

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL JULY 17, 2023

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 17, 2023, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Guests requesting to address the City Council
6. Consent Agenda:

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

- a. Approval of July 10, 2023 City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. Applications for Council Approval
- d. Receive & File - FY 2023 Outstanding Obligations Report
- e. - Resolution approving Professional Services Agreement for Engineering Services for the design of Eisenhower Drive, SE Sanitary Sewer
- f. O-230710-218 - (Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, by amending Chapter 41, Public Health & Safety
- g. - Resolution considering approval of the Webb Family Estates Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
- h. - Resolution authorizing the Mayor to execute an agreement with Ryan Companies for its Construction Management at Risk proposal for the Bondurant Emergency Services facility
- i. - Resolution approving release of Request for Proposals (RFP) for design services for the Bondurant Emergency Services
- j. - Resolution considering approval of the Fox Ridge Estates Plat 2 Final Plat, a subdivision in unincorporated Polk County within two miles of

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.

Bondurant's city limits

- k. - Resolution approving Contract Service Agreement for NeoGov's HR solution platform
 - l. - Resolution rescinding resolution number 230619-125 for Pay Request No. 11 to Jenco Construction Inc. for the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$199,890.61
 - m. - Resolution approving Pay Request No. 2 to Sandstone Management LTD for the BRSC Parking Lot Project in the amount of \$149,027.11
 - n. - Resolution approving Change Order No. 1 for additional work completed to locate the existing 3-phase power line in conflict with BRSC Parking Lot project area
 - o. - Resolution approving Purchase of Traffic Signal Central Software and Computer along with Radio Interconnect Equipment
 - p. - Resolution approving Pay Request No. 11 to Jenco Construction Inc. for the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$199,890.61 to withhold a total of \$142,000 dollars from pay estimate
7. Action Items
- a. - Discussion and consideration of Resolution approving Schematic Design for City Park
8. Discussion Items -
- a. DEI Committee
9. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
11. 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.

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.

BONDURANT CITY COUNCIL

Minutes

July 10, 2023

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

Absent: Council Member Bob Pepper

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Library Director Jill Sanders, Planning & Community Development Director Maggie Murray, City Engineer Bob Veenstra

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:03 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by McKenzie, to approve the agenda. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

Polk County Sheriff's Department reported 634 calls of service for the month of June, reported on fireworks complaints, field fires and accidents on Highway 65.

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 June 19, 2023 City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - Parks and Recreation Board Meeting Minutes of March and April

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

- e. Receive & File - Library Board Meeting Minutes of June 7, 2023 & Director's Report
- f. R-230710-130- Resolution approving agreement with HR Green Inc. for the Professional Services Agreement for the 2023 Pavement Management Study Project
- g. R-230710-131- Resolution approving Agreement with Faller, Kinchloe & Co., PLC for Annual Audit Services for Fiscal Years 23, 24, and 25
- h. R-230710-132- Resolution approving Pay Request No. 1 to Sandstone Management LTD for the BRSC Parking Lot Project in the amount of \$11,674.98
- i. R-230710-133- Resolution correcting Resolution 221205-276 Approving Job Grades and Wage Scales for FY24 Pursuant to Compensation Philosophy and Policy
- j. R-230710-134- Resolution approving invoice for new HVAC systems for the Trailhead Depot and Lake Petocka restrooms
- k. R-230710-135- Resolution approving position description and pay range for part-time Utility Operations Specialist
- l. O-230710-218 - (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, by amending Chapter 41, Public Health & Safety
- m. O-230605-217 - (Third and Final Reading) Ordinance amending Section 177.09 regarding off-street parking area required for restaurants, drive-thrus or night clubs
Motion by Cox, seconded by Sillanpaa, to Approve to approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pepper. Motion carried 4-0.

7. **Public Hearing**

- a. Public hearing on text amendment to section 177.10 of the Zoning Code regarding Outdoor Storage
Mayor Elrod opened the public hearing at 06:07 PM.

City Administrator Oliver explained the text amendment regarding outdoor storage.

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

- b. Public hearing on Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$7,750,000 Water Revenue Bonds, Series 2023

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

City Administrator Oliver explained that this is a SRF Loan for the water tower and water mains project.

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

- c. Public Hearing on Plans and Specification, Proposed Form of Contract and Estimate of Cost for Construction of the Water Tower

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

Public Works Director Horton updated the council and the public on the water tower bids and the project.

Mayor Elrod closed the public hearing at 06:13 PM.

8. Action Items

- a. R-230710-136- Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$7,750,000 Water Revenue Bonds, Series 2023
Motion by Cox, seconded by Driscoll, to Approve R-230710-136. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- b. R-230710-137- Resolution awarding contract to Gerard Tank and Steel for Construction of the Bondurant Water Tower Project in the amount of \$4,438,273.10
Motion by Cox, seconded by Driscoll, to Approve R-230710-137. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- c. O-230710-219 - (First Reading) Ordinance amending section 177.10 of the Zoning Code regarding Outdoor Storage
Motion by Cox, seconded by McKenzie, to waive the first and second reading, and approve the third and final reading of O-230710-219. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pfeffer. Motion carried 4-0.

9. Discussion Items -

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

- a. Coalition Against Bigger Trucks Request
City Administrator Oliver presented a request from the Coalition Against Bigger Trucks to the council. After discussion, the council is in support the coalition.
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
Fireworks comments, Senator Ernst photo from DC.
 - b. Council Members
Driscoll - WRA update.
McKenzie - CVB update, dead tree inquiry.
Sillanpaa - P&Z update, arts, culture and wayfinding comments,
Chamber update, post office property comments.
Cox - Chamber & DART update.
 - c. Administrator
Grant updates, Polk County Conservation meeting, dog barking update,
Parks & Recreation update, CMaR consultant update, Bondu Blues &
Brews this weekend.
 - d. Directors
Horton - Project updates.
Sanders - Summer Reading Program update.
Murray - None.
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Driscoll, seconded by Sillanpaa, to Move into closed session at 07:07 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pepper. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 08:01 PM.
12. Adjournment
Motion by Driscoll, seconded by McKenzie, to adjourn at 08:01 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

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

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

on July 10, 2023, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Submitted for your review is the Treasurer's Report for June of the Fiscal Year Ending 2023. Following this letter, find the year-to-date Fund Balance Report, Balance Sheet, Bank Reconciliation Spreadsheet, and Detail Report.

The City's checking account had a beginning balance on June 1, 2023, of \$2,222,405.42. The ending balance as of June 30, 2023, was \$1,815,088.45. This account is in ideal financial condition.

The City's IPAIT accounts had a beginning balance on June 1, 2023, of \$18,729,435.77. The ending balance as of June 30, 2023, was \$18,665,704.16. These accounts earned a total of \$73,904.84 of interest. Contributions included \$280.00 to the Cemetery account and \$2,118.98 to the Debt account. Withdrawals from Sewer, Creek, Stormwater, Campus, and Certified Site accounts totaled \$140,035.43. The City's IPAIT accounts are in ideal financial condition.

This month's significant expenditures include payments for Eagle Park (\$45,116.52), Underpass Project (\$431,129.33), payroll (\$158,934.72), law enforcement (\$60,267.83), Engineering (\$60,783.67), and Des Moines Water Works (\$59,988.04).

The utility bill autopay collected \$166,535.96 from 1467 accounts. Last year at this time, the City collected \$148,562.49 from 1344 accounts.

The City received 28 payments for Emergency Medical Services rescue charges totaling \$9,012.75.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Jené Jess'.

Jené Jess, MPA, SHRM-CP
Finance & Employee Services Director
injess@cityofbondurant.com



Fund Balance Report

As Of 06/30/2023

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	3,523,747.96	4,933,533.85	4,401,588.00	4,055,693.81
110 - ROAD USE TAX	684,518.10	1,030,635.79	1,150,041.58	565,112.31
112 - EMPLOYEE BENEFIT	113,811.76	1,013,748.55	1,048,514.23	79,046.08
121 - Local Option Sales Tax	443,670.33	1,489,871.98	1,272,723.33	660,818.98
125 - TIF	3,463.06	1,638,925.61	1,642,388.00	0.67
167 - LIBRARY GRANT	13,183.90	37,749.95	38,850.08	12,083.77
168 - EMS GRANT	0.00	0.00	0.00	0.00
169 - PARK & REC	13,149.78	17,280.00	30,429.78	0.00
170 - FEMA DISASTER AID	31,735.80	0.00	188.37	31,547.43
171 - STORMWATER GRANT	0.00	0.00	0.00	0.00
172 - TREE FUND	13,574.83	78,643.00	70,695.48	21,522.35
200 - DEBT SERVICE	451,311.30	2,562,548.88	2,918,315.63	95,544.55
306 - CIVIC CAMPUS	8,928,480.26	209,229.95	3,406,837.23	5,730,872.98
308 - SIDEWALK CONST-15TH;PAINE	-1,543.81	1,543.81	0.00	0.00
316 - PAINE HTS DRAINAGE	-15,144.69	4,781.00	0.00	-10,363.69
320 - WASHINGTON STREET	-342,803.99	293,725.48	0.00	-49,078.51
322 - SIDEWALK CONST-OLD TOWN	-4,450.35	4,450.35	0.00	0.00
324 - BRSC IMPROVEMENTS	0.00	84,000.00	6,562.29	77,437.71
325 - STREETS MASTER PLAN	-17,610.30	200,000.00	10,480.20	171,909.50
327 - GRANT ST S/COMMUTER LOOP	159,914.45	7,888.44	1,805.75	165,997.14
333 - DITCH 2 IMPROV	472,327.75	306,163.89	778,440.30	51.34
335 - PARK IMPROVEMENTS	180,084.09	510,530.83	703,955.12	-13,340.20
336 - PAINE ST CONNECTION	0.00	0.00	0.00	0.00
337 - THE CROSSING	0.00	300,000.00	0.00	300,000.00
338 - MAIN STREET STORMWATER	-8,725.06	0.00	6,033.79	-14,758.85
340 - UNDERPASS-HWY 65/330	699,860.48	1,955,587.68	3,516,257.84	-860,809.68
341 - TIF-PARK LAND PURCHASE	-1,692.07	35.00	0.00	-1,657.07
342 - TIF-1ST&MAIN ECONOMIC DVL	-792.33	23,662.00	0.00	22,869.67
343 - TIF-DOWNTOWN PARKING	-14,392.47	20,000.00	15,075.00	-9,467.47
344 - 16TH ST NE - GRANT TO HUBBELL	-30,283.75	0.00	7,566.00	-37,849.75
345 - TIF-HWY65 NATURAL GAS EXT	0.00	0.00	0.00	0.00
346 - CITY HALL RECONSTRUCTION	65,573.40	0.00	20,647.16	44,926.24
347 - BRIDGE/INTERSECTION	257,848.74	8,983.58	695.00	266,137.32
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	324,800.81	8,614.98	333,412.55	3.24
349 - PLEASANT GROVE	-158,869.18	9,392.89	43,798.13	-193,274.42
350 - PROJECT BLUEJAY	4.77	0.00	4.77	0.00
351 - LIBRARY CAPITAL	59,348.15	21,882.33	8,214.70	73,015.78
352 - WATER FACILITIES	463,807.74	188,260.98	417,737.51	234,331.21
353 - OMEGA	14.75	108,134.10	108,148.85	0.00
354 - COMMERCE CROSSING	467,859.69	115,794.03	583,653.72	0.00
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	-68,894.79	249,449.36	62,458.47	118,096.10
356 - CERTIFIED SITE IMPROVEMENTS	4,965,946.70	172,689.01	114,819.33	5,023,816.38
500 - CEMETERY PERPETUAL CARE	26,753.83	2,018.86	0.00	28,772.69
600 - WATER	1,215,294.37	2,066,889.50	2,106,381.58	1,175,802.29
610 - SEWER	1,950,481.89	2,391,609.51	2,219,280.34	2,122,811.06
670 - GARBAGE	111,726.09	535,694.74	489,331.89	158,088.94
741 - STORM WATER	335,392.79	430,845.39	408,350.51	357,887.67
820 - SELF-FUNDED INSURANCE	168.41	2,727.80	1,603.16	1,293.05
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	25,312,653.19	23,037,523.10	27,945,285.67	20,404,890.62



Balance Sheet

Account Summary

As Of 06/30/2023

Account	Name	Balance	
Fund: 001 - GENERAL FUND			
Assets			
001-000-1101	CLAIM ON POOLED CASH	332,558.46	
001-000-1115	PETTY CASH - GENERAL	100.00	
001-000-1116	PETTY CASH - LIBRARY	200.00	
001-000-1117	CHANGE FUND - LIBRARY	20.00	
001-000-1150	IPAIT - GENERAL FUND 11763 MM	3,722,815.35	
	Total Assets:	4,055,693.81	<u>4,055,693.81</u>
Liability			
	Total Liability:	0.00	
Equity			
001-050-3950	FUND BALANCE	3,523,747.96	
	Total Beginning Equity:	3,523,747.96	
Total Revenue		4,933,533.85	
Total Expense		4,401,588.00	
Revenues Over/Under Expenses		531,945.85	
	Total Equity and Current Surplus (Deficit):	4,055,693.81	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>4,055,693.81</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 110 - ROAD USE TAX			
Assets			
110-000-1101	CLAIM ON POOLED CASH	131,562.67	
110-000-1159	IPAIT - ROAD FUND 125	433,549.64	
	Total Assets:	565,112.31	565,112.31
Liability			
	Total Liability:	0.00	
Equity			
110-050-3950	FUND BALANCE	684,518.10	
	Total Beginning Equity:	684,518.10	
Total Revenue		1,030,635.79	
Total Expense		1,150,041.58	
Revenues Over/Under Expenses		-119,405.79	
	Total Equity and Current Surplus (Deficit):	565,112.31	
	Total Liabilities, Equity and Current Surplus (Deficit):		565,112.31

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	79,046.08	
	Total Assets:	79,046.08	79,046.08
Liability			
	Total Liability:	0.00	
Equity			
112-050-3950	FUND BALANCE	113,811.76	
	Total Beginning Equity:	113,811.76	
Total Revenue		1,013,748.55	
Total Expense		1,048,514.23	
Revenues Over/Under Expenses		-34,765.68	
	Total Equity and Current Surplus (Deficit):	79,046.08	
	Total Liabilities, Equity and Current Surplus (Deficit):		79,046.08

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 121 - Local Option Sales Tax			
Assets			
121-000-1101	CLAIM ON POOLED CASH	254,107.05	
121-000-1150	IPAIT - LOSST 128	406,711.93	
	Total Assets:	660,818.98	660,818.98
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	443,670.33	
	Total Beginning Equity:	443,670.33	
Total Revenue		1,489,871.98	
Total Expense		1,272,723.33	
Revenues Over/Under Expenses		217,148.65	
	Total Equity and Current Surplus (Deficit):	660,818.98	
	Total Liabilities, Equity and Current Surplus (Deficit):		660,818.98

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 125 - TIF			
Assets			
125-000-1101	CLAIM ON POOLED CASH	0.67	
	Total Assets:	0.67	0.67
Liability			
	Total Liability:	0.00	
Equity			
125-050-3950	FUND BALANCE	3,463.06	
	Total Beginning Equity:	3,463.06	
Total Revenue		1,638,925.61	
Total Expense		1,642,388.00	
Revenues Over/Under Expenses		-3,462.39	
	Total Equity and Current Surplus (Deficit):	0.67	
	Total Liabilities, Equity and Current Surplus (Deficit):	0.67	

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 167 - LIBRARY GRANT			
Assets			
167-000-1101	CLAIM ON POOLED CASH	4,827.10	
167-000-1150	IPAIT - LIBRARY T&A MM 110	7,256.67	
	Total Assets:	12,083.77	12,083.77
Liability			
	Total Liability:	0.00	
Equity			
167-050-3950	BEGINNING BALANCE	13,183.90	
	Total Beginning Equity:	13,183.90	
Total Revenue		37,749.95	
Total Expense		38,850.08	
Revenues Over/Under Expenses		-1,100.13	
	Total Equity and Current Surplus (Deficit):	12,083.77	
	Total Liabilities, Equity and Current Surplus (Deficit):		12,083.77

Balance Sheet**As Of 06/30/2023**

Account	Name	Balance	
Fund: 168 - EMS GRANT			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
169-050-3950	BEGINNING BALANCE	13,149.78	
	Total Beginning Equity:	<u>13,149.78</u>	
Total Revenue		17,280.00	
Total Expense		<u>30,429.78</u>	
Revenues Over/Under Expenses		-13,149.78	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 170 - FEMA DISASTER AID			
Assets			
170-000-1101	CLAIM ON POOLED CASH	31,547.43	
	Total Assets:	31,547.43	31,547.43
Liability			
	Total Liability:	0.00	
Equity			
170-050-3950	FUND BALANCE	31,735.80	
	Total Beginning Equity:	31,735.80	
Total Revenue		0.00	
Total Expense		188.37	
Revenues Over/Under Expenses		-188.37	
	Total Equity and Current Surplus (Deficit):	31,547.43	
	Total Liabilities, Equity and Current Surplus (Deficit):		31,547.43

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 171 - STORMWATER GRANT			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	21,522.35	
	Total Assets:	21,522.35	21,522.35
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	13,574.83	
	Total Beginning Equity:	13,574.83	
Total Revenue		78,643.00	
Total Expense		70,695.48	
Revenues Over/Under Expenses		7,947.52	
	Total Equity and Current Surplus (Deficit):	21,522.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		21,522.35

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1101	CLAIM ON POOLED CASH	59,427.99	
200-000-1162	IPAIT - DEBT SERVICE 124	36,116.56	
	Total Assets:	95,544.55	95,544.55
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	451,311.30	
	Total Beginning Equity:	451,311.30	
Total Revenue		2,562,548.88	
Total Expense		2,918,315.63	
Revenues Over/Under Expenses		-355,766.75	
	Total Equity and Current Surplus (Deficit):	95,544.55	
	Total Liabilities, Equity and Current Surplus (Deficit):		95,544.55

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 306 - CIVIC CAMPUS			
Assets			
306-000-1101	CLAIM ON POOLED CASH	-43,087.14	
306-000-1150	IPAIT CITY CAMPUS 131	5,773,960.12	
	Total Assets:	5,730,872.98	<u>5,730,872.98</u>
Liability			
	Total Liability:	0.00	
Equity			
306-050-3950	FUND BALANCE	8,928,480.26	
	Total Beginning Equity:	8,928,480.26	
Total Revenue		209,229.95	
Total Expense		3,406,837.23	
Revenues Over/Under Expenses		-3,197,607.28	
	Total Equity and Current Surplus (Deficit):	5,730,872.98	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,730,872.98</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 308 - SIDEWALK CONST-15TH;PAINE			
Assets			
	Total Assets:	0.00	0.00
Liability			
	Total Liability:	0.00	
Equity			
308-050-3950	FUND BALANCE	-1,543.81	
	Total Beginning Equity:	-1,543.81	
Total Revenue		1,543.81	
Total Expense		0.00	
Revenues Over/Under Expenses		1,543.81	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.00

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
316-000-1101	CLAIM ON POOLED CASH	-10,363.69	
	Total Assets:	-10,363.69	-10,363.69
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-15,144.69	
	Total Beginning Equity:	-15,144.69	
Total Revenue		4,781.00	
Total Expense		0.00	
Revenues Over/Under Expenses		4,781.00	
	Total Equity and Current Surplus (Deficit):	-10,363.69	
	Total Liabilities, Equity and Current Surplus (Deficit):		-10,363.69

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 320 - WASHINGTON STREET			
Assets			
320-000-1101	CLAIM ON POOLED CASH	-49,078.51	
	Total Assets:	-49,078.51	-49,078.51
Liability			
	Total Liability:	0.00	
Equity			
320-050-3950	FUND BALANCE	-342,803.99	
	Total Beginning Equity:	-342,803.99	
Total Revenue		293,725.48	
Total Expense		0.00	
Revenues Over/Under Expenses		293,725.48	
	Total Equity and Current Surplus (Deficit):	-49,078.51	
	Total Liabilities, Equity and Current Surplus (Deficit):		-49,078.51

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 322 - SIDEWALK CONST-OLD TOWN			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
322-050-3950	FUND BALANCE	-4,450.35	
	Total Beginning Equity:	-4,450.35	
Total Revenue		4,450.35	
Total Expense		0.00	
Revenues Over/Under Expenses		4,450.35	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
324-000-1101	CLAIM ON POOLED CASH	77,437.71	
	Total Assets:	77,437.71	<u>77,437.71</u>
Liability			
	Total Liability:	0.00	
Total Revenue		84,000.00	
Total Expense		6,562.29	
Revenues Over/Under Expenses		77,437.71	
	Total Equity and Current Surplus (Deficit):	77,437.71	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>77,437.71</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 325 - STREETS MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	171,909.50	
	Total Assets:	171,909.50	171,909.50
Liability			
	Total Liability:	0.00	
Equity			
325-050-3950	BEGINNING BALANCE	-17,610.30	
	Total Beginning Equity:	-17,610.30	
Total Revenue		200,000.00	
Total Expense		10,480.20	
Revenues Over/Under Expenses		189,519.80	
	Total Equity and Current Surplus (Deficit):	171,909.50	
	Total Liabilities, Equity and Current Surplus (Deficit):		171,909.50

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	21,570.40	
327-000-1150	IPAIT GRANT ST S/COMMUTER LOOP 126	144,426.74	
	Total Assets:	165,997.14	165,997.14
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	159,914.45	
	Total Beginning Equity:	159,914.45	
Total Revenue		7,888.44	
Total Expense		1,805.75	
Revenues Over/Under Expenses		6,082.69	
	Total Equity and Current Surplus (Deficit):	165,997.14	
	Total Liabilities, Equity and Current Surplus (Deficit):		165,997.14

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 11	51.34	
	Total Assets:	51.34	51.34
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	472,327.75	
	Total Beginning Equity:	472,327.75	
Total Revenue		306,163.89	
Total Expense		778,440.30	
Revenues Over/Under Expenses		-472,276.41	
	Total Equity and Current Surplus (Deficit):	51.34	
	Total Liabilities, Equity and Current Surplus (Deficit):		51.34

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	-13,340.20	
	Total Assets:	-13,340.20	-13,340.20
Liability			
	Total Liability:	0.00	
Equity			
335-050-3950	BEGINNING BALANCE	180,084.09	
	Total Beginning Equity:	180,084.09	
Total Revenue		510,530.83	
Total Expense		703,955.12	
Revenues Over/Under Expenses		-193,424.29	
	Total Equity and Current Surplus (Deficit):	-13,340.20	
	Total Liabilities, Equity and Current Surplus (Deficit):	-13,340.20	

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 336 - PAINE ST CONNECTION			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 337 - THE CROSSING			
Assets			
337-000-1101	CLAIM ON POOLED CASH	300,000.00	
	Total Assets:	300,000.00	300,000.00
Liability			
	Total Liability:	0.00	
Total Revenue		300,000.00	
Total Expense		0.00	
Revenues Over/Under Expenses		300,000.00	
	Total Equity and Current Surplus (Deficit):	300,000.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		300,000.00

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 338 - MAIN STREET STORMWATER			
Assets			
338-000-1101	CLAIM ON POOLED CASH	-14,758.85	
	Total Assets:	-14,758.85	-14,758.85
Liability			
	Total Liability:	0.00	
Equity			
338-050-3950	BEGINNING BALANCE	-8,725.06	
	Total Beginning Equity:	-8,725.06	
Total Revenue		0.00	
Total Expense		6,033.79	
Revenues Over/Under Expenses		-6,033.79	
	Total Equity and Current Surplus (Deficit):	-14,758.85	
	Total Liabilities, Equity and Current Surplus (Deficit):		-14,758.85

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
340-000-1101	CLAIM ON POOLED CASH	-860,809.68	
	Total Assets:	-860,809.68	-860,809.68
Liability			
	Total Liability:	0.00	
Equity			
340-050-3950	BEGINNING BALANCE	699,860.48	
	Total Beginning Equity:	699,860.48	
Total Revenue		1,955,587.68	
Total Expense		3,516,257.84	
Revenues Over/Under Expenses		-1,560,670.16	
	Total Equity and Current Surplus (Deficit):	-860,809.68	
	Total Liabilities, Equity and Current Surplus (Deficit):		-860,809.68

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 341 - TIF-PARK LAND PURCHASE			
Assets			
341-000-1101	CLAIM ON POOLED CASH	-1,657.07	
	Total Assets:	-1,657.07	-1,657.07
Liability			
	Total Liability:	0.00	
Equity			
341-050-3950	BEGINNING BALANCE	-1,692.07	
	Total Beginning Equity:	-1,692.07	
Total Revenue		35.00	
Total Expense		0.00	
Revenues Over/Under Expenses		35.00	
	Total Equity and Current Surplus (Deficit):	-1,657.07	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,657.07

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 342 - TIF-1ST&MAIN ECONOMIC DVL			
Assets			
342-000-1101	CLAIM ON POOLED CASH	22,869.67	
	Total Assets:	22,869.67	22,869.67
Liability			
	Total Liability:	0.00	
Equity			
342-050-3950	BEGINNING BALANCE	-792.33	
	Total Beginning Equity:	-792.33	
Total Revenue		23,662.00	
Total Expense		0.00	
Revenues Over/Under Expenses		23,662.00	
	Total Equity and Current Surplus (Deficit):	22,869.67	
	Total Liabilities, Equity and Current Surplus (Deficit):		22,869.67

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 343 - TIF-DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	-9,467.47	
	Total Assets:	-9,467.47	-9,467.47
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-14,392.47	
	Total Beginning Equity:	-14,392.47	
Total Revenue		20,000.00	
Total Expense		15,075.00	
Revenues Over/Under Expenses		4,925.00	
	Total Equity and Current Surplus (Deficit):	-9,467.47	
	Total Liabilities, Equity and Current Surplus (Deficit):		-9,467.47

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO HUBBELL			
Assets			
344-000-1101	CLAIM ON POOLED CASH	-37,849.75	
	Total Assets:	-37,849.75	-37,849.75
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-30,283.75	
	Total Beginning Equity:	-30,283.75	
Total Revenue		0.00	
Total Expense		7,566.00	
Revenues Over/Under Expenses		-7,566.00	
	Total Equity and Current Surplus (Deficit):	-37,849.75	
	Total Liabilities, Equity and Current Surplus (Deficit):		-37,849.75

Balance Sheet

As Of 06/30/2023

Account	Name	Balance
Fund: 345 - TIF-HWY65 NATURAL GAS EXT		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		<u>0.00</u>
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	44,926.24	
	Total Assets:	44,926.24	44,926.24
Liability			
	Total Liability:	0.00	
Equity			
346-050-3950	BEGINNING BALANCE	65,573.40	
	Total Beginning Equity:	65,573.40	
Total Revenue		0.00	
Total Expense		20,647.16	
Revenues Over/Under Expenses		-20,647.16	
	Total Equity and Current Surplus (Deficit):	44,926.24	
	Total Liabilities, Equity and Current Surplus (Deficit):		44,926.24

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	1,782.00	
347-000-1150	IPAIT BRIDGE INTERSECTION 121	264,355.32	
	Total Assets:	266,137.32	266,137.32
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	257,848.74	
	Total Beginning Equity:	257,848.74	
Total Revenue		8,983.58	
Total Expense		695.00	
Revenues Over/Under Expenses		8,288.58	
	Total Equity and Current Surplus (Deficit):	266,137.32	
	Total Liabilities, Equity and Current Surplus (Deficit):		266,137.32

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY			
Assets			
348-000-1150	IPAIT-NE STWATER EXPAN/DOWNSTRM C	3.24	
	Total Assets:	3.24	3.24
Liability			
	Total Liability:	0.00	
Equity			
348-050-3950	BEGINNING BALANCE	324,800.81	
	Total Beginning Equity:	324,800.81	
Total Revenue		8,614.98	
Total Expense		333,412.55	
Revenues Over/Under Expenses		-324,797.57	
	Total Equity and Current Surplus (Deficit):	3.24	
	Total Liabilities, Equity and Current Surplus (Deficit):		3.24

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	-193,274.42	
	Total Assets:	-193,274.42	-193,274.42
Liability			
	Total Liability:	0.00	
Equity			
349-050-3950	BEGINNING BALANCE	-158,869.18	
	Total Beginning Equity:	-158,869.18	
Total Revenue		9,392.89	
Total Expense		43,798.13	
Revenues Over/Under Expenses		-34,405.24	
	Total Equity and Current Surplus (Deficit):	-193,274.42	
	Total Liabilities, Equity and Current Surplus (Deficit):		-193,274.42

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 350 - PROJECT BLUEJAY			
Assets			
	Total Assets:	0.00	0.00
Liability			
	Total Liability:	0.00	
Equity			
350-050-3950	FUND BALANCE	4.77	
	Total Beginning Equity:	4.77	
Total Revenue		0.00	
Total Expense		4.77	
Revenues Over/Under Expenses		-4.77	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.00

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 351 - LIBRARY CAPITAL			
Assets			
351-000-1101	CLAIM ON POOLED CASH	73,015.78	
	Total Assets:	73,015.78	73,015.78
Liability			
	Total Liability:	0.00	
Equity			
351-050-3950	BEGINNING BALANCE	59,348.15	
	Total Beginning Equity:	59,348.15	
Total Revenue		21,882.33	
Total Expense		8,214.70	
Revenues Over/Under Expenses		13,667.63	
	Total Equity and Current Surplus (Deficit):	73,015.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		73,015.78

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 352 - WATER FACILITIES			
Assets			
352-000-1101	CLAIM ON POOLED CASH	234,331.21	
	Total Assets:	234,331.21	234,331.21
Liability			
	Total Liability:	0.00	
Equity			
352-050-3950	FUND BALANCE	463,807.74	
	Total Beginning Equity:	463,807.74	
Total Revenue		188,260.98	
Total Expense		417,737.51	
Revenues Over/Under Expenses		-229,476.53	
	Total Equity and Current Surplus (Deficit):	234,331.21	
	Total Liabilities, Equity and Current Surplus (Deficit):		234,331.21

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 353 - OMEGA			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
353-050-3950	FUND BALANCE	14.75	
	Total Beginning Equity:	14.75	
Total Revenue		108,134.10	
Total Expense		108,148.85	
Revenues Over/Under Expenses		-14.75	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 354 - COMMERCE CROSSING			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
354-050-3950	FUND BALANCE	467,859.69	
	Total Beginning Equity:	<u>467,859.69</u>	
Total Revenue		115,794.03	
Total Expense		<u>583,653.72</u>	
Revenues Over/Under Expenses		-467,859.69	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	118,096.10	
	Total Assets:	118,096.10	118,096.10
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	-68,894.79	
	Total Beginning Equity:	-68,894.79	
Total Revenue		249,449.36	
Total Expense		62,458.47	
Revenues Over/Under Expenses		186,990.89	
	Total Equity and Current Surplus (Deficit):	118,096.10	
	Total Liabilities, Equity and Current Surplus (Deficit):		118,096.10

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	-16,324.40	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 1	5,040,140.78	
	Total Assets:	5,023,816.38	<u>5,023,816.38</u>
Liability			
	Total Liability:	0.00	
Equity			
356-050-3950	FUND BALANCE	4,965,946.70	
	Total Beginning Equity:	4,965,946.70	
Total Revenue		172,689.01	
Total Expense		114,819.33	
Revenues Over/Under Expenses		57,869.68	
	Total Equity and Current Surplus (Deficit):	5,023,816.38	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,023,816.38</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1111	SAVINGS - CEMETERY XXX1037	1,813.69	
500-000-1150	IPAIT - CEMETERY T/A 108	26,959.00	
	Total Assets:	28,772.69	28,772.69
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	26,753.83	
	Total Beginning Equity:	26,753.83	
Total Revenue		2,018.86	
Total Expense		0.00	
Revenues Over/Under Expenses		2,018.86	
	Total Equity and Current Surplus (Deficit):	28,772.69	
	Total Liabilities, Equity and Current Surplus (Deficit):		28,772.69

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 600 - WATER			
Assets			
600-000-1101	CLAIM ON POOLED CASH	376,910.78	
600-000-1114	CHANGE FUND - WATER	200.00	
600-000-1151	IPAIT - WATER OPERAT 104	387,206.84	
600-000-1159	IPAIT UTILITY DEPOSITS-111	352,283.12	
600-000-1170	CHECKING - WATER DEPOSITS	70,818.55	
	Total Assets:	1,187,419.29	<u>1,187,419.29</u>
Liability			
600-050-2141	APPLIED CREDITS	11,617.00	
	Total Liability:	11,617.00	
Equity			
600-050-3950	FUND BALANCE	1,215,294.37	
	Total Beginning Equity:	1,215,294.37	
Total Revenue		2,066,889.50	
Total Expense		2,106,381.58	
Revenues Over/Under Expenses		-39,492.08	
	Total Equity and Current Surplus (Deficit):	1,175,802.29	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,187,419.29</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 610 - SEWER			
Assets			
610-000-1101	CLAIM ON POOLED CASH	-2,682.98	
610-000-1113	CHECKING - SEWER SINKING	204,627.34	
610-000-1151	IPAIT - SEWER OPERAT 103	1,768,792.89	
610-000-1153	IPAIT - NW TRK SEWR EXT 117	37,723.02	
610-000-1154	IPAIT - SEWER RESERVE 201	114,350.79	
	Total Assets:	2,122,811.06	<u>2,122,811.06</u>
Liability			
	Total Liability:	0.00	
Equity			
610-050-3950	FUND BALANCE	1,950,481.89	
	Total Beginning Equity:	1,950,481.89	
Total Revenue		2,391,609.51	
Total Expense		2,219,280.34	
Revenues Over/Under Expenses		172,329.17	
	Total Equity and Current Surplus (Deficit):	2,122,811.06	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>2,122,811.06</u>

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	158,018.94	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total Assets:	158,088.94	158,088.94
Liability			
	Total Liability:	0.00	
Equity			
670-050-3950	FUND BALANCE	111,726.09	
	Total Beginning Equity:	111,726.09	
Total Revenue		535,694.74	
Total Expense		489,331.89	
Revenues Over/Under Expenses		46,362.85	
	Total Equity and Current Surplus (Deficit):	158,088.94	
	Total Liabilities, Equity and Current Surplus (Deficit):		158,088.94

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 741 - STORM WATER			
Assets			
741-000-1101	CLAIM ON POOLED CASH	76,336.80	
741-000-1111	CHECKING-STORMWATER SINKING	132,550.06	
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 13	149,000.81	
	Total Assets:	357,887.67	357,887.67
Liability			
	Total Liability:	0.00	
Equity			
741-050-3950	FUND BALANCE	335,392.79	
	Total Beginning Equity:	335,392.79	
Total Revenue		430,845.39	
Total Expense		408,350.51	
Revenues Over/Under Expenses		22,494.88	
	Total Equity and Current Surplus (Deficit):	357,887.67	
	Total Liabilities, Equity and Current Surplus (Deficit):		357,887.67

Balance Sheet

As Of 06/30/2023

Account	Name	Balance	
Fund: 820 - SELF-FUNDED INSURANCE			
Assets			
820-000-1101	CLAIM ON POOLED CASH	1,113.05	
	Total Assets:	1,113.05	1,113.05
Liability			
820-050-2011	PENDING POOLED PAYABLES	-360.00	
820-050-2131	SELF-FUNDED WITHHOLDING	180.00	
	Total Liability:	-180.00	
Equity			
820-050-3950	BEGINNING BALANCE	168.41	
	Total Beginning Equity:	168.41	
Total Revenue		2,727.80	
Total Expense		1,603.16	
Revenues Over/Under Expenses		1,124.64	
	Total Equity and Current Surplus (Deficit):	1,293.05	
	Total Liabilities, Equity and Current Surplus (Deficit):		1,113.05

Balance Sheet**As Of 06/30/2023**

Account	Name	Balance	
Fund: 999 - POOLED CASH			
Assets			
999-000-1100	POOLED CASH	1,340,223.82	
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	-360.00	
	Total Assets:	1,339,863.82	<u>1,339,863.82</u>
Liability			
999-050-2010	POOLED PAYABLES	-360.00	
999-050-2300	DUE TO OTHER FUNDS	1,340,223.82	
	Total Liability:	1,339,863.82	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,339,863.82</u>

BANK RECONCILIATION

Jun-23

NOTES:

Bank Statement Balance:	\$ 1,815,088.45
IPAIT balance	<u>\$ 18,665,704.16</u>
Cemetery Vision	\$ 1,813.69
Library Vision	\$ -
Petty Cash	<u>\$ 590.00</u>

Less:	
Outstanding Checks:	<u>\$ 66,868.68</u>
(See listing next page)	

Calculated Book Balance:	<u>\$ 20,416,327.62</u>
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Actual Incode10 Balance:	<u>\$ 20,416,327.62</u>
Fund Balances	<u>\$ 20,404,890.62</u>

Liabilities	11437
DIFFERENCE:	<u>\$ 0.00</u>

DIFFERENCE:	<u>\$ -</u>
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Account Summary

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	660,111.30	60,267.83	720379.13
001-150-6010	SALARIES	359,392.25	31,925.65	391317.90
001-150-6030	SALARIES - VOL FIREFIGHTERS	8,259.18	5,484.18	13743.36
001-150-6220	SUBSCRIPTIONS & ED MATERIALS	378.73	50.00	428.73
001-150-6230	TRAINING	2,402.65	0.55	2403.20
001-150-6240	MEETINGS & CONFERENCES	440.44	166.10	606.54
001-150-6331	VEHICLE OPERATIONS	8,535.84	686.25	9222.09
001-150-6332	VEHICLE REPAIRS	22,093.70	3,586.09	25679.79
001-150-6371	ELECTRIC / GAS	4,704.57	266.90	4971.47
001-150-6373	TELECOMMUNICATION EXPENSE	9,867.69	100.03	9967.72
001-150-6419	COMPUTER SUPPORT	3,550.90	147.12	3698.02
001-150-6499	CONTRACT SERVICES	39,398.80	4,274.15	43672.95
001-150-6506	OFFICE SUPPLIES	1,347.44	145.98	1493.42
001-150-6507	OPERATING SUPPLIES	11,559.39	69.28	11628.67
001-160-6010	SALARIES	359,389.50	31,925.40	391314.90
001-160-6030	SALARIES - VOL FIREFIGHTERS	7,959.13	5,184.13	13143.26
001-160-6230	TRAINING	1,951.61	0.55	1952.16
001-160-6331	VEHICLE OPERATIONS	10,100.17	762.66	10862.83
001-160-6371	ELECTRIC / GAS	4,704.50	266.89	4971.39
001-160-6373	TELECOMMUNICATION EXPENSE	8,124.53	100.03	8224.56
001-160-6413	PAYMENT TO OTHER AGENCIES	13,055.45	1,160.62	14216.07
001-160-6419	COMPUTER SUPPORT	5,172.08	147.12	5319.20
001-160-6499	CONTRACT SERVICES	36,848.54	1,909.15	38757.69
001-160-6504	MINOR EQUIPMENT	946.00	38.78	984.78
001-160-6507	OPERATING SUPPLIES	26,965.19	1,111.79	28076.98
001-170-6010	SALARIES	17,953.55	1,502.73	19456.28
001-170-6230	TRAINING	32.27	0.55	32.82
001-170-6373	TELECOMMUNICATION EXPENSE	264.05	34.79	298.84
001-170-6419	TECHNOLOGY SERVICES SUPPORT	3,049.22	104.80	3154.02
001-170-6490	PROFESSIONAL SERVICES	163,746.03	32,437.60	196183.63
001-180-6010	CROSSING GUARD WAGES	5,688.00	180.00	5868.00
112-150-6110	FICA	22,227.40	2,268.98	24496.38
112-150-6120	MEDICARE	5,200.36	530.81	5731.17
112-150-6130	IPERS - FIRE	35,291.50	3,298.11	38589.61
112-150-6150	GROUP INSURANCE	43,145.74	4,373.71	47519.45
112-150-6170	UNEMPLOYMENT - FIRE	601.15	23.55	624.70

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-150-6488	PHYSICALS & TESTING	1,919.76	93.00	2012.76
112-160-6110	FICA	22,204.85	2,249.91	24454.76
112-160-6120	MEDICARE	5,190.94	526.03	5716.97
112-160-6130	IPERS - EMS	35,286.42	3,297.56	38583.98
112-160-6150	GROUP INSURANCE	43,139.84	4,372.91	47512.75
112-160-6170	UNEMPLOYMENT - EMS	599.89	23.26	623.15
112-160-6488	PHYSICALS & TESTING	1,919.74	93.00	2012.74
112-170-6110	FICA	1,074.96	89.86	1164.82
112-170-6120	MEDICARE	251.52	21.03	272.55
112-170-6130	IPERS	1,849.20	158.01	2007.21
112-170-6150	GROUP INSURANCE	3,863.41	389.77	4253.18
112-170-6170	UNEMPLOYMENT - BLDG INSPECTOR	26.01	0.83	26.84
112-180-6110	FICA	352.66	11.16	363.82
112-180-6120	MEDICARE	82.50	2.61	85.11
112-180-6130	IPERS	536.97	16.99	553.96
112-180-6170	UNEMPLOYMENT	12.83	0.18	13.01
Total Function: 10 - PUBLIC SAFETY:		2,022,770.35	205,878.97	2,228,649.32
Function: 20 - PUBLIC WORKS				
110-210-6010	SALARIES	220,709.13	17,055.51	237764.64
110-210-6030	SALARIES-SEASONAL	4,399.03	366.58	4765.61
110-210-6142	DEFERRED COMPENSATION	1,025.60	155.36	1180.96
110-210-6181	UNIFORMS	1,981.33	10.42	1991.75
110-210-6182	VEHICLE ALLOWANCE	780.00	65.00	845.00
110-210-6210	ASSOCIATION DUES	772.19	10.00	782.19
110-210-6230	TRAINING	2,155.22	5.78	2161.00
110-210-6240	MEETINGS & CONFERENCES	3,582.83	4.22	3587.05
110-210-6310	BUILDING & GROUND MAINTENANCE	9,435.88	71.18	9507.06
110-210-6331	VEHICLE OPERATIONS	25,579.26	866.71	26445.97
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	19,208.21	572.00	19780.21
110-210-6373	TELECOMMUNICATION EXPENSE	2,679.41	555.70	3235.11
110-210-6419	COMPUTER SUPPORT & SOFTWARE	7,062.10	385.67	7447.77
110-210-6499	CONTRACT SERVICES	13,622.98	66.75	13689.73
110-210-6507	OPERATING SUPPLIES	3,462.04	479.95	3941.99
110-210-6762	SIGNALS	56,570.00	160.00	56730.00
110-230-6372	STREET LIGHTS ELECTRICITY	53,490.07	5,307.13	58797.20
110-240-6371	ELECTRIC / GAS	8,473.57	501.23	8974.80
112-210-6110	FICA	13,467.16	1,037.02	14504.18
112-210-6120	MEDICARE	3,153.25	242.52	3395.77
112-210-6130	IPERS	21,028.69	1,644.61	22673.30
112-210-6150	GROUP INSURANCE	53,217.10	5,054.63	58271.73
112-210-6170	UNEMPLOYMENT	290.19	9.72	299.91
112-840-6110	FICA	506.73	41.96	548.69
112-840-6120	MEDICARE	118.41	9.80	128.21

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-840-6130	IPERS	832.72	69.41	902.13
112-840-6150	GROUP INSURANCE	2,987.13	283.58	3270.71
670-840-6010	SALARIES	8,823.45	735.40	9558.85
670-840-6170	UNEMPLOYMENT	37.25	0.73	37.98
670-840-6230	TRAINING	174.47	0.55	175.02
670-840-6373	TELECOMMUNICATION EXPENSE	245.73	18.19	263.92
670-840-6419	COMPUTER SUPPORT & SOFTWARE	5,471.08	91.64	5562.72
670-840-6435	RECYCLING/CURB IT	118,952.03	11,361.60	130313.63
670-840-6440	CITY CLEAN UP	0.00	562.32	562.32
670-840-6499	CONTRACT SERVICES	304,752.33	29,038.05	333790.38
670-840-6508	POSTAGE	564.21	154.80	719.01
670-840-6580	STICKER INVENTORY FOR PICK UPS	6,484.50	1,281.50	7766.00
Total Function: 20 - PUBLIC WORKS:		976,095.28	78,277.22	1,054,372.50
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	279,786.66	24,245.96	304032.62
001-410-6020	SALARIES-PART-TIME	56,096.57	5,913.90	62010.47
001-410-6230	TRAINING	243.87	0.55	244.42
001-410-6310	BUILDING & GROUND MAINTENANCE	6,584.35	1,601.86	8186.21
001-410-6371	ELECTRIC / GAS	22,703.00	2,623.00	25326.00
001-410-6373	TELECOMMUNICATION EXPENSE	37,691.48	840.16	38531.64
001-410-6419	COMPUTER SUPPORT	5,391.67	2,091.52	7483.19
001-410-6499	CONTRACT SERVICES	26,127.71	2,856.47	28984.18
001-410-6502	PRINTED MATERIALS	40,584.65	1,356.72	41941.37
001-410-6503	DIGITAL MATERIALS	18,536.68	1,226.71	19763.39
001-410-6506	OFFICE SUPPLIES	4,132.31	191.84	4324.15
001-410-6508	POSTAGE-SHIPPING	1,318.87	74.93	1393.80
001-410-6599	LIBRARY PROGRAMS	7,224.50	820.70	8045.20
001-430-6010	SALARIES - FT	36,317.08	2,990.00	39307.08
001-430-6030	SALARIES - SEASONAL	8,910.95	2,601.21	11512.16
001-430-6230	TRAINING	319.87	0.55	320.42
001-430-6320	GROUNDS MAINTENANCE & REPAIR	15,697.78	2,662.25	18360.03
001-430-6331	VEHICLE OPERATIONS	9,692.02	720.73	10412.75
001-430-6350	EQUIPMENT REPAIR	666.92	661.98	1328.90
001-430-6371	ELECTRIC / GAS	5,908.74	595.17	6503.91
001-430-6373	TELECOMMUNICATION EXPENSE	2,607.26	118.38	2725.64
001-430-6415	RENTAL EQUIPMENT-KYBOS	560.50	950.00	1510.50
001-430-6419	COMPUTER SUPORT & SOFTWARE	4,069.51	171.37	4240.88
001-430-6507	OPERATING SUPPLIES	1,492.04	376.92	1868.96
001-430-6580	MISCELLANEOUS	165.50	225.00	390.50
001-430-6796	DOG PARK EXPENSE	88,419.22	991.42	89410.64
001-440-6010	SALARIES	27,665.90	2,384.72	30050.62
001-440-6230	TRAINING	9.87	0.55	10.42
001-440-6371	ELECTRIC / GAS	1,362.18	143.07	1505.25

Detail Report
Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-440-6373	TELECOMMUNICATION EXPENSE	321.27	168.61	489.88
001-440-6419	COMPUTER SUPPORT & SOFTWARE	5,456.72	129.77	5586.49
001-440-6451	REFUNDS/REIMBURSEMENTS	806.00	25.00	831.00
001-440-6499	CONTRACT SERVICES	2,098.13	37.31	2135.44
001-440-6504	MINOR EQUIPMENT	0.00	35.95	35.95
001-440-6507	OPERATING SUPPLIES	2,513.64	900.40	3414.04
001-450-6030	SALARIES-SEASONAL	22,786.33	1,745.98	24532.31
001-450-6230	TRAINING	9.85	0.55	10.40
001-450-6373	TELECOMMUNICATION EXPENSE	208.90	48.26	257.16
001-450-6419	COMP-WEBSITE	2,228.53	12.03	2240.56
112-410-6110	FICA	20,576.37	1,845.26	22421.63
112-410-6120	MEDICARE	4,812.23	431.55	5243.78
112-410-6130	IPERS	33,905.52	3,075.59	36981.11
112-410-6150	GROUP INSURANCE	55,025.87	5,199.18	60225.05
112-410-6170	UNEMPLOYMENT	489.44	15.98	505.42
112-430-6110	FICA	2,650.18	335.30	2985.48
112-430-6120	MEDICARE	619.97	78.39	698.36
112-430-6130	IPERS	3,768.25	313.11	4081.36
112-430-6150	GROUP INSURANCE	10,390.62	980.68	11371.30
112-430-6170	UNEMPLOYMENT	65.78	4.41	70.19
112-440-6110	FICA	1,527.85	138.53	1666.38
112-440-6120	MEDICARE	357.64	32.43	390.07
112-440-6130	IPERS	2,883.15	249.60	3132.75
112-440-6150	GROUP INSURANCE	9,253.93	885.12	10139.05
112-440-6170	UNEMPLOYMENT-REC	39.04	2.43	41.47
112-450-6110	FICA	1,331.74	102.05	1433.79
112-450-6120	MEDICARE	311.60	23.89	335.49
112-450-6130	IPERS	2,361.95	185.24	2547.19
112-450-6150	GROUP INSURANCE	6,685.36	665.14	7350.50
112-450-6170	UNEMPLOYMENT-CEM	35.59	1.69	37.28
121-430-6800	EAGLE PARK IMPROVEMENTS	0.00	227.33	227.33
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	21,525.50	9,251.58	30777.08
169-430-6800	EAGLE PARK IMPROVEMENTS	0.00	30,429.78	30429.78
Total Function: 40 - CULTURE & RECREATION:		925,334.61	117,015.76	1,042,350.37
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6010	SALARIES	54,157.63	5,363.43	59521.06
001-520-6210	ASSOCIATION DUES	1,609.68	3,214.00	4823.68
001-520-6230	TRAINING	3,504.38	0.55	3504.93
001-520-6240	MEETINGS & CONFERENCES	17,615.57	918.92	18534.49
001-520-6373	TELECOMMUNICATION EXPENSE	440.50	334.90	775.40
001-520-6402	ADVERTISING-PUBLICATIONS	1,722.18	190.00	1912.18
001-520-6413	PAYMENT TO OTHER AGENCIES	702.00	222.00	924.00
001-520-6419	COMPUTER SUPPORT & SOFTWARE	3,672.53	189.93	3862.46

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-520-6490	PROFESSIONAL SERVICES	224,134.24	11,649.40	235783.64
001-520-6506	OFFICE SUPPLIES	443.89	116.13	560.02
001-520-6507	OPERATING SUPPLIES	272.19	737.67	1009.86
001-520-6580	MISCELLANEOUS	2,312.62	225.00	2537.62
001-520-6799	CAPITAL OUTLAY	8,632.36	32,531.17	41163.53
001-540-6010	SALARIES	175,619.40	14,889.54	190508.94
001-540-6142	DEFFERED COMPENSATION	1,025.60	155.36	1180.96
001-540-6181	UNIFORMS	241.15	10.42	251.57
001-540-6182	VEHICLE ALLOWANCE	780.00	65.00	845.00
001-540-6210	ASSOCIATION DUES	1,082.83	4,831.00	5913.83
001-540-6230	TRAINING	1,185.51	11.03	1196.54
001-540-6240	MEETINGS & CONFERENCES	5,050.40	8.44	5058.84
001-540-6373	TELECOMMUNICATION EXPENSE	645.49	446.90	1092.39
001-540-6402	ADVERTISING-PUBLICATIONS	1,975.13	23.34	1998.47
001-540-6419	COMPUTER SUPPORT & SOFTWARE	11,664.56	672.91	12337.47
001-540-6490	PROFFESIONAL SERVICES	48,075.57	14,749.10	62824.67
001-540-6499	CONTRACT SERVICES	788.93	70.26	859.19
001-540-6508	POSTAGE	856.71	52.61	909.32
001-540-6580	MISCELLANEOUS	0.00	225.00	225.00
112-520-6110	FICA	3,201.86	304.06	3505.92
112-520-6120	MEDICARE	748.85	71.12	819.97
112-520-6130	IPERS	5,708.51	566.88	6275.39
112-520-6150	GROUP INSURANCE	7,449.18	799.86	8249.04
112-520-6170	UNEMPLOYMENT	123.87	5.36	129.23
112-540-6110	FICA	10,648.91	898.83	11547.74
112-540-6120	MEDICARE	2,494.50	210.19	2704.69
112-540-6130	IPERS	18,019.78	1,555.45	19575.23
112-540-6150	GROUP INSURANCE	28,953.64	3,216.64	32170.28
112-540-6170	UNEMPLOYMENT	215.93	5.98	221.91
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		645,776.08	99,538.38	745,314.46
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	89,284.59	16,805.81	106090.40
001-620-6181	UNIFORMS	493.41	48.88	542.29
001-620-6210	ASSOCIATION DUES	884.54	4,135.16	5019.70
001-620-6220	SUBSCRIPTIONS & ED MATERIALS	16.33	25.09	41.42
001-620-6230	TRAINING	193.45	84.37	277.82
001-620-6240	MEETINGS & CONFERENCES	3,953.52	67.51	4021.03
001-620-6373	TELECOMMUNICATION EXPENSE	749.35	318.27	1067.62
001-620-6402	ADVERTISING-PUBLICATIONS	5,638.12	453.99	6092.11
001-620-6419	COMPUTER SUPPORT & SOFTWARE	11,044.62	2,890.07	13934.69
001-620-6580	MISC	22.16	225.00	247.16
001-621-6010	SALARIES	187,427.68	15,757.64	203185.32
001-621-6142	DEFFERED COMPENSATION	1,025.60	155.36	1180.96

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-621-6181	UNIFORMS	304.59	10.41	315.00
001-621-6182	VEHICLE ALLOWANCE	780.00	65.00	845.00
001-621-6210	ASSOCIATION DUES	1,579.43	129.00	1708.43
001-621-6230	TRAINING	3,699.68	22.77	3722.45
001-621-6240	MEETINGS & CONFERENCES	16,347.13	4.22	16351.35
001-621-6373	TELECOMMUNICATION EXPENSE	4,025.77	603.86	4629.63
001-621-6402	ADVERTISING-PUBLICATIONS	4,120.02	105.15	4225.17
001-621-6419	COMPUTER SUPPORT	13,217.93	565.59	13783.52
001-621-6499	CONTRACT SERVICES	21,636.89	7,823.96	29460.85
001-621-6507	OPERATING SUPPLIES	2,022.79	32.00	2054.79
001-621-6508	POSTAGE-SHIPPING	3,049.75	189.12	3238.87
001-640-6411	LEGAL EXPENSE	13,735.75	787.50	14523.25
001-650-6310	BUILDING MAINTENANCE & REPAIR	6,470.86	556.00	7026.86
001-650-6371	ELECTRIC / GAS	6,211.33	380.54	6591.87
001-650-6499	CONTRACT SERVICES	741.40	73.96	815.36
001-650-6506	OFFICE SUPPLIES	1,110.21	328.83	1439.04
001-660-6408	INSURANCE-CITY	104,757.48	469.00	105226.48
112-620-6110	FICA	4,415.19	369.17	4784.36
112-620-6120	MEDICARE	1,186.40	234.60	1421.00
112-620-6130	IPERS	9,098.54	1,647.34	10745.88
112-620-6150	GROUP INSURANCE	17,528.85	1,664.86	19193.71
112-620-6170	UNEMPLOYMENT	71.98	0.72	72.70
112-621-6110	FICA	10,928.10	915.93	11844.03
112-621-6120	MEDICARE	2,559.87	214.24	2774.11
112-621-6130	IPERS	19,332.49	1,634.81	20967.30
112-621-6150	GROUP INSURANCE	42,261.01	3,708.87	45969.88
112-621-6170	UNEMPLOYMENT	206.37	5.81	212.18
112-621-6580	MISCELLANEOUS	14.98	1.14	16.12
820-931-6580	MISCELLANEOUS	1,676.01	-72.85	1603.16
Total Function: 60 - GENERAL GOVERNMENT:		613,824.17	63,438.70	677,262.87
Function: 70 - DEBT SERVICE				
200-125-6892	ADM FEE- 2018 GO TIF PORTION	300.00	300.00	600.00
200-125-6894	ADM FEE-PARKS 2017 -GO TIF	250.00	250.00	500.00
200-210-6896	ADM FEE - 2013A GO STREETS PORTION	250.00	250.00	500.00
200-210-6899	ADM FEE - 2011 - GO STREETS PORTION	250.00	250.00	500.00
200-811-6898	ADM FEE - 2014A GO WATER	250.00	250.00	500.00
Total Function: 70 - DEBT SERVICE:		1,300.00	1,300.00	2,600.00
Function: 75 - CAPITAL PROJECTS				
306-150-6405	RECORDING FEE	0.00	2.00	2.00
306-150-6411	LEGAL EXPENSE	48,345.89	1,277.50	49623.39
333-865-6765	STORM DRAINAGE	605,789.36	14,459.41	620248.77
340-210-6799	OTHER CAPITAL OUTLAY	2,894,681.90	434,635.19	3329317.09
346-865-6411	LEGAL	0.00	455.00	455.00

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
349-865-6411	LEGAL	33,140.63	7,735.00	40875.63
352-810-6407	ENGINEERING EXPENSE	226,480.43	11,497.02	237977.45
352-810-6411	LEGAL	5,346.73	2,117.50	7464.23
353-520-6411	LEGAL	0.00	15.00	15.00
354-520-6411	LEGAL	0.00	0.85	0.85
356-520-6407	ENGINEERING EXPENSE	89,299.23	8,898.20	98197.43
Total Function: 75 - CAPITAL PROJECTS:		3,903,084.17	481,092.67	4,384,176.84
Function: 80 - BUSINESS TYPE ACTIVITIES				
600-811-6010	SALARIES	119,893.60	9,236.67	129130.27
600-811-6110	FICA	7,146.50	546.53	7693.03
600-811-6120	MEDICARE	1,671.61	127.82	1799.43
600-811-6130	IPERS	11,275.21	871.97	12147.18
600-811-6150	GROUP INSURANCE	31,435.37	2,947.16	34382.53
600-811-6170	UNEMPLOYMENT	373.01	5.05	378.06
600-811-6230	TRAINING	1,399.85	0.55	1400.40
600-811-6331	VEHICLE OPERATIONS	5,701.25	337.68	6038.93
600-811-6373	TELECOMMUNICATION EXPENSE	2,062.40	139.54	2201.94
600-811-6419	COMPUTER SUPPORT & SOFTWARE	3,145.88	77.69	3223.57
600-811-6727	CAPITAL OUTLAY	132,221.29	6,424.02	138645.31
600-812-6010	SALARIES	84,897.36	7,217.91	92115.27
600-812-6110	FICA	5,148.76	439.47	5588.23
600-812-6120	MEDICARE	1,208.30	102.79	1311.09
600-812-6130	IPERS	7,928.51	681.37	8609.88
600-812-6142	DEFERRED COMPENSATION	1,751.84	155.36	1907.20
600-812-6150	GROUP INSURANCE	14,748.81	1,428.06	16176.87
600-812-6170	UNEMPLOYMENT	232.92	2.53	235.45
600-812-6181	UNIFORMS	156.06	10.42	166.48
600-812-6182	VEHICLE ALLOWANCE	780.00	65.00	845.00
600-812-6210	ASSOCIATION DUES	3,486.36	35.50	3521.86
600-812-6230	TRAINING	285.51	4.19	289.70
600-812-6298	LICENSES	1,004.54	331.08	1335.62
600-812-6373	TELECOMMUNICATION EXPENSE	625.30	204.71	830.01
600-812-6413	DSM WATER WORKS	766,590.02	59,988.04	826578.06
600-812-6419	COMPUTER SUPPORT & SOFTWARE	9,029.92	215.28	9245.20
600-812-6420	WATER EXCISE TAX	90,559.18	8,449.81	99008.99
600-812-6499	CONTRACT SERVICES	7,061.26	164.05	7225.31
600-812-6508	POSTAGE-SHIPING	2,490.50	273.12	2763.62
610-815-6230	TRAINING	9.85	0.55	10.40
610-815-6373	TELECOMMUNICATION EXPENSE	339.18	19.54	358.72
610-815-6419	COMPUTER SUPPORT	3,084.04	77.69	3161.73
610-816-6010	SALARIES	99,914.96	7,612.65	107527.61
610-816-6110	FICA	5,963.44	451.29	6414.73
610-816-6120	MEDICARE	1,394.58	105.51	1500.09

Detail Report

Date Range: 06/01/2023 - 06/30/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-816-6130	IPERS	9,303.09	718.61	10021.70
610-816-6150	GROUP INSURANCE	26,499.31	2,482.66	28981.97
610-816-6170	UNEMPLOYMENT	320.00	4.51	324.51
610-816-6210	ASSOCIATION DUES	529.62	35.50	565.12
610-816-6230	TRAINING	118.70	4.18	122.88
610-816-6371	ELECTRIC / GAS	4,981.96	355.36	5337.32
610-816-6373	TELECOMMUNICATION EXPENSE	2,071.97	127.11	2199.08
610-816-6419	COMPUTER SUPPORT	6,972.20	221.17	7193.37
610-816-6499	CONTRACT SERVICES	4,236.11	3.69	4239.80
610-817-6010	SALARIES	87,293.20	7,417.64	94710.84
610-817-6110	FICA	5,298.44	451.99	5750.43
610-817-6120	MEDICARE	1,242.20	105.66	1347.86
610-817-6130	IPERS	8,240.81	700.22	8941.03
610-817-6142	DEFERRED COMPENSATION	1,751.88	155.38	1907.26
610-817-6150	GROUP INSURANCE	15,183.21	1,468.62	16651.83
610-817-6170	UNEMPLOYMENT	242.25	2.75	245.00
610-817-6181	UNIFORMS	164.98	10.42	175.40
610-817-6182	VEHICLE ALLOWANCE	780.00	65.00	845.00
610-817-6230	TRAINING	172.25	0.55	172.80
610-817-6373	TELECOMMUNICATION EXPENSE	0.00	168.90	168.90
610-817-6418	SALES TAX EXPENSE	12,845.03	960.01	13805.04
610-817-6499	CONTRACT SERVICES	3,046.94	236.85	3283.79
610-817-6508	POSTAGE-SHIPPING	3,470.12	333.29	3803.41
741-865-6010	SALARIES	88,702.34	7,023.88	95726.22
741-865-6110	FICA	5,297.95	412.49	5710.44
741-865-6120	MEDICARE	1,238.42	96.52	1334.94
741-865-6130	IPERS	8,207.51	663.03	8870.54
741-865-6150	GROUP INSURANCE	22,602.20	2,437.87	25040.07
741-865-6170	UNEMPLOYMENT	299.49	4.72	304.21
741-865-6230	TRAINING	9.93	0.49	10.42
741-865-6373	TELECOMMUNICATIONS EXPENSE	1,982.54	113.51	2096.05
741-865-6407	ENGINEERING EXPENSE	0.00	19,545.50	19545.50
741-865-6418	SALES TAX EXPENSE	9,741.70	901.35	10643.05
741-865-6419	COMPUTER SUPPORT & SOFTWARE	6,575.01	153.34	6728.35
741-865-6499	CONTRACT SERVICES	55,673.10	3.68	55676.78
741-865-6508	POSTAGE	1,315.93	200.96	1516.89
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		1,821,427.56	156,338.01	1,977,765.57
Grand Totals:		10,909,612.22	1,202,879.71	12,112,491.93

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	3,617,465.16	391,597.27	4,009,062.43
110 - ROAD USE TAX	434,988.85	26,639.19	461,628.04
112 - EMPLOYEE BENEFIT	662,639.92	62,831.95	725,471.87
121 - Local Option Sales Tax	0.00	227.33	227.33
167 - LIBRARY GRANT	21,525.50	9,251.58	30,777.08
169 - PARK & REC	0.00	30,429.78	30,429.78
200 - DEBT SERVICE	1,300.00	1,300.00	2,600.00
306 - CIVIC CAMPUS	48,345.89	1,279.50	49,625.39
333 - DITCH 2 IMPROV	605,789.36	14,459.41	620,248.77
340 - UNDERPASS-HWY 65/330	2,894,681.90	434,635.19	3,329,317.09
346 - CITY HALL RECONSTRUCTION	0.00	455.00	455.00
349 - PLEASANT GROVE	33,140.63	7,735.00	40,875.63
352 - WATER FACILITIES	231,827.16	13,614.52	245,441.68
353 - OMEGA	0.00	15.00	15.00
354 - COMMERCE CROSSING	0.00	0.85	0.85
356 - CERTIFIED SITE IMPROVEMENTS	89,299.23	8,898.20	98,197.43
600 - WATER	1,314,311.12	100,483.37	1,414,794.49
610 - SEWER	305,470.32	24,297.30	329,767.62
670 - GARBAGE	445,505.05	43,244.78	488,749.83
741 - STORM WATER	201,646.12	31,557.34	233,203.46
820 - SELF-FUNDED INSURANCE	1,676.01	-72.85	1,603.16
Grand Total:	10,909,612.22	1,202,879.71	12,112,491.93



Refund Check Register

Refund Check Detail

UBPKT04101 - Refunds 01 UBPKT04099 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01684-05	LIST, DAN AND TINA	7/6/2023	62252	121.12			121.12	Generated From Billing
01-01870-02	MALLORY NICHOLSON	7/6/2023	62253	50.27			50.27	Generated From Billing
01-02098-01	JON FALL	7/6/2023	62254	69.14			69.14	Generated From Billing
01-02247-02	JAMES MAXWELL	7/6/2023	62255	77.71			77.71	Generated From Billing
01-02401-10	COMER, ROCHELL L	7/6/2023	62256	96.68			96.68	Generated From Billing
01-02451-06	SCHMITT, KAITLYN	7/6/2023	62257	78.36			78.36	Generated From Billing
01-02621-03	SOMMERLOT, LUKE R	7/6/2023	62258	113.33			113.33	Generated From Billing
01-02709-03	HARMON, BRADY	7/6/2023	62259	114.19			114.19	Generated From Billing
01-02784-05	NINO RABANO	7/6/2023	62260	40.09			40.09	Generated From Billing
01-02819-03	TYLER PACCAMONTI	7/6/2023	62261	156.40			156.40	Generated From Billing
01-02922-01	MOORE, LAURA	7/6/2023	62262	121.12			121.12	Generated From Billing
01-03026-03	KAYLEY MARTIN	7/6/2023	62263	151.76			151.76	Generated From Billing
01-03070-04	HALL, KAITLIN R	7/6/2023	62264	104.33			104.33	Generated From Billing
01-03098-02	LESLIE FOLEY	7/6/2023	62265	23.69			23.69	Generated From Billing
01-03153-09	DAMMANN, BLAINE	7/6/2023	62266	96.19			96.19	Generated From Billing
01-03184-06	WHISENAND, GAGE T	7/6/2023	62267	25.41			25.41	Generated From Billing
01-03190-04	WILLIAMS, LAURAN A	7/6/2023	62268	118.53			118.53	Generated From Billing
01-03191-11	NGUYEN, TINA	7/6/2023	62269	122.85			122.85	Generated From Billing
06-02432-02	VICKY KELTNER	7/6/2023	62270	126.84			126.84	Generated From Billing
10-02787-01	AUGSPURGER, PAUL	7/6/2023	62271	73.72			73.72	Generated From Billing
10-02856-05	ELLIOTT, BRIAN	7/6/2023	62272	172.72			172.72	Generated From Billing
11-03025-02	ROSS LONG	7/6/2023	62273	155.53			155.53	Generated From Billing
16-01441-00	TIMBERCREST HOMES LLC	7/6/2023	62274	121.99			121.99	Generated From Billing
16-01493-02	ROMESBURG, CHRISTOPHER S	7/6/2023	62275	115.93			115.93	Generated From Billing
16-01624-02	SHIPLER, CATHERINE	7/6/2023	62276	77.90			77.90	Generated From Billing
16-01742-00	GREENLAND HOMES	7/6/2023	62277	37.24			37.24	Generated From Billing
16-01892-00	VAN DER KAMP FRAMING LLC	7/6/2023	62278	30.20			30.20	Generated From Billing
Total Refunds: 27			Total Refunded Amount:	2,593.24				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2593.24
Revenue Total:	2593.24

General Ledger Distribution

Posting Date: 07/03/2023

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-2,593.24	Yes
	600-050-2141	APPLIED CREDITS	2,593.24	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-2,593.24	
	999-050-2300	DUE TO OTHER FUNDS	2,593.24	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



Check Register

Packet: APPKT00795 - 7/7/23 FOR MEETING ON 7/17/23

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2465	ALADTEC, INC.	07/07/2023	Regular	0.00	3,756.00	62279
0020	ALTOONA ACE HARDWARE	07/07/2023	Regular	0.00	18.24	62280
2705	AMAZON CAPITAL SERVICES	07/07/2023	Regular	0.00	1,803.03	62281
0006	AMERICAN TEST CENTER, INC	07/07/2023	Regular	0.00	1,295.00	62282
2615	ASSOCIATION FOR RURAL & SMALL	07/07/2023	Regular	0.00	125.00	62283
2687	AT&T MOBILITY	07/07/2023	Regular	0.00	560.82	62284
0048	BAKER & TAYLOR	07/07/2023	Regular	0.00	1,743.79	62285
1649	BELSON OUTDOORS	07/07/2023	Regular	0.00	2,911.88	62286
1712	THE BOOK FARM INC	07/07/2023	Regular	0.00	109.40	62287
0081	CALHOUN-BURNS & ASSOC INC.	07/07/2023	Regular	0.00	820.00	62288
0577	CAPITAL CITY EQUIPMENT	07/07/2023	Regular	0.00	506.56	62289
2504	CAPITAL ONE	07/07/2023	Regular	0.00	434.49	62290
2510	CENTRAL IOWA MECHANICAL	07/07/2023	Regular	0.00	1,645.00	62291
1973	CHRISVANCEART INC	07/07/2023	Regular	0.00	714.77	62292
0097	CITY OF DES MOINES	07/07/2023	Regular	0.00	75,065.00	62293
2075	CORE & MAIN LP	07/07/2023	Regular	0.00	620.00	62294
2738	CRAIG ERICSON	07/07/2023	Regular	0.00	287.92	62295
2737	DES MOINES AIRPORT AUTHORITY	07/07/2023	Regular	0.00	17,395.00	62296
0144	DES MOINES WATER WORKS	07/07/2023	Regular	0.00	317.49	62297
2246	ETECH	07/07/2023	Regular	0.00	2,956.75	62298
	Void	07/07/2023	Regular	0.00	0.00	62299
	Void	07/07/2023	Regular	0.00	0.00	62300
	Void	07/07/2023	Regular	0.00	0.00	62301
0780	FIRE SERVICE TRAINING BUREAU	07/07/2023	Regular	0.00	50.00	62302
0180	GRIMES ASPHALT & PAVING	07/07/2023	Regular	0.00	811.50	62303
0230	IOWA ONE CALL	07/07/2023	Regular	0.00	264.90	62304
2223	IMAGE 360	07/07/2023	Regular	0.00	397.19	62305
0210	IMWCA	07/07/2023	Regular	0.00	10,613.00	62306
	Void	07/07/2023	Regular	0.00	0.00	62307
2740	IOWA FARM EQUIPMENT	07/07/2023	Regular	0.00	8,302.75	62308
2226	IOWA PLAINS SIGNING	07/07/2023	Regular	0.00	1,175.00	62309
0251	MICROBAC LABORATORIES, INC	07/07/2023	Regular	0.00	120.00	62310
1340	KONICA MINOLTA	07/07/2023	Regular	0.00	564.24	62311
2642	KONICA MINOLTA BUSINESS SOLUTI	07/07/2023	Regular	0.00	526.98	62312
2619	KONICA MINOLTA PREMIER FINANC	07/07/2023	Regular	0.00	239.76	62313
1238	LOGOED APPAREL & PROMOTIONS	07/07/2023	Regular	0.00	563.25	62314
0842	MENARDS	07/07/2023	Regular	0.00	371.46	62315
0599	MICROMARKETING LLC	07/07/2023	Regular	0.00	23.99	62316
2545	MIDWEST ALARM SERVICES	07/07/2023	Regular	0.00	539.88	62317
0286	METRO WASTE AUTHORITY	07/07/2023	Regular	0.00	300.00	62318
0324	O'HALLORAN INTERNATIONAL INC	07/07/2023	Regular	0.00	1,459.65	62319
2192	OMNI EMS	07/07/2023	Regular	0.00	685.49	62320
1457	O'REILLY AUTO PARTS	07/07/2023	Regular	0.00	66.48	62321
1858	OVERDRIVE INC	07/07/2023	Regular	0.00	1,986.95	62322
1134	PETTY CASH	07/07/2023	Regular	0.00	140.97	62323
2712	PLAYAWAY PRODUCTS LLC	07/07/2023	Regular	0.00	1,180.10	62324
2046	PROVANTAGE LLC	07/07/2023	Regular	0.00	790.00	62325
1628	QUICK SUPPLY CO.	07/07/2023	Regular	0.00	599.03	62326
0619	RACOM CORPORATION	07/07/2023	Regular	0.00	119.85	62327
2741	RONLEY KING	07/07/2023	Regular	0.00	1,500.00	62328
1701	JILL SANDERS	07/07/2023	Regular	0.00	82.25	62329
1504	SHIVE-HATTERY INC	07/07/2023	Regular	0.00	2,860.00	62330
2429	STOP & SMELL THE FLOURS	07/07/2023	Regular	0.00	66.00	62331
1534	STRATUS BUILDNG SOLUTIONS IOW	07/07/2023	Regular	0.00	851.56	62332

Check Register

Packet: APPKT00795-7/7/23 FOR MEETING ON 7/17/23

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2647	TEAM SERVICES, INC.	07/07/2023	Regular	0.00	1,362.48	62333
2227	TYLER TECHNOLOGIES INC	07/07/2023	Regular	0.00	49.10	62334
0805	U.S. POSTAL SERVICE	07/07/2023	Regular	0.00	80.00	62335
2406	UNIQUE	07/07/2023	Regular	0.00	34.95	62336
0525	US CELLULAR	07/07/2023	Regular	0.00	356.90	62337
2595	VENDNOVATION, LLC	07/07/2023	Regular	0.00	50.00	62338
2563	WALSH DOOR & SECURITY	07/07/2023	Regular	0.00	414.75	62339
1957	WRIGHT OUTDOOR SOLUTIONS	07/07/2023	Regular	0.00	450.00	62340
0991	ZIEGLER INC.	07/07/2023	Regular	0.00	18.90	62341
0291	MIDAMERICAN ENERGY	07/07/2023	Bank Draft	0.00	10,108.92	DFT0002436
2249	ISOLVED BENEFIT SERVICES	07/06/2023	Bank Draft	0.00	99.75	DFT0002437
0387	TREASURER - STATE OF IOWA	07/06/2023	Bank Draft	0.00	8,931.92	DFT0002438
0387	TREASURER - STATE OF IOWA	07/06/2023	Bank Draft	0.00	1,938.89	DFT0002439
0144	DES MOINES WATER WORKS	07/24/2023	Bank Draft	0.00	22.00	DFT0002440
0144	DES MOINES WATER WORKS	07/24/2023	Bank Draft	0.00	30,242.16	DFT0002441
1512	IRS USATAXPYMT	07/07/2023	Bank Draft	0.00	72.00	DFT0002442
0416	POSTMASTER	07/05/2023	Bank Draft	0.00	595.09	DFT0002443
0416	POSTMASTER	07/07/2023	Bank Draft	0.00	-14.73	DFT0002444

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	78	59	0.00	153,155.45
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	9	9	0.00	51,996.00
EFT's	0	0	0.00	0.00
	87	72	0.00	205,151.45

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2023	205,180.91
			<u>205,180.91</u>



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

Item No. 6.c.
For Meeting of 7/17/2023
Motion

TITLE: Applications for Council Approval

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.d.
For Meeting of 7/17/2023
Receive and File

TITLE: Receive & File - FY 2023 Outstanding Obligations Report

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached is the report that the City is required to file annual with the State of Iowa Treasurer.

FUNDING SOURCE: This is a report showing expenditures made related to debt service; expenditures supported by the General Fund debt service levy, TIF, Local Option Sales and Services Taxes, Road Use taxes, and utility funds.

STAFF RECOMMENDATION: Receive and file report.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. OUTSTANDING DEBT REPORT FORM, 2023

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: 515-630-6981

Contact Person: Jené N Jess

Please refer to the complete instructions enclosed:

1. Verify the federal ID number, address, phone, contact, etc. at the top of the form. If something is incorrect, draw a line through it and write the correct information above it.
2. Verify the pre-printed information at the bottom of the form. If something is incorrect, draw a line through it and write the correct information on the line below it. If a debt is no longer outstanding, draw a line through the amount and write "0" in the line below it.
3. List any new or previously omitted issues.
4. Refer to the complete instructions for the Purpose and Security Classification letters.
5. Enter the total amount of debt outstanding on 6/30/2023 from this page at the bottom - "Total Outstanding Debt from this page."

Issue Date	Maturity Date	Amount Issued	Amount Outstanding	Purpose	Security Classification
08/01/2005	06/01/2026	\$1,221,212.86	\$303,350.30	Utilities/Sewers	Revenue Bonds
03/05/2014	06/01/2029	\$1,130,000.00	\$660,000.00	Utilities/Sewers	General Obligation
03/05/2014	06/01/2024	\$500,000.00	\$54,600.00	Utilities/Sewers	Revenue Bonds
05/31/2017	06/01/2026	\$895,000.00	\$425,000.00	Parks/Recreation	General Obligation
07/06/2011	06/01/2026	\$1,550,000.00	\$420,000.00	Transportation	General Obligation
06/12/2013	06/01/2025	\$2,265,000.00	\$310,000.00	Parks/Recreation	General Obligation
06/18/2018	06/01/2029	\$2,455,000.00	\$1,625,000.00	Utilities/Sewers	General Obligation
02/03/2020	06/30/2032	\$2,135,000.00	\$1,870,000.00	Other	General Obligation
02/03/2020	06/30/2034	\$7,045,000.00	\$6,435,000.00	Transportation	General Obligation
06/30/2020	06/30/2035	\$2,665,000.00	\$2,215,000.00	Utilities/Sewers	Revenue Bonds
11/04/2020	06/30/2040	\$3,580,000.00	\$3,085,000.00	Public Buildings/Schools	General Obligation
12/30/2020	06/30/2040	\$2,290,000.00	\$1,990,000.00	Utilities/Sewers	Revenue Bonds
02/02/2021	06/30/2037	\$6,050,000.00	\$6,000,000.00	Utilities/Sewers	General Obligation
02/22/2022	06/01/2041	\$13,700,000.00	\$13,600,000.00	Public Buildings/Schools	General Obligation
10/14/2022	10/14/2025	\$188,260.98	\$188,260.98	Utilities/Sewers	Revenue Bonds



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

Item No. 6.e.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Professional Services Agreement for Engineering Services for the design of Eisenhower Drive, SE Sanitary Sewer

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution approves an agreement with Veenstra & Kimm for the design services for the lift station, force main, and sanitary sewer to serve the

Timmins Certified Site (located adjacent to the City's water tower site located at 2400 Eisenhower Drive SE). The agreement provides for the design of the lift station to be located at a mutually agreed site along the natural drainage swale east of Eisenhower Drive SE. The lift station would be designed to serve all of the Timmins property and adjoining areas. The force main would extend from the lift station southwesterly across the Timmins property to Eisenhower Drive SE and continue along NE Jorie Way and NE 62nd Avenue (32nd Street SE) to the west side of Pleasant Street SE. The total length of the force main would be approximately 7,300 feet.

The design includes a sewer along the north side of Interstate 80 from the WRA Mud Creek Interceptor easterly to the west side of Pleasant Street SE. This sewer would be located on the G-Holds property and would also provide direct sanitary sewer service to the G-Holds property (another site undergoing the certification process). It is anticipated the lift station and pipe work could be bid as two separate construction contracts.

During some market conditions it is preferable to separate lift stations and pipe work while in other market conditions there are advantages to combining the two projects. A decision on the packaging of construction is best made just prior to the bidding phase of the project.

The agreement outlines engineering services during construction. Given the uncertainty as to when the project would be constructed, the agreement provides the fee for any engineering services during construction would be set forth in a separate amendment to the agreement to be approved prior to the start of construction of the project.

Staff recommend pursuing design work for providing sewer to these certified site areas in order to facilitate development, based on market interest and based on additional

development anticipated in the wake of the extension of other infrastructure in the area. The recommended funding source for this work is to draw from reserves in the Sewer utility fund, which are quite healthy.

FUNDING SOURCE: Sewer Utility Fund (reserves)

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-138
2. Eisenhower Drive, SE Sanitary Sewer Improvements Professional Services Agreement

CITY OF BONDURANT
RESOLUTION NO. 230717-138

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
VEENSTRA & KIMM, INC. FOR THE EISENHOWER DRIVE SE SANITARY SEWER
IMPROVEMENTS NOT TO EXCEED \$139,000

WHEREAS the City of Bondurant has been proactively collaborating with property owners to facilitate site certification of strategically located industrial properties; AND

WHEREAS the attached agreement is for design services for the lift station, force main, and sanitary sewer to serve multiple certified sites in the southeastern area of Bondurant; AND

WHEREAS the force main would extend from the lift station southwesterly across the Timmins property to Eisenhower Drive SE and continue along NE Jorie Way and NE 62nd Avenue (32nd Street SE) to the west side of Pleasant Street SE, with a total length of approximately 7,300 feet; AND

WHEREAS staff recommend pursuing design work for providing sewer to these certified site areas in order to facilitate development, based on market interest and based on additional development anticipated in the wake of the extension of other infrastructure in the area; AND

WHEREAS the recommended funding source for this work is to draw from reserves in the Sewer utility fund.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached professional services agreement with Veenstra & Kimm, Inc. for the Eisenhower Drive SE Sanitary Sewer project is hereby approved as presented.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

AGREEMENT FOR PROFESSIONAL SERVICES

CITY OF BONDURANT, IOWA EISENHOWER DRIVE SE SANITARY SEWER IMPROVEMENTS

THIS AGREEMENT, made this _____ day of _____ 2023, by and between the CITY OF BONDURANT, IOWA, hereinafter referred to as the **City**, party of the first part, and VEENSTRA & KIMM, INC. of West Des Moines, Iowa, a corporation organized and existing under the laws of the State of Iowa, hereinafter called the **Engineers**, party of the second part,

WITNESSETH, THAT WHEREAS, the City is anticipating industrial and commercial development in the corridor along Eisenhower Drive SE north of Interstate 80, and

WHEREAS, the City of Bondurant currently does not have sanitary sewer service available to the proposed development area, and

WHEREAS, to provide sanitary sewer service to the proposed development area the City will need to construct a lift station located on the north side of Interstate 80 east of Eisenhower Drive SE, a force main extending southwesterly to Pleasant Street SE, and a trunk sewer extending from Pleasant Street SE southwesterly to connect to the WRA Mud Creek Interceptor, and

WHEREAS, the City has determined it appropriate to move forward with the design of the lift station, force main, and sanitary sewer with said project to be referred to as the **Eisenhower Drive SE Sanitary Sewer Improvements or Project**, and

WHEREAS, the City desires to retain the services of the Engineers to provide services related to the Project.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City does retain the Engineers to provide professional engineering services for the Project, subject to the following terms, conditions, and stipulations to wit:

1. **PROJECT SCOPE.** It is understood and agreed the Project shall consist of the following:
 - a. A sanitary sewer lift station to be located on the north side of Interstate 80 east of Eisenhower Drive SE with the lift station located along the natural swale.
 - b. A force main extending from the lift station southwesterly along the northerly side of Interstate 80 to Eisenhower Drive SE and continuing southwesterly along on NE Jorie Way and NE 62nd Avenue (32nd Street SE) to the west side of Pleasant Street SE.

It is understood and agreed this exact scope of the Project can be adjusted and modified

by mutual agreement during the performance of the services to best meet the goals and objectives of the project.

2. **DESIGN SURVEYS.** The Engineers shall make topographic and other surveys as may be required for design of the Project and for preparation of plans and specifications.
3. **DESIGN CONFERENCES.** The Engineers shall attend such design conferences with the City as may be necessary to make decisions as to details of design of the Project.
4. **PLANS AND SPECIFICATIONS.** The Engineers shall prepare such detailed plans and specifications as are necessary for competitive bidding and construction of the Project. The specifications shall describe, in detail, the work to be done, materials to be used and the construction methods to be followed. Five (5) sets of final plans and specifications shall be submitted to the City.
5. **CONSTRUCTION PERMITS.** The Engineers shall be responsible to assist the City in obtaining a construction permits necessary for the project.
6. **COST ESTIMATE.** The Engineers shall prepare an estimated cost for the Project based upon the design developed. If the Engineers anticipate the actual Project cost will exceed the estimated Project cost, the Engineers shall immediately notify the City. The Engineers shall not be responsible to the City for any variation between the estimated Project cost and the actual cost of the construction contract based on competitive bids.
7. **PROGRESS REPORTS.** During the design phase the Engineers shall confer with the City every thirty (30) days to report Project status. A progress report shall be submitted every thirty (30) days. Such progress reports shall be in a form suitable for use by the City as an informational item.
8. **EASEMENTS AND PROPERTY INTERESTS.** The Engineers shall determine the extent of fee title acquisition, permanent and temporary easements necessary construction of the Project. The Engineers shall prepare appropriate descriptions and plats for fee title acquisition, permanent easements and temporary construction easements. The Scope of Services does not include the actual work associated the with acquisition of property interests.
9. **COORDINATION.** During the design of the project the Engineer shall coordinate with the proposed development located in the area of the lift station, force main and trunk sewer.
10. **BID OPENING AND AWARD OF CONTRACT.** The Engineers shall have a representative present when bids and proposals are opened and shall prepare a tabulation of bids for the City and shall advise the City in making the award. After the award is made, the Engineers shall assist in the preparation of necessary contract documents, transmit them to the contractor for execution and deliver them to the City.

11. GENERAL SERVICES DURING CONSTRUCTION. The general services portion of the construction management services shall include the following:

- a. Attend and conduct preconstruction conference.
- b. Attend conferences with the City, contractor and utility companies.
- c. Assist in interpretation of plans and specifications.
- d. Process and certify payment estimates of the contractor to the City.
- e. Provide written monthly progress reports to the City showing construction progress on the Project.
- f. Review shop drawings and data of manufacturers.
- g. Make routine and special trips to the Project site as required.
- h. Coordinate work of testing laboratories.
- i. Consult with and advise the City and prepare routine change orders as required.
- j. Make final review after construction is completed to determine if the construction complies with the plans and specifications, and certify that the reviews were made and that, to the best of the knowledge and belief of the Engineers, the work under the contract has been substantially completed in accordance with the plans and specifications.
- k. Provide the City with one (1) reproducible set of plans and three (3) sets of blueline prints showing the final as-built construction.

12. RESIDENT REVIEW. Resident review services are understood to include the detailed observation and review of the work of the contractor and materials to assure compliance with the plans and specifications for the Project.

If requested to do so by the City, the Engineers shall provide resident review by assigning personnel to the Project for such periods as are reasonably required to ensure proper review of construction work. The personnel assigned shall be subject to the agreement of the parties hereto.

13. **COMPLETION.** The preliminary and final design for the utility improvements shall be completed as follows:
- a. Design and preparation of plans and specifications: 180 days after approval of this agreement unless the completion date is extended by mutual agreement.
 - b. Construction services: To be determined based on schedule of construction contract.
14. **COMPENSATION.** The City shall compensate the Engineers for services under this Agreement as follows:
- a. The fee for services for design, preparation of plans and specifications, and permitting and bidding services shall be on the basis of the Engineers standard hourly fees plus reimbursement of direct out-of-pocket costs with a maximum not to exceed fee of One Hundred Thirty Nine Thousand and Zero Dollars (\$139,000.00).
 - b. The fee for bidding services, general services during construction, resident review and final review shall be set forth in a separate written agreement to be approved prior to the state of construction.
15. **METHOD OF PAYMENT.** The Engineers shall submit monthly invoices for the actual costs for Project services completed to the end of the invoice period. The monthly invoices of the Engineers shall show the total fees due, the amounts paid to date and the balance of the amount of the contract.
- Invoices shall be due and payable upon receipt and shall be paid by the City within thirty (30) days of the date of receipt of an approvable invoice.
17. **NOTICE TO PROCEED.** Approval of this Agreement by the City shall constitute Notice to Proceed.
18. **TERMINATION OF AGREEMENT.** If, through any cause, the Engineers shall fail to fulfill in a timely and proper manner the obligations under this Agreement, the City shall have the right to terminate this Agreement by specifying the date of termination in a written notice to the Engineers at least ten (10) working days before the termination date. In this event, the Engineers shall be entitled to just and equitable compensation for any satisfactory work completed.
19. **ASSIGNABILITY.** The Engineers shall not assign any interest in this Agreement and shall not transfer any interest in the same without prior written consent of the City.
20. **TITLE TRANSFER.** The products of this Agreement shall be the property of the City. Nothing in this Agreement shall be construed as restricting the right of the Engineers to retain in their possession copies of the products of this Agreement.

The Engineers' reuse of the exact design developed under this Agreement is prohibited unless authorized by the City. The City may reuse the design, but in doing so, shall assume all liability for the design.

21. **CONFIDENTIALITY.** No reports, information and/or data given to or prepared or assembled by the Engineers under this Agreement shall be made available to any individual or organization by the Engineers without the prior written approval of the City. The Engineers shall have the right to communicate directly with IDNR during the progress of the Agreement to achieve a timely review and approval of the Project.
22. **INDEMNIFICATION.** The Engineers shall indemnify and hold the City harmless from and against all liabilities, claims, debts, taxes, obligations, costs and expenses (including reasonable attorney's fees, court costs and costs of appeal) that the City may incur or sustain as a result of any breach of this Agreement or negligent or other wrongful conduct in the performance of this Agreement by the Engineers. If a suit, action, arbitration or other proceeding is instituted by the City in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the City, as the prevailing party, shall be entitled to recover from the non-prevailing party all attorney fees, costs, expert witness fees, and litigation expenses incurred by the City, including those incurred on appeal.
23. **INSURANCE.** The Engineer shall furnish the City with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. Except as noted, the coverage is on an occurrence basis.

General Liability*	\$1,000,000/\$2,000,000
Automobile Liability	\$1,000,000
Excess Liability (Umbrella)*	\$8,000,000/\$8,000,000
Workers' Compensation, Statutory Benefits Coverage B	\$1,000,000
Professional Liability**,***	\$3,000,000/\$3,000,000

*Occurrence/Aggregate

**The Owner is not to be named as an additional insured

***Claims made basis

24. **ERRORS OR DEFICIENCIES.** The Engineers shall, without additional compensation, revise any materials prepared under this Agreement if it is determined that the Engineers are responsible for any errors or deficiencies. This provision shall not apply to changes in the Project or Project materials which may result from causes or information which the Engineers could not have reasonably ascertained during the Project design, such as hidden or latent defects or conditions.

- 25. MODIFICATIONS TO AGREEMENT.** This Agreement may be modified upon written agreement by the City and the Engineers. In the event that any additional services are required of the Engineers that are over and above those described in this Agreement, the services shall not be done without express prior written agreement between the City and the Engineers. The scope of additional services, and fees to be charged, shall be specified in any such written authorization. Additional services to be provided by the Engineers after completion of the work set forth under this Agreement may include general services during construction, resident review, start-up services, preparation of an instruction and/or operation and maintenance manual, supervision of operation or other services that may be mutually agreed upon by the City and Engineers.
- 26. LEGAL SERVICES.** The City shall provide the services of an attorney experienced in legal matters pertaining to this type of project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.
- 27. COMPLETENESS OF CONTRACT.** This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.
- 28. GENERAL COMPLIANCE.** In the conduct of the professional services contemplated hereunder, the Engineers shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City and other governmental authorities with jurisdiction over the work. The Engineers must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.
- 29. STANDARD OF CARE.** Services provided by the Engineers under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
- 30. GOVERNING LAW.** This Agreement shall be governed by and construed pursuant to the laws of the State of Iowa and any claim or dispute which may arise out of this Agreement shall be heard in a court of competent jurisdiction in Polk County, Iowa, unless otherwise agreed by the parties.

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF BONDURANT, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

ATTEST:

By  _____
Project Manager

By Melissa Veenstra _____

VEENSTRA & KIMM, INC.
HOURLY RATES BY EMPLOYEE CLASSIFICATION
2023

Management I	\$220.00
Management II	210.00
Process Engineer I	235.00
Client Services I	221.00
Client Services II	135.00
Client Services III	107.00
Client Services IV	85.00
Client Services V	80.00
IT I	175.00
IT II	116.00
IT III	75.00
Funding Specialist I	121.00
Funding Specialist II	105.00
Engineer I-A	220.00
Engineer I-B	201.00
Engineer I-C	193.00
Engineer I-D	186.00
Engineer II-A	179.00
Engineer II-B	170.00
Engineer III-A	160.00
Engineer III-B	155.00
Engineer III-C	150.00
Engineer IV	143.00
Engineer V	136.00
Engineer VI	128.00
Engineer VII	122.00
Engineer VIII	117.00
Engineer IX	110.00
Engineer X	97.00
Engineer XI	87.00
Engineer XII	80.00
Design Technician I	126.00
Design Technician II	111.00
Design Technician III	99.00
Architect I	174.00
Architect II	153.00
Architect III	137.00
Planner I	142.00
Planner II	98.00
Planner III	89.00
Drafter IA	122.00
Drafter IB	114.00
Drafter II	109.00
Drafter III	102.00
Drafter IV	95.00

Drafter V.....	85.00
Drafter VI.....	75.00
Drafter VII.....	65.00
Clerical I.....	90.00
Clerical II.....	80.00
Clerical III.....	70.00
Clerical IV.....	61.00
Clerical V.....	52.00
Construction Engineer I.....	205.00
Construction Engineer II.....	127.00
Construction Engineer III.....	115.00
Construction Engineer IV.....	98.00
Surveyor I.....	148.00
Surveyor II.....	129.00
Technician I.....	110.00
Technician II.....	99.00
Technician III.....	91.00
Technician IV.....	86.00
Technician V.....	80.00
Technician VI.....	72.00
Technician VII.....	65.00
Technician VIII.....	55.00
Technician IX.....	46.00
Building Inspector I.....	199.00
Building Inspector I-A.....	140.00
Building Inspector II.....	109.00
Building Inspector III.....	86.00
Accounting I.....	179.00
Accounting II.....	130.00
Accounting III.....	115.00
Accounting IV.....	90.00
Accounting V.....	83.00

REIMBURSABLES AND EQUIPMENT RATES

GPS / Robotics.....	35.00
Tablet.....	45.00
Fluoroscope.....	50.00
4-Wheeler.....	50.00
Drone.....	75.00
Mileage.....	IRS Rate



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

Item No. 6.f.
For Meeting of 7/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, by amending Chapter 41, Public Health & Safety

CONTACT PERSON:

Marketa Oliver, City Administrator
Shelby Hagan, City Clerk

BRIEF HISTORY & ANALYSIS: The State legislature passed a law in 2020 that preempts local governments from regulating their facilities, which nullified portions of the City Code. While normally this would be updated during recodification, the City can also pursue an ordinance change. The attached ordinance removes reference to sections of the municipal code that were nullified by State legislative action.

The first reading of this ordinance was approved at the July 10, 2023 Council meeting.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve second reading of the ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230710-218

CITY OF BONDURANT
ORDINANCE NO. 230710-218

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, BY AMENDING CHAPTER 41, PUBLIC HEALTH & SAFETY

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. SECTION AMENDED. Chapter 47, Section 41.15, of the City's Code is hereby amended to remove the following language:

Section 41.15 (1) Definitions.

A) "Firearm" - Any weapon from which a shot may be fired by the force of an explosive or propellant, including but not limited to rifles, pistols, shotguns, air guns, and BB guns.

~~B) "Public Building" - Any building, including the grounds thereof, owned by the state or federal government, the City, the county or the public school district.~~
"Weapons free zone" - Any area as defined as a weapons free zone pursuant to Iowa Code Section 724.4.

~~C) "Public Land" - Any land owned by the state or federal government, the City, the county or the public school district.~~

Section 41.15 (2) Possession of Firearms Prohibited

No person except duly authorized City, county, state or federal law enforcement officers specifically authorized by law to carry firearms shall possess a firearm while in any weapons free zone. ~~in any public building or on public land within the City.~~

Section 2 Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Severability Clause. 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 effect from and after its final passage, approval and publication as provided by law.

Passed by the Bondurant City Council on the _____ day of _____ 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

Doug Elrod, Mayor

Attest:

Shelby Hagan, City Clerk

(SEAL)

First Consideration: July 10, 2023

Second Consideration:

Third Consideration:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. 12-202, was published as required by law on the ____ day of _____ 2023.

Shelby Hagan, City Clerk



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

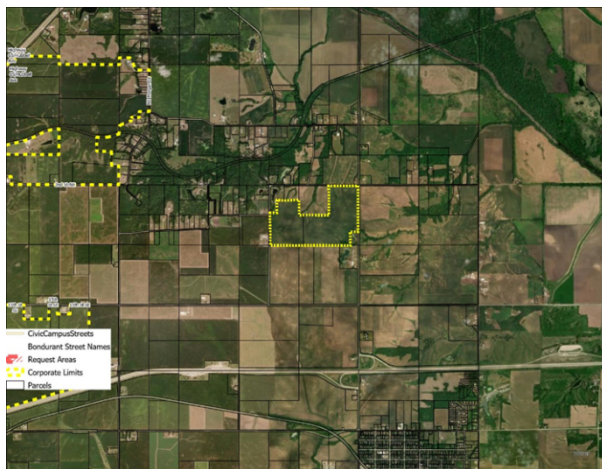
Item No. 6.g.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution considering approval of the Webb Family Estates Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits

CONTACT PERSON:

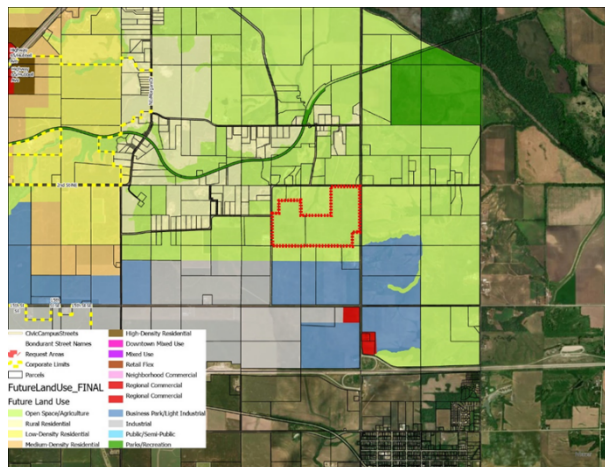
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Webb Family Estates Preliminary Plat. This preliminary plat is situated in unincorporated Polk County along NE 106th Street, NE 78th Avenue and NE 112th Street. This area is situated approximately 1.25 miles east of City limits. The subdivision looks to establish three new single-family residential lots and an existing agriculturally exempt pole barn house on the proposed Outlot Y. Lot 1 will have access from NE 106th Street, Lot 2 has access from NE 112th Street and NE 78th Street and the Outlot Y and Lot 3 has access from NE 112th Street.



Since this land is situated within 2 miles of Bondurant's city limits, a Subdivision Code review is required by the Planning & Zoning Commission and City Council prior to recording. Staff reviewed Section 180.05 of the Subdivision Code, titled Subdivision Design Standards, and sees no concerns with the subdivision proposed.

Since this land is located in unincorporated Polk County, Polk County has zoning jurisdiction on this land - this means that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Map included as part of the Comprehensive Plan guides for Open Space/Agricultural on these proposed parcels.



FUNDING SOURCE:

STAFF RECOMMENDATION: Staff recommends approval of the Webb Family Estates Preliminary Plat. The Planning and Zoning Commission will review the preliminary plat at their July 13, 2023 regularly scheduled meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-139
2. Webb Family Estates Preliminary Plat

CITY OF BONDURANT
RESOLUTION NO. 230717-139

RESOLUTION REGARDING APPROVAL THE WEBB FAMILY ESTATES
PRELIMINARY PLAT, A SUBDIVISION IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS

WHEREAS Snyder & Associates, Inc have submitted the Webb Family Estates Preliminary Plat; AND

WHEREAS the owner/developer is WDW Trust and Randi Webb; AND

WHEREAS this Webb Family Estates Preliminary Plat is described as follows:

OUTLOT 'Z' IN STEWART FARM PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Webb Family Estates Preliminary Plat.

Passed this 17th day of July 2023,

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				
Peffer				
Sillanpaa				

MARK		REVISION		DATE	BY
Engineer:		Checked By:	TLC	Scale:	1"= 200'
Technician:	JDP	Date:	4-24-23	Field Bk:	1300B Pg. 34
Project No: 1210741				Sheet 1 of 3	

PRELIMINARY PLAT

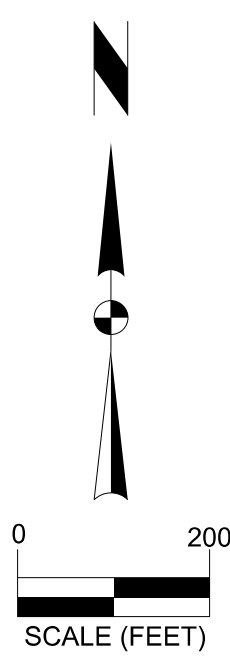
SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No: 1210741

Sheet 1 OF 3



OUTLOT 'Z' IN STEWART FARM PLAT
1, AN OFFICIAL PLAT, NOW INCLUDED
IN AND FORMING A PART OF POLK
COUNTY, IOWA.

7682 NE 112TH ST.
MITCHELLVILLE, IA 50169

WDW TRUST
7682 NE 112TH ST
MAXWELL, IA 50161
BILL WEBB
PHONE: 515-238-9319

POB 126
BONDURANT, IA 50035
PHONE: 515-770-1544

WDW TRUST
7682 NE 112TH ST
MAXWELL, IA 50161
BILL WEBB
PHONE: 515-238-9319

02-03-2023

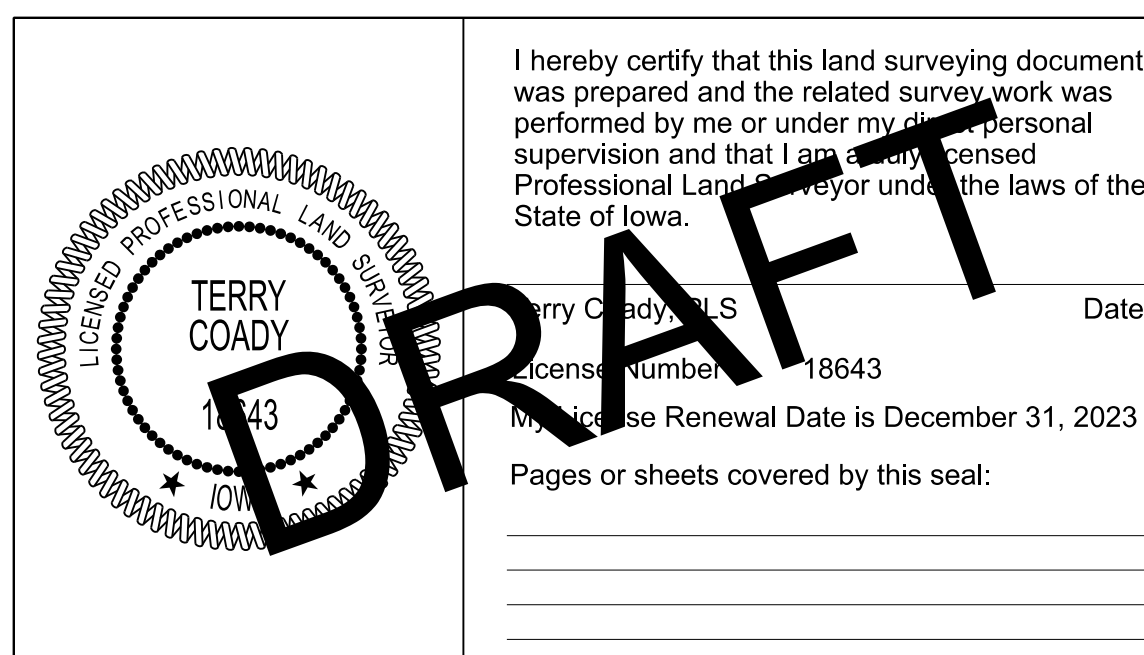
THE EAST LINE OF THE
NORTHEAST 1/4 OF SECTION
35-80-22 WAS ASSUMED TO
BEAR SOUTH 0° 15' 43" EAST.

AG - AGRICULTURAL DISTRICT

MIN. LOT AREA = 40,000 S.F.
MIN. LOT WIDTH = 140 FT
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 15%

SURVEYED AREA	= 164.58 AC
RIGHT-OF-WAY	= 0 AC
BASE SITE AREA	= 164.58 AC
NATURAL RESOURCES - DRAINAGE WAYS	= 1.50 AC
REQUIRED OPEN SPACE	= 156.35 AC
NET BUILDABLE SITE AREA	= 8.23 AC
SITE MAX DENSITY YIELD	= 7 LOTS
DISTRICT MAX DENSITY YIELD	= 4 LOTS

<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap *18643 (Unless Otherwise Noted)	●	○
Calculated Point		+
Witness Corner	WC	
Control Point	○CP	
Bench Mark	⚡	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Witness Corner	WC	
Yellow Plastic Cap	YPC	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



1. SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAKING CONNECTION AT TIME OF FUTURE HOME CONSTRUCTION.
2. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.
3. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
4. THE PROPERTY IS LOCATED IN ZONE X - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0235F AND 19153C0275F BOTH HAVING AN EFFECTIVE DATE OF 2-01-2019.
5. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
6. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
7. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
8. MAINTENANCE OF ALL DRAINAGE AND EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
10. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
11. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.

SITE LOCATION

NE 78th AVE.

NE 106th ST.

NE 112th ST.

NE 70th AVE.

1"=2000'

OpenRoadsDesigner_S&A
V:\Projects\2021\1210741\1210741\ICADD\1210741_PPLT.dgn

N 1/4 Corner
Sec 35-80-22
Fnd Mag Nail
Ex Tie Bk 17585 Pg 327
Relief

Street Lot 'A'

NW Corner NE1/4 NW1/4
Sec 35-80-22
Fnd 1/2" Rebar YPC 7056
Inside Pipe 4" Deep
Ex Tie Bk 17585 Pg 328
Ties Check

OP NE1/4 NW1/4
SEC 35-80-22

OWNER:
BRYCE & SANCY
KLINGER

Pt Lot 1

OWNER:
LINDA BRINK (TRUSTEE)
LINDA BRINK (TRUSTEE)

Lot 1

OWNER:
LINDA BRINK (TRUSTEE)
LINDA BRINK (TRUSTEE)

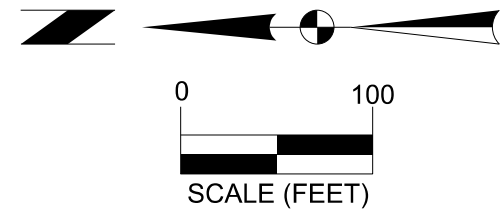
Fnd 1/2" Rebar
YPC #7056

Fnd 1/2" Rebar

Fnd 1/2" Rebar
YPC #7056

PT NE1/4 NW1/4
Sec 35-80-22

LOT 1
7.00 AC
(305,116 S.F.)



Fnd 1/2" Rebar
YPC #15980

Fnd 1/2" Rebar YPC #15980

50' Building Setback Line

NE 106TH Street

OUTLOT "Z"
53.00 AC
(2,308,578 S.F.)

NE Corner SE1/4 NW1/4
Sec 35-80-22
Fnd 1/2" Rebar Inside PVC Pipe
Ex Tie Bk 9112 Pg 488
Survey Bk 17362 Pg 785
Calls Out New Ties But
Was Not Recorded

STEWART FARM PLAT

SW1/4, NE1/4
Sec 35-80-22

PT SE1/4 NW1/4
Sec 35-80-22

Center Sec 35-80-22
Fnd 1/2" Rebar YPC #6354
1.75" Deep Inside Pipe
Ex Tie Bk 9112 Pg 486
Ties Check
Survey Bk 17362 Pg 795
Calls Out New Ties But
Was Not Recorded

Fnd 1/2" Rebar
YPC illegible

SW Corner SE1/4 NW1/4
Sec 35-80-22
Fnd Subby Nail
Ex Tie Bk 13703 Pg 567
Relief

Pt E1/2, SW1/4
Sec 35-80-22

OWNER:
1-80 FARMIS INC

OWNER:
1-80 FARMIS INC

Pt NW1/4, SE1/4
Sec 35-80-22

MATCH LINE SHEET 3



Project No: 1210741

Sheet 2 OF 3

WEBB FAMILY ESTATES

PRELIMINARY PLAT

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
ANKENY, IOWA 50023

515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

Project No: 1210741

Sheet 2 of 3

MARK

REVISION

DATE

BY

Engineer:

Checked By: TLC

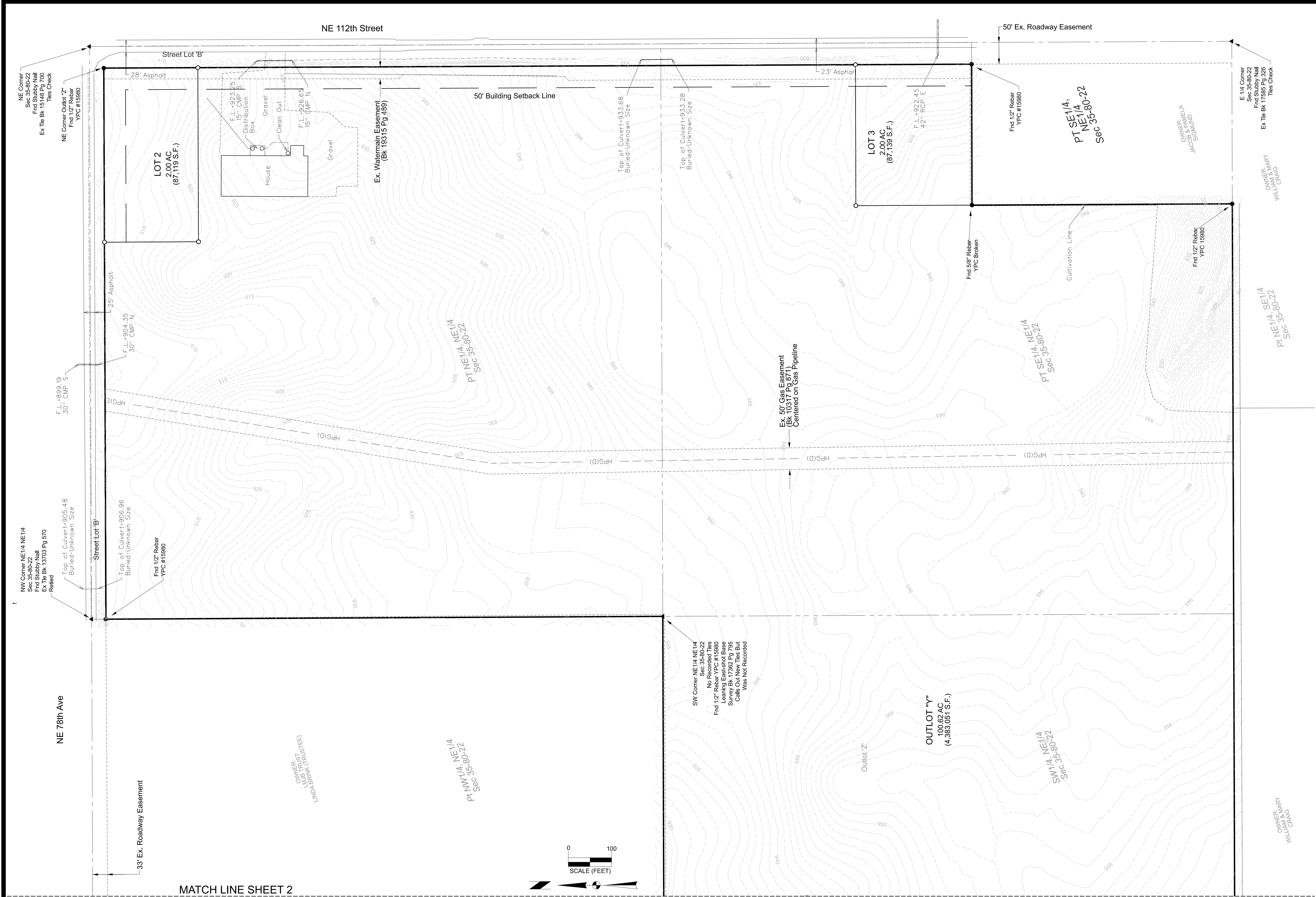
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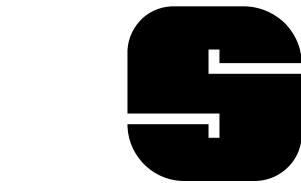
Technician: JDP

Date: 4-24-23

Field Bk: 13008 Pg: 34

OpenRoadsDesigner_S&A_V:\Projects\2211210741\101\ICADD\1210741_PPL.dgn





SNYDER
& ASSOCIATES

Project No: 1210741

Sheet 3 OF 3

WEBB FAMILY ESTATES

PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.

POLK COUNTY, IOWA

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

MARK

Engineer:

Technician: JDP

REVISION

Checked By: TLC

Date: 4-24-23

DATE

Scale: 1"= 100'

Field Bk 1300B Pg 34

BY

1"= 100'

Field Bk 1300B Pg 34

Project No: 1210741

Sheet 3 of 3

Page 100 of 200



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

Item No. 6.h.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution authorizing the Mayor to execute an agreement with Ryan Companies for its Construction Management at Risk proposal for the Bondurant Emergency Services facility

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: On May 22, 2023 the Bondurant City Council approved the following resolution: A resolution adopting construction manager at risk model and approving request for qualifications and subsequent request for proposals for the Bondurant Emergency Services Facility. The City received 5 requests for qualifications, 3 of which were invited to submit requests for proposals. These three companies were: Ryan Companies, Turner, and Boyd Jones. All 3 companies submitted RFPs and were interviewed by the Construction Manager at Risk RFP Scoring Committee. The RFP Scoring Committee recommends entering into a contract with Ryan Companies for Construction Manager at Risk services for the Bondurant Emergency Services facility; the attached resolution approves entering into contract with Ryan Companies, pending legal review.

FUNDING SOURCE:

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-140
2. Ryan Co Bondurant Emergency Services Facility_RFQ Response
3. Ryan Companies

CITY OF BONDURANT
RESOLUTION NO. 230717-140

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH
RYAN COMPANIES FOR ITS CONSTRUCTION MANAGEMENT AT RISK
PROPOSAL FOR THE BONDURANT EMERGENCY SERVICES FACILITY

WHEREAS on May 22, 2023, the Bondurant City Council approved a resolution titled the following: A resolution adoption construction manager at risk model and approving request for qualifications and subsequent request for proposals for the Bondurant Emergency Services Facility; AND

WHEREAS the selection committee interviewed three firms; AND

WHEREAS Ryan Companies received the highest score from the selection committee.

WHEREAS the fee proposal from Ryan Companies is as follows: \$60,000 preconstruction lump sum fee and a 2.25% construction management fee as a percentage of the cost of the work.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, that Mayor is authorized to enter an agreement with Ryan Companies for the above-referenced amount, pending Legal Counsel review.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

WE BUILD BETTER SERVICES



REPOSE TO REQUEST FOR QUALIFICATIONS
PREPARED FOR

City of Bondurant Emergency
Services Facility - CMaR Services
June 22, 2023



June 22, 2023

Marketa Oliver, ICMA-CM, SPHR
City Administrator
200 Second Street, NE POB 37
Bondurant, IA 510035
moliver@cityofbondurant.com



RE: City of Bondurant Emergency Services Facility - Construction Manager at Risk (CMaR) Services

Dear Marketa:

Thank you for the invitation to submit qualifications for Ryan Companies US, Inc. to provide Construction Manager at Risk (CMaR) services for the City of Bondurant's Emergency Services Facility. This project is important to our community and a great match for our skill set. Our team is 100% committed to making you a Ryan "Raving Fan" by delivering a finished project of which we can all be proud.

PROVEN TRACK RECORD. Ryan Companies and the City of Bondurant have forged a strong relationship built on mutual respect and confidence in each other's abilities. Our experience together for Bondurant's growth has been a privilege, and just as important, we've had fun along the way! The City of Bondurant can expect the same level of commitment, expertise, and attention as you've experienced previously during this step forward for the City.

OUR RELEVANT EXPERIENCE. In addition to our direct experience with Bondurant, every member of our team has a tremendous amount of relevant experience to this project and the reputation of being some of the industry's best. Our proposed staffing plan was developed to provide you with the perfect mix of design leadership and construction management expertise. We believe we are the best firm qualified to serve as your Construction Manager – no other firm has the unique combination of design leadership, project type expertise and trusted relationship. We will apply our experience from past public safety projects and the best practices and lessons learned.

LEADERSHIP. Each team member brings a unique set of skills which will add value to the project. Our project manager, Eric Bridgewater, will be your main contact for the entire project. He understands the City's process and the importance of a coordinated and thoughtful strategy. Dan Goldsworth, senior superintendent, will be onsite every day and is responsible for our execution in the field. This includes work production, coordination and problem solving, quality control and most importantly, safety. Collectively, they are a collaborative team with a tremendous amount of energy, creativity and drive to make this project successful. Jonathan Lewton, Project Executive, will ensure the team is supported adequately and that additional resources are deployed if needed.

This project is incredibly important to us and we want to ensure you and your team understand that. We look forward to being your advocate. Feel free to contact me at 515-480-4383 or andy.moffitt@ryancompanies.com to further discuss this exciting project.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Moffitt".

Andy Moffitt
Vice President of Real Estate Development

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

p: 515-309-8500
ryancompanies.com

Equal Opportunity Employer



SECTION 1	RELEVANT EXPERIENCE
SECTION 2	PAST PERFORMANCE
SECTION 3	SAFETY RECORD
SECTION 4	PROPOSED PERSONNEL
SECTION 5	PROPOSED METHODOLOGY



SECTION 1

Relevant Experience



Experience with Projects of Similar Size and Scope

a. List three to five prior construction projects completed by the firm.

b. For each project, identify:

- The owner
- The architect and/or Engineer
- The project duration
- Project budget
- Final project cost
- Any other information that the CMAr believes is relevant or helpful to the Selection Committee
- Please include an explanation of why the CMAr listed each project

c. For each project, describe a specific best practice utilized by your firm or a lesson learned from the project

Please see our relevant projects on the following pages. In addition to the requested 3-5 similar projects, below you will find a highlight of the broad experience the Ryan team brings to this project. No matter the delivery method, we are knowledgeable in aiding our clients in selecting the right design partner, working with the City or Governmental process and excel at delivering on time and on budget. CMr is new to the public sector, but we have many additional CM projects successfully delivered.

PROJECT INFORMATION				SERVICES	
Project Name	Delivery Method	Government/ City Ownership Experience	MBE/WBE/DBE Subcontractor Outreach and Participation	Design-Build or Led A/E Selection	Construction
Waukee Public Safety Facility	CMA	•	•		•
Altoona City Hall and Police Station	Design-Build	•	•	•	•
Pleasant Hill Public Safety Facilities	CMA	•	•	•	•
Des Moines Market District Infrastructure	GC	•	•	•	•
Amazon AR Sortation Fulfillment Center (DSM5)	Design-Build		•	•	•
Amazon Outbound Cross Dock Facility (DSM9)	Design-Build		•	•	•
Bondurant Infrastructure Projects	CMA	•	•	•	•
Iowa Department of Administrative Services	CMA	•	•	•	•
City of Cedar Rapids City Services Center	CMA	•	•		•
City of Cedar Rapids Fire Station #3	CMA	•	•		•
City of Cedar Rapids Central Fire station	CMA	•	•		•
City of Cedar Rapids Public Library	CMA	•	•		•
City of Cedar Rapids Ladd Library	CMA	•	•		•
United States Federal Courthouse - Cedar Rapids	CMr	•	•		•
United States Federal Courthouse - Des Moines	CMr	•	•		•

City of Bondurant Experience

SIZE

Total — 48,201 SF
Main Building — 24,700 SF
Fire Building Renovation — 17,290 SF
Fire Auxiliary Building — 4,443 SF
Storage Garage — 1,768 SF

RYAN'S RESPONSIBILITY

Construction Manager as Agent (CMa)

OWNER

City of Pleasant Hill

ARCHITECT/ENGINEER

FEH Design

PROJECT DURATION

New: 9/2019 — 1/2021
Reno: 1/2021 — 8/2021

PROJECT BUDGET

\$12,500,000.00* (new), \$4M (reno) = \$16.5M combined (*Owner identified additional funds to increase project scope).

FINAL COST

\$15,426,207.32 (new), \$3,972,607.43 (reno) = \$19,398,814.75 combined

PROJECT RELEVANCY

- Similar in project size with many of the same amenities desired, including training center, fitness area, emergency operations center and apparatus bay.
- Ryan navigated the team through the process of defining scope, budget and schedule. Collaborative coordination and regular communication with all stakeholders was standard practice that allowed for a clear understanding of expectations.

BEST PRACTICES & LESSONS LEARNED:

- Provided key information related to cost, schedule and constructability during design
- Suggested use of precast concrete for the exterior structure in lieu of brick with concrete masonry unit back up, saving costs and construction schedule



In a significant public sector upgrade to its community, the City of Pleasant Hill, IA transformed its Public Safety Facilities from one location to several through new construction and extensive renovation—all managed by Ryan. The renovated facility houses the fire department and other services including the public library while the city's police department moved to an entire new building. The renovated building was a decade-long goal of the city and completed during two phases across 19 months. Ryan served as a trusted partner through the entire process, guiding the city in numerous tasks including garnering public support, cost estimating, value engineering, leading public bid efforts, reviewing construction documents and scheduling, sequencing and coordinating contractors. Ryan also worked along side FEH Design to conduct space needs assessments and master planning efforts. We skillfully navigated challenges related to the complex structure, keeping many portions of the existing

building operating during construction, and the vital nature of emergency services.

Phase one's new construction of 30,911-SF included a new police station with vehicle evidence processing garage, two covered parking structures, community room, additional storage, dedicated holding area with sally port, emergency operations center (EOC) and improved technology. A new nearby auxiliary fire station—which also served as a temporary headquarters during phase two—features a two-story bay, dorms, kitchenette and showers.

We smoothly transitioned into phase two, the complete remodel of the 17,290-SF space previously occupied by fire and police, creating a new expanded fire department headquarters which includes a lobby displaying a 1937 fire truck, kitchen, day room, office space, fitness area and dorms. This phase also included HVAC replacement for the entire building and replacement of trench drains in the existing apparatus bay.

SIZE

90,000 SF

RYAN'S RESPONSIBILITY

Construction Manager as Agent (CMa)

OWNER

City of Waukee

ARCHITECT/ENGINEER

OPN Architects

PROJECT DURATION

9/2025 (planned) — 7/2025 (ant.)

PROJECT BUDGET

\$47,900,000

FINAL COST

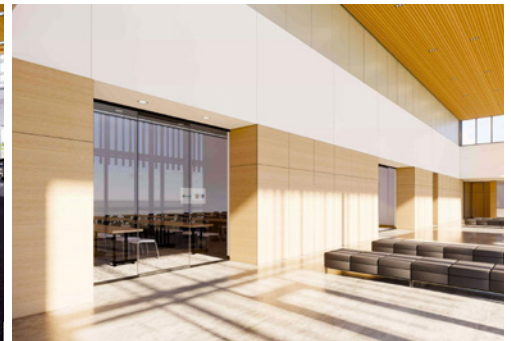
Construction not yet complete

PROJECT RELEVANCY

- Waukee is a rapidly growing community who is looking to plan for future growth with expansion to their emergency services.
- The planned facility includes police and fire space with shared amenities for training and fitness.
- Construction of this new facility will be coordinated with adjacent roadway and trail improvements.

BEST PRACTICES & LESSONS LEARNED:

- Provided input and insight through the design process.
- Ryan led both a conceptual estimate and a 100% DD estimate effort, which reinforced program priorities and identified value engineering solutions.



With a quickly expanding footprint, the City of Waukee knew they were in need of a new space for their police and fire services to support the growth of Waukee, a western suburb of Des Moines. The new facility will provide a new Police and Fire Station and public amenity park. The Police Station will house office and conference rooms, a command operations center, evidence storage and processing, interview rooms, indoor parking garage, with up to 10,000-SF of expansion space available. The new Fire Station will include eight engine apparatus bays, engine and equipment maintenance areas, locker and bunk rooms, office and conference rooms and a full kitchen. Together, the space will be supported by large training rooms, a fitness center and a common atrium.

Providing a Construction Manager as Agent role, the Ryan team has been providing preconstruction manager services, carefully

monitoring the budget and design review efforts. Throughout construction, Ryan continues to evaluate the design progress, offers constructability reviews and value engineering options. Additionally, Ryan is working closely with design teams and the City to coordinate adjacent street and utility improvements to drive efficiency into the earthwork, roadway and utility improvements.

Keeping an eye towards sustainable practices, the building is participating in MidAmerican Energy Commercial New Construction Program to select highly efficient building systems including geothermal mechanical systems, increased exterior enclosure thermal ratings, reduced glazing percentages and enhanced lighting controls.

SIZE

8,120 SF

RYAN'S RESPONSIBILITY

Construction Manager as Agent (CMa)

OWNER

City of Cedar Rapids

ARCHITECT/ENGINEER

Solum Lang Architects

PROJECT DURATION

6/2013 — 12/2013

PROJECT BUDGET

\$3,400,000

FINAL COST

\$3,400,000

PROJECT RELEVANCY

- The City of Cedar Rapids' West side was growing rapidly, requiring a new Fire Station to ensure timely arrival for emergency crews.
- Ryan assisted in every step along the way, ensuring the best outcomes for the project, the community and the City.

BEST PRACTICES & LESSONS LEARNED:

- A strong relationship with the City benefited the overall project by keeping all parties closely connected on challenges, changes and milestones.



As the population on the west side of Cedar Rapids grew by leaps and bounds, building a new neighborhood fire station quickly became a necessity. An additional station would enable emergency crews to get to incidents within five minutes nearly 20 percent more often, an important goal for the Cedar Rapids Fire Department and a potentially lifesaving change for west side residents.

Ryan was brought in to help guide the process from the very beginning. Our team assisted the department through site selection, design options, property layout, the completion of design documents and procuring bids from general contractors. When it was determined during Phase I environmental testing that the ideal site included half an acre of wetlands, the Ryan team explored several options. The best solution for the City involved purchasing credits

from the U.S. Army Corps of Engineers to construct wetlands at another location, allowing us to pursue the ideal site. Our relationship with the City of Cedar Rapids and the investment we've made in understanding the needs and operations of the Fire Department through previous projects was critical to helping them easily navigate issues as they arose.

Once the station was complete, we helped the department purchase equipment, move in and become fully operational. West side residents now have their very own neighborhood fire station, complete with two double-deep fire apparatus bays, four dormitories, a captain's office, exercise room, kitchen and living room.

SIZE

67,140 SF

RYAN'S RESPONSIBILITY

Construction Manager as Agent (CMa)

OWNER

City of Cedar Rapids

ARCHITECT/ENGINEER

Solum Lang Architects

PROJECT DURATION

7/2012 — 7/2013

PROJECT BUDGET

\$21,200,000

FINAL COST

\$21,200,000

AWARDS

Merit (Silver) Award
Fire Station Design Awards, 2014

PROJECT RELEVANCY

- Ryan partnered closely with the architect to ensure all the necessary goals, needs and wish list items for the City were incorporated, while keeping a close eye on the budget.

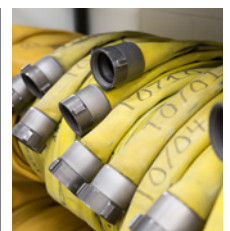
BEST PRACTICES & LESSONS LEARNED:

- Utilizing a strong preconstruction process, Ryan was able to utilize the space on the site selected to keep all necessary amenities for the project and find solutions for parking, all while keeping in mind the goals for the Emergency Center.



Merit (Silver) Award

Fire Station Design Awards



After the devastating 2008 flood, Cedar Rapids needed a new central fire station. The vision: a sophisticated facility that would be enduring and energy efficient, while paying homage to the fire department's history. Ryan guided the design process to deliver on the city's wish list without breaking the budget.

The new building's architecture was inspired by the city's classic 1917 central fire station, but the interior is all about durability and innovation. The design incorporates space for firefighters to perform basket training and practice rappelling, as well as a storage area that doubles as a simulated attic for smoke navigation training. The facility can be 100% off the grid in thirty minutes after a disaster strikes, enabling it to serve as an Emergency

Operations Center (EOC) – a kind of disaster command center.

A key design challenge for this project was the lack of parking space. Ryan's cost comparisons revealed that constructing underground parking, even with the structural challenges posed by heavy trucks, was cheaper than buying a nearby surface lot. Secure underground parking is also better for an EOC.

The new Cedar Rapids Central Fire Station was the first in the US to apply for LEED Platinum Certification. The investment the city made in energy efficiency upgrades paid for itself in nine months and is saving untold operating expenses into the future.

SIZE

88,854 SF

RYAN'S RESPONSIBILITY

Development
Construction
Capital Markets

OWNER

City of Altoona

ARCHITECT/ENGINEER

Farnsworth Group

PROJECT DURATION

9/2018 — 12/2019

PROJECT BUDGET

\$36,600,000

FINAL COST

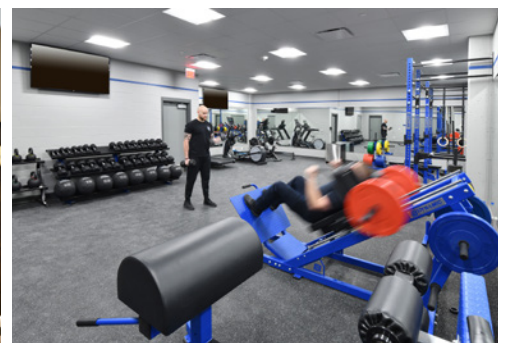
\$36,000,000

PROJECT RELEVANCY

- Similar team member relationships between the City, Ryan and design partners
- Ryan was involved early in the process to guide design and preconstruction.
- Similar emergency services scopes of work including indoor vehicle parking, training rooms, support offices and fitness center.

BEST PRACTICES & LESSONS LEARNED:

- Strong partnerships and collaboration between all parties throughout the entire process
- Clear communication to meet the needs of the City
- Delivered the project under budget and several weeks prior to contract completion date



A sophisticated shared facility in Altoona, Iowa—mirroring the needs of this growing community

With the population of Altoona more than doubling in the past 20 years, city operations had outgrown their 30-year old City Hall, and officials and police were struggling to keep pace in separate cramped, aging buildings. It was time for a spacious new facility with administrative, operations and police housed under one roof.

Ryan Companies was awarded the project with responsibility for development, construction and capital markets, while teaming with previously selected architecture and engineering firms. The development process was intricate—leasing city-owned land for one dollar, followed by complex legal work for the sale, transfer and closing. Our team worked closely with the mayor, police chief and captain, city financial director and city manager to make sure the needs of all departments were met.

The facility that resulted from this thoughtful process features custom millwork, exposed steel beams with acoustical panels, and polished concrete floors—with decorative exterior and interior concrete and carpentry performed by our self-perform concrete team.

A police consulting firm advised us on technological upgrades and facilities, including a training simulator; state-of-the-art, 50-yard firing range installed by a specialty subcontractor; advanced security and evidence processing systems; and protective underground parking for today's sophisticated police vehicles. The industrial lower level holds interview, locker and workout rooms. This project leads as an example for growing communities seeking to upgrade administrative infrastructure.



SECTION 2

Past Performance

For each project featured in Section 1, Please provide:

- i. Construction Start Date
- ii. Planned & Actual Substantial Completion
- iii. Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.



PLEASANT HILL PUBLIC SAFETY FACILITIES

Construction start date: New Facility: 9/26/19. Renovation: 1/28/21

Planned & actual substantial completion: New Facility: Planned: 10/6/20, Actual: 1/8/21* (*Delayed due to COVID and associated procurement and manpower delays). Renovation: Planned: 08/24/21, Actual: 10/7/21

Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.

We haven't had the opportunity yet to work on another project with Pleasant Hill, but they've stated they would partner with us again without hesitation.

Reference:

Ben Champ, City Manager
City of Pleasant Hill
5160 Maple Drive, Suite A
Pleasant Hill, IA 50327
515-262-9368



WAUKEE PUBLIC SAFETY FACILITY

Construction start date: 9/23/2023

Planned & actual substantial completion: Planned: 7/2025

Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.

Project is currently in the design and preconstruction phase. Waukee has been impressed with our ability to manage the process and provide excellent feedback and direction.

Reference:

Brad Deets, City Administrator
City of Waukee
230 W. Hickman Road
Waukee, IA 50263
515-978-7900



CEDAR RAPIDS FIRE STATION #3

Construction start date: 6/12/2013

Planned & actual substantial completion: Planned: 12/19/2013 Actual: 12/12/2013

Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.

The City of Cedar Rapids has hired Ryan for multiple CMA projects recognizing the value we brought to the City. They would absolutely work with Ryan again.

Reference:

Mark English, Fire Chief
Cedar Rapids Fire Department
713 First Avenue Southeast
Cedar Rapids, IA 52401
319-286-5200



CEDAR RAPIDS CENTRAL FIRE STATION

Construction start date: 7/23/2012

Planned & actual substantial completion: Planned: 7/12/2013, Actual: 7/12/2013

Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.

The City of Cedar Rapids has hired Ryan for multiple CMA projects recognizing the value we brought to the City. They would absolutely work with Ryan again.

Reference:

Sandi Fowler, Deputy City Manager
City of Cedar Rapids
City Hall
101 First Street Southeast
Cedar Rapids, IA 52401
319-286-5080



ALTOONA CITY HALL & POLICE STATION

Construction start date: 9/18/2018

Planned & actual substantial completion: Planned: 1/30/2020, Actual: 12/20/2019

Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.

We haven't had the opportunity yet to work on another project with Altoona, but they've stated they would partner with us again without hesitation.

Reference:

Dean O'Connor, Mayor
City of Altoona
407 Eighth Street SE
Altoona, IA 50009
515-967-5136



SECTION 3

Safety Record

For each project featured in Section 1, Please provide:

- i. List EMR for each of the last 5 years individually
- ii. Provide a description of your company's safety program and approach to creating a safety plan for this project.

EMR

2023: 0.56

2022: 0.65

2021: 0.73

2020: 0.83

2019: 0.80



PROGRAM HIGHLIGHTS

- Corporate and jobsite safety committee meetings are held monthly.
- Ryan promotes a non-monetary safety incentive program and holds a safety banquet at each Ryan regional office to celebrate safety achievements and recognize employees' safety efforts.
- High visibility apparel is required for all workers on all jobs when exposed to moving equipment.
- Fall protection is required at and above six feet for all trades.
- Drug screening program is mandatory for all Ryan new-hires and any post-accident/post-injury situations, and reasonable suspicion is needed.
- Random drug screening is conducted for all Ryan employees deemed to be in safety-sensitive positions.

COMPANY'S SAFETY PROGRAM:

The Ryan Safety Program clearly documents all safety processes and procedures and trains employees in safety measures which adhere to or exceed OSHA standards. Each new person on a job site (visitor or employee) must watch a Ryan safety orientation video and current employees are required to re-watch the video once every year. For the first 90 days after hire, new employees are matched with a veteran employee "mentor" and must wear a special sticker on their helmet indicating that they are new and should receive extra attention and reinforcement of procedures.

OSHA Consultation, the Department of Labor's group dedicated to education and technical assistance, has taken notice of Ryan's excellent Safety Program and often partners with us. The OSHA Consultation Outreach Program regularly tours selected jobsites with Ryan and its subcontractors, observing and documenting best practices, while looking for areas where safety can be enhanced. OSHA Consultation uses Ryan's Safety Program as an example for other contractors to follow, and we view OSHA's expertise as an excellent resource for construction safety. In combination with this and other industry-leading practices, safety procedures at Ryan are continually reviewed and improved.

APPROACH TO CREATING SAFETY PLAN FOR THIS PROJECT:

All projects require the development and implementation of a site-specific Project Safety Manual. This manual identifies the unique safety aspects of your project and outlines mitigation steps to eliminate safety hazards before they occur on the jobsite. Early recognition and proactive planning are key to sending everyone home safely each day. In addition to the overall Site-Specific Safety Manual, every subcontractor will supply their own trade-specific safety manual that further details accident prevention measures. Safety is continuously monitored and specifically addressed during preconstruction meetings, weekly jobsite inspections, weekly foreperson's meetings and monthly safety stand-downs.



SECTION

Proposed Personnel



a. Provide an organizational chart identifying the names of the personnel the CMaR is proposing for its project team.

Please see the organizational chart below.

b. For each member of the project team, provide a resume/CV or any other relevant information for each named individual. Such information could include total years of construction experience, specific work on projects listed and references.

Resumes for each member of the project team can be found on the following pages.

c. List the reasons each team member was chosen and the specific strengths they bring to this project.

Andy Moffitt: Andy has experience working with the City of Bondurant, including several Amazon projects and the associated infrastructure.

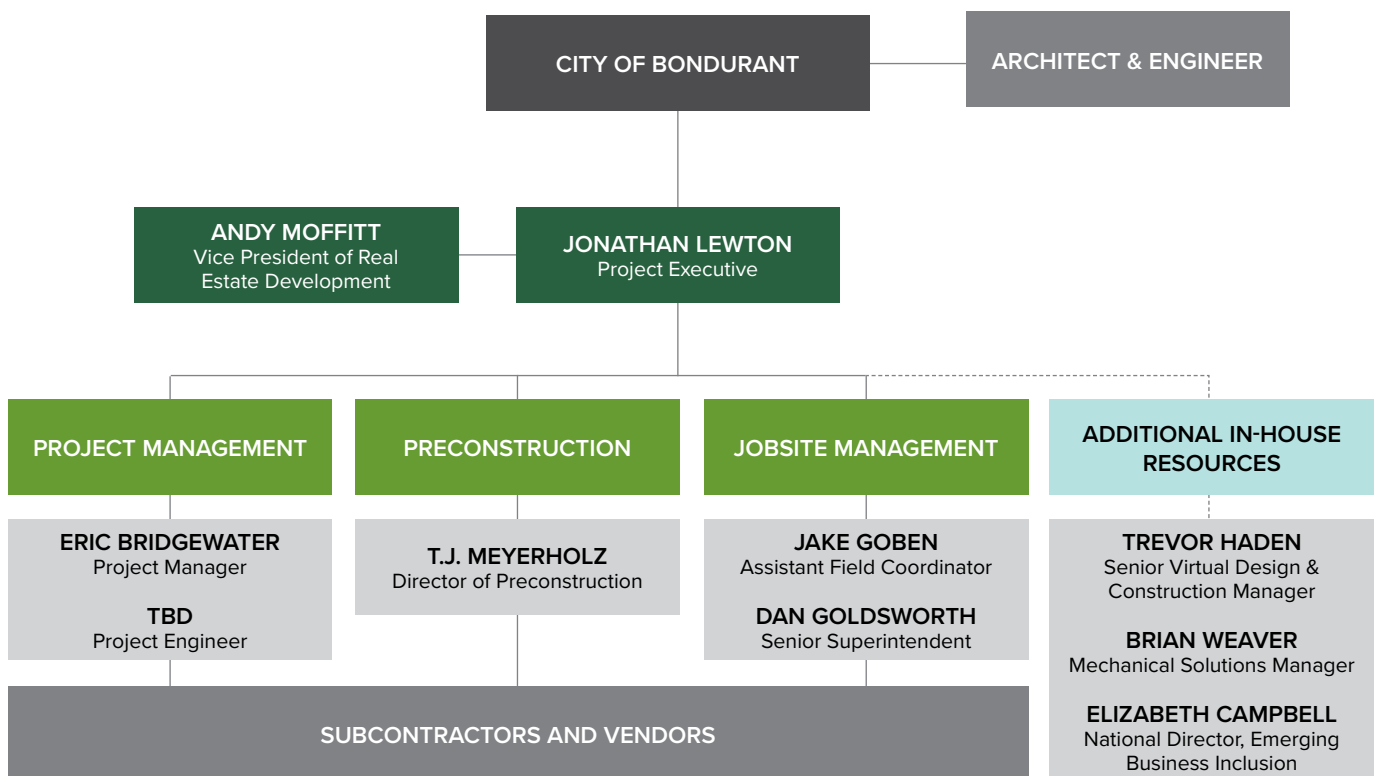
Jonathan Lewton: Jon has a wealth of experience in preconstruction, design and owner management and construction. He has worked on several emergency services projects for other municipalities and the federal government and has project experience with the City of Bondurant.

T.J. Meyerholz: T.J. brings a strong preconstruction knowledge base with cost expertise, historic budgeting and local market knowledge. He has experience with design/owner management during preconstruction process.

Eric Bridgewater: Eric has direct experience working with the City of Bondurant with both Amazon projects and several CMA projects for Bondurant infrastructure.

Jake Goblen: Jake's experience spans several public sector projects and has knowledge in working construction projects with the municipalities around the metro and the State of Iowa.

Dan Goldsworth: Dan brings a significant amount of construction leadership experience and has direct experience with the City of Bondurant in both Amazon projects and several CMA projects for Bondurant infrastructure.



YEARS EXPERIENCE

20+

AFFILIATIONS & MEMBERSHIPS

LEED Accredited Professional

Ankeny Economic Development Council

Government Affairs Committee and Leadership Pool

Master Builders of Iowa (MBI)

EDUCATION

Bachelor of Science
Construction Management
Oklahoma State University

Master of Business Administration
University of Colorado

SELECTED EXPERIENCE

Amazon Outbound Cross Dock Facility (DSM9)
278,670 SF, Industrial, Distribution
Bondurant, IA

Amazon AR Sort Fulfillment Center (DSM5)
2,700,000 SF, Industrial, Distribution
Bondurant, IA

Cedar Rapids City Service Center
450,000 SF, Public Sector, Industrial
Cedar Rapids, IA

United States Courthouse
281,902 SF, Federal Courthouse, Office
Cedar Rapids, IA

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

Amazon AR Sort Fulfillment Center (OMA2)
2,700,000 SF, Industrial, Distribution
Papillion, NE

Amazon AMZL Last Mile Facility (DOM2)
142,777 SF, Industrial, Distribution
Papillion, NE

American Outdoor Brands
632,774 SF, Industrial, Distribution, Office
Columbia, MO

Krause Gateway Center
163,307 SF, Corporate Headquarters
Des Moines, IA

CRST Center
221,663 SF, Class A Office
Cedar Rapids, IA

Mercy Hall-Perrine Cancer Center
86,000 SF, Medical Center
LEED Certified
Cedar Rapids, IA

Corteva Agriscience
Beaver Creek I and II
Office and Laboratory
Phase I — 200,000 SF
Phase II — 185,000 SF
Johnston, IA

John Deere Financial
Phase II — 145,000 SF, Class A Office
Johnston, IA



AMAZON AR SORT FULFILLMENT CENTER (DSM5)



AMAZON OUTBOUND CROSS DOCK FACILITY (DSM9)



CEDAR RAPIDS CITY SERVICES CENTER

“Ryan creates an environment that revolves around pleasing clients and developing relationships. I am happy to be a part of the team carrying out that vision.”

Andy brings over 20 years of industry experience to his role as Vice President of Real Estate Development. In this role, he identifies opportunities in the Midwest Region and is responsible for site selection, land acquisition, due diligence, municipal approvals, design and construction coordination, and lease/sale negotiations. With a background in preconstruction, Andy has an in depth knowledge of construction costs and their effect

on the overall project. He understands how to get a project started and expertly navigates the hurdles that can affect the project's success. His extensive experience in leading teams through complicated preconstruction efforts gives his customers confidence that we can deliver an end product that meets their needs.

YEARS OF EXPERIENCE

15+

AWARDS

Leukemia & Lymphoma Society, Iowa Chapter, Man of the Year, 2019

AFFILIATIONS AND MEMBERSHIPS

LEED Accredited Professional

Emerging Leaders Group
Ryan Companies US, Inc.

President
Design Build Institute of America — Iowa Chapter

Safety Trained Supervisor (STS)

OSHA 10-Hour Certified

EDUCATION

Bachelor of Science
Construction Engineering
Iowa State University

Masters of Business Administration
Hawaii Pacific University

SELECTED EXPERIENCE

Amazon Outbound Cross Dock Facility (DSM9)
278,670 SF, Industrial, Distribution
Bondurant, IA

Altoona City Hall and Police Station
91,000 SF, Public Sector, Office
Altoona, IA

Market District Infrastructure Phases 1a and 1b
Mixed-Use Development
Des Moines, IA

Amazon AMZL Last Mile Facility (DOM2)
142,777 SF, Industrial, Distribution
Papillion, NE

The Residences at Park 39
203,000 SF, 138-Unit, Multifamily
20,000 SF, Retail
Kansas City, MO

111 East Grand
65,000 SF, Mixed-Use, Office, Retail
Des Moines, IA

219 East Grand
103,850 SF, Mixed-Use, Multifamily
Des Moines, IA

American Enterprise Group, Inc.
140,864 SF Corporate Office, Renovation
Des Moines, IA

Courtyard by Marriott at Techworks
200,000 SF, Hospitality
Waterloo, IA



ALTOONA CITY HALL AND POLICE STATION



AMAZON OUTBOUND CROSS DOCK FACILITY (DSM9)



MARKET DISTRICT INFRASTRUCTURE

“I demand an extremely high level of quality and professionalism from my team and from myself. The types of jobs I manage absolutely require that level of commitment.”

Jonathan brings 15 years of extensive industry experience to his role as Project Executive. From mission critical projects and classified operations centers for the U.S. military to multifamily, grocery and senior living, he exhibits a high level of skill and acumen on projects with complex mechanical, electrical and telecommunications systems. Jonathan loves the energy of the construction industry and the very tangible sense of accomplishment that comes from a project done well. Owners and colleagues alike

appreciate Jonathan for being a flexible, client-focused leader with a reputation for demanding a high level of excellence from everybody around him. As Project Executive, he builds relationships with potential and current clients, negotiates business and legal provisions of construction contracts, and collaborates with other Ryan leaders. Jonathan excels at leading high-performing teams to create complex projects and he loves solving challenges.

YEARS OF EXPERIENCE

15+

AWARDS

Forty Under 40 Honoree,
Des Moines Business Record, 2023

AFFILIATIONS & MEMBERSHIPS

Emerging Leaders Group
Ryan Companies US, Inc.

Board Member
Master Builders of Iowa

MB 'EYE' on the Future
Class of 2018
Master Builders of Iowa

Former Member
South Central Iowa STEM Region
Governor's STEM Advisory Council

Pillars of Promise Leadership Team

Former Board Member
ACE (Architecture Construction
Engineering) Mentor Program

EDUCATION

Bachelor of Science
Construction Engineering
Iowa State University

SELECTED EXPERIENCE

United States Courthouse
231,000 SF, U.S. Courthouse, Office
Des Moines, IA

Iowa State Jack Trice Stadium- East &
West Concourse* (CMA)
Ames, IA

Southeast Polk Schools Administration
Building* (CMA)
Altoona, IA

State Historical Building Renovation
(CMA)
Des Moines, IA

West Des Moines Community
School District* (CMA)
Multiple Renovations:
Valley High School
Cross Roads Park
Valley Baseball/Softball Complex
West Des Moines, IA

East Second Street Parking Ramp
186,780 SF, 543 Parking Stalls,
Des Moines, IA

Outlets of Des Moines
335,000 SF, Retail
Altoona, IA

Amazon Outbound Cross Dock Facility
(OMA5)
278,600 SF, Industrial, Distribution
Council Bluffs, IA

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

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

* Projects completed while at previous company



PRINCIPAL FINANCIAL GROUP



OUTLETS OF DES MOINES



UNITED STATES COURTHOUSE

"I enjoy the challenge of solving problems and finding solutions prior to construction. Strong preconstruction can have an extremely positive impact on how a project's design and construction will come together."

As Director of Preconstruction, T.J. uses his formidable skills and industry knowledge base—coupled with firsthand project experience—to facilitate and enrich the conceptual phase with ongoing value analysis, risk assessment, predictable estimates and well-informed expectations about scope of work, budget, schedule, and owner cost options. Known as a consummate professional who loves a challenge, he has built a reputation as a go-to resource for developing cost-effective solutions to problems, often in fast time frames. T.J.'s

leadership is evident as he guides design and financial aspects from the proposal and budget development through procurement and contracts, up to the point where the operations team takes over. He utilizes his strong relationships within the subcontractor community, as he exercises his negotiation and buyout expertise. T.J. has extensive experience managing preconstruction on a wide range of outstanding commercial projects including office, healthcare, senior living environments, retail and cultural facilities.

PROFESSIONAL EXPERIENCE

7+

AFFILIATIONS & MEMBERSHIPS

Certified Professional Constructor through the American Institute of Constructors (CPC, AIC)

University of Northern Iowa
Construction Management Advisory Board

EDUCATION

Bachelor of Science
Construction Management
University of Northern Iowa

SELECTED EXPERIENCE

Amazon AR Sort Fulfillment Center (DSM5)
2,700,000 SF, Industrial, Distribution
Bondurant, IA

Amazon Outbound Cross Dock (DSM9)
270,000 SF, Industrial, Distribution
Bondurant, IA

Market District Infrastructure Phase 1b
Mixed-Use Development
Des Moines, IA

Altoona City Hall and Police Station
88,854 SF, Public Sector, Office
Altoona, IA

Amazon AR Sort Fulfillment Center (ML1)
2,700,000 SF, Industrial, Distribution
Davenport, IA

Amazon Sub-Same Day (SMO1)
220,000 SF, Industrial, Distribution
Kansas City, MO

Merchants Bonding Company
50,000 SF, Office
West Des Moines, IA

American Outdoor Brands
632,774 SF, Industrial, Distribution, Office
Columbia, MO

219 East Grand
103,850 SF, Mixed-Use, Multifamily
Des Moines, IA

**Principal Financial Group
Corporate 4***
450,000 SF, Office Renovation
Des Moines, IA

**Dowling Catholic High School
Chapel Addition***
10,000 SF, Education
Des Moines, IA



AMAZON OUTBOUND CROSS DOCK FACILITY (DSM9)



ALTOONA CITY HALL AND POLICE STATION



AMAZON AR SORT FULFILLMENT CENTER (DSM5)

“It’s inspiring to manage the challenging, multifaceted process that results in our turning over a quality product to owners and customers.”

As Project Manager, Eric provides overall preconstruction leadership including facilitating meetings with designers and owners; preparing and managing the budget and schedule as design processes advance; bidding, negotiating and awarding subcontracts; and helping prepare profit projections. He also conducts jobsite coordination meetings and conducts close-out duties. Eric’s excellent problem-solving skills are strengthened by his substantial background in project engineering, including estimating, cost

control and material pricing. He enjoys diving into the details of a project and becoming an expert on the drawings and specifications, making him a valuable resource to both the design and field teams, as well as owners and customers. Optimistic and forward-thinking, Eric cultivates a positive work environment and appreciates the way that daily challenges provide everyone with opportunities to gain expertise, and he fosters that attitude in the teams that he leads.

YEARS OF EXPERIENCE

13+

AFFILIATIONS AND MEMBERSHIPS

Carpenters Local 106 Des Moines

SELECTED EXPERIENCE

United States Courthouse

231,000 SF, U.S. Courthouse, Office
Des Moines, IA

Altoona City Hall and Police Station

88,854 SF, Public Sector, Office
Altoona, IA

Amazon AMZL Last Mile Facility (DIA5)

138,700 SF, Industrial, Distribution
Ankeny, IA

Chapman Warehouse

350,000 SF, Industrial, Distribution
Ankeny, IA

Toro Distribution Center

450,000 SF, Distribution Center
193,968 SF, Expansion
Ankeny, IA

Krause Gateway Center

163,307 SF, Corporate Headquarters
Des Moines, IA

Nationwide 2E Pilot

14,200 SF, Office, Remodel
Des Moines, IA

Principal Financial Group

740 Park Street
450,000 SF, Office, Renovation
Des Moines, IA

John Deere Technical Innovation Center

33,000 SF, Industrial, Manufacturing
Ames, IA

Principal Financial Group

Corporate 7 Data Center Expansion
8,300 SF, Mission Critical,
Live Upgrade, Expansion
Johnston, IA

Corteva Agriscience

Beaver Creek I and II
Office and Laboratory
Phase I — 200,000 SF
Phase II — 185,000 SF
Johnston, IA

Van Meter, Inc.

Phase I — 70,700 SF, Warehouse, Office
Urbandale, IA



UNITED STATES COURTHOUSE



ALTOONA CITY HALL AND POLICE STATION



TORO DISTRIBUTION CENTER

“Quality is everybody’s business out on a jobsite because we’re out there trying to build the best product for our clients.”

As Assistant Field Coordinator, Jake loves a good challenge and expertly handles them as they arise. He is attentive to detail, insistent on quality and serves as a valuable resource thanks to his creative problem-solving skills. With a longstanding career in construction, including hands-on work in carpentry, Jake excels at leading a variety of projects and keeping things smoothly operating on the project site. Some of

his responsibilities include training staff, assisting with project schedules, enforcing safety programs, keeping projects on time and under budget, monitoring workload and helping to grow the regional field team. A trustworthy and dependable leader, Jake values strong communication and ensures that everyone is on the same page throughout a project.

YEARS OF EXPERIENCE

25+

AFFILIATIONS & MEMBERSHIPS

Carpenter's Local 106

SELECTED EXPERIENCE

Amazon AR Sort Fulfillment Center (DSM5)
2,700,000 SF, Industrial, Distribution
Bondurant, IA

Amazon Outbound Cross Dock Facility (DSM9)
278,670 SF, Industrial, Distribution
Bondurant, IA

Terrace Hill Restoration
18,000 SF, Historic Restoration,
Public Sector
Des Moines, IA

Altoona Police Headquarters
15,000 SF, Remodel
Altoona, IA

The Iowa Clinic — South Waukee Campus
60,000 SF, Healthcare, Clinic
Waukee, IA

Allied Insurance Headquarters Phase II Expansion
285,000 SF, Office
Des Moines, Iowa

Amazon AR Sort Fulfillment Center (ML1)
2,700,000 SF, Industrial, Distribution
Davenport, IA

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

Merchants Bonding Company
50,688 SF, Class A Office
West Des Moines, IA

Corteva Agriscience — Beaver Creek
Office, Laboratory
Phase II — 185,000 SF
Johnston, IA

The Iowa Clinic — Ankeny
53,200 SF, Healthcare, Clinic
Ankeny, IA

The Iowa Clinic Phase II
90,000 SF, Medical Office, Diagnostic
Services, Multi-Specialty
West Des Moines, IA

Dorsey and Whitney LLP
15,000 SF, Tenant Improvement
Des Moines, IA

Iowa Foundation for Medical Carer
270,000 SF, Office, Renovation
West Des Moines, IA

Des Moines Area Community College
Higher Education
80,000 SF, New Addition
100,000 SF, Remodel
Boone, IA



AMAZON AR SORT FULFILLMENT
CENTER (DSM5)



JOHN DEERE ISG



AMAZON OUTBOUND CROSS DOCK
FACILITY (DSM9)

“I appreciate Ryan’s focus on customer satisfaction. Building trust and relationships is crucial to building successful projects.”

As a Senior Superintendent for Ryan, Dan oversees and coordinates all field activities. This includes scheduling, monitoring, mobilizing, managing the field team and directing the construction process with a particular concentration on budget, schedule and safety. Dan interfaces effectively with project managers, architects, and subcontractors relative to construction techniques, coordination, scheduling

and maintaining the highest levels of quality. With his over 25 years of experience, Dan is known for his ability to anticipate potential problems and develop solutions to avoid costly delays. He takes great pride in delivering projects that exceeds his customers’ expectations.



SECTION 5

Proposed Methodology

“From day one and every day since, it has been clear to me that Ryan is a team that understands client relations, responsiveness and attention to detail. These skills and traits are becoming a lost art in the consulting fields and I’m pleased that you have all been our partners from the moment each of you were folded into the project.”

— Ben Champ, City Manager,
City of Pleasant Hill



a. Provide a narrative description of your approach and the value your firm provides to the Owner during each phase of the project outlined below:

i. Pre-Bond/Bond Planning (if applicable)

If pre-bond/bond planning is necessary, Ryan can support the development and assembly of the general obligation bond request including scheduling, initial programming, and cost estimates. Ryan is familiar with the new requirements outlined in House File 718 and will adhere to any revised obligations in the overall project plan.

ii. Preconstruction

As real estate developers, designers, construction managers and building owners, we bring together insights from all these disciplines to add value to your project – and save time and dollars along the way. Ryan provides a level of expertise, leadership and comprehensive process management you can’t find with other construction managers.

Ryan has extensive experience identifying, evaluating, and selecting the most effective design team to meet the specific project needs including several projects listed in this response. Ryan will work collectively with the City ensure a competitive selection process focused on expertise, communication style, design approach, construction administration strength and fee structure.

Once the design team is selected, Ryan works collectively with the City and the design team as well as our internal development, construction and property management teams as needed to create relevant and actionable information in the early stages of your project’s design. As we do at all stages, we begin by working to understand your high-level objectives, special requirements, design needs, sustainability parameters, timeline and budget. From the very beginning, we’re constantly evaluating the project’s design to ensure scope and quality are in alignment and identify ways to save time or reduce costs.

After we’ve developed a clear understanding of your goals and assembled a scope document outlining your vision, we then use our extensive cost history system to identify similar projects for comparative cost benchmarks. Next we create a series of more detailed estimates through each design phase, adding another layer of detail to more accurately refine costs. This estimating effort includes detailed review of the design documents for constructability, sequencing, quality and potential value engineering ideas. Throughout the process we are in constant communication with the team to confirm we are in alignment with the project requirements.

We also leverage our Virtual Design Construction (VDC) team to complete 3D site logistics plans. This allows us to understand logistically how we plan to build the building, schedule durations, and which partners and subcontractors we’ll need to solicit help from when we move into execution. We often seek input from our property management and maintenance team members at this stage, using our technology tools to test out future operations. This enables us to discover potential sequencing issues and identifies clashes between the building’s design and function.

During design completion, Ryan creates a trade partner procurement strategy that is unique to each project. Based on the City procurement requirements, all scopes of services will be competitively qualified and bid. We will work with the design team to create clear and concise bid instructions and scopes of work for the different bid packages, including any City’s preferred or required vendors as needed. Ryan will also seek and encourage participation from minority and women-owned businesses. Our process will ensure strong competition and fair opportunities for all bidders while complying with the State of Iowa Construction Manager at Risk requirements.

Once proposals have been received, evaluated and reviewed with the City, we will assemble the final GMP package that outlines the scope and costs included. We are completely open book. All items including costs breakdowns, trade partner back-up, hourly rates, general conditions, etc. will be available for the City to review. We then address any comments or concerns with GMP package, revise and resubmit for final approval and incorporate into our CMaR agreement.

iii. Construction

The key to a successful construction project is rigorous adherence to schedule and budget and clear and frequent communication between all parties. Ryan project managers and superintendents are in regular communication throughout construction to keep you informed about your project's progress and to alert you regarding any potential challenges. We provide owner's updates with status reports on budget, key milestones and overall schedule, including progress photos and/or live construction video feed if appropriate. Our communications are tailored to suit your specific needs, customizing the frequency or format of our reports so you'll always have the right information to relay to your internal teams and stakeholders.

Schedule Management

A construction schedule is not just a formality to meet a contract requirement. It is the foundational plan of our entire process, and your project will be completed according to this plan. The scheduling process begins with the programming phase and concludes with the final walk-through. It integrates review periods, key decision dates, governmental submittals and approvals, long lead-time procurement, trade partner activities and a myriad of other action items.

We will start with a Preliminary Project Schedule that includes the milestone dates set forth in the Request for Proposal. From here, we build the detailed Construction Schedule with input from the trade partner community throughout the process. The project schedule will be monitored by Eric and Dan and updated on a weekly, and sometimes, daily basis. During the schedule review, critical constraints are identified, and action plans developed to ensure work is put in place according to plan. To communicate the schedule and other important project information, we provide Procore access to all stakeholders which allows for the rapid exchange of information in any location at any time.

Cost Control

After establishing the GMP (Guaranteed Maximum Price) and awarding scopes to trade partners, Eric will actively manage construction costs utilizing Procore's budget and change management systems. He may rely on our field and specialty staff for input, but he will own the project budget and ensure costs are delivered at or under the GMP value. A comprehensive change management system will be utilized to track all potential changes in the project scope directed design changes or field conditions. Key cost information will be communicated to the City as quickly as possible allowing the team the best chance to mitigate costs changes. Again, Ryan is completely open book and will share any available cost information requested by the City.

Quality Program

In addition to the design management, preconstruction, cost control, and schedule management processes outlined above we believe that delivering projects with the highest possible quality is one of Ryan's primary objectives. It is our responsibility to lead the quality assurance efforts on this project, while meeting or exceeding the quality standards specified by the City, the contract documents, and industry standards.

The Ryan project team will develop a Project Specific Quality Plan (PSQP) that includes:

- Detailed definition of the City's expectations and intended end-results, including: expected quality, functionality, occupancy, and other specific project goals;
- Management of the design through design consultants and utilizing project reviews to develop and provide contract documents that clearly define the scope of the work that achieves the project's objectives;
- A team of qualified vendors and trade partners that can effectively provide the end-product within the desired requirements;
- Project management systems and tracking tools utilizing Procore to effectively communicate and document the design and construction process with the project team;
- Complete a thorough review of shop drawing and submittals to verify compliance with the contract documents;
- Respond constructively to Quality Assurance issues generated by the City, design team and other stakeholders;
- Implement appropriate testing, inspections and observations to demonstrate construction installations are compliant with the contract documents;
- Utilize the required testing, balancing and commissioning processes in ensuring all building systems function properly;
- Maintain record documents on site that have all significant changes documented during construction;
- Conduct punch list and warranty walks and manage all open items to completion
- Assemble all Operation and Maintenance Manuals including video training for all the buildings materials and equipment.



WHY RYAN:

Construction Manager experience on similar projects within a City context

Prior experience with the City of Bondurant

Extensive preconstruction experience on related projects

Familiar with working with the State of Iowa and government agencies

Involvement in working on projects within a master plan

Experience with architect selection

Leaders in construction technology

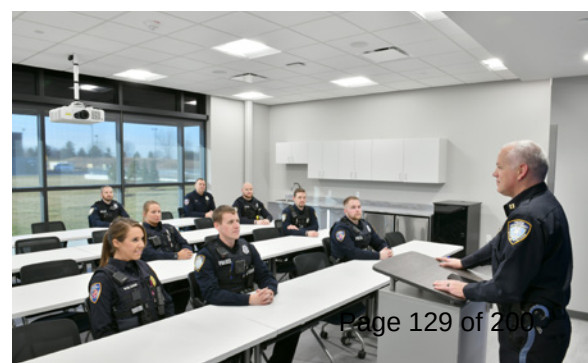
“The completion of the new Fire Station enhances the Department’s service delivery for the people of Cedar Rapids and restores one of the community’s public safety icons.”

— Mark A. English, Fire Chief, Cedar Rapids Fire Department



“Ryan Companies ended up being one of the best parts of the project. From the very beginning it was apparent that we had made a very good decision hiring them. The team’s communication was the most helpful aspect to the project. They kept staff and the elected officials informed, moving forward and on the same page. The project would have been much more difficult to keep on schedule without their communication and knowledge.”

— Mayor Dean O’Connor, City of Altoona



WE BUILD BETTER
SERVICES



RESPONSE TO REQUEST FOR PROPOSAL
Bondurant Emergency Services
Facility — CMaR Services

July 3, 2023



Table of Contents



COVER LETTER

SECTION 1 RFP RESPONSE



July 3, 2023

Marketa Oliver, ICMA-CM, SPHR
City Administrator
200 Second Street, NE POB 37
Bondurant, IA 510035
moliver@cityofbondurant.com

RE: City of Bondurant Emergency Services Facility - Construction Manager at Risk (CMaR) Services

Dear Marketa:

Thank you for the invitation to submit a proposal from Ryan Companies US, Inc. to provide Construction Manager at Risk (CMaR) services for the City of Bondurant's Emergency Services Facility.

This project is important to us and our community. It is perfectly aligned with our skill set and we have the team who can make this project effortless for you. Every step along the way, Ryan will be committed to finding solutions for challenges, clear communication and leading the team. With our direct, relevant, and local experience for this type of project, we believe we are a great fit to be partners with the City of Bondurant.

Our entire team is 100% committed to making you a Ryan "Raving Fan" by delivering a finished project of which we can all be proud. We are grateful to the City of Bondurant for our past mutual successes, and you will have our unwavering commitment on your behalf for this project.

Thank you, and please let us know if you have questions regarding our proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andy Moffitt".

Andy Moffitt
Vice President of Real Estate Development

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

p: 515-309-8500
ryancompanies.com

Equal Opportunity Employer



SECTION 1

RFP Response



Provide your proposed fees for Pre-Bond (if applicable), Preconstruction, and Construction Phase Services. If necessary, provide ranges according to the project budget range.

Fee for Pre-Bond Services and list of services provided, as a lump sum (if applicable).

Not Applicable.

Fee for Preconstruction Services, as a lump sum, and list of services provided. Services are expected to include, but are not limited to:

- Preparation of estimates for Schematic Design, Design Development, and Construction Documents phases
- Guaranteed Maximum Price (GMP) Proposal at time agreed upon with Owner
- Development of Bid Packages and Bid Package Estimates
- Preconstruction Schedule
- Facilitation of Pre-Bid Meetings
- Value Management and Cost Saving recommendations

Preconstruction Lump Sum Fee: \$60,000

In addition to the services listed in the RFP we will also be providing the following preconstruction services in our lump sum fee:

- Design team selection assistance
- Constructibility reviews
- Project coordination with roadway and infrastructure improvements
- Develop Site Logistics Plan
- Develop BIM coordination plan as needed

Construction Management Fee as a percentage of the Cost of the Work

Construction Management Fee as a percentage of the Cost of the Work: 2.25%

Show the personnel roles and number of hours per month for each role that your firm believes is necessary for the successful completion of this project, based upon the project duration identified in the RFQ/RFP documents.

Please see the below charts for the hours per month per role for the preconstruction and construction phases.

PRECONSTRUCTION	2023					2024		
Team Member & Role	Architect Selection	Concept / Programming	Schematic Design	Design Documents		Construction Documents		Bidding
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
Jon Lewton: Project Executive	5	9	9	9	9	9	9	9
TJ Meyerholz: Director of Preconstruction	0	5	17	9	17	9	9	17
Eric Bridgewater: Project Manager	9	26	43	26	43	26	26	87
Devin Gaudette: Senior Preconstruction Engineer	0	5	43	9	43	9	9	130
Total Hours Per Milestone:	14	45	112	52	112	52	52	242
			Budget Effort		Budget Effort			Bidding Effort

CONSTRUCTION		2024								2025							
Team Member & Role	Permitting subcontracts Submittals	Construction Mobilization	Site/Utilities		Foundations		Structure/Enclosure				Finishes			Site / Testing		Owner Move in	
	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Jon Lewton: Project Executive	9	9 hours per month															9
Eric Bridgewater: Project Manager	43	43 hours per month															43
TBD: Project Engineer	173	173 hours per month															87
Jake Goben: Assistant Field Coordinator	17	17 hours per month															17
Dan Goldsworth: Senior Superintendent	130	173 hours per month															87
Trevor Haden: Senior VDC Manager (if needed)	40	40	40	0 hours per month													0
Total Hours Per Milestone:	412	455	455	415	415	415	415	415	415	415	415	415	415	415	415	415	242



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

Item No. 6.i.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving release of Request for Proposals (RFP) for design services for the Bondurant Emergency Services

CONTACT PERSON:

Marketa Oliver, City Administrator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: The City has in its capital plan to create a new space for Bondurant Emergency Services. The facility was originally in the capital vision to be built in 5-7 years; however, recent events have made it possible for the city to expedite its planning and construction of new facilities for Bondurant Emergency Services. As recently discussed, the current facility lacks storage, office space, sleeping quarters, and showers to accommodate the needs of the City's existing department and the needs of our growing community.

In May, the Council approved moving forward with the Construction Manager at Risk (CMaR) model for the construction of the facility. Earlier on this agenda, there was a recommendation to enter into an agreement with Ryan Companies for the CMaR. The next step is to release an RFP for design services (architectural and engineering).

The attached resolution authorized staff to issue an RFP for design services for the Bondurant Emergency Services facility. City staff will collaborate with the CMaR to review proposals and recommended a design consultant to the Council. This process effectively combines constructability with design from a cost-effectiveness perspective.

Below is a draft timeline of the RFP process:

July 17, 2023 – Council authorizes RFP release

July 19, 2023 - target release date for City releases RFP

July 31, 2023 at 10:00 a.m. – Informational Session – Q&A Session

August 7, 2023 at 10:00 a.m. – RFPs due to the City

August 11, 2023 8:00 a.m. until noon – Interviews with prospective consultants

August 21, 2023 – City Council enters into contract with selected consultant.

FUNDING SOURCE: Bond/TIF/GO Debt Service

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-141

CITY OF BONDURANT
RESOLUTION NO. 230717-141

RESOLUTION APPROVING ISSUANCE OF REQUEST FOR PROFESSIONAL
DESIGN SERVICES FOR THE BONDURANT EMERGENCY SERVICES FACILITY

WHEREAS the City has in its capital plan to create a new space for Bondurant Emergency Services; AND

WHEREAS the current facility lacks storage, office space, sleeping quarters, and showers to accommodate the needs of the City's existing department and the needs of a growing community; AND

WHEREAS the Council approved an agreement with Ryan Companies for the Construction Manager at Risk (CMaR) services; AND

WHEREAS the next step in the process is to release an RFP for design services (architectural and engineering); AND

WHEREAS City staff will collaborate with the CMaR to review proposals and recommended a design consultant to the Council; AND

WHEREAS this process effectively combines constructability with design from a cost-effectiveness perspective; AND

WHEREAS below is the timeline for the RFP process.

- **July 17, 2023** – Council authorizes RFP release
- **July 19, 2023** - target release date for City releases RFP
- **July 31, 2023 at 10:00 a.m.** – Informational Session – Q&A Session
- **August 7, 2023 at 10:00 a.m.** – RFPs due to the City
- **August 11, 2023 8:00 a.m. until noon** – Interviews with prospective consultants
- **August 21, 2023** – City Council enters into contract with selected consultant.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that City Staff are hereby directed to solicit request for proposals from firms for design services for the Bondurant Emergency Services Facility.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



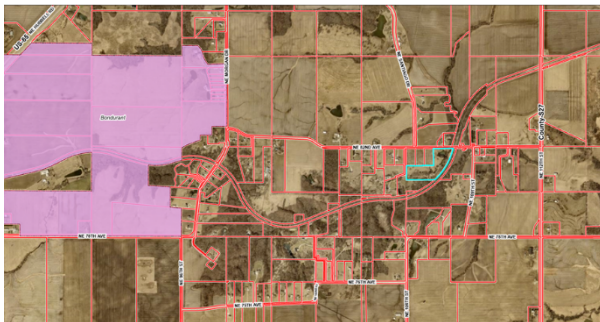
**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 6.j.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution considering approval of the Fox Ridge Estates Plat 2 Final Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a final plat located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located east of the Bondurant's corporate limits, and is located on the south side of NE 82nd Avenue near the intersection of NE 82nd Avenue and NE Santiago Drive. The proposed subdivision land is currently undeveloped and does not appear to be used for row cropping. The proposed subdivision would create two lots, Lot 1 would be accessible from NE 82nd Avenue. Outlot X would be accessible from an existing ingress/egress easement shared by properties located in the adjacent Gopher Ridge Estates. The highlighted area in yellow shows the location of the proposed subdivision.



The City of Bondurant's Future Land Use Map designates this property as rural residential. The Building Bondurant Comprehensive Plan defines rural residential as single-family dwellings on land of at least one acre. The proposed plat shows Lot 1 as 5.56 acres and Outlot X being 9.78 acres. This property is currently zoned as Estate Residential by Polk County, this zoning designation requires lots to be at least 3 acres in size. This indicates the proposed plat adheres to Bondurant's Future Land Use Map. The property is outlined on Bondurant's Future Land Use Map below.

CITY OF BONDURANT
RESOLUTION NO. 230717-142

RESOLUTION REGARDING APPROVAL THE FOX RIDGE ESTATES PLAT 2 FINAL
PLAT, A SUBDIVISION IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES
OF BONDURANT'S CITY LIMITS

WHEREAS, Associated Engineering Company of Iowa submitted the Fox Ridge Estates Plat 2 Final Plat; AND

WHEREAS, the owner/developer is Marci and Daryl Bailey; AND

WHEREAS, this Fox Ridge Estates Plat 2 Final Plat is described as follows:

LOT 4 IN FOX RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 19200, PAGE 231 AT THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, CONTAINING 668372 SQ FT (15.34 ACRES), MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Fox Ridge Estates Plat 2 Final Plat:

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

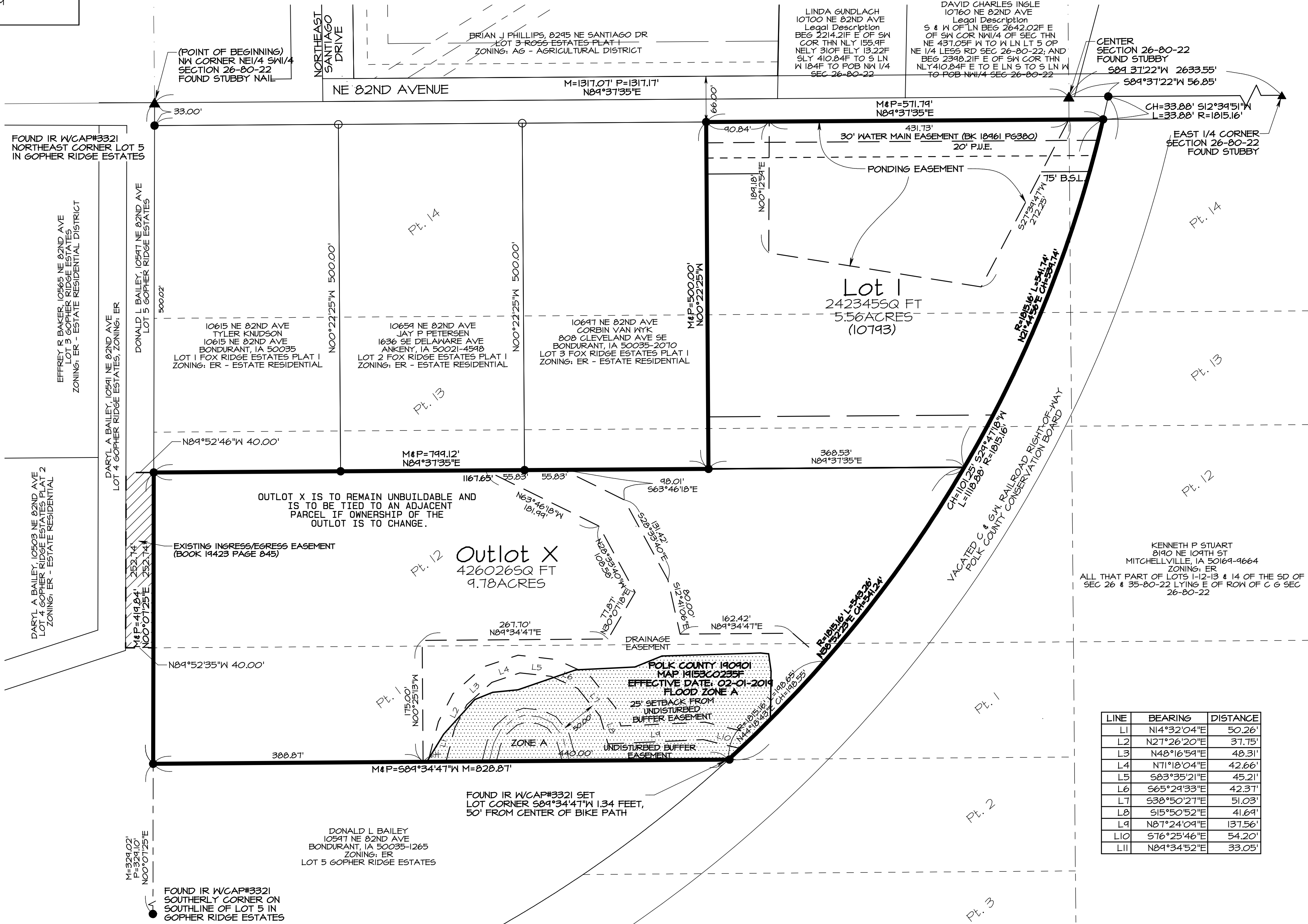
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				
Peffer				
Sillanpaa				

INDEX LEGEND	
LOCATION:	LOT 4 IN FOX RIDGE ESTATES PLAT 1 ALL W OF RT LOTS 1-12-13 & 14 SUB DIV E 1/2 SW 1/4 SEC 26-80-22
REQUESTOR:	MARCI & DARYL BAILEY
PROPRIETOR:	DARYL BAILEY 10744 NE 82ND AVE, MITCHELLVILLE, IOWA
SURVEYOR:	GREGORY L. ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR, SUITE M GRIMES, IA 50111



LINE	BEARING	DISTANCE
L1	N4°32'04\"E	50.26'
L2	N27°28'22\"E	31.75'
L3	N48°16'54\"E	48.31'
L4	N71°18'04\"E	42.66'
L5	S83°35'21\"E	45.21'
L6	S65°24'33\"E	42.37'
L7	S38°50'27\"E	51.03'
L8	S15°50'52\"E	41.64'
L9	N8°24'04\"E	131.56'
L10	S76°25'46\"E	54.20'
L11	N84°34'52\"E	33.05'

UTILITY PROVIDERS

Mediacom
Mr. Chad Ernst
2205 Ingersol Avenue
Des Moines, Iowa 50312
(515)-244-2351 (Mobile)
(515)-246-2213 (office)
(515)-246-2234 (fax)

Midamerican Energy
Electric Transmission
Mr. Steve Harrison, P.E.
3500 104th Street
Urbandale, IA 50322
(515) 252-6560 (cell)
(515) 252-6540 (fax)
sjharrison@midamerican.com

Des Moines Water Works
Taylor Andrew
2201 George Floyd Parkway
Des Moines, Iowa 50321
(515) 323-6204 (office)
andrew@dmww.com
Midamerican Energy
Mr. Chuck Wellman
200 SE 3rd Street
Des Moines, Iowa 50304
(515)-242-3474 (office)
cwellman@midamerican.com

Qwest Communications
Mr. Brent Carlston
2103 E. University
Des Moines, Iowa 50317
(515) 263-1304 (office)
(515) 252-6469 (fax)
jdshaper@midamerican.com

VICINITY SKETCH



FINAL PLAT

FOX RIDGE ESTATES PLAT 2

SHEET 1 OF 1

OWNER/DEVELOPER

Marci & Daryl Bailey
10591 NE 82nd Avenue
Bondurant, IA 50035
Phone #: (515) 208-0994

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

BULK REGULATIONS

DEVELOPMENT OPTION: SINGLE FAMILY
FRONT YARD SETBACK- 75'
REAR YARD SETBACK- 75'
SIDE YARD SETBACK- 25'

LEGAL DESCRIPTION

LOT 4 IN FOX RIDGE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 19200, PAGE 231
AT THE POLK COUNTY RECORDER, POLK COUNTY, IOWA,
Containing 668372 SQ FT (15.34 ACRES), more or less.

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT ON THEIR PROPERTY.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED, MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- LOT 4 SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- THE EXISTING WELL IS FOR LIVE STOCK ONLY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE SURVEYOR HAS A CURRENT LICENSE TO PRACTICE AS A SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: DEC 31, 2024 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY		
SIGNED: GREGORY L. ROSS	DATE: _____	

LEGEND

- | | | |
|------------------------------------|---------------------------------|--|
| ● MONUMENT FOUND AS NOTED | □ EXISTING WATER VALVE | --- EXISTING CONTOUR |
| ○ SET 1/2" IR W/ ORANGE CAP #13286 | ▲ PROPOSED WATER VALVE | --- 100' PROPOSED CONTOUR |
| ▲ SECTION CORNER FOUND AS NOTED | □ CURB INTAKE AS NOTED | --- TYPICAL BURIED TELEVISION AS NOTED |
| ○ SECTION CORNER SET AS NOTED | ● AREA INTAKE AS NOTED | --- TYPICAL BURIED ELECTRIC AS NOTED |
| ○ SANITARY MANHOLE AS NOTED | ○ HANDICAPPED PARKING AS NOTED | --- TYPICAL OVER-HEAD UTILITIES |
| ○ STORM MANHOLE AS NOTED | ● ELECTRIC TRANSFORMER BOX | --- TYPICAL GAS MAIN AS NOTED |
| ○ TRAFFIC MANHOLE AS NOTED | ○ UTILITY BOX AS NOTED | --- TYPICAL WATER MAIN AS NOTED |
| ○ UTILITY MANHOLE AS NOTED | ● PERK TEST SITE AS NOTED | --- TYPICAL STORM SEWER AS NOTED |
| ○ STONE MANHOLE AS NOTED | ○ EXISTING SPOT ELEVATION | --- TYPICAL SANITARY SEWER AS NOTED |
| ○ ELECTRIC MANHOLE AS NOTED | ○ PROPOSED SPOT ELEVATION | --- TYPICAL BURIED TELEPHONE |
| ○ GAS METER AS NOTED | M= MEASURED DISTANCE OR BEARING | --- TYPICAL BURIED CABLE/UTILITIES |
| ○ GAS VALVE AS NOTED | P= RECORDED DISTANCE OR BEARING | |
| ○ UTILITY POLE AS NOTED | | |
| ○ WELL AS NOTED | | |

**ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA**
1830 SE Princeton Dr. Ste M Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 210368

FIRST SUBMITTAL DATE: 07-23-21



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

Item No. 6.k.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Contract Service Agreement for NeoGov's HR solution platform

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City's recruiting, onboarding, and training processes are currently inconsistent across departments and in some cases lack regulatory compliance. As the City's workforce grows, so do the human resource responsibilities of the Finance department. In an effort to contain costs (and prevent adding staff to the Finance and Employee Services Department), create consistency in the recruiting, onboarding, and training processes that are shared across the organization, comply with records compliance, and in conformance with the City's Strategic Continuous Operational Redesign and Evaluation policy, staff recommends the implementation of the NeoGov platform solution.

The platform includes two platforms

1. Development Module - performance review and tracking and training access and tracking for regulatory compliance organization wide.
2. Recruit Module - onboard workflows and documents, and advertisement and job board platform.

The investment in the platform is as follows:

Year 1 starting 08/01/2023 \$15,748* includes implementation

Year 2 starting 08/01/2024 \$25,720.80

Funding for NeoGov was included in the FY24 budget approved by the City Council in March.

FUNDING SOURCE: General Fund, Street Fund, and Enterprise Funds, allocated by the respective departments.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-143
2. NEOGOV Contract

CITY OF BONDURANT
RESOLUTION NO. 230717-143

RESOLUTION APPROVING CONTRACT SERVICE AGREEMENT FOR A HR
SOLUTION PLATFORM

WHEREAS the City of Bondurant has need for a Human Resources solution for regulatory compliance and functionality; AND

WHEREAS the platform will conform procedures to comply with regulations and streamline them, and increase capacity of operations; AND

WHEREAS the contract is for a term of two years; AND

WHEREAS as a member of IMWCA the City is entitled to a discount for year 1 and in year two it will increase to the full price; AND

Year 1 starting 8/01/2023: \$15,582.00.

Year 2 starting 08/01/2024: \$25,720.80.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached contract services agreement with NeoGov for a HR platform solution is hereby approved as presented.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Exhibit A Order Form



NEOGOV

Customer:

Governmentjobs.com, Inc. (dba "NEOGOV")
2120 Park Pl, Suite 100
El Segundo, CA 90245
United States
billing@neogov.com
Sales Rep: Riley Bailey

Bondurant, City of (IA)
200 2nd St NE, Bondurant, IA 50035, USA
Bondurant, IA 50035
USA

Quote Valid From: 6/7/2023
Quote Valid To: 7/31/2023

Quote Number: Q-11162
PaymentTerms: Annual,Net 30
Subscription Term in Months: 24

Employee Count: 42
Order Summary

Year 1

50% off

Service Description	Type	Start Date	End Date	Term Price
Develop Module Includes Perform, Learn	RECURRING			\$7,420.00
Develop Module Setup And Training	ONE-TIME	8/1/2023	7/31/2024	\$1,750.00
Recruit Module Includes Insight, Onboard, Governmentjobs.com, Candidate Text Messaging (CTM)	RECURRING	8/1/2023	7/31/2024	\$4,828.00
Recruit Module Setup And Training	ONE-TIME	8/1/2023	7/31/2024	\$1,750.00
Year 1 TOTAL:				\$15,748.00

Year 2

Service Description	Type	Start Date	End Date	Term Price
Develop Module Includes Perform, Learn	RECURRING			\$15,582.00

Service Description	Type	Start Date	End Date	Term Price
Recruit Module Includes Insight, Onboard, Governmentjobs.com, Candidate Text Messaging (CTM)	RECURRING	8/1/2024	7/31/2025	\$10,138.80
Year 2 TOTAL:				\$25,720.80

ORDER TOTAL:	\$41,468.80
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A. Terms and Conditions

1. Agreement. This Ordering Document and the Services purchased herein are expressly conditioned upon the acceptance by Customer of the terms of the NEOGOV Services Agreement either affixed hereto or the version most recently published prior to execution of this Ordering Form available at <https://www.neogov.com/service-specifications>. Unless otherwise stated, all capitalized terms used but not defined in this Order Form shall have the meanings given to them in the NEOGOV Services Agreement.
2. Effectiveness & Modification. Neither Customer nor NEOGOV will be bound by this Ordering Document until it has been signed by its authorized representative (the "Effective Date"). Unless otherwise stated in this Ordering Document, all SaaS Subscriptions shall commence on the Effective Date. This Ordering Document may not be modified or amended except through a written instrument signed by the parties.
3. Summary of Fees. Listed above is a summary of Fees under this Order. Once placed, your order shall be non-cancelable and the sums paid nonrefundable, except as provided in the Agreement.
4. Order of Precedence. This Ordering Document shall take precedence in the event of direct conflict with the Services Agreement, applicable Schedules, and Service Specifications.

B. Special Conditions (if any).

**"Bondurant, City of
(IA)"**

Signature:

Print Name:

Date:



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

Item No. 6.I.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution rescinding resolution number 230619-125 for Pay Request No. 11 to Jenco Construction Inc. for the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$199,890.61

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to rescind Council Resolution No. 230619-125 for pay app #11 in the amount of \$199,890.61 related to the Highway 65 Pedestrian Underpass Public Infrastructure Improvement Project that was approved on the June 19th, 2023 agenda.

After consultation with Iowa DOT, it was their recommendation to withhold liquidated damages for the contractor going over on the timeline for completion of the Underpass project. There is a subsequent resolution with an explanation on the agenda for approval of the new amount for pay application #11.

FUNDING SOURCE: Bond Funding/Grant Funds

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-144

CITY OF BONDURANT
RESOLUTION NO. 230717-144

RESOLUTION RECINDING RESOLUTION NO. 230619-125 FOR PAY REQUEST NO.
11 TO JENCO CONSTRUCTION INC. FOR THE HIGHWAY 65 UNDERPASS PUBLIC
IMPROVEMENT PROJECT TAP-T-0747(613)-8V-77 IN THE AMOUNT OF
\$199,890.61

WHEREAS the Highway 65 Underpass Public Improvements Project Pay Request No. 11 was approved by council on June 19th, 2023; AND

WHEREAS the resolution number to be rescinded is Council Resolution No. 230619-125; AND

WHEREAS after consultation with Iowa DOT it is recommend withholding liquidated damages for contractor going over the contractual timeline for the project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that resolution No. 230619-125 for pay request No. 11 to Jenco Construction Inc. in the amount of \$199,890.61 is hereby rescinded.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.m.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Pay Request No. 2 to Sandstone Management LTD for the BRSC Parking Lot Project in the amount of \$149,027.11

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 \$149,027.11 related to the BRSC Parking Lot Expansion Project.

As a reminder, the BRSC Parking Lot project is a parking lot expansion between the soccer fields and the little league ball fields at the BRSC north of Lake Petocka. This parking area will include a paved parking lot with approximately 147 parking stalls.

This pay application has been reviewed by the City Staff and Engineering Department at Polk County Public Works for accuracy and is for work completed from July 1st, 2023, thru July 12th, 2023.

FUNDING SOURCE: Grant Funding/Budgeted Park Expenses

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-145
2. BRSC Parking Expansion Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 230717-145

RESOLUTION APPROVING PAY REQUEST NO. 2 TO SANDSTONE MANAGEMENT
LTD FOR THE BRSC PARKING LOT PROJECT IN THE AMOUNT OF \$149,027.11

WHEREAS, the BRSC Parking Lot Project Pay Request No. 2 was submitted on July 3rd, 2023; AND

WHEREAS, the pay request no. 2 is for work completed on BRSC Parking Lot Project from July 1st thru July 12th, 2023; AND

WHEREAS, City Staff and Engineers from Polk County Public Works have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 2 to Sandstone Management LTD in the amount of \$149,027.11 hereby approved.

Passed this 17th day of July 2023,

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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				



Polk County - Iowa

Detailed Payment

BRSC Parking Expansion

Description	
Payment Number	2
Pay Period	07/01/2023 to 07/12/2023
Prime Contractor	SANDSTONE MANAGEMENT LTD., INC.
Payment Status	Approved
Awarded Project Amount	\$487,367.50
Authorized Amount	\$487,367.50

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Description										
0010	2105-8425015	CY	\$7.900	2,435.000	608.750	1,217.500	1,826.250	1,826.250	\$4,809.13	\$14,427.38
TOPSOIL, STRIP, SALVAGE+SPREAD										
0020	2102-2710070	CY	\$5.190	4,610.000	4,610.000	0.000	4,610.000	4,610.000	\$23,925.90	\$23,925.90
EXCAVATION, CL 10, RDWY+BORROW										
0030	2010-108-G-0	SY	\$3.400	955.000	955.000	0.000	955.000	955.000	\$3,247.00	\$3,247.00
Subgrade Preparation										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0030BA-28	2010-108-G-0	SY	\$2.970	5,470.000	5,470.000	0.000	5,470.000	5,470.000	\$16,245.90	\$16,245.90
Subgrade Preparation										
0040	2115-0100000	CY	\$6.960	955.000	955.000	0.000	955.000	955.000	\$6,646.80	\$6,646.80
MODIFIED SUBBASE										
0040BA-29	2115-0100000	CY	\$6.910	5,470.000	5,470.000	0.000	5,470.000	5,470.000	\$37,797.70	\$37,797.70
MODIFIED SUBBASE										
0050	2503-0114215	LF	\$62.360	184.000	176.000	0.000	176.000	176.000	\$10,975.36	\$10,975.36
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE										
0060	2503-0114218	LF	\$131.750	73.000	73.000	0.000	73.000	73.000	\$9,617.75	\$9,617.75
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE										
0070	2416-0100015	EACH	\$2,976.000	2.000	1.000	0.000	1.000	1.000	\$2,976.00	\$2,976.00
APRONS, CONCRETE, 15 IN. DIA.										
0080	2416-0102029	EACH	\$3,335.000	4.000	4.000	0.000	4.000	4.000	\$13,340.00	\$13,340.00
APRONS, CONCRETE ARCH, 29 IN. X 18 IN.										
0090	2201-0505060	SY	\$54.010	730.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BASE, STANDARD OR SLIP FORM P.C. CONCRETE, 6 IN.										
0090BA-30	2201-0505060	SY	\$46.480	4,950.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
BASE, STANDARD OR SLIP FORM P.C. CONCRETE, 6 IN.										
0100	2511-0300000	SY	\$117.020	90.000	90.000	0.000	90.000	90.000	\$10,531.80	\$10,531.80
RMVL OF RECREATIONAL TRAIL										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0110	7030-108-C-0	SY	\$82.870	154.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Shared Use Path: 6" PCC										
0120	2511-7528101	SF	\$31.340	60.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DETECTABLE WARNINGS										
0130	2312-8260051	TON	\$36.640	200.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE										
0140	8020-108-B-0	STA	\$173.000	2.500	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Painted Pavement Markings, Solvent/Waterborne										
0140BA-32	8020-108-B-0	STA	\$137.000	23.600	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Painted Pavement Markings, Solvent/Waterborne										
0150	2527-9263146	EACH	\$89.500	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAINTED SYMBOLS AND LEGENDS,										
0160	2599-9999005	EACH	\$365.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('EACH' ITEM): Handicap Parking Signage										
0170	9010-108-B-0	AC	\$5,881.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hydraulic Seeding, Seeding, Fertilizing, and Mulching										
0180	9040-108-A-1	LS	\$2,678.000	1.000	1.000	0.000	1.000	1.000	\$2,678.00	\$2,678.00
SWPPP Preparation										
0190	9040-108-A-2	LS	\$2,993.000	1.000	0.250	0.000	0.250	0.250	\$748.25	\$748.25
SWPPP Management										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0200	9040-108-D-1	LF	\$2.100	620.000	868.000	0.000	868.000	868.000	\$1,822.80	\$1,822.80
Filter Sock										
0210	9040-108-D-2	LF	\$0.540	620.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Filter Socks, Removal										
0220	2507-6800042	TON	\$102.000	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REVETMENT, CLASS D										
0230	2507-8029000	TON	\$102.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
EROSION STONE										
0240	2526-8285000	LS	\$5,856.000	1.000	1.000	0.000	1.000	1.000	\$5,856.00	\$5,856.00
CONSTRUCTION SURVEY										
0250	2533-4980005	LS	\$9,671.230	1.000	0.250	0.250	0.500	0.500	\$2,417.81	\$4,835.62
MOBILIZATION										
0260	11050-108-A-0	LS	\$316.500	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Washout										
0260BA-34	11050-108-A-0	LS	\$663.500	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Concrete Washout										
0270	2599-9999018	SY	\$119.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('SQUARE YARDS' ITEM): Concrete Flume at Curb Drop, 6in.										
Section Totals:									\$153,636.20	\$165,672.26
Total Payments:									\$153,636.20	\$165,672.26

Summary

Current Approved Work:	\$153,636.20
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$4,609.09
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$149,027.11
Previous Payment:	\$11,674.98

Approved Work To Date:	\$165,672.26
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$4,970.17
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$160,702.09
Previous Payments To Date:	\$11,674.98



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

Item No. 6.n.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Change Order No. 1 for additional work completed to locate the existing 3-phase power line in conflict with BRSC Parking Lot project area

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve the change order #1 in the amount of \$7,502.00 related to the added work to locate an existing 3 phase power line that was found to be in conflict with the project area.

The staff is working with Mid-American energy to resolve the conflict and will have more information at a later date concerning the power relocation.

FUNDING SOURCE: Grant funding/ Budgeted Funding

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-146
2. BRSC Parking Improvements Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 230717-146

RESOLUTION APPROVING CHANGE ORDER NO. 1 TO SANDSTONE
MANAGEMENT FOR THE BRSC PARKING LOT PROJECT IN THE AMOUNT OF
\$7,502.00

WHEREAS, the BRSC Parking Lot Project Change Order No. 1 was submitted on July 12th, 2023; AND

WHEREAS, the change order no. 1 is for additional work done to locate an existing 3 phase power line found to be in conflict with the project area; AND

WHEREAS, Engineers from Shive-Hattery and City Staff have reviewed the change order for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order no. 1 to Sandstone Management in the amount of \$7,502.00 is hereby approved.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



MAILING ADDRESS: P.O. BOX 547 CARLISLE, IA 50047
 OFFICE ADDRESS: 20 VINE ST. CARLISLE, IA 50047
 PH: (515)-989-0557 FAX: (515)-989-4447

PROJECT: BRSC PARKING EXPANSION (C.O #1)

CIVIL ENGINEER: SHIVE HATTERY

PLAN DATE:

ADDENDUMS:

ESTIMATOR: BRANDON VAN VLEET

CONTACT INFORMATION:

BRANDON@SANDSTONEMGMT.COM

515-210-8386

	<u>DESCRIPTION OF WORK:</u>	LFT	LGTH	WIDTH	DPTH	CYD	SFT	UNITS	TON	\$ LFT	\$CYD	\$SFT	\$ UNITS	\$ TON	TOTAL
						0.0	0.0		0.00						\$0.00
	CHANGE ORDER #1														
1	LABOR/EQUIPMENT TO POTHOLE EXISTING UNKNOWN UTILITIES					0.0	0.0	10.00	0.00				\$185.00		\$1,850.00
2	SURVEYOR/PM TO RECORD EXISTING UTILITY ELEVATIONS AND PREPARE EXHIBIT					0.0	0.0	5.00	0.00				\$185.00		\$925.00
3	SEWER CREW UNKNOWN CRITICAL CROSSING TIME (WATER SERVICE AREA INSTALL)					0.0	0.0	2.00	0.00				\$525.00		\$1,050.00
4	SEWER CREW UNKNOWN CRITICAL CROSSING TIME (WATER SERVICE AREA BACKFILL)					0.0	0.0	1.00	0.00				\$325.00		\$325.00
5	SEWER CREW UNKNOWN CRITICAL CROSSING TIME (MIDAM ELEC. AREA INSTALL/TEMP DRAINAGE)					0.0	0.0	2.00	0.00				\$525.00		\$1,050.00
6	REMOBILIZATION OF SEWER CREW ONCE MIDAM ELECTRIC IS RELOCATED					0.0	0.0	1.00	0.00				\$1,500.00		\$1,500.00
7	OH & P					0.0	0.0	0.10	0.00				\$6,700.00		\$670.00
8	BOND FEE					0.0	0.0	1.00	0.00				\$132.00		\$132.00
						0.0	0.0		0.00						\$0.00
															\$7,502.00



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

Item No. 6.o.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Purchase of Traffic Signal Central Software and Computer along with Radio Interconnect Equipment

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY24 CIP Public Works staff have budgeted \$46,335.00 for the purchase of equipment and software that will be utilized to communicate with and control the city's 6 signalized intersections. Currently, all signal cabinets are interconnected via fiber optic line, but still run independently on their own.

This equipment and software program will allow staff to be able to make real-time changes at every intersection and improve how the signals interact with each other. This is increasingly important, especially during the holiday peak hours for the Amazon fulfillment complex. As the city continues to grow and more traffic comes through our community, having a system in place to make changes quickly and efficiently is an important piece to improve traffic flow and safety.

FUNDING SOURCE: FY24 Capital Equipment Budget

STAFF RECOMMENDATION: Staff would recommend approval of the purchase of the Tranparity controller software and radio interconnect equipment from General Traffic Controls in the amount of \$46,335.00.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-147
2. General Traffic Controls Quote

CITY OF BONDURANT
RESOLUTION NO. XXXXXX-XXX

RESOLUTION APPROVING PURCHASE OF TRANSPARITY SIGNAL CONTROLLER
SOFTWARE AND RELATED EQUIPMENT IN THE AMOUNT OF \$46,335.00 FROM
GENRAL TRAFFIC CONTROLS

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

Tranparity Signal Controller Software, Laptop, and Training with 1 year Maintenance agreement, and Radio Interconnect Equipment to communicate from Signal cabinet to Public Works Facility; AND

WHEREAS, payments are to be made to General Traffic Controls; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Tranparity signal controller software and related equipment purchase from General Traffic Controls is hereby approved in the amount of \$46,335.00 is hereby approved.

Passed this 17th day of July,2023

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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				



Quote #: 7188
Date: 7/12/2023
Project Name: Central Controller Software
Customer: John
City: City of Bondurant

****We are currently experiencing supply delay issues and pricing volatility from our manufacturers****

****Please verify pricing prior to ordering if past 7 days****

Equipment will need to be ordered and released within 7 days

Terms: Net 30 days **Freight:** Prepaid **Delivery:** 90-120 days ARO

We are pleased to submit the following quotation:

ITEM	QTY	DESCRIPTION	UNIT PRICE	EXTEND PRICE
001	1	Transparency Controller Software, Laptop, Setup & Training Includes: 1 Year Software Maintenance Agreement \$6900/year after 1st year to be billed separately	\$36,265.00	\$36,265.00
002	1	Radio Interconnect from intersection to City location. Includes: Ethernet Switch @ City and all necessary cabling. City IT Department/Contractor to work with GTC when necessary City responsible for installation of radio equipment.	\$10,070.00	\$10,070.00
Total Above Equipment:			\$46,335.00	

Quoted without plans or specs.

General Traffic Controls, Inc retains title to all equipment until paid in full.
All past due accounts are subject to a 1.5% per month service charge.

Prices subject to review 7 days from above date.

**Should we be favored with your order, it will receive our prompt, personal attention.
THANK YOU!**

Very truly yours,
GENERAL TRAFFIC CONTROLS, INC.

Amanda Brown

CONFIDENTIALITY WARNING: Unless otherwise indicated or obvious from the nature of the communication, the information contained in this transmission and any attachments are privileged and confidential, and intended for use by the above-named recipient only. If the reader of this message is not the intended recipient, or an employee or agent responsible to deliver it to the intended recipient, you are notified that any dissemination, distribution or copying of this communication and any attachments thereto is strictly prohibited. If you have received this communication in error, please immediately notify the sender by return email, and destroy all copies of this transmission and any attachments. Thank you.



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

Item No. 6.p.
For Meeting of 7/17/2023
Resolution

TITLE: - Resolution approving Pay Request No. 11 to Jenco Construction Inc. for the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$199,890.61 to withhold a total of \$142,000 dollars from pay estimate

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to re-approve pay app #11 in the amount of \$199,890.61 related to the Highway 65 Pedestrian Underpass Public Infrastructure Improvement Project. Please see the explanation below.

The city has been in consultation with Iowa DOT about the status of the project to date and the City is exercising its rights under the contract to withhold a portion of the last submitted pay application in conjunction with the contract retainage to recoup the additional costs that have been incurred due to the project not being completed within the stated contractual timeframe. Below is a breakdown of those additional costs and estimates.

As of July 10th, 2023, actual costs incurred/LDs are a total of \$112,000.

Additional 2 months of time to complete outstanding items- estimated cost at \$30,000.

The total actual and estimated costs are \$142,000

The recently submitted pay application #11 was in the amount of \$199,890.61 for work completed from May 11th thru June 15th of 2023. The city will issue a payment to Jenco in the amount of \$57,890.61.

There is a total contract retainage of \$30,000 on the contract plus the estimated work to complete, which would allow for a final payment to Jenco somewhere in the range of \$75,000 to \$85,000 which is contingent upon the work that remains being completed in a timely manner to reduce any further delays and costs incurred.

FUNDING SOURCE: Bond Funding/ Grant Funding

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-148

CITY OF BONDURANT
RESOLUTION NO. 230717-148

RESOLUTION APPROVING PAY REQUEST NO. 11 TO JENCO CONSTRUCTION INC. FOR THE HIGHWAY 65 UNDERPASS PUBLIC IMPROVEMENT PROJECT TAP-T-0747(613)-8V-77 IN THE AMOUNT OF \$199,890.61 WITH AN AMOUNT TO BE WITHHELD OF \$142,000 FOR A TOTAL OF \$57,890.61

WHEREAS, the Highway 65 Underpass Public Improvements Project Pay Request No. 11 was submitted on June 15th, 2023; AND

WHEREAS, after consultation with Iowa DOT it was determined the city needs to exercise its rights on the contract for the project to withhold liquidated damages for project completion being well beyond the contracted timeline of the project; AND

WHEREAS, the amount of pay request no. 11 was for \$199,890.61 and it is recommended to withhold a total of \$142,000 from that amount; AND

WHEREAS, the basis for that amount to be withheld is as follows:

As of July 10th, 2023, actual cost incurred and liquidated damages \$112,000.

Additional 2 months to complete outstanding items- estimated \$30,000.

Total of actual and estimated costs \$142,000;AND

WHEREAS, the City of Bondurant will issue a partial payment of pay request no. 11 in the amount of \$57,890.61; AND

WHEREAS, Engineers from Veenstra & Kimm and City Staff have reviewed the pay application and recommended amounts to be withheld for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request No. 11 to Jenco Construction Inc. in the amount of \$199,890.61 with the amount of \$142,000 to be withheld making payment in the amount of \$57,890.61 hereby approved.

Passed this 17th day of July 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 7.a.
For Meeting of 7/17/2023
Motion

TITLE: - Discussion and consideration of Resolution approving Schematic Design for City Park

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: The City Council adopted the City Park Master Plan on July 19, 2021 and engaged RDG to undertake schematic design in October 2021.

The schematic design phase for City Park has reached a successful conclusion. In the subsequent steps, the Parks and Recreation Board will engage in interviews with various playground vendors on July 20, 2024 to identify the most suitable candidate for the project. Their intention is to proceed with the implementation of playground equipment and a splash pad, both of which will be incorporated into Phase 1 of the park project. The baseball court will also be in the first phase.

It is important to acknowledge that the park plays a vital role in our downtown area's ongoing economic development and growth. Serving as a central hub for various activities, such as the weekly Farmers' Market and special events, it contributes significantly to the community's vibrancy. The deadline for construction will be before Summerfest 2024.

During their meeting on June 22, 2023, the Parks and Recreation Board recommended to the City Council the adoption of the Schematic Design of City Park. This recommendation aligns with our objective of expediting the timeline for improvements. During schematic design, some of the amenities identified in the original master plan were relocated based on the additional information collected during this phase of design.

FUNDING SOURCE: Bond/TIF

STAFF RECOMMENDATION: Recommend to City Council for Approval.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230717-149
2. City Park 1
3. City Park 2
4. 23_0710_ Site Layout

CITY OF BONDURANT
RESOLUTION NO. 230717-149

RESOLUTION ADOPTING THE BONDURANT CITY PARK SCHEMATIC DESIGN

WHEREAS, the City Council adopted the City Park Master Plan on July 19, 2021; AND

WHEREAS, RDG has been working with the Parks & Recreation Board on the schematic design for City Park; AND

WHEREAS, the Bondurant City Park Master Plan served as the guiding document for the schematic design of City Park; AND

WHEREAS, the Parks & Recreation Board voted on recommended approval of the Bondurant City Park Master Plan during their meeting on June 30, 2021; AND

WHEREAS, RDG Planning & Design drafted a schematic design based on feedback from workshops with the Parks & Recreation Board members, revising some of the placement of amenities as identified in the original Master Plan; AND

WHEREAS, the Parks & Recreation Board voted to recommend approval of the schematic design on June 15, 2023.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bondurant City Park Schematic Design is hereby approved.

Passed this 17th day of July 2023,

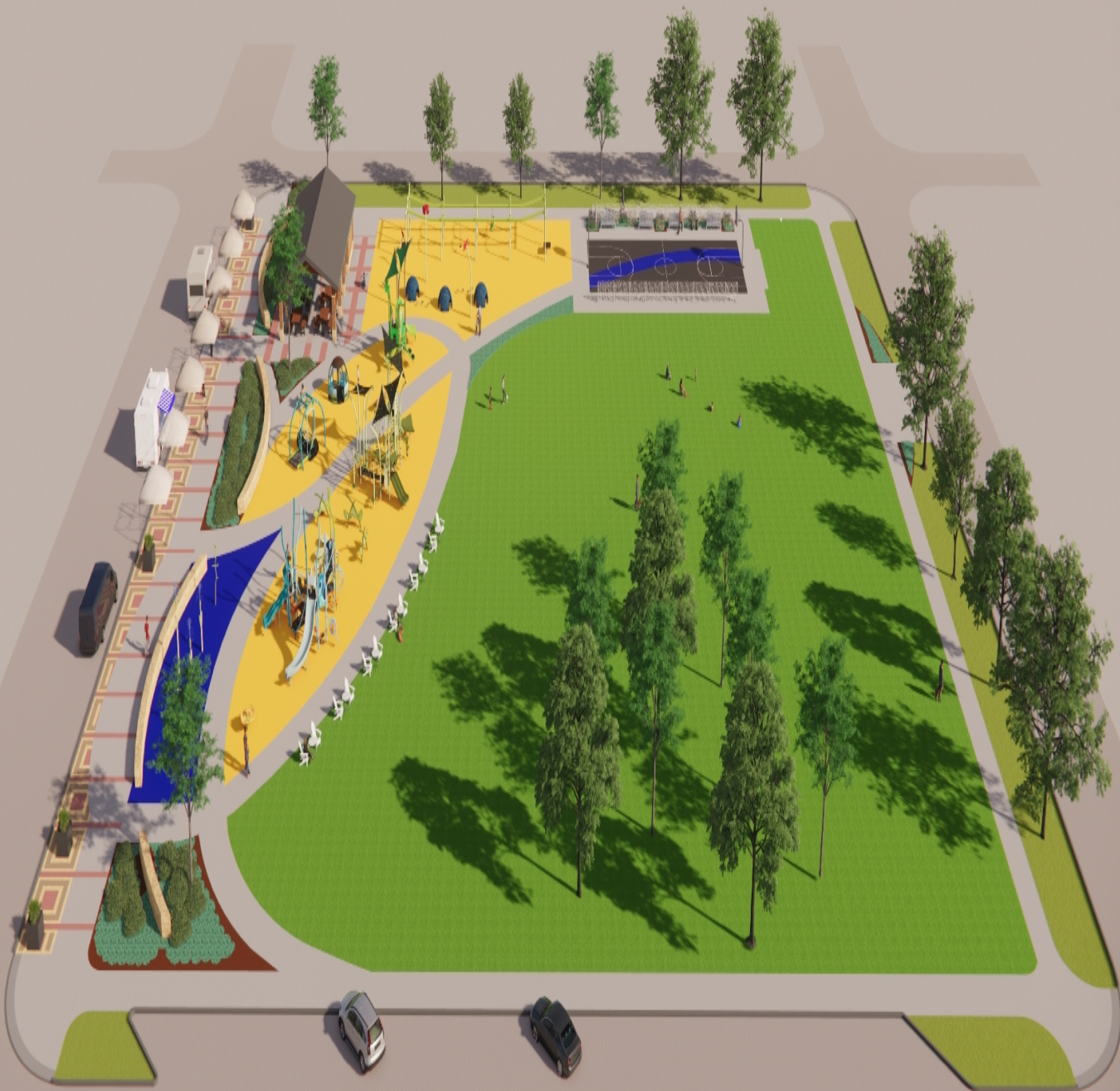
By: _____
Doug Elrod, Mayor

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

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

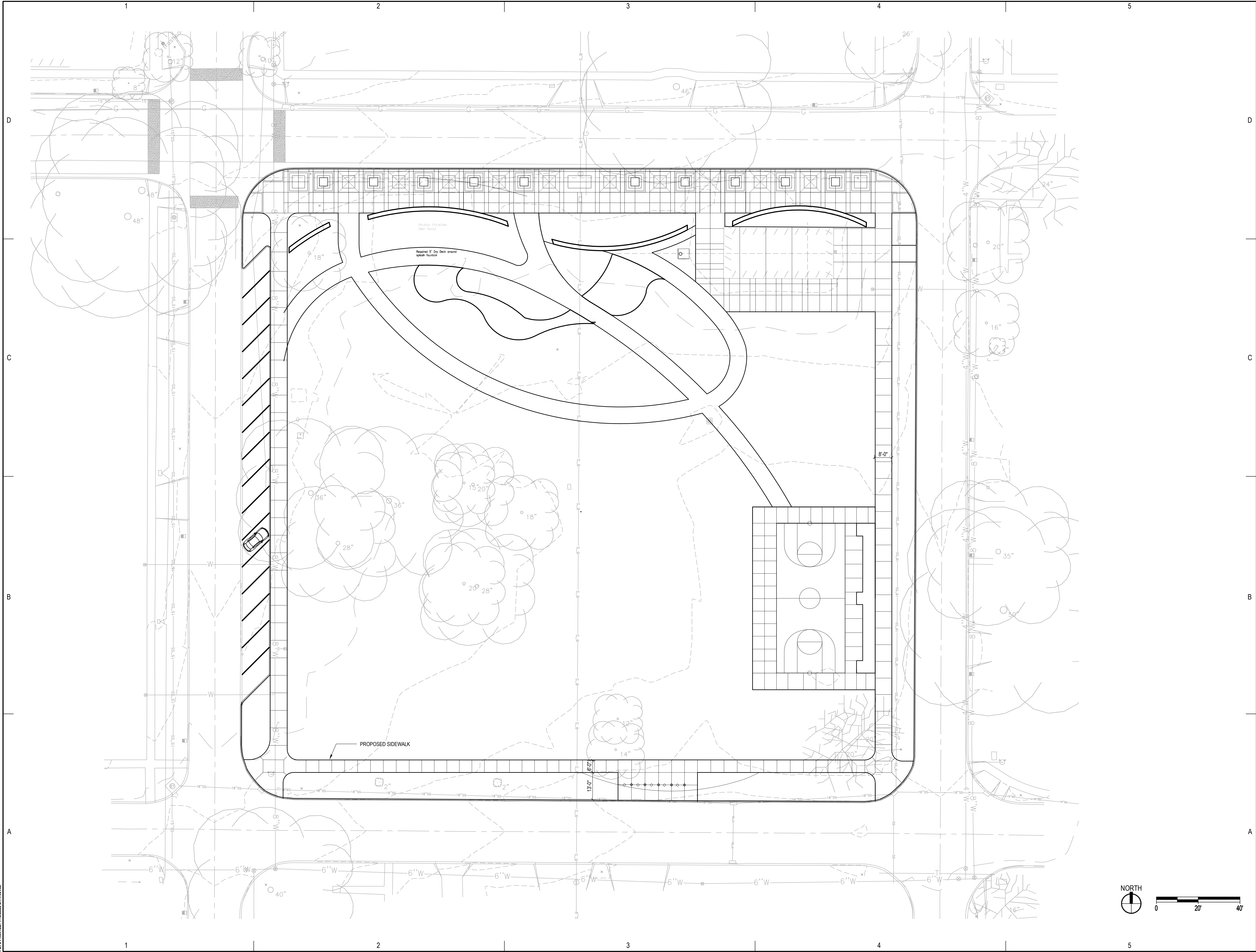
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				





SHEET 00101 - 001 X 001
PLOT 00101 - 001 X 001



BONDURANT CITY PARK PRELIMINARY - NOT FOR CONSTRUCTION DESIGN DEVELOPMENT

201 MAIN STREET SE
BONDURANT, IA 50035

CITY OF BONDURANT

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Des Moines, IA 50319
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ARCHITECT
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AQUATIC
WATERS EDGE AQUATIC DESIGN
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ISSUANCE: DATE:
PROJECT NO: 3005.078.01

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SITE
LAYOUT

L2.01

RDG...
PLANNING • DESIGN

DIVERSITY, EQUITY, & INCLUSION PROGRAM

Perspectives: Citizen Engagement, Employee Engagement, Ordinance functionality, Park and Recreation programs, and service levels.

GOALS



Improve the welcoming culture of the community.

- The reputation in all communities that the City is intentional about DEI



Increase citizen & employee engagement.

- Participation levels for citizens and employees in community events, initiative, and civic duties.
- The extent to which the community and employees believe the City is meeting their collective needs.



Improve the quality of life for all.

- The standard of health, comfort, and happiness experienced by the community.



Lower risk of EEOC, FLSA, FMLA, and ADA violations.



Produce equitable, inclusive, and diverse outcomes.

RESEARCH ELEMENTS

Diversity	Equity	Inclusion
Population census	Ordinance review	Citizen & employee engagement surveys
School data analytics	Affordable housing ratios	Resident feedback
Needs Assessment	Iowa Workforce Development data analytics	Peer comparisons

TIMELINE

Description	Start Date	End Date	Duration
Project duration	05/2022	05/2027	60 months
Committee meetings	5/2022	05/2027	60 months
Create subcommittee	08/2022	08/2022	1 meeting

Perform needs assessments	07/2023	08/2024	1 year
Create survey content	05/2023	11/2023	6 months
Send out surveys	12/2023	03/2024	3 months
Review and present findings from surveys	03/2024	07/2024	4 months
Assign subcommittees	08/2024	08/2024	1 meeting
Subcommittees analyze data & present initiatives	09/2024	12/2024	3 months
Implement Initiatives	01/2024	01/2027	3 years
Analyze & report findings	01/2027	05/27	5 months

COMMITTEE MEETING AGENDAS AND NOTES

DEI Committee Notes

May 9, 2022

Peffer opened meeting at 6:03 p.m. He said the focus is on what can we do to expand Diversity, Equity, & Inclusion in Bondurant. Chad Driscoll co-chairs the committee with Bob.

Participants present introduced themselves. Participants included:

- Megan Schinke, Youth Librarian, is active in this arena and has been promoting DEI among youth.

- Chris with newspaper: DEI is huge topic.
- Effrem Jackson, speaks about DEI. Living in Bond 10 years.
- Jason Grow, pastor at Bondurant Christian Church.
- Pastor Glenn Hanson, Crosspoint Family Church.
- Mark Spencer, Pastor, First Family Church in Bondurant, wants to see how he can contribute. Researched 2020 Census Data and Bondurant is highest percentage white of the communities he was researching. He wants to make sure we are welcoming to a wide range of people coming in the State of Iowa.
- Michelle Sandbulte, has been in Bondurant for 20 years. She does a lot of I, D, & E work, because they always say Inclusion comes first.
- Mayor Doug Elrod has been active for 16 years in Bondurant. When he thinks about what we are going to be doing, he thinks we are growing and dynamic community. We are adding small businesses as well as major employers. The median income for families coming in central Iowa is a combined income of \$70,000. We focus on people first. He is interested in how we create viewpoints and processes in the City to welcome and serve all citizens.
- Sue Ugulini, School Board and Library Board member. The School District started their journey about a year ago. She thinks we are more dimensional in the community than we think. We have 15-17 different languages among our students.
- Jodi Brogan, Director of Instructional Services, BFCSD. We are seeing our demographics change. We are 86% Caucasian and it is going down about a percent each year. We have more need and diversity than we realize.
- Marketa Oliver, City Administrator, and Jene Jess, Finance and Employee Benefits Director, are in attendance as resources for the Committee.

Peffer discussed what the ideas of diversity are. What does diversity mean to you?

Schinke said Diversity means other.

Jackson offered the analogy of having a school dance. DEI is not just asking someone to come to the dance, but it is also asking what music you enjoy and can I come on the floor and dance with you.

Elrod: Inclusion is the most important piece. How do we get more residents to embrace inclusion?

Driscoll: How do we reach out to people to be included in community activities? Are there diverse voices involved in the planning of those activities?

Peffer: We are young community. We do a lot for young people. Are we missing activities for other people? For single people? Empty nesters? Etc.?

Brogan: We have 45 students who are English Learners. The School is partnering with the Library to talk about read around the world, etc.

Schincke: We should get teens in here. TAG is the Teen Advisory Group.

The Committee discussed:

- Schedule: Meet monthly
- How do other cities structure their committees? Staff can research that.
- Do we need policies in place or training, etc.? We can host community events, etc.
- What is our communication plan and practices?
- How do we ensure we provide services in an equitable way?

Elrod said we should include our zoning codes, how we enforce infractions, providing more online services, differences in how we look at our forms, etc. and look at this through a DEI lens.

Brogan asked if we have the ability to translate our forms, etc.

Jackson suggested developing a focus area with 2-3 goals. That will give the committee structure. The Committee should create goals and then prioritize them and come up with an action plan.

Elrod explained how this committee will fit into the City's activities. He said any ideas from this committee will ultimately a recommendation to the council to take action on. The recommendations will go to the Council, perhaps include different departments, perhaps discussion with the BFCSD, and then on to Council.

Brogan asked if there is a citywide survey ever been sent out for DEI? Oliver was not aware of any.

Opportunities for DEI within the City:

Brogan said it would be good to promote learning opportunities, for not only kids but for parents as well. If you offer food, people attend more. Perhaps different cultures could be celebrated at future farmers' markets.

Schincke said the DM library has a great diversity program

Jackson suggested there be four areas focus, on of which should be housing and making sure people have access to housing. What does the City do to encourage more diverse business? Other areas of focus should include Education and Community Relations.

Oliver suggested incorporating a DEI section into the Comprehensive Plan.

Sandbulte said her church manages food boxes and they cannot keep them filled.

Brogan mentioned the school has a backpack program and sends food home on the Fridays for up to 70 students.

Ugulini asked if the council looking from this group as a recommendation for a plan.

Peffer said they would like to see ideas and what the Committee thinks we should or would like to do. Driscoll said recommendations from the Committee can help inform Council decisions.

Follow up:

- What data is available for the committee to use? (demographic, surveying)
- What community surveys are out there?
- What do other community DEI committees/efforts look like?

Next meeting: 4th Monday at 6:00 p.m. (June 27)

20220711 DEI Committee Notes

In attendance:

Chad Driscoll, Marketa Oliver, Jene Jess, Megan Schincke, Sue Ugulini, Mel Maxted (via Zoom), Jodi Brogan, and Michelle Sandbulte.

The Committee review demographic information. asked if we have data for people with disabilities.

Sandbulte asked if we have any safety statistics. Oliver will pull crime statistics and Ugulini suggested including traffic statistics.

Brogan suggested including whether or not we are changing in terms of racial makeup. Oliver will pull information from 2000 to see what the changes are. Sandbulte asked how Bondurant compares to Polk County or State of Iowa on race.

Brogan asked if the companies in the top industries hire people with disabilities. Oliver does not know the answer to that question but can do some additional information to find out.

Jess said if there is a need, maybe the city opens up internships. Megan said that Ankeny opened up something like that recently. Brogan said she was at a Best Buddies conference earlier in the day and they were expressing frustration that once people have the training, there is no way for them to be employed.

Driscoll said as we get more into the housing side, maybe a recommendation could be for the city to attract housing developers to provide certain types of housing. Jess asked if we could put stuff in our code that requires apartment housing to have a higher level of accessibility.

Driscoll said that he developed some ideas for subgroups. They include:

- Education and Training:
 - This could be thinking about both internal committee training and staff/council training, but also community event training opportunities.
- City Ordinance Codes:
 - This might be a small group, but maybe they could look at what we have in our code, suggest improvements to make things more equitable, research what other cities are doing or changing, etc.
- Welcome and Events:

- Assess our overall city events, welcoming messaging, etc. and suggest changes to make it more DEI focus, welcoming of all, etc. and are our events we sponsor accessible, welcoming, highlighting and sharing our diverse community, etc.)
- Community Needs:
 - Are we meeting the needs of our citizens, maybe help conduct a survey then analyze the results and make recommendations, etc.

Driscoll asked if these were the right steps and right categories. Schincke thinks they are a good starting point. They are broad enough but give direction, too. Driscoll said he will send synopsis of each one and then ask who wants to participate in each one.

Recruitment

Driscoll asked what other voices are needed. Once we get the work groups put together, that can help communicate to people what the purpose of the overall DEI effort is. Sandbulte said we should definitely put expectations of time commitment with the information.

Meeting dates were discussed:

- The first Tuesday was discussed as a possibility.
- Also - as workgroups move forward, maybe the main committee meets only every other month.

Sandbulte suggested council approve the workgroups. Driscoll said we can add that as a discussion item for council. Ugulini said each work group would be charged with creating goals and action plans in that area and then the full committee would come back and approve those.

Oliver suggested sending out a doodle poll to determine future meeting times/dates.

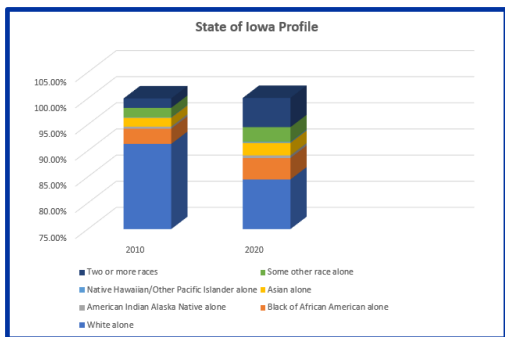
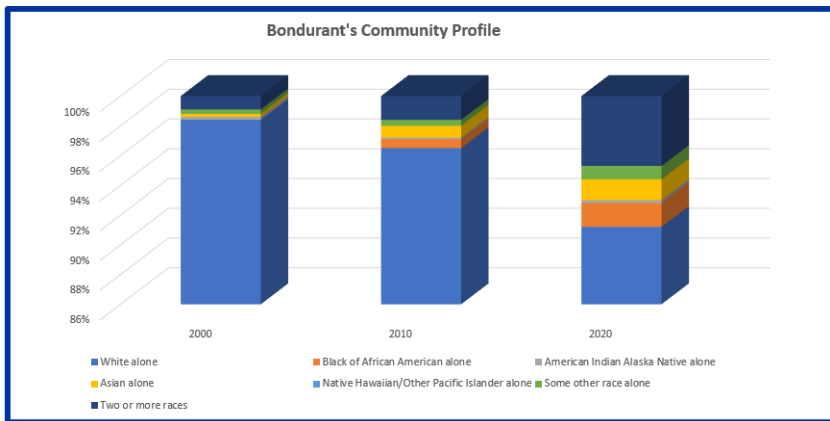
Follow up Information:

Crime statistics requested. Traffic information can be found here:

[77BondurantFlowMap \(iowadot.gov\)](http://77BondurantFlowMap.iowadot.gov)

City staff has requested more recent numbers from the DOT. They did not do them on regular rotation during COVID.

Demographic information below and attached.



Staff DEI Committee

- Process
 - Needs assessment
 - Vision/Mission/Goals
 - Toolkit Development
 - Implementation
- What is our DEI vision? Mission?
 - **DSM Equity:**
 - *A social condition which deliberately creates choices, access, and opportunities for all people to fulfill their basic needs, advance their well-being, and achieve their full potential.*
- Needs assessment
 - Do we need to start with an equity assessment?
 - Equitable DSM
 - Reached out to Polk County and Des Moines
 - Demographic information
- Review committees
 - Education and Training: This could be thinking about both internal committee training and staff/council training, but also community event training opportunities. **Is this similar to the Welcome and Events? Is Education and Training a subset of all of the committees?**
 - City Ordinance Codes: This might be a small group, but maybe they could look at what we have in our code, suggest improvements to make things more equitable, research what other cities are doing or changing, etc. **We think this should be expanded to look at policies and procedures, including employment policies, etc.**
 - Welcome and Events: Assess Bondurant's overall city events, welcoming messaging, etc. and suggest changes to make it more DEI focus, welcoming of all, etc. and are the events the City sponsors accessible, welcoming, highlighting and sharing our diverse community, etc.)

- Community Needs: Is Bondurant meeting the needs of citizens, maybe help conduct a survey then analyze the results, and make recommendations on areas for improvement, etc. Is this the first step that needs to be done? Until we do this – can we do anything else?
- Tools
 - The Government Alliance on Race & Equity (GARE) offers a basic Racial Equity Toolkit that can be modified by local governments.
 - <https://www.racialequityalliance.org/>
 - [https://racialequityalliance.org/wp-content/uploads/2015/10/GARE-Racial Equity Toolkit.pdf](https://racialequityalliance.org/wp-content/uploads/2015/10/GARE-Racial-Equity-Toolkit.pdf)
 - Should be based on our internal audit/SCORE policies/programs

From Des Moines:

Our Work

Institutionalizing Equity Strategy

This strategy was created based on the recommendations to build on nationally demonstrated practices: normalizing the conversation, operationalizing actions, and organizing to ensure accountability. In each of the following areas of practice, the City's Equitable Services Team will identify steps taken and propose what we can do in the future to better institutionalize equity in our policies, programs, and practices.

Normalize	Organize	Operationalize
- Leadership acknowledgment and priority - Discussion-driven learning - Frequent use of "Equity Lens"	- Organizational/community assessment - Creation of resource materials – Framework, Toolkit - Best practice research sharing	- Action Plan creation and implementation - Use of Equity Toolkit in decision making

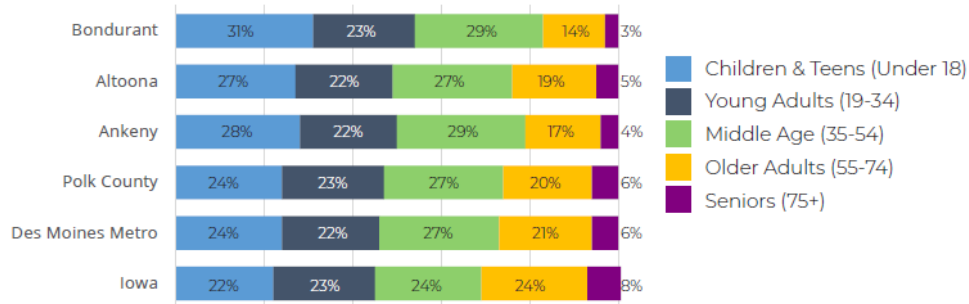
	• Workgroup/department-specific learning	• Equity impact assessment Collective Impact
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SURVEYS

In Progress

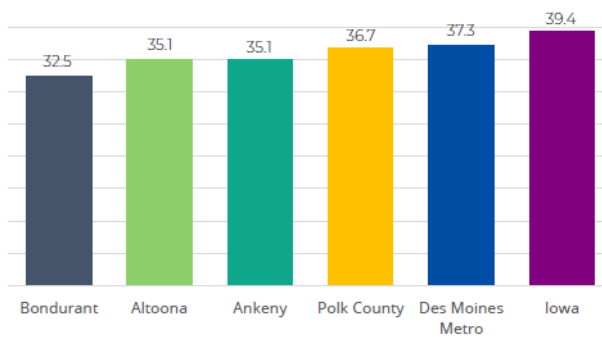
CENSUS DATA & SCHOOL ANALYTICS

Figure X.x 2021 Estimated Population by Age Bracket



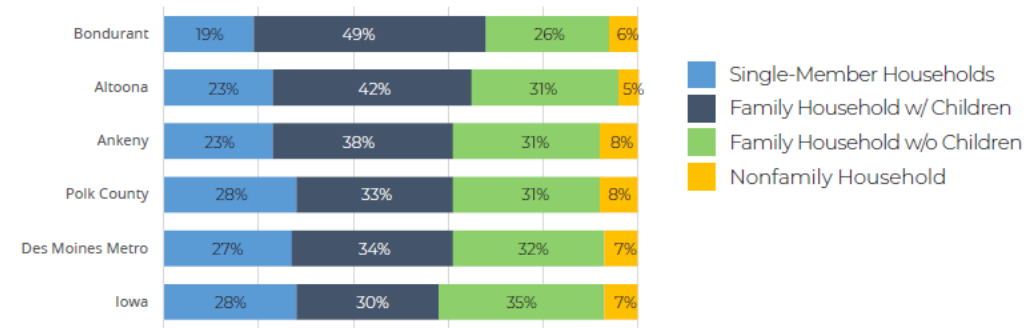
Source: Esri 2021

Figure X.x Median Age



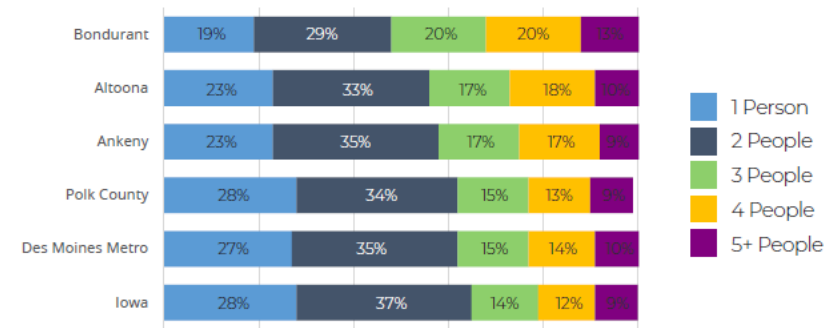
Source: Esri 2021

Figure X.x Households by Composition



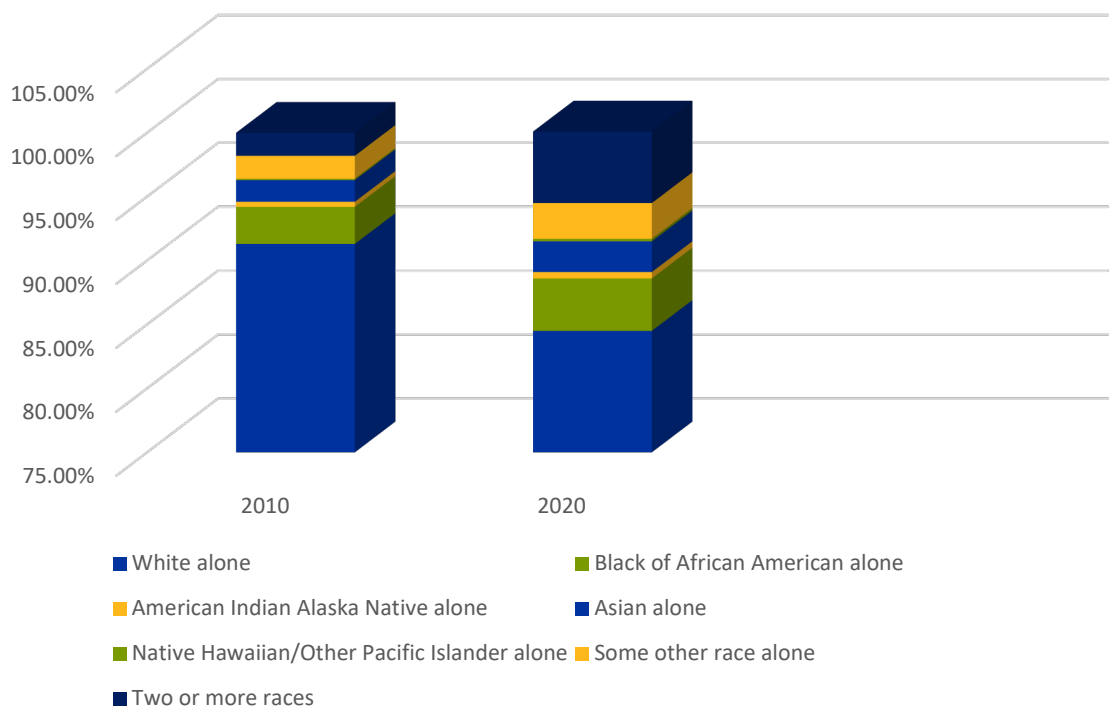
Source: Esri 2021

Figure X.x Households by Number of Members



Source: Esri 2021

State of Iowa Profile





City of Bondurant

CITY PROFILE





City of Bondurant

DEMOGRAPHICS



POPULATION

— OF —

7,365

U.S. Census Bureau 2020
Decennial Census



45.3%

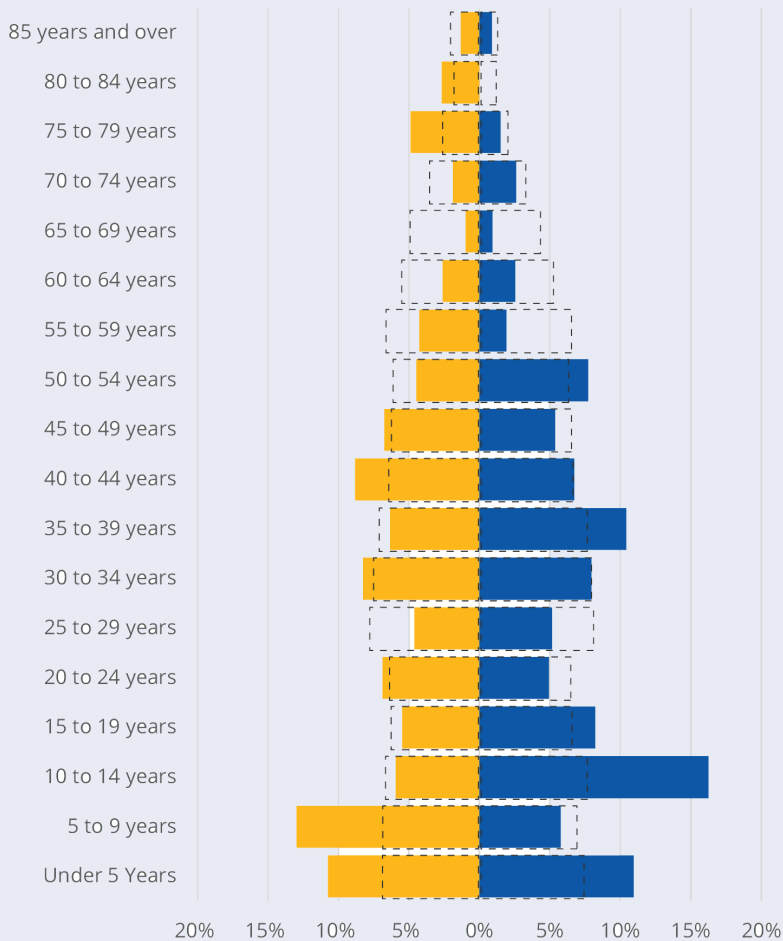
Male Residents



54.7%

Female Residents

U.S. Census Bureau 2020
ACS 5-year estimates

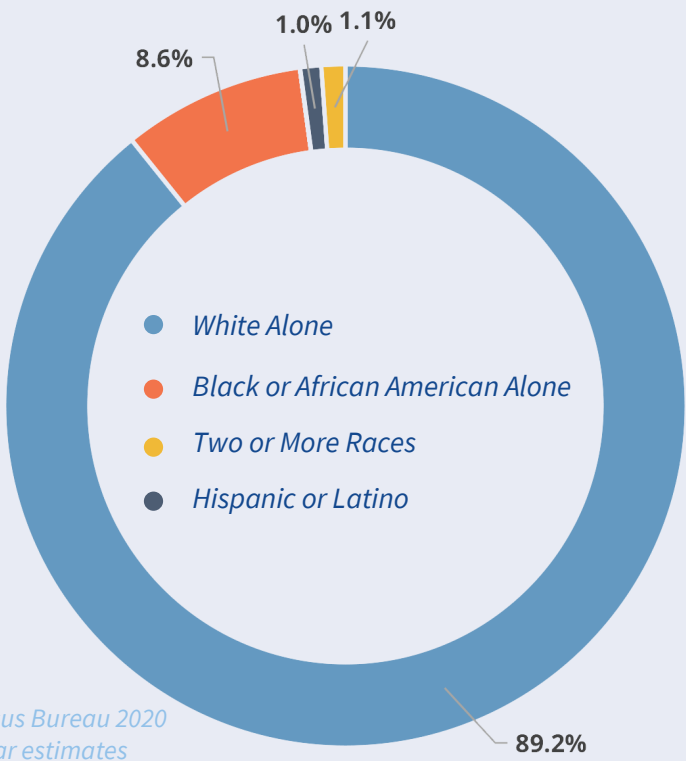


31.3
Median
Age

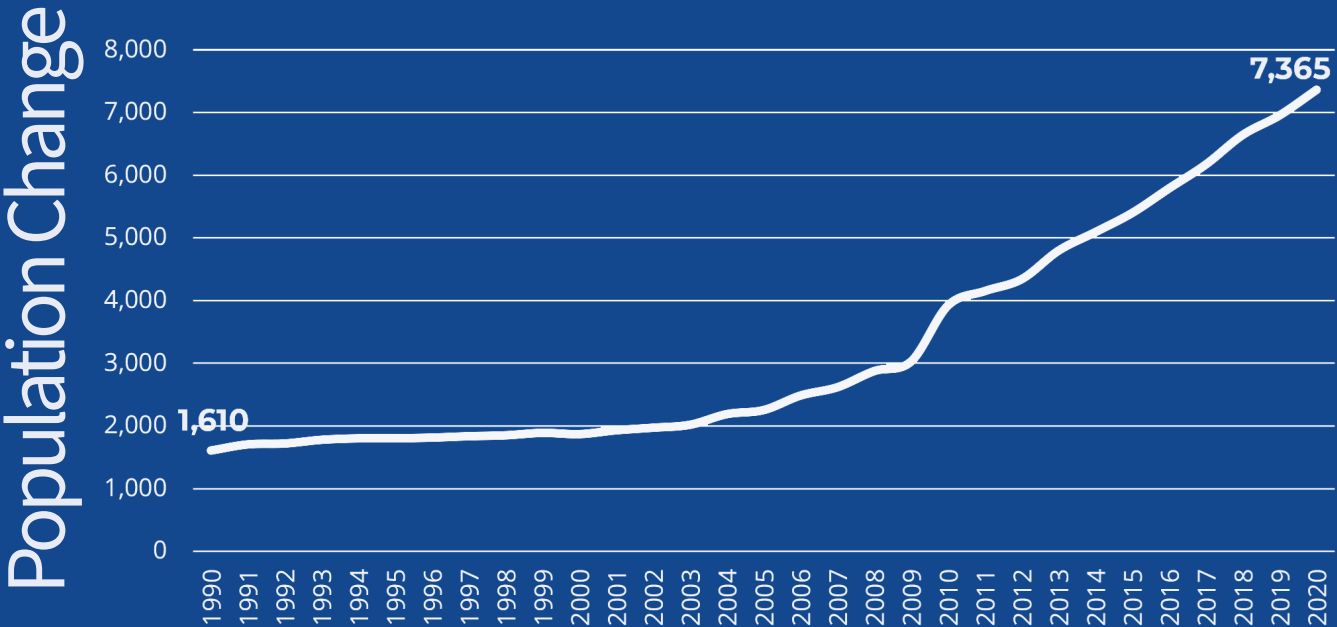
- Females
- Males
- Polk County

U.S. Census Bureau 2020
ACS 5-year estimates

Race Breakdown



U.S. Census Bureau 2020
ACS 5-year estimates



91%
PERCENT
POPULATION
GROWTH BETWEEN
THE 2010 CENSUS
AND THE 2020
CENSUS

U.S. Census Bureau





City Profile

EDUCATION



2,640 STUDENTS
ENROLLED IN THE
BONDURANT-FARRAR
SCHOOL DISTRICT

Bondurant-Farrar School District



97%
HIGH SCHOOL
GRADUATION
RATE State Average—91.81%
National Average—86%

The graduation rate reflects the percent of students who have completed high school on-time within 4 years, in 2020. **Source:** Iowa Department of Education; National Center for Education Statistics.



FREE AND REDUCED LUNCH

18.5% of students enrolled at the school district are enrolled in the free and reduced lunch program (FRL).

Iowa Department of Education 2020-2021



ENGLISH AS A SECOND LANGUAGE

In the Fall of 2022, there will be at least 37 students in the English Learning program.

Over 18 languages are spoken by students and families enrolled in the school district. This includes Spanish, Chinese, Arabic, Korean, French, Vietnamese, Kirundi, Dinka, Swahili, Twi, Punjabi, Lingala, Pohnpeian, Tiwi, Nepali, Rundi, Afro-Asiatic, and Wolof.

Bondurant-Farrar School District

PROFICIENCY

Percent of students meeting the proficiency achievement benchmark. Students performing at this level demonstrate “adequate competency over the knowledge, skills and abilities that meet the requirements for their grade level associated with academic readiness for college and career in the subject area.



English Language Arts

1205 out of 1585 students



State of Iowa is 68.95

Des Moines Independent — 46.32

Southeast Polk — 73.86



Mathematics

1085 out of 1587 students



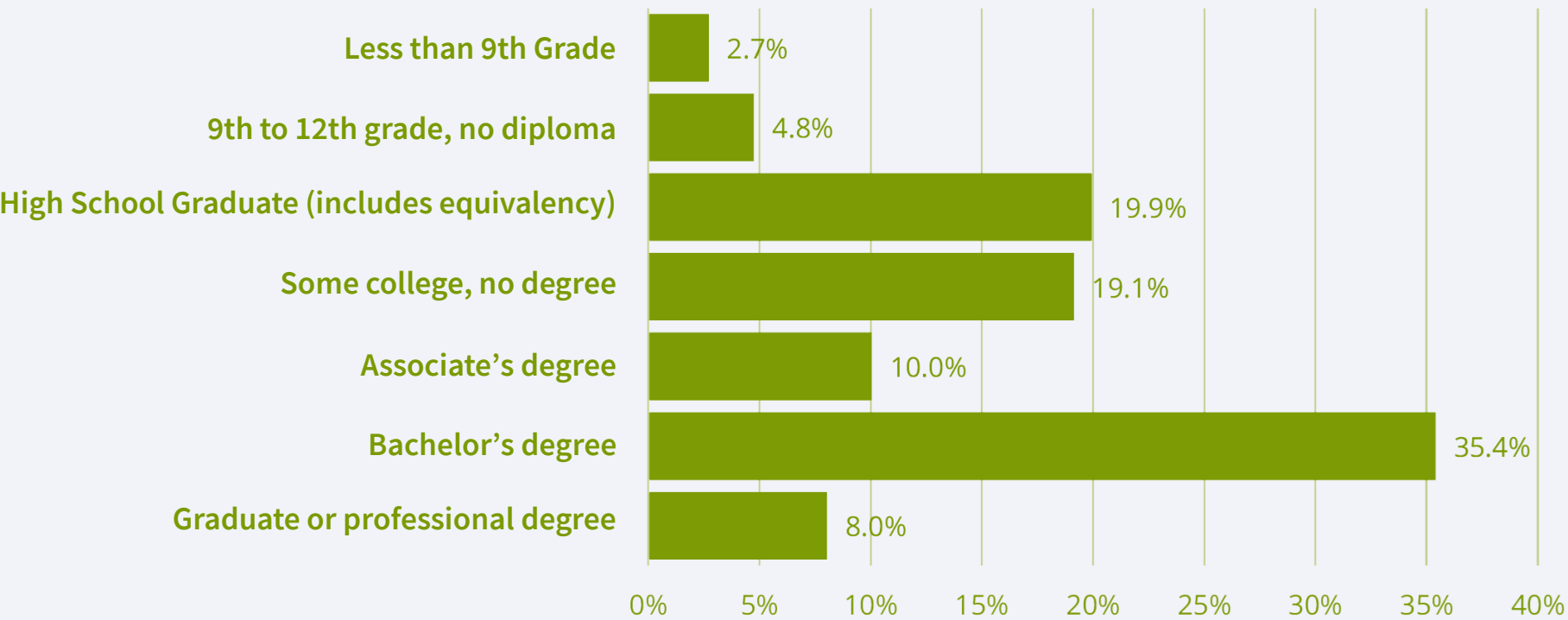
State of Iowa is 65.21

Des Moines Independent — 43.17

Southeast Polk — 73.88

Iowa Department of Education 2020-2021

EDUCATIONAL ATTAINMENT





City of Bondurant

ECONOMY



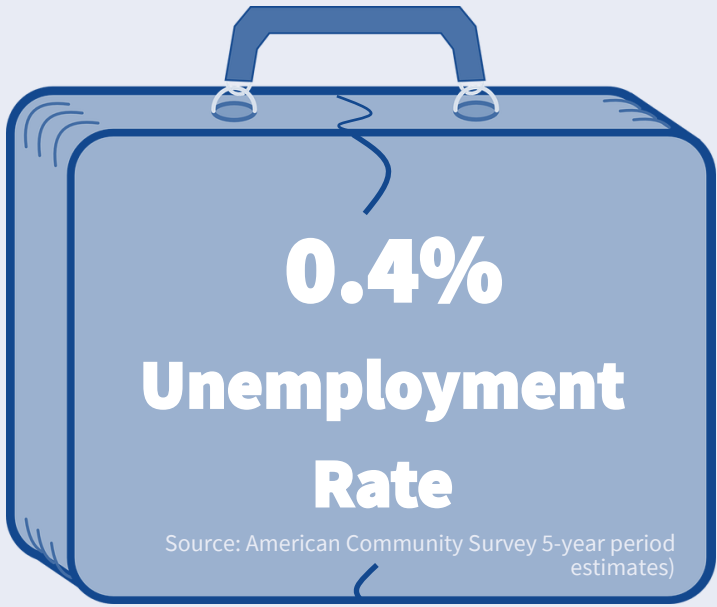
TOP INDUSTRIES

- Educational Services
- Retail Trade
- Construction
- Transportation and Warehousing
- Health Care and Social Assistance
- Manufacturing

TOP EMPLOYERS

- Amazon
- RMS
- Midstates Precast Concrete
- MidCounty Machinery
- Kum & Go
- Generation Next

City of Bondurant

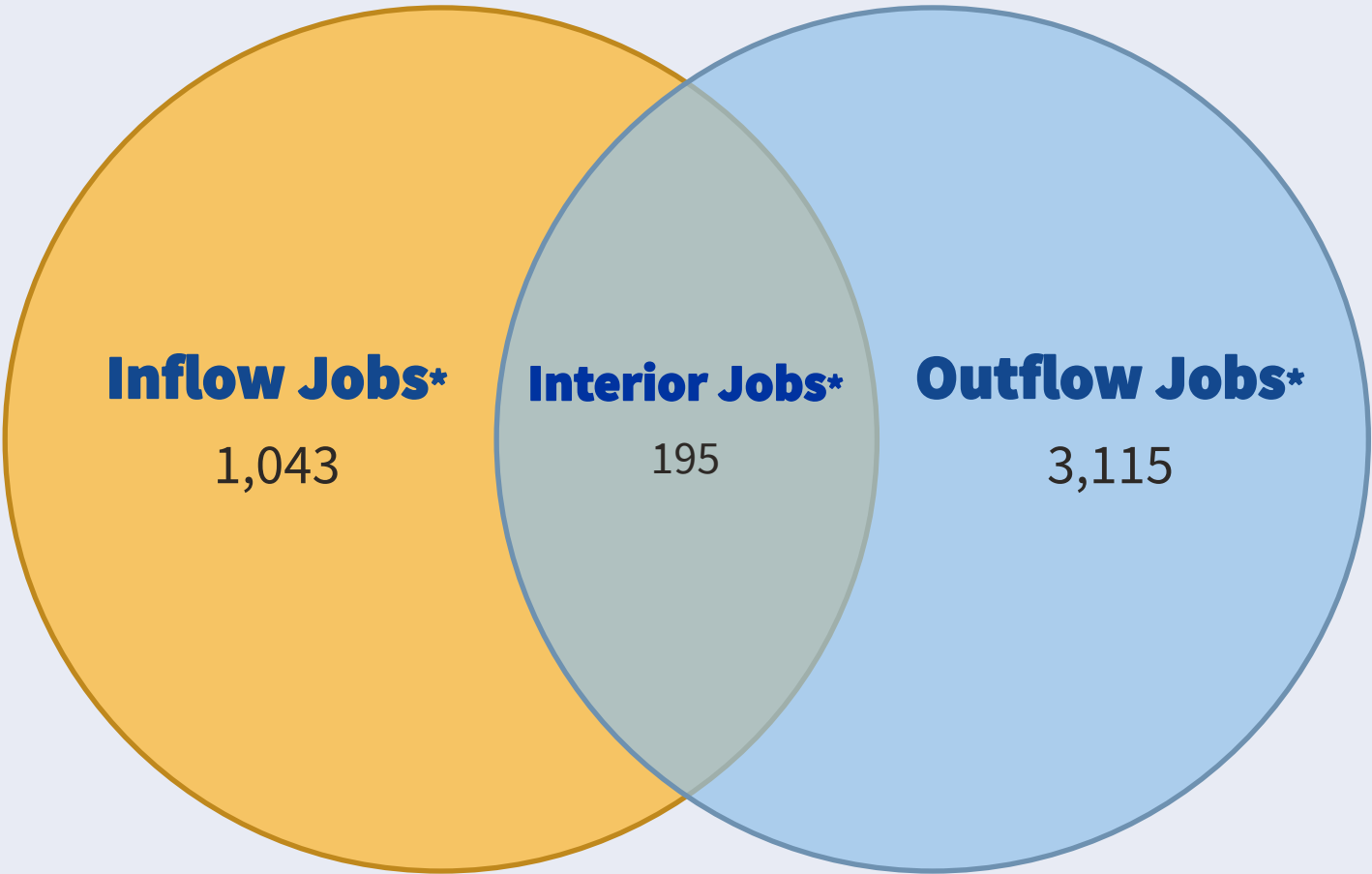


Inflow Jobs — Those workers that live elsewhere but work in Bondurant. These are commuters into Bondurant. Sometimes these are viewed as potential residents.

Outflow Jobs — Those are residents that live in Bondurant but work elsewhere. These are commuters out of Bondurant.

Interior Jobs — Those are jobs held by people who both live and work in Bondurant.

*Please note that the 2019 data does not include most of the nearly 2,400+ jobs added to Bondurant since 2017.



U.S Census Bureau, Center for Economic Studies, LEHD (2019)

2,474

JOBS CREATED

— SINCE 2017 —



City of Bondurant

21 min.



MEAN TRAVEL TIME TO WORK

U.S Census Bureau American Community Survey (ACS) 5-year Estimates (2016-2020)



City Profile

HOUSING



2,291



HOUSEHOLDS

Confluence with inputs from Polk County Assessor



\$222,600

Median Home Value

Compared to Polk County Median: \$190,400



\$88,500

Median Household Income

Compared to Polk County Median: \$65,800



\$291,000

Average Sale Price of New Construction (2020-21')

Compared to Polk County Average: \$341,000

U.S Census Bureau

Cost-Burden

Cost burden refers to households that spend 30% or more of their income on housing, including rent, mortgage, and utilities. Cost-burden can affect a households ability to afford necessities such as food, clothing, transportation, and medical care.

19.4%

Cost-Burdened Renters

16.9%

Cost-Burdened Homeowners

U.S HUD

BUILDING PERMITS



Between 2017-2021



Single-Family Dwelling



Duplexes and Townhome



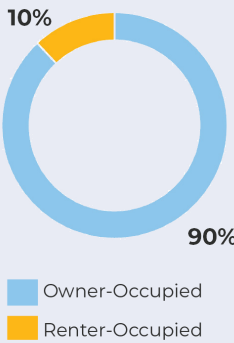
Apartments

2021	220	36	0
2020	128	14	3*
2019	83	4	0
2018	111	0	0
2017	148	16	0

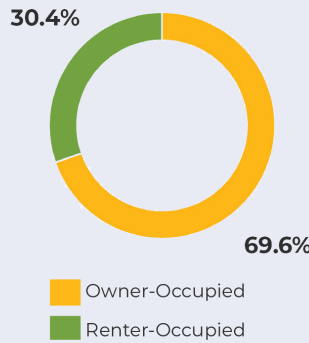
*86 apartment units added
City of Bondurant

Housing

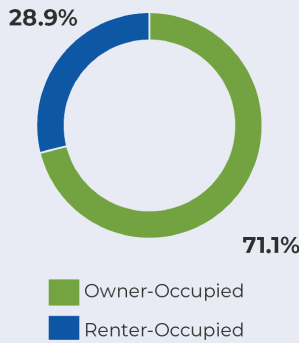
Bondurant, Iowa



Des Moines Metro

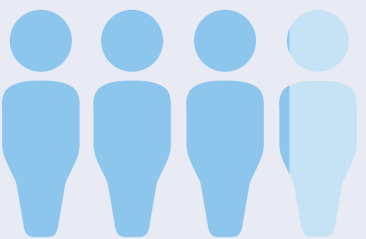


Iowa



Average Household Size

Bondurant, Iowa



3.03 persons

Des Moines Metro



2.5 persons

Iowa



2.4 persons

U.S Census Bureau ACS 2019 5-year estimates

QUESTIONS?

For questions or more information, please call (515) 947-2418 or by email Info@CityofBondurant.com.





NEEDS ASSESSMENT

To be completed

ANALYSIS AND INITIATIVES

To be completed

INVESTMENT

Program Material	Budgeted