$ 190,000.00	-$16,639.00	$ 173,361.00	$ 164,423.00			$ 164,423.00	95%	$ 8,938.00
29	33 - Utilties	$ 356,741.00	$0.00	$ 356,741.00	$ 342,547.68			$ 342,547.68	96%	$ 14,193.32
30	60 - Insurance	$ 186,320.00	$1,000.00	$ 187,320.00	$ 187,048.59	$ 34.31		$ 187,082.90	100%	$ 237.10
31	60 - Bond	$ 99,500.00	$1,847.00	$ 101,347.00	$ 101,347.00			$ 101,347.00	100%	$ -
32	60 - Construction Contingency (3%)	$ 449,904.00	-$353,325.68	$ 96,578.32	$ -			$ -	0%	$ 96,578.32
33	60 - Project Related Software	$ 31,054.00	$250.00	$ 31,304.00	$ 31,174.76	$ 5.72		$ 31,180.48	100%	$ 123.52
34	66 - Fee (2.25%)	$ 354,241.00	$5,000.00	$ 359,241.00	$ 358,518.46	$ 65.23		$ 358,583.69	100%	$ 657.31
35	Owner Change Orders	$ -	$2,540.00	$ 2,540.00	$ -			$ -	0%	$ 2,540.00
	Total	**$ 16,417,582.00**	**$2,540.00**	**$ 16,420,122.00**	**$ 16,293,122.33**	**$ 2,964.63**	**$ -**	**$ 16,296,086.96**	**99%**	**121,495.04**

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.a.
For Meeting of 8/17/2026
Public Hearing

TITLE: 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: Now is the time and place for a public hearing 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.

The proposed amendment would eliminate the current commercial and industrial tax abatement options of:

3 years at 100% or

6 year graduated abatement of :
For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

After the elimination of the current abatement program, a new abatement program would be implemented that would offer partial exemption from taxation for commercial and industrial properties for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

The City currently has and would continue to offer no abatement for residential properties.

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

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Restated Urban Revite Plan (Bondurant #79 2026)

URBAN REVITALIZATION PLAN

CITY OF BONDURANT, IOWA
BONDURANT URBAN REVITALIZATION AREA

AMENDED AND RESTATED, AUGUST 17, 2026

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following definition:

"An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare."

"An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;

"An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use."

"An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa."

"An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing"; and

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall continue to be known as the Bondurant Urban Revitalization Area (the "Revitalization Area") and shall include the entire area within the corporate boundaries of the City of Bondurant, Iowa (the "City") as of August 1, 2026.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Code of Iowa, the City Council of the City has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and

2. The economic development and promotion of commercial and industrial development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land; promotion of in-fill of commercial and industrial development on existing lots; rehabilitation of existing property; stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The Revitalization Area includes property within multiple zoning classifications. The Plan is intended to encourage the improvement of existing commercial and industrial properties and new and expanded commercial and industrial development within the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. <u>Commercial Improvements-Standard Exemption Schedule.</u>

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities.

b. Exemption: All qualified real estate assessed as commercial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

c. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must also enter into a written assessment agreement with the City and the Polk County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

2. <u>Commercial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.</u>

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities on property that is subject to a development agreement and related minimum assessment agreement entered into with the City on or before December 31, 2026.

b. Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial property that satisfies the requirements of subsection 2(a) above is eligible to receive <u>one</u> of the following exemptions from taxation:

i. An exemption from taxation on 100% of the actual value added by the improvements for a period of three (3) years; or

ii. A partial exemption from taxation for a period of (six) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

c. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must enter into a written assessment agreement with the City and the Polk County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

3. Industrial Improvements-Standard Exemption Schedule.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. Exemption: All qualified real estate assessed as industrial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

4. Industrial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as industrial property that satisfies the requirements of subsection 4(a) above is eligible to receive one of the following exemptions from taxation:

i. An exemption from taxation on 100% of the actual value added by the improvements for a period of three (3) years; or

ii. A partial exemption from taxation for a period of (six) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for commercial and industrial improvements the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Bondurant, Iowa and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. However, upon the request of the owner of the property at any time, the City provides by resolution that the owner may file an application by February 1 of any other assessment year selected by the City in which case the exemption is allowed for the number of years remaining in the exemption schedule selected.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;

2. The project is located within the Revitalization Area; and,

3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates. However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN BONDURANT URBAN RENEWAL AREAS

A portion of the real property in the Revitalization Area may also be included by the City in its urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF BONDURANT URBAN REVITALIZATION AREA

EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE REVITALIZATION AREA AND ASSESSED VALUATION

A list of the names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is on file with the City Clerk and available upon request

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution approving the site plan for 2340 Hubbell Avenue, SW

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

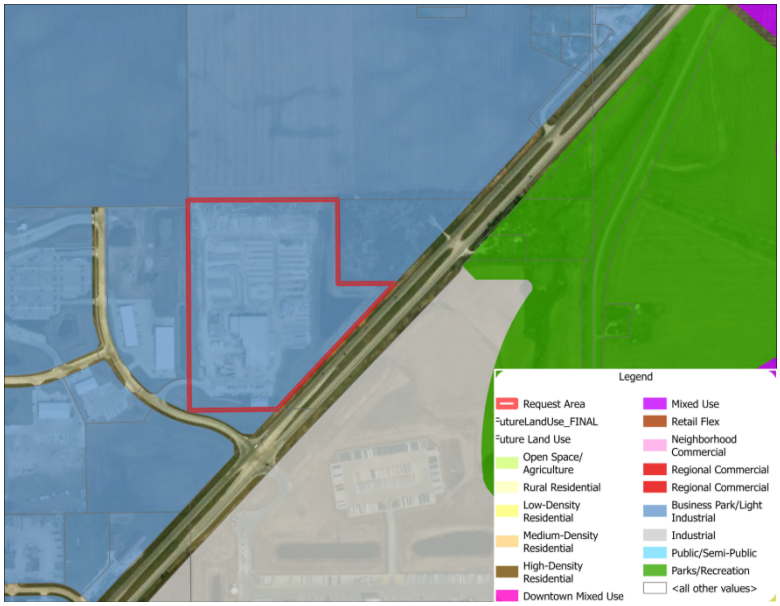
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the proposed building at 2340 Hubbell Avenue SW. The site plan applicant and developer of the property is Midstates Precast Products Inc. The site plan was prepared by CDA. The applicant is proposing a 140'x63'4" structure that would enclose an existing production area. A site plan was submitted in 2022 that included the structure being considered. A building permit was not pulled for the building within 24-months of the site plan being approved resulting in the expiration of the site plan. This property is zoned as being within the City's Limited Industrial (M-1) District. The property in question is outlined below in red.



When the Planning & Zoning Commission and City Council review site plans, they

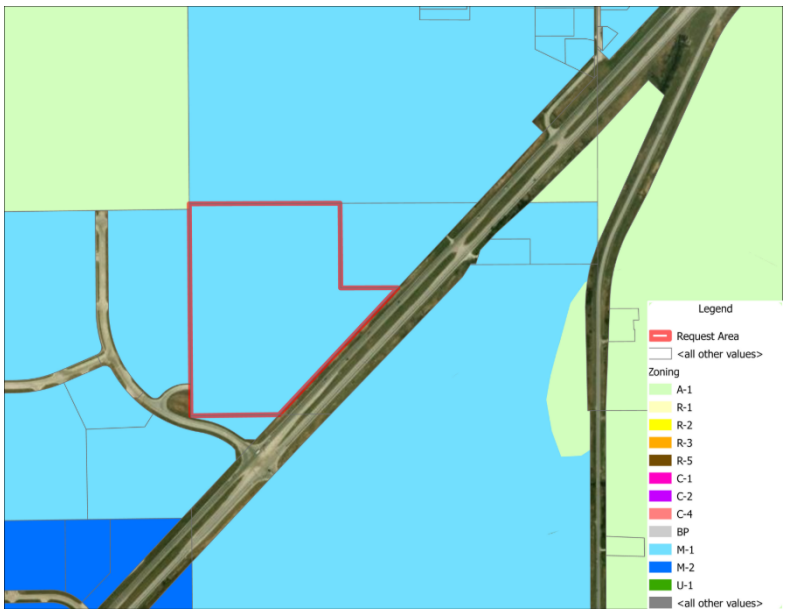
review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

*Consistency with the City's Comprehensive Plan:*The 2022 Comprehensive Plan guides for Business Park/Industrial development in this area. The use of the property is not changing or being expanded upon. The property in question is outlined in red below.



Consistency with the City's Zoning Code:

The property in questions is currently zoned as M-1 Limited Industrial. All adjacent properties are also currently zoned as M-1 Limited Industrial or have an active request to rezone to the M-1 Limited Industrial District. The current use of the property is General Manufacturing which is allowable in the M-1 District as a Conditional Use. The use of the property will not change with the proposed structure. The subject property is outlined in red below.



General Use & Bulk Standards

- The site plan states setback requirements on page 2.
- There is existing outdoor storage on site, the proposed structure would decrease the amount of outdoor storage/manufacturing taking place on site.
- The site plan shows an existing access point from Shiloh Rose Parkway SW.

Parking/Drive Areas

- Access to the site is available from Shiloh Rose Parkway SW. The property also has street frontage on Hubbell Avenue.
- The site plan shows a parking area with 70 spaces, the proposed structure will not create additional employees. For this reason, additional parking spaces are not required.

Stormwater, Utilities & Natural Features

- A stormwater management report was submitted for the site in 2022. That stormwater report included the concrete pad the structure will be enclosing. Staff has requested a letter from CDA stating this stormwater management report is valid and the existing detention basin is large enough to handle runoff from the proposed structure.
- The site is not located within FEMA's 100-year floodplain.
- This site is not located within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have been submitted to staff.
- The applicant received a variance in November 2022 stating architectural elevations for all future building must match the elevations of the primary structure on site. A copy of the variance permit has been attached for Commission review.

Other Site Plan Features

- A landscaping plan was previously submitted and approved. Additional landscaping will not be required for this site plan.

Comments from City Officials:

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

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – still being reviewed by engineering staff.
3. Fire Department - reviewed and no comments have been received at this time.

The Planning & Zoning Commission voted 7-0 to recommend approval of the Site Plan at their August 13, 2026 meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-288
2. Midstates Precast Products Site Plan
3. MPP 40 A1.1 South
4. MPP 40 A1.2 North
5. MPP 40 A1.3 East West
6. Construction Documents
7. BOA Permit - Case #97

CITY OF BONDURANT
RESOLUTION NO. 260817-XXX

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR 2340 HUBBELL AVENUE SW.

WHEREAS, Midstates Precast Productions Inc has submitted the site plan for 2340 Hubbell Avenue SW described as follows;

THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTIONAL ¼ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

WHEREAS the zoning for the property is Limited Industrial (M-1) and General Manufacturing use is a conditional use of the Zoning Code;

WHEREAS the Planning and Zoning Commission reviewed and voted 7-0 to recommend approval of the submitted site plan at their August 13, 2026, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Site Plan shall be updated to reflect any comments received from Engineering.

Passed this 17th 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				

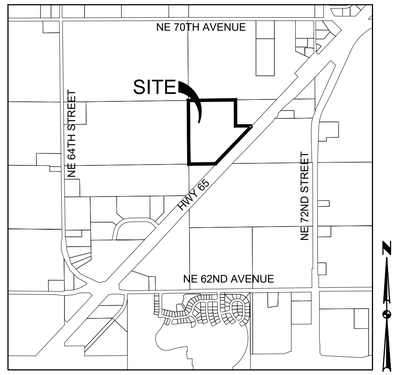
SITE PLAN FOR:

MIDSTATES PRECAST PRODUCTS - PHASE 2

BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTIONAL ¼ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING & UTILITY PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
PROJECT BOUNDARY		SANITARY MANHOLE	
LOT LINE		WATER VALVE BOX	
SECTION LINE		FIRE HYDRANT	
CENTER LINE		WATER CURB STOP	
RIGHT OF WAY	R/W	WELL	WELL
PERMANENT EASEMENT	P/E	STORM SEWER MANHOLE	ST
TEMPORARY EASEMENT	T/E	STORM SEWER SINGLE INTAKE	
TYPE SW-501 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-503 STORM INTAKE		FLARED END SECTION	
TYPE SW-505 STORM INTAKE		ROOF DRAIN/ DOWNSPOUT	RD
TYPE SW-506 STORM INTAKE		DECIDUOUS TREE	
TYPE SW-513 STORM INTAKE	ST	CONIFEROUS TREE	
TYPE SW-401 STORM MANHOLE	ST	DECIDUOUS SHRUB	
TYPE SW-402 STORM MANHOLE	ST	CONIFEROUS SHRUB	
TYPE SW-301 SANITARY MANHOLE	S	ELECTRIC POWER POLE	
STORM/SANITARY CLEANOUT		GUY ANCHOR	
WATER VALVE		STREET LIGHT	
FIRE HYDRANT ASSEMBLY		POWER POLE W/ TRANSFORMER	
SIGN		UTILITY POLE W/ LIGHT	
DETECTABLE WARNING PANEL		ELECTRIC BOX	E
STORM SEWER STRUCTURE NO.	ST-10	ELECTRIC TRANSFORMER	E
STORM SEWER PIPE NO.	L-10	ELECTRIC MANHOLE OR VAULT	E
SANITARY SEWER STRUCTURE NO.	S-10	TRAFFIC SIGN	
SANITARY SEWER PIPE NO.	P-10	TELEPHONE JUNCTION BOX	T
SANITARY SEWER WITH SIZE	8"S	TELEPHONE MANHOLE/VAULT	T
SANITARY SERVICE	S S S	TELEPHONE POLE	
STORM SEWER		GAS VALVE BOX	G
STORM SERVICE	ST ST	CABLE TV JUNCTION BOX	TV
WATERMAIN WITH SIZE	8"W	CABLE TV MANHOLE/VAULT	TV
WATER SERVICE	W W	MAIL BOX	M
SAWCUT (FULL DEPTH)		BENCHMARK	BM
SILT FENCE		SOIL BORING	SB
		UNDERGROUND TV CABLE	TV
		GAS MAIN	G
		FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15" RCP
		WATER MAIN W/ SIZE	8"W

OWNER / APPLICANT

GSC PROPERTIES LLC
CONTACT: FRED LARSON
1300 LINCOLN STREET
WEST DES MOINES, IOWA 50265
PH. (515) 729-3383

PARKING CALCULATIONS

ONE SPACE PER EMPLOYEE

59 EMPLOYEES

PARKING PROVIDED =70 SPACES

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

OPEN SPACE CALCULATIONS

SITE AREA	=1,306,739 SF
OPEN SPACE REQUIRED	=196,011 (15%)
OPEN SPACE PROVIDED	=726,672 (56%)

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SITE ADDRESS

2340 HUBBELL AVENUE SW

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com
Know what's below. Call before you dig.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

DATE OF SURVEY

NOVEMBER 7, 2017

BENCHMARKS

NGS BENCHMARK MH0385 100' +/- SOUTH OF 78TH AVENUE, 11' +/- EAST OF RAILROAD, 1.9 MILES SOUTH OF ENTERPRISE.
ELEVATION938.93

5/8" REBAR W/CONTROL POINT POST, 20' +/- SOUTHWEST OF SOUTHEAST PROPERTY CORNER.
ELEVATION=957.50

RAILROAD SPIKE IN FENCE POST 100' +/- WEST OF SOUTHEAST PROPERTY CORNER.
ELEVATION=960.11

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	08/12/2022
-SITE PLAN SUBMITTAL TO CITY #2:	08/29/2022
-SITE PLAN SUBMITTAL TO CITY #2:	09/16/2022

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DR. URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2111.891

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF BONDURANT GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

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.

LICENSED PROFESSIONAL ENGINEER
ERIN K. OLLENDIKE
16926
IOWA

ERIN K. OLLENDIKE, P.E.

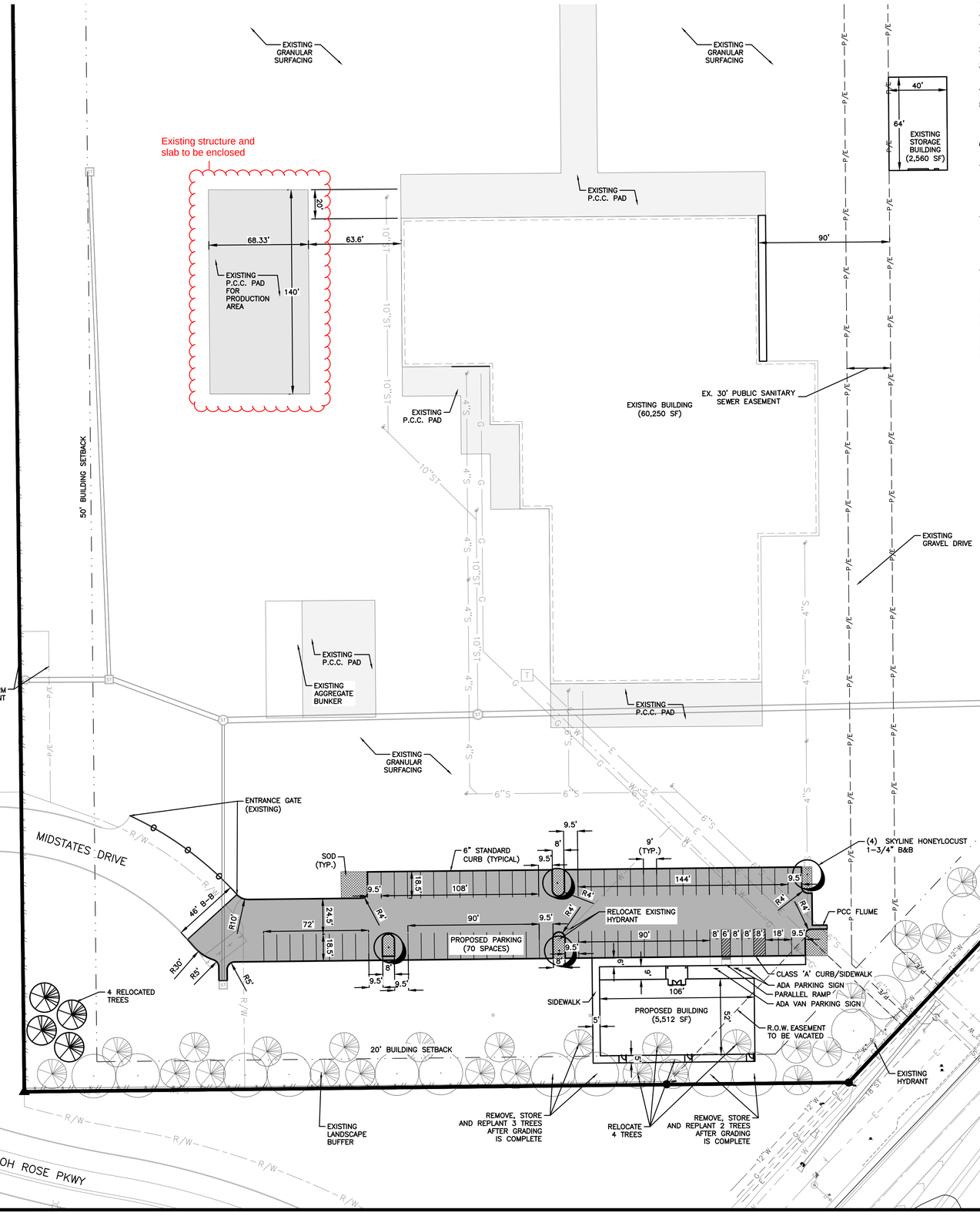
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

PRELIMINARY
NOT FOR CONSTRUCTION

MIDSTATES PRECAST PRODUCTS - PHASE 2

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PLOTTED BY: RYAN LUNDHOLM TECH
COMMENT:
ENG:



TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.P.C.
2. DRIVEWAY AND PARKING AREAS	6" P.C.C.

LANDSCAPE REQUIREMENTS

1 TREE PER 18 PARKING SPACES

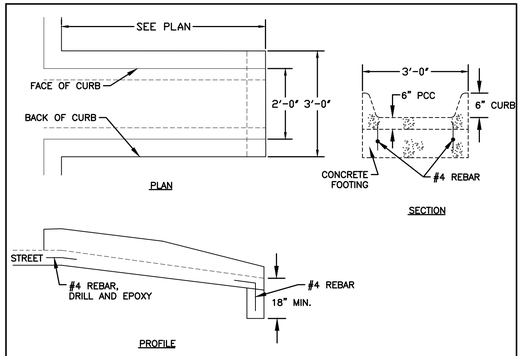
59 SPACES = 4 TREES
PROVIDED = 4 TREES

NOT LESS THAN FIVE PERCENT (5%) OF PARKING LOT SHALL BE LANDSCAPED AND CONTINUOUSLY MAINTAINED.

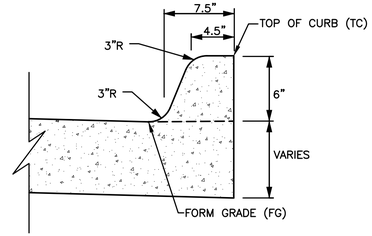
PARKING LOT= 21,851 SF
LANDSCAPED AREA REQUIRED = 1,093 SF (5%)
LANDSCAPED AREA PROVIDED = 1,097 SF (SOD)

GENERAL NOTES

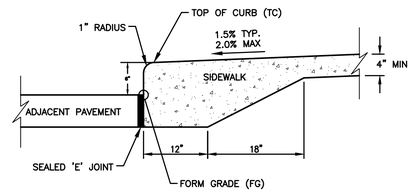
1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. THE EXISTING RIGHT OF WAY EASEMENT WILL NEED TO BE VACATED.



CONCRETE LETDOWN FLUME



6" PCC INTEGRAL CURB



CLASS "A" INTEGRAL CURB AND SIDEWALK

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH

REVISIONS	DATE
THIRD SUBMITTAL	09/16/22
SECOND SUBMITTAL	08/29/22
FIRST SUBMITTAL	08/12/22

CIVIL DESIGN ADVANTAGE

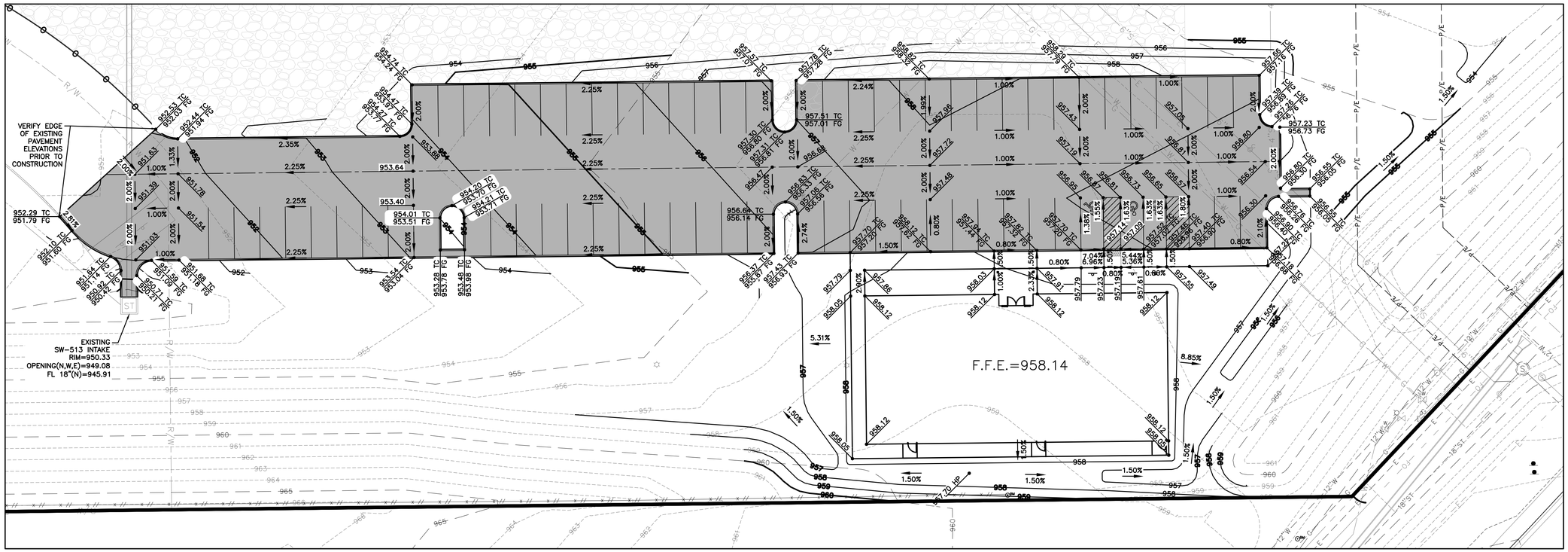
MIDSTATES PRECAST PRODUCTS - PHASE 2
DIMENSION PLAN

BONDURANT, IOWA

2 / 3

2111.891

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LAYOUT: LAYOUT1 PLOTTED: 9/16/2022 2:05 PM
PLOTTED BY: RYAN LUNDHOLM TECH:
COMMENT:
ENG:



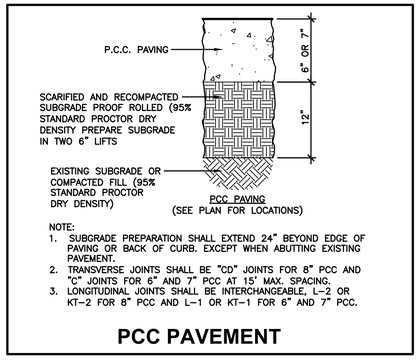
GRADING PLAN

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.

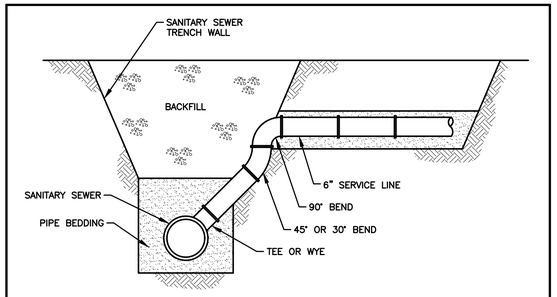
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

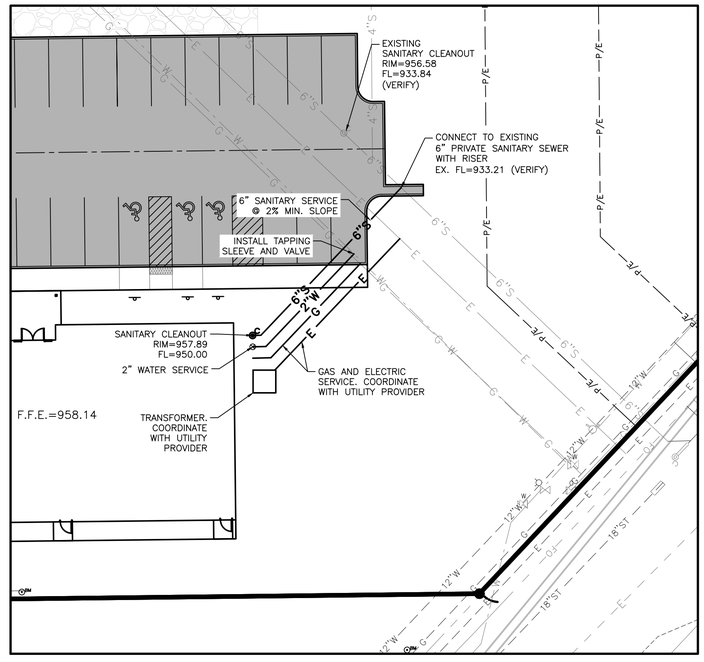


NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
2. TRANSVERSE JOINTS SHALL BE "CD" JOINTS FOR 8" PCC AND "C" JOINTS FOR 6" AND 7" PCC AT 15' MAX. SPACING.
3. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-2 OR KT-2 FOR 8" PCC AND L-1 OR KT-1 FOR 6" AND 7" PCC.

PCC PAVEMENT



SANITARY SEWER SERVICE RISER



UTILITY PLAN

DATE	REVISIONS
09/16/22	THIRD SUBMITTAL
08/29/22	SECOND SUBMITTAL
08/12/22	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH

MIDSTATES PRECAST PRODUCTS - PHASE 2

GRADING & UTILITY PLAN

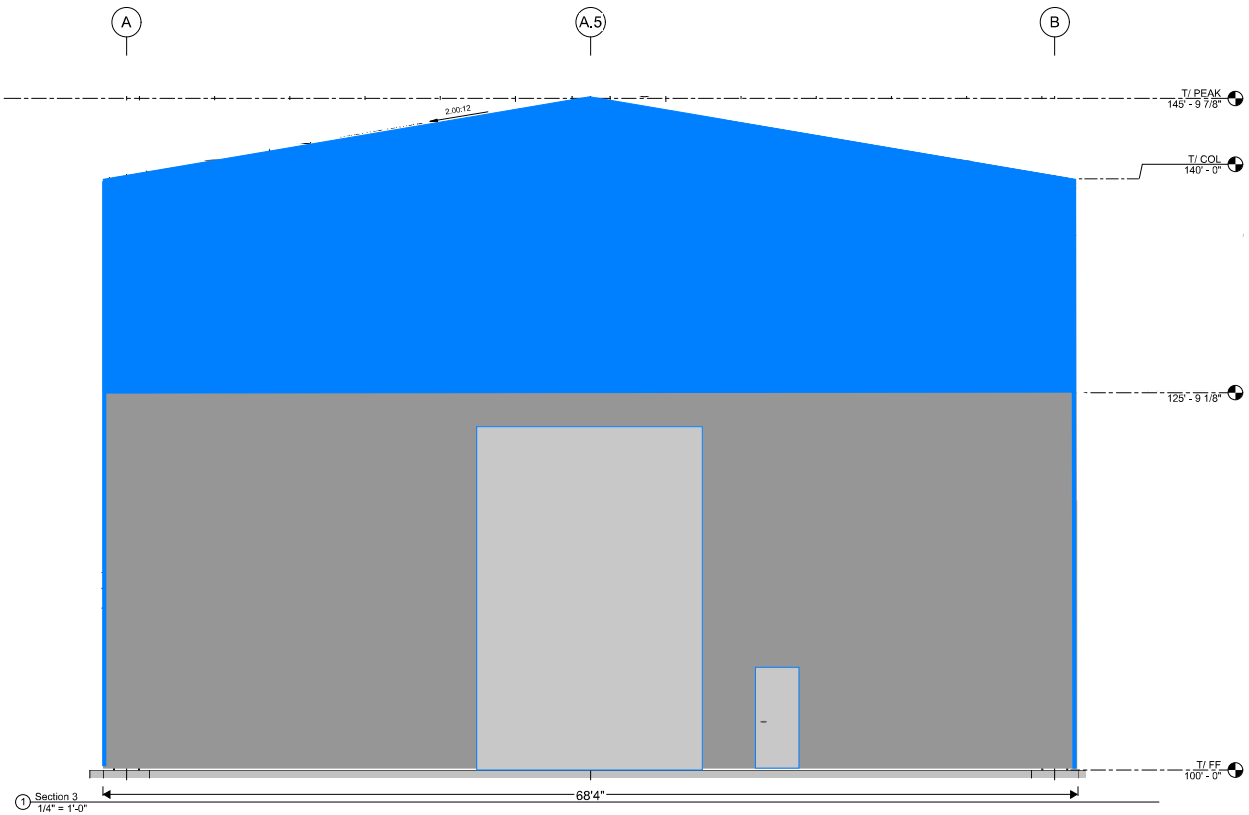
BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

3 / 3

2111.891

PLOTTED BY: RYAN LUNDHOLM TECH:
FILE: H:\2021\211891\DWG\211891-SITE.DWG
LAYOUT: GRADING PLAN LAST PLOTTED: 9/16/2022 2:05 PM COMMENT:
XREF:



South Elevation

RAKER RHODES Industrial
Des Moines, Iowa
www.rakerrhodes.com

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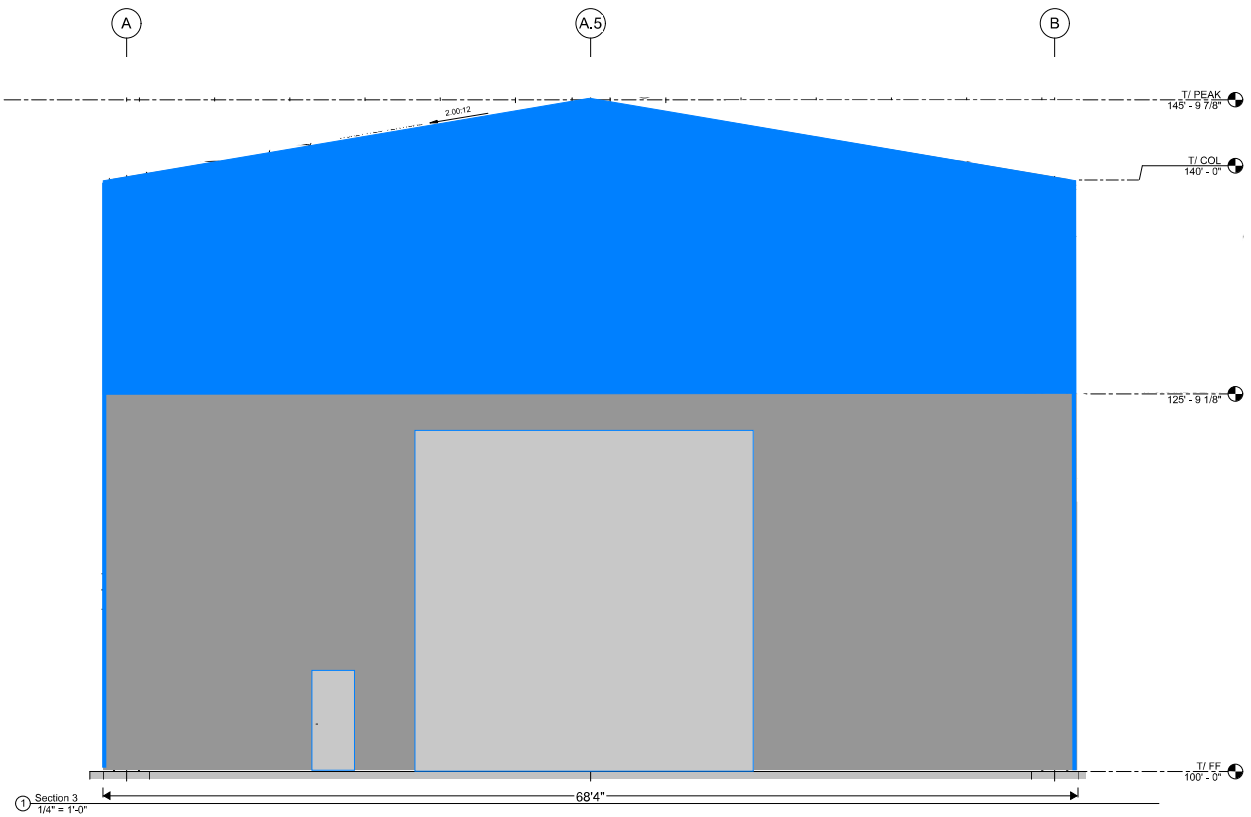
SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

No.	Description	Date
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
Elevations

Sheet No.
A1.1



North Elevation

RAKER RHODES Industrial
Des Moines, Iowa
www.rakerrhodes.com

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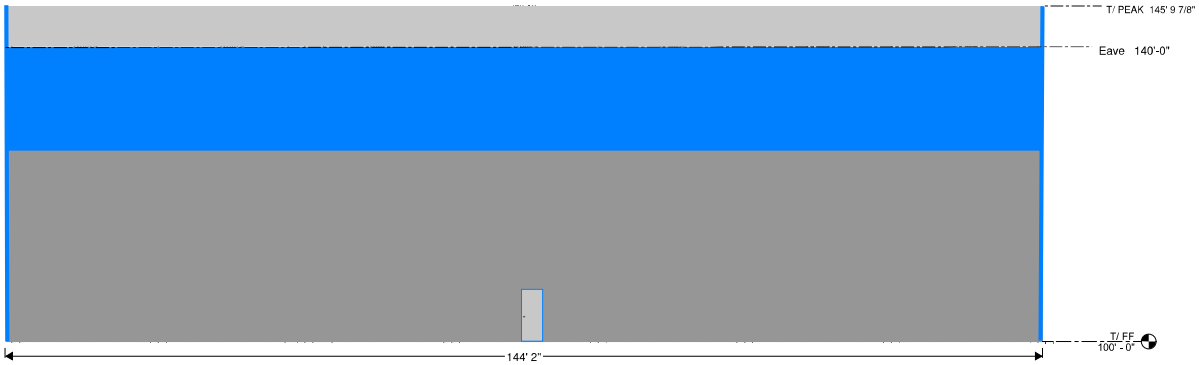
SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

No.	Description	Date
0	ISSUED FOR CONSTRUCTION	12/23/2021

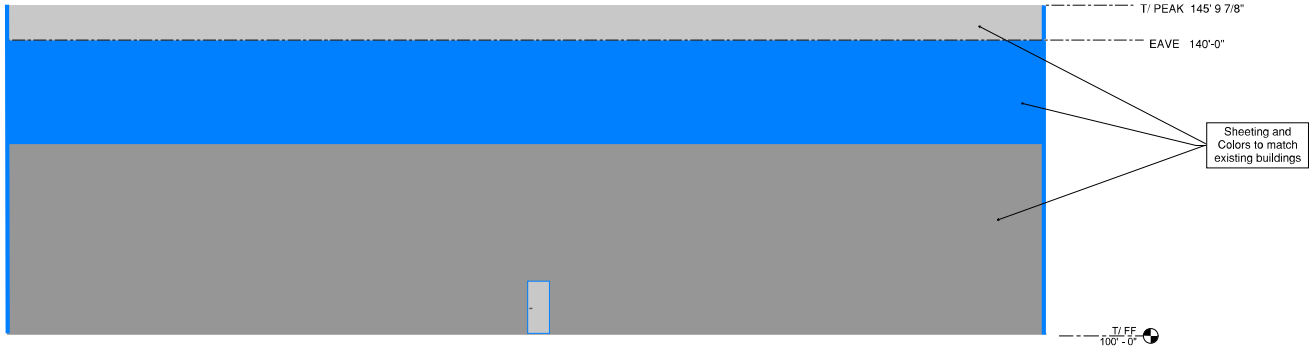
Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
Elevations

Sheet No.
A1.2



1 GRID LINE A East Elevation
1/8" = 1'-0"



2 GRID LINE B West Elevation
1/8" = 1'-0"

RAKER RHODES Industrial
Des Moines, Iowa
www.rakerrhodes.com

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

No.	Description	Date
B	ADDED STEEL FOR APPROVAL	10/19/2021
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
Elevations

Sheet No.
A1.3

SP SPECIAL INSPECTION
SP1 SPECIAL INSPECTION PROGRAM SHALL CONFORM TO CHAPTER 17 OF THE IBC.

SP2 THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM THE REQUIRED TESTS AND SPECIAL INSPECTIONS WITH QUALIFICATIONS DESCRIBED PER IBC CHAPTER 17 AND THE PROJECT SPECIFICATIONS.

SP3 SPECIAL INSPECTION REPORTS SHALL BE FURNISHED TO BUILDING OFFICIAL, OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND CONTRACTOR.

SP4 SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

SP5 SPECIAL INSPECTION PROGRAM:

VERIFICATION AND INSPECTION	FREQUENCY / TASK
STEEL & DECKING - CONFORM TO AISC 360 REQUIREMENTS	
1. INSPECTION TASKS PRIOR TO WELDING:	
A. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE.	PERFORM
B. MANUFACTURER'S CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	PERFORM
C. MATERIAL IDENTIFICATION (TYPE/GRADE).	OBSERVE
D. WELDER IDENTIFICATION SYSTEM.	OBSERVE
E. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY): • JOINT PREPARATION • DIMS. (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY & LOCATION) • BACKING TYPE & FIT (IF APPLICABLE)	OBSERVE
F. CONFIGURATION & FINISH OF ACCESS HOLES.	OBSERVE
G. FIT-UP OF FILLET WELDS: • DIMS. (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY & LOCATION)	OBSERVE
2. INSPECTION TASKS DURING WELDING:	
A. STRUCTURAL STEEL & COLD-FORMED STEEL DECK:	
1) COMPLETE & PARTIAL PENETRATION GROOVE WELDS.	PERFORM
2) MULTI-PASS FILLET WELDS.	PERFORM
3) SINGLE-PASS FILLET WELDS > 5/16".	PERFORM
4) PLUG & SLOT WELDS.	PERFORM
5) SINGLE-PASS FILLET WELDS ≤ 5/16".	OBSERVE
6) FLOOR & ROOF DECK WELDS.	OBSERVE
B. USE OF QUALIFIED WELDERS.	OBSERVE
C. CONTROL & HANDLING OF WELDING CONSUMABLES: • EXPOSURE CONTROL • PACKAGING	OBSERVE
D. NO WELDING OVER CRACKED TACK WELDS.	OBSERVE
E. ENVIRONMENTAL CONDITIONS: • WIND SPEED WITHIN LIMITS • PRECIPITATION & TEMP.	OBSERVE
F. WPS FOLLOWED: • SETTINGS ON WELDING EQPT. • TRAVEL SPEED • SELECTED WELDING MATERIALS • PREHEAT APPLIED • SHIELDING GAS TYPE/FLOW RATE • PROPER POSITION (F, V, H, OH) • INTERPASS TEMP. MAINTAINED (MIN / MAX)	OBSERVE
G. WELDING TECHNIQUES: • INTERPASS & FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	OBSERVE
3. INSPECTION TASKS AFTER WELDING.	
A. WELDS CLEANED.	OBSERVE
B. SIZE, LENGTH, & LOCATION OF WELDS.	PERFORM
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA: • CRACK PROHIBITION • WELD SIZE • WELD / BASE-METAL FUSION • UNDERCUT • CRATER CROSS SECTION • POROSITY • WELD PROFILES	PERFORM
D. ULTRASONIC TESTING TO BE PERFORMED ON COMPLETE JOINT PENETRATION WELDS PER AWS D1.1-2010.	PERFORM
E. ARC STRIKES.	PERFORM
F. k-AREA.	PERFORM
G. BACKING & WELD TABS REMOVED (IF REQ'D.).	PERFORM
H. REPAIR ACTIVITIES.	PERFORM
I. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	PERFORM
4. INSPECTION TASKS PRIOR TO BOLTING:	
A. MFR. CERTS. AVAILABLE FOR FASTENER MATERIALS.	PERFORM
B. FASTENERS MARKED IN ACCORDANCE w/ ASTM RQMTS.	OBSERVE
C. PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH, EXCLUDED THREADS).	OBSERVE
D. PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL.	OBSERVE
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION & HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE RQMTS.	OBSERVE
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED & DOCUMENTED FOR FASTENER ASSEMBLIES & METHODS USED.	OBSERVE
G. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS & OTHER FASTENER COMPONENTS.	OBSERVE
5. INSPECTION TASKS DURING BOLTING:	
A. FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES & WASHERS (IF REQ'D) ARE POSITIONED AS REQ'D.	OBSERVE
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION.	OBSERVE
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING.	OBSERVE
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE w/ THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.	OBSERVE
6. INSPECTION TASKS AFTER BOLTING:	OBSERVE
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNS.	PERFORM
CONCRETE	
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, & VERIFY PLACEMENT.	PERIODIC
2. INSPECT ANCHORS CAST IN CONCRETE.	PERIODIC
3. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:	
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	CONT.
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	PERIODIC
4. VERIFY USE OF REQUIRED DESIGN MIX.	PERIODIC
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP & AIR CONTENT TESTS AND DETERMINE CONCRETE TEMPERATURE.	CONT.
6. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONT.
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.	PERIODIC
8. VERIFY OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST TENSIONED CONCRETE & PRIOR TO REMOVAL OF SHORES & FORMS FROM BEAMS & STRUCTURAL SLABS.	PERIODIC
9. INSPECT FORMWORK FOR SHAPE, LOCATION & DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	PERIODIC
SOILS	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL.	PERIODIC
3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS.	PERIODIC
4. VERIFY USE OF PROPER MATERIALS, DENSITIES & LIFT THICKNESSES DURING PLACEMENT & COMPACTION OF COMPACTED FILL.	CONT.
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC

PROGRAM FOOTNOTES
1. THE ITEMS INDICATED ABOVE SHALL BE INSPECTED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE PROJECT SPECIFICATIONS & THE SPECIFIC STRUCTURAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING & INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, & BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. **CONT.** - CONTINUOUS SPECIAL INSPECTION. SPECIAL INSPECTOR IS PRESENT WHEN & WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED. (IBC SECTION 1702).
3. **PERIODIC** - PERIODIC SPECIAL INSPECTION. SPECIAL INSPECTOR IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.
4. **OBSERVE** - SPECIAL INSPECTOR SHALL OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS (AISC 360 SECTION N5).
5. **PERFORM** - SPECIAL INSPECTOR SHALL PERFORM THESE TASKS FOR EACH JOINT, CONNECTION, ELEMENT OR MEMBER (AISC 360 SECTION N5).
6. SPECIAL INSPECTION IS NOT REQUIRED FOR WORK PERFORMED BY AN APPROVED FABRICATOR (IBC SECTION 1704.2.2).
7. ALL WELDS SHALL BE VISUALLY INSPECTED.
8. CJP WELDS SHALL BE TESTED ULTRASONICALLY OR BY SIMILAR APPROVED METHOD.
9. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. CONTINUOUS INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE.

GP GENERAL PARAMETERS
GP1 STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

GP2 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY ITEMS.

GP3 DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, ELECTRICAL COMPONENTS, FLOOR DEPRESSIONS, ETC. NOT SHOWN ON DRAWINGS. COORDINATE LOCATION, SIZE AND REINFORCEMENT OF ALL OPENINGS WITH RESPECTIVE TRADES BEFORE FABRICATION. REPORT ANY DISCREPANCIES AND/OR INTERFERENCE PROBLEMS TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

GP4 THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE PROVIDED, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

GP5 THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X-BRACING, AND EXTERIOR WALLS ARE COMPLETE AND CAN EFFECTIVELY RESIST FINAL DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE.

GP6 CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

GP7 RETAINING WALLS AND BASEMENT WALLS WHICH TIE TO UPPER SLABS SHALL NOT BE BACKFILLED UNTIL THE UPPER SLABS REACH FULL DESIGN STRENGTH, UNLESS ADEQUATE BRACING IS PROVIDED AT THE TOP OF THE WALL.

DP DESIGN PARAMETERS
DP1 THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE ICC INTERNATIONAL BUILDING CODE, **2012** EDITION.

DP2 UNIFORM LIVE LOADS:

TYPICAL ROOF (GOVERNED BY SNOW)	20 PSF
DRIFT LOAD AS SHOWN ON PLAN	
TYPICAL PLATFORM	40 PSF
TYPICAL EQUIPMENT LEVEL	100 PSF

DP3 CONCENTRATED LIVE LOADS:

TYPICAL OFFICE (OVER 2.5 FT. x 2.5 FT.)	2000 LB
TYPICAL STAIRS (OVER 2 IN. x 2 IN.)	300 LB

DP4 SNOW DESIGN PARAMETERS:

GROUND SNOW LOAD (Pg)	25 PSF
FLAT ROOF SNOW LOAD (Pf)	20 PSF
SNOW EXPOSURE FACTOR (C/E)	1.0
SNOW LOAD IMPORTANCE FACTOR (I)	1.0
SNOW LOAD THERMAL FACTOR (Ct)	1.0

DP5 ATMOSPHERIC ICING DESIGN PARAMETERS:

UNIFORM RADIAL ICE THICKNESS (t)	0.75"
ICE IMPORTANCE FACTOR (Ii)	1.0

DP6 WIND DESIGN PARAMETERS:

BASIC WIND SPEED (V) (3 SECOND GUST)	115 MPH
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- 18
BASIC DESIGN PRESSURE @ ROOF	15 PSF (SERVICE)
NET WIND UPLIFT @ ROOF	10 PSF (SERVICE)

DP7 ALLOWABLE WALL DEFLECTIONS:

EXTERIOR (CLADDING DESIGN)	L/360
(BRICK VENEER DESIGN)	L/600 ≤ 0.3"
INTERIOR	L/360

DP8 ALLOWABLE FRAMING DEFLECTIONS:

ROOF LIVE LOAD	L/360
ROOF TOTAL LOAD	L/240
FLOOR LIVE LOAD	L/360
FLOOR TOTAL LOAD	L/240

DP9 ASSUMED FUTURE CONSTRUCTION:

VERTICAL	NONE
HORIZONTAL	NONE

FP FOUNDATION PARAMETERS
FP1 SIZE AND BOTTOM ELEVATIONS OF FOOTINGS HAVE BEEN ESTABLISHED BASED ON THE ASSUMED MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF AS SHOWN IN IBC TABLE 1806.2. AS EXCAVATION PROGRESSES, UNANTICIPATED SOIL CONDITIONS MAY REQUIRE CHANGES. CONTACT STRUCTURAL ENGINEER OF RECORD FOR EVALUATION OF THESE CHANGES.

FP2 ALLOWABLE SOIL BEARING PRESSURE
CONTINUOUS FOOTINGS 1500 PSF
FP3 FOOTING TO BE AT MINIMUM DEPTH OF LOCAL FROST DEPTH FOR FROST PROTECTION OR FROST-FREE GRANULAR FILL TO BE PLACED BELOW BELOW FOOTING TO LOCAL FROST DEPTH
LOCAL FROST (BELOW FINISHED GRADE) 42 IN.

FP4 DESIGN EARTH PRESSURES:
ACTIVE ..... 35 PCF
PASSIVE ..... 260 PCF
AT REST ..... 60 PCF

FP5 GEOTECHNICAL ENGINEER IS SOLE JUDGE OF THE SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT FOUNDATIONS. BEARING MATERIAL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE FOUNDATION INSTALLATION. DO NOT PROCEED WITHOUT APPROVAL.

CN CONCRETE NOTES
CN1 CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE IBC.

CN2 WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM OF 1/4" AMPLITUDE.

CN3 ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" U.N.O.

CN4 CONCRETE FORMWORK:
CN4.1 SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.
CN4.2 VERIFY ALL BLOCK OUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS PRIOR TO POURING.

CN5 CONCRETE REINFORCEMENT:
CN5.1 DETAILING, FABRICATION, AND PLACEMENT OR REINFORCEMENT SHALL CONFORM TO ACI-315.
CN5.2 ALL REINFORCEMENT TO BE ASTM A615 GRADE 60 U.N.O. WELDED WIRE FABRIC TO BE ASTM A185 WITH WIRE CONFORMING TO ASTM A82. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE USING #16 ANNEALED IRON WIRE. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
CN5.3 ALL CONTINUOUS REINFORCING SHALL BE SPLICED USING CLASS B TENSION SPLICES, U.N.O.
CN5.4 BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1.
CN5.5 CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS, AND INTERSECTING WALLS. REFER TO TYPICAL DETAILS FOR LAYOUT OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.
CN5.6 ADD TWO DIAGONAL #5 BARS, FOUR FEET LONG, CENTERED, AT EACH CORNER OF FOUNDATION OR SLAB OPENING, U.N.O.
CN5.7 U.N.O., INSTALL WWF 1 1/2" FROM TOP OF ALL SLABS ON GRADE, TOPPING SLABS ON DECK, OR TOPPING SLABS ON PRECAST. LAP JOINTS TWO FULL MESHES BUT NOT LESS THAN 8". AT CONSTRUCTION JOINTS, LOCATE WWF AT MID DEPTH OF SLAB.

CN6 COVERAGE FOR REINFORCEMENT:
CN6.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"
CN6.2 CONCRETE EXPOSED TO EARTH AND WEATHER:
#6 THRU #18 BARS ..... 2"
#5 BAR, W31 OR D31 WIRE AND SMALLER ..... 2"
CN6.3 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS:
#14 AND # 18 ..... 2"
#11 BAR AND SMALLER ..... 2"
BEAMS, COLUMNS:
PRIMARY REINFORCEMENT, TIES, SI STIRRUPS, SPIRALS ..... 2"

CN7 CONCRETE COMPRESSIVE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39 AND SHALL BE AS FOLLOWS:

FOOTINGS	f'c = 4,000 PSI
GRADE BEAMS/PILECAPS	f'c = 4,000 PSI
WALLS/PIERS/COLUMNS	f'c = 4,000 PSI
SLABS ON GRADE	f'c = 4,000 PSI
TOPPING SLABS	f'c = 4,000 PSI

CN8 SPECIAL INSPECTOR SHALL BE NOTIFIED IF ANY WATER IS TO BE ADDED IN FIELD.

CN9 CONCRETE FOUNDATIONS:
CN9.1 ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
CN9.2 ACCURATELY SET AND SECURELY SUPPORT REINFORCING, DOWELS, AND ANCHOR BOLTS PRIOR TO PLACEMENT OF CONCRETE. WET-STICKING OR FLOATING OF REINFORCING,DOWELS, AND ANCHOR RODS IS NOT ALLOWED.
CN9.3 PROVIDE CONSTRUCTION JOINTS, INSERTS, SLEEVES, DOWELS, ANCHORS, ETC., AS SHOWN. ITEMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO USUAL ACCEPTED STANDARDS OF THE TRADE. ANCHOR RODS PER ASTM F1554 AS SHOWN.
CN9.4 ALL FOUNDATION COLD JOINTS SHALL BE KEYED. CONTINUOUS REINFORCING SHALL EXTEND ONE DEVELOPMENT LENGTH PLUS 6". LOCATE FOUNDATION COLD JOINTS AT EXPANSION JOINTS IN MASONRY VENEER WHEN POSSIBLE.
CN9.5 REINFORCING SHOWN ON DETAILS IS THE REQUIRED MINIMUM. AT CONTRACTOR'S OPTION AND EXPENSE, ADDITIONAL REINFORCING MAY BE PERMITTED TO ASSIST IN EASE OF CONSTRUCTABILITY. ADDITIONAL REINFORCING MUST BE SUBMITTED FOR REVIEW ON SHOP DRAWINGS.

CN10 PROVIDE CONTROL JOINTS AS FOLLOWS, U.N.O.:
CN10.1 SLABS (ON GRID LINE WHERE PRACTICAL) AND:
SLAB-ON-GRADE ..... 10' ± 2'
PRECAST TOPPING SLABS ..... 10' ± 2'
CN10.2 EXPOSED FOUNDATION WALL:
RETAINING WALLS ..... 15' ± 5'
BASEMENT WALLS ..... 50' ± 5'
CN10.3 CONTROL JOINT LAYOUT SHOULD MAINTAIN AN APPROXIMATE ASPECT RATIO OF 1:1.

CN11 EXPOSED SLAB ON GRADE:
CN11.1 ALL SLAB ON GRADE CONTROL JOINTS & COLD JOINTS SHALL BE COORDINATED WITH THE ARCHITECT WHERE THE SLAB IS EXPOSED.
CN11.2 CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING PRIOR TO ANY EXPOSED CONCRETE SLAB ON GRADE POUR. CONTRACTOR SHALL PROVIDE ENGINEER WITH ANTICIPATED EXPOSED SLAB ON GRADE CONTROL AND COLD JOINT LOCATIONS. ENGINEER MUST APPROVE CONTROL AND COLD JOINT LOCATIONS PRIOR TO ANY EXPOSED CONCRETE SLAB POUR.

CN12 CONCRETE ACCESSORIES:
CN12.1 U.N.O., HEADED SHEAR STUDS TO BE NELSON HEADED ANCHORS WITH FLUXED ENDS OR APPROVED EQUIVALENT AND SHALL BE AUTOMATICALLY END WELDED BY UTILIZING THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
CN12.2 U.N.O., DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON, TYPE D2L, OR APPROVED EQUIVALENT AND SHALL BE AUTOMATICALLY END WELDED BY UTILIZING THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
CN12.3 U.N.O., EXPANSION BOLTS TO BE HILTI KWIK BOLT TZ, SIMPSON STRONG-BOLT, OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. EXPANSION ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
CN12.4 U.N.O., EPOXY ANCHORS TO BE HILTI HIT-RE 500-SD, SIMPSON SET-XP, OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. POST-INSTALLED REINFORCING ANCHORS INSTALLATION SHALL BE PERFORMED BY PERSONNEL TRAINED TO INSTALL THE SYSTEM PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). AS INCLUDED IN THE ANCHOR PACKAGING. THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR POST-INSTALLED ANCHORS. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION PRIOR TO THE COMMENCEMENT OF INSTALLING THE BARS THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO WILL INSTALL POST-INSTALLED REINFORCING BARS HAVE BEEN TRAINED TO INSTALL THE SYSTEM PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

CN13 EPOXY REPAIR ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO-COMPONENT, LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. THE EPOXY ADHESIVE SHALL BE SUITABLE FOR USE IN DRY OR DAMP CONDITIONS. MINIMUM SHEAR STRENGTH SHALL BE 5,000 PSI; MINIMUM TENSILE STRENGTH SHALL BE 4,000 PSI. HOLE SIZES AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED ICC REQUIREMENTS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING PLACEMENT.

CN14 COLD WEATHER PROTECTION
CN14.1 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING CURING CONCRETE PER THE REQUIREMENTS OF ACI 306.
CN14.2 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING FOUNDATIONS THAT DO NOT EXTEND TO FROST DEPTH FROM HEAVING. AT CONTRACTOR'S OPTION, BOTTOM OF FOOTINGS MAY BE EXTENDED BEYOND THE FROST ZONE, IN LIEU OF SURFACE PROTECTION METHODS. NO ADDL REINFORCING WILL BE REQ'D AT EXTENDED FOUNDATIONS. ALL MITIGATION WORK SHALL BE PART OF THE CONTRACTOR BID AND NOT COMPENSIBLE BY CHANGE ORDER.
CN14.3 CONTRACTOR TO PROVIDE A FROST STOOP PER TYP. STOOP DETAIL @ ALL EXTERIOR DOORS, SEE ARCH. FOR DOOR LOCATIONS.

CN15 FINISH
CN15.1 ALL EXPOSED CONCRETE, WALLS AND SLAB ON GRADE SHALL HAVE A LIGHT RUBBED SURFACE OR SMOOTH TROWEL FINISH
CN15.2 ALL SIDEWALKS, EXTERIOR WALKING SURFACES, DRIVEWAYS AND PARKING SURFACES SHALL HAVE A BROOM FINISH

SF STEEL FRAMING NOTES
SF1 STEEL FRAMING WORK SHALL COMPLY WITH CHAPTER 22 OF THE IBC.

SF2 STEEL FRAMING MATERIALS:
SF2.1 W-SECTIONS
ASTM A992 FY=50,000 PSI
SF2.2 TUBULAR STEEL
ASTM A500 GR B FY=46,000 PSI
SF2.3 CHANNELS, ANGLES, BARS, PLATES
ASTM A36 FY=36,000 PSI
SF2.4 PIPES
ASTM A53 GR B FY=35,000 PSI
SF2.5 HEADED ANCHOR SHEAR STUDS
ASTM A108, GR C-1010 THRU C-1020
MIN. TENSILE STRENGTH FY=55,000 PSI
MIN. YIELD STRENGTH FY=55,000 PSI
SF2.6 STEEL JOIST
SJI K-LH SERIES
SF2.7 WELDING ELECTRODES
E70XX

SF3 STEEL ERECTION SHALL COMPLY WITH ALL OSHA, STATE, LOCAL, AND UNION REGULATIONS. IN ADDITION, AT THE END OF THE WORK DAY, ALL COLUMNS MUST BE FRAMED WITH BEAMS AND/OR GIRDERS IN TWO DIRECTIONS, OR ADEQUATELY GUYED OR BRACED IN BOTH DIRECTIONS. TEMPORARY GUYING/BRACING IS THE RESPONSIBILITY OF THE ERECTOR (DESIGN AND INSTALLATION).

SF4 DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL, AISC 360-10 INCLUDING COMMENTARY, AND THE AISC 303-10.

SF5 ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS PER ASTM A325-N U.N.O. AND SHALL CONFORM TO THE RCSC SPECIFICATION. BOLTS FOR STEEL JOISTS MAY BE A307. BOLTS SHALL BE SNUG-TIGHT U.N.O.

SF6 WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE STRUCTURAL ENGINEER. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

SF7 WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM, U.N.O. ALL WELDING FOR STRUCTURAL STEEL CONNECTIONS TO BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1.

SF8 FOR COMPLETE JOINT PENETRATION WELDS, WELDS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 40° F.

SF9 WELDING TO JOIST WEB MEMBERS IS PROHIBITED. WELDING TO JOIST BOTTOM CHORDS IS PROHIBITED WITHOUT THE APPROVAL OF THE ENGINEER, WITH THE SOLE EXCEPTION OF JOIST BRIDGING. WALL PANEL BRACING, GIRDER BRACING, AND ALL OTHER WELDED ATTACHMENTS SHALL BE MADE TO JOIST TOP CHORDS. ATTACHMENTS MADE TO JOIST TOP CHORD SHALL BE MADE ONLY AT JOIST PANEL POINTS.

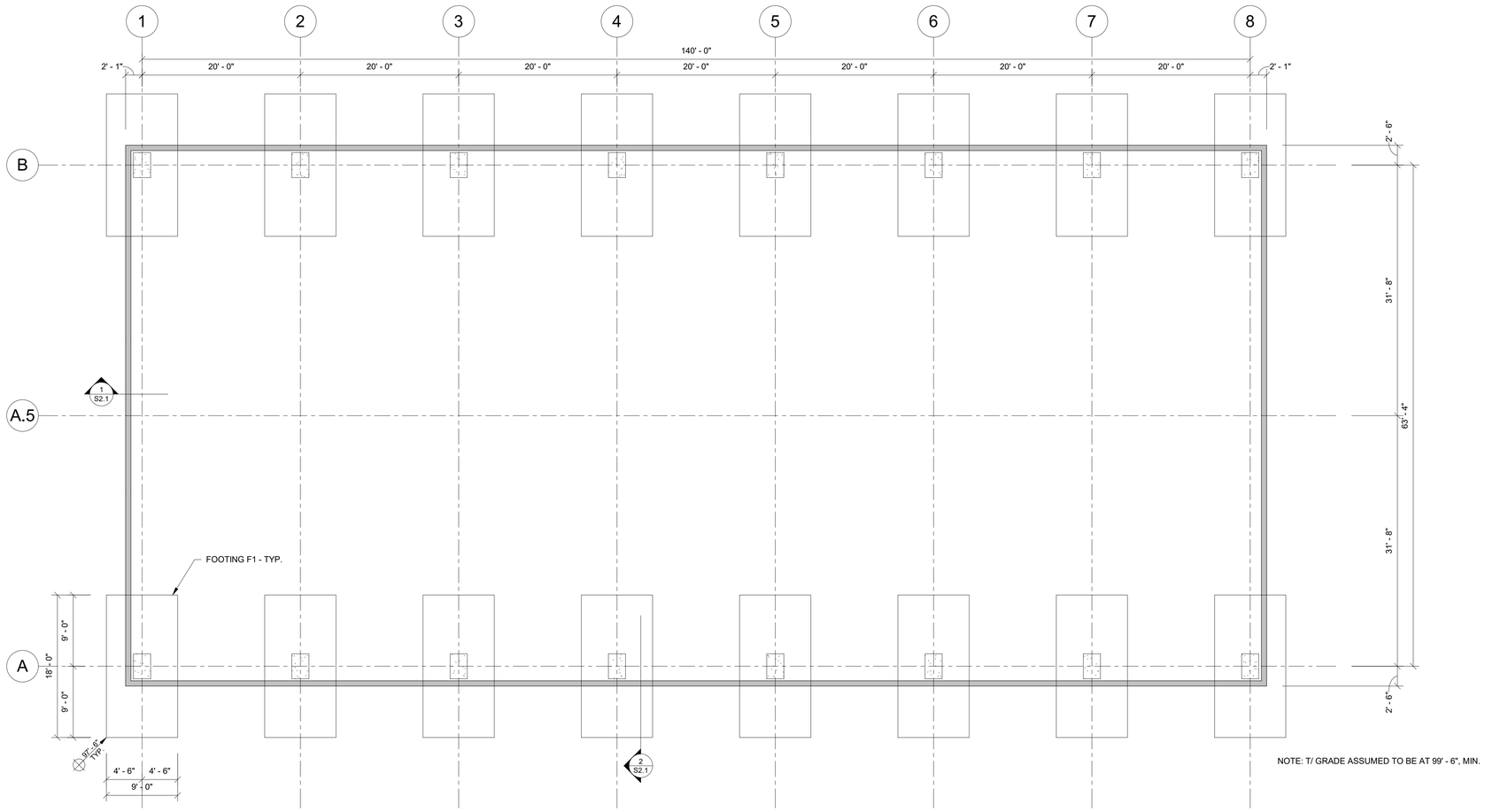
SF10 ALL STEEL BEAMS, COLUMNS, AND BRACING SHALL REMAIN UNPAINTED.

SF11 PERMANENTLY EXPOSED STEEL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION, U.N.O.

SF12 CONNECTIONS:
SF12.1 WHERE CONNECTIONS ARE NOT SHOWN, THE CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE REQUIREMENTS OF AISC SPECIFICATIONS FOR THE SHEAR CAPACITIES SHOWN BELOW:

MINIMUM SHEAR CAPACITIES (SERVICE LOADS)			
SHAPE	SHEAR CAPACITY	SHAPE	SHEAR CAPACITY
W8	16 KIPS	W21	59 KIPS
W10	16 KIPS	W24	72 KIPS
W12	28 KIPS	W27	84 KIPS
W14	28 KIPS	W30	94 KIPS
W16	41 KIPS	W33	103 KIPS
W18	53 KIPS	W36	115 KIPS

SF12.2 ANY CONNECTION REACTIONS EXCEEDING THE ABOVE MINIMUM SHEAR CAPACITIES ARE NOTED, IN KIPS, AT EITHER END OF THE MEMBER ON THE STRUCTURAL FRAMING PLANS.
SF12.3 NO CONNECTION SHALL USE LESS THAN 2 ROWS OF BOLTS.
SF12.4 ALL CONNECTIONS SHALL SATISFY THE REQUIREMENTS OF AISC AND OSHA.
SF12.5 MOMENT CONNECTIONS ARE INDICATED ON DRAWING



NOTE: T/ GRADE ASSUMED TO BE AT 99' - 6", MIN.

1 FOUNDATION PLAN
1/8" = 1'-0"

FOOTING SCHEDULE			
MARK	DIMENSIONS	REINFORCEMENT	NOTES
F1	18'-0" x 9'-0" x 30"	#6 BARS @ 7" O.C, E.W. TOP & BOTTOM	

FOUNDATION SYMBOL KEY

- T/ WALL/ STEEL
- T/ FOOTING
- T/ JOIST BEARING
- T/ BRICK LEDGE
- ELEV. STEP
- EXIST. BLDG.

LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
IOWA

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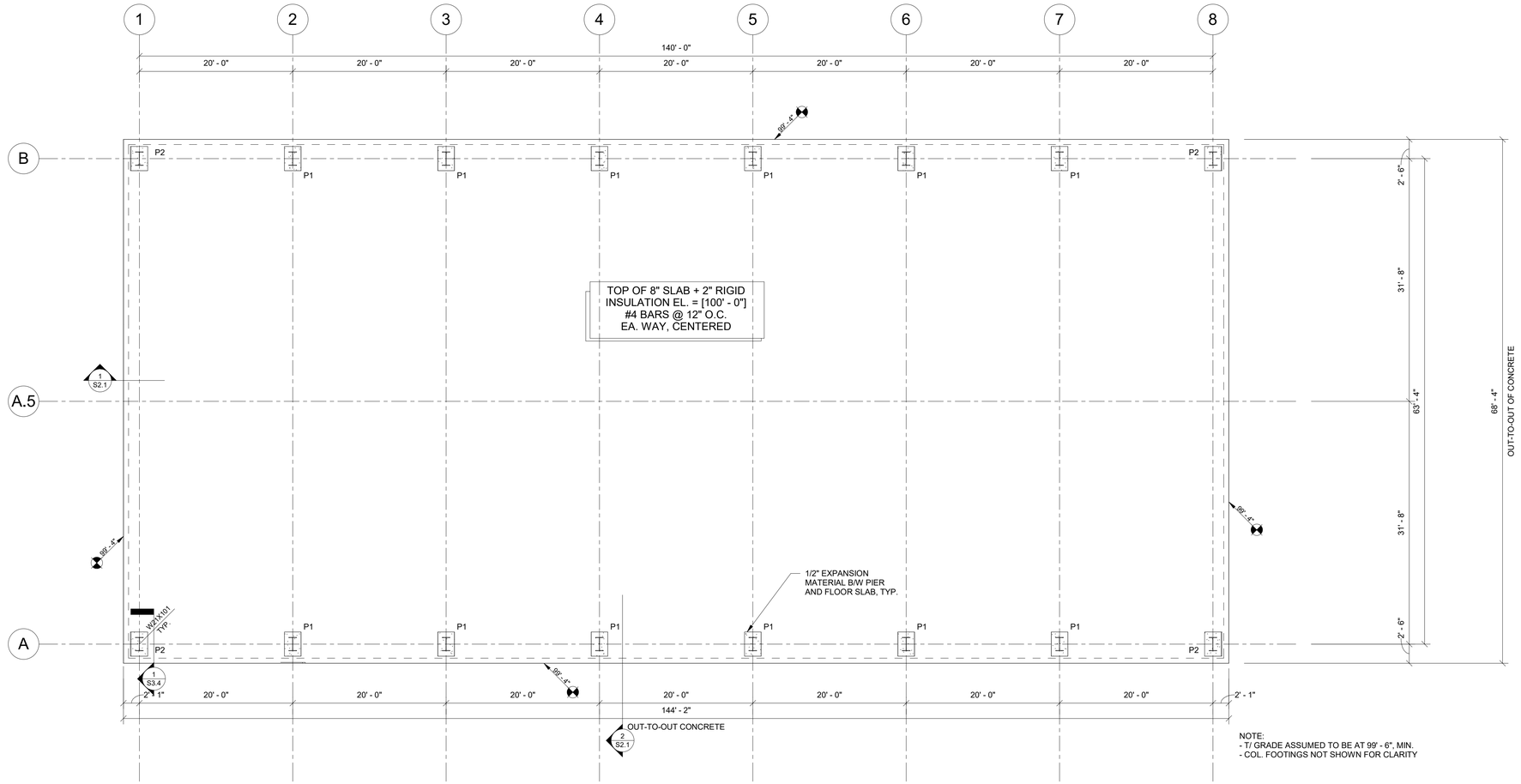
SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

No.	Description	Date
A	FOR APPROVAL	10/07/2021
B	ADDED STEEL FOR APPROVAL	10/19/2021
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Sheet Title
FOUNDATION PLAN

Sheet No.
S1.1



1 FLOOR SLAB
1/8" = 1'-0"

PIER SCHEDULE		
MARK	DETAIL	NOTES
P1	SEE DETAIL 8/ S2.2	T/ PIER = 100' - 0"
P2	SEE DETAIL 9/ S2.2	T/ PIER = 100' - 0"

FOUNDATION SYMBOL KEY
- T/ WALL/ STEEL
- T/ FOOTING
- T/ JOIST BEARING
- T/ BRICK LEDGE
- ELEV. STEP
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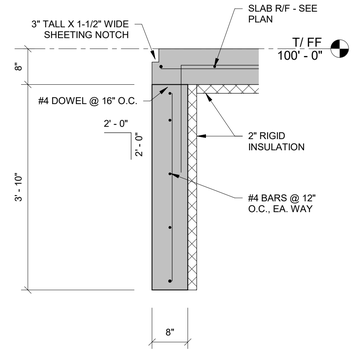
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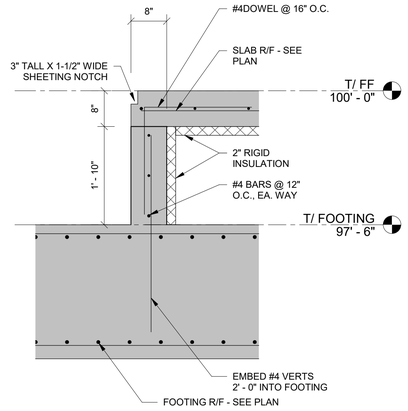
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Sheet Title
FLOOR PLAN

Sheet No.
S1.2



1 TYP. WALL SECTION
3/4" = 1'-0"



2 WALL AT FOOTING
3/4" = 1'-0"

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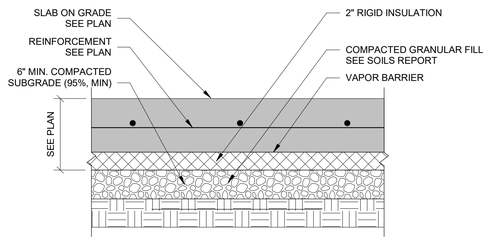
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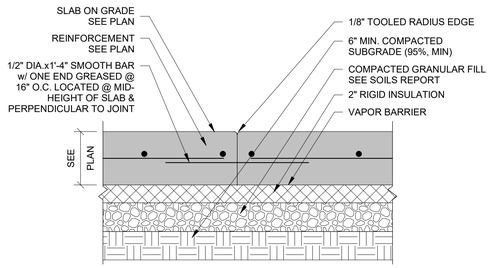
Sheet Title
FOUNDATION SECTIONS

Sheet No.
S2.1

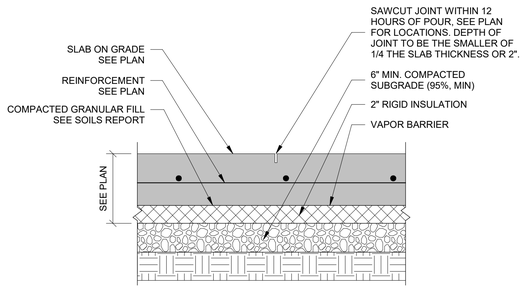
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KIRK A. MACUMBER
15819
IOWA



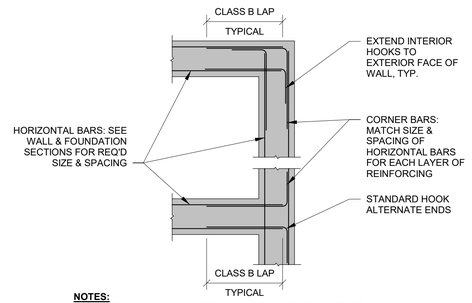
1 SLAB ON GRADE
1 1/2" = 1'-0"



2 SLAB ON GRADE CONSTRUCTION JOINT
1 1/2" = 1'-0"

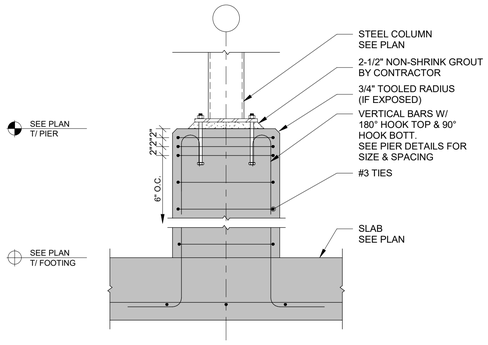


3 SLAB ON GRADE CONTROL JOINT
1 1/2" = 1'-0"

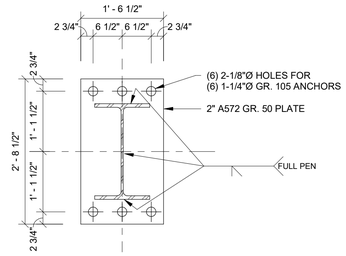


NOTES:
1) PROVIDE REINFORCING AS SHOWN ABOVE @ CORNERS OF FOUNDATION WALLS, GRADE BEAMS, AND TRENCH FOOTINGS.
2) REINFORCING SHOWN ABOVE NOT REQUIRED @ POURED FOOTINGS.
CONTINUE TRANSVERSE FOOTING REINFORCEMENT TO EXTERIOR EDGE AT CORNERS. SEE FOOTING DETAILS.

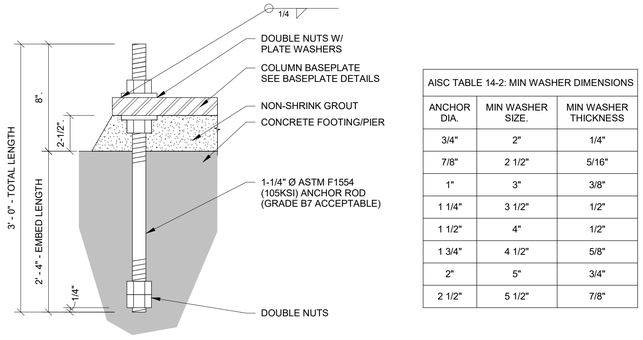
4 REINFORCING @ CORNERS
1/2" = 1'-0"



5 CONCRETE PIER
3/4" = 1'-0"



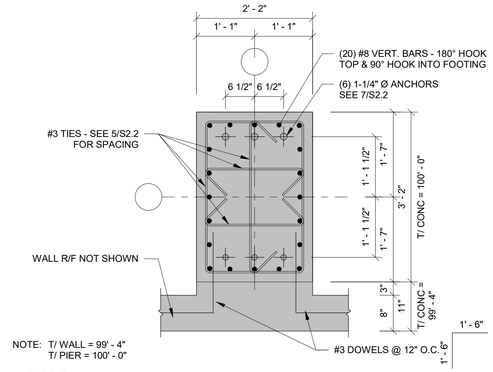
6 MOMENT BASEPLATE
3/4" = 1'-0"



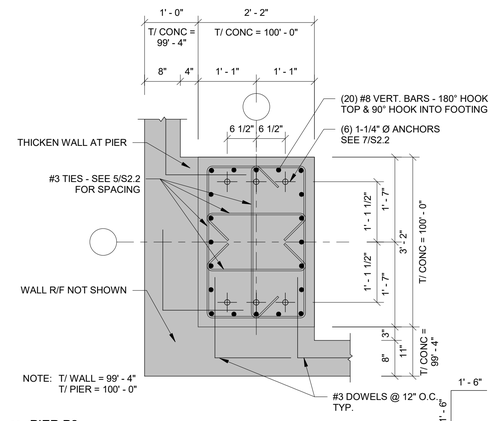
7 ANCHOR ROD SETTING DETAIL
3" = 1'-0"

AISC TABLE 14-2: MIN WASHER DIMENSIONS

ANCHOR DIA.	MIN WASHER SIZE.	MIN WASHER THICKNESS
3/4"	2"	1/4"
7/8"	2 1/2"	5/16"
1"	3"	3/8"
1 1/4"	3 1/2"	1/2"
1 1/2"	4"	1/2"
1 3/4"	4 1/2"	5/8"
2"	5"	3/4"
2 1/2"	5 1/2"	7/8"



8 PIER P1
3/4" = 1'-0"



9 PIER P2
3/4" = 1'-0"

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

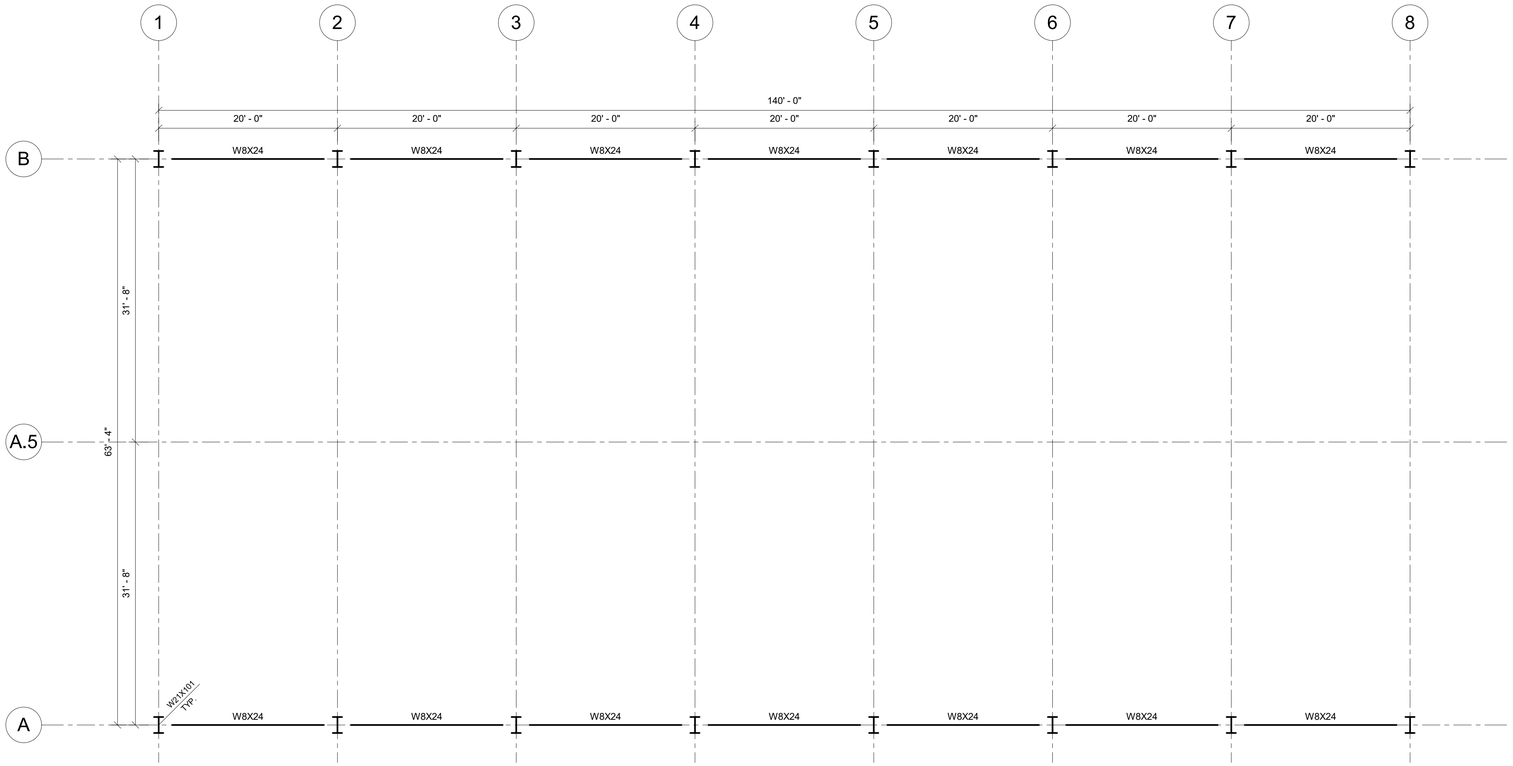
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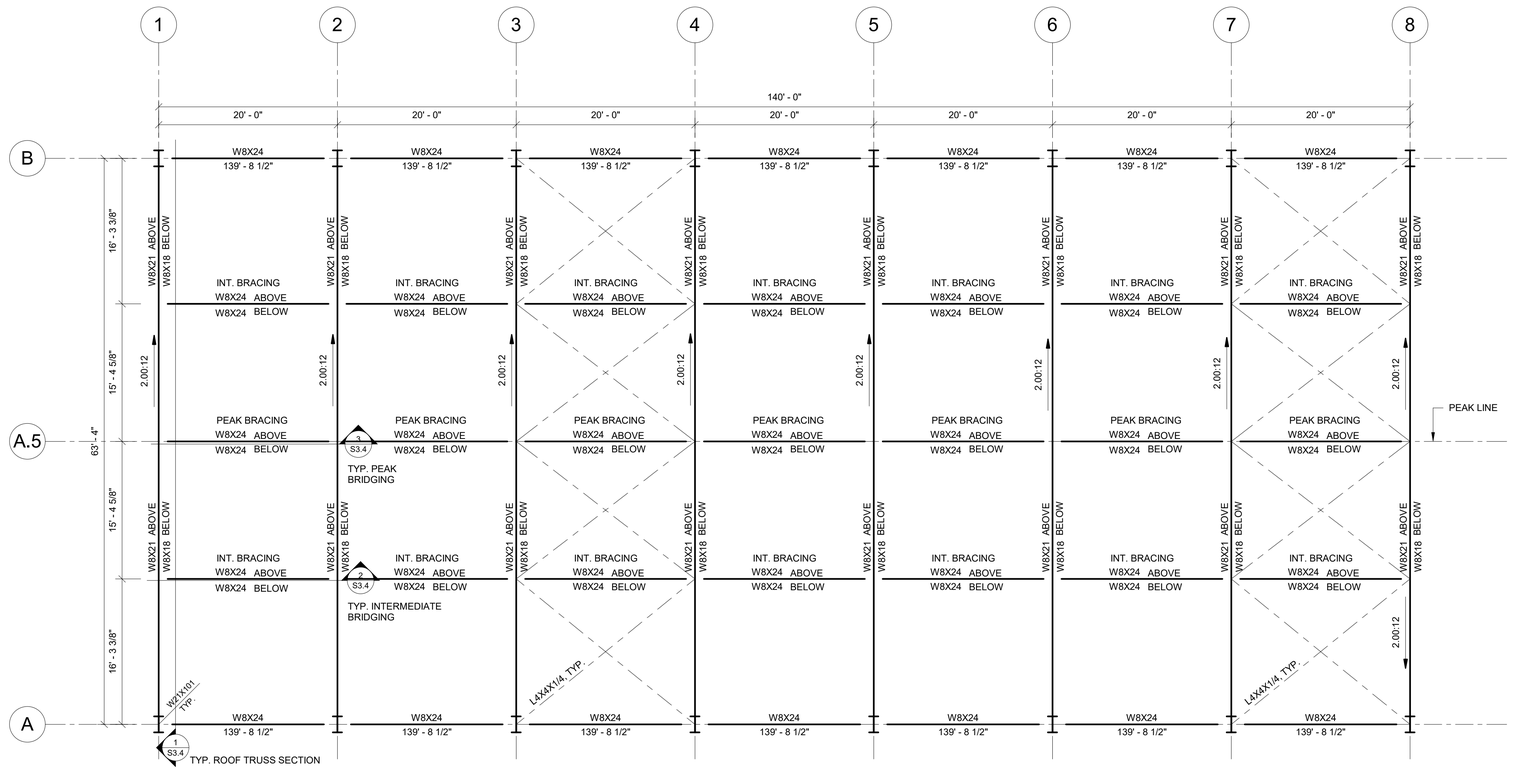
Sheet Title
FOUNDATION DETAILS

Sheet No.
S2.2

LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
10/07/2021



1 T/ STEEL = 120' - 0"
1/8" = 1'-0"



2 ROOF FRAMING PLAN
1/8" = 1'-0"

NOTES:
1) ALL MEMBERS SHOWN ARE FOR FUTURE CONSTRUCTION, EXCEPT FOR STRUT MEMBERS ON COLUMN LINES **A** AND **B**

2) FUTURE ROOF PURLINS (NOT SHOWN) TO HAVE A MAXIMUM SPACING OF 5 FEET

3) BAYS 3/4 AND 7/8 HAVE L4X4X1/4 X-BRACING, IN THE PLANE OF THE TOP CHORD OF THE ROOF TRUSSES

KIRK A. MACUMBER 15819 — LICENSED PROFESSIONAL ENGINEER — 10/19/2021

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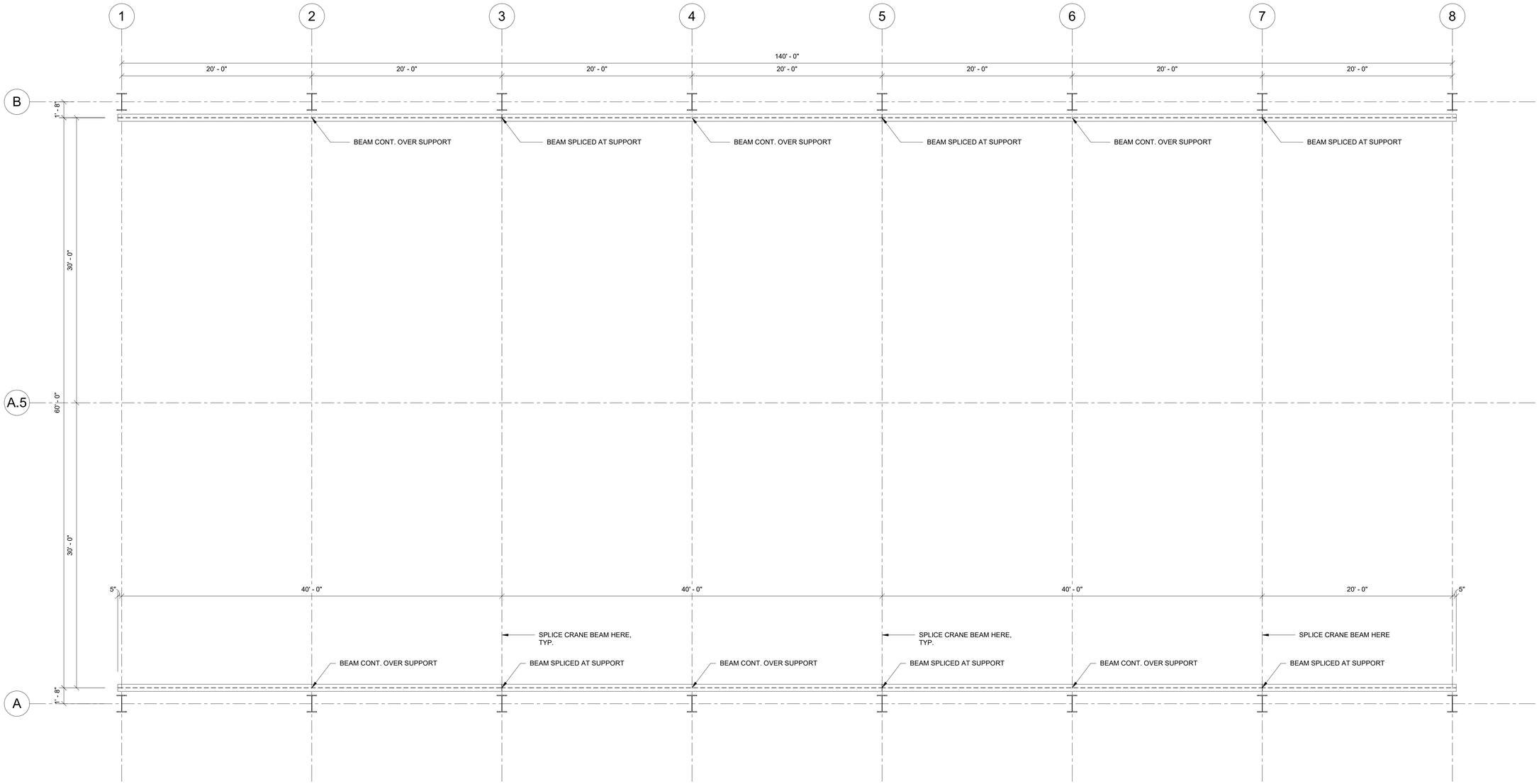
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Job No. RRI21193 — Proj. Mgr. VWW

Sheet Title
FRAMING PLAN

Sheet No.
S3.1



1 CRANE BEAM LAYOUT - T/ STEEL = 125' - 9 1/16"
3/16" = 1'-0"

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Des Moines, Iowa
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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

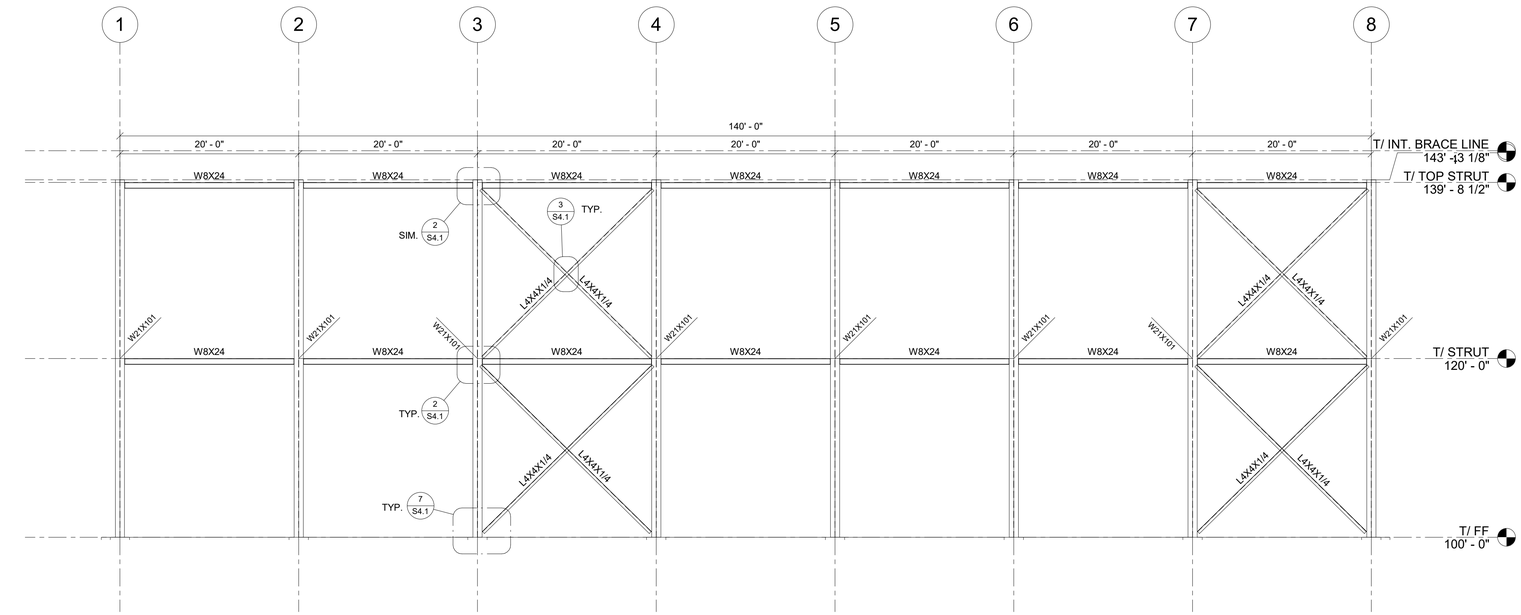
No.	Description	Date
B	ADDED STEEL FOR APPROVAL	10/19/2021
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

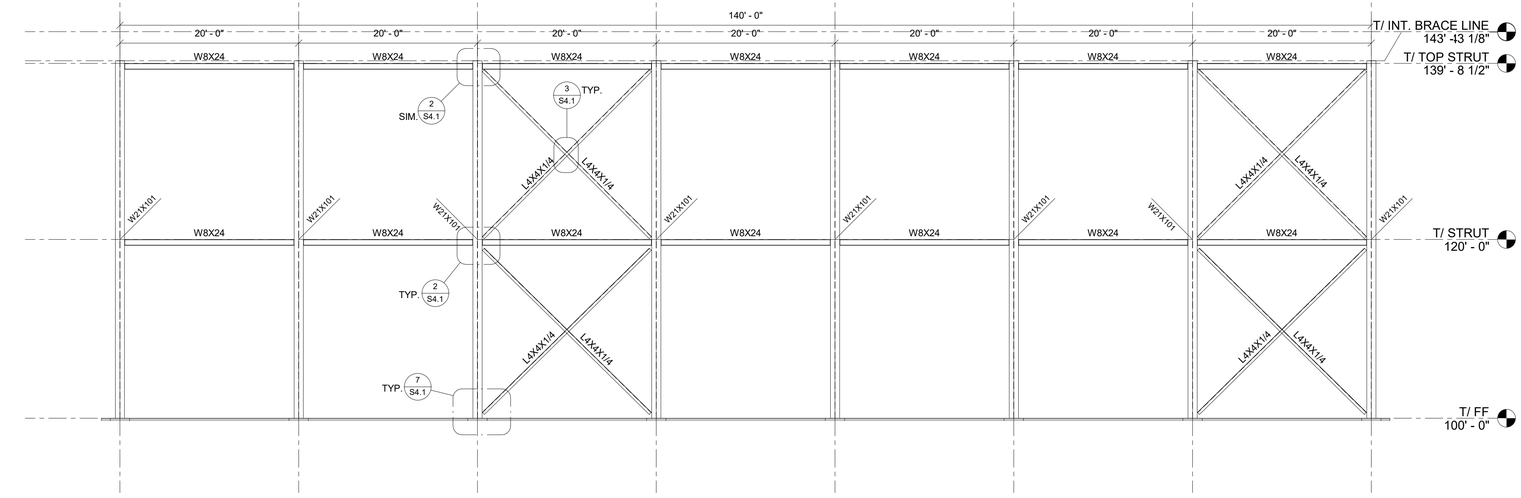
Sheet Title
FRAMING PLAN

Sheet No.
S3.2

LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
IOWA



1 GRID LINE A
1/8" = 1'-0"



2 GRID LINE B
1/8" = 1'-0"

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

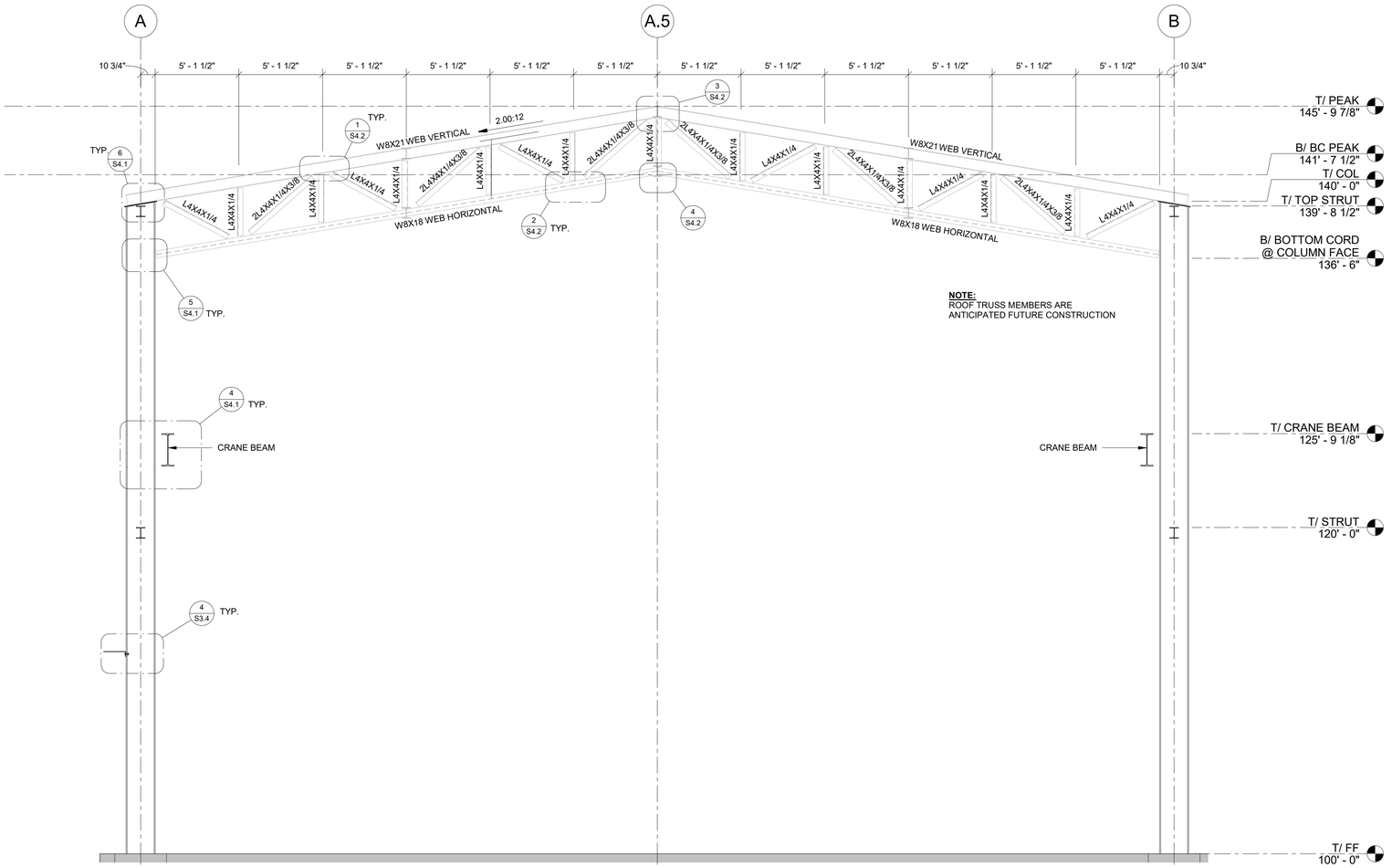
No.	Description	Date
B	ADDED STEEL FOR APPROVAL	10/19/2021
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
FRAMING SECTIONS

Sheet No.
S3.3

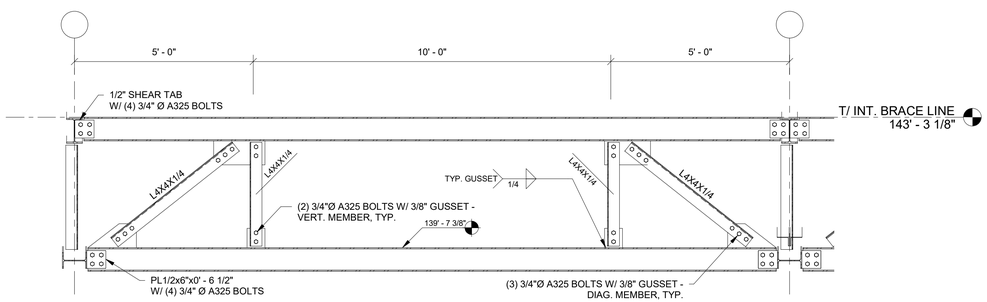
LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
IOWA



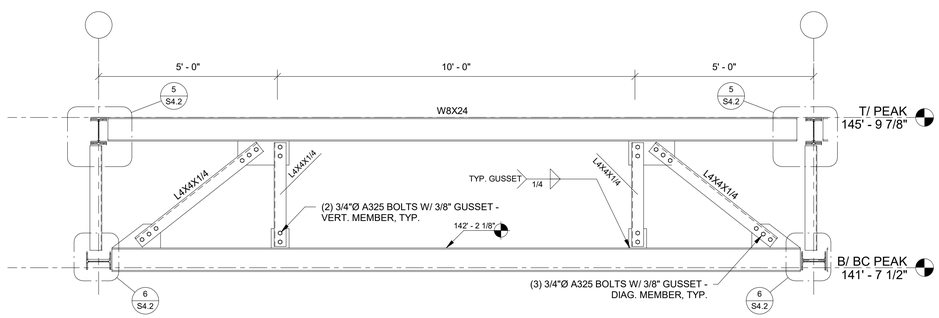
NOTE:
ROOF TRUSS MEMBERS ARE
ANTICIPATED FUTURE CONSTRUCTION

1 Section 3
1/4" = 1'-0"

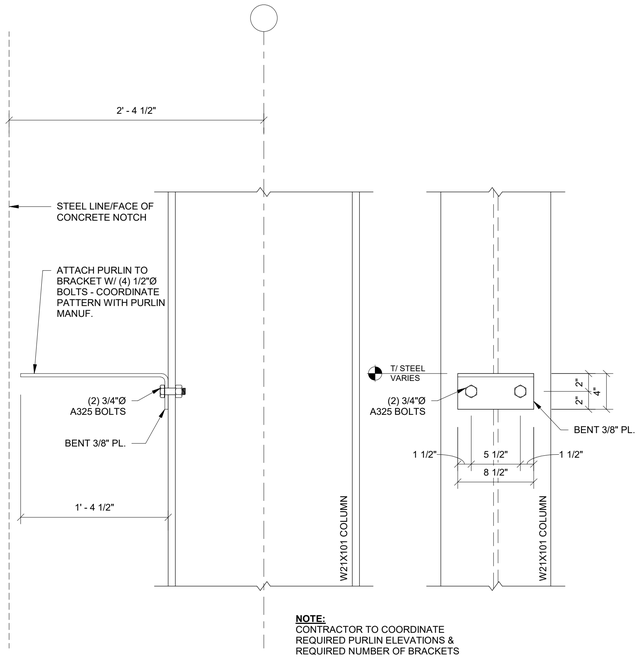
NOTE:
ALL ROOF TRUSS MEMBERS ARE FUTURE CONSTRUCTION.
FABRICATOR TO DETAIL COLUMNS FOR FUTURE ROOF



2 INTERMEDIATE BRIDGING
1/2" = 1'-0"



3 PEAK BRIDGING
1/2" = 1'-0"



NOTE:
CONTRACTOR TO COORDINATE
REQUIRED PURLIN ELEVATIONS &
REQUIRED NUMBER OF BRACKETS

4 PURLIN BRACKET
1 1/2" = 1'-0"

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG

BONDURANT, IA

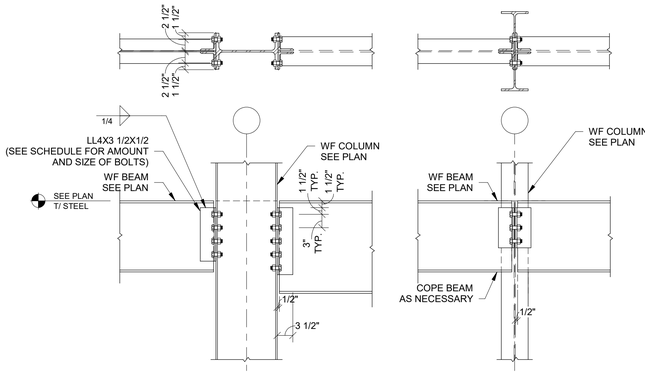
No.	Description	Date
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
FRAMING SECTIONS

Sheet No.
S3.4

LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
IOWA



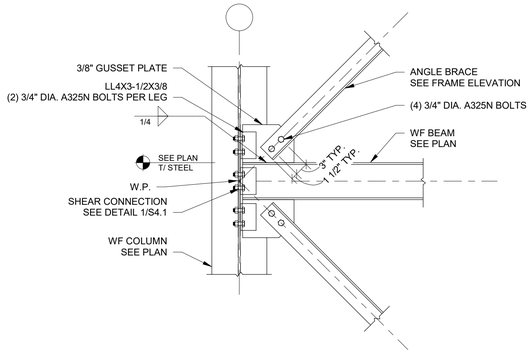
BEAM TO COLUMN FLANGE **BEAM TO COLUMN WEB**

NOTE: WHERE BEAMS ARE ADJACENT AT WEB, PROVIDE TEMPORARY SEAT OR SUPPORT UNTIL SECOND BEAM IS IN PLACE

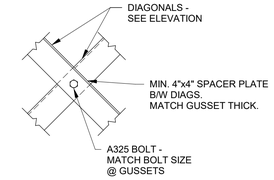
CONNECTION SCHEDULE	
BEAM SIZE	**A325N BOLTS**
W8	(2) 3/4" Ø

NOTE: NUMBER OF BOLTS IN EACH ANGLE, TOTAL BOLTS ARE TWICE NUMBER SHOWN

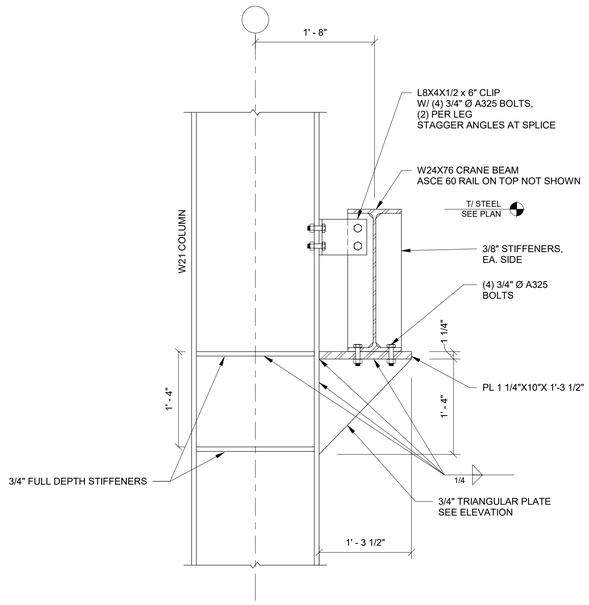
1 S-BEAM TO COLUMN CONNECTION
3/4" = 1'-0"



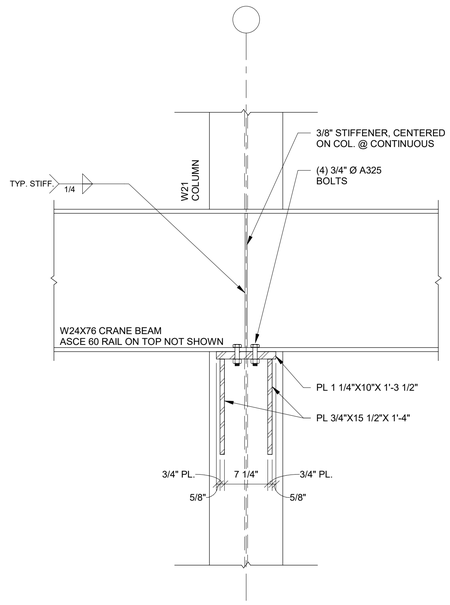
2 ANGLE BRACED BAY @ COLUMN
3/4" = 1'-0"



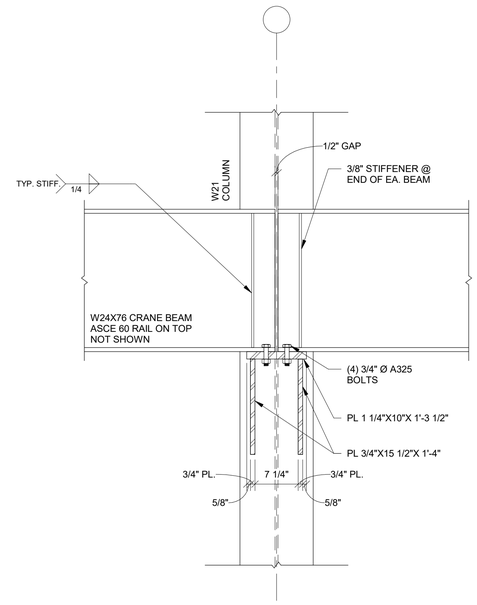
3 X-BRACING MID-BOLT
1" = 1'-0"



SECTION

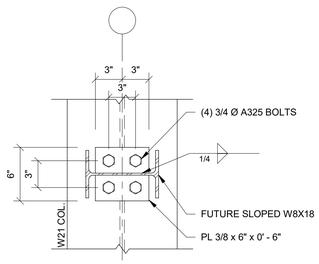


ELEVATION @ CONTINUOUS

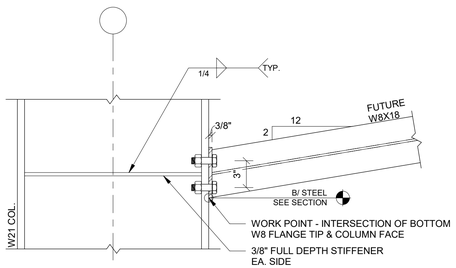


ELEVATION @ SPLICE

4 CRANE BEAM BRACKET
1" = 1'-0"

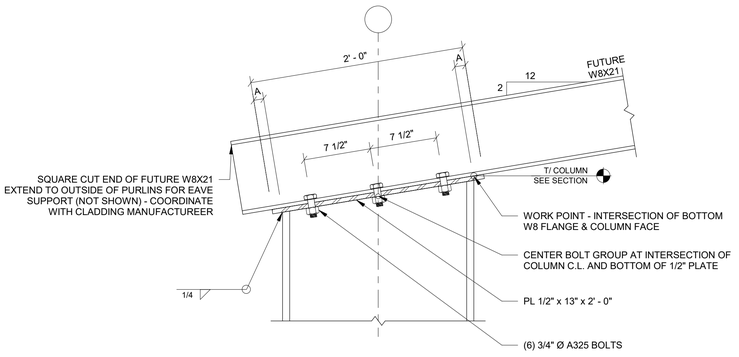


ELEVATION

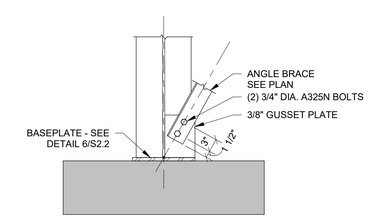


SECTION

5 BOTTOM CHORD CONNECTION
1 1/2" = 1'-0"



6 TOP CHORD CONNECTION
1 1/2" = 1'-0"



7 BRACE AT BASE
3/4" = 1'-0"

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

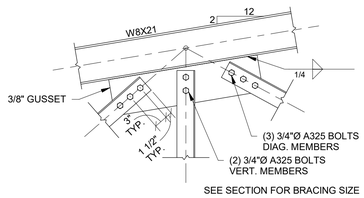
No.	Description	Date
A	ADDED STEEL FOR APPROVAL	10/19/2021
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

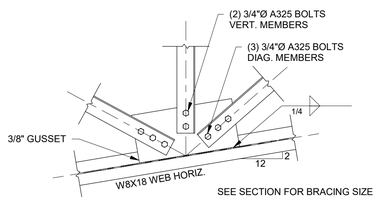
Sheet Title
FRAMING DETAILS

Sheet No.
S4.1

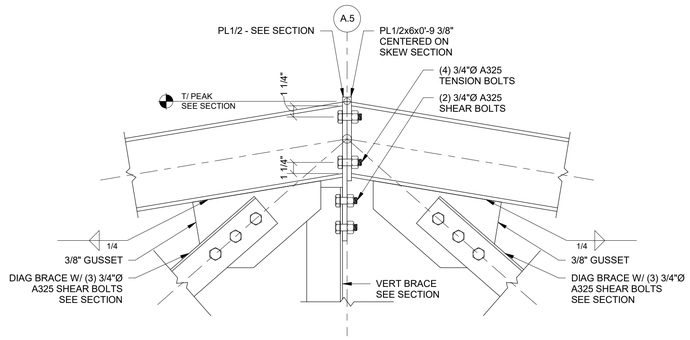
LICENSED PROFESSIONAL ENGINEER
KIRK A. MACUMBER
15819
IOWA



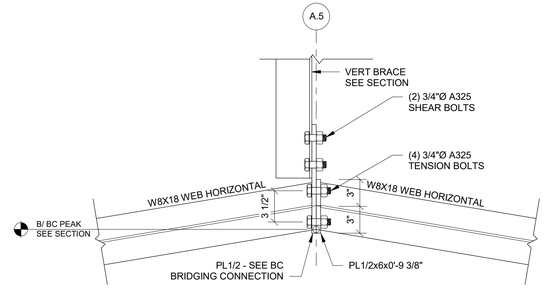
1 TC BRACE CONNECTION
3/4" = 1'-0"



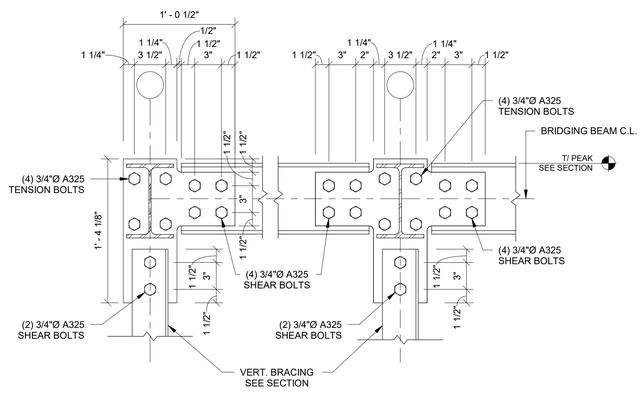
2 BC BRACE CONNECTION
3/4" = 1'-0"



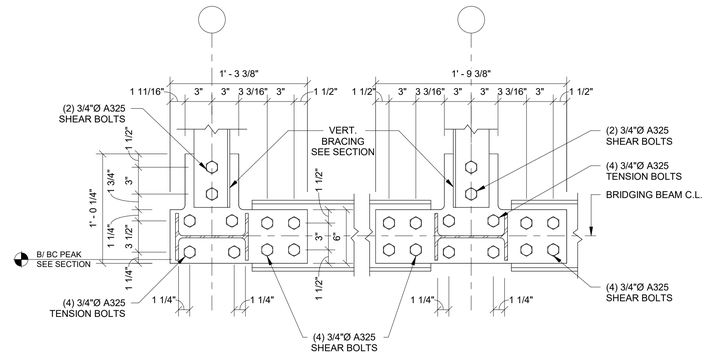
3 TC SPLICE
1 1/2" = 1'-0"



4 BC SPLICE
1 1/2" = 1'-0"



5 TC BRIDGING CONNECTION @ SPLICE
1 1/2" = 1'-0"



6 BC BRIDGING CONNECTION @ SPLICE
1 1/2" = 1'-0"

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SIDELINE STEEL
MIDSTATES PRECAST CRANE BLDG
BONDURANT, IA

No.	Description	Date
B	ADDED STEEL FOR APPROVAL	10/19/2021
0	ISSUED FOR CONSTRUCTION	12/23/2021

Job No. RRI21193
Proj. Mgr. VWW

Sheet Title
ROOF FRAMING DETAILS

Sheet No.
S4.2



DocuSign Envelope ID: 9A9790D5-89B5-4020-9D7B-2EBE9B3112B3

BOARD OF ADJUSTMENT PERMIT
VARIANCE

Date: November 8, 2022 **Case Number: BA-1108-02 (#97)**

Name: GSC Properties LLC

Address: 2340 Hubbell Avenue SW, Bondurant, IA 50035

Legal Description: THAT PART OF THE SOUTH 81.50 ACRES OF THE NE FRACTIONAL ¼ OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PARCEL "A" ON THE PLAT OF SURVEY FILED JULY 30, 1979 IN BOOK 4937 AT PAGE 244 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

IS HEREBY GRANTED A VARIANCE to Section 179.01.2.I.6 of the Zoning Code to allow for a reduction in the amount of primary building materials required by the Overlay District for street-facing building elevations at 2340 Hubbell Avenue SW, subject to the following condition:

1. That such approval also applies to future buildings on site.

All construction activities covered by this Variance Permit shall be done in strict accordance with the written application.

DocuSigned by:
Greg Hanson
4F5B6BB9A11846D...
Greg Hanson, Chairperson

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.b.
For Meeting of 8/17/2026
Ordinance

TITLE: - (First Reading) Ordinance amending the City Code of Bondurant, Iowa by amending Chapter 27, Board of Adjustment

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

BRIEF HISTORY & ANALYSIS: Governor Reynolds recently signed into law Senate File 2378. SF 2378 allows individuals affected by a variance, voted on by the Board of Adjustment, to appeal the Board's decision to the City Council within sixty (60) of the Board's vote. The City Council may then vote to overturn the decision of the Board by a vote of at least two-thirds of all members of the Council. The proposed code amendment is to bring the City's Board of Adjustment code into compliance with State Code.

Previously, all appeals to decisions made by the Board of Adjustment had to be submitted within thirty (30) days after the filing of the decision. All appeals were submitted to a court of record, pursuant to Iowa Code 17A.19. SF 2378 pertains to decisions on variances only. All other Board decisions will still be subject to this appeal process as detailed in Section 27.03(F).

The attached ordinance brings the City of Bondurant Code into compliance with new State law.

FUNDING SOURCE: Publication for this ordinance will be paid for from the General Fund.

STAFF RECOMMENDATION: Approve one or more readings of the ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260817-215
2. Chapter 27 - Proposed Code Amendment
3. SF2378_GovLetter

CITY OF BONDURANT
ORDINANCE NO. 260817-215

AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY AMENDING CHAPTER 27 BOARD OF ADJUSTMENT

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **SECTIONS AMENDED.** Chapter 27 of the Code of Ordinances of the City of Bondurant is amended to read as follows:

CHAPTER 27
BOARD OF ADJUSTMENT

27.01 Procedure	**27.03 Decisions of the Board**
27.02 Powers and Duties	**27.04 Vacancies**

27.01 PROCEDURE. Board Created. A Board of Adjustment is hereby established, which shall consist of five (5) members appointed by the City Council, The terms of office of the members of the Board of Adjustment and the manner of their appointment shall be as provided by statute.

1. Meetings. The meetings of the Board shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson or, in the absence of the Chairperson, the acting Chairperson may administer oaths, subpoena witnesses and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the City Clerk and shall be a public record. The presence of three (3) members is necessary to constitute a quorum.
2. Appeals. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten (10) days by filing with the Zoning Administrator and with the Board a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board, after notice of appeal shall have been filed with the Zoning Administrator, that by reason of the facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the Zoning Administrator and on due cause shown. The Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent, or by attorney. Before

an appeal is filed with the Board of Adjustment, the appellant shall pay to the City Clerk the fee as established by resolution of the City Council.

27.02 POWERS AND DUTIES. The Board shall have the following powers and duties:

1. To hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by the Zoning Administrator in enforcement of the Zoning Ordinance.
2. To review and consider requests for variances from the terms of this Zoning Ordinance pursuant to Section 414.12 of the Iowa Code. The following shall be required:
    a. Application – Application form and applicable fee established by resolution of the City Council; the specific provision(s) of this Ordinance from which the variance is requested; the reason(s) by which the variance request is justified due to unique circumstances or special conditions on the subject property; how the requested variance will meet the general purpose and intent of this Zoning Ordinance if granted; any pending Building, Zoning, or Development Permit to which the requested variance is related; and the proposed findings addressing the applicable variance standards for the request.
    b. Procedure – The Variance Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed complete shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.
    c. Review by Board of Adjustment – Following the review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Variance Application along with a written analysis of the request and its conformity with the rules and regulations of the city. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures and review the Application and its conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Variance Application.
    d. Findings for Approval – No variance to the strict application of any provision of this Zoning Ordinance shall be granted by the Board of Adjustment unless an applicant demonstrates that the following elements are present:
        i. Pursuant to Iowa Code Ch. 414.12 (4), any variance to the terms of this Zoning Ordinance with respect to the area, dimensional, or other numerical limitations, including, but not limited to, requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street-parking, shall be subject to the following review standards:
            1. *A literal enforcement of the referenced provision will result in practical difficulties to the property owner in making a beneficial use of the subject property as allowed by this zoning ordinance; and*
            2. *The practical difficulties are unique to the property at issue and not self-created; and*
            3. *Granting the variance will not significantly alter the essential character of the locality and surrounding neighborhood.*

ii. Pursuant to Iowa Code Ch. 414.12 (3), any other variance request shall require an applicant to demonstrate that an unnecessary hardship exists due to the following three-pronged set of requirements:
    1. *The land in question cannot yield a reasonable return if used only for a purpose allowed in the zoning district under which it is regulated; and*
    2. *The plight of the landowner is due to unique circumstances and not to general conditions in the neighborhood, which may reflect the unreasonableness of the ordinance itself; and*
    3. *Granting the variance will not alter the essential character of the locality and surrounding neighborhood.*

iii. In order to approve either type of Variance Application described herein Subsection 4a. and 4b., the applicant must demonstrate, and the Board must find, that each of the following approval criteria are met:
    1. *The requested variance will not be contrary to the public interest;*
    2. *Where owing to special conditions, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or whereby reason of exceptional topographical conditions or other extraordinary or exceptional situation, a literal enforcement of the referenced provisions of this zoning ordinance will result in practical difficulties or unnecessary hardships; and*
    3. *The spirit of this zoning ordinance shall be observed and substantial justice done.*

e. Conditions of Variance Approval – In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of any such conditions and safeguards shall be deemed a violation of this Chapter. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of the Zoning Ordinance in the said district.

f. Expiration of Variance Approval – If relevant and applicable, the Board may assign a variance to run with the subject property, to run with an applicant or development, or prescribe a time limit within which the action for which the variance is requested shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the variance. If the Board does not tie the variance approval to the property or set a time limit, if relevant to the variance, then the granted variance shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the variance. In the event the building permit for the construction provided for by the variance expires or is canceled, then the variance approval shall be considered null and void.

3. To hear and decide only such Conditional Use Permits as the Board is specifically authorized to pass on by the terms of this Code of Ordinances, to decide such questions as are involved in determining whether Conditional Use Permits should be granted and to grant Conditional Use Permits with such conditions and safeguards as are appropriate under the Zoning Ordinance, or to deny Conditional Use Permits when not in harmony

with the purpose and intent of the Zoning Ordinance. A Conditional Use Permit shall not be granted by the Board unless and until:

a. A written application for Conditional Use Permit is submitted indicating the applicable chapter or section of the Zoning Ordinance under which the Conditional Use Permit is sought and stating the grounds on which it is requested.
b. Notice of public hearing shall be given. The owner of the property for which Conditional Use Permit is sought or any agent and any other affected property owners shall be notified by mail. Any party may appear in person or by agent or attorney at the public hearing.
c. The Board shall make a finding that it is empowered under the section of the Zoning Ordinance described in the application to grant the Conditional Use Permit, and that so granting it will not adversely affect the public interest. Furthermore, in order to approve a Conditional Use Permit, the following findings shall be made that the Conditional Use Permit will be:
    i. *Compatible with the principals and objectives of the City's Comprehensive Plan.*
    ii. *Compatible with the uses permitted in the zoning district under which it is regulated.*
    iii. *Compatible with existing or planned uses of nearby properties.*
    iv. *Will not endanger public health or safety.*
d. In granting any Conditional Use Permit, the Board may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the Conditional Use Permit is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 175.11. The Board may prescribe a time limit within which the action for which the Conditional Use Permit is required shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the Conditional Use Permit. If no time limit is set by the Board, then the Conditional Use Permit shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the Conditional Use Permit. In the event the building permit for the construction provided for by the Conditional Use Permit expires or is canceled, then the Conditional Use Permit shall become void.

4. To review and consider approval of a Conditional Use Permit for a Conditional Use as identified Use Matrix (Table of Permitted Uses) contained in CHAPTER 178 of the Zoning Code. The following shall be required:
    a. Conditional Use Permit Application - A site plan (including number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Conditional Use Permit Application fee as established by resolution of the City Council.
    b. Conditional Use Permit Procedure - The Conditional Use Permit Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed

to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.

c. Conditional Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Conditional Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Conditional Use Permit Application.

d. Findings for Approval - In order to approve a Conditional Use Permit, the Board shall make the following findings.

i. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;

ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;

iii. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;

iv. The proposed use and site improvements shall not unduly increase traffic congestion;

v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;

vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property; and,

vii. The issuance of the Conditional Use Permit will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.

5. Expiration of Conditional Use Permit Approval - All Conditional Use Permit approvals shall expire and terminate twenty-four months after the date of the Board approval unless a building permit has been issued for the construction provided for in the related site plan. In the event the building permit for the construction provided for in the related site plan expires or is canceled, then such site plan approval shall thereupon terminate.

27.03 DECISIONS OF THE BOARD.

A. In exercising the above powers, the Board may, in conformity with the provisions of law, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination appealed from, and make such order, requirement, decision or determination as it believes proper, and to that end shall have all of the powers of the Zoning Administrator. The concurring vote of three (3) of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning

Administrator, or to decide in favor of the applicant on any matter on which it is required to pass under this chapter.

B. No act of the Board shall become effective until after the decision of the Board has been filed. Such decision may be contained within the minutes of the Board.

C. Each variance granted by the Board shall contain a date upon which it shall be effective.

D. Every variance, special exception, or Condition Use Permit granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

E. Any taxpayer, or any officer, department, board or bureau of the City, or any person or persons jointly or severally aggrieved by any decision of the Board may present to a court of record a petition, pursuant to Iowa Code 17A.19, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board.

F. Pursuant to Iowa Code 414.7.2., any individual affected by an approved variance may appeal the decision of the Board to the City Council within sixty (60) days and the effective date of the variance shall be stayed until after the council has reviewed the appeal. The Council may overturn the decision of the Board by a vote of at least two-thirds of all members of the council, regardless of whether an appeal has been brought.

27.04 VACANCIES. Vacancies will occur in said Board on the death, resignation, or failure to meet residency requirements of any member of said board. If any member fails to attend at least 75% of the official meetings in one year an automatic vacancy will exist on said board. A member may have only one excused absence per year. The excused absence shall only be granted by the Chairperson of the Board. When a vacancy occurs, the vacancy will then be filled in the same manner as the original appointment for the remainder of the unexpired term.

Section 2. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

PASSED AND APPROVED by the City Council this _____ day of _____, 2026

CITY OF BONDURANT, POLK COUNTY, IOWA

_____

DOUG ELROD, MAYOR

ATTEST:

_____
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: August 17, 2026
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK’S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. _____, was published as required by law on the ___ day of _____, 2026.

_____
Shelby Hagan
City Clerk

CHAPTER 27

BOARD OF ADJUSTMENT

27.01 Procedure	**27.03 Decisions of the Board**
27.02 Powers and Duties	**27.04 Vacancies**

27.01 PROCEDURE. Board Created. A Board of Adjustment is hereby established, which shall consist of five (5) members appointed by the City Council, The terms of office of the members of the Board of Adjustment and the manner of their appointment shall be as provided by statute.

1. Meetings. The meetings of the Board shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson or, in the absence of the Chairperson, the acting Chairperson may administer oaths, subpoena witnesses and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the City Clerk and shall be a public record. The presence of three (3) members is necessary to constitute a quorum.
2. Appeals. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten (10) days by filing with the Zoning Administrator and with the Board a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board, after notice of appeal shall have been filed with the Zoning Administrator, that by reason of the facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the Zoning Administrator and on due cause shown. The Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent, or by attorney. Before an appeal is filed with the Board of Adjustment, the appellant shall pay to the City Clerk the fee as established by resolution of the City Council.

27.02 POWERS AND DUTIES. The Board shall have the following powers and duties:

1. To hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by the Zoning Administrator in enforcement of the Zoning Ordinance.
2. To review and consider requests for variances from the terms of this Zoning Ordinance pursuant to Section 414.12 of the Iowa Code. The following shall be required:

a. Application – Application form and applicable fee established by resolution of the City Council; the specific provision(s) of this Ordinance from which the variance is requested; the reason(s) by which the variance request is justified due to unique circumstances or special conditions on the subject property; how the requested variance will meet the general purpose and intent of this Zoning Ordinance if granted; any pending Building, Zoning, or Development Permit to which the requested variance is related; and the proposed findings addressing the applicable variance standards for the request.
b. Procedure – The Variance Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed complete shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.
c. Review by Board of Adjustment – Following the review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Variance Application along with a written analysis of the request and its conformity with the rules and regulations of the city. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules of procedures and review the Application and its conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Variance Application.
d. Findings for Approval – No variance to the strict application of any provision of this Zoning Ordinance shall be granted by the Board of Adjustment unless an applicant demonstrates that the following elements are present:
    i. Pursuant to Iowa Code Ch. 414.12 (4), any variance to the terms of this Zoning Ordinance with respect to the area, dimensional, or other numerical limitations, including, but not limited to, requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street-parking, shall be subject to the following review standards:
        1. *A literal enforcement of the referenced provision will result in practical difficulties to the property owner in making a beneficial use of the subject property as allowed by this zoning ordinance; and*
        2. *The practical difficulties are unique to the property at issue and not self-created; and*
        3. *Granting the variance will not significantly alter the essential character of the locality and surrounding neighborhood.*
    ii. Pursuant to Iowa Code Ch. 414.12 (3), any other variance request shall require an applicant to demonstrate that an unnecessary hardship exists due to the following three-pronged set of requirements:
        1. *The land in question cannot yield a reasonable return if used only for a purpose allowed in the zoning district under which it is regulated; and*
        2. *The plight of the landowner is due to unique circumstances and not to general conditions in the neighborhood, which may reflect the unreasonableness of the ordinance itself; and*

3. *Granting the variance will not alter the essential character of the locality and surrounding neighborhood.*

iii. In order to approve either type of Variance Application described herein Subsection 4a. and 4b., the applicant must demonstrate, and the Board must find, that each of the following approval criteria are met:

1. *The requested variance will not be contrary to the public interest;*
2. *Where owing to special conditions, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or whereby reason of exceptional topographical conditions or other extraordinary or exceptional situation, a literal enforcement of the referenced provisions of this zoning ordinance will result in practical difficulties or unnecessary hardships; and*
3. *The spirit of this zoning ordinance shall be observed and substantial justice done.*

e. Conditions of Variance Approval – In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of any such conditions and safeguards shall be deemed a violation of this Chapter. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of the Zoning Ordinance in the said district.

f. Expiration of Variance Approval – If relevant and applicable, the Board may assign a variance to run with the subject property, to run with an applicant or development, or prescribe a time limit within which the action for which the variance is requested shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the variance. If the Board does not tie the variance approval to the property or set a time limit, if relevant to the variance, then the granted variance shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the variance. In the event the building permit for the construction provided for by the variance expires or is canceled, then the variance approval shall be considered null and void.

3. To hear and decide only such Conditional Use Permits as the Board is specifically authorized to pass on by the terms of this Code of Ordinances, to decide such questions as are involved in determining whether Conditional Use Permits should be granted and to grant Conditional Use Permits with such conditions and safeguards as are appropriate under the Zoning Ordinance, or to deny Conditional Use Permits when not in harmony with the purpose and intent of the Zoning Ordinance. A Conditional Use Permit shall not be granted by the Board unless and until:

a. A written application for Conditional Use Permit is submitted indicating the applicable chapter or section of the Zoning Ordinance under which the Conditional Use Permit is sought and stating the grounds on which it is requested.

b. Notice of public hearing shall be given. The owner of the property for which Conditional Use Permit is sought or any agent and any other affected property owners shall be notified by mail. Any party may appear in person or by agent or attorney at the public hearing.

c. The Board shall make a finding that it is empowered under the section of the Zoning Ordinance described in the application to grant the Conditional Use Permit, and that so granting it will not adversely affect the public interest. Furthermore, in order to approve a Conditional Use Permit, the following findings shall be made that the Conditional Use Permit will be:
    i. *Compatible with the principals and objectives of the City's Comprehensive Plan.*
    ii. *Compatible with the uses permitted in the zoning district under which it is regulated.*
    iii. *Compatible with existing or planned uses of nearby properties.*
    iv. *Will not endanger public health or safety.*

d. In granting any Conditional Use Permit, the Board may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the Conditional Use Permit is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 175.11. The Board may prescribe a time limit within which the action for which the Conditional Use Permit is required shall begin or be completed, or both. Failure to begin or complete, or both, such action within the time limit shall void the Conditional Use Permit. If no time limit is set by the Board, then the Conditional Use Permit shall become void eighteen months after the date of the Board approval unless a building permit has been issued for the construction provided for by the Conditional Use Permit. In the event the building permit for the construction provided for by the Conditional Use Permit expires or is canceled, then the Conditional Use Permit shall become void.

4. To review and consider approval of a Conditional Use Permit for a Conditional Use as identified Use Matrix (Table of Permitted Uses) contained in CHAPTER 178 of the Zoning Code. The following shall be required:
    a. Conditional Use Permit Application - A site plan (including number of copies), application form, and any additional information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the Conditional Use Permit Application fee as established by resolution of the City Council.
    b. Conditional Use Permit Procedure - The Conditional Use Permit Application shall be reviewed by the Zoning Administrator, or their designee, for completeness. Incomplete applications shall be returned to the applicant with a list of the missing items or details. Applications deemed completed shall be distributed to other city departments and other agencies as necessary for review and comment as to its compliance with all zoning regulations and other pertinent city codes, regulations, and policies.
    c. Conditional Use Permit Review by Board of Adjustment - Subsequent to review by the Zoning Administrator and other city departments and agencies, the Zoning Administrator, or their designee, shall submit to all members of the Board a copy of the Conditional Use Permit Application along with a written recommendation as to the application's conformity with the rules and regulations of the city. The Board shall subsequently hold a duly noticed public hearing as prescribed by their rules

of procedures and review the Application for conformity with the zoning regulations and standards. The Board may approve, approve with conditions, or deny the Conditional Use Permit Application.

d. Findings for Approval - In order to approve a Conditional Use Permit, the Board shall make the following findings.
    i. The proposed use, site improvements, and site plan comply with the minimum requirements of the zoning district in which it is proposed to be located;
    ii. The property is of adequate size to accommodate the proposed use and site improvements including setbacks, open space, stormwater management, and off-street parking;
    iii. The proposed use and site improvements will not unduly impact the health, safety, and general welfare of persons residing or working in adjoining property or surrounding area;
    iv. The proposed use and site improvements shall not unduly increase traffic congestion;
    v. The proposed use and site improvements will not unduly burden public utilities or increase risk to flooding;
    vi. The proposed use and site improvements are compatible with the surrounding neighborhood and shall not diminish or impair established property values in adjoining or surrounding property; and,
    vii. The issuance of the Conditional Use Permit will not endanger, jeopardize or harm the health, safety or welfare of the properties and the community.

5. Expiration of Conditional Use Permit Approval - All Conditional Use Permit approvals shall expire and terminate twenty-four months after the date of the Board approval unless a building permit has been issued for the construction provided for in the related site plan. In the event the building permit for the construction provided for in the related site plan expires or is canceled, then such site plan approval shall thereupon terminate.

27.03 DECISIONS OF THE BOARD.

A. In exercising the above powers, the Board may, in conformity with the provisions of law, reverse or affirm, wholly or in part, or modify the order, requirement, decision or determination appealed from, and make such order, requirement, decision or determination as it believes proper, and to that end shall have all of the powers of the Zoning Administrator. The concurring vote of three (3) of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter on which it is required to pass under this chapter.

B. No act of the Board shall become effective until after the decision of the Board has been filed. Such decision may be contained within the minutes of the Board.

C. Each variance granted by the Board shall contain a date upon which it shall be effective.

D. Every variance, special exception, or Condition Use Permit granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

E. Any taxpayer, or any officer, department, board or bureau of the City, or any person or persons jointly or severally aggrieved by any decision of the Board may present to a court of record a petition, pursuant to Iowa Code 17A.19, duly verified, setting forth that such

decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board.

F. Pursuant to Iowa Code 414.7.2., any individual affected by an approved variance may appeal the decision of the Board to the City Council within sixty (60) days and the effective date of the variance shall be stayed until after the council has reviewed the appeal. The Council may overturn the decision of the Board by a vote of at least two-thirds of all members of the council, regardless of whether an appeal has been brought.

27.04 VACANCIES. Vacancies will occur in said Board on the death, resignation, or failure to meet residency requirements of any member of said board. If any member fails to attend at least 75% of the official meetings in one year an automatic vacancy will exist on said board. A member may have only one excused absence per year. The excused absence shall only be granted by the Chairperson of the Board. When a vacancy occurs, the vacancy will then be filled in the same manner as the original appointment for the remainder of the unexpired term.

(Ordinance No. 260202-204)

KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

CHRIS COURNOYER
LT GOVERNOR

June 02, 2026

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

> Senate File 2378, an Act relating to the ability of property owners to protest proposed changes in zoning districts.

The above Senate File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 2378

AN ACT

RELATING TO THE ABILITY OF PROPERTY OWNERS TO PROTEST PROPOSED CHANGES IN ZONING DISTRICTS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 414.4, Code 2026, is amended to read as follows:

414.4 Zoning regulations, district boundaries, amendments.

1. The council of the city shall provide for the manner in which the regulations and restrictions and the boundaries of the districts shall be determined, established, and enforced, and from time to time amended, supplemented, ~~or~~ changed, modified, or repealed. However, the regulation, restriction, or boundary shall not become effective until after a public

hearing at which parties in interest and citizens shall have an opportunity to be heard. The notice of the time and place of the hearing shall be published as provided in section 362.3.

2. Notwithstanding section 414.2, as part of an ordinance changing land from one zoning district to another zoning district or an ordinance approving a site development plan, a council may impose conditions on a property owner that are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this section or adjournment of the hearing. The conditions must be reasonable and imposed to satisfy public needs that are directly caused by the requested change.

Sec. 2. Section 414.7, subsection 2, Code 2026, is amended to read as follows:

2. The council may provide for review of variances granted by the board of adjustment by the council before the effective date of the variances. Any individual affected by the variance may appeal the decision of the board of adjustment to the city council within sixty days and the effective date of the variance shall be stayed until after the council has reviewed the appeal. The council may remand a decision to grant a variance to the board of adjustment for further study. The effective date of the variance is delayed for thirty days from the date of the remand. The city council may also overturn the decision of the board of adjustment by a vote of at least two-thirds of all members of the council, regardless of whether an appeal has been brought.

Sec. 3. Section 657.9, subsection 1, Code 2026, is amended to read as follows:

1. Before a person improves property acquired to establish, use, and maintain a shooting range by the erection of buildings, breastworks, ramparts, or other works or before a person substantially changes the existing use of a shooting range, the person shall obtain approval of the county zoning commission or the city zoning commission, whichever is appropriate. The appropriate commission shall comply with section 335.8 or 414.6. In the event a county ~~or city~~ does not have a zoning commission, the county board of supervisors

~~or the city council~~ shall comply with section 335.6 ~~or 414.5~~ before granting the approval.

Sec. 4. REPEAL. Section 414.5, Code 2026, is repealed.

AMY SINCLAIR
President of the Senate

PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 2378, Ninety-first General Assembly.

W. CHARLES SMITHSON
Secretary of the Senate

Approved June 26, 2026

KIM REYNOLDS
Governor

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.c.
For Meeting of 8/17/2026
Resolution

TITLE: - Resolution adopting Amended and Restated Urban Revitalization Plan for the Bondurant Urban Revitalization Area

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

BRIEF HISTORY & ANALYSIS: A public hearing was held earlier on the agenda 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.

The proposed amendment would eliminate the current commercial and industrial tax abatement options of:

3 years at 100% or

6 year graduated abatement of :
For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

After the elimination of the current abatement program, a new abatement program would be implemented that would offer partial exemption from taxation for commercial and industrial properties for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

The City currently has and would continue to offer no abatement for residential properties.

The attached resolution adopts the restated urban revitalization plan.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 260817-289
2. Restated Urban Revite Plan (Bondurant #79 2026)

CITY OF BONDURANT
RESOLUTION NO. 260817- 289

RESOLUTION ADOPTING AMENDED AND RESTATED URBAN 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 Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan for the Urban Revitalization Area be amended (1) to 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 (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 Code; and

WHEREAS, an amended and restated plan (the "Restated Plan") has been prepared and presented to the City Council for consideration in accordance with the provisions of the Act, said Restated Plan being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Code, the City Council has held a public hearing on the Restated Plan on August 17, 2026;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. The Restated Plan is hereby adopted in the form attached hereto as Exhibit A.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved August 17, 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				

URBAN REVITALIZATION PLAN

CITY OF BONDURANT, IOWA
BONDURANT URBAN REVITALIZATION AREA

AMENDED AND RESTATED, AUGUST 17, 2026

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following definition:

"An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare."

"An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;

"An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use."

"An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa."

"An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing"; and

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall continue to be known as the Bondurant Urban Revitalization Area (the "Revitalization Area") and shall include the entire area within the corporate boundaries of the City of Bondurant, Iowa (the "City") as of August 1, 2026.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Code of Iowa, the City Council of the City has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and

2. The economic development and promotion of commercial and industrial development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land; promotion of in-fill of commercial and industrial development on existing lots; rehabilitation of existing property; stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The Revitalization Area includes property within multiple zoning classifications. The Plan is intended to encourage the improvement of existing commercial and industrial properties and new and expanded commercial and industrial development within the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. <u>Commercial Improvements-Standard Exemption Schedule.</u>

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities.

b. Exemption: All qualified real estate assessed as commercial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

c. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must also enter into a written assessment agreement with the City and the Polk County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

2. Commercial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities on property that is subject to a development agreement and related minimum assessment agreement entered into with the City on or before December 31, 2026.

b. Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial property that satisfies the requirements of subsection 2(a) above is eligible to receive one of the following exemptions from taxation:

i. An exemption from taxation on 100% of the actual value added by the improvements for a period of three (3) years; or

ii. A partial exemption from taxation for a period of (six) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

c. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must enter into a written assessment agreement with the City and the Polk County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

3. Industrial Improvements-Standard Exemption Schedule.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. Exemption: All qualified real estate assessed as industrial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

4. Industrial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as industrial property that satisfies the requirements of subsection 4(a) above is eligible to receive one of the following exemptions from taxation:

i. An exemption from taxation on 100% of the actual value added by the improvements for a period of three (3) years; or

ii. A partial exemption from taxation for a period of (six) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for commercial and industrial improvements the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Bondurant, Iowa and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. However, upon the request of the owner of the property at any time, the City provides by resolution that the owner may file an application by February 1 of any other assessment year selected by the City in which case the exemption is allowed for the number of years remaining in the exemption schedule selected.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;

2. The project is located within the Revitalization Area; and,

3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates. However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN BONDURANT URBAN RENEWAL AREAS

A portion of the real property in the Revitalization Area may also be included by the City in its urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF BONDURANT URBAN REVITALIZATION AREA

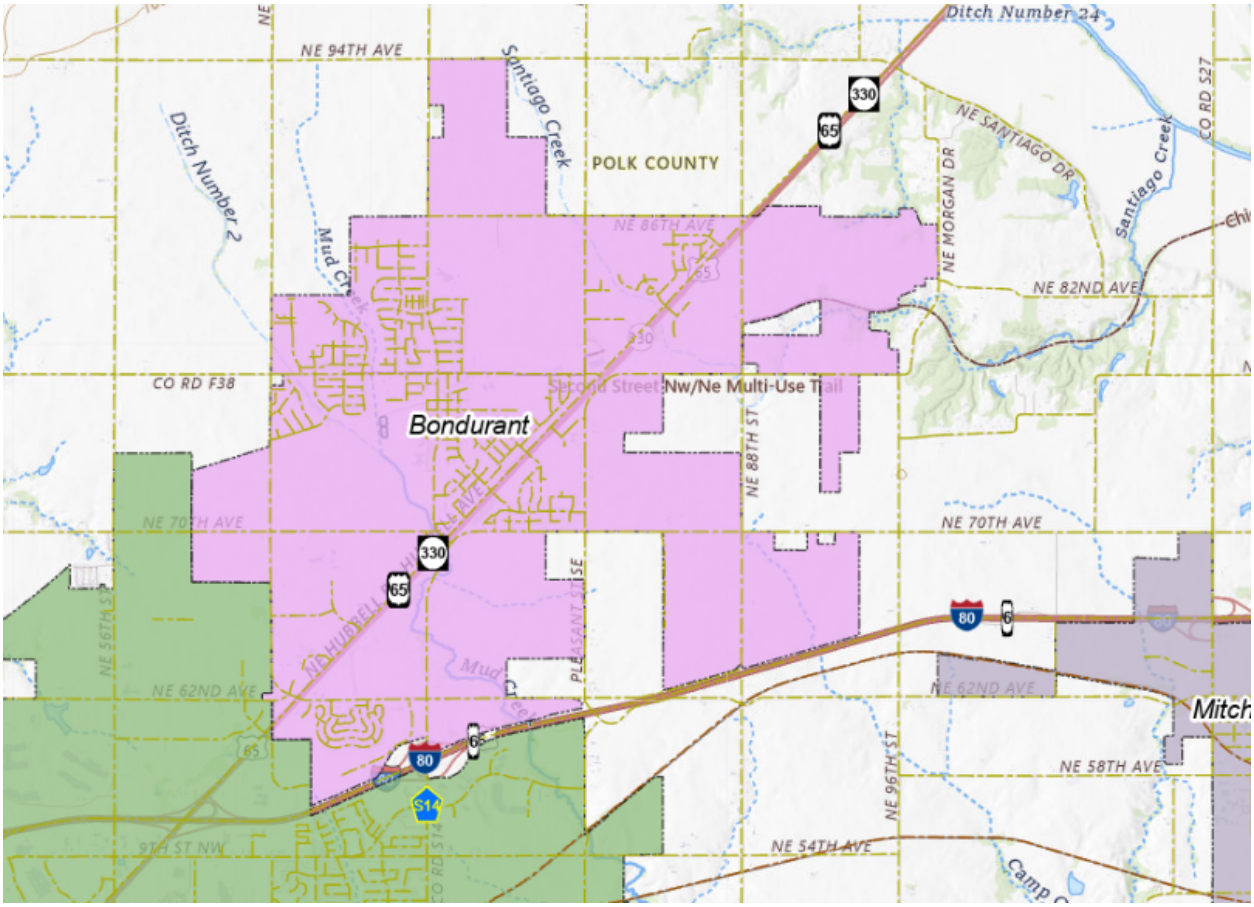


EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE REVITALIZATION AREA AND ASSESSED VALUATION

A list of the names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is on file with the City Clerk and available upon request

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.d.
For Meeting of 8/17/2026
Ordinance

TITLE: - Consideration of an Ordinance Amending Ordinance No. 230 Designating an Area of Bondurant, Iowa as the Bondurant Urban Revitalization Area

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

BRIEF HISTORY & ANALYSIS: A public hearing was held earlier on the agenda 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.

The proposed amendment would eliminate the current commercial and industrial tax abatement options of:

3 years at 100% or

6 year graduated abatement of :
For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

After the elimination of the current abatement program, a new abatement program would be implemented that would offer partial exemption from taxation for commercial and industrial properties for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

The City currently has and would continue to offer no abatement for residential properties.

The attached ordinance designates the Urban Revitalization Area.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve all three readings of the ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. ORDINANCE NO. 260817-216
2. Restated Urban Revite Plan (Bondurant #79 2026)

ORDINANCE NO. _____

An Ordinance Amending Ordinance No. 230 Designating an Area of Bondurant, Iowa as the Bondurant Urban Revitalization Area

BE IT ENACTED by the Council of the City of Bondurant, Iowa:

WHEREAS, the City Council of the City of Bondurant, Iowa, (the "City") previously adopted Ordinance No. 230, dated October 31, 1990 ("Ordinance No. 230") designating an area of the City as the Bondurant Urban Revitalization Area (the "Urban Revitalization Area") pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act"); and

WHEREAS, the Bondurant Urban Revitalization Ordinances are codified as Chapter 8 in the City's Code of Ordinances; and

WHEREAS, pursuant to the provisions of the Act, the City has adopted an amended and restated plan (the "Restated Plan") for the Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the City has by resolution reaffirmed and determined with respect to the Urban Revitalization Area that:

(a) The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Act; and

(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 substantially meets the criteria set forth in Section 404.1 of the Act;

and

WHEAREAS, it is now necessary for the City to amend Ordinance No. 230 for the purpose of adding certain real property to the Urban Revitalization Area, removing provisions that are no longer necessary or applicable, and restating Ordinance No. 230 in its entirety as set forth herein;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Bondurant, in Polk County, Iowa, Ordinance No. 230 is hereby amended and restated in its entirety to read as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, such property lying within the City and being described as follows:

All real property situated within the incorporated limits of the City of Bondurant, Polk County, State of Iowa, as of August 17, 2026.

is hereby designated as the Bondurant Urban Revitalization Area.

Section 2. All ordinances, including Ordinance No. 230, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed by the Council of the City of Bondurant, Iowa, on August 17, 2026.

_____
Doug Elrod, Mayor

Attest:

_____
Shelby Hagan, City Clerk

URBAN REVITALIZATION PLAN

CITY OF BONDURANT, IOWA
BONDURANT URBAN REVITALIZATION AREA

AMENDED AND RESTATED, AUGUST 17, 2026

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a City Council may designate an area of the City as a revitalization area, if that area meets the following definition:

"An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare."

"An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;

"An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use."

"An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa."

"An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development including single or multifamily housing"; and

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall continue to be known as the Bondurant Urban Revitalization Area (the "Revitalization Area") and shall include the entire area within the corporate boundaries of the City of Bondurant, Iowa (the "City") as of August 1, 2026.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Code of Iowa, the City Council of the City has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and

2. The economic development and promotion of commercial and industrial development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

C. OBJECTIVES

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for commercial and industrial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land; promotion of in-fill of commercial and industrial development on existing lots; rehabilitation of existing property; stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The Revitalization Area includes property within multiple zoning classifications. The Plan is intended to encourage the improvement of existing commercial and industrial properties and new and expanded commercial and industrial development within the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new commercial and industrial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. <u>Commercial Improvements-Standard Exemption Schedule.</u>

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities.

b. Exemption: All qualified real estate assessed as commercial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

c. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must also enter into a written assessment agreement with the City and the Polk County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

2. <u>Commercial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.</u>

a. The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities on property that is subject to a development agreement and related minimum assessment agreement entered into with the City on or before December 31, 2026.

b. Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial property that satisfies the requirements of subsection 2(a) above is eligible to receive <u>one</u> of the following exemptions from taxation:

i. An exemption from taxation on 100% of the actual value added by the improvements for a period of three (3) years; or

ii. A partial exemption from taxation for a period of (six) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

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3. Industrial Improvements-Standard Exemption Schedule.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. *Exemption:* All qualified real estate assessed as industrial property is eligible to receive a partial exemption from taxation for a period of six (6) years as follows:

For the first year, an exemption from taxation on 0% of the actual value added.

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For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

4. Industrial Improvements – Properties Subject to Development Agreements Entered Into on or Before December 31, 2026.

a. The construction of new industrial facilities and the rehabilitation of and construction of additions to existing industrial facilities.

b. *Exemption:* At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as industrial property that satisfies the requirements of subsection 4(a) above is eligible to receive one of the following exemptions from taxation:

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For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 30% of the actual value added.

G. ACTUAL VALUE ADDED

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for commercial and industrial improvements the increase in actual value of the property must be at least 15%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Bondurant, Iowa and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, in which case the City Council may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. However, upon the request of the owner of the property at any time, the City provides by resolution that the owner may file an application by February 1 of any other assessment year selected by the City in which case the exemption is allowed for the number of years remaining in the exemption schedule selected.

J. APPROVAL OF APPLICATIONS

The City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, is in conformance with this plan;

2. The project is located within the Revitalization Area; and,

3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates. However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

N. REVITALIZATION AREA ALSO INCLUDED IN BONDURANT URBAN RENEWAL AREAS

A portion of the real property in the Revitalization Area may also be included by the City in its urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF BONDURANT URBAN REVITALIZATION AREA

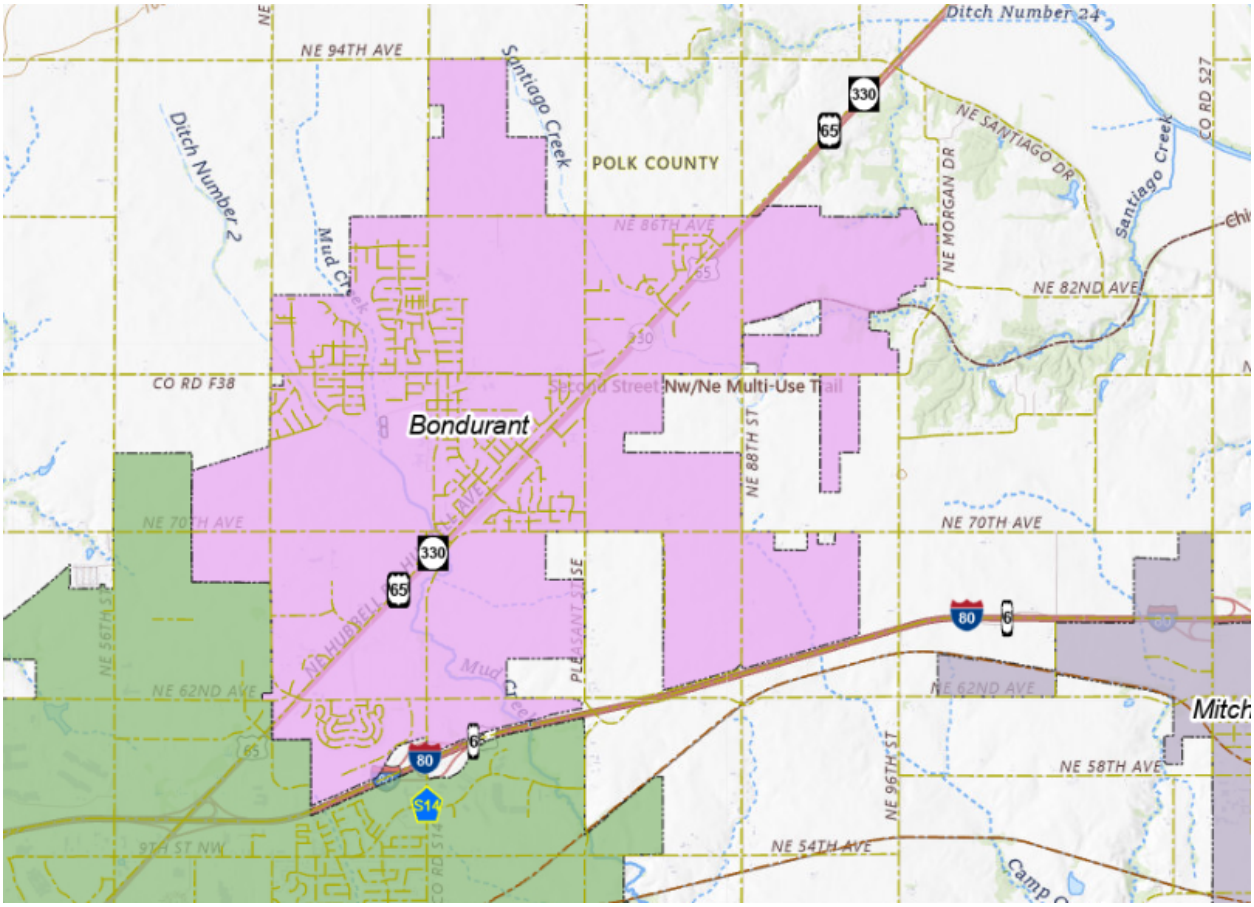


EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE REVITALIZATION AREA AND ASSESSED VALUATION

A list of the names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is on file with the City Clerk and available upon request

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 9.a.
For Meeting of 8/17/2026
Discussion Item

TITLE: Discussion and Direction Regarding Personal Transportation Device Regulations

CONTACT PERSON:
Katie Klus, Parks & Recreation Director
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The City has received repeated complaints regarding the operation of electric scooters, electric bicycles, higher-powered electric devices, and similar personal transportation devices. Particular concerns involve youth operators, unsafe operation, interaction with pedestrians and vehicles, and use of these devices in parks and recreational areas.

Polk County Sheriff's Office deputies have repeatedly visited with youth operators and parents regarding behavior on electric scooters, higher-powered electric two-wheel devices, and similar equipment. Council has also discussed the issue informally.

The City has already implemented a no-scooter policy on playgrounds and basketball courts while allowing use on perimeter sidewalks. The current question is whether a broader ordinance is needed to create clear, enforceable, regionally understandable rules.

Attached is a draft ordinance. This ordinance has been distributed to the City Attorney and the Polk County Sherriff's office for review and feedback.

The problem we are trying to resolve includes:

- **Unsafe youth operation:** Repeated reports and enforcement contacts involving speed, unsafe street/sidewalk transitions, failure to yield, stunt-type riding, and other behavior that creates risk.
- **Park and playground conflicts:** Bondurant has received complaints about scooters and bicycles in areas intended for children, court users, and passive recreation.

- **Increasingly powerful devices:** Products marketed as “e-bikes,” “mini-bikes,” “e-motos,” or “electric motorcycles” can vary widely in power and speed and may fall into different legal classifications.
- **Pedestrian and trail conflicts:** Sidewalks and trails place faster devices in close proximity to pedestrians, children, dogs, strollers, and slower users.
- **Confusion about what is legal:** Parents, riders, and even product marketing may use the same informal term for devices that have different requirements under Iowa law.
- **Enforcement clarity:** Deputies need rules that can be explained and enforced without relying on appearance or marketing labels alone.

Part 2: Iowa Peer Community Comparison

Staff reviewed ordinance materials from Ankeny, Clive, Norwalk, Waukee, Marion, Sioux City, and Storm Lake, together with Ames code language and a Newton ordinance summary. Clive and Norwalk materials expressly note regional coordination among Des Moines metro communities, while also showing that individual cities made different policy choices.The table below is intended as a policy comparison, not a legal digest.

Staff reviewed ordinance materials from Ankeny, Clive, Norwalk, Waukee, Marion, Sioux City, and Storm Lake, together with Ames code language and a Newton ordinance summary. Clive and Norwalk materials expressly note regional coordination among Des Moines metro communities, while also showing that individual cities made different policy choices. The table below is intended as a policy comparison, not a legal digest.

Peer Community Snapshot

	Sidewalks	Trail speed	Parks / recreation	Youth-specific Safety / helmets
ways ic rules	Residential sidewalks; signed/dismount restrictions	20 mph where no lower applicable limit	E-scooters and low-speed e-bikes on paved park paths/sidewalks	No helmet rule identified

roads ıles	PTDs allowed unless posted; motorized bicycles/e-motos excluded	20 mph default on sidewalks/trails	Public-land restrictions can be posted	No helmet rule identified
	Business restrictions narrowed to sidewalks abutting buildings / signed locations	20 mph framework in metro model	Definitions amended so riding in parks is on sidewalks/trails only	Under 12 supervision for powered PTDs; helmet under 15
ıy ı eyance es when avoid s	Broad sidewalk access subject to signs/dismount zones	20 mph on trails/sidewalks	Paved paths/trails/sidewalks only in parks/green spaces	No helmet rule identified

*Norwalk

Defined Category	**Basic Description in Norwalk Ordinance**	**Street / Roadway Treatment**
Low-Speed Electric Bicycle — Class 1, 2 or 3	Pedal-equipped e-bike with an electric motor 750 watts or less. Class 1 assistance ends at 20 mph; Class 2 motor propulsion ends at 20 mph; Class 3 assistance ends at 28 mph.	Permitted as a PTD. Norwalk's definition of “Bicycle” includes a low-speed electric bicycle, and low-speed e-bikes are expressly included in the PTD definition.
Electric Scooter	Device without pedals, under 100 lbs., 1–3 wheels, with or without handlebars or a seat/saddle; motor ≤750 watts; maximum motor-powered speed ≤20 mph.	Permitted as a PTD. Electric scooters are expressly included in Norwalk's PTD definition.

Pedestrian Conveyance	A separate defined category covering human-powered conveyances and certain other devices used to move a seated or standing person, provided an electric motor is ≤750 watts. It excludes bicycles, low-speed e-bikes and devices with motors over 750w	It is a PTD, but Norwalk adds a special roadway restriction: pedestrian conveyances may not be operated on streets posted over 25 mph, except to cross directly.
High-Speed Pedestrian Conveyance	A pedestrian conveyance with an electric motor over 750 watts OR capable of more than 20 mph when powered solely by the motor.	Not a PTD. If capable of up to 39 mph, Norwalk directs it to follow Iowa Code and City rules applicable to motorized bicycles; over 39 mph, motorcycle rules apply.
Motorized Bicycle	Motor vehicle with a seat/saddle, no more than 3 wheels in contact with the ground, and incapable of exceeding 39 mph on level ground without human power; expressly excludes a low-speed e-bike.	Not a PTD. It is treated under the state/local requirements applicable to motorized bicycles rather than the general PTD roadway permission. Norwalk specifically prohibits motorized bicycles from sidewalks, trails, parks and green spaces.
Pocket Bike	Two-wheel motor vehicle with a seat/saddle and handlebars, gas or electric powered, with a seat height under 20 inches.	Prohibited on public streets and roadways.
Internal Combustion Transportation Device	Gas-powered minibike, pocket bike, riding mower, scooter, tricycle or similar device designed to transport a person and not otherwise authorized for street operation.	Prohibited on roadways and streets.

The review of Iowa and Des Moines metro ordinances identified several approaches that appear with some regularity and **could be considered as a** starting point for Bondurant's discussion:

- **Pedestrian right-of-way:** Consider requiring riders to yield to pedestrians when operating on sidewalks, trails, crosswalks, and other shared-use areas.
- **Safe and prudent operation:** Consider establishing a general requirement that devices be operated in a safe and reasonable manner based on surrounding conditions.
- **Speed appropriate for conditions:** Consider requiring riders to reduce speed when conditions warrant, such as around pedestrians, congested areas, limited visibility, or poor surface conditions.
- **Maintaining control:** Consider requiring operators to maintain directional, speed, and stopping control of their device.
- **Reckless or unsafe riding:** Consider specifically prohibiting operation that creates an unreasonable risk to people or property, such as unsafe weaving or other hazardous riding behavior.
- **Basic safety equipment:** Consider requirements for functional brakes and appropriate lighting or reflectors during nighttime operation.
- **Passing pedestrians:** Consider requiring an audible warning before overtaking or passing pedestrians on sidewalks, trails, or other shared facilities.
- **Passenger limitations:** Consider limiting riders and passengers to the number for which the device was designed and equipped.
- **Traffic laws and controls:** Consider requiring riders operating on streets and other roadway facilities to comply with applicable traffic-control signs, signals, and rules.
- **Recognition of lawful low-speed e-bikes:** Consider maintaining a distinction between low-speed electric bicycles recognized under Iowa law and higher-powered devices that may fall into other vehicle classifications. Iowa law provides qualifying low-speed e-bikes with bicycle operating rights.
- **Site-specific restrictions:** Consider whether the City should have authority to establish posted restrictions, lower speed limits, or dismount areas at particular facilities or high traffic areas.

Issues Where Peer Communities Vary

The review also identified several areas where there is not a consistent metro approach. These may warrant more specific Council discussion before staff develops ordinance language:

- Electric scooter use on streets
- Numerical speed limits on sidewalks and trails
- Youth age restrictions
- Adult supervision requirements
- Helmet requirements
- Parent/guardian responsibility
- Fines and graduated penalties

- Impoundment
- Treatment of higher-powered electric devices

What Iowa Law Already Requires

Before considering local policy options, it is important to distinguish between issues that are open for Council consideration and requirements that are already established by Iowa law. The following state requirements provide the legal framework within which any Bondurant ordinance would operate. The City Attorney will review any proposed ordinance for consistency with Iowa law before introduction.

- **Qualifying low-speed electric bicycles generally have the same operating rights as bicycles.** Under Iowa Code §321.235B, a low-speed electric bicycle may generally be operated anywhere a bicycle may be operated, including streets, roadways, shoulders, bicycle lanes, bikeways, and bicycle or multi-use paths. This means a local ordinance should distinguish a legally qualifying e-bike from higher-powered devices that fall into other vehicle classifications.
- **State law establishes an age restriction for Class 3 e-bikes.** A person under 16 years of age may not operate a Class 3 low-speed electric bicycle. A person under 16 may ride as a passenger when the Class 3 e-bike is designed and equipped to carry passengers.
- **State law regulates Class 3 e-bike speeds on bicycle lanes and multi-use paths.** A Class 3 e-bike may not be operated above the posted or otherwise applicable speed limit. If no speed limit applies, the maximum operating speed is 20 mph on a bicycle lane or bicycle or multi-use path.
- **Electric personal assistive mobility devices are separately regulated by state law.** Iowa Code §321.235A establishes operating requirements for these devices, including a minimum operator age of **16**, pedestrian yielding requirements, an audible warning before passing pedestrians, and lighting requirements for nighttime operation.
- **Iowa's definitions were amended in 2026.** Senate File 490, effective July 1, 2026, changed relevant definitions to provide that a qualifying low-speed electric bicycle and an electrically powered pedestrian conveyance may have a motor that produces not more than 750 watts. This is important when comparing older municipal ordinances because some still use the previous “less than 750 watts” language.

Public Feedback Themes

The following themes synthesize public comments and advocacy feedback received both by City staff and comments received by neighboring metro communities.

- **Unsafe youth behavior:** Reports of children riding at high speed, weaving between street and sidewalk, rolling through intersections, playing “chicken,” and performing high-speed wheelies.

- **Sidewalk conflict:** Concern that forcing scooters or bicycles onto sidewalks can increase conflict with pedestrians, joggers, dogs, driveways, and poorly maintained surfaces.
- **Speed as the key risk:** A recurring view that actual operating speed is more relevant to pedestrian safety than the marketing label on the device.
- **Helmet concerns:** Repeated concern about grade-school and middle-school riders operating powered devices without helmets.
- **Parent responsibility:** Residents frequently question whether parents understand the capability and legal classification of devices purchased for children.
- **Classification confusion:** Commenters routinely use “e-bike,” “moped,” “e-motorcycle,” and “e-moto” interchangeably, illustrating the need for objective definitions and public education.
- **Overbroad ordinance concern:** Cycling advocates have objected when proposed rules restrict ordinary bicycles or force riders onto sidewalks to solve problems primarily associated with unsafe powered-device operation.
- **Enforcement gap:** Some comments assume current conduct is already illegal and argue that the problem is enforcement rather than missing law.

Reference Information

Peer-community references reviewed for this packet: Ankeny Chapter 76 Bicycle and Electric Scooter Regulations (2026); Clive Ordinance 1178 (2026); Norwalk Chapter 76 proposal/materials (2026); Waukee Chapter 76 Personal Transportation Device Regulations and “Know Before You Ride” flyer (2026); Marion Chapter 122 (2026 amendments); Sioux City Chapter 10.54 (2026); Storm Lake PMD draft (July 2026); Ames bicycle/PTD code language supplied for this project; Newton ordinance summary supplied for this project.

Official Iowa sources:

Iowa Code Chapter 321 (2026)

Iowa Code §321.235A — Electric personal assistive mobility devices

Iowa Code §321.236 — Powers of local authorities

Senate File 490 — 750-watt definition update; effective July 1, 2026

FUNDING SOURCE: NA

STAFF RECOMMENDATION: This is a discusson item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. Working Draft - Chapter 76

Working Draft — Chapter 76

Personal Transportation Devices & Electric Mobility

FOR COUNCIL DISCUSSION ONLY — NOT FOR INTRODUCTION

How to read this draft

The black text is illustrative ordinance-style language based primarily on the PLEXA themes document and Bondurant's existing Chapter 76. Blue "Council Policy Option" boxes identify places where peer communities take different approaches. Those boxes are not recommendations; they are intended to show Council concrete language choices before legal drafting is finalized.

Drafting note: This working draft has not been reviewed by the City Attorney. Once a formal draft is introduced, it will be reviewed by the City Attorney for consistency with Iowa Code, including current definitions and operating rights under Chapter 321.

76.01 PURPOSE

The purpose of this chapter is to establish clear and consistent regulations for the operation of personal transportation devices on City streets, roadways, sidewalks, bicycle lanes, multi-use trails, park roads, parks, and other public property; to promote the safety of operators, pedestrians, motorists, and recreational users; and to regulate unsafe operation and incompatible uses while preserving lawful transportation rights established by Iowa law.

76.02 DEFINITIONS

Except as otherwise specifically defined in this chapter, all terms shall have the meanings ascribed to them in Iowa Code Chapter 321, as amended. The following terms are used in this chapter:

1. **Electric personal assistive mobility device.** Has the meaning provided in Iowa Code section 321.1(20B), as amended.
2. **Low-speed electric bicycle.** Has the meaning provided in Iowa Code section 321.1(36A), as amended, including the classifications established by state law.
3. **Motorcycle.** Has the meaning provided in Iowa Code section 321.1(40)(a), as amended.
4. **Motorized bicycle.** Has the meaning provided in Iowa Code section 321.1(40)(b), as amended. A low-speed electric bicycle is not a motorized bicycle.
5. **Bicycle.** Has the meaning provided in Iowa Code section 321.1(40)(c), as amended.
6. **Motor vehicle.** Has the meaning provided in Iowa Code section 321.1(42)(a), as amended.
7. **Pedestrian conveyance.** Has the meaning provided in Iowa Code section 321.1(51A), as amended.
8. **Vehicle.** Has the meaning provided in Iowa Code section 321.1(90), as amended.
9. **Electric scooter.** A device weighing less than one hundred pounds, equipped with one, two, or three wheels, with or without handlebars or a seat or saddle, and an electric motor, which is powered by the rider, by the electric motor, or both, and which is capable of a maximum motor-powered speed on a paved level surface of no more than twenty miles per hour.

10. **Personal transportation device.** Any product upon or in which a person may ride, including a bicycle, low-speed electric bicycle, electric scooter, electric and pedestrian conveyance. The term does not include a stroller, wheelchair, motorized bicycle, motorcycle, or other motor vehicle required to be registered under Iowa law.
11. **Electric personal assistive mobility devices.** Electric personal assistive mobility devices shall be operated in accordance with Iowa Code section 321.235A, as amended.
12. **Direct supervision.** Continuous physical presence within sight of the person being supervised, such that the supervising individual is able to observe operation of the device and is reasonably capable of providing immediate direction, instruction, or intervention if necessary.
13. **Sidewalk.** A paved or otherwise improved surface primarily intended for pedestrian travel, including a sidewalk located within a City park or other public property.
14. **Multi-use trail.** A paved or otherwise improved path under public jurisdiction intended for shared use by pedestrians, bicycles, and other lawful personal transportation devices.

Peer reference: *PLEXA recommends relying on Iowa Code definitions rather than recreating them locally. Norwalk likewise removed informal "e-moto" terminology during its drafting process and used objective device classifications.*

COUNCIL POLICY OPTION — HIGHER-POWERED ELECTRIC DEVICES

The definitions section is one place Council could choose whether to rely exclusively on Iowa classifications or create a narrowly tailored residual category if the City Attorney identifies a true gap.

Option A — State-code approach: Use only Iowa Code classifications; do not create a local "e-moto" definition.

Option B — High-powered residual category: Storm Lake's draft creates a separate "high-powered electric mobility device" category and prohibits that category on public streets, sidewalks, trails, and other public property.

Option C — Category-by-category approach: Waukee and Sioux City rely on existing categories such as motorized bicycle, motorcycle, off-road motorcycle, and other regulated vehicles rather than a single broad high-powered label.

76.03 SCOPE OF REGULATIONS

A. **Applicability.** This chapter applies whenever a personal transportation device is operated upon any public street, roadway, park road, bicycle lane, sidewalk, multi-use trail, City park, green space, recreational facility, or other public property within the jurisdiction of the City, subject to the exceptions and limitations stated herein and to controlling state law.

B. **Assistive and Mobility Devices.** Nothing in this chapter shall prohibit the lawful use of an assistive or mobility device by a person with a disability where such use is permitted or protected by applicable state or federal law.

76.04 TRAFFIC CODE APPLIES

A. Every person operating a personal transportation device upon a roadway or in a bicycle lane shall be subject to the provisions of Iowa Code Chapter 321 and the City Traffic Code applicable to the driver of a vehicle, except those provisions which by their nature can have no application or where state law or this chapter provides a specific exception.

B. Personal transportation devices are not subject to registration, licensure, titling, inspection, or proof-of-financial-liability requirements unless otherwise required by Iowa law for the specific device classification.

C. An operator of a personal transportation device is not required to possess a driver's license or permit unless otherwise required by Iowa law for the specific device classification.

D. When a person dismounts and walks a personal transportation device, that person shall be subject to regulations applicable to pedestrians.

76.05 EQUIPMENT REQUIREMENTS

A. Lighting. A personal transportation device operated from sunset to sunrise, or at any other time when visibility is insufficient to clearly discern persons and vehicles at a distance of 300 feet, shall be equipped with a white light visible from at least 300 to the front and a red light visible from at least 300 feet to the rear, except that a red reflector may be used in lieu of a rear light when permitted by Iowa law. Equivalent lights worn by the operator may be used if the visibility requirements are met.

B. Braking or stopping capability. Every personal transportation device shall have a braking or stopping mechanism sufficient to allow the operator to bring the device to a complete stop within a safe distance under the conditions then existing.

C. State equipment requirements. A low-speed electric bicycle and any other device specifically regulated by Iowa law shall comply with all equipment and labeling requirements applicable to that device under state law.

76.06 RESPONSIBLE OPERATION

A. Number of persons. No personal transportation device shall carry more persons at one time than the number for which the device was designed and equipped, and each operator and passenger shall be positioned as the device was designed to be used.

B. Reasonable speed. No person shall operate a personal transportation device at a speed greater than is reasonable and prudent under the conditions then existing, taking into account pedestrian activity, traffic, weather, visibility, surface conditions, grade, congestion, and the surrounding environment.

C. Control. The operator shall maintain directional, speed, and stopping control of the device at all times.

D. Reckless or unsafe operation. No person shall operate a personal transportation device in an irregular, careless, reckless, or unsafe manner, including zigzagging, unsafe weaving, hazardous stunting, or other conduct that disregards the safety of the operator, another person, or property.

E. Pedestrian right-of-way. An operator shall yield the right-of-way to pedestrians and shall reduce speed as necessary to pass safely.

F. Audible warning. Before overtaking or passing a pedestrian or slower trail user, the operator shall provide an audible signal when reasonably necessary for safe passing.

G. Emerging from sidewalk, trail, alley, or driveway. An operator emerging from a sidewalk, trail, alley, driveway, building, or similar location shall yield to pedestrians and shall not enter a roadway until the movement can be made safely and after yielding to approaching traffic as required by law.

H. Towing and clinging. No person operating or riding upon a personal transportation device shall attach the device or themselves to a moving motor vehicle. This subsection does not prohibit use of a trailer or accessory specifically designed for the device.

DRAFT

I. Electronic distraction. No operator shall use a personal electronic device in a manner that materially impairs the operator's ability to maintain control, observe surrounding conditions, or comply with this chapter.

J. Impaired operation. No person shall operate a personal transportation device while under the influence of alcohol or drugs in violation of applicable law.

76.07 PLACE OF OPERATION — STREETS AND ROADWAYS

A. General roadway operation. A personal transportation device lawfully permitted on a roadway shall be operated in the same direction as traffic and in accordance with applicable state and local traffic laws. Nothing in this chapter shall require a bicycle or qualifying low-speed electric bicycle to use a sidewalk solely because a sidewalk or trail exists adjacent to the roadway.

B. Bicycle lanes. Where a bicycle lane is provided and use of the lane is lawful for the device, the operator may use the bicycle lane in accordance with applicable traffic laws and posted restrictions.

C. Special events. This section does not apply to a parade or special event authorized by the City to the extent operation is allowed by the event authorization.

COUNCIL POLICY OPTION — ELECTRIC SCOOTER USE ON STREETS

Peer communities take materially different approaches to electric scooters and similar devices on roadways. The final subsection could use one of the following models:

Option A — Broad roadway access (PLEXA / Ankeny-style): Permit electric scooters on lawful roadways subject to traffic rules, without requiring use of an adjacent sidewalk or trail.

Option B — Alternative-facility preference (Waukee-style): Prohibit electric scooters and specified conveyances from the roadway when a sidewalk, trail, or bicycle lane is available, and prohibit them on streets posted above 25 mph. Waukee expressly excludes bicycles and low-speed e-bikes from this restriction.

Option C — Street-speed restriction (Clive / pedestrian-conveyance model): Permit otherwise lawful roadway operation but bar specified pedestrian conveyances from streets posted above 25 mph.

Option D — Direct-crossing only (Sioux City PTV model): For devices falling within the local PTV category, prohibit street operation except for a direct crossing made after stopping and yielding.

76.08 PLACE OF OPERATION — SIDEWALKS AND MULTI-USE TRAILS

A. General permission. Personal transportation devices may be operated upon public sidewalks and multi-use trails in a careful and prudent manner unless prohibited by posted signage, pavement markings, a designated dismount zone, state law, or another provision of this chapter.

B. Yielding and passing. An operator on a sidewalk or multi-use trail shall yield to pedestrians, maintain a safe passing distance, and reduce speed as necessary for the conditions.

C. Motorized vehicles. Motorized bicycles, motorcycles, off-road motorcycles, and other motor vehicles shall not be operated on sidewalks or multi-use trails except where expressly authorized by state law, this Code, or for an approved public purpose.

COUNCIL POLICY OPTION — NUMERICAL SIDEWALK AND TRAIL SPEED LIMITS

There is no single metro speed model. The section could be completed using one of these approaches:

Option A — 20 mph ceiling (PLEXA / Waukee / Clive-style): No personal transportation device may exceed 20 mph on a sidewalk or multi-use trail, or a lower posted/applicable limit, together with the reasonable-and-prudent-speed requirement.

Option B — Location-based 10/20 model (Marion-style): Set 10 mph on sidewalks and 20 mph on shared-use paths/trails; require slowing to walking pace when sidewalks are crowded.

Option C — Prudent-speed only (Sioux City-style): Do not set a universal numerical limit; prohibit operation faster than is reasonable and prudent under existing conditions.

Option D — Posted-limit model: Use posted or otherwise applicable limits and authorize lower site-specific limits where conditions warrant.

76.09 PARKS AND RECREATIONAL AREAS

A. Designated travel surfaces. Within a City park, green space, or public recreational area containing a sidewalk, multi-use trail, or park roadway, a personal transportation device may be operated only upon a surface on which that device is otherwise lawfully permitted, unless another area is specifically designated for such use.

B. Prohibited recreational surfaces. No person shall operate a personal transportation device upon a playground, basketball court, athletic field, lawn, landscaped area, natural area, or other recreational facility or surface not intended or designated for transportation use, except for a mobility device used by a person with a disability as allowed by law.

C. Posted restrictions. The City may post additional device restrictions, dismount zones, or lower speed limits at a particular park or recreational facility when necessary for safety, facility protection, or compatible use.

D. Existing park speed rules. Nothing in this section supersedes any lower speed restriction otherwise applicable under the Bondurant Code, including applicable park-road or parking-lot speed limits.

Peer reference: *Norwalk clarifies that park operation occurs on sidewalks and trails only. Waukee limits covered devices in parks/green spaces to paved paths, trails, or sidewalks. Storm Lake's draft expressly lists lawns, athletic fields, playgrounds, basketball courts, tennis/pickleball courts, skate parks, soccer fields, and other recreation areas as prohibited surfaces.*

76.10 YOUTH OPERATION

A. State age requirements. No person shall operate a device in violation of any minimum-age restriction imposed by Iowa law, including restrictions applicable to Class 3 low-speed electric bicycles and electric personal assistive mobility devices.

COUNCIL POLICY OPTION — ADDITIONAL LOCAL YOUTH AGE RULE

Council may choose to stop at state law or add a local age rule for powered devices. Examples include:

Option A — State law only: Do not create an additional local minimum age.

Option B — Norwalk-style under-12 supervision: A powered personal transportation device may not be operated on a roadway, sidewalk, trail, or other public property by a person under 12 unless directly supervised. Human-powered bicycles/conveyances and qualifying disability mobility devices are excluded.

Option C — Sioux City PTV minimum age: Prohibit a person under age 10 from operating a device that falls within the City's defined PTV category. Sioux City expressly excludes low-speed e-bikes from that PTV

definition.

76.11 SUPERVISION OF MINOR OPERATORS

COUNCIL POLICY OPTION — ADULT / SUPERVISING-INDIVIDUAL REQUIREMENT

If Council wants a supervision rule, the ordinance can define who may supervise and what "direct supervision" means.

Option A — No local supervision rule: Rely on state age rules and general responsible-operation provisions.

Option B — Norwalk-style direct supervision: Require continuous physical presence within sight, with the supervising person reasonably capable of providing immediate direction or intervention. Norwalk ultimately allowed an authorized individual age 16 or older to supervise younger riders.

Option C — Targeted supervision: Require supervision only in specified locations, for specified powered-device categories, or after a prior violation rather than for all younger riders.

76.12 HELMET REQUIREMENTS

COUNCIL POLICY OPTION — HELMETS

Helmet rules vary significantly among the ordinances reviewed. Illustrative ordinance language could use one of these approaches:

Option A — No additional local helmet requirement: Rely on state law and education.

Option B — Norwalk-style youth helmet rule: A person under 15 years of age shall not operate or ride as a passenger on a covered powered personal transportation device unless wearing a properly fitted and fastened bicycle helmet meeting an accepted safety standard.

Option C — Storm Lake draft youth helmet rule: Require a helmet for covered riders under 18.

Option D — Sioux City PTV helmet rule: Require a helmet for every operator and passenger of a device within the City's PTV category, regardless of age. Because Sioux City excludes low-speed e-bikes from PTV, that rule is not a general e-bike helmet mandate.

76.13 RESPONSIBILITY OF PARENTS, GUARDIANS, OR SUPERVISING INDIVIDUALS

COUNCIL POLICY OPTION — PARENT / GUARDIAN RESPONSIBILITY

Peer cities differ not only on whether to impose responsibility, but on the required level of parental knowledge or supervision.

Option A — No separate parental offense: Enforce only against the operator and use education/parent contact as an enforcement practice.

Option B — Knowing-permission standard (Storm Lake draft): A parent or legal guardian who knowingly permits or directs a minor child under the parent or guardian's care or supervision to violate the chapter may be cited. The draft provides a warning letter for the parent/guardian's first offense before civil

penalties apply.

Option C — Failure-to-supervise model (Norwalk): Permit citation of the supervising person for failure to supervise a younger rider, with an affirmative-defense concept when reasonable supervision was exercised.

Option D — Allowance/control standard (Sioux City): Make it unlawful for a parent or guardian to allow a minor in the parent's custody, control, or supervision to violate the chapter. Sioux City uses a scheduled fine and an enhanced minimum fine when a violation results in serious injury or death.

76.14 PARKING

No person shall park or leave a personal transportation device in a manner that blocks or materially interferes with pedestrian or vehicular travel, an ADA-accessible route, curb ramp, crosswalk, building entrance, driveway, fire hydrant, transit stop, loading area, accessible parking space, or other location requiring unobstructed access. Where bicycle racks or other designated parking facilities are provided, the City may require their use by posted notice.

Peer reference: *This expands Bondurant's existing bicycle-parking concept. Waukee lists ADA paths, hydrants, mailboxes, curb ramps, loading/transit zones, accessible parking, entryways, and driveways. Marion also allows impoundment of certain improperly or long-term parked devices.*

76.15 POSTED RESTRICTIONS AND ADMINISTRATIVE AUTHORITY

The City may establish and post reasonable location-specific restrictions applicable to personal transportation devices on City property, including lower speed limits, dismount zones, temporary closures, or prohibitions on particular device classes, when necessary to protect public safety, facility condition, accessibility, or compatible recreational use. No person shall disobey an authorized sign or pavement marking erected pursuant to this section.

76.16 HIGHER-POWERED AND MOTORIZED DEVICES

A. Classification controls. A device shall be regulated according to its legal classification and actual characteristics under Iowa law, rather than by the manufacturer's marketing name or informal terminology.

B. Motorized bicycles and motorcycles. A motorized bicycle, motorcycle, or other motor vehicle shall comply with all registration, licensing, insurance, equipment, and operating requirements imposed by Iowa law and shall not be operated upon a sidewalk, multi-use trail, playground, athletic facility, lawn, landscaped area, or natural parkland unless specifically authorized by law.

C. Off-road vehicles. Off-road motorcycles, ATVs, UTVs, and other vehicles governed by Bondurant Chapter 75 or Iowa Code Chapter 321I remain subject to those provisions in addition to any applicable restrictions in this chapter.

COUNCIL POLICY OPTION — HIGH-POWERED ELECTRIC DEVICES

If the City Attorney concludes that state classifications leave a local regulatory gap, Council could consider an additional subsection.

Option A — No residual local category: Rely on motorized-bicycle, motorcycle, off-road-motorcycle, and other existing state classifications.

Option B — Storm Lake draft approach: Create a defined high-powered electric mobility device and prohibit that category on City streets, sidewalks, trails, and other City public property.

Option C — Location-focused approach: Do not ban a residual category citywide; instead prohibit any device that is not lawful for the facility from sidewalks, trails, parks, playgrounds, courts, and other non-roadway areas.

76.17 VIOLATIONS AND PENALTIES

COUNCIL POLICY OPTION — FINES AND GRADUATED ENFORCEMENT

The existing Bondurant Chapter 76 uses a fine up to $100 and possible imprisonment. Peer communities offer several alternative structures:

Option A — Flat/simple-misdemeanor model: Use one generally applicable offense and fine. PLEXA identifies violations as simple misdemeanors; Waukee and Clive use low flat fines for many violations.

Option B — Scheduled fines by offense (Sioux City): Use different scheduled amounts for age, equipment, unsafe speed, improper location, and unlawful operation. Sioux City's reviewed schedule ranges from $30 to $250 depending on the offense.

Option C — Graduated municipal infractions (Storm Lake draft): First offense $100; second $200; third and subsequent $300.

Option D — Graduated municipal infractions with injury enhancement (Norwalk-style): Use escalating civil penalties and enhanced consequences when conduct results in injury, while allowing education/warnings for appropriate first encounters.

76.18 IMPOUNDMENT

COUNCIL POLICY OPTION — IMPOUNDMENT

Impoundment is not necessary to the base operating rules and could be omitted unless Council wants an enforcement tool for repeated, serious, abandoned, or unlawfully operated devices.

Option A — No new impoundment authority: Use citations, existing abandoned-property law, and existing police authority.

Option B — Limited impoundment: Authorize impoundment only for defined circumstances such as repeated violations, operation of a prohibited device, eluding, or situations where the device cannot lawfully be released for continued operation.

Option C — Storm Lake draft model: Authorize impoundment of devices operated, parked, or left in violation; require notice to the owner or parent/guardian of a minor, provide a hearing process, storage-fee procedures, and an abandonment/disposal timeline.

Option D — Marion parking-specific model: Allow impoundment for specified parking violations or devices left continuously on public property for a defined period.

Council Discussion Map

Policy issue	Where it appears in draft
Electric scooter roadway access	76.07
Sidewalk / trail numerical speeds	76.08
Parks / playgrounds / courts	76.09
Youth age rules	76.10
Supervision	76.11
Helmets	76.12
Parent / guardian responsibility	76.13
Higher-powered devices	76.02 and 76.16
Fines / graduated penalties	76.17
Impoundment	76.18

Source basis and limitations. This working draft uses the uploaded PLEXA themes document, Bondurant's current traffic and bicycle code, and ordinance materials or summaries reviewed for Ankeny, Clive, Norwalk, Waukee, Marion, Sioux City, Storm Lake, Ames, and Newton. The peer-language boxes summarize or adapt those approaches for discussion; they are not represented as verbatim model language unless expressly stated. Storm Lake material is a draft/reference document.

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